

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

1. CALL TO ORDER

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

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

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

INVOCATION

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

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

2. PROCLAMATIONS:

A. None

3. PRESENTATIONS:

A. Special Magistrate Update by Dan Miller

Deputy Director of Planning and Zoning (DDPZ) Kandi Harper, said she was there to make a brief presentation about the differences between a special magistrate and a planning commission. To begin, a planning commission is made up of appointed citizens and those citizens are appointed by the city commission. A special magistrate is a professionally trained and qualified individual who is hired by the city for the same purpose as a planning commission. They would be responsible for the conduct of public meetings regarding land use and zoning decisions. The planning commission ensures community representation. They provide transparency and public trust. They also provide checks and balances. However, there could be a possibility for inconsistencies with decision-making and perceived political

influence, as well as a lack of training and education. A special magistrate is seen as a more efficient way to provide expertise and consistency when decision-making. They also provide legal clarity. However, the public may perceive that there would be less involvement and a perception of lack of accountability. The planning and zoning director prepared the presentation should the city commission wish to have further details. **CM Minner** stated that he would hit the pros and cons, which was really the heartbeat of the presentation. About a month ago, the commission asked that staff look into this. The pros to keeping the planning commission would be for community representation because local residents would be involved. That process seems to have a bit more transparency and public trust. With the checks and balances, more opinions reduce the appearance of undue influence. The process solicits and considers neighborhood input. The biggest cons would be the potential for inconsistency, perceived political influence, and some commissioners may lack technical experience. Newer commissioners may need extensive education on laws. When a local planning agency (LPA) is made up of volunteers, that could lead to more emotions, which in turn could lead to potential legal matters in a quasi-judicial process. If we went with a special magistrate, the process would be a bit more efficient because that person would be a professional planning expert. It would be one person interpreting the laws and policies, and there would be fewer emotions and more legal clarity. However, there would be less public involvement. It could lead to the perception of bias and lack of accountability. However, he really wanted to point to the costs of having a special magistrate. That was really the heartbeat of the presentation, and he would look to the commission for direction. He encouraged the commission to give staff clear direction on which way they wanted to go. If they want to go with a special magistrate, then the motion should be clear on that and vice versa. Put the motion in the affirmative to make it easier for voting. They could make the motion to move forward with a special magistrate and vote that way. He would just ask them to be clear about the direction. **Mayor Reisman** asked if the commission had any comments.

Commissioner Pederson pointed out that he was the one who asked for this to be put on the agenda. For those who did not know, he was a commercial realtor, and he has been in front of the special magistrate in Sumter County a couple of times. That was how this got his attention and he thought it might be something to consider. A special magistrate would really function just as a planning and zoning commission because that person would make the recommendations to the city commission. It would not be a binding decision, but he wanted to be sure that everybody was clear on that. The community would still have input even though he has heard people complain that this would block out community input. Again, the special magistrate would function just like the planning and zoning commission and citizens would still attend. The public has a right to speak because it is a quasi-judicial hearing, so they would still be sworn in, because it is a formal hearing. Not that this makes it right, but it is a trend because Fruitland Park just approved it and Wildwood has been doing it for years. There are some other cities looking at it right now too. However, he was open-minded, and he would support whatever the commission wanted to do. **Commissioner Connell** stated that it was important to keep the planning commission because they do an outstanding job. They look at each individual case, and he has not found, at least in his opinion, that there has not been any type of bias from one development to another. They really put in the time and effort, and it helps to keep the community involved. They have a better handle on what is being approved or disapproved in the city. Plus, the cost of the special magistrate would be somewhere between \$50,000 and \$100,000 a year. Would we really spend \$50,000 or \$100,000 a year of taxpayer money on a special magistrate when we have a planning and zoning board who basically volunteer their time just to be involved? Moving to a special magistrate is not the right thing to do. **Commissioner Berry** said she agreed with Commissioner Connell because we cannot afford to lose our residents. They have been here a long time, and we would lose a wealth of information that would be supportive in decision-making on things that would come into the city. The planning and zoning commission has done a great job in leading us. There is some back and forth between questions from one decision to another, and that is an important part of what makes Leesburg. We need to include the community in the decision-making process. The more we do it and encourage it, the better the city will be. **Mayor Reisman** asked if there

were any further comments by the commission. There were none.

Commissioner Burry made a motion to approve moving forward with a special magistrate and Commissioner Pederson seconded the motion. **Mayor Reisman** asked if there were any public comments.

Barbara Rupert of 31810 Harris Road, Tavares, asked if the magistrate would be required to reside in the immediate area, or could they be from anywhere? **CM Minner** answered that it would be up to the city commission. It would be whatever they would want. **Ms. Rupert** wanted to confirm that the special magistrate would not have to live in the city. They could be from anywhere and have nothing to do with the community theoretically. **CM Minner** agreed. **Ms. Rupert** said she agreed with the two commissioners because the special magistrate should live in the community. The community needs to feel like everyone has a say and a belonging. Taking that away would be detrimental to the area. **Mayor Reisman** asked if there were any other public comments. There were none. He asked if there were any further commission comments.

Commissioner Connell wanted to reiterate what had already been said. It is important that the citizens have an input on the local boards. It would not be money well spent. Why would we spend between \$50,000 to \$100,000 a year to hire a special magistrate when we have citizens who are willing to step up and fill those roles? They have done an admirable job. Plus, we have had the planning and zoning commission forever. He did not see the need to change that. If it is not broke, do not fix it.

Commissioner Pederson pointed out that he has friends on the planning and zoning commission, so he was not taking this lightly. Also, he did not want them to feel disrespected by this. However, he wanted to make an effort even though it would be a change going forward. **Commissioner Berry** wanted to know if the magistrate officer would be in charge of the planning and zoning department. What else would they be involved in when it comes to decision-making? **CM Minner** responded that the special magistrate would serve as what we statutorily call the planning and zoning commission, which is a local planning agency. A local planning agency is an agency that reviews planning and zoning matters such as land use cases, PUDS, and comprehensive plan changes. It would be all the things that the planning and zoning department does that meet the requirements of a local planning agency. The local planning agencies are filled two ways through a planning and zoning board, which is a body appointed by the elected board or a special magistrate. Essentially, in this case, we are talking about a seven-member local planning agency that is appointed by the city commission. The special magistrate is one person who would preside over all the planning and zoning matters. **Commissioner Berry** inquired about where that would put the planning and zoning department as far as roles. **CM Minner** explained this would have zero effect on the planning and zoning department's day-to-day operations or their roles. **Mayor Reisman** asked if there were any other comments. There were none.

The roll call vote was:

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

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

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!

Bill Leach of 1018 Monterey Drive, Leesburg, said he wanted to talk about salt. He brought a one-pound container of iodized sea salt that was given to him by his daughter. It was a product of Israel. It is iodized because iodine is an absolute essential for thyroxine, which is a hormone that is produced by the thyroid gland. Without it, we would not function and when it is low, we would have swelling in the neck called goiter. According to artificial intelligence, sea salt contains enough fluoride to be therapeutic. If people used sea salt as a table salt, they would be getting all the fluoride they need. There would be no need for the city to put fluoride in the water. Lastly, how fluoride actually works is that the calcium in your teeth is crystals and fluoride is a very small molecule that fits in the crystal lattice which makes it stiff. Cast iron is also a crystallized iron. If they were to melt cast iron and mix it with carbon and let it cool, they would have steel, and that is basically what fluoride does to the teeth.

5. CONSENT AGENDA:

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

Items pulled for discussion:

- 5.C.2 - Appointing one member to the Library Advisory Board to a five-year term ending September 30, 2030
- 5.C.5 - Execution of a Food Service Concessionaire Agreement with Lemmy's Ice, LLC., for space at 305 West Main Street

Commissioner Pederson moved to adopt the Consent Agenda except for 5.C.2 and 5.C.5, and Commissioner Berry seconded the motion.

The roll call vote was:

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

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

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held November 10, 2025

B. PURCHASING ITEMS:

1. **Purchase Request to approve the purchase of a one (1) year Microsoft licensing agreement for the amount of \$88,943.47 from SHI International using Sourcewell Contract No. 121923.**
2. **Purchase request for five hundred and fifteen (515) Visa gift cards to be distributed to regular full-time and part-time employees for the holidays for the amount of \$52,377.75 from Corporate Traditions.**
3. **Purchase request approving the removal and replacement of the library's existing carpet at a total cost of \$346,161.76, to be completed by Tarkett USA Inc., an authorized vendor under Florida State Contract #30161700-24-SRCWL-ACS.**
4. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Construction Services Agreement with T B Landmark Construction, Inc., to abandon and install 1,500 feet of 6-inch natural gas main along Highway 27 to support the Florida Department of Transportation's Highway 27 widening project; and providing an effective date.**

ADOPTED RESOLUTION 12,162

5. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Construction Services Agreement with General Underground, LLC., to replace 1,000 linear feet of sewer and water pipes to support the Florida Department of Transportation's Highway 27 widening project; and providing an effective date.**

ADOPTED RESOLUTION 12,163

6. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Task Order with JONES EDMUNDS & ASSOCIATES, INC., for professional engineering services upgrades to Lift Stations 67, 77, and 115 in East Leesburg; and providing an effective date.**

ADOPTED RESOLUTION 12,164

C. RESOLUTIONS:

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

authorizing the Mayor and City Clerk to execute a Reinstatement and Extension of Memorandum of Understanding, between the City of Leesburg, and the Civil Air Patrol; and providing an effective date.

ADOPTED RESOLUTION 12,165

- 2. Resolution of the City Commission of the City of Leesburg, Florida, appointing one member to the Library Advisory Board to a five-year term ending September 30, 2030; and providing an effective date.**

ADOPTED RESOLUTION 12,166

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

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

Mayor Reisman requested comments from the Commission and the audience.

Commissioner Burry pointed out that the commission needed to appoint one person to the library advisory board. However, two people applied. **Mayor Reisman** agreed and said that Kevin Beach and Susan Fetter both applied. However, Susan Fetter was the city's alternate on the Lake County Library Board.

Commissioner Burry made a motion to appoint Kevin Beach to the Library Advisory Board, and Commissioner Pederson seconded the motion. **Mayor Reisman** asked if there were any other comments by the commission or 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 resolution.

- 3. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Lake Village Station Outparcel, LLC, for the purpose of granting the City an easement over the property described therein; and providing an effective date.**

ADOPTED RESOLUTION 12,167

- 4. Resolution of the City Commission of the City of Leesburg, Florida authorizing the City Manager to transfer funds to the Health Insurance Fund to offset higher than estimated costs for FY 25; and providing an**

effective date.

ADOPTED RESOLUTION 12,168

5. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Food Service Concessionaire Agreement with Lemmy's Ice, LLC, for space at 305 West Main Street; and providing an effective date.**

ADOPTED RESOLUTION 12,169

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

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

Mayor Reisman requested comments from the Commission and the audience.

Commissioner Pederson said he would like to amend the agreement to a five-year lease. It would basically expire at its own maturity, or they could add a clause that matches what they have at year ten which says the city and tenant may agree to extend it. Right now, it states at five-years that the tenant could opt to extend another five years. Then at year ten, it says tenant and city. He would like to have the right to review at five years. **Mayor Reisman** stated he would be okay with that. He also believed that they had a ninety-day out clause for either party. **Commissioner Pederson** commented that he looked for that, and as he had read it, it was as if it were in default. **CM Minner** agreed. **Commissioner Pederson** mentioned that he could go either way, but if he would like it to mirror the ten-year option, which basically says city and tenant. They would be using the sidewalks, so if there were issues, we could have a chance to get out of it if needed. However, he hoped not, because this would be good for the downtown. **Commissioner Burry** wanted to know if the city attorney had any legal opinions on that. **CA Watson** responded no. However, the commission wanted to do it, he was fine either way. As far as having a ninety-day out clause within the agreement, there would need to be a cause or some basis to terminate the agreement. If the commission wanted to switch it to a scenario where it was basically five years, whereas after five years, it was a mutual agreement, he would not have any issues with that.

Commissioner Pederson made a motion that at the end of year five that the agreement requires an agreement by the city and the tenant to extend it another five years, which is consistent with year ten in the agreement, and Commissioner Burry seconded the motion. **Mayor Reisman** asked if there were any further comments by the commission and the audience. There were none.

The roll call vote was:

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

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

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. THE APPLICANT HAS REQUESTED A CONTINUANCE TO DECEMBER 8, 2025.

An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 7.3 +/- acres; and being generally located west of U.S. Highway 27 and north of University Avenue, lying in Section 24, 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. (Legacy Commerce ANNX)

TABLED ORDINANCE

Mayor Reisman asked the city attorney to perform the swearing-in. **CA Watson** asked anyone present wishing to speak on agenda item 6.A.3, the Legacy Commerce SPUD rezoning, or 6.A.4, the Leesburg Lakefront PUD rezoning, to stand and raise their right hand. He swore them all in.

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

Mayor Reisman stated that the applicant has requested a continuance to the December 8, 2025, meeting of the city commission.

Commissioner Burry made a motion to table ordinances 6.A.1, 6.A.2, and 6.A.3 (Legacy Commerce) for the December 8, 2025, city commission meeting that would be held at 5:30 p.m. here at city hall, and Commissioner Pederson seconded the motion. **Mayor Reisman** asked if there were any further comments. 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 tabled the ordinances.

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 7.3 +/- acres from Lake County Urban Low to City of Leesburg General Commercial, for a property generally located west of U.S. Highway 27 and north of University Avenue, lying in Section 24, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Legacy Commerce SSCP)**

3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 7.3 +/- acres from Lake County A (Agriculture) to City of Leesburg SPUD (Small Planned Unit Development) to allow for 50,200 square feet of Multi-use Office/Warehouse buildings for a property generally located west of U.S. Highway 27 and north of University Avenue, lying in Section 24, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Legacy Commerce SPUD)**

4. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 20.36 +/- acres from City of Leesburg PUD (Planned Unit Development) and C-3 (Highway Commercial) to City of Leesburg PUD (Planned Unit Development) to allow for a mixed-use development, for a property generally located north of U.S. Highway 441 and east of Pemble Road, lying in Section 20, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Leesburg Lake Front PUD)**

ADOPTED ORDINANCE 25-71

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.

Deputy Director of Planning and Zoning (DDPZ) Kandi Harper said this project had come before the commission some time ago. It was previously approved for a glamping/camping RV resort park. It is now back for a PUD revision. The future land use is in place, and it was previously annexed. It is just the PUD conditions that would be changing. It would go from glamping/camping and RV to apartments. This project will be subject to a mitigation agreement to approve adequate stations within the school system. The applicant will have to provide adequate student stations or adequate stations must exist within the system before the project can move forward. City staff is in constant communication with Lake County

staff, particularly their public works department, regarding transportation as well as the Florida Department of Transportation. There was a question about whether the trail would be affected by this development, and it will not because it lies within the Duke Power Easement and no one has permission to be inside the Duke Power Easement. So, this application will not affect the trail system for Lake County. Mike Rankin of LPG was present to answer any questions. Again, this would be a two hundred and seventy-eight multifamily unit, which are apartments with a four floor maximum height. It will also have a commercial frontage. **Mayor Reisman** asked if there were any questions for city staff. There were none.

Mike Rankin of Land Planning Group, 2050 Classic Avenue, Tavares, said this development was known as the Leesburg Lakefront. They were there requesting a rezoning to the PUD. The owner of the property is Leesburg Lakefront RV Park LLC., and he wanted to make it very clear out of the gate that this development would have nothing to do with RVs. It is just the name of the company that owns the property. This PUD will not have any RVs, because it is not an RV park. Even though the owner is Leesburg Lakefront RV Park LLC., it would just be a PUD for a lakefront development. With him tonight, he brought Major Stacy of CFP Inc., and with this PUD they were asking for two hundred and seventy-eight units and 12,000 square feet of commercial use at the front of the property which is on the other side of the Duke easement. There will be a 2,800 square foot clubhouse, a leasing office, boat house, and marina. There are fourteen permitted uses on page two of the PUD that we are good with. He wanted to make sure that everyone knew that a Dollar General, a mattress factory, or a resale shop were not on that list. They are happy to make sure that those uses are not included on the list. The development standards are C-3 highway commercial, with thirty-five percent of open space, there will be a total of five hundred and eighty-eight stalls, five hundred and fifty-six surface car parking, twenty-four garage stalls and eight trailer stalls. The parking comes in at 2.08 spaces for each unit. The architectural standards include the dark sky. They included buffers of twenty-five feet, thirty feet in addition to a six-foot privacy fence. They would utilize all city utilities, including natural gas. They are engineered as per the city code and St. John's River Water Management. Transportation will be per city, county, and state codes. As mentioned in the Lake County September 2018 Parks and Trail Master Plan, the trail is within the Duke easement.

There were a couple of things that he wanted to point out. First, he knows there are some people that want to talk, so he would be brief. However, he would appreciate some time to respond to any of the public comments. He also wanted to point out that this property was 20.36. It was not 29 acres. There were some concerns about this project being highly harmful to Lake Griffin without strict precautions. However, one advantage to living in the area is that he gets information on that as well, and it will have to be built appropriately because they have to follow St. John's rules and regulations. It could be harmful, but it will not because they are going to follow all the conditions to ensure that is not the case. They will protect the fragile water body and its wildlife, including trees. They are of the opinion that they would aid in the development of some of the manmade canals and the canals that are there that woefully need to be cleaned and dredged. With Highway 441, it would be protected against flooding from this property because it will not be built in the flood plain, and they will be taking measures to prevent neighboring properties in their access from being flooded or blocked by sand by the use of silt. It is that simple because they cannot cause a hardship for the contiguous property owners. **Mayor Reisman** asked if there were any commission comments.

Commissioner Pederson wanted to verify if buildings one, two, and three were four-stories, and buildings four and five were three-stories. **Mr. Rankin** agreed. They would not exceed four stories and those three buildings would be located where they would have a view of the lake. **Commissioner Pederson** added that the basis of his question was to look at building five because he had taken some complaints from the residents to the west. However, he did not know if there was a solution or if they could add more trees.

He was sure the developer did not want two stories, but, other than that, he was okay with it. **Mr. Rankin** indicated that they had spent a lot of time on this project. They convinced the owners to patiently wait until they were able to bring in a project that would be an improvement on the RV park that was proposed to be there at one time. They are proposing to have more than thirty-five percent of open space. They were also mindful of the contiguous property owners to the west. Building five was positioned to have a view of the lake, so they would not see anything because of the buffering to the adjacent property. Also, with the gentleman that lives out by the lake, they would be putting a fence up in that area as well. They discussed that at the planning and zoning level, and they also brought that up during the first reading of the city commission. **Commissioner Pederson** pointed out that the gentleman that lives in the nice house on the lake was okay with the RV park. However, is he okay with this? **Mr. Rankin** replied that he could not speak on behalf of the resident. However, at the time he thought he was content. **Commissioner Burry** questioned when the RV park was approved. **Mayor Reisman** replied that it was 2023. **Mr. Rankin** said he thought it was about 2022 because he worked with planning staff on that project. It was respectfully with a weaker property owner who did not have the horsepower to put that project together. It was his opinion that they were trying to get it titled to flip it and then the new applicants came along, bought the property, and spent some time looking at a multi-use development that included commercial in the front. If they take a run from the mall area into the downtown just short of Ractrac, they have a little void when it comes to eateries in the area. So, they do see an opportunity there. They also wanted to be mindful that we did not cause issue with the road to the west. They also included a roundabout that the planning and zoning director really wanted. **Mayor Reisman** questioned Pemble Road and whether he said there would be a four-foot berm with a six-foot wall? **Mr. Rankin** responded that he believed that to be accurate. **Commissioner Berry** wanted to verify that the berm and wall would run all along Pemble Road. **Mayor Reisman** agreed. There was a red line there that ran from the highway all the way back, and then it wrapped back towards the lake. **Mr. Rankin** agreed. **Mayor Reisman** asked if there were any other commission comments. There were none. He opened up public comments.

All public comments can be heard and read online through Lakefront TV or YouTube.

Louise Chen of 8010 Treasure Island Road — Opposed	Alan Chen of 8010 Treasure Island Road — Opposed
Katherine Wright of 82 Mark Road — Opposed	Ray Hayden of 35121 Dennis Road — Opposed
Shahbaz Cheema of 1004 Pemble Road — Concerns with Driveway and Water Flooding and Runoff	Lisa Hayden of 35121 Dennis Road — Opposed

Mayor Reisman asked if there were any other public comments. There were none. He asked if there were any further commission comments.

Commissioner Connell wanted to make sure he understood correctly that the proposed PUD was for two hundred and seventy-eight units on twenty acres. **DDPZ Harper** agreed that was what her notes reflected. **Commissioner Connell** continued to say with two hundred and seventy-eight units at twenty acres puts us at fourteen units an acre. That is a pretty high-density community here. He thought three and four-story units were pretty excessive for that area as well. With that number of units, the density is way too high and four stories is pretty high for being around the lake. If they were to move forward on a residential development, the density needs to come way down, which would in turn reduce the height of the apartment buildings. **Commissioner Pederson** commented to make sure that the public was clear. He

appreciates the comments being made, and he has had conversations with Lisa Hayden. He told her that he appreciated her efforts with St. John's Water Management District, but we rely on them because they are the ones that approve these sites and represent to us that they are self-containing. He has made those representations to adjoining landowners, and he knows there are some concerns about CR 44. He appreciates her staying after St. John's, but he wanted the public to know that they do rely on St. John's to make sure the developer builds this in a manner where it is self-contained. That means it does not run off on other people's property, and it does not run off into the lake. **Commissioner Burry** mentioned that about two years ago, the commission approved this piece of property to come into the city. As part of that approval process, there was going to be an RV park that would attract "tourists" to come to Leesburg and spend money to stay in our glamping RV park. It was supposed to be a very upscale park that would have access to Lake Griffin. It was brought up earlier that we are the Lakefront City, and we only have one little boat ramp down at Herlong Park for people to get onto one of the biggest lakes in the city. We are unable to even get the county interested in building more ramps. We have already been down that avenue. So, within two years we were promised one thing, and now it is a whole different thing. He was not in favor of this project. **Mayor Reisman** asked if there were any other commission comments. There were none.

The roll call vote was:

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

Three yeas, two nays, the Commission adopted the ordinance.

B. FIRST READING OF ORDINANCES:

- 1. An Ordinance of the City of Leesburg, Florida, Amending Chapter 25 of the Code of Ordinances to create Section 25-165 establishing procedures for requests for reasonable accommodation for Certified Recovery Residences and Other Persons with Disabilities; providing for purpose, application, review, appeal, and enforcement procedures; providing for annual recertification; providing for inclusion in the Code of Ordinances; providing for conflicts; providing for severability; and providing an effective date.**

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

Mayor Reisman requested comments from the Commission and the audience. This was the first reading, so this item would lay over until the December 8th city commission meeting. He then asked the city attorney to provide a quick debrief on what this was.

CA Watson said basically all cities and local governments in Florida have been required to include procedures to allow accommodations for folks who are looking to develop or open a certified recovery residence within their city. It is not something that is specifically contemplated in the city code as it stands. However, the state has told us that we need to create a process to allow this to happen. That is basically what this is. We are required to pass an ordinance before the end of the year to create the

process to evaluate or allow accommodations for the recovery residences. That is all this is, it is basically trying to satisfy the state's requirement, and it has to be on the books before the end of the year.

Commissioner Berry wanted to know if they knew where these homes would be located or do we even have a choice? **CA Watson** answered no. It is based on whoever applies. It just creates an application process for folks so they can apply to open one of these recovery residences with the focus being on substance abuse. **Commissioner Berry** wanted to know if it would be obtained by whoever is living there as well as an overseer of the house, or would they all be on their own individually? **CA Watson** replied that this would be for certified recovery residences and the state has a definition of what a recovery residence is. They also have a certification process and the department of health is overseeing the certification process. They would be required to demonstrate compliance with the state's requirements, and that they have the appropriate certifications. However, as far as that goes, they would have to be certified and own a piece of property. **Commissioner Burry** inquired about zoning. Would that have any effect or does it basically mean that they could put it wherever they want? **CA Watson** responded that the idea was accommodation to any existing regulations. As an example, thinking about a housing context where someone may need some type of accommodation such as handrails or something in the shower, this is a similar analysis. They have to look at this through that lens and that is sort of where this has come from. **Commissioner Pederson** pointed out that he thought the normal building permit guidelines and zoning still applied, so they could not just build it anywhere because it had to meet zoning. **CA Watson** indicated that there were some requirements. However, as another example, apartment complexes could be where a lot of these accommodation requests will come up. If there is a restriction that does not allow anyone other than the person on the lease to live in the unit and if that person has some kind of disability where they need a caregiver to live with them or to visit for some period of time. If there is a rule that says they cannot do that, but they have this situation where they have requested accommodation to that rule, that would operate and function the same way. There may be a rule that says you cannot do A, B, or C, but they may say look at our situation, review it, and if they do not believe it to be a good fit for that area, the commission can deny it, but they would need to send written reasons and a basis for that denial. Again, that is the operation and there are rules. Basically, they are looking for a relaxing of that rule, and this state mandate creates the structure for us to review those under a more relaxed standard. **Commissioner Berry** wanted to confirm he said apartment or home, because she thought it was a recovery home. **CA Watson** replied that he was using apartments as an example of where they may see these accommodation requests come from. **Mayor Reisman** asked if there were any further commission or public comments. There were none. He said this item will lay over to the December 8th commission meeting.

C. NON-ROUTINE ITEMS:

1. None

7. INFORMATIONAL REPORTS:

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

A. None

8. CITY ATTORNEY ITEMS:

CA Watson had one item to report on. Last week, there was a hearing on the injunction for the shuffleboard club lawsuit and late this afternoon, he received the order denying their request for a temporary injunction. So, at this point, there is no temporary injunction. The next action in the case will be a hearing on January 28th where they will review our motion to dismiss. At this point, the ex parte request was denied and the request during the hearing was denied as well. So, again, there is no injunction at this point. Based on the last meeting, the decision was to go ahead, execute and record the warranty deed. He brought that deed with him, and he is ready to move forward. He asked if anyone had any questions about that issue? There were none. He added that the Venice at Lake Harris case, that was in the special magistrate process, has now officially closed. They withdrew that challenge, so it is officially wrapped up. This was the only one they had left floating out there. He wished everyone a wonderful Thanksgiving.

9. CITY MANAGER ITEMS:

CM Minner wished everyone a Happy Thanksgiving. He will be out of town from tomorrow through Tuesday of next week. He was heading out of state to spend the Thanksgiving weekend with his mother, who was eighty-six years old. The deputy city manager would be available in the meantime. If they need to speak with him, he will be available by phone.

10. ROLL CALL:

Commissioner Connell had no comment.

Commissioner Burry questioned the special warranty deed for Forward Paths. The way they voted at the last meeting was to move forward with the warranty deed. When will that be available, and how will that happen? **CA Watson** indicated that the special warranty deed was there for execution. They will get it signed and recorded.

Commissioner Pederson wished everyone a Happy Thanksgiving and to be safe if traveling.

Commissioner Berry wanted to wish everyone a happy holiday and a happy Thanksgiving. Enjoy your family.

Mayor Reisman said he hoped everyone was going to the Leesburg Chamber Gala on December 4th. There will be Christmas festivities downtown with the parade on December 6th. Then on December 7th they have Light Up Leesburg and the boat parade. In closing, he wished everyone a happy Thanksgiving.

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 6:33 p.m.