

**AGENDA MINUTES  
CITY COMMISSION MEETING  
CITY HALL, 501 W MEADOW STREET  
MONDAY, DECEMBER 15, 2025 5:30 PM**

**1. CALL TO ORDER**

The City of Leesburg Commission held a regular meeting on Monday, December 15, 2025, at Leesburg City Hall. Mayor Reisman called the meeting to order at 5:33 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. Recognition of Pop Warner Football and Pop Warner Cheerleading teams for Mid-Florida Championships**

Recreation Director (RD), Travis Rima, said it was a pleasure to recognize a remarkable group of young people and coaches for their excellence in the Pop Warner Football and Cheerleading programs. They had an excellent year. There were two teams consisting of the 11U football and the 14U girls flag football teams who both earned Mid-Florida Championships. They also sent two teams, the Tiny Mites and the Pee-Wees, to the nationals in North Carolina, where they both placed fourth in the nation. He mentioned that these teams were champing at the bit to get over to Susan Street because that would be their home, and they would like to have that home field advantage. He introduced Marcus Niblack, who was the

recreation supervisor, the Pop Warner president, Mid-Florida Pop Warner liaison, and the coach of the teams. He would be assisting with recognizing the Pop Warner Football and Cheerleading teams.

**Recreation Supervisor (SP), Marcus Niblack**, introduced and recognized each coach and team player for the 11U Mid-Florida championship team. They went into the playoffs, played a tough game, and did very well. Continuing, he introduced and recognized the 14U flag football team. There were some girls on this team because, in the beginning, this team was a combination of 12 and up, but they had to separate them and put some into 14U. Moving on, this was the first year for the girls Pop Warner flag football in Mid-Florida. These kids were the first ever Mid-Florida champions for flag football. The coaches for that team are also the local Leesburg track program coaches. Next up, were the Tiny Cheerleaders. These young ladies actually placed third at nationals, so they are the number three team in the nation. Lastly, the Pee-Wee team. These young ladies placed fourth at nationals. **Mayor Reisman** congratulated everyone, and thanked them for representing Leesburg so well.

**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**

Commissioner Burry moved to adopt the Consent Agenda as presented, and Commissioner Berry seconded the motion.

The roll call vote was:

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

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

**A. CITY COMMISSION MEETING MINUTES:**

**1. Regular meeting held December 8, 2025**

**B. PURCHASING ITEMS:**

1. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Services Agreement with Professional Concessions, Inc. for alcoholic beverage services at Bikefest; and providing an effective date.**

**ADOPTED RESOLUTION 12,172**

**C. RESOLUTIONS:**

1. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Ryan Jacob McCabe for the purpose of granting the City an Easement over the property described therein; and providing an effective date.**

**ADOPTED RESOLUTION 12,173**

2. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Gulfstream Towers Holding Company V, LLC, for the purpose of granting the City an Easement over the property described therein; and providing an effective date.**

**ADOPTED RESOLUTION 12,174**

**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. **None**

**B. FIRST READING OF ORDINANCES:**

1. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 7.80 +/- acres from City of Leesburg PUD (Planned Unit Development) to SPUD (Small Planned Unit Development) to allow for commercial and light industrial uses for a property generally located north**

**of Commander Road and east of U.S. Highway 27, lying in Section 11, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Leesburg Flex)**

**Mayor Reisman** asked the city attorney to perform the swearing-in. **CA Watson** asked anyone speaking on agenda item 6.B.1 (Leesburg Flex SPUD), to stand and raise their right hand. He swore them in.

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.

Deputy Planning and Zoning Director (DPZD), Kandi Harper said this project was a rezoning. There was no annexation involved with the request. The site consists of 7.8 acres and is generally located on the east side of US 27, north of Commander Road. The request was for approval of a future development consisting of a flex space warehouse which amounts to economic development. Small businesses move in, they have a front office and warehouse room to work in. Under this request, the zoning application for the project is requesting a change from City of Leesburg Planned Unit Development to Small Planned Unit Development with revised conditions. The city department's response was that there were no substantive comments. A no-comment response indicates that the city has sufficient capacity to serve the development in the form of water, wastewater, natural gas, etc., so capacity and availability exists in the system. The school board had no comment because this would be a commercial development. The Lake County Public Works did not have any comments on the project. It was noted that the City of Leesburg writes its PUD zoning in a manner that supports the Lake County and Public Works in regard to roadway upgrades. For the record, city staff is continuously communicating with Lake County and the Florida Department of Transportation on various projects and should this proposal be approved, all requirements of appropriate agencies, whether it be Lake County or Florida Department of Transportation, regarding turn lanes, intersections, or lane improvements, additional rights of way for roads and drainage will apply. The City of Leesburg's PUDS are written to support Lake County and FDOT in the manner of these requests. The city received no written response to the ads and letters. Under the terms of the SPUD agreement, the proposal would consist of industrial flex space such as multi-tenant small bay flex uses, warehousing, distribution, logistics, light manufacturing, fabrication and assembly of nonhazardous products, welding, building materials contractor and trade offices with indoor storage, wholesale trade and accessories uses, technology and printing services, indoor storage and recreation. There will be no other uses permitted. The project proposal includes design standards. There are six buildings proposed on the site with appropriate buffering and protection for the wetlands. Opaque fencing is required where the property is adjacent to residential areas. Thirty-five percent or more of the property must be an open space. Dark sky lighting is required, and code-compliant landscaping is required. The use of Bahia or Bermuda grass is required in place of St. Augustine grass to reduce water consumption. The maximum building height is two floors. The site access is shown on the site plan. One primary access point is all that is needed. The PUD requires the developer to provide any and all expansions and/or upgrades to the access points and roadways as required by FDOT and/or Lake County Public Works. The entire development must be on city water and wastewater. There will be no wells or septic systems on the property. Our utility services indicated through the review process that there is sufficient capacity in all services to serve the development at this time. Finally, with phasing, this requires that the development move forward with a substantial commencement within four years or the property will automatically revert to the RE-1 zoning standards, which is one acre per unit. City staff recommended approval and the Planning Commission recommended approval by a vote of 7 to 0. Rick Blount was there to present the case should the commission have any questions. **Mayor Reisman** asked if there were any commission comments.

Commissioner Pederson said he would deem this a good product for the market. He works in commercial real estate, so he knows there is a demand for this product. **Commissioner Burry** mentioned that this was going from a PUD to a SPUD, so what was the current PUD? **DPZD Harper** indicated that she did not have that information, but she would find it and get it before second reading. **Commissioner Pederson** said he would bet it was residential. **Commissioner Burry** agreed, since it would go back to residential, if they did not do it within four years. **Mayor Reisman** asked if there were any other commission comments or public comments. There were none. He asked the developer if he had anything he wanted to say.

Rick Blount of Blount Development Group, 5429 County Road 125, Wildwood, said he wanted to speak to Commissioner Pederson's comment because this would be a good product for Leesburg. It would help keep jobs local, since everyone has been talking about it and hearing about it for a long time, especially with traffic concerns. A couple of years ago, Greg Belliveau referenced a study that showed a lot of the traffic was commuting traffic because they are driving outside the area for jobs and this would be one remedy to help keep jobs local in Leesburg, which makes sense. This project would help with that, and they were pretty proud of that. They already had a turn lane from the south and a median cut from the north with a turn lane. To Commissioner Burry's point, they were purchasing this property from Henry Crutcher, and he believed it had been rezoned for a senior living project. He apologized for being a little flustered because he found out his operations manager, Danielle, who was normally with him to back him up, was facing some health issues, and she was asking for prayers. She has been in the ICU for five days. She had been in leadership in Leesburg for a long time, but he was pretty shaken up and worried about her. However, on a good note, she seems to be getting better. Anyway, they appreciate the commission considering this project because it would bring about one hundred and nineteen jobs to Leesburg, and it would be good value for Leesburg.

**Commissioner Pederson** said he was curious about the sizes of the units. Are they all the same or will there be different sizes? **Mr. Blount** replied that they were using Clymer Farner Barley, who is a local engineer. They have been working with them closely, and at this time, they have narrowed it down to 1,250 to 1,500 square feet per unit. That would give them about thirty-four tenants or individual businesses. They also met with economic advisers, including Mike Kelly of LEAD, to make sure this would be a viable and much-needed solution for businesses. He assured them that it was because a lot of people are driving to Clermont and other areas for jobs. They were excited to bring something into the area that may help alleviate some of the traffic concerns. **Commissioner Pederson** asked if the units could be combined. **Mr. Blount** answered yes, because they were designing it so they could have two or three of them. If a business needs 3,000 square feet or something like that, they could be flexible, which is why they call it flex space. Apex has a smaller version of this by the Dollar General. It was approved recently by this commission. He believes they just received their CO, but it is located along CR 468 and CR 44. This would be similar to that product, but it would be on a larger scale. They would have between 50,000 and 60,000 square feet.

**Commissioner Berry** wanted to know if it would be on a first-come, first-serve basis. How would this be generated? **Mr. Blount** responded that they would advertise it. They have already put out some advertising in different areas using different methods, and they have already received quite a number of inquiries. Again, there will be thirty-four units, so it will take some time to fill up. Everyone will have an equal opportunity until they are full. His office is located in one of these types of units, off CR 44, and he has been there for eight years. He has 1,250 square feet, and it has worked great for him. He has between five and six people that work out of that office. His office was located behind the Sparr Building Supply Company in Wildwood and that flex space building has 100,000 square feet. It is called My Garage. It was developed by a gentleman from The Villages area. He was retired, but he then decided that he did

not want to be retired anymore. There is a myriad of businesses out there, such as tile setters and HVAC. There are unique things that they are starting to see in some of the flex spaces that they would never have expected to see there. He has recently started to see podcasters and pickleball courts go in because people are being very creative. However, this would mainly be small manufacturers and people who have outgrown their garages because their spouses have told them to vacate the premises. They take their garage business into a flex space and in a few more years they may grow into a large space. They could take out one or two walls in order to lease them two or three spaces. **Mayor Reisman** asked if there were any other comments or questions by the commission or the public. There were none. He stated this item would lay over until the meeting of January 12th.

**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 wished everyone a Merry Christmas, Happy Holidays, and a happy New Year. He was looking forward to seeing everyone in the New Year.

**9. CITY MANAGER ITEMS:**

CM Minner echoed the city attorney's comments.

**10. ROLL CALL:**

**Commissioner Connell** had nothing to comment on.

**Commissioner Burry** had no further comment.

**Commissioner Pederson** wished everyone a Merry Christmas and a safe and happy New Year.

**Commissioner Berry** stated she felt compelled to speak about the killings that happened yesterday because it was a very sad thing. She thanked the police department for their great work. She just wished the community would come together and stand for what we really and truly believe in. On that note, she wished everyone a Merry Christmas and a happy New Year.

**Mayor Reisman** wanted to remind everyone about the Leesburg Chamber of Commerce breakfast this Thursday at 7:00 a.m. It is being sponsored by the City of Leesburg and the State of the City Address will be heard during the breakfast. He wished everyone a Merry Christmas and a happy New Year. In closing,

he thanked his fellow commissioners for allowing him to serve as mayor this year.

**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 6:02 p.m.