AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, APRIL 25, 2022 5:30 PM

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, April 25, 2022, at Leesburg City Hall. Mayor Pro-Tem Burry called the meeting to order at 5:30 p.m. with the following members present:

Commissioner John Christian
Commissioner Jay Connell
Commissioner Dan Robuck
Mayor Pro-Tem Jimmy Burry

Mayor Mike Pederson was absent. Also present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Grant Watson, the news media, and others.

INVOCATION

Mayor Pro-Tem Burry 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. Professional Municipal Clerks Week

Mayor Pro-Tem Burry read a proclamation recognizing the week of May 1st through May 7th 2022 as Professional Municipal Clerks Week. The city's Municipal Clerks, J. Andi Purvis, and Anna Rottermond, accepted the proclamation.

3. PRESENTATIONS:

A. 2021 PLANT OPERATIONS EXCELLENCE AWARD for The Plantation at Leesburg's Water Treatment Plant - Presented to Plant Staff

PWD Kelsey stated this award was given to the Leesburg Plantation Plant. It is the 2021 Plant Operations Excellence Award. It was presented in recognition of the Florida Department of Environmental Protection's goal of ensuring safe drinking water for all people in Florida. This certificate was awarded to the Leesburg Plantation Plant staff in recognition of their outstanding operation through dedicated professionalism. It was awarded to them at the 2022 Focus on Change Seminar Series Event held in Ocala, Florida on March 17th 2022 by Michael Lynch, the Director of the Division of Water Resource Management. He then presented the award to Al Purvis, Terrie Miller, and Matthew Turner of the Public Works Water Treatment division.

B. **<u>Employee Service Award Recognitions:</u>**
(All Retirees)
Sixteen Years: Jack Montaudo, Gas; and Dennis Workman, Finance
Twenty Years: Ken Thomas, Housing& Economic Development
Twenty-three Years: Leah Lang, Library
Thirty-three Years: Dave Thomas, Electric

HR Director Arriaga and **CM Minner** recognized each employee who had recently retired or announced their retirement with their service award. HRD Arriaga thanked each of them for coming to the meeting to receive their award and wished them well in the next chapter of their lives.

CM Minner remarked that he wanted to address the last retiree personally. For him, this one was difficult. Ken Thomas, the Housing / Economic Development Director, submitted his resignation about a month ago. He has served the city for almost twenty years and he will be moving on to the City of Daytona. On a personal note, the City of Daytona's HR Director was a former colleague of the City Manager when he worked for the City of Sebastian; he was the HR Director there. About three to four years into his service there, he left the City of Sebastian to go work for the City of Daytona. A few months back, he received a call from him stating that he was going to steal one of our guys. He asked if I knew Ken Thomas and I had to say yes. He then said that their City Manager would be calling to do a background check on Ken. He jokingly said, when that call came through he said a bunch of horrible things about Ken, but somehow the City of Daytona still hired Ken. Some time had passed and he thought the City of Leesburg may have dodged that bullet, but unfortunately, Ken notified him that he would be going to the City of Daytona. They have had a bunch of conversations since then but, unfortunately, Ken is leaving the City. Ken has been a humongous part of this organization. He is leaving a big hole that we have to fill and we will do that. In moving forward he wanted to reflect on some of the things that Ken had accomplished over the years. Even though he has only known Ken for eight of the twenty years, they have accomplished a lot and Ken was a big part of that. A few things that come to mind were the construction of the Resource Center and Teen Center. Along with everything they did within the Carver Heights CRA area and the Economic Development accomplishments, including Pine Street. Ken was a big part of the Pine Street redevelopment. Ken also played a big part with the American Recovery Act monies and the contributions to both the Leesburg and West Leesburg CDCs. That may sound like a lot of little stuff, but it was a lot of stuff over eight years. The biggest thing for him personally, was how influential Ken had become at opening his eyes to diversity and to making sure that the City was doing the right thing for everybody in the community. He stated that Ken would be hard to replace and congratulated him. **HD Thomas** thanked him for his kind words.

4. PUBLIC COMMENTS:
This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Issues brought up will not be discussed in detail at this meeting. Issues will either be referred to the proper staff or will be scheduled for consideration at a future City Commission Meeting. Comments are limited to three minutes.

Joanie Smalley of the Leesburg Partnership wanted to thank everybody, especially the City, for all their help during BikeFest last weekend. It was a great success. There were a lot of people who came out for the event. A lot more came out than they had expected. They could not have done it without the help from the City and from every department who called and asked what they could do to help to make this a successful event. They really appreciated it. She wanted to come up and give praise for that.

Gayle Halen of the Leesburg Shuffleboard stated that she was here two weeks ago. She stated that she told the Commission what they wanted, which was a place to have their dinner next year. She gave her name to someone and he was supposed to call, but he did not. She does not remember who that was. **CM Minner** remarked that she needed to see Recreation Director Rima. He mentioned that the Recreation Director tried contacting her twice during the week. He asked her to speak with RD Rima, who was present, so that he could help her. **Ms. Halen** thanked him for his help.

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

Item pulled for discussion:

5.C.1 = Construction Services Agreement with Bulldog Sitework, LLC. for the installation of a new water main known as the Westside Drive Water Main Installation for an amount of $676,127.71

Commissioner Robuck moved to adopt the Consent Agenda except for **5.C.1**, and Commissioner Christian seconded the motion.

The roll call vote was:

Commissioner Christian	Yes
Commissioner Robuck	Yes
Commissioner Connell	Yes
Mayor Pro-Tem Burry	Yes

Four 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 March 28, 2022

2. Regular meeting held April 11, 2022

B. PURCHASING ITEMS:

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

authorizing the Mayor and City Clerk to execute a Construction Services Agreement with Bulldog Sitework, LLC for the installation of a new water main known as the Westside Drive Water Main Installation for an amount of $676,127.71; and providing an effective date.

ADOPTED RESOLUTION 11,060

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute an Office Use Agreement between the City of Leesburg and Lake Economic Area Development Corporation, for office space at Leesburg International Airport; and providing an effective date.**

ADOPTED RESOLUTION 11,064

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

Commissioner Robuck made a motion to adopt the resolution and Commissioner Christian seconded the motion.

Mayor Pro-Tem Burry requested comments from the Commission and the audience.

Commissioner Connell stated he did not have any real issues or concerns with this. However, he wanted to know if there were any improvements that needed to be made to this space prior to them moving in, and, if so, what were the estimated costs to be spent? **CM Minner** replied it needs to be painted, the door needs to be fixed, and the air conditioner needs to be repaired. The estimated amount is around fifteen thousand dollars. **Commissioner Connell** asked if the city would be covering all the repairs one hundred percent. **CM Minner** replied that the city would be taking care of it one hundred percent. He suggested paying for the repairs from one of the utility funds. More specifically, the gas or electric fund, because they promote economic development. **Commissioner Connell** wanted to confirm that it would cost about fifteen thousand dollars for these improvements in order to get this where it needs to be. Also, based on the lease amount we are looking at, plus or minus two and a half years before the city will recoup that fifteen thousand dollars. **CM Minner** agreed, that was correct. **Commissioner Christian** wanted to know if we were doing this because they are promoting economic development in Lake County and Leesburg. He wanted to know if this was market rate rent because the commission gave the Sheriffs Department a very hard time with renting. He wanted to make sure that they were consistent with making sure that for five hundred and forty square feet, the average market rate was five hundred dollars a month. He wanted to make sure that it was not under market value because they were hard on the Sheriffs Department over market rent. He did not want to see another group come in where they may possibly receive cheaper rent after the City puts in fifteen thousand dollars for renovations. He does not have a problem with it, he just wants to make sure the city is consistent. We do not want to change viewpoints when one group comes in above another at the airport.

Commissioner Christian then asked if the money would go into the airport fund, then why wouldn't the airport fund pay for the renovations? **CM Minner** replied it is market rate. They ran that past the Airport Board and they were good with it. Mind you, five hundred dollars a month does not sound like a lot, but all they are getting is a glorified patio. This is coming to you ahead of the curve because the Lake Economic Area Development (LEAD) organization is not even yet official. Their movement is to change economic development in Lake County. They will be proposing this concept to the County next week. **Commissioner Robuck** pointed out that they would be proposing it to the County tomorrow. **CM Minner** continued to say that their concept and first step is to get the County onboard. What the LEAD group is trying to do is privatize economic development. They want to model the success that Marion County and Ocala have done with their operations. They would then go to the County and say they are setup ready to do business and that they have a place to do business, hence the lease. At that point, they would go to the County to get them to buy-in and then to the cities. They will be coming to us to ask us for a contribution. Right now, we spend in the neighborhood of fifteen to twenty thousand on Economic Development through Metro EDC and some other organizations. He suggested that if we decide to buy into this concept, that we move who we write the check to. He believes there are some really good concepts for the privatization of this, but it needs to rest with the County first. Mandy Wetstein and her group, who organized the LEAD group, will be making a presentation to this body. With the airport fund, we would look to the airport fund for making those repairs. The airport does have an invested interest in the LEAD organization. They would be representing Lake County in general. We want them in Leesburg and we want them at the airport. We want the City of Leesburg to be the first place folks go to when they fly into the airport. If it is the Commission's desire to spend the money from the airport fund to fix up that facility, you would not hear any squawking from him. He thinks it is worth Leesburg's investment to be part of this and to have the airport host the location. **Commissioner Christian** stated he likes the location and he agrees with the facilities market rate. It was about the money and where it comes from, because when the rent comes in it will go into the airport fund, so why would we pay for the repairs from the utility fund? That does not sound right. We just had a big conversation about borrowing with the Resource Center. Where the Resource Center borrowed a million dollars from the utility fund and everyone said do not forgive that debt. Here we are basically saying take it from the utility fund and then the airport fund gets all the money. Yet they do not have to pay the utility fund back. It is like we are saying to the Resource Center, we are not going to forgive your loan, but we are not doing the same thing here. It may be a small amount, but the airport fund should pay for these repairs because they will be receiving the money back in two and a half years. They will be whole and their investment will be the airport, so they should pay for it. **CM Minner** responded that has been duly noted. **Commissioner Robuck** said to provide a little information about the Lake Economic Area Development, he has been really involved with it and they are trying to copy the Ocala model. Right now, the Ocala and Marion County organizations have more industrial square footage under construction than any county in the State of Florida. They have about five million square feet of industrial construction and they have been using this model for a while. They are now about eighty percent privately funded and twenty percent publicly funded. Their budget is huge because they receive the same amount from the County. They have also started increasing private contributions and that is what they are trying to do here. They have a meeting tomorrow and they have had a lot of meetings with the County already. However, tomorrow is the final approval meeting. This is to designate LEAD as the official Economic Development Agency, so when other LEADs come in from around the State they will do that. The Ocala organization will be helping them get off the ground. The Ocala CEO will actually spend one day a week, every week in Lake County for the first year. Then we will hire our own people who will help out with the backend services. He has all the relationships with the site selectors and he has some deals to bring in initially. There were a lot of other cities who wanted the LEAD headquarters and there were private developers who offered to put them in private space. He pushed really hard because he wanted this in Leesburg. We are centrally located and we have an airport. He told them that it was a big thing because there would be people flying in privately with large companies to come view different sites. He wanted them to come into Leesburg so they could see what we have here. **Commissioner Christian** wanted to know if anyone would be opposed to the airport fund paying for the improvements. **Mayor Pro-Tem Burry** stated that he had no objections. He just wanted the improvements to be made so that when these folks come in they do not walk into a dump. **Commissioner Robuck** added that it needs to be improved. We would be getting above market rent. He is sure Mr. Reisman would agree that the building is in rough shape because it has not been used. **Commissioner Connell** asked Mr. Reisman if he had anything he would like to add. **Mr. Reisman** stated that this space would be great for this type of use. When he thinks about economic development, he thinks of the airport. He would like to see them in Leesburg. This space really cannot be used right now because the air conditioner needs to be fixed along with a few other things. If another group was to come into this facility they would have to pay for the improvements out of the airport fund, so he was fine with that. **CM Minner** pointed out that the official motion is to approve the lease. When it comes to the improvements, those will be under seventy-five thousand dollars, which falls under his spending authority and they will be paid from the airport fund. He sees that the general consensus of the Commission was for that it be paid from the airport fund, so he would see that it was done. **Commissioner Robuck** mentioned that, assuming we are still talking about it being fifteen thousand dollars, that if you find something to be closer to seventy-five thousand, it will need to come back. **CM Minner** said they are looking at around twelve thousand and some change.

The roll call vote was:

Commissioner Robuck	Yes
Commissioner Connell	Yes
Commissioner Christian	Yes
Mayor Pro-Tem Burry	Yes

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

2. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute an amendment to Public Transportation Grant Agreement (PTGA) (Financial Project No. 446941-1-94-01) with the Florida Department of Transportation, for the Customs & Border Protection Facility Rehabilitation project, to extend the end date of the Agreement to October 1, 2022; and providing an effective date.

ADOPTED RESOLUTION 11,061

3. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to provide the Airport Manager of Leesburg International Airport, consent to sign non-monetary, grant related documents with the Florida Department of Transportation; and providing an effective date.

ADOPTED RESOLUTION 11,062

4. Resolution of the City Commission of the City of Leesburg, Florida, ratifying the Collective Bargaining Agreement Wage Opener with the International Association of Fire Fighters (IAFF) Local 2957; and providing an effective date.

ADOPTED RESOLUTION 11,063

6. **PUBLIC HEARINGS AND NON-ROUTINE ITEMS: COMPREHENSIVE PLAN INFORMATION SIGN-UP SHEET (YELLOW) AVAILABLE**

A. **SECOND READING OF ORDINANCES**

1. **An Ordinance of the City of Leesburg, Florida, establishing the Lake Harris Community Development District pursuant to Chapter 190, Florida Statutes; providing for authority and power of the district; establishing the District; providing for the Board of Supervisors of the district; providing for the district budget; providing for functions of the district; providing for miscellaneous provisions; and providing an effective date. (Lake Harris CDD)**

ADOPTED ORDINANCE 22-30

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

Commissioner Robuck made a motion to adopt the ordinance and Commissioner Christian seconded the motion.

Mayor Pro-Tem Burry requested comments from the Commission and the audience. There were no comments made. He closed the public hearing.

The roll call vote was:

Commissioner Christian	Yes
Commissioner Robuck	Yes
Commissioner Connell	Yes
Mayor Pro-Tem Burry	Yes

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

2. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 71 +/- acres; and being generally located east of U.S. Highway 27 and south of Dewey Robbins Road, lying in Section 06, 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 (Lakeco AX).**

ADOPTED ORDINANCE 22-27

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

Commissioner Robuck made a motion to adopt the ordinance and Commissioner Christian seconded the motion.

Mayor Pro-Tem Burry requested comments from the Commission and the audience.

Commissioner Connell wondered if there was a conceptual plan included with the packet. He saw the PUD, but he wanted to know if there was a conceptual plan showing the proposed layout. **Mayor Pro-Tem Burry** replied there was and he believed twenty percent was supposed to be one hundred foot lots. **Commissioner Connell** said that he saw in the PUD where it said twenty feet or that some were one hundred foot lots and the density was two-point-two or something like that. **Commissioner Robuck** commented that the rendering was tough to read. When he tried to blow it up he could not read the print. **Mayor Pro-Tem Burry** said there were one hundred and eighty-four units on seventy-two acres.

Greg Belliveau of Land Planning Group, Mount Dora, stated he was there representing the applicant. All of the lots are over fifty feet in width. The lots have a 50-foot minimum and a lot depth of one hundred and twenty square feet or greater. **Mayor Pro-Tem Burry** mentioned that in the PUD it says that twenty percent of the lots were to be one hundred foot lots. Is that the back measurement of the corners? **Mr. Belliveau** replied yes. The Planning and Zoning Director made sure that the lots were greater than the fifty-foot width. The City was getting a little tired of just the fifty-foot width. That is why they have included lots greater than fifty feet. **Mayor Pro-Tem Burry** remarked that in the PUD they have a minimum showing of no less than twenty percent for the one hundred-foot wide lots and the rest of them are fifty-foot wide lots with seventeen hundred square foot homes. He wanted to know if the homes at eighteen hundred square feet would be part of the twenty percent? **Mr. Belliveau** answered yes. **Mayor Pro-Tem Burry** wanted to clarify that thirty-six of the one hundred and eighty-four homes would be eighteen hundred square feet and the rest would be seventeen hundred square feet. **Mr. Belliveau** replied that is correct.

Mayor Pro-Tem Burry asked if the entrance would still be located off Duncan Road. **Mr. Belliveau** answered yes. That road is currently clay and they will be improving it to bring it up to meet county specifications. They are also required by the County to do some right-of-way dedications to O'Brien. All the utility extensions will come off of US 27. **Mayor Pro-Tem Burry** questioned if the applicant had any problems with the inclusion of dark sky lighting and having trees in every yard because that has not been included yet and this item will be amended. **Mr. Belliveau** replied that they do not have a problem with that. They will comply with the new regulations that have been added to all the newest PUDs.

The roll call vote was:

Commissioner Christian	Yes
Commissioner Robuck	Yes
Commissioner Connell	Yes
Mayor Pro-Tem Burry	Yes

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

3. **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 71 +/- acres from Lake County Rural Transition to City of Leesburg Estate Residential, for a property generally located east of U.S. Highway 27 and south of Dewey Robbins Road as legally described in Section 06, Township 21 South, Range 25 East, Lake County, Florida; and providing an effective date. (Lakeco LGCP)**

ADOPTED ORDINANCE 22-28

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

Commissioner Christian made a motion to adopt the ordinance and Commissioner Robuck seconded the motion.

CA Watson swore in everyone who wished to provide testimony to items 6.A.3 and 6.A.4.

Mayor Pro-Tem Burry requested comments from the Commission and the audience. There were none.

The roll call vote was:

Commissioner Robuck	Yes
Commissioner Connell	Yes
Commissioner Christian	Yes
Mayor Pro-Tem Burry	Yes

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

4. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 71 +/- acres from Lake County A (Agriculture) to City PUD (Planned Unit Development) to allow for single-family residential development for a property generally located east of U.S. Highway 27 and south of Dewey Robbins Road, as legally described in Section 06, Township 21 South, Range 25 East, Lake County, Florida; and providing an effective date. (Lakeco PUD)**

ADOPTED ORDINANCE 22-29

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

Commissioner Robuck made a motion to adopt the ordinance and Commissioner Christian seconded the motion.

Mayor Pro-Tem Burry requested comments from the Commission and the audience.

Mr. Belliveau remarked that if the Commission wished to amend the ordinance to add the trees and the dark skies, they would have no problem with that.

Commissioner Robuck moved to make an amendment that we adopt the city's new dark sky lighting requirements as discussed at our prior meetings, along with the increased landscape requirements as discussed, and Commissioner Christian seconded the motion.

The roll call vote on the amendment was:

Commissioner Connell	Yes
Commissioner Christian	Yes
Commissioner Robuck	Yes
Mayor Pro-Tem Burry	Yes

Four yeas, no nays, the Commission amended the ordinance.

Mayor Pro-Tem Burry asked if there was any further discussion with regards to the ordinance. There being none, he closed the public hearing.

The roll call vote was:

Commissioner Christian	Yes
Commissioner Robuck	Yes
Commissioner Connell	Yes
Mayor Pro-Tem Burry	Yes

Four yeas, no nays, the Commission adopted the ordinance as amended.

B. FIRST READING OF ORDINANCES

1. **An Ordinance of the City of Leesburg, Ratifying the establishment of The Villages Community Development District No. 14 (District) pursuant to Ordinance No. 21-30 and the Boundary Amendment of the District pursuant to Ordinance No. 22-10; affirming and certifying the establishment of the District, the external boundaries of the District, the initial members of the Board of Supervisors, the name of the District, the location of water and sewer connections, the time table and cost estimates, and the statement of estimated regulatory costs; providing for conflicts; providing for severability; and providing for an effective date.**

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

CM Minner remarked that when The Villages CDD No. 14 was adopted, there was an error in that the requirement of a thirty-day advertising timeframe was missed. That is why we are redoing this now.

Mayor Pro-Tem Burry requested comments from the Commission and the audience. There being none, he stated that this item would be held over.

2. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 0.59 acres; and being generally located on the west side of County Road 468 and north of Schoolview**

Street, lying in Section 21, Township 19 South, Range 24 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 2; and providing an effective date. (Schoolview AX)

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

Mayor Pro-Tem Burry requested comments from the Commission and the audience. There were no comments. He stated this item would be held over.

3. **An Ordinance Amending the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Designation of certain property containing approximately 0.59 acres, from Lake County Urban Medium Density to City of Leesburg Medium Density Residential for a property generally located west of County Road 468 and north of Schoolview Street, as legally described in Section 21, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Schoolview Properties)**

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

Mayor Pro-Tem Burry requested comments from the Commission and the audience.

CA Watson swore in those wishing to provide testimony.

Fernando Jones, MLJ Land Trust, stated he was here on behalf of the developer and he would be more than happy to answer any questions. There were no further questions.

Mayor Pro-Tem Burry stated that this item would lay over.

4. **An Ordinance of the City of Leesburg, Florida, rezoning approximately 0.59 +/- acres from Lake County RP (Residential Professional) to City of Leesburg SPUD (Small Planned Unit Development) to allow for residential development for a property generally located west of County Road 468 and north of Schoolview Street, as legally described in Section 21, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Schoolview Properties)**

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

Mayor ProTem Burry requested comments from the Commission and the audience.

Commissioner Christian said that when looking at this development it is only about half an acre site. It has seven units at eleven hundred square feet with only seven parking spaces. He wanted to know if that was up to code. He asked if the city allows for two people per household to only have seven parking spaces for seven houses, since most people have at least two cars? Plus, what if they had company over where would they park when there are only seven parking spaces? **Senior Planner, Kandi Harper** stated that they negotiated extra parking on the site-plan. Those parking spots are not associated with any particular house. That extra parking was negotiated between the Planning Director and the applicant. **Commissioner Christian** replied that he understands when you put something on paper. However, the reality of it is that seven parking spaces for seven units at eleven hundred square feet is too tight. If you have two people in each house, that is fourteen parking spaces. What happens if they have kids or teenagers? Where will they park? This site is only half an acre. He likes the idea of doing something with the property, but he is concerned about it being half an acre with seven dwelling units and only seven parking spaces. That is where it may look good on paper, but in reality that will be a nightmare because where will people park, on the streets? We are not in The Villages, so we do not have that kind of accommodation at Schoolview or Woodbine. We have an elementary school, so there are concerns that we may be creating a nightmare. He wondered if the applicant could tell them where these people would be able to park. He does not see how the city or the commission could allow seven parking spaces for seven houses. That is hard for him to phathom. We would not allow this anywhere else in Leesburg, so why would we allow that to happen here? Is this a new trend? We had just talked about amending the comprehensive plan, so he was trying to figure out how we would be allowing this to happen. **SP Harper** said that she believes one thing they looked at was that this was on a transit route and was walkable to the schools. If they have children in the schools, that would not really be a concern because it was a transit route. Plus, there is a bus stop at the Resource Center. **Commissioner Christian** replied he lives right down the road and he has five cars in his yard. He gets that it is a transit route, but that does not mean they would use the transit. They could live right next to the bus station, but that does not mean they are going to ride the bus. This is not New York and most people here have cars, they have multiple cars. So, for us to say that we are going to allow seven parking spaces for seven houses because they would be near the bus and that people are going to buy these houses for two hundred thousand dollars does not make sense. These people are not walkers. Walkers do not buy two hundred thousand dollar houses and catch the bus. The people that buy two hundred thousand dollar houses own their own cars. **SP Harper** responded that she would make a note to the Planning Director, but maybe the applicant could speak to this.

Commissioner Robuck questioned, referring to a drawing, there was a circle that said one story. It said there would not be a house there and that it would be open for future use. Is there any clarity as to what that future use would be? **Fernando Jones** responded they had seven lots there, but one lot has been removed and designated as an open space. That is dependent on what they need it for. Whether it be retention or parking. They have additional parking on the side. They have to go back to the Planning Director to determine what other uses they could use that space for. He noted that there are actually six houses on this site plan. It would actually be seven lots with six houses. **Commissioner Robuck** asked if they might be able to get seven extra parking spaces where that extra house was. **Mayor Pro-Tem Burry** responded that it was supposed to be a playground. The PUD specified that it was supposed to be a playground. **Mr. Jones** said that it was supposed to be a playground or a retention area. It is now classified as open space to be determined at a later date. **Commissioner Christian** wanted to know who was supposed to determine that use at that later date. **Mr. Jones** answered that it would be the Planning Department. That was part of the negotiations they had with the Planning Department. When they bring their engineering in, they will tell them what they want there. They will work that out at that point. **Commissioner Christian** stated that his main concern was parking. **Mayor Pro-Tem Burry** agreed and said six spaces is really all that is being shown for six units. Looking at the rendering, these are supposed to be three-bedroom, two-bath townhomes. **Mr. Jones** said they are single-family homes with three bedrooms and two baths, two bedrooms and a bath are upstairs with attic space. The smallest unit is about eleven hundred and forty square feet. They also have an optional unit of about fourteen hundred square feet. **Commissioner Robuck** commented that he agrees on the parking issue. For him, they have to get two parking spaces per unit before he can get comfortable with this. That would be important. He is not worried about recreation for a six lot community when there are parks in the area. He noted that he was looking at this in the sense that it would be okay to be a little different in what we require in different areas of the city. This would clearly be an improvement on some of the other lots in the area, but we have to make sure it works. We do not want cars all out in the street detracting from the area. He commented that the houses do look nice and he understands that you have to keep them at a price that can be affordable. He would be willing to be more flexible about that, but he needs more parking. **Commissioner Christian** mentioned that he could get with the Planning Department and tell them that he does not need the park for these six houses. Tell them that he needs additional parking and maybe they would be good with that. They do not need a park for six houses because the commuters will want to come and use that park and that will cause additional problems. That will happen because it has already happened. If there are kids walking down Woodbine and they see that park, they will use that park. He is more inclined to have better parking than a park that would have to be maintained.

SP Harper wanted to clarify that they are looking for two parking spaces per unit. **Commissioner Christian** replied yes to be safe. **Mr. Jones** added that the drive in the middle of the development would be private and would have access to the public street. That may throw a different light on the total development. **Commissioner Christian** questioned if they were assuming there would be parking on that private drive in front of houses? **Mr. Jones** answered no. They discouraged that, but it would be a private drive. It is a twenty-four-foot private driveway with parking spaces on the side. As you said, that other lot could be subdivided into three other parking spaces, but we would not be able to get six parking spaces. That other lot would only get three additional parking spaces. **Commissioner Christian** asked if there was parking between the houses? **Mr. Jones** replied that there could, but the layout is not currently designed for parking in between the houses. **Commissioner Christian** stated that maybe between now and the second reading they could look and see. **Mr. Jones** said that they would need a little more than that because it is in depth. **Mayor Pro-Tem Burry** stated that he does not think parking between the houses is going to help with your overall selling ability. **Commissioner Robuck** commented that he did not want to tell him what to build, but if they could get the twelve parking spaces, he would be open to it. He would not be opposed to a townhouse-type layout if that helps, but they need more parking there.

Mayor Pro-Tem Burry stated this item would lie over.

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. Financial Reports as of February 2022

There were no comments made.

8. CITY ATTORNEY ITEMS:

CA Watson had no items to comment on.

9. CITY MANAGER ITEMS:

CM Minner had no further comments tonight.

10. ROLL CALL:

Commissioner Christian stated he was happy to see another successful Bikefest. He knew Joanie Smalley had to take it down to one day this year and he hopes that we do everything we can to make next year's Bikefest a three-day event. He had already texted Joanie asking her to start strategizing for next year's event to see what she could come up with. There was a lot of chat on Facebook about other bikefests in other cities, but Leesburg is the premier Bikefest. Next year, he would like them, as a commission, to make sure that Joanie has everything she needs to make it a three-day event.
This city needs to get back to that prestige and honor that the Leesburg Bikefest was and is for this city. He encouraged her to find some diverse entertainment so they could take Bikefest down Pine Street to extend Bikefest for even a couple hours on Pine Street. They have been holding Jazz Nights on Pine Street and those have been going very well. The older crowds have encouraged the partnership to keep doing it. There are a couple of businesses that have opened on Pine Street and they even have some vendors that have started coming out. It has been amazing to see some of the older citizens from Leesburg come out. They almost had tears in their eyes because they saw Pine Street lighting up with nighttime activities. He wanted to thank the city manager, the commission, and the citizens for allowing the CDC to partner with the city so they could work together and make Pine Street mesh with the pool. It has been great. There have been some great activities going on around Pine Street. He then thanked Joanie and said that he was looking forward to a bigger Bikefest next year.

Commissioner Robuck had no comment.

Commissioner Connell had no comment.

Mayor Pro-Tem Burry thanked everyone for bearing with him at his first meeting as Mayor Pro-Tem. **Commissioner Christian** said he did a great job.

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.

The meeting adjourned at 6:20 p.m.