

**AGENDA MINUTES
CITY COMMISSION MEETING
VENETIAN CENTER, 1 DOZIER COURT
MONDAY, JANUARY 25, 2021 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting Monday, January 25, 2021, at the Venetian Center. Mayor Christian called the meeting to order at 5:31 p.m. with the following members present:

Commissioner Jimmy Burry
Commissioner Jay Connell
Commissioner Dan Robuck
Commissioner Mike Pederson
Mayor John Christian

Also present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Fred Morrison, the news media, and others.

INVOCATION

Mayor John Christian 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. None

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.

Lisa Christy, Great Egret Drive, thanked the City, the Commission and everyone in attendance for spending their time this evening to discuss the matters at hand. She also thanked the forefathers for having the sandhill crane on the City's emblem.

Stephen Girard, Tangerine Court, explained he was honored to attend a successful National Sanctity of Life holiday event in Washington DC, which was declared by the outgoing administration. He also held his first successful Pray Rally for Life and Peace on Friday at the intersection of Main Street and SR-27 in Leesburg where they rang a bell every 15 minutes to pray for Leesburg life peace zone and blew bubbles as part of the diplomacy of life. He thanked everyone for their continued and embracing support with the National Sanctity of Life holiday events. He gave a special thanks to the Baptist Pro-Life Outreach Center, they have dedicated staff members there that continue to provide exceptional and quality service to women in need while defending the sanctity of life. He invited anyone to contact him, he would be happy to provide them with information on how Life Peace zones are progressing in the US, and what it could bring to Leesburg. He stated he has a resolution in support of the unborn; its a four phase process to do a life zone, the first phase is codification, the second is realization, the third is promulgation and the fourth is implementation. He remarked if the commission would like to move in this type of direction he would be happy to speak with them.

Mark Provice, Hawthorne resident, mentioned this community has around 2,000 people, which borders the Palatlahaha River, and he is asking that the Commission reject the current development plan for Fox Pointe at Rivers Edge because the current plan has too many numerous negative impacts and he would like to see something included into the plan regarding the docks. The development on the Palatlahaha River on which they propose to allow 16 boat docks each can be up to 1,000 sq. ft. In his opinion this will choke this narrow waterway and negatively impact all who enjoy it now and in the future. He has personally measured numerous locations of these docks and he can leave the information he gathered on those particulars, but from his observations pontoon boats routinely turn around at this location, they cannot maneuver around other boats there. Lining up another 16 boat docks at this location is short sided, inconsiderate, and detrimental. This is a simple straight forward matter, we the residents of Hawthorne will submit to the Commission a petition to require the development revise the plan to reflect what is reasonable. Most importantly he asked that the Commission request the developer revise the plan to minimize the impact that the proposed design that allows too many boats on this narrow waterway.

Bill Connelly, Hawthorne resident, stated he is a board member and he has not heard anything with respect to erosion. In the river now, are several things going on that greatly affect the river. There are armored catfish coming up that river, they are huge and grow about 24 inches. They dig into that riverbank building their nest and they are up and down the entire river. Their fishing club spends much time trying to kill them, and they are also starting to see a lot of giant snails in the river. These snails came out of fish tanks and they are all over the river now and are taking over the Florida friendly snails that have been there for centuries. The last thing coming up out of nowhere, the primrose willow bush, this bush grows approximately ten foot tall and ten foot wide and it is extremely fast growing; engrossing the whole riverbank. They spent an entire summer chopping them down to get rid of them, but more seeds are floating down from the dam, which is controlled by Lake County and St Johns River Authority and they cannot do anything to stop the seeds. He would like to know what the Fox Pointe developers are doing about erosion along the riverbank because just along the flat part of the river they have lost 15 inches in the last three years. At the deep hole, which is at the far point of the river, they have lost three and half feet of their land due to erosion caused by the boats coming down there. They have spent about \$15,000 in the last three years planting trees and bushes trying to stop this erosion.

Kristen Nelson, Tangerine Court, said she is friends with Stephen Girard and she wanted to add to his comment with respect to blowing bubbles that what he meant to say was every child should be born to blow bubbles. If life is not valued inside the womb, life will not be valued outside the womb. God created a protective embryonic sack for the human life for a reason and abortion is not safe; it is self destructive, bringing devastative feelings of guilt and shame, and Gods judgement. She continued by reading a verse from the bible Romans 8, those who live according to the flesh have their minds set on what the flesh desires, but those who live in accordance with the spirit have their mindset on what the spirit desires. The mind governed by the flesh is death, but the mind governed by the spirit is life and peace. The mind governed by the flesh is hostile, does not submit to Gods law nor can it do so. Those who live and are in the realm of the flesh cannot please God.

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.B.2 - Blackwater Construction agreement

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

The roll call vote was:

Commissioner Connell	Yes
Commissioner Robuck	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the Consent Agenda, as follows:

(Each item has its coordinating Resolution number listed below the header)

A. CITY COMMISSION MEETING MINUTES:

1. None

B. PURCHASING ITEMS:

1. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an amendment with Paymentus Corporation adding fees for the Building Services and Planning & Zoning sections of the City; and providing an effective date.

RESOLUTION 10,785

2. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a construction services agreement with Blackwater Construction, Inc. for renovations at the Leesburg International Airport for a cost of \$536,181.00.**

ADOPTED RESOLUTION 10,786

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

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

Mayor Christian requested comments from the Commission and the audience.

Commissioner Robuck stated Blackwater Construction is a customer of RoMac, so he would need to abstain.

The roll call vote was:

Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Connell	Yes
Commissioner Robuck	Abstain
Mayor Christian	Yes

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

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute Amendment 1 to Public Transportation Grant Agreement (PTGA) (Financial Project No. 446941-1-94-01) with The Florida Department of Transportation, to amend the project description, project scope, and add funds for the US Customs & Border Protection Facility Rehabilitation Construction Phase, at the Leesburg International Airport; and providing an effective date.**

RESOLUTION 10,787

2. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute an Amendment to GAI Consultants, Inc. Task Order No. 6, for Construction Administration services related to the US Customs & Border Protection Facility Rehabilitation Construction Phase, at the Leesburg International Airport;**

and providing an effective date.

RESOLUTION 10,788

- 3. Resolution of the City Commission of the City of Leesburg, Florida authorizing applying for and accepting, if awarded, a grant from the Florida State Fire Marshal's Office for the purchase of forty-five (45) particulate blocking fire hoods; and providing an effective date.**

RESOLUTION 10,789

- 4. Resolution of the City Commission of the City of Leesburg, authorizing the Mayor and City Clerk to apply for, and if awarded, accept the Assistance to Firefighters Grant (AFG) from FEMA, for the purchase of battery powered hydraulic extrication tools, and providing an effective date.**

RESOLUTION 10,790

- 5. Resolution of the City Commission of the City of Leesburg, Florida amending the Fiscal Year 2020-21 Budget for the General, Stormwater, Electric, Gas, Water, Wastewater, Solid Waste, Airport and Building Permit Funds for the First Quarter.**

RESOLUTION 10,791

- 6. Resolution of the City Commission of the City of Leesburg, Florida amending the Fiscal Year 2020-21 Budget for the General, Stormwater, Greater Leesburg CRA, Carver Heights CRA, Hwy 441/27 CRA, Capital Projects, Electric, Gas, Water, Wastewater, Airport, Discretionary Sales Tax, Gas Tax, Police Impact Fees, Building Permits and Fleet Services Funds for the carryovers from fiscal year 2019-20.**

RESOLUTION 10,792

- 7. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Jones Holdings, LLC., for the purpose of granting the City an Easement over the property described therein; and providing an effective date.**

RESOLUTION 10,793

- 8. Resolution of the City Commission of the City of Leesburg, Florida accepting and approving a plat for Bentley Ridge, a subdivision of the City of Leesburg, Florida, being a portion of Sections 24 and 25, Township 19 South, Range 24 East, City of Leesburg, Lake County, Florida and**

accepting and dedicating to the use of the Public any Easements or Public places shown thereon as being dedicated to the Public; and providing an effective date.

RESOLUTION 10,794

9. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a lease agreement between Mid Florida Chapter 534 Experimental Aircraft Association, Inc. and the City of Leesburg, for continued use of the 8701 Airport Blvd, Suite 103 hangar at the Leesburg International Airport; and providing an effective date.

RESOLUTION 10,795

10. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Second Amendment to Lease, between Blackbird Aviation, Inc. and the City of Leesburg, for the purpose of revising insurance requirements; and providing an effective date.

RESOLUTION 10,796

11. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to grant a utility easement to Duke Energy Florida, LLC., for the installation and perpetual maintenance of a new transformer in support of the Turnpike Wastewater Treatment Facility Expansion Project; and providing an effective date.

RESOLUTION 10,797

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, annexing certain real property consisting of approximately 158 acres; and being generally located west of U.S. Highway 27, north of Bridges Road, and east of Florida's Turnpike, lying in Sections 01 and 02, Township 21 South, Range 24 East, and Sections 35 and 36, 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 such territory had been a part

of the City of Leesburg at the time of passage and approval of said laws; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Whitemarsh II & III AX)

ADOPTED ORDINANCE 21-06

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

Commissioner Robuck made motion to adopt the ordinance and Commissioner Pederson seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Greg Beliveau, representative for Whitemarsh II & III, stated that the publications for a continuation of this project started in 2005. This project is 158 acres, will have 234 single family, and 63 single family attached homes. The property has been thoroughly reviewed and they have had extensive environmental analysis done on the property. They also signed off in May 2019 with US Fish and Wildlife on the sand skinks; there are none. They had the scrub jay analysis performed in May 2019, and they are not negatively impacting along the buffers. The hazardous phase one was also performed on the site and that was clear. They realize that they will need to take care of the road situation on the site with the existing impacts from Whitemarsh I. There is also a twelve inch waterline stubbed out at the entrance to the property. A traffic analysis was performed through regional planning, it has gone back and forth, but ultimately that is why they are here tonight. Plantation is to the north and Whitemarsh I to the east. They are asking the Commission for a favorable approval this evening. They have worked on all the conditions in the PUD documents with Mr. Miller, the Planning & Zoning Manager.

Commissioner Robuck inquired as to limiting the construction work during daylight hours.

Greg Beliveau replied that would not be a problem; they could include that to where they are only allowed to work during daylight hours.

Walter Beliveau, Great Egret Drive, commented at the end of the last meeting a gentleman spoke who was giving a lesson on the expansion and growth in Lake County. He provided an example of The Villages, and evidently he didn't realize we're not as dumb as he thinks. He wanted to let that person gentleman know that, yes, the Villages is and was a great expansion and it is continued to be so, but they put in the roads, they put in the infrastructure to support The Villages and it seems in most cases they put in the roads to support the growth. He has nothing against expanding and putting homes in Whitemarsh, but the roads don't support it. He asked if there will be additional roads there because there is a good chance there will be an additional 4,000 cars on that one road. He thinks members of the commission should go out to the community, drive through it and review the situation. Both Commissioner Pederson and Commissioner Robuck stated they had driven through the development. Mr. Walter Beliveau believes this is an expansion without commonsense and the homeowners will suffer the consequences. If you are going to build homes fine, but put in the roads to support those homes.

Lisa Christy, Great Egret Drive, pointed out that she lives in the first house coming into Whitemarsh.

When she purchased her home in 2013 she knew it was about 70% complete, and in total there would be about 100 homes. Looking at this development, if you think about 10 trips a day per household, with each household having two cars and those two cars having two trips out and two trips back that is four trips. If you work close to home and you go back and forth for lunch that makes six trips. If you have teenagers in school; whether they get rides to school and back that is eight trips and one more trip out and back to

dinner would make it ten trips a day from one house. So, 4,000 trips a day with 400 households is very simple to do. She indicated that she walks a lot and it is dangerous at times just crossing the street to get to the playground, which means these four hundred households and 4,000 cars passing the playground will make it that much harder. All the driveways empty into the streets; they do not have a boulevard with arteries feeding into it. This is a community that is closed with all of the driveways coming into that one loop. Now there will be 4,000 more coming in when it's all said and done. She would be happy with 50 new households, but they did not know what was being proposed before this came along. Her biggest concern is for the children, the people walking, and the sandhill cranes. They have at least twelve sandhill cranes crossing the roads daily in the subdivision. They are having a problem getting across the street now, so if this goes through we are going to need stop signs and speed bumps. This development will degrade their quality of life.

Marlena Soko, Great Egret Drive, wanted to share that her perspective on this development is that it is more of a revenue for the City; something we have to consider if we want to grow, continue to grow, and sustain that growth. She has lived in Leesburg a little over a year and what initially attracted her to this area was that it is rural and reminded her of hometown in West Virginia. What drew her to Leesburg was the more peaceful sense of living. She had no idea that additional development was coming to her neighborhood; if she knew that prior to buying and moving she probably would not have moved to Whitemarsh because this contradicts her ideal neighborhood. She does not want to have to worry about crossing the road, or worry about someone driving 40 mph and knocking her over. The sandhill cranes just hangout in the road and that could be a problem if someone comes barreling through and knocks one out. This development is not something she views favorably without additional roads to get in and out.

Steve, Great Egret Drive, commented that road is barely wide enough for two cars and if you start putting in the new road and take out the sidewalks, this is not going to work. He stated this is his first Commission meeting and he thought it was just going to be a meeting on the Whitemarsh project, but this is all City's business and he wants to make sure the City knows he feels that this is a bad plan. He bought his home with the understanding that there was 100 homes. There are a couple sinkholes in the back of this property and he is not sure what is going on with those. He is completely against adding 400 homes.

Sabrina Bale, Great Egret Drive, stated the inside part of the neighborhood does not have sidewalks and they have community mailboxes. Everyone on the inside has to cross the road to get their mail. She has to walk about three or four houses down and then cross the street to get her mail. She has to wait for cars to go by and if you add more cars that is just more traffic, more time wasted waiting to cross the street, and possibly getting hit by cars. There are a lot of kids in the neighborhood who like to run and this is adding a bigger chance of something happening to a child.

Greg Beliveau wanted to make some corrections. The project is not adding 4,000 cars, it is adding an additional 297 homes and the traffic study shows an increase traffic of 2,729; the analysis shows it is not creating 4,000 new trips. He brought Keith Riddle with him who has designed several projects in the area using the same type of street system analysis that is in Whitemarsh. That street system he designed and he also analyzed other projects that have equal to or greater than the number of units in the same type of design. There are traffic counting devices that could be installed if in fact they find traffic is getting a little testy. This is not a high density project it is only 1.9 units per acre. It is a development of low impact and low in density, that is still in character with the area.

Keith Riddle remarked that the number of homes being proposed including the number already there does not justify a four lane road. The only upgrade to the road is to make the lanes wider in Phase I, which promotes higher speeds. Wider lanes promote higher speeds, which is why on highways they have

twelve foot and fourteen foot lanes because they are traveling at 55 to 70 mph. Your two ten foot lanes, plus the two foot concrete curbs on each side is your standard subdivision road. Highland Lakes, Royal Highlands and Arlington Ridge have them. Royal Highlands has over 900 homes in the back section support by 10 foot lanes; that is standard.

Commissioner Robuck inquired if sidewalks will be included in Phase II of the project. Greg Beliveau replied yes, there will be sidewalks and street lights along with all other requirements that the City of Leesburg requires for subdivisions.

Commissioner Robuck wanted to verify that Phase II will have sidewalks on one side of the road to match Phase I of Whitemarsh. Greg Beliveau stated correct.

Commissioner Burry remarked that when Whitemarsh 1 was first developed, it was a low density development on 158 acres; which can be done now in the county. If you take out the 66 acres of wetland and 25% of green space that leaves you with 276 homes. His real concern is with the one road going in and out of the development; going through a county development to get to a city development. Greg Beliveau replied they have no other option, they are land locked. It was envisioned to be that way when it was originally developed, even though some of the original homeowners stated they had no knowledge that Whitemarsh II was going to be coming. There are documents which show that the original purchasers were aware that a Phase II was coming.

Commissioner Burry commented that he was at the meeting when it was said that they should have done their due diligence and in doing so they should have known that 276 homes could be built and that the potential was there. Greg Beliveau pointed out that that they are requesting to build 297 homes in this development phase.

Lisa Christy questioned if Royal Highland's traffic passes any one home to get in and out of the development. Currently, in Whitemarsh there are five homes where every single car that comes into the development passes their home.

Keith Riddle replied Royal Highlands has 900 homes, they enter into the boulevard and then it tees off and then you would go north or south, so there are houses that you would pass on that boulevard either entering or exiting.

The roll call vote was:

Commissioner Roebuck	Yes
Commissioner Burry	No
Commissioner Pederson	Yes
Commissioner Connell	Yes
Mayor Christian	Yes

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

- 2. An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 158 +/- acres from Lake County Urban Low Density to city of Leesburg Estate, for a property generally located west of U.S. Highway 27 and north of Bridges Road, and east of Florida's Turnpike as legally described in Sections 01 and 02, Township 21 South, Range 24 East, and Sections 35 and 36 Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date.**

ADOPTED ORDINANCE 21-07

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

Commissioner Robuck made motion to adopt the ordinance and Commissioner Pederson seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Lisa Christy stated this is a bad design and Whitemarsh was not prepared for this development.

The roll call vote was:

Commissioner Pederson	Yes
Commissioner Connell	Yes
Commissioner Robuck	Yes
Commissioner Burry	No
Mayor Christian	Yes

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

- 3. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 158 acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development), to allow for single family residential development for a property generally located west of U.S. highway 27, north of Bridges road and east of Florida's Turnpike, as legally described in Sections 01 and 02, Township 21 South, Range 24 East, and Sections 35 and 36, Township 20 South, Range 24 East, Lake County, Florida; and providing and effective date. (Whitemarsh PH II & III - PUD)**

ADOPTED ORDINANCE 21-08

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

Commissioner Robuck made motion to adopt the ordinance and Commissioner Pederson seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Commissioner Pederson commented that he was provided pictures from Mrs. Christy, in the audience, of the sandhill cranes crossing the road in her subdivision. When he drove through Whitemarsh, he noticed that there were not many speed limit signs and he would like that addressed. He knows in most communities the speed limit is 25 mph, but if we could improve the signage in that subdivision and slow the traffic down to keep it at 25 mph especially with the construction trucks.

CM Minner pointed out that, that is a county road and the city does not have any jurisdiction or authority to place signs, traffic calming devices, or anything like that out there.

Commissioner Robuck mentioned that maybe if we offered to pay for the signs the county would not deny it.

CM Minner commented that we have friends at the county who work with us, so if we need to put up some signs, he is sure we would be able to do that.

Commissioner Robuck made a motion to amend the PUD conditions to restrict the construction to daylight hours only and Commissioner Pederson seconded the motion.

The roll call vote for amendment was:

Commissioner Connell	Yes
Commissioner Robuck	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Mayor Christian	Yes

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

The roll call vote on ordinance as amended was:

Commissioner Robuck	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Connell	Yes
Mayor Christian	Yes

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

B. FIRST READING OF ORDINANCES

- 1. An Ordinance of the City of Leesburg, Florida, rezoning approximately 14.09 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) for a property generally located east of U.S. Highway 27, north of County Road 48 and south of Commander Road as legally described in Section 14, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Fox Pointe)**

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

Mayor Christian requested comments from the Commission and the audience.

Commissioner Robuck inquired if the docks were approved under the original PUD, back in 2005/2006. Planning Manager (PM) Dan Miller replied we are keeping the docks as were approved, but reducing the number of houses. Hawthorne has a 120 slip marina and they contribute to the vast majority of boat traffic on that canal. if they would like to remove some of those dock slips he would not have any issues.

Bill Connelly, Hawthorne resident, thanked the commission for the opportunity to discuss this matter. He continued to say that the Hawthorne fishing club has spent the last six years helping with the tournaments. One of the first things they do is start checking as boats go right up the river when they

hold these tournaments because some of the contestants haul it right up the river. He does not know if anyone has been up to the dam, but when that water starts pouring over the dam some of the most monstrous bass haul up there; it is a famous river. For the last fifteen years he has spent much time on that river kayaking, fishing, and canoeing. The problem he has is the erosion issues. He cannot tell from the maps, but would like to know how far out the docks will be. There is a deep hole and it is costing Hawthorne about \$80,000 - \$120,000 to put in a retaining wall. They have also spent almost \$15,000 planting trees and plants; is Fox Pointe going to participate and help with that erosion. He would like to hear someone talk about the erosion efforts and how they are measuring from the side of the river to where the docks will be going.

Commissioner Robuck pointed out that FDEP will be responsible for the docks.

Mr. Connelly requested there be a limit on how far out the docks can go out into the water.

PM Miller believes that was discussed but there is not anything in the PUD. It was measured on the map at 50-60 feet in width and if they could put 12 feet or something in there to limit the extent of the docks going out that would be wise and helpful to Hawthorne.

Mayor Christian requested that staff bring numbers back for the second reading.

David Stokes, Civil Engineer for the property, remarked that they will have to get back with them at the second reading with the distances for the docks because they will have to verify the codes and regulations.

Mayor Christian stated he would not want them to do anything until they come back with a number that everyone could live with, along with Hawthorne and the City.

Jim Baker, Biotech Consulting out of Orlando, commented that there are specifications they need to meet and they reserve the right for those residents to build docks. They are just laying the ground work for the residents to build docks later.

Commissioner Connell stated he would want the number being proposed prior to approval. He personally wants it put in the PUD that those docks cannot project out more than a percentage of the width of the river or flat number of how far it can project out into the river.

Mr. Stokes replied it would go out the standard length of where a boat could be docked.

Commissioner Robuck remarked that he did not think the city had this type of authority and believes this was the state, St Johns or FDEP as far as the docks go. When the owners go to build the docks they have to pull a permit. He inquired if the City is involved in this?

PM Miller replied yes, but once you reach a certain threshold they will have to apply for a permits through FDEP, and under that threshold the City of Leesburg would issue the permits for the docks.

Mayor Christian stated that the second reading will be on February 8, 2021.

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 36.9 +/- acres from Industry and Technology Commerce Park to Neighborhood Mixed Use for a property generally located east of Florida's Turnpike and south of County Road 470 as legally described in Section 17, Township 20 South, Range 24 East, Lake County Florida; and providing an effective date. (CR 470 Smith)

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

by title only.

Mayor Christian requested comments from the Commission and the audience. There was none.

3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 36.9 +/- acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) to allow for a mixed use residential and commercial development for a property generally located east of Florida's turnpike and south of County Road 470, as legally described in Section 17, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date.(CR 470 Smith)**

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

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

4. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 20.63 +/- acres from C-3 (General Commercial) and R-2 (Medium Density Residential) to PUD (Planned Unit Development) to allow for mixed use development for a property generally located west of U.S. Highway 27 and north of County Road 25A, as legally described in Section 34, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Manuella Apts.)**

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

Mayor Christian requested comments from the Commission and the audience.

PM Miller stated a couple minor changes were made to the PUD at the Planning Commission. Under Landscaping and Buffers 5.E, it currently states the western and northern property lines shall have a six foot fence; that should read as an eight foot fence.

Greg Beliveau added that the planning commission made two recommendations; one being the eight foot fence with the adjacent property owners and under commercial the allowance of commercial gas with pumps was as approved use there is one across the street.

Mayor Christian commented that when talking about about US Highway 27, this is an opportunity for the City to start doing some improvements on US-27 with this development. He would like staff to look at this design because when driving down US-27 what is this going to look like, do we do the canopy trees, or other trees, this is the opportunity for us to start improving US-27 with new developments coming in. He would like to see the City do something a little more with landscaping and with this design to create some type of synergy coming down US-27. We could create something nice and unique with this first development. We have our standard landscape, but he would like to see the City start a trend down south. The City talks about hotels and some of the buildings that need to be repaired and he would really like to see the City, without putting any undo financial burden on the client, do something nice on US-27. Greg Beliveau remarked that they already have a landscape buffer built in along US-27 and CR-25A; but

landscape buffer and commercial is more than landscape buffer where we have the residential. There is two tiers of landscaping built into this PUD.

Mayor Christian remarked he understands the shrubs and trees, but that is not what he is referring to as you come down into this development. Instead of the City building a median and putting in palm trees, he would like to see something that encourages people to drive down US-27 that gives them a wow factor as opposed to just okay that is the standard. He would like to see them come up with some ideas that gets him excited about this development; something more unique.

Commissioner Robuck agrees with the Mayor Christian's comments. The architectural renderings are a little under whelming.

Greg Beliveau stated that they are in the process of developing new ones because these are condos and since they are selling these, the previous renderings were put in the shredder, and new ones are coming for staff to review.

Commissioner Connell asked if it was the eight foot wall buffer and not the six 6 foot.
Greg Beliveau replied correct.

Commissioner Pederson commented that he is losing interest in these fences and as he drove through Whitmarsh today notice that they have a landscape buffer between them and the development to the north. It was not much of a landscape buffer, but he would like to see more landscape buffers because he is worried about what these fences will look like ten to twenty years down the road.

Mayor Christian stated that the second reading will be on February 8, 2021.

C. NON-ROUTINE ITEMS

None

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 November 2020

8. CITY ATTORNEY ITEMS:

Nothing.

9. CITY MANAGER ITEMS:

CM Minner stated at the last meeting there was a consideration for the commission to purchase the lot on Pine Street and Charles Street for part of the pool project. Staff went back to the owners and they are set on \$50,000 for that property. If the commission is willing to spend that, he can have the city attorney draw up a contract. Ultimately, that lot is going to need to be used especially as we get into thinking how

does the City use Pine Street. Funds would be available with interest monies from the capital project funds.

Commissioner Connell stated he is unfamiliar with the pool project.

CM Minner replied that this parcel is going from Canal Street to Childs Street and from Pine Street to Magnolia Street. At the northwest corner of Child and Pine Streets is this lot that was never acquired and the pool was built around it.

Commissioner Pederson remarked that with all the money the City is spending on the pool, we are clearly over paying \$50,000, but we need to purchase the lot to do the pool right.

Mayor Christian stated that if we do not acquire this property now that in the future it could become a headache for the City. We have put a lot of money into the pool project and we need to square off the property. Commissioner Pederson added that he has been vocal about this from day one, we have come a long way, and he has preached to staff to pursue the condemnation to the north. We need to buy this notch and be done with it.

Commissioner Burry brought up if Pine Street is widened, what percentage of property would the owner lose.

CM Minner stated conservative guess maybe 20% and then you look at taking it and that would come back to the commission

Commissioner Pederson said this lot is not worth \$50,000, but we need to pay it and move on; it is the right thing to do to get our pool done right.

CM Minner stated he will have the city attorney draw up a contract and bring that back to the commission for a formal vote.

10. ROLL CALL:

Commissioner Pederson had no comments.

Commissioner Burry commented on an article over the weekend in the Orlando Sentinel that he read on the effects of high heat levels and Leesburg surprisingly has two to three times the amount of heat related illnesses in our citizens than the rest of the state. It was an interesting article not getting into the climate change it alluded to but the factual information was our folks are much more acceptable to heat related illnesses in Leesburg. They had some litigating factors and projections stated that it would not get any better. He said it would be worth a read.

Commissioner Robuck had no comments.

Commissioner Connell had no comments.

Mayor Christian had no Comments.

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 6:50 p.m.