

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

1. CALL TO ORDER

INVOCATION

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

2. PROCLAMATIONS:

A. None

3. PRESENTATIONS:

A. Leesburg Heritage Society - Leesburg History Museum

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!

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

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held March 10, 2025

B. PURCHASING ITEMS:

1. **None**

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute Public Transportation Grant Agreement 438449-2-94-01, between the City of Leesburg and the State of Florida Department of Transportation, for the construction of a multi-unit hangar building at the Leesburg International Airport; and providing an effective date.**
2. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Gas Service Agreement between the City of Leesburg and Bellaviva at Whispering Hills, LLC, regarding natural gas service to the development known as Whispering Hills - Phase 1A; and providing an effective date.**
3. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Second Amendment to Gas Service Agreement between the City of Leesburg and Garden Street Communities Southeast, LLC, and Aggarwal & Gupta Family Foundation, Inc. to terminate installation of natural gas infrastructure in the development known as Arbor Park; and providing an effective date.**
4. **Resolution of the City Commission of the City of Leesburg, Florida authorizing Paul Austin as the City of Leesburg's Alternate Representative on the Florida Gas Utility Board of Directors; and providing an effective date.**
5. **Resolution of the City Commission of the City of Leesburg, Florida approving the evaluation committee rankings and authorizing City staff to enter into contract negotiations beginning with the top-ranked firm, Forefront Architecture & Engineering, LLC, for Professional Services - Architectural & Engineering Design Services for the City of Leesburg Gas Department Operations Center; and providing an effective date.**
6. **Resolution of the City Commission of the City of Leesburg, Florida establishing the venue area for the Annual Leesburg Bikefest event, taking place April 25-27, 2025; and providing an effective date.**
7. **Resolution of the City Commission of the City of Leesburg, Florida authorizing a Highway Maintenance Agreement with FDOT for maintenance of US 441 and US 27 right of way in Leesburg; and providing an effective date.**

8. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Third Post Closing Occupancy Extension Agreement between the City of Leesburg and Dance Dynamix, LLC; and providing an effective date.**
9. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Approval of a First Amendment to the Commercial Lease Agreement between the City of Leesburg and The Leesburg Arts Festival, Inc. modifying paragraph 2 - Term; and providing an effective date.**
10. **Resolution of the City Commission of the City of Leesburg, Florida, expressing the City Commission's Opposition to proposed State Legislation that seeks to prohibit a Municipal Corporation's ability to collect revenue and transfer revenue, which ultimately provides utility service, public safety services and redevelopment endeavors; and providing an effective date.**

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

A. SECOND READING OF ORDINANCES

1. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 77.5 +/- acres; and being generally located south of CR 33, west of US Highway 27, and north of CR 48, lying in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Leatherleaf ANNX)**
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 real property consisting of approximately 77.5 +/- acres; and being generally located south of CR 33, west of US Highway 27, and north of CR 48, lying in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Leatherleaf LSCP)**
3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 77.5 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow for 235 detached**

single-family residences, 48 paired villas, plus 120,000 square feet of amenities, medical office, office, and retail sales and service, for a property generally located south of CR 33, west of US Highway 27, and north of CR 48, lying in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Leatherleaf PUD)

4. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 337.15 +/- acres; and being generally west of Number Two Road and north of Busby Road, lying in Sections 19 and 30, Township 25 South, Range 20 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. (Silver Springs ANNX)**
5. **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 337.15 +/- acres from Lake County Rural to City of Leesburg Estate Residential, for a property generally located west of Number Two Road and north of Busby Road, lying in Sections 19 and 30, Township 25 South, Range 20 East, Lake County, Florida; and providing an effective date. (Silver Springs LSCP)**
6. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 337.15 +/- acres from Lake County A (Agriculture) and CFD (Community Facility District) to City of Leesburg PUD (Planned Unit Development) to allow for 825 single-family residences, with accompanying amenities, for a property generally located west of Number Two Road and north of Busby Road, lying in Sections 19 and 30, Township 25 South, Range 20 East, Lake County, Florida; and providing an effective date. (Silver Springs PUD)**
7. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 6.52 +/- acres; and being generally located northwest of County Road 44 and south of Hickory Hollow Road, lying in Section 03, Township 19 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 5; and providing an effective date. (Wayne Storage ANNX)**

8. **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 6.52 +/- acres from Lake County Rural Transition to City of Leesburg General Commercial, for a property generally located northwest of County Road 44 and south of Hickory Hollow Road, lying in Section 03, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Wayne Storage SSCP)**
9. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 6.52 +/- acres from Lake County R-6 (Urban Residential District), A (Agriculture) and CP (Planned Commercial) to City of Leesburg SPUD (Small Planned Unit Development) to allow for a self-storage facility for a property generally located northwest of County Road 44 and south of Hickory Hollow Road, lying in Section 03, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Wayne Storage PUD)**

B. FIRST READING OF ORDINANCES

1. **An Ordinance of the City of Leesburg, Florida, establishing new district boundaries based on the American Census Survey produced by the U.S. Census Bureau and other information, in order to create districts which are reasonably compact and roughly equivalent in population; establishing a schedule for the Election of Commissioners from the various new districts; providing a savings clause; repealing conflicting ordinances; and providing an effective date.**
2. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 1.22 +/- acres; and being generally located east of U.S. Highway 27 and south of Howard Road, lying in Section 2, Township 20 South, Range 24 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Two Boats Investments ANNX)**
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 1.22 +/- acres from Lake County Urban Low to City of Leesburg General Commercial, for a property generally located east of U.S. Highway 27 and south of Howard Road, lying in Section 02, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Two Boats Investments**

SSCP)

4. **An Ordinance of the City of Leesburg, Florida, changing the zoning of approximately 1.22 +/- acres from Lake County C-1 (Neighborhood Commercial) to City of Leesburg C-3 (Highway Commercial) to allow for office and warehouse uses, for a property generally located east of U.S. Highway 27 and south of Howard Road, lying in Section 02, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Two Boats Investments RZ)**

C. NON-ROUTINE ITEMS

1. **Resolution of the City Commission of the City of Leesburg, Florida amending the Fiscal Year 2024-25 budget to appropriate \$198,184, to be split equally, between the Water and Wastewater Funds; allowing the creation of Four (4) New Utility Service Technician positions and associated operating expenses for the purpose of meter reading; and providing an effective date.**

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:

9. CITY MANAGER ITEMS:

10. ROLL CALL:

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.