

AGENDA
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, OCTOBER 13, 2025 5:30 PM

1. CALL TO ORDER

INVOCATION

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

2. PROCLAMATIONS:

A. White Cane Day

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. 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 September 22, 2025

B. PURCHASING ITEMS:

1. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a service contract with Odyssey Manufacturing Company; and providing an effective date.**
2. **Purchase Request for One (1) Standby Generator in the Amount of \$176,809.82 from Ring Power, Utilizing Sourcewell Contract #092222-CAT.**
3. **Resolution of the City Commission of the City of Leesburg, Florida Authorizing the Mayor and City Clerk to execute an Enterprise Agreement with ESRI, Inc. for the City's GIS Software for a period of three (3) years and a total cost of \$126,600; and providing an effective date.**

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, authorizing the Leesburg Fire Department to apply for, and if awarded, accept the Assistance to Firefighters Grant (AFG) from FEMA, for the purchase of cardiac monitor/defibrillators; 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 an agreement to extend the Leesburg Police Departments contract with Motorola Solutions for five (5) years as it relates to the Body Worn Camera (BWC) program; 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 lease agreement with LAMAR Advertising; and providing an effective date.**
4. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Leesburg Senior Living Partners, LLC., for the purpose of granting the City an easement over the property described therein; and providing an effective date.**
5. **Resolution of the City Commission of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Electric Service Agreement between the City of Leesburg and Hills of Leesburg 118, LLC., regarding electric service to a development known as Oakstone Farms; and providing an effective date.**
6. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Electric Service Agreement between the City of Leesburg and Marietta MHC, LLC.,**

regarding electric service to a development known as Leesburg Estates; and providing an effective date.

7. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Civic Organization Funding Agreement for Fiscal Year 2025-26 with Leesburg Cemeteries, Inc.; and providing an effective date.**
 8. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Belle Rive Ventures II, LLC., for the purpose of granting the City an easement over the property described therein; and providing an effective date.**
 9. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement affecting the property described therein from CWHI LLC, joined by UNITED SOUTHERN BANK; and providing an effective date.**
 10. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute the First Amendment to the Gas Service Agreement between the City of Leesburg and Cedar Landings, LP, regarding offsite development for the provision of natural gas service to the development known as Blue Cedar Phase 1; and providing an effective date.**
 11. **Resolution of the City Commission of the City of Leesburg, Florida amending Resolution No. 11,372, amending and adopting modifications to the City of Leesburg Surplus Lot Donation Policy; establishing revised policies and procedures; and providing a new effective date.**
 12. **Resolution of the City Commission of the City of Leesburg, Florida, amending Resolution 12,091 pertaining to the 457B Employer Match; Modifying the Employer Match to be placed within the 401A General Employees Retirement Plan and/or the 457B Deferred Compensation Plan; and providing an effective date.**
6. **PUBLIC HEARINGS AND NON-ROUTINE ITEMS:**
During Public Hearings and Non-Routine Items, the Commission requests that those in attendance respect the process and maintain order. As such, in accordance with Robert's Rules of Order, please refrain from speaking out, cheering, or applauding during these proceedings. Your cooperation helps ensure a fair and respectful hearing.
- A. **SECOND READING OF ORDINANCES:**
1. **An Ordinance of the City of Leesburg, Florida, annexing certain real**

property consisting of approximately 596.29 +/- acres; and being generally located east of County Road 48 and south of Ronald Reagan Turnpike, lying in Sections 28, 29, and 32, 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. (Oak Ridge 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 property containing 596.29 +/- acres from Lake County Rural to City of Leesburg Estate Residential, for a property generally located east of County Road 48 and south of Ronald Reagan Turnpike, lying in Sections 28, 29, and 32, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Oak Ridge LSCP)**
3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 596.29 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow 910 single-family attached and detached units, for a property generally located east of County Road 48 and south of Ronald Reagan Turnpike, lying in Sections 28, 29, and 32, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Oak Ridge PUD)**
4. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 7.53 +/- acres; and being generally located west of U.S. Highway 27 and south of Florida Turnpike, lying in Section 18, 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. (ANNX Royal Highland)**
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 7.53 +/- acres from Lake County Urban Low Density to City of Leesburg Low Density Residential, for a property generally located west of U.S. Highway 27 and south of Florida Turnpike, lying in Section 18, Township 21 South, Range 25 East, Lake County, Florida; and providing an effective date. (SSCP Royal Highland)**

6. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 7.53 +/- acres from Lake County PUD (Planned Unit Development) to City of Leesburg SPUD (Small Planned Unit Development) to allow for a townhome community for a property generally located west of U.S. Highway 27 and south of the Florida Turnpike, lying in Section 18, Township 21 South, Range 25 East, Lake County, Florida; and providing an effective date. (SPUD Royal Highland)**
7. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 0.40 +/- acres from City R-2 (Medium Density Residential) to C-3 (Highway Commercial) to correct a 'spot zoning', for a property generally located east of Cloud Street and south of E Main Street, lying in Section 26, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (937 E Main Mellone RZ)**
8. **An Ordinance of the City of Leesburg, Florida consenting to the inclusion of the City of Leesburg, Florida, within the Countywide Municipal Service Taxing Unit for the provision of Ambulance and Emergency Medical Services, as adopted by the Board of County Commissioners of Lake County, Florida; providing for the city to be included within said M.S.T.U. for a specific term of years; providing for conflicts; and providing an effective date.**
9. **An Ordinance of the City of Leesburg, Florida, amending Section 7-170 of the City of Leesburg Code of Ordinances, amending the existing Facade, Sign and Landscape Grant Program, expressing purpose, eligible locations; creating an application process and criteria; setting forth requirements and conditions; implementing procedures; repealing conflicting ordinances; providing a savings clause; and providing for an effective date.**
10. **An Ordinance of the City of Leesburg, Florida, regulating City of Leesburg Water and Wastewater Capacity Impact Fees; providing for legislative findings and intent; adopting a Water and Wastewater System Impact Fee Study dated September 4, 2025, as amended; Amending Chapter 22 - 'Utilities' of the Code of Ordinances relating to Water and Wastewater Utility Impact Fees; providing for codification and scrivener's errors; providing for conflicts; providing for a savings clause; providing for severability; and providing an effective date.**

B. FIRST READING OF ORDINANCES:

1. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 7.3 +/- acres; and being generally located west of U.S. Highway 27 and north of University Avenue, lying in Section 24, Township 20 South, Range 24 East, Lake County, Florida;**

providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Legacy Commerce ANNX)

2. **An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 7.3 +/- acres from Lake County Urban Low to City of Leesburg General Commercial, for a property generally located west of U.S. Highway 27 and north of University Avenue, lying in Section 24, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Legacy Commerce SSCP)**
3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 7.3 +/- acres from Lake County A (Agriculture) to City of Leesburg SPUD (Small Planned Unit Development) to allow for 50,200 square feet of Multi-use Office/Warehouse buildings for a property generally located west of U.S. Highway 27 and north of University Avenue, lying in Section 24, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Legacy Commerce SPUD)**
4. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 20.36 +/- acres from City of Leesburg PUD (Planned Unit Development) and C-3 (Highway Commercial) to City of Leesburg PUD (Planned Unit Development) to allow for a mixed-use development, for a property generally located north of U.S. Highway 441 and east of Pemble Road, lying in Section 20, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Leesburg Lake Front PUD)**

C. NON-ROUTINE ITEMS:

1. **NONE**

7. INFORMATIONAL REPORTS:

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

- A. NONE**

8. CITY ATTORNEY ITEMS:

9. CITY MANAGER ITEMS:

A. Update JPA Negotiations with Lake County

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.