

AGENDA
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, JULY 27, 2026 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. 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 July 13, 2026

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 EZ Contracting LLC for the replacement of 3,500 linear feet of 12-inch water main; 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 Construction Services Agreement with PAQCO, Inc. for the resurfacing and striping of streets within the City of Leesburg for an amount of \$210,766.50; and providing an effective date.**

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Advertisement for Disposition of Surplus City-owned lots in accordance with the Surplus Lot Donation Policy; and providing an effective date.**
2. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing and directing the Mayor and City Clerk to execute an agreement for School Resource Officer (SRO) services to be provided to Lake County School Board - Leesburg Schools - for the 2026-27 school year starting in August 2026; and providing an effective date.**
3. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement affecting the property described therein from The Salvation Army; 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 10.24 ± acres and being generally located east of County Road 44 and north of Spring Court, lying in Section 1, Township 19 South, Range 25 East, Lake County, Florida; providing that said property, upon annexation, 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 and ordinances; providing that such annexed territory shall be placed in City Commission District 5; and providing an effective date (Reserve at 44 ANNX).

2. **An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, by changing the Future Land Use Map Designation of certain property containing 10.24 ± acres from Lake County Urban Low to City of Leesburg Estate Residential, for property generally located east of County Road 44 and north of Spring Court, lying in Section 1, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Reserve at 44 SSCP)**
3. **An Ordinance of the City of Leesburg, Florida, changing the zoning of approximately 10.24 ± acres from Lake County R-1 (Rural Residential) and R-3 (Medium Residential) to City of Leesburg PUD (Planned Unit Development) to allow for single-family residential uses for a property generally located east of County Road 44 and north of Spring Court, lying in Section 1, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Reserve at 44 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 the Florida Turnpike, lying in Section 7, 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 4; and providing an effective date. (Perry-Smith ANNX).**
5. **An Ordinance of the City of Leesburg, Florida, changing the Future Land Use designation of approximately 7.53 ± acres from Lake County Urban Low Density to City of Leesburg General Commercial for a property generally located west of U.S. Highway 27 and south of the Florida Turnpike, as legally described in Section 7, Township 21 South, Range 25 East, Lake County, Florida; and providing an effective date. (Perry-Smith SSCP)**
6. **An Ordinance of the City of Leesburg, Florida, rezoning approximately 7.53 ± acres, from Lake County A (Agriculture) to City SPUD (Small Planned Unit Development), to allow commercial and office development on property generally located west of U.S. Highway 27 and south of the Florida Turnpike, as legally described in Section 7, Township 21 South, Range 25 East, Lake County, Florida; and providing an effective date. (Perry-Smith SPUD)**

7. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 0.30 +/- acres from City R-3 (High Density Residential) to C-3 (Highway Commercial); for a property generally located south of E North Boulevard, east of E Dixie Avenue, and north of E Main Street, lying in Section 25, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Goodman RZ)**

B. FIRST READING OF ORDINANCES:

1. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 65.0 +/- acres; and being generally located north of Plantation View Drive, south of Palmetto Drive, and west of U.S. Highway 27, lying in Section 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 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 4; and providing an effective date. (JCQ Leesburg Palmetto Drive ANNX)**
2. **An Ordinance of the City of Leesburg, Florida, changing the future land use designation of approximately 65.0 +/- acres, from Lake County Urban Low Density to City of Leesburg Estate Residential, for a property generally located north of Plantation View Drive, south of Palmetto Drive, and west of U.S. Highway 27, as legally described in Section 36, Township 20 South, and Range 24 East, in Lake County, Florida; and providing an effective date. (JCQ Leesburg Palmetto Drive LSCP)**
3. **An Ordinance of the City of Leesburg, Florida, changing the zoning of approximately 65.0 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development), for a property generally located north of Plantation View Drive, south of Palmetto Drive, and west of U.S. Highway 27, as legally described in Section 36, Township 20 South, Range 24 East, in Lake County Florida; and providing an effective date. (JCQ Leesburg Palmetto Drive RZ)**
4. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 118.05 +/- acres; and being generally located south of CR 48, north of Shady Grove Road, and east of the Sumter County Line, lying in Section 07, Township 21 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. (Merritt Ranch 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 real property consisting of approximately 445.38 +/- acres; and being generally located south of CR 48, west of North Austin Merritt Road, and east of Sumter County Line, lying in Section 07, Township 21 South, Range 24 East, Lake County, Florida; and providing an effective date. (Merritt Ranch LSCP)**
- 6. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 445.38 +/- acres from Lake County A (Agriculture) and City R-1-A (Single Family Residential) to City of Leesburg PUD (Planned Unit Development) to allow for 523 single-family homes, for a property generally located south of CR 48, west of North Austin Merritt Road, and east of Sumter County Line, lying in Section 07, Township 21 South, Range 24 East, Lake County, Florida; and providing an effective date. (Merritt Ranch 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:

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.