

**AGENDA
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, SEPTEMBER 14, 2026 5:30 PM**

1. CALL TO ORDER

INVOCATION

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

2. PROCLAMATIONS:

A. Hispanic Heritage Month

3. PRESENTATIONS:

A. Certificates of Recognition to members of the New Age Runners

B. Employee Service Award Recognitions:

Five Years: Carmen Dell, Building; and Natalia Silcott, Finance

**Twenty Years: Isaiah Byrd, Gas; Arnold Eugene, Electric; Travis Whitley, Police;
and Dianne Yekel, Planning & Zoning**

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 August 24, 2026**

B. PURCHASING ITEMS:

1. **Purchase request by the Fleet Department for the purchase of one (1) new 2027 Ford F250 SuperCab 4x2 vehicle from Duval Ford for a total purchase cost of \$69,713.00.**
2. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute Amendment No. 1 to the existing contract with Faithworks Total Ground Maintenance, LLC; 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 Amendment No. 1 to an existing Construction Services Agreement with Precision Meter Repair, Inc.; and providing an effective date.**
4. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute Amendment No. 6 to the existing contract with Wealthspire Retirement, LLC (fka NFP Retirement, Inc); and providing an effective date.**
5. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Construction Services Agreement with Advanced Roofing, Inc. for the removal and replacement of roofs at Buildings 2212 and 2222 at the Mispah/Simmons Apartment Complex, in an amount not to exceed \$61,250.00; and providing an effective date.**

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement affecting the property described therein from Meritage Homes of Florida, Inc.; and providing an effective date.**
2. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Temporary Utility Easement affecting the property described therein from Meritage Homes of Florida, Inc.; 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**

MST Real Properties LLC; and providing an effective date.

4. **Resolution of the City Commission of the City of Leesburg, Florida, relating to the provision of Fire Protection Services, facilities and programs in the City of Leesburg, Florida; imposing Fire Protection Assessments against assessed property located within the City for the Fiscal Year Beginning October 1, 2026; approving the rate of assessment; approving the assessment roll; and providing for an effective date.**
 5. **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 KB Home Orlando, LLC., regarding electric service to a development known as Silver Lake Estates Phase 2A; and providing an effective date.**
 6. **Resolution of the City Commission of the City of Leesburg, Florida authorizing renewal of an agreement with Sun Life Assurance Company of Canada to continue providing Excess Stop Loss Insurance and Health Navigator, for the City's group health insurance 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 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)**
- 7. An Ordinance of the City of Leesburg, amending Chapter 17, Pensions and Retirement, Article IV, Police Officers' Retirement Fund, of the Code of Ordinances of the City of Leesburg; amending Section 1, Definitions; amending Section 6, Benefit Amounts and Eligibility; amending Section 8, Disability; providing for Codification; providing for severability of provisions; repealing all Ordinances in conflict herewith; and providing an effective date.**

B. FIRST READING OF ORDINANCES:

- 1. 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 36.99 +/- acres from City of Leesburg General Commercial to City of Leesburg Age Restricted Development, for a property generally located south of County Road 470 and east of Ronald Reagan Turnpike, lying in Section 17, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (VOWL 7th Site Plan SSCP)**
- 2. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 36.99 +/- acres from City of Leesburg PUD (Planned Unit Development) to City ARD (Age Restricted Development), to apply existing The Villages Chapter 163 Codes, spread previously approved density to across the proposed acreage, and provide consistent The Villages development patterns, for a property generally located south of County Road 470 and east of Ronald Reagan Turnpike, lying in Section 17, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (VOWL 7th Site Plan RZ)**
- 3. An Ordinance of the City of Leesburg, Florida, to modify the Chapter 163 Development Agreement between The Villages of West Lake, Area A; for the development of approximately 5,631 acres; providing a binding agreement and amendments for long-term development; including but not limited to density, intensity, land uses and process; approving development rights and land development regulations; for a property generally located near Florida's Turnpike, the Lake and Sumter County line; and north of CR 470; as legally described in Sections 6, 7, 8, 9, and 16, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (VOWL 163 Area A Amendment 2026)**
- 4. An Ordinance of the City of Leesburg, Florida, to modify the chapter 163 Development Agreement between The Villages of West Lake, Area B; for the development of approximately 1,230 acres; providing a binding agreement and amendments for long-term development; including but not limited to density, intensity, land uses and process; approving development rights and land development regulations; for a property generally located near Florida's Turnpike, the Lake and Sumter County line; and east and west of CR 48; as legally described in Sections 31, Township 20 South, Range 24 East; and Sections 5, 6, and 7, Township 21 South, Range 24 East, Lake County, Florida; and providing an effective date. (VOWL 163 Area B Amendment 2026)**
- 5. An Ordinance of the City of Leesburg, Florida, amending and restating Ordinance No. 24-25, as amended by Ordinance No. 25-40; providing a**

short title; providing findings and intent; granting a non-exclusive Franchise to Tri-County Sanitation, LLC, and its successors and assigns ("Franchisee"); a Franchise for a period of 30 years to construct, own, operate and maintain certain services and facilities to serve areas within and adjacent to The Villages Age Restricted Development; setting forth the terms and conditions under which such Franchise shall operate; amending the Franchise territory; amending notice provisions; providing for conflict and severability; and providing an effective date.

6. **An Ordinance of the City of Leesburg, Florida, amending and restating Ordinance No. 2018-2, as amended by Ordinance No. 2018-35, as further amended by Ordinance No. 20-14, and amended and restated by Ordinance No. 24-24; providing short title; providing findings and intent; granting certain non-exclusive Franchises to Gibson Place Utility Company, LLC, Gibsn Place Water Conservation Authority, LLC, Blue Goose Utility Company, LLC, Blue Goose Water Conservation Authority, LLC, Okeehumkee Utility Company, LLC, Okeehumkee Water Conservation Authority, LLC, and their successors and assigns (each a Franchisee, and sometimes collectively referred to herein as the "Franchisees"); a Franchise for a period of 30 years to construct, own, operate and maintain certain services and facilities to serve areas within and adjacent to The Villages Age Restricted Development; setting forth the terms and conditions under which such Franchises shall operate; amending the Franchise Territory; amending notice provisions; providing for conflict and severability; and providing an effective date.**
7. **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 2.62 +/- acres from City of Leesburg Low Density Residential to Medium Density Residential, for a property generally located south of South Street and west of Lucas Street, lying in Section 27, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (TFS Lucas Street Multi-Family SSCP)**
8. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 2.62 +/- acres from City R-2 (Medium Density Residential) to R-3 (High Density Residential) to allow for a multi-family development, for a property generally located south of South Street and west of Lucas Street, lying in Section 27, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (TFS Lucas Street Multi-Family RZ)**
9. **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.

C. NON-ROUTINE ITEMS:

- 1. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Ratification of the Collective Bargaining Agreement with the Professional Firefighters of Leesburg Local 2957, IAFF, AFL-CFO-CLC; 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.

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.