

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

REGULAR MEETING

September 10, 2024

COUNTY COMMISSIONERS

**Kirby Smith, Chairman
Douglas B. Shields, District #1
Sean Parks, District #2
Leslie Campione, District #4
Josh Blake, District #5**

**Jennifer Barker, County Manager
Gary J. Cooney, Clerk to the Board
Melanie Marsh, County Attorney**

DISCLAIMER

***Meetings are held in person with limited occupancy for social distancing.
Members of the public are invited to attend in person or join the meeting
virtually via Zoom with a computer or smart device. Attendees may also call
into the meeting using the information provided on our website.***

***To view upcoming meeting dates and locations, or for more information
on upcoming meetings, visit <https://lakecountyfl.gov/boardmeeting>.***

This booklet has been prepared for the convenience of the Board of County Commissioners in discussing matters before them. Every effort has been made to include all items to be discussed at this Board of County Commissioners meeting; however, Commissioners may add items to the agenda up to 4 days prior to the meeting. They also may remove items from consideration at any time. While it has been the goal to present error-free information, we do not represent that documentation is without errors or omissions.

In addition to regular Board meetings, the Board of County Commissioners may, from time to time, schedule a workshop during which they will receive information from staff, have discussions with staff and among themselves, and then proceed to give staff direction on the subject matter being discussed unless otherwise shown on the Agenda item. These discussions and workshops do not take the place of the formal public hearing process during which any member of the public may comment and formal action is taken.

The Board and staff welcome written comments prior to workshops and other meetings. If you have comments or questions regarding the subject matter of any Board action or workshop, please deliver your written comments to appropriate County staff or mail to the Board of County Commissioners, Post Office Box 7800, Tavares, FL 32778.

ITEMIZED AGENDA

September 10, 2024

9:00 AM. Invocation

Pledge of Allegiance

I. VIRTUAL MEETING INSTRUCTIONS

II. AGENDA UPDATE

Discussion regarding proposed revisions to today's Agenda.

III. MINUTES APPROVAL

Tab 1 Recommend approval of the following minutes:

- July 9, 2024

CITIZEN QUESTION AND COMMENT PERIOD

At this point in the meeting the Board of County Commissioners will hear questions, comments and concerns from the citizens. If the issue raised is not on today's agenda, action will not be taken by the Board. Questions may be answered by staff, or referred for appropriate staff action. If further action is necessary, the item may be placed on a future Board agenda.

Zoning and code enforcement matters cannot be discussed during the public comment period. Procurement matters not scheduled to be heard by the Board today also cannot be discussed during the public comment period.

Public comment shall be limited to 3 minutes per person.

IV. CLERK OF COURT'S CONSENT AGENDA

Tab 2 Recommend approval of the Clerk's Consent Agenda (Items 1-6):

1. Notice is hereby provided of warrants paid prior to this meeting, pursuant to Chapter 136.06 (1) of the Florida Statutes, which shall be incorporated into the Minutes and filed in the Board Support Division of the Clerk's Office.
2. Notice is hereby provided of having received a list of property placed on the Lands Available List.

3. Notice is hereby provided of having received the following items for the Parkside Trails Community Development District: the Proposed Budget for Fiscal Years 2024 and 2025 in accordance with Section 190.008 (2)(b), Florida Statutes for purposes of disclosure and information only; a map of the District pursuant to Chapter 190, Florida Statutes, and related City of Clermont Ordinance 2024-025; and Resolution 2024-04.
4. Notice is hereby provided of having received the Greater Lakes/Sawgrass Bay Community Development District Annual Financial Audit Report for the Fiscal Year Ended September 30, 2023, pursuant to Section 11.45 and Section 189.418, Florida Statutes.
5. Notice is hereby provided of having received the Cherry Lake Community Development District's adopted budget for Fiscal Year 2024/2025 in accordance with Section 190.008 (2)(b), Florida Statutes, for purposes of disclosure and information.
6. Notice is hereby provided of having received the Country Greens Community Development District's adopted operating budget for Fiscal Year 2025 in accordance with Section 190.008 (2)(b), Florida Statutes, for purposes of disclosure and information only.

V. CONSENT AGENDA (Tabs 3-18):

A. COUNTY MANAGER

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| <u>Tab 3</u> | Recommend approval of updates to LCC-69 Naming County Facilities and Placement of Memorials. There is no fiscal impact. |
| <u>Tab 4</u> | Recommend approval of the Lake County Historical Society and Museum's funding request for \$5,000 in Fiscal Year 2024 for Seminole Girl Statue and \$25,000 in Fiscal Year 2025 for operating expenses. The fiscal impact is \$30,000 (expenditure) and is within the Fiscal Year Budgets. |

B. ADMINISTRATIVE SERVICES

Management and Budget

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| <u>Tab 5</u> | Recommend approval of the Sheriff's request for a budget transfer in the amount of \$100,000 from contingency funds to law enforcement salaries. The fiscal impact is \$100,000 (expenditure). |
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C. HUMAN RESOURCES AND RISK MANAGEMENT

Tab 6 Recommend approval of the pay ranges for Fiscal Year 2025. The pay ranges begin at a minimum of \$15.00 per hour.

Tab 7 Recommend approval:

1. Of the County's annual loss control insurance policies with Princeton and other insurance companies; and
2. Of Brown & Brown's annual fee for professional services; and
3. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is \$2,945,142 (expenditure) and will be included in the Fiscal Year 2025 Budget.

D. ECONOMIC DEVELOPMENT SERVICES

Economic Development

Tab 8 Recommend approval of an Economic Development Grant Incentive Program award for Crooked Can Brewing Company pursuant to Section 7-4, Lake County Code, after finalization of an agreement; and for the Chairman to execute the Agreement upon review by the County Attorney's Office.

If all requirements are met, the estimated fiscal impact is \$250,411 (expenditure) over a 5-year grant period, estimated to begin in Fiscal Year 2027.

Tab 9 Recommend approval of a Lease Agreement between Lake County and Gayn & Payn Properties, LLC for relocation of the South Lake Business Opportunity Center (BOC) at 889 East Anderson Road, Suite 200, in Groveland. The fiscal impact is \$12,782.40 (expenditure) and will be included in the Fiscal Year 2025 Budget. Commission District 1.

Tab 10 Recommend approval and execution of an Interlocal Agreement recognizing The Four Corners Geographic Area of Lake County, Orange County, Osceola County, and Polk County. The Four Corners Area is within Commission District 1. There is no fiscal impact.

Tab 11

Recommend approval:

1. Of the First Amendment to the Economic Development Partnership Agreement between Lake County (County) and Lake Economic Area Development Partnership (LEAD).
2. To authorize the County Manager to execute any non-material changes to the Action Plan in Exhibit A that may be requested by the LEAD Board of Directors, which would result in an Addendum to the First Amendment to the Economic Development Partnership Agreement. The Action Plan attached to the First Amendment is being considered by the LEAD Board of Directors for approval at its September 25, 2024 LEAD Board meeting. Changes that would significantly modify the scope or structure of the agreement would be returned to the Board of County Commissioners.

The fiscal impact is \$500,000 (expenditure) and will be included in the Fiscal Year 2025 Budget.

E. PUBLIC SAFETY

Fire Rescue

Tab 12

Recommend approval of a First Amendment to Temporary Fire Station Interlocal Agreement with the City of Groveland. There is no fiscal impact. Commission District 1.

Tab 13

Recommend approval and execution of an Agreement between Lake County and First Response Training Group (FRTG) for an In-House Paramedic Training Program. The estimated fiscal impact is \$127,425 (expenditure) and will be included in the Fiscal Year 2025 Budget.

Tab 14

Recommend approval of Lease Agreement with Plaza Truck & R.V. Center, LLC, for Commercial Lease Space for Lake Emergency Medical Services Fleet and Logistics located at 2345 South 14th Street, in Leesburg. The fiscal impact is \$171,660.00 (expenditure) and will be included in the Fiscal Year 2025 Budget. Commission District 5.

F. INFRASTRUCTURE AND TRANSPORTATION SERVICES

Public Works

Tab 15

Recommend approval:

1. Of Contract 23-916 with GAI Consultants, Inc. (Homestead, PA) to provide professional design services for safety improvements along Micro Racetrack Road from CR 466A to Lake Ella Road; and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The fiscal impact is \$488,750.83 - \$225,000 (revenue/expenditure - grant funded) and \$263,750.83 (expenditure - county match). Commission District 5.

Tab 16

Recommend approval:

1. Of the Developer's Agreement with First Baptist Church of Clermont, Inc. to sell approximately 2.97 acres to the County for a stormwater pond and approximately 1.65 acres of right-of-way associated with the widening of Hartwood Marsh Road; and
2. Of the purchase Agreement with First Baptist Church of Clermont, Inc. for approximately \$712,800 to acquire property needed for the widening of Hartwood Marsh Road; and
3. For Chairman to execute any necessary closing documents.

The estimated fiscal impact is \$712,800 (expenditure - South Transportation Impact Fee District) and is within, and will not exceed, the Fiscal Year 2024 Budget. Commission District 2.

Tab 17

Recommend approval:

1. To amend the list of locations for the installation of automated license plate readers (LPR) on county right-of-way; and
2. To authorize the Chairman of the Board of County Commissioners to approve future locations as recommended by the Sheriff.

Funding for the LPR is available in the Sheriff's Budget.

Tab 18

Recommend adoption of a resolution to post "No Trucks Rated Class 8 or Higher and No Vehicles/Trailers Over 8 Feet Wide Local Delivery Exempt" signs on Villa City Road in the Groveland area.

The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2024 Budget. Commission District 1.

VI. PUBLIC HEARINGS

Tab 19

Recommend approval:

1. To adopt a resolution for the Local Provider Participation Fund (LPPF) Assessments for the fiscal year beginning October 1, 2024; and
2. Of the rates of assessment and the assessment roll.

The fiscal impact is \$11,367,431 (revenue/expense) and will be included in the Fiscal Year 2025 Budget.

Tab 20

Recommend approval;

1. To adopt a resolution for Solid Waste Assessment for the fiscal year beginning October 1, 2024; and
2. Of the rates of assessment and the assessment roll.

The estimated fiscal impact is \$27,616,057 (revenue).

Tab 21

Recommend approval:

1. To adopt a resolution for Fire Assessments for the fiscal year beginning October 1, 2024; and
2. Of the rates of assessment and the assessment roll.

The estimated fiscal impact is \$52,900,000 (revenue).

Tab 22

Recommend approval:

1. To adopt a resolution for Municipal Service Benefit Unit (MSBU) for Internal Subdivision Roads for the fiscal year beginning October 1, 2024; and
2. Of the rates of assessment and the assessment roll.

The estimated fiscal impact is \$21,226.24 (revenue).

Tab 23

Recommend approval:

1. To adopt a resolution for Municipal Service Benefit Unit (MSBU) for Distributed Wastewater Treatment Systems for the fiscal year beginning October 1, 2024; and
2. Of the rates of assessment and the assessment roll.

The estimated fiscal impact is \$9,900 (revenue).

VII. PUBLIC HEARINGS: REZONINGS (SEE SEPARATE AGENDA)

Tab 24

Public Hearings on Rezoning, Conditional Use Permits, and Comprehensive Plan Amendments.

VIII. OTHER BUSINESS

Tab 25

Request approval to appoint an individual to the Sales Surtax Oversight Committee to serve the vacant unexpired, four-year term ending November 19, 2026.

Lake County League of Cities (1 vacancy):
Dina Sweatt

IX. REPORTS

A. County Attorney

B. County Manager

X. COMMISSIONER REPORTS

A. Commissioner Shields - District #1

B. Commissioner Parks - District #2

C. Commissioner Campione - District #4

D. Commissioner Blake - District #5

E. Commissioner Smith- Chairman and District #3

XI. 5:05 P.M. OR AS SOON THEREAFTER – BUDGET PUBLIC HEARING

Tab 26

Recommend approval:

1. To adopt the Fiscal Year 2025 tentative millage rates for the Lake County General Countywide Levy, the Lake County Voter Approved Debt Levy, the Lake County Municipal Services Taxing Unit (MSTU) for Ambulance and Emergency Services Levy, the Lake County MSTU for Stormwater, Parks and Roads Levy, the Lake County MSTU for Fire Rescue, the Lake County MSTU for Wellness Way, and the Lake County Water Authority Levy; and
2. To adopt the Lake County Fiscal Year 2025 Tentative Budget; and
3. To announce that the final public hearing to adopt the Fiscal Year 2025 Budget and millage rates will be held September 24, 2024, at 5:05 p.m. in the County Commission Chambers at the Lake County Administration Building, 315 West Main Street, Tavares, Florida.

XII. ADDENDUM

CONSENT AGENDA

COUNTY ATTORNEY

Tab 27

Recommend approval to allow Commissioner Campione to participate and vote using an electronic platform on budget related items included in the September 10, 2024, agenda due to extraordinary circumstances. There is no fiscal impact.

COMMUNITY SERVICES

Office of Housing and Community Services

Tab 28

Recommend approval:

1. Of a local government contribution in the form of an impact fee waiver of \$37,500 to Acruva Community Developers, LLC for the proposed development of seventy-two affordable housing units for seniors, located at South Dixie Avenue, Fruitland Park, FL 34731, contingent upon the developer receiving funding through the Florida Housing Finance Corporation State Apartment Incentive Loan (SAIL) Program for Fiscal Year 2024; and
2. To authorize the Chairman to execute the Local Government Verification of Contribution Loan Form to be submitted with the SAIL application.

The fiscal impact is \$37,500 in applicable impact fee credits.
Commission District 5.

The County Commission reserves the right to move any Agenda item to an earlier time during the day as its schedule permits, except in the case of items and appointments that have been advertised in a newspaper for a specific time.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by the County Commission with respect to any matter considered at this Commission meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact (352) 343-9760 at least 48 hours before the scheduled meeting; if you are hearing or voice impaired, call 711 or (352) 253-1840.