

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

REGULAR MEETING

December 17, 2024

COUNTY COMMISSIONERS

**Anthony Sabatini, District #1
Sean Parks, District #2
Kirby Smith, District #3
Leslie Campione, District #4
Timothy Morris, 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

December 17, 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:

- October 8, 2024 (Regular Meeting)
- October 22, 2024 (Regular Meeting)

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 1-3):

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 the City of Clermont's Annual Comprehensive Financial Report and the CRA Annual Report for the fiscal year ended September 30, 2023.

3. Notice is hereby provided of having received Olympus Community Development District Resolution 2025-01 identifying the Fiscal Year 2024/2025 annual meeting schedule.

V. CONSENT AGENDA (Tabs 3-28):

A. PROCLAMATIONS

Tab 3 Recommend approval of the Dr. Martin Luther King, Jr. Day proclamation, per Commissioner Campione.

B. COUNTY ATTORNEY

Tab 4 Recommend adoption of a Resolution approving the Issuance by the Housing Authority of Polk County of its not to exceed \$29,000,000 Multifamily Housing Revenue Bonds Series to finance a Multifamily Residential Rental Project to be known as the Cypress Oaks Apartments Project in Leesburg. There is no fiscal impact.

Tab 5 Recommend approval and adoption of a Resolution approving the issuance of Industrial Development Revenue and Revenue Refunding Bonds for the Family Christian Center of Clermont, Inc. Project, in its Series 2024 Bonds, in an aggregate principal amount not to Exceed \$10,500,000. The estimated fiscal impact is \$52,500 (revenue). Commission District 1.

C. COUNTY MANAGER

Tab 6 Recommend approval of a Memorandum of Agreement with the City of Tavares, the City of Mount Dora and The Trust for Public Land to procure the services of a professional appraiser to review an appraisal conducted by CSX Transportation, Inc. for the value of a rail corridor proposed to be purchased and converted to a public trail.

The fiscal impact will not exceed \$11,000 (expenditure).

D. ADMINISTRATIVE SERVICES

Information Technology

- Tab 7 Recommend approval:
1. Of a contract to provide cloud-based unified communications services that will be used by the Lake County Board of County Commissioners, Lake County Sheriff, Lake County Clerk of Courts, Public Defender, Court Administration and State Attorney's Office; and
 2. For the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is \$162,701.53 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Annual expenditures in future years are estimated to be \$365,595.48 and will not exceed available funding in future fiscal year budgets.

Management and Budget

- Tab 8 Recommend approval of a Second Amendment to the Interlocal Agreement with the City of Minneola, utilizing American Rescue Plan Act (ARPA) funds, for the purpose of implementing various drinking water, wastewater, and stormwater infrastructure projects. There is no fiscal impact. Commission District 2.
- Tab 9 Recommend approval of the First Amendment to the Interlocal Agreement with Lake Technical College, utilizing American Rescue Plan Act (ARPA) funds, for the purpose of providing workforce training programs and constructing the new Transportation Training and Innovation Center in Tavares. There is no fiscal impact.
- Tab 10 Recommend approval of a Second Amendment to the Interlocal Agreement with the Town of Montverde, utilizing American Rescue Plan Act (ARPA) funds, for wastewater treatment projects. The fiscal impact is \$2.2 million (revenue/expenditure) which will be reallocated to various stormwater projects. Commission District 2.
- Tab 11 Recommend approval of a Subrecipient Agreement (Agreement) with the City of Eustis (Eustis), utilizing American Rescue Plan Act (ARPA) funds, for the purpose of connecting seven duplexes, or fourteen residential units, to Eustis' sewer system and abandoning the private individual Onsite Sewage Treatment and Disposal Systems (OSTDS). The fiscal impact is \$100,000 (expenditure - ARPA funded). Eustis has the Agreement scheduled for approval on December 12, 2024. Commission District 3.
- Tab 12 Recommend approval of a First Amendment to the Interlocal Agreement with Lake Sumter State College, utilizing American Rescue Plan Act (ARPA) funds, for the purpose of creating a new Construction Management Associate in Science (A.S.) degree program. There is no fiscal impact.

E. HUMAN RESOURCES AND RISK MANAGEMENT

Tab 13 Recommend approval of a Property Damage Claim for damage sustained on August 4, 2024.

F. ECONOMIC GROWTH

Planning and Zoning

Tab 14 Recommend approval to advertise an Ordinance amending Section 10.01.03, and Chapter II, Lake County Code, Appendix E, Land Development Regulations, entitled *Accessory Dwelling Units* and *Definitions*, respectively, and Section 22-14, Lake County Code, entitled *Refund of Impact Fees Paid*. The fiscal impact is indeterminable at this time.

G. PUBLIC SAFETY

Emergency Management

Tab 15 Recommend approval:

1. To accept the Emergency Management Performance Grant (EMPG) Agreement; and
2. To execute the EMPG Agreement for Fiscal Year 2024-2025 in the amount of \$101,023; and
3. To authorize the County Manager to execute future amendments/modifications that do not have a financial impact; and
4. To authorize the Director of the Office of Emergency Management to execute Exhibit 1 - Federal Programs and Resources Awarded (page 26); and
5. To authorize the Director of the Office of Emergency Management to execute Exhibit 2 - Certification Regarding Telecommunications and Video Restrictions (page 28); and
6. To authorize the Director of the Office of Emergency Management to execute Exhibit 3 - Certification Regarding Lobbying (page 29).

The fiscal impact is \$101,023 (revenue/expenditure - grant funded).

Fire Rescue

Tab 16

Recommend approval:

1. Of Contract 24-516 for Public Safety Consulting Services to Alfred Benesch & Company, Inc. (Tampa, FL); and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated annual fiscal impact is \$79,810 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Expenditures will not exceed available funding in future fiscal year budgets.

Public Safety Support

Tab 17

Recommend approval:

1. To utilize the State of Florida Contract 43210000-23-OMNIA-ACS-TX to purchase and install the improvements to the audiovisual system for the Emergency Communications Operations Center (ECOC);
2. To authorize the Office of Procurement Services to execute all supporting documentation;
3. Use of the American Rescue Plan Act (ARPA) approved funding in the amount of \$389,134.75 allocated for this project; and
4. To authorize the County Manager, or designee, to execute all future supporting documentation and related expenditures.

The fiscal impact is \$389,134.75 (expenditure - ARPA funded).

H. COMMUNITY SERVICES

Office of Housing and Community Services

Tab 18

Recommend approval of First Amendment to Sub-Recipient Agreement between Find, Feed & Restore, Inc., and Lake County for Disbursement of American Rescue Plan Act (ARPA) Funds. There is no fiscal impact. Commission District 1.

Tab 19

Recommend approval of First Amendment to Sub-Recipient Agreement between Habitat for Humanity of Lake-Sumter, Florida, Inc., and Lake County for Disbursement of American Rescue Plan Act (ARPA) Funds. There is no fiscal impact. Commission District 4.

Tab 20

Recommend approval of First Amendment to Sub-Recipient Agreement between New Beginnings of Central Florida, Inc., and Lake County for Disbursement of American Rescue Plan Act (ARPA) Funds. There is no fiscal impact. Commission District 2.

Tab 21

Recommend approval of a Subrecipient Agreement (Agreement) with LifeStream Behavioral Center (LifeStream), utilizing American Rescue Plan Act (ARPA) funds, for substance use disorder treatment and related mental health services. The fiscal impact is \$200,000 (expenditure - 100 percent ARPA funded).

I. INFRASTRUCTURE AND TRANSPORTATION SERVICES

Facilities Management

Tab 22

Recommend approval:

1. Of Contract 24-944 with Structural Solutions Group, LLC (Apopka, FL) for the Second Floor Reconfiguration - County Tax Collector Building;
2. Of a budget transfer in the amount of \$28,000 from Facilities Repair and Maintenance to Buildings; and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is \$496,000 (expenditure). Commission District 3.

Tab 23

Recommend approval:

1. Of Contract 24-955 with GSB Construction & Development, Inc. (Wildwood, FL) for the Construction of Fire Station 85 in Montverde; and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is \$4,374,375 (expenditure) and is within the Fiscal Year 2025 Budget. Commission District 2.

Tab 24

Recommend approval:

1. Of Contract 24-953 with GSB Construction & Development, Inc. (Wildwood, FL) for Construction and Audio Visual / Information Technology Services for the Lake County Courtroom Renovation Project; and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is \$2,791,993.50 (expenditure - 100 percent ARPA grant funded) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 3.

Tab 25

Recommend approval:

1. Of Contract 24-935 for the County Courthouse Administration Camera - Phase 2 Installation; and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is \$738,335.57 (expenditure - 100 percent ARPA funded) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 3.

Public Works

- Tab 26 Recommend approval to execute a Proportionate Share Mitigation Agreement between the Lake County School Board, Pulte Homes, LLC (Orlando, FL), Jen Florida 55, LLC (Oviedo, FL), and the Lake County Board of County Commissioners. There is no fiscal impact. Commission District 1.
- Tab 27 Recommend adoption of a resolution to reduce the speed limit from 55 MPH to 50 MPH on County Road 561A from County Road 561 to the existing 45 mph zone (between Scrub Jay Road and North Hancock Road) and from the 45 MPH zone to County Road 455, in the Clermont area, Minneola and Ferndale area.
- The estimated fiscal impact is \$400 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 2.
- Tab 28 Recommend adoption of a resolution to advertise a public hearing to vacate a platted park. The closest municipality is Mount Dora.
- The fiscal impact is \$2,295 (revenue) and is within the Fiscal Year 2025 Budget. Commission District 4.

VI. PRESENTATIONS

- Tab 29 Review of the approved 2025 Legislative Priorities.
- 1. Golden Triangle Regional Park - East Campus**
Legislative Funding Request - \$500,000
 - 2. East Lake Sports and Community Complex**
Legislative Funding Request - \$500,000
 - 3. South Lake County Public Safety Complex**
Legislative Funding Request - \$1,000,000
 - 4. Workforce Training and Continuing Education Center - Cagan Crossings Community Library**
Legislative Funding Request - \$750,000
 - 5. Supervisor of Elections Building**
Legislative Funding Request: \$1,000,000

Other Legislative Priorities

- **Automatic Road Transfer to Municipality**
- **Policy proposal for freshwater fishing licenses**
- **Clermont Alternative Water Supply Study**

- Tab 30 A presentation by the County Engineering Director regarding Traffic on Lakeshore Drive near CR 561 in the Clermont Area. Commission District 1.

VII. OTHER BUSINESS

Tab 31

Request approval to reappoint members to the Board of Building Examiners (BOE), adjust term limits, and approve an ethical waiver for Mr. George Marek, if reappointed.

The BOE has four (4) members seeking reappointment as follows:

1. Lori Brown for a term beginning on 1/15/2025 and expiring 01/14/2029. *(Business Person)*
2. George Marek, with conflict waiver, for a term beginning on 1/15/2025 and expiring 01/14/2029. *(Engineer)*
3. James A. Moore Jr. for a term beginning on 1/15/2025 and expiring 01/14/2029. *(Contractor Certified under Section 489.105(3)(a)-(c) and/or (d)(o), Florida Statutes)*
4. Ray Newman for a term beginning on 1/15/2024 and expiring 01/14/2029. *(Consumer Member)*

Adjusting the term for the following member:

1. Jeremy Shawn Wiseman for a term ending on 01/14/2027. Mr. Wiseman was appointed to an unexpired seat on 01/09/2024. *(Contractor Certified under Section 489.105(3)(a)-(c) and/or (d)(o), Florida Statutes)*

Tab 32

Recommend approval to appoint members to the Library Advisory Board as follows:

District 1: This appointment would fill a vacant unexpired term ending 2/28/2025 plus an additional term ending 2/28/2029.

- Adam Graham
- Tom Vail

District 4: Reappointment for a four-year term ending 2/28/2029

- John Nystrom (reappointment)

City of Tavares: This appointment would fill a vacant unexpired term through 2/28/2026.

- Lawrence Ross

Tab 33

Request approval to appoint one (1) member representing District 1 to fill an unexpired term on the Planning & Zoning Board ending January 31, 2025, plus an additional term ending January 31, 2029. The following individuals have applied:

- Donald B. Bailey (District 1 Resident)
- Joseph DePergola (District 1 Resident)

Tab 34

Request approval to appoint applicants to fill two (2) positions on the Tourist Development Council with a term expiration of December 1, 2028, and of the associated Resolution as follows:

- One (1) seat to fill the position of Owner or Operator of a Hotel, Motel, or Resort:

David Perry (new applicant) (Owner of Citrus on the Lake Hotel - Tavares)

- One (1) seat to fill the position of a Resident of Lake County Involved in the Tourism Industry:

Gigi Lemon with conflict waiver (reappointment) (CFO The Big House Sports Complex - Tavares)

John Sokol (new applicant) (CEO of Great Chicago Fire Brewery - Leesburg)

VIII. REPORTS

A. **County Attorney**

B. **County Manager**

IX. COMMISSIONER REPORTS

A. **Commissioner Sabatini - District #1**

B. **Commissioner Parks - District #2**

C. **Commissioner Smith - District #3**

D. **Commissioner Morris - District #5**

E. **Commissioner Campione - Chairman and District #4**

X. CLOSED SESSION (Immediately Following the Board Meeting)

Tab 35

Closed Session regarding Collective Bargaining Negotiations pursuant to Section 447.605, Florida Statutes. There is no fiscal impact.

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.