

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

REGULAR MEETING

May 20, 2025

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

May 20, 2025

9:00 AM. Invocation

Pledge of Allegiance

I. AGENDA UPDATE

Discussion regarding proposed revisions to today's Agenda.

II. MINUTES APPROVAL

Tab 1 Recommend approval of the following minutes:

- April 22, 2025 (Regular Meeting)

III. ARPA UPDATE

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. PRESENTATION OF PROCLAMATIONS

Tab 2 Recommend approval and presentation of a proclamation designating the week of May 18-24, 2025, as National Emergency Medical Services Week.
There is no fiscal impact.

Tab 3 Recommend approval and presentation of the Leesburg High School Girls Weightlifting Team proclamation, per Commissioner Morris.

Tab 4 Recommend approval and presentation of the Leesburg High School Boys Weightlifting Team proclamation, per Commissioner Morris.

Tab 5 Recommend approval and presentation of Proclamation designating May 2025 as Mental Health Awareness Month.

- Tab 6 Recommend approval and presentation of a Proclamation recognizing the American Athletic Club (AAC) 18 Freedom Division Junior National Girls Volleyball Team for their USA Volleyball Junior National Championship title win.

V. CLERK OF COURT'S CONSENT AGENDA

- Tab 7 Recommend approval of 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 Southwest Florida Water Management District's Annual Comprehensive Financial Report for the fiscal year ended September 30, 2024.
 3. Notice is hereby provided of having received the Bella Collina Community Development District proposed budget for Fiscal Year 2026 in accordance with Section 190.008 (2)(b), Florida Statutes, for purposes of disclosure and information only.

VI. CONSENT AGENDA (Tabs 8-27):

A. PROCLAMATIONS

- Tab 8 Recommend approval of proclamation designating June 2025 as Tobacco - Free Parks Month in Lake County.

B. COUNTY ATTORNEY

- Tab 9 Recommend approval for a waiver of conflict for Gray Robinson regarding its representation of a property owner in relation to the proposed acquisition of a portion of their property for the Round Lake Road Extension Project in Mount Dora. There is no fiscal impact. Commissioner District 4.

C. DEVELOPMENT SERVICES

Planning and Zoning

- Tab 10 Recommend approval for the Planning & Zoning Director to execute a Release of Declaration of Unity of Title related to Lots 62 and 63, Mobile Home Estates, (Alternate Key 1399238) for property located at 1338 Westland Drive, in Tavares; and authorization for the Planning & Zoning Director to execute future releases when required to clear title, and authorize the recording in the public records. The fiscal impact for this initial transaction is \$500 (revenue). Commission District 3.

D. PUBLIC SAFETY

Emergency Management

Tab 11 Recommend approval and execution of the Interlocal Agreement between the Lake County Board of County Commissioners and the Town of Montverde, allowing use of the AlertLake Emergency Notification System by the Town.
There is no fiscal impact.

Tab 12 Recommend approval:
1. Of a Memorandum of Agreement (MOA) for Lake County's continued participation in the Orlando Urban Areas Security Initiative (UASI); and
2. To authorize the Chairman to execute the MOA; and
3. To designate the Office of Emergency Management Director as the primary representative for Lake County to the UASI Working Group; and
4. To authorize the County Manager to execute any future no-cost amendments or modifications to the MOA.

There is no fiscal impact.

E. COMMUNITY SERVICES

Office of Housing and Community Services

Tab 13 Recommend approval:
1. Of a Substantial Amendment of the Community Development Block Grant (CDBG) Fiscal Year 2019-2020 Annual Action Plan;
2. To authorize the Office of Housing & Community Services Director to execute any documents required by the U.S. Department of Housing & Urban Development;
3. Of a corresponding authorizing Resolution that adopts the Substantial Amendment to the CDBG Fiscal Year 2019-2020 Annual Action Plan; and
4. Of a budget transfer in the amount of \$222,561 reallocating CDBG-CV3 Capital funds from CV-Rent and Mortgage Assistance to Food Assistance.

The fiscal impact is \$222,561 (expenditure - grant funded).

Library Services

Tab 14

Recommend approval:

1. Of Contract 24-473 for Design Services for Cagan Crossing Library Second Floor to Rhodes & Brito Architects, Inc. (Orlando, FL); and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is \$398,199 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 budget.
Commission District 1.

F. INFRASTRUCTURE AND TRANSPORTATION SERVICES

Facilities Management

Tab 15

Recommend approval:

1. Of Contracts 25-904A thru 25-904L with: Adaptive Project Strategies, LLC (Clermont, FL) (25-904A); Boulevard Contractors Corp. (Winter Springs, FL) (25-904B); DDS Enterprises, LLC (Pierson, FL) (25-904C); DeSanto Plumbing, Inc. (Astatula, FL) (25-904D); GSB Construction & Development, Inc. (Leesburg, FL) (25-904E); Next Dimension Construction, Inc. (Summerfield, FL) (25-904F); Prime Electric, LLC (Leesburg, FL) (25-904G); Ruby Builders, Inc. (Orlando, FL) (25-904H); Rybek Construction, Inc. (Tavares, FL) (25-904I); South Lake Electric & Construction Company, Inc. (Groveland, FL) (25-904J); Trident 1 LLC d/b/a Trident Construction (Eustis, FL) (25-904K); and Waterman Construction Corporation (Umatilla, FL) (25-904L) for On-Call Facility Construction Services; and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated annual fiscal impact is \$184,000 (expenditure) and will not exceed available funding in any Fiscal Year budget.

Public Works

Tab 16

Recommend approval:

1. Of Contracts 25-505A & 25-505B for asphaltic concrete supplies with CW Roberts Contracting, Incorporated (Tallahassee, FL) and Superior Asphalt, Inc. (Brandenton, FL), and

2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is \$243,000 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Annual expenditures will not exceed available funding in any Fiscal Year budget.

Tab 17

Recommend approval:

1. To increase the expenditure limits of Contract 24-502 for Roadway Base Repair Services with PAQCO (Leesburg, FL) from \$450,000 to an amount not to exceed the approved budget of each Fiscal Year, as this contract is utilized for small-scale roadway base repair projects as needed.

2. To authorize the Office of Procurement Services to execute all supporting documentation.

The anticipated expenditure is \$650,000 in Fiscal Year 2025, with escalated costs of up to \$100,000 each future Fiscal Year to accommodate the increased number of base repair projects identified to improve the County's overall roadway conditions. Annual expenditures will not exceed available funding in each Fiscal Year's budget.

Tab 18

Recommend approval of a Haul Agreement between Lake County and PRM Clermont/Wellness Way Owner, LLC for the Integra project located on Wellness Way.

There is no fiscal impact. Commission District 1.

Tab 19

Recommend approval of a Resolution declaring certain portions of County-owned property as right-of-way for the Wallick Road extension.

The estimated fiscal impact is \$100 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 4.

Tab 20

Recommend approval of an Interlocal Agreement with the City of Clermont to provide a stormwater drainage easement for a pipe in exchange for the ability to co-locate City stormwater in the County's stormwater pond.

The estimated fiscal impact is \$100 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 2.

Tab 21

Recommend approval:

1. Of a Local Agency Program (LAP) agreement with the Florida Department of Transportation (FDOT); and

2. For adoption of a supporting resolution for construction and construction engineering inspection services for County Road 452 (from County Road 44 to the Lake/Marion County Line); and

3. For adoption of an Unanticipated Revenue Resolution (URR) to accept and appropriate \$3,314,644 for the Federal/State Grant Fund: and

4. Of a budget transfer in the amount of \$1,498,802 from Sales Tax Infrastructure Construction-County Road 466A to Sales Tax Infrastructure-CR 452.

The fiscal impact is \$4,813,446 - \$3,314,644 (revenue/expenditure – grant funded) and \$1,498,802 (expenditure - county match).
Commission District 4.

Tab 22 Recommend approval to execute a Proportionate Share Mitigation Agreement between the Lake County School Board, Beazer Homes, LLC, Jen Florida 56, LLC, and the Lake County Board of County Commissioners for the Trout Lake PUD.
There is no fiscal impact. Commission District 1.

Tab 23 Recommend approval to accept the final plat for Cagan Crossing West Phase 2, Tract 05 Replat and all areas dedicated to the public as shown on Cagan Crossing West Phase 2, Tract 05 Replat.
The fiscal impact is \$1,551 (revenue). Commission District 1.

Tab 24 Recommend approval to accept the final plat for Sanctuary Phase 5 and all areas dedicated to the public as shown on the Sanctuary Phase 5 final plat.
The fiscal impact is \$1,551 (revenue) and is within the Fiscal Year 2025 Budget. Commission District 1.

Transit Services

Tab 25 Recommend approval:
1. To accept the Florida Department of Transportation's (FDOT) awarded Section 5310 Rural Operating Grant Program Agreement for Fiscal Year 2025; and
2. To adopt an Unanticipated Revenue Resolution to accept and appropriate \$200,000 for the FDOT Section 5310 Rural Operating Grant Agreement for Fiscal Year 2025.
The fiscal impact is \$400,000 - \$200,000 (revenue/expenditure - grant funded) and \$200,000 (expenditure - county match).

Tab 26 Recommend approval:
1. To apply for the Florida Department of Transportation's Service Development Grant for Fiscal Year 2027-2029; and
2. To adopt the supporting Resolution authorizing the signing and submission of the Grant Application with supporting documents.

The estimated fiscal impact for Fiscal Year 2027-2029 is \$597,959 (revenue/expenditure - \$298,979 grant funded and \$298,980 in County funding).

Tab 27

Recommend approval:

1. To accept the Florida Department of Transportation's (FDOT) Section 5310 Capital Public Transportation Grant Agreement (PTGA) for Federal Fiscal Year 2024-2025; and
2. To procure vehicles under the State's bid list through FDOT's Transit Research Inspection Procurement Services (TRIPS) program.

The fiscal impact is \$836,506 - \$752,854 (revenue/expenditure - grant funded) and \$83,652 (expenditure - county match) and is within, and will not exceed, the Fiscal Year 2025 Budget.

VII. PRESENTATIONS

Tab 28

Presentation by the Opioid Task Force to provide recommendations for the establishment of a Drug Treatment Court.

VIII. PUBLIC HEARINGS

Tab 29

Recommend approval and execution of an Ordinance amending Section 3-66, Lake County Code, entitled *General Requirements*, related to human trafficking. Amendment required per House Bill 7063, dated May 13, 2024. There is no fiscal impact.

Tab 30

Recommend approval of a Resolution to vacate, discontinue, close, and to declare specific County-owned right of way as surplus, and to cease maintenance on a portion of Island Boulevard located east of Ray Goodgame Parkway and south of SR 50, that is no longer needed for a public use and authorization for the Chairman to execute any necessary closing documents. The estimated fiscal impact is \$2,295 (revenue). The closest municipality is Clermont.
Commissioner District 2.

IX. REGULAR AGENDA

A. COMMISSIONERS

Commissioner Smith - District #3

Tab 31

Discussion and direction regarding termination of the Minneola Athletic Complex Interlocal Agreement.

B. COMMUNITY SERVICES

Office of Housing and Community Services

- Tab 32 Discussion and direction related to applications for the Affordable Housing Multi-Family Impact Fee Waivers related to the following eligible projects:
1. District 5: Urick Street Apartments (requesting up \$1,591,302 in waivers);
 2. District 5: Southwinds Reserve Senior Living (requesting up to \$478,764 in waivers); and
 3. District 5: WaterVue at Lake Geneva (requesting up to \$1,033,804 in waivers).

The estimated fiscal impact is a reduction of \$3,103,870 (revenue) for requested impact fees to be waived.

C. DEVELOPMENT SERVICES

Planning and Zoning

- Tab 33 Recommend approval of the Joint Planning Agreement (JPA) between the City of Groveland and Lake County.
The fiscal impact is \$14,157 (expenditure) and is within the Fiscal Year 2025 Budget.
- Tab 34 Planning and Zoning Annexation Report.

X. OTHER BUSINESS

- Tab 35 Recommend approval:
To appoint members to the Children's Services Council and applicable waivers, as follows:

District 1

Evelisse Bookhout (and waiver) - Reappointment to a two-year term ending 5/14/2027.

District 3

John Herrell (and waiver) - To serve the remainder of a two-year term ending 5/14/2026.

Commissioner Anthony Sabatini is the Board of County Commissioners' liaison for the Children's Services Council.

Tab 36

Recommend approval:

To appoint one (1) member representing At-Large to fill an unexpired term on the Planning and Zoning Board ending January 31, 2027. The following individuals have applied:

- Matt Weber (District 5)
- Sean Lahey (District 4)
- Martin Proctor (District 1)
- Dr. Brandan Dixon (District 1)
- Malik Ghareeb (District 1)

Tab 37

Recommend approval:

To appoint members to the Board of Adjustment. The appointment request is for one (1) member representing District 1. Appointment will fill a term ending January 31, 2029. Also, an appointment request for one (1) member representing At-Large. Appointment will fill an unexpired term ending January 31, 2027.

The following individuals have applied:

- Martin E. Proctor (District 1)
- Hugh Gravitt (District 1)

All applicants are qualified electors of Lake County.

XI. REPORTS

A. COUNTY ATTORNEY

B. COUNTY MANAGER

XII. 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

XIII. ADDENDUM

A. REGULAR AGENDA

Commissioner Parks - District #2

Tab 38

Discussion and direction on road funding strategies.

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.