

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

REGULAR MEETING AND ZONING

July 1, 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

July 1, 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:

- May 20, 2025 (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.

III. CLERK OF COURT'S CONSENT AGENDA

Tab 2

Recommend approval of Clerk's Consent Agenda (Items 1-12)

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 approved tentative FY 2026 budget for the Arlington Ridge Community Development District.

3. Notice is hereby provided of having received the proposed budget for FY 2026 for the Country Greens Community Development District.

4. Notice is hereby provided of having received the Windsor Cay 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.

5. Notice is hereby provided of having received the Wellness Ridge 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.

6. Notice is hereby provided of having received the Parkside Trails 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.

7. Notice is hereby provided of having received the Lake Harris 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.

8. Notice is hereby provided of having received the Hicks Ditch 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.

9. Notice is hereby provided of having received the Dewey Robbins 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.

10. Notice is hereby provided of having received the Lake Emma 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.

11. Notice is hereby provided of having received the Central Lake 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.

12. Notice is hereby provided of having received the Annual Comprehensive Financial Report (ACFR) for the City of Mount Dora for the Fiscal Year ended September 30, 2024.

IV. CONSENT AGENDA (Tabs 3-13 & Tab 21)

A. PROCLAMATIONS

Tab 3 Recommended approval of a proclamation designating July 20 through July 26, 2025, as Pretrial, Probation, and Parole Supervision Week in Lake County.

B. ADMINISTRATIVE SERVICES

Management and Budget

Tab 4 Recommend approval of seven Resolutions providing for certification of the non-ad valorem assessment rolls for the Greater Groves Municipal Service Benefit Unit, Greater Hills Municipal Service Benefit Unit, Greater Pines Municipal Service Benefit Unit, Picciola Island Subdivision, Sylvan Shores Subdivision, Valencia Terrace Subdivision and Village Green Subdivision for the Fiscal Year beginning October 1, 2025. The total amount to be collected for these MSBUs is \$1,089,478.48.

Procurement Services

Tab 5 Recommend approval to declare the items on the attached list as surplus, authorization for their removal from the County's official fixed asset inventory system records, and authorization for the Office of Procurement Services Director to execute any required title documents. The fiscal impact cannot be determined at this time (revenue).

C. DEVELOPMENT SERVICES

Planning and Zoning

Tab 6 Recommend approval of a Settlement Agreement under Section 70.51, Florida Statutes, with Bay Lake Loop JM LLC, et al. and Lake County to resolve a land use dispute.

D. COMMUNITY SERVICES

Office of Housing and Community Services

Tab 7

Recommend approval:

1. Of a Substantial Amendment of the Community Development Block Grant (CDBG) Fiscal Year 2024-2025 Annual Action Plan;
2. To authorize the Office of Housing & Community Services Director to execute any documents related to the Substantial Amendment 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 2024-2025 Annual Action Plan;
4. Of a budget transfer in the amount of \$54,000 reallocating funding from the Stuckey Community Center Project to the New Beginnings Roof Replacement Project; and
5. Of the Subrecipient Agreement with New Beginnings to replace the roofs on two existing homes, one single-family and one duplex, being used as transitional housing for low-income families in need.

The fiscal impact is \$54,000 (expenditure). Commission District 2.

Library Services

Tab 8

Recommend approval:

1. To terminate contract 24-924 with GSB Construction and Development, Inc. (Wildwood, FL) for the East Lake Temporary Library Facility (Sorrento); and
- 2) To authorize the County Manager to execute the letter terminating contract 24-924 for convenience effective July 1, 2025.

The estimated fiscal impact is \$37,360.36 plus pending invoices (expenditure). Commission District 4

Visit Lake

Tab 9

Recommend approval:

1. To provide Tourist Development Tax funding for marketing/promotional fees and related expenses for Discover Lake County to be designated as a proud partner of University of Central Florida Athletics/Knights.
2. To authorize the Chair to execute the Marketing Agreement.

The fiscal impact is not to exceed \$565,874 (expenditure) and is within, and will be included in the Fiscal Year 2026, 2027 and 2028 budgets. The itemized fiscal impact per year is \$179,500 (2026); \$188,475 (2027); and \$197,899 (2028).

Tab 10

Recommend approval:

1. To provide Tourist Development Tax funding for host fees and related event expenses for Lake County and Greater Orlando Sports Commission (GOSports) bid to host the 2026 Major League Fishing Tackle Warehouse Invitational, to take place at Venetian Gardens in Leesburg. The dates for the event are February 5-8, 2026; and
2. To authorize the Chair to execute the Event Management Agreement.

The fiscal impact is not to exceed \$90,000 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 budget.
Commission District 5.

E. PARKS AND WATER RESOURCES

Parks and Trails

Tab 11

Recommend approval of a Colocation of Trail Agreement with the Central Florida Expressway Authority (CFX) for the County to reimburse CFX for the right-of-way acquisition, design, permitting, and construction of sections of multipurpose trail located between U.S. 27 and S.R. 429 as part of the Lake/Orange Expressway Project in the amount of \$17,370,738.72, spread over 17 equal payments of \$1,021,808.16, estimated to begin October 15, 2026, until October 15, 2042.

The total fiscal impact is \$17,370,738.72 (expenditure). Commission District 1.

Tab 12

Recommend approval:

1. Of Contract 24-946 with Bulldog Sitework, LLC (Leesburg, FL) for the P.E.A.R. Park Improvements Phase 1; and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is \$967,785.18 (expenditure).
Commission District 3

Tab 13

Recommend approval of a Non-Exclusive License Agreement with Florida Food Products, LLC to install, operate, construct, maintain, repair, and replace, if necessary, two (2) shallow groundwater monitoring wells at Marsh Park and Boat Ramp in designated locations.

There is no fiscal impact. Commission District 4.

V. PRESENTATIONS

Tab 14 Recommend approval for adoption of the Initial Assessment Resolution, which initiates the annual process for the preparation of the Municipal Service Benefit Unit (MSBU) for Internal Subdivision Roads Assessment Roll, authorizes the publication of the advertisement for September 9, 2025, Public Hearing, provides direction to notify all affected parties of the proposed rate, and directs the imposition of the MSBU for Internal Subdivision Roads fee for the fiscal year beginning October 1, 2025, for the Edgemont and Lake Nellie Crossing Subdivisions. Both subdivisions are in Commission District 1.

The estimated fiscal impact is \$50,702.78 (revenue).

Tab 15 Recommend approval for adoption of the Initial Assessment Resolution, which initiates the annual process for the preparation of the Distributed Wastewater Treatment System (DWTS) Municipal Service Benefit Unit Assessment Roll, authorizes the publication of the advertisement for September 9, 2025, Public Hearing, provides direction to notify all affected parties of the proposed rate, and directs the imposition of the DWTS Municipal Service Benefit Unit fee for the Fiscal Year beginning October 1, 2025.

The estimated fiscal impact for Fiscal Year 2026 is \$39,428.40 (revenue)

Tab 16 Recommend adoption of the Initial Assessment Resolution, which initiates the annual process for the preparation of the Solid Waste Assessment Roll; authorizes the publication of the advertisement for a Public Hearing on September 9, 2025; provides direction to notify all affected parties of the proposed rates; and directs the imposition of the Solid Waste Assessment fees for the Fiscal Year beginning October 1, 2025.

The estimated fiscal impact is \$30,556,114 (revenue).

Tab 17 Recommend approval of the Initial Assessment Resolution which initiates the annual process for preparation of the Fire Assessment Roll, authorizes the publication of the advertisement for a September 9, 2025, Public Hearing, provides direction to notice all affected parties of the proposed rates, and directs the imposition of the Fire Assessment fees for the Fiscal Year beginning October 1, 2025.

The estimated fiscal impact is \$52,147,000 (revenue).

VI. PUBLIC HEARINGS

Tab 18 Recommend approval for adoption by resolution of the 2025 Mt. Plymouth Sorrento Community Redevelopment Plan Update. There is no fiscal impact. Commission District 4.

VII. PUBLIC HEARINGS: REZONINGS (SEE SEPARATE AGENDA)

Tab 19 Public Hearings on Rezonings, Conditional Use Permits, and Comprehensive Plan Amendments.

VIII. ANNEXATION REPORT

IX. OTHER BUSINESS

Tab 20

Recommend approval to appoint two members to the Mount-Plymouth Sorrento Community Redevelopment Advisory Committee.

1) Appointment of **Irene Rodriguez** to fill a vacant position with an expiration date of January 31, 2027. This applicant is a qualified elector of Lake County and resides within the Mt. Plymouth-Sorrento Planning Area.

2) Appointment of **Mark Fahringer** to fill a vacant position with an expiration date of January 31, 2027. This applicant is a qualified elector of Lake County and resides within the Mt. Plymouth-Sorrento Planning Area.

Commissioner Campione is the Board of County Commissioners' liaison to the Mt. Plymouth-Sorrento Redevelopment Advisory Committee.

X. REPORTS

A. COUNTY ATTORNEY

B. COUNTY MANAGER

XI. 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

XII. ADDENDUM

CONSENT AGENDA

COUNTY ATTORNEY

Tab 21

Recommend adoption of a Resolution designating an Administrative Official to Approve, Approve with Conditions or Deny a Plat, as required by Chapter 2025-164, *Laws of Florida* (Senate Bill 784), effective July 1, 2025. 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.