

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

REGULAR MEETING

July 22, 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 22, 2025

9:00 AM

I. PRESENTATION BY JUDGE BRIAN WELKE

9:30 AM. Invocation

Pledge of Allegiance

II. AGENDA UPDATE

Discussion regarding proposed revisions to today's Agenda.

III. EMPLOYEE SERVICE AWARDS AND QUARTERLY AWARDS

IV. PRESENTATION OF PROCLAMATION

Tab 1 Presentation of a approved proclamation designating July 20 through July 26, 2025, as Pretrial, Probation, and Parole Supervision Week in Lake County.

V. MINUTES APPROVAL

Tab 2 Recommend approval of the following minutes:

- May 22, 2025 (Special Meeting)
- June 02, 2025 (Special Meeting)
- June 03, 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.

VI. CLERK OF COURT'S CONSENT AGENDA

Tab 3 Recommend approval of Clerk's Consent Agenda (Items 1-7):

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 Annexation Ordinances 2025-019 and 2025-020 from the City of Clermont.
3. Notice is hereby provided of having received the Village Center Community Development District, the Village Community Development District No. 11, and the Village Community Development District No. 14 proposed budget for Fiscal Year 2025/2026 in accordance with Section 190.008(2)(b)(c), Florida Statutes.
4. Notice is hereby provided of having received Ordinance 2025-011 from the City of Fruitland Park.
5. Notice is hereby provided of having received Annexation Ordinance 2025-06-657 from the City of Mascotte.
6. Notice is hereby provided of having received the City of Umatilla's Annual Comprehensive Financial Report for the fiscal year ended September 30, 2024.
7. Notice is hereby provided of having received the City of Clermont's Annual Comprehensive Financial Report and the Clermont CRA Annual Comprehensive Financial Report for the fiscal year ended September 30, 2024.

VII. CONSENT AGENDA (Tabs 4 – 34):

A. PROCLAMATIONS

Tab 4 Recommend retroactive approval of the Liberty Tree Proclamation, per Commissioner Sean Parks.

B. ADMINISTRATIVE SERVICES

Management and Budget

Tab 5 Recommend approval for the County Manager to provide written notice of termination of the Interlocal Agreement with the Town of Montverde related to American Rescue Plan Act (ARPA) Funds.

The fiscal impact is (\$1,557,307.78) (expenditure - ARPA funded).
Commission District 2.

C. DEVELOPMENT SERVICES

Planning and Zoning

Tab 6 Recommend approval to advertise an Ordinance amending Section 16.00.02, Lake County Code, Appendix E, Land Development Regulations, entitled *Wellness Way Development Standards*. There is no fiscal impact.

D. PUBLIC SAFETY

Fire Rescue

Tab 7 Recommend approval:

1. To utilize Contract 19-0707 with Ten-8 Fire & Safety, LLC (Bradenton, FL) for the purchase of one Pierce Tanker Pumper; and
2. Of an associated budget transfer in the amount of \$550,162 from Infrastructure Sales Tax Reserves to Infrastructure Sales Tax Machinery & Equipment; and
3. To authorize the Office of Procurement Services to execute the documentation related to the purchase.

The estimated fiscal impact is \$1,120,876 (expenditure).

Tab 8 Recommend approval:

1. Of the Second Amendment to extend the Contract with the University of Florida Board of Trustees, to provide medical director services for the Office of Fire Rescue; and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated annual fiscal impact is \$296,145 (expenditure) and will not exceed available funding in each fiscal year's budget.

E. COMMUNITY SERVICES

Office of Housing and Community Services

Tab 9 Recommend approval of funding for the Lake County School Board Choice and Alternative Education's Driver's Education Program, Behind-the-Wheel Driving Instruction.

The estimated fiscal impact is \$127,970 (expenditure) and will be included in the Fiscal Year 2026 Budget.

Tab 10

Recommend approval:

1. Of Third Amendments to Agreements for Section 8 Project-Based Voucher Programs for continued rental assistance with LifeStream Behavioral Center, Inc., from April 30, 2025, through April 30, 2029, and the City of Leesburg from July 31, 2025, through July 31, 2029, respectively; and
2. To authorize the Director of Housing and Community Services to execute Exhibit C on behalf of Lake County as the Director of the Public Housing Agency.

The estimated annual fiscal impact is \$403,908 (revenue/expenditure - 100 percent grant funded) with \$187,200 for the City of Leesburg and \$216,708 for LifeStream Behavioral Center, Inc., and will not exceed available funding in any Fiscal Year budget. Commission District 5.

Tab 11

Recommend approval of Fourth Amendment to Lease Agreement between Lake County and PRVR of Tavares, LLC, for the Office of Housing and the Office of Community Services, located at 1996, 2000, 2004, 2008, and 2016 Classique Lane, in Tavares.

The estimated fiscal impact is \$169,000.05 (expenditure) which represents \$47,000 (expenditure) in Fiscal Year 2025 and \$122,000.05 (expenditure) which will be included in the Fiscal Year 2026 Budget. Commission District 3.

Tab 12

Recommend approval:

1. Of the Housing and Urban Development (HUD) Annual Civil Rights Certification (HUD-50077-CR), certifying conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act of 1990, and the Violence Against Women Act; and
2. To authorize the Chairman and the Director of Housing and Community Services (Director), as Executive Director of the Program, to jointly execute the Fiscal Year 2026 HUD Annual Civil Rights Certification; and
3. To authorize the Director to execute all related and future documents related to the HUD Annual Civil Rights Certifications; and
4. To authorize the Chairman and Director, as Executive Director of the Program, to execute all future HUD Annual Civil Rights Certifications that do not require significant amendments to Lake County's Public Housing Agency Plan.

There is no fiscal impact.

Tab 13 Recommend approval and execution of the Agreement Between Lake County and ECG Florida 2023 III, LP, for Affordable Housing Multi-Family Impact Fee Waiver for the Urick Street Apartments project.

The fiscal impact is a reduction of \$878,274 (revenue) for the requested impact fees to be waived. Commission District 5.

F. INFRASTRUCTURE AND TRANSPORTATION SERVICES

Public Works

Tab 14 Recommend approval of a resolution to advertise a public hearing to vacate two drainage ditch Right of Way easements. The closest municipality is Clermont.
The fiscal impact is \$2,295 (revenue). Commission District 1.

Tab 15 Recommend approval of a Supplemental Roadway Improvement Agreement for Wellness Way and Hancock Road Extension to construct approximately 1.25 miles of new roadway between 5 Mile Road and Hartwood Marsh Road.

The fiscal impact is \$7,393,241.72 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 1.

Tab 16 Recommend approval of a resolution accepting Royal Crossing Way (County Road Number 0637B) into the County's maintenance system.

The estimated annual fiscal impact is \$786.37 (expenditure), and is within, and will not exceed, the Fiscal Year 2025 Budget. This amount will be included in future Fiscal Year budget requests. Commission District 1.

Tab 17 Recommend approval of a Roadway Improvement Agreement with TPG AG EHC III (LEN) Multi State 1, LLC and Lennar Homes, LLC to add lighting and landscaping to the North Hancock Road Extension Project that is currently under construction.

The estimated fiscal impact is \$400,000 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 2.

Tab 18 Recommend approval:
1. Of a First Amendment to the Real Estate Purchase and Sales Agreement for Property with Andrew Lutin for the Lake Wekiva Trail Segment 2 Phase A Project to extend the due diligence period; and
2. To authorize the County Manager to approve any future amendments that do not have a fiscal impact.
There is no estimated fiscal impact.

Tab 19

Recommend approval:

1. Of Contracts 25-729A-F for Right of Way Tree Trimming and Related Services as needed with the following pool of vendors: Aero Groundtek, LLC (Westbury, NY, conducting operations from Ocoee, FL); Daniel Hickey's Tree Services LLC (Deland, FL), The Davey Tree Expert Company (Kent, OH, conducting operations from Maitland, FL), DWC Outdoors & Hauling, LLC (Minneola, FL), Enviro Tree Services LLC (Apopka, FL), and Sherlock Tree Company Inc. (Pompano Beach, FL); and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated annual fiscal impact is \$350,000 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Annual expenditures will not exceed available funding in future Fiscal Year budgets.

Tab 20

Recommend approval to proceed to closing on a Right-of-Way Dedication for the Enclave at Lake Geneva, DR-24028, which is in both Fruitland Park and unincorporated Lake County, and authorization for the Chairman to execute any required closing documents.

The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 5.

Tab 21

Recommend approval to accept public Right of Way and Easement Deeds that have been secured in conjunction with development, roadway, and stormwater projects.

The fiscal impact is \$483.90 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget.

Tab 22

Recommend approval and adoption of a Resolution requesting an easement from the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for road-related improvements at the intersection of County Roads 33, 48, and 470.

There is no fiscal impact. Commission District 3 & 5.

Tab 23

Recommend approval to proceed to closing on a Right-of-Way Dedication for Bongard Estates (DR-25014), which is in the City of Clermont, and authorization for the Chairman to execute any required closing documents.

The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 2.

- Tab 24 Recommend approval to proceed to closing on a Right-of-Way Dedication for Clermont Hills Apartments (DR-24026), which is in the City of Clermont, and authorization for the Chairman to execute any required closing documents.
- The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 2.
- Tab 25 Recommend approval to proceed to closing on a Right-of-Way Dedication for a Walmart Neighborhood Market (DR-25011), which is in Town of Lady Lake, and authorization for the Chairman to execute any required closing documents.
- The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 5.
- Tab 26 Recommend approval to proceed to closing on a Right-of-Way Dedication for Orange Bend (DR-24027), which is in the City of Leesburg, and authorization for the Chairman to execute any required closing documents.
- The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 5.
- Tab 27 Recommend approval to proceed to closing on a Right-of-Way Dedication for Seasons at Troon Creek (DR-23005), which is in the City of Leesburg, and authorization for the Chairman to execute any required closing documents.
- The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 3.
- Tab 28 Recommend approval to proceed to closing on a Right-of-Way Dedication for Jenkins Nissan of Leesburg (DR-25004), which is in the City of Leesburg, and authorization for the Chairman to execute any required closing documents.
- The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 5.
- Tab 29 Recommend approval to proceed to closing on a Right-of-Way Dedication for Eustis BTR (DR-23001), which is located in the City of Eustis, and authorization for the Chairman to execute any required closing documents.
- The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 4.

Tab 30 Recommend approval to proceed to close on Right-of-Way Dedication from Pointe Grand Minneola (DR-24021), which is located in the City of Minneola, and authorization for the Chairman to execute any required closing documents.

The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 2.

Tab 31 Recommend approval to proceed to closing on a Right-of-Way Dedication for Hillside Groves, which is in the Town of Howey-in-the-Hills, and authorization for the Chairman to execute any required closing documents.

The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 3

Tab 32 Recommend approval to proceed to closing on a Right-of-Way Dedication for 7-Eleven at Orange Avenue and Abrams Road (DR-23020), which is in the City of Eustis, and authorization for the Chairman to execute any required closing documents.

The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 3.

Tab 33 Recommend approval to proceed to close on Right-of-Way Dedication from Windy Oaks (DR-23006), which is located in the City of Leesburg, and authorization for the Chairman to execute any required closing documents.

The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2025 Budget. Commission District 5.

Transit Services

Tab 34

Recommend approval:

1. To accept the Florida Commission for the Transportation Disadvantaged Trip and Equipment Grant Agreement for FY 2025-2026; and
2. To authorize the Office of Transit Services Director, or designee, to sign the Agreement as noted in Resolution 2025-70; and
3. For adoption of an Unanticipated Revenue Resolution (URR) to accept and appropriate \$219,537 for the FY 2025 portion of the CTD Trip and Equipment Grant; and
4. Of a budget transfer in the amount of \$24,393 to reallocate funds from the FDOT Grant 5310 project #20605 Contractual Services to CTD Trip and Equipment Grant project #20656 Contractual Services.

The total fiscal impact is \$958,138 (revenue/expenditure). For Fiscal Year 2025, the fiscal impact is \$243,930 (\$219,537 (revenue/expenditure - grant funded) and \$24,393 (expenditure - county match). For Fiscal Year 2026, the fiscal impact is \$714,208 (\$642,788 (revenue/expenditure - grant funded) and \$71,420 (expenditure - county match).

VIII. PRESENTATIONS

Tab 35

Recommend approval to establish maximum millage rates to be included in the Truth in Millage (TRIM) notifications, and approval to hold public hearings at 5:05 p.m. on September 9, 2025, and September 23, 2025, and to advertise these public hearings.

Tab 36

Presentation by the Opioid Task Force to provide recommended Drug Treatment Court budget for approval.

IX. PUBLIC HEARINGS

Tab 37

Recommend approval for adoption and execution of an Ordinance amending the Lake County Land Development Regulations concerning Advanced Treatment Wastewater Systems. There is no fiscal impact.

X. REGULAR AGENDA (Tabs 38 – 41 and Addendum Tab 44)

A. COMMISSIONERS

Commissioner Parks - District #2

Tab 38

Recommend approval to adopt a resolution supporting the Best Foot Forward Pedestrian Safety Program. There is no fiscal impact.

Tab 39 Florida Association of Counties (FAC) Policy Proposal

Commissioner Smith - District #3

Tab 40 Dolly Parton Imagination Library Presentation by Debi Weinert.

B. INFRASTRUCTURE AND TRANSPORTATION SERVICES

Public Works

Tab 41 Recommend approval:

1. To award the Old 441/County Road 19A at Eudora Road Roundabout construction project (Contract No. 24-519) to the Atlantic Civil Constructors Corporation (Orlando) for \$6,949,680; and
2. To adopt an Unanticipated Revenue Resolution (URR) to accept and appropriate \$1,297,087 for the cost of the utilities relocation portion of the project from the City of Mount Dora; and
3. Of a change order to add construction of a roundabout at Bay Road and Short Street (\$600,000) and a traffic signal at Triangle Drive and CR 19A (\$500,000) utilizing funds from a sales tax account previously allocated to CR 466A for a total of approximately \$1,100,000; and
4. Of a budget transfer in the amount of \$1,100,000 to reallocate the project funding from Sales Tax Infrastructure Construction-County Road 466A to Sales Tax Infrastructure Construction-Old 441/County Rd 19A Roundabout.

The fiscal impact is \$8,049,680 (expenditure) - \$1,297,086.96 (revenue/expenditure - City of Mount Dora contribution), \$1,748,382 (revenue/expenditure - grant funding), \$5,004,211.04 (expenditure - county portion). Commission Districts 3 and 4.

XI. OTHER BUSINESS

Tab 42 Recommend approval to appoint members to fill nine (9) vacant positions on the Public Lands and Trails Acquisition Advisory Committee as listed below.

Five (5) members to include one resident from each county commissioner's district.

Four (4) At-Large members who have experience in one or more of the following areas: biology, botany, zoology, development of recreational facilities including trails, and/or knowledge of local history.

Eligible applicants are as follows:

District 1: Valerie Bronson, Malik Ghareeb, Marc Godts, Banks Helfrich, Marty Proctor, Monica Rojas, Gavin Rollins with waiver of conflict, Doug Shields, and Carl Weston

District 2: Joseph (Trampis) Bonjorn with waiver of conflict, Greg Gensheimer, Shawn Hylton, Mike Meeker, Rebecca Mendoza, Darren Midlane, Michelle Pines, Tim Sallin, and Daniel Whitehouse

District 3: Lori Brown, Jessica Hartman, Sean Jenness, Vance Jochim, Aja Lake, Linda Moss, A.J. Rohe, Patrick Rose, Deborah Shelley, and Lavon Silvernell

District 4: R. Brevard Blythe with waiver of conflict, Cade Carter, Steve Crawford, Terrie Diesbourg, Rick Gonzalez, Robert (Butch) Hendrick with waiver of conflict, Bill Miller, and D.J. Williamson

District 5: Mark Plymale and Mary Louise Stancil

There is no fiscal impact.

Tab 43

Recommend approval:

1. To appoint two (2) applicants to fill vacancies on the Arts & Culture Advisory Committee; and
2. Of corresponding ethics waiver. One term will expire May 31, 2027, and one term will expire May 31, 2028:

- Daniel Weber with conflict waiver (to serve a term expiring May 31, 2027)
- Leiland Theriot (to serve a term expiring May 31, 2028)

XII. REPORTS

A. COUNTY ATTORNEY

B. COUNTY MANAGER

XIII. 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

XIV. ADDENDUM

A. REGULAR AGENDA

Commissioner Parks - District #2

<u>Tab 44</u>	Recommend approval and adoption of a Resolution expressing support for the repeal of Section 252.422, Florida Statutes, and for repeal of Section 28 of Senate Bill 180 (2025) pertaining to restrictions on county or municipal regulations after a hurricane. There is no fiscal impact.
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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.