

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

REGULAR MEETING

November 18, 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

November 18, 2025

9:00 AM. Invocation

Pledge of Allegiance

I. AGENDA UPDATE

Discussion regarding proposed revisions to today's Agenda.

II. SALES SURTAX OVERSIGHT COMMITTEE PRESENTATION

Tab 1 Presentation of the Sales Surtax Oversight Advisory Committee report from the April 2025 Advisory Committee meeting.

III. MINUTES APPROVAL

Tab 2 Recommend approval of the following minutes:

- September 29, 2025 (Special Meeting)
- October 7, 2025 (Regular Meeting)
- October 14, 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.

IV. CLERK OF COURT'S CONSENT AGENDA

- Tab 3 Recommend approval of the Clerk's Consent Agenda (Items 1-2):
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 proposed 2026 Five-Year Water Resource Development Work Program in accordance with Section 373.536(6), Florida Statutes.

V. CONSENT AGENDA (Tab 4 – 32)

A. PROCLAMATIONS

- Tab 4 Recommend approval of a proclamation declaring January 19, 2026, as Martin Luther King Jr. Day in Lake County.

B. COUNTY ATTORNEY

- Tab 5 Recommend approval of a License Agreement with CSX Transportation, Inc., to provide ingress/egress to County-owned property located at 31587 Fourth Street, in Sorrento (a/k/a Alternate Key 3855949).

The fiscal impact is \$600 (expenditure) and is within the Fiscal Year 2026 Budget. Commission District 4.

- Tab 6 Recommend approval to advertise an Ordinance establishing a Municipal Services Taxing Unit for the unincorporated area of Lake County to provide for law enforcement services through the Lake County Sheriff's Office. The fiscal impact is undetermined at this time.

C. COUNTY MANAGER

- Tab 7 Recommend approval to appoint Miranda Lanoue, Budget Manager, to the Central Florida Expressway Authority Finance Committee.

D. ADMINISTRATIVE SERVICES

Procurement Services

Tab 8 Recommend approval to declare the items listed on the attached inventory as surplus, authorize their removal from the County's official fixed asset records, and authorize for the Office of Procurement Services Director to execute all necessary documentation. The fiscal impact cannot be determined at this time (revenue).

E. DEVELOPMENT SERVICES

Code Enforcement

Tab 9 Recommend approval:
1. Of Contract 25-537 for Code Enforcement Special Master to Charles D. Johnson Esq. of Bowen Schroth P.A. (Eustis, FL); and
2. To authorize the Office of Procurement Service to execute all supporting documentation.

The annual fiscal impact cannot be determined at this time as services are on a case-by-case basis. Annual expenditures will not exceed available funding in any Fiscal Year Budget.

F. PUBLIC SAFETY

Emergency Management

Tab 10 Recommend approval of the Second Amendment to the Annual Grant Funding Agreement with LASER.

The annual fiscal impact is \$80,000 (expenditure) and is within the Fiscal Year 2026 Budget.

G. COMMUNITY SERVICES

Office of Housing and Community Services

Tab 11

Recommend approval:

1. To proceed with filing five foreclosure actions on Lake County mortgage/notes funded utilizing State Housing Initiative Partnership (SHIP) funds which are in default following the death of the mortgagors; and
2. To authorize the County Attorney's Office to take necessary steps to obtain possession of the properties, including but not limited to, such actions as may be necessary to obtain a writ of possession.

The fiscal impact is indeterminable at this time. Commission Districts 4 and 5.

Tab 12

Recommend adoption and execution of a Resolution approving issuance by the Housing Authority of Polk County of Multifamily Housing Revenue Bonds not to exceed \$29,000,000 for the benefit of Cypress Oaks Preservation, Ltd., to provide funds to finance a Multifamily Residential Rental Project in Leesburg.

There is no fiscal impact. Commission District 5.

Library Services

Tab 13

Recommend approval to adopt the Lake County Library System Combined Operating Budget and Annual Plan of Service for State Aid to Libraries Funding for Fiscal Year 2026. The fiscal impact (revenue) cannot be determined at this time.

Solid Waste

Tab 14

Recommend approval:

1. To terminate Interlocal Agreements between Lake County and Municipalities for the Collection of Storm Debris from Streets and Right-of-Way; and
2. The Chairman's execution of termination letters to the participating Municipalities providing 60-days notice.

There is no fiscal impact.

Transit Services

Tab 15

Recommend approval:

1. To accept the Florida Department of Transportation (FDOT) Public Transit Block Grant Agreement for Fiscal Year 2025-2026; and
2. To authorize the Chairman to execute the FDOT Public Transit Block Grant Agreement and authorize the administration of the Grant by the Office of Transit Services Director.

The fiscal impact is \$1,945,244 - \$972,622 (revenue/expenditure - grant funded) and \$972,622 (expenditure - county match) and is within the Fiscal Year 2026 Budget.

Tab 16

Recommend approval:

1. To split Contract 25-413 into Contracts 25-413A (web hosting & software) and 25-413B (software upgrade, migration and hardware replacement) to comply with grant funding requirements;
2. To authorize the County Manager to execute Contract 25-413B within the budget parameters and after the County Attorney's review and acceptance; and
3. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is \$674,543 (expenditure - grant funded) and is within, and will not exceed, the Fiscal Year 2026 Budget.

Tab 17

Recommend approval:

1. To apply to the Florida Department of Transportation under the Section 5311 Off Cycle Capital Grant for Federal Fiscal Year 2025 and State Fiscal Year 2026;
2. To adopt the supporting Resolution authorizing the signing and submission of the grant application and supporting documents and assurances to the Florida Department of Transportation; and
3. To procure vehicles under the State's bid list through FDOT's Transit Research Inspection Procurement Services (TRIPS) program.

The fiscal impact is \$732,768 (revenue/expenditure — grant funded).

H. INFRASTRUCTURE AND TRANSPORTATION SERVICES

Facilities Management

Tab 18

Recommend approval:

1. To surplus County-owned property located at 31039 Lake Mack Drive, in Deland (a/k/a Alternate Key 2540427), previously known as the Forest Hills Volunteer Fire Station; and
2. To donate the property to the Northeast Lake Community Outreach, Inc.; and
3. Of the corresponding donation Resolution and authorization for the Chairman to execute the County Deed; and
4. To terminate the Lease Agreement upon transfer of the property.

The fiscal impact is \$10 (expenditure). Commission District 4.

Tab 19

Recommend approval:

1. Of the State of Florida Department of Environmental Protection (FDEP) Onsite Sewage Treatment and Disposal System - Property Owner's Notice Authorizing a Private Provider Inspector Form to perform soil sampling and inspections related to Fire Station 110, located at 6234 County Road 561, in Clermont (a/k/a Alternate Key 2945168); and
2. To authorize the County Manager to execute the Notice Authorizing a Private Provider Inspection Form for any future Project when needed.

There is no fiscal impact. Commission District 1.

Public Works

Tab 20

Recommend approval:

1. Of Contract 25-742 with OM Engineering Services, Inc. for design services for Lake Amos Basin; and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is \$424,056.60 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 4.

Tab 21

Recommend approval and adoption of a Project Resolution to start the Right-of-Way acquisition process for Round Lake Road Extension. The fiscal impact cannot be determined at this time. Commission District 4.

Tab 22

Recommend approval and adoption of a Project Resolution to begin the Right-of-Way acquisition process for the County Road 437 Realignment Project. The fiscal impact cannot be determined at this time. Commission District 4.

Tab 23

Recommend approval:

1. Of a Resolution declaring specific County property as surplus, donating the property and transferring any interest held by Lake County to the City of Leesburg to facilitate a future residential development within the City Limits; and
2. To authorize the Chairman to execute the corresponding County Deed to the City of Leesburg.

The fiscal impact is \$18.50 in recording fees (expenditure) and is within the Fiscal Year 2026 Budget. Commission District 3.

Tab 24

Recommend approval to award the Citrus Grove Road Phase 2 construction project (Contract 25-749) to Southern Development & Construction Inc. (Oviedo, FL) for \$10,747,474.

The fiscal impact is \$2,747,474 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 2.

Tab 25

Recommend approval:

1. Of Contract 25-755 for Construction, Engineering, Design Services for Citrus Grove Road Phase II to Tierra, Inc. (Winter Garden, FL) and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is \$878,238.31 (expenditure) and is within the Fiscal Year 2026 Budget. Commission District 1.

Tab 26

Recommend approval:

1. Of Contract 24-939 with Kimley-Horn and Associates, Inc. (Raleigh, NC, serviced through Orlando Office) for Project Development and Environmental Study (PD&E) services for CR466A-Timbertop Lane to Poinsettia Avenue;
2. Of Contract 24-939-2 with Kimley-Horn and Associates, Inc. to update the 466A-Timbertop Lane to Poinsettia Avenue Project Plans; and
3. To authorize the Office of Procurement Services to execute all supporting documentation.

The fiscal impact is \$424,461.20 (expenditure) — \$279,883.59 (revenue/expenditure - grant funded) and \$144,577.61 (expenditure). Commission District 5.

Tab 27

Recommend approval:

1. Of a Local Agency Program (LAP) agreement for the Britt Road Reconstruction and Culvert Replacement Project (Project);
2. To adopt a supporting Resolution with the Florida Department of Transportation (FDOT) for funding the design services for the Project, in the Mount Dora area; and
3. To adopt an Unanticipated Revenue Resolution adding \$102,532 to the Federal/State Grants Fund for the right of way acquisition services for the Project.

The fiscal impact is \$125,145 - \$102,532 (revenue/expenditure - grant funded) and \$22,613 (expenditure - county match).
Commission District 4.

Tab 28

Recommend approval to adopt a Resolution authorizing the posting of “NO PARKING” signs along East Dewey Robbins Road (2729) generally from 1,500 feet west of SR 19 to 2,900 feet west of SR 19.

The estimated fiscal impact is \$400 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 3.

I. PARKS AND WATER RESOURCES

Parks and Trails

Tab 29

Recommend approval and execution of a Release of Easement/Easement Termination requested by the Florida Fish and Wildlife Conservation Commission related to the Lake Yale Boat Ramp Road.

The fiscal impact is \$18.50 (expenditure) and is within, and will not exceed the Fiscal Year 2026 Budget. Commission District 4.

Tab 30

Recommend approval:

1. Of a Second Amendment to the Subrecipient Funding Agreement, FPN: 450898-1-58-01 and 450898-1-68-01, with the Florida Department of Transportation for the Green Mountain Scenic Overlook and Trailhead, Additional Tower project, extending the project completion date from December 31, 2025, to December 31, 2028, and revising the estimated project construction costs to \$3,102,325 based on updated estimates;
2. Of a budget transfer in the amount of \$650,000 from Tourist Development Tax Special Reserves - Capital to Improvement Other Than Buildings; and
3. Of a supporting Resolution authorizing the Chairman to execute the Second Amendment to the Federal Highway Funds Subrecipient Grant Agreement.

The fiscal impact is \$3,102,325 - \$650,000 (revenue/expenditure - grant funded) and \$2,452,325 (expenditure - county match).
Commission District 2.

Water Resources

Tab 31

Recommend approval to accept the Lake County Water Authority Fiscal Year 2025 Annual Report. There is no fiscal impact.

Tab 32

Recommend approval to proceed to closing and accept the Lake County Water Authority's Statutory Warranty Deed conveying property to be used for road right of way for Goose Creek Road, located off of Goose Creek Road in Section 01, Township 19, Range 25E (a/k/a a portion of Alternate Key 1387906).

The fiscal impact is \$800 (expenditure). Commission District 3.

VI. ANNEXATION REPORT

VII. PUBLIC HEARINGS

Tab 33

Recommend approval of budget adjustments for the year-end closeout of Fiscal Year 2025 in accordance with County Policy LCC-36, and Section 129.06 (2)(a), Florida Statutes.

VIII. OTHER BUSINESS

Tab 34

Recommend approval to appoint members to the Affordable Housing Advisory Committee to serve terms as indicated below.

- Resident who represents essential services personnel: B.E. Thompson (Reappointment - Term will end 11/30/27) with conflict waiver
- Resident who is actively engaged as a not-for-profit provider of affordable housing: Danielle Stroud (Reappointment - Term will end 11/30/27) with conflict waiver

Commissioner Morris is the Board of County Commissioners' liaison for the Affordable Housing Advisory Committee.

Tab 35

Recommend approval to appoint members to the Elder Affairs Coordinating Council (Elder Affairs Council) and applicable waivers, as follows:

- District 1: Hugh Gravitt (To fill a vacant seat with a term ending 1/31/2026)
- District 5: Select one of the below (To fill a vacant seat with a term ending 1/31/2026)
 1. Dell Richards; or
 2. Kenneth Cooner

An additional application was received from David Hopkins (District 2) who may fill an empty seat in the event there are no eligible district applicants.

Commissioner Leslie Campione is the Board of County Commissioners' liaison for the Elder Affairs Council.

Tab 36

Recommend approval to appoint members to the Children's Services Council to serve the remainder of a two-year term:

- District 1: Lori Gravitt (Seat 1 - term ending 5/14/2026)
- District 4: Angela Scullion (with waiver) (Seat 2 - term ending 5/14/2027)

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

IX. REPORTS

A. County Attorney

B. County Manager

X. 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**

XI. ADDENDUM

A. REGULAR AGENDA

COMMISSIONERS

Commissioner Campione - Chairman and District #4

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| <u>Tab 37</u> | Discussion and direction regarding a Developers Agreement related to Drifters Riverfront Bar & Grill. |
| <u>Tab 38</u> | Discussion and Direction on Legal Remedies for Wolf Branch Road. |

COUNTY ATTORNEY

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| <u>Tab 39</u> | Discussion and direction regarding a proposed Settlement Agreement in <i>Lake County, Florida vs HG Troon Creek, LLC et. al</i> , DOAH Case Number 25-5382/SJRWMD F.O.R. No. 2025-030, also known as Treasure Trove. |
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There is no fiscal impact. Commission District 3.

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.