

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

REGULAR MEETING

December 2, 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

December 2, 2025

9:00 A.M. Invocation

Pledge of Allegiance

I. AGENDA UPDATE

Discussion regarding proposed revisions to today's Agenda.

II. 4H PHOTO EXHIBIT RECOGNITION

III. MINUTES APPROVAL

Tab 1 Recommend approval of the following minutes:

- October 28, 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 2 Recommend approval of the Clerk's Consent Agenda (Items 1):
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.

V. **CONSENT AGENDA (Tab 3 – 11)**

A. **COUNTY ATTORNEY**

Tab 3 Recommend approval to advertise and Ordinance repealing Article XII, Section 13-274 through Section 13-281, Lake County Code, entitled *Motor Vehicle Title Loans*. There is no fiscal impact.

Pursuant to Board Policy LCC-102, adopted on August 29, 2023, concurrent with the adoption of any new Code requirement, the Board may repeal an existing Code requirement to further the Board's objective to ensure that newly adopted Code provisions do not increase the overall regulatory impact on the residents and businesses within the unincorporated County.

B. **HUMAN RESOURCES AND RISK MANAGEMENT**

Tab 4 Recommend approval of a Workers' Compensation Claim Settlement for a former employee who sustained an injury on 10/1/2020 in the amount of \$150,100 (expenditure); and to authorize the Chairman to execute the Settlement Agreement.

The fiscal impact is \$150,100 (expenditure).

C. **DEVELOPMENT SERVICES**

Planning and Zoning

Tab 5 Recommend approval:

1. To advertise an Ordinance amending Section 3.01.02, entitled *Zoning District Use Regulations*, Section 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, and Section 3.01.04, entitled *Key to Conditions in Table of Permitted and Conditional Uses*, to be in compliance with Senate Bill 700 and House Bill 211 (2025), creating Section 3.03.00, to be entitled *Specific Regulations Regarding Chicken Farms, Slaughterhouses, Egg-Processing Facilities, Hog Farms, and Riding Stables/Academies*, and adjusting the zoning matrix to address statutory changes to the Live local Law set forth in Section 125.01055, Florida Statutes, effective July 1, 2025, pursuant to Chapter 125-172, Laws of Florida; and
2. To authorize, if accepted by a majority plus one vote, to conduct the Second Public Hearing of the proposed Ordinance at 9:00 a.m., rather than at 5:05 p.m. as required by Section 125.66(5)(b), Florida Statutes.

There is no fiscal impact.

D. PUBLIC SAFETY

Emergency Management

Tab 6

Recommend approval:

1. To accept the Emergency Management Performance Grant (EMPG) Agreement;
2. To execute the EMPG Agreement for Fiscal Year 2025-2026 in the amount of \$104,283;
3. To authorize the County Manager to execute future amendments/modifications that do not involve a financial impact;
4. To authorize the Director of the Office of Emergency Management to execute Exhibit 1 - Federal Programs and Resources Awarded (page 29);
5. To authorize the Director of the Office of Emergency Management to execute Exhibit 2 - Certification Regarding Telecommunications and Video Restrictions (pages 30 and 31);
6. To authorize the Director of the Office of Emergency Management to execute Exhibit 3 - Certification Regarding Lobbying (page 32); and
7. To adopt an Unanticipated Revenue Resolution (URR) to accept and appropriate \$3,260 for the FY 2025-2026 EMPG Grant.

The fiscal impact is \$104,283 (revenue/expenditure - grant funded).

Fire Rescue

Public Safety Support

Tab 7

Recommend approval:

1. Of the Verizon Tower Lease Agreement and Memorandum of Tower Lease Agreement for co-location of communications equipment on/at a County tower; and
2. To authorize the County Manager, or designee, to execute all future supporting documentation and related expenditures; and
3. To adopt an Unanticipated Revenue Resolution (URR) to accept and appropriate \$16,500 in the support of Lake County Public Safety towers.

The fiscal impact is \$16,500 (revenue). Commission District 5.

Tab 8

Recommend approval:

1. Of the Third Amendment to Adoption of Sourcewell Contract for site preparation, construction, and installation of infrastructure and equipment;
2. To authorize the County Manager, or designee, to execute future documentation and related expenditures; and
3. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is \$1,498,987 (expenditure) and is within, and will not exceed the Fiscal Year 2026 Budget.

E. COMMUNITY SERVICES

Office of Housing and Community Services

Tab 9

Recommend approval of a HOME Investment Partnership American Rescue Plan Program (HOME-ARP) Subrecipient Agreement between Lake County and Find, Feed & Restore, Inc., for an Affordable Housing Project for FY2026.

The fiscal impact is \$850,000 (revenue/expenditure - grant funded) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 5.

Transit Services

Tab 10

Recommend approval:

1. Of the Florida Department of Transportation Section 5310 American Rescue Plan Operating Grant Agreement for Fiscal Year 2026; and
2. Of a budget transfer in the amount of \$97,592 to reallocate funds from FDOT Capital to FDOT Operating for Fiscal Year 2026.

The fiscal impact is \$97,592 (revenue/expenditure — 100 percent grant funded.)

F. INFRASTRUCTURE AND TRANSPORTATION SERVICES

Public Works

Tab 11

Recommend approval of a budget transfer in the amount of \$3,394,574 from General Fund Resurfacing Reserves to General Fund Public Works Resurfacing to complete our Fiscal Year 2026 Phase I program.

The fiscal impact is \$3,394,574 (expenditure).

VI. ANNEXATION REPORT

VII. PUBLIC HEARINGS

- Tab 12 Recommend adoption and execution of 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.

VIII. PUBLIC HEARINGS: REZONINGS (SEE SEPARATE AGENDA)

- Tab 13 Public Hearings on Rezoning, Conditional Use Permits, and Comprehensive Plan Amendments.

IX. REGULAR AGENDA

A. COMMISSIONERS

Commissioner Smith - District #3

- Tab 14 Presentation by David Ramba with Ramba Consulting on behalf of the aggregate industry for a proposal regarding open space requirements in the Green Swamp for active mines.

Commissioner Campione - Chairman and District #4

- Tab 15 Recommend approval to advertise an Ordinance creating Section 5-5, Lake County Code, to be entitled *Lake Dora Sandbar*. The fiscal impact is undetermined at this time.

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

A. CONSENT AGENDA

INFRASTRUCTURE AND TRANSPORTATION SERVICES

Public Works

Tab 16

Recommend approval:

1. Of Lake County's Agency Report, including stipulated voluntary conditions of certification between Lake County and Duke Energy; and
2. For the Chairman to execute a Final Agency Report including the County's proposed conditions of certification, and related documents, provided there is no fiscal impact to the County.

There is no fiscal impact at this time. Commission District 4.

B. REGULAR AGENDA

DEVELOPMENT SERVICES

Economic Development

Tab 17

Recommend approval:

1. For the County Attorney to send a termination letter to Kroger Co. of Ohio as required by the Economic Development Incentive Grant Agreement and the Waiver of Impact Fees Agreement. This may be waived if the parties execute a Termination Agreement.
2. Of a Termination Agreement for Kroger Co. of Ohio
3. For the County Attorney to send a Notice of Possible Material Breach letter to Ocado Solutions USA, Inc as required by the Economic Development Incentive Grant Agreement and approval of a Termination Agreement if necessary.
4. Discussion and direction regarding the Fiscal Year 2026 incentive grant money budgeted for Kroger and Ocado for the 2025 performance incentives. Staff recommends reallocating the funds to a partnership with CareerSource Central Florida to sponsor and oversee education and training opportunities for Lake County residents who have been impacted by layoffs from Kroger and Ocado.

The fiscal impact is \$400,000 (expenditure) and is within the Fiscal Year 2026 Budget.

C. OTHER BUSINESS

Tab 18

Recommend approval to appoint one (1) member representing District 1 to fill an unexpired term on the Planning & Zoning Board ending January 31, 2029.

The following individuals have applied:

- Robert Blackford (District 1 Resident)
- Judith Fike (District 1 Resident)

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.