

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

REGULAR MEETING

January 6, 2026

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

January 6, 2026

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:

- November 18, 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 the 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 Fiscal Year 2024-2025 Amended Budget for the Cascades at Groveland Community Development District.
3. Notice is hereby provided of having received a list of property placed on the Lands Available List.

IV. CONSENT AGENDA (Tab 3 – 7):

A. PUBLIC SAFETY

Fire Rescue

Tab 3 Recommend retroactive approval of an agreement with AdventHealth to receive funding to support Lake County Emergency Medical Services (EMS). The fiscal impact is \$50,000 (revenue/expenditure).

B. COMMUNITY SERVICES

Office of Housing and Community Services

Tab 4 Recommend approval:

1. Of a Subordination Agreement related to 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;
2. For the County Manager to execute the Subordination Agreement substantially similar to the form attached upon finalization of the construction and conversion of the project from a construction loan to a permanent loan, with review and approval of the County Attorney's Office; and
3. For the County Manager to execute future Subordination Agreements related to other Affordable Housing Multi-Family Impact Fee Waiver projects, with review and approval of the County Attorney's Office.

There is no fiscal impact at this time. Commission District 5.

C. INFRASTRUCTURE AND TRANSPORTATION SERVICES

Facilities Management

Tab 5 Recommend approval of a Settlement Agreement with Blackwater Construction Services, LLC, to terminate Contract 23-905 for turn-key construction services related to the renovation and addition to Fire Station 91, located at 746 Albrook Street in Mascotte. Commission District 1.

There is no fiscal impact.

Public Works

Tab 6

Recommend approval:

1. Of a Local Agency Program (LAP) agreement with the Florida Department of Transportation (FDOT);
2. To adopt a supporting Resolution with FDOT for funding the Right of Way acquisition of Log House Road (Pine Ridge Elementary School) from CR 561 to Lakeshore Drive;
3. To adopt an Unanticipated Revenue Resolution (URR) adding \$150,000 to the Federal/State Grants Fund for the right of way acquisition services for the Log House Road Project; and
4. Of a budget transfer in the amount of \$22,758 from Sidewalks to Easements/ROW Log House Rd (Pine Ridge Elem).

The estimated fiscal impact is \$172,758 — \$150,000 (revenue/expenditure — grant funded) and \$22,758 (expenditure — county match). Commission District 1.

Tab 7

Recommend approval:

1. Of a Local Agency Program (LAP) agreement with the Florida Department of Transportation (FDOT);
2. To adopt a supporting Resolution with FDOT for Planning and Environmental Analysis Services (PD&E) for the Rolling Acres Road PD&E Study from south of CR 466 to north of US27/US441;
3. To adopt an Unanticipated Revenue Resolution (URR) adding \$450,000 to the Federal/State Grants Fund for the Rolling Acres Road PD&E Project; and
4. Of a budget transfer in the amount of \$450,000 from Easements/ROW to Infrastructure-Studies Rolling Acres Rd CR466 - US27/441.

The estimated fiscal impact is \$900,000 — \$450,000 (revenue/expenditure - grant funded) and \$450,000 (expenditure - county match). Commission District 1 and 2.

V. PUBLIC HEARINGS

Tab 8

Second Public Hearing of 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.

There is no fiscal impact.

Tab 9 Public Hearing of an Ordinance amending Section 16.00.02, Lake County Code, Appendix E, Land Development Regulations (LDR), entitled *Wellness Way Development Standards regarding Landscaping Regulations*.

There is no fiscal impact.

VI. PUBLIC HEARINGS: REZONINGS (SEE SEPARATE AGENDA)

Tab 10 Recommend approval of a Development Agreement and Addendum with May and Whitaker Family Partnership LTD, Quality By Design Inc., and James M. Watson related to the improvements required for the construction of the Lake Yale PUD Project.

The estimated fiscal impact is \$4,668,345 (Developer Cost) — \$3,070,648 (Impact Fee Credits – North Central Transportation Benefit District) and \$1,597,695 (Developer Expenditure). Commission District 4.

Tab 11 Public Hearings on Rezonings, Conditional Use Permits, and Comprehensive Plan Amendments.

VII. REGULAR AGENDA

A. COMMISSIONERS

Commissioner Sabatini - District #1

Tab 12 Discussion and direction regarding the appeal of the Property Appraiser's Fiscal Year 2026 Budget.

Commissioner Campione - Chairman and District #4

Tab 13 Recommend approval to advertise an Ordinance renumbering Section 3-5, Lake County Code, entitled *Silver Glen Springs Run*, to Section 5-4, Lake County Code, amending the section to designate Silver Glen Springs Run as a Noise Sensitive Zone, and providing penalties for violations.

There is no fiscal impact.

VIII. OTHER BUSINESS

Tab 14 Recommend approval to appoint Tylana Hill to the WellFlorida Council as a Lake County Consumer.

Tab 15 Closed Session of the Board of County Commissioners to discuss *Lake County, Florida and City of Mount Dora, Florida vs. State of Florida Department of Environmental Protection and Hubbard Construction Company*, State of Florida Division of Administrative Hearings; Consolidated DOAH Case Nos. 25-5311 & 25-5581.

No fiscal impact.

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

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.