

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

REGULAR MEETING

February 3, 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

February 3, 2026

9:00 AM. Invocation
Pledge of Allegiance

I. AGENDA UPDATE

Discussion regarding proposed revisions to today's Agenda.

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.

II. ANNEXATION REPORT

III. PUBLIC HEARINGS: REZONINGS (SEE SEPARATE AGENDA)

Tab 1 Public Hearings on Rezoning, Conditional Use Permits, and Comprehensive Plan Amendments.

IV. REGULAR AGENDA

A. COMMISSIONERS

Commissioner Campione - Chairman and District #4

Tab 2 Recommend approval to adopt a Resolution to post “No Trucks Over 10 Tons Local Delivery Only” signs on Thrill Hill Road (5880) between CR 44A/Burlington Ave and SR 44, in the Eustis area. Advance warning signs will be placed on CR 44A and SR 44 to notify drivers of the restriction. Trucks were restricted on North Thrill Road (6280) by Board of County Commissioner action on May 21, 2019, via Resolution 2019-66.

The fiscal impact is estimated at \$300 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 4.

V. REPORTS

A. County Attorney

B. County Manager

VI. 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

VII. ADDENDUM

Tab 3

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.

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.