

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

REGULAR MEETING

February 10, 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 10, 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:

- December 16, 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 1-6):
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 a copy of Lakehaven Community Development District's Public Facilities Report dated November 26, 2025, pursuant to Section 189.008, Florida Statutes.
 3. Notice is hereby provided of having received a list of property placed on the Lands Available List.
 4. Notice is hereby provided of having received the City of Groveland's CRA Audited Financial Statements for FY 2023-2024.
 5. Notice is hereby provided of having received Ordinance 2025-J from the City of Umatilla.
 6. Notice is hereby provided of having received Annexation Ordinance 2025-21 from the City of Mount Dora as required by Chapter 171.044(3) Florida Statutes with the accompanying map.

IV. CONSENT AGENDA (Tab 3 – 7):

A. ADMINISTRATIVE SERVICES

Procurement Services

- Tab 3 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 the Office of Procurement Services Director to execute all necessary documentation.

The fiscal impact cannot be determined at this time (revenue).

B. DEVELOPMENT SERVICES

Economic Development

- Tab 4 Recommend approval of an Economic Development Hotel Incentive Grant Program award for Hotel Siena Holdings LLC pursuant to Section 7-5, Lake County Code, after finalization of an agreement; and for the Chairman to execute the Agreement upon review by the County Attorney's Office.

If all requirements are met, the estimated fiscal impact is \$824,269 (expenditure) over a five-year grant period, estimated to begin in Fiscal Year 2028.

C. COMMUNITY SERVICES

Office of Tourism

Tab 5

Recommend approval:

1. To provide Tourist Development Tax funding for host fees and related event expenses for the 2026 The Spring Games, Event, which runs from February 13 through March 28, 2026; and
2. To authorize the Chairman to execute the Agreement with The Spring Games; and
3. To delegate authority to the County Manager to approve a renewal for 2027 for up to the same funding amount for that year, if requested by The Spring Games and recommended by the Tourist Development Council.

The fiscal impact is not to exceed \$150,000 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. If the 2027 renewal is approved as set forth in the Agreement, then the fiscal impact would not exceed \$150,000 (expenditure) for that year. Commission District 2 and 5.

D. INFRASTRUCTURE AND TRANSPORTATION SERVICES

Public Works

Tab 6

Recommend approval to award the North Lake Trail - East Collins Street to Beach Street construction project (Contract 26-702) to Bulldog Sitework, LLC for \$1,083,525.33.

The fiscal impact is \$1,083,525.33 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 4.

Tab 7

Recommend approval:

1. Of a Task Order with Halff Associates, Inc to design intersection improvements at Jalarmy Road and Lake Minneola Shores as part of Continuing Contract 24-432C; and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The fiscal impact is \$135,028 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 1 and 2.

V. PRESENTATIONS

Tab 8 Presentation by Kelley Klepper, Vice President at Kimley Horn, on form-based Code. Discussion and direction regarding updating the Land Development Regulations to a hybrid code of form-based and Euclidean code versus a straight Euclidean code.

The fiscal impact cannot be determined at this time.

VI. PUBLIC HEARINGS

Tab 9 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 10 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.

VII. REGULAR AGENDA

A. COMMISSIONERS

Commissioner Sabatini - District #1

Tab 11 Discussion and direction regarding the appeal of the Property Appraiser's Fiscal Year 2026 Budget.

B. INFRASTRUCTURE AND TRANSPORTATION SERVICES

Public Works

Tab 12 Recommend approval of the City of Mount Dora's request to install automatic license plate readers within County right-of-way at four locations within the city's limits. There is no fiscal impact.
Commission District 4.

Tab 13 Recommend approval of the City of Fruitland Park's request to install automatic license plate readers within County right-of-way at three locations within the City's limits. There is no fiscal impact. Commission District 5.

Tab 14 Recommend approval of the Town of Lady Lake's request to install automatic license plate readers within County right-of-way at eleven locations within the town's limits. There is no fiscal impact. Commission District 5.

C. PARKS AND WATER RESOURCES

Parks and Trails

Tab 15 Recommend approval of the following items reviewed and recommended by the Public Lands and Trails Acquisition Advisory Committee:

1. Public Lands and Trails Evaluation Workflow Process
2. Public Lands Scoring Criteria
3. Greenways and Trails Scoring Criteria
4. Allowing conservation easements and/or other lesser interest properties to be considered for acquisition

There is no fiscal impact.

VIII. OTHER BUSINESS

Tab 16 Recommend approval:
1. To appoint or reappoint **three (3)** members to the Mt. Plymouth Sorrento Community Redevelopment Advisory Committee with a term expiration of January 31, 2028.
Applicants are:

- Dana Bruns (appointment)
- Clark Morris (reappointment)
- Sandra Stura (reappointment)
- Tim Kiley (reappointment)
- Tylana Hill (appointment)

2. To reappoint Jeffery Albright, as recommended by the East Lake Chamber of Commerce, to fill a vacancy on the Mt. Plymouth-Sorrento Community Redevelopment Advisory Committee with a term expiration date of January 31, 2028.

All candidates for these seats are qualified electors of Lake County. Commissioner Campione is the liaison to the Mt. Plymouth-Sorrento Community Redevelopment Advisory Committee.

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

REGULAR AGENDA

COUNTY MANAGER

<u>Tab 17</u>	Discussion and direction related to Districts 5 and 24 Medical Examiner Services.
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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.