

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

**REGULAR MEETING**

**July 14, 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

July 14, 2026

9:00 A.M. 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:

- May 5, 2026 (Regular Meeting)
- May 18, 2026 (Special 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 1-7):

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 Greater Lakes/Sawgrass Bay Community Development District's Annual Financial Audit Report for the Fiscal Year ended September 30, 2025.
3. Notice is hereby provided of having received the Avalon Groves Community Development District's FY 2027 Proposed Budget/Public Hearing Resolution 2026-07.
4. Notice is hereby provided of having received the Lakehaven Community Development District Proposed Budget for Fiscal Year 2027 in accordance with Section 190.008(2)(b), Florida Statutes for purposes of disclosure and information only.
5. Notice is hereby provided of having received the Parkside Trails Community Development District Proposed Budget for Fiscal Year 2027 in accordance with Section 190.008(2)(b), Florida Statutes for purposes of disclosure and information only.
6. Notice is hereby provided of having received the Wellness Ridge Community Development District Proposed Budget for Fiscal Year 2027 in accordance with Section 190.008(2)(b), Florida Statutes for purposes of disclosure and information only.
7. Notice is hereby provided of having received the Windsor Cay Community Development District Proposed Budget for Fiscal Year 2027 in accordance with Section 190.008(2)(b), Florida Statutes for purposes of disclosure and information only.

### **IV. CONSENT AGENDA (Tabs 3 – 14):**

#### **A. PROCLAMATIONS**

##### Tab 3

Recommend approval of Croqueta Day Proclamation, per Commissioner Sean Parks.

#### **B. HUMAN RESOURCES AND RISK MANAGEMENT**

##### Tab 4

Recommend approval of a Liability Claim Settlement for an incident which occurred on February 17, 2024. The fiscal impact is \$300,000.

##### Tab 5

Recommend approval of a one-time \$75,000 cash death benefit, pursuant to Section 112.1816, Florida Statutes. The statute provides the benefit to the designated beneficiary or dependents of a firefighter who dies due to a designated occupational cancer.

The fiscal impact is \$75,000.

C. **DEVELOPMENT SERVICES**

**Building Services**

Tab 6

Recommend approval:

1. Of Contract 24-441 for Community Development Software; and
2. To authorize the Office of Procurement Services to execute all supporting documentation; and
3. Of a budget transfer in the amount of \$45,075 from Stormwater Machinery/Equipment to Stormwater Machinery/Equipment Permitting Software Replacement; and
4. Of a budget transfer in the amount of \$45,075 from Engineering Machinery/Equipment to Engineering Machinery/Equipment Permitting Software Replacement.

The estimated fiscal impact for the first year is \$1,126,858, which includes implementation and migration costs. In subsequent years, the estimated annual fiscal impact is \$531,646 annual. Fiscal impacts are within available Fiscal Year Budgets and will not exceed appropriated amounts.

**Office of Tourism**

Tab 7

Recommend approval:

1. To provide Tourist Development Tax funding for host fees and related event expenses for Lake County to host the 2027 IWWF World Wakeboard Championships, to take place at Lake David (Groveland). The dates for this event are October 28, 2027– November 8, 2027; and
2. To authorize the Chairman to execute the agreement with IWWF.

The fiscal impact is not to exceed \$150,000 (expenditure – TDT funding) and is within, and will not exceed, the Fiscal Year 2027 Budget. Commission District 1.

**D. PUBLIC SAFETY**

**Fire Rescue**

Tab 8

Recommend approval:

1. Of the Real Estate Purchase and Sales Agreement for Property with Finlayson Family, LLC, for the Eustis EMS Ambulance Station located at 801 North Bay Street, in Eustis (a/k/a Alternate Key 1197414); and
2. Of a budget transfer in the amount of \$100,000 from Rentals and Leases to Buildings; and
3. To authorize the Chairman to execute any necessary closing documents.

This fiscal impact is \$1,019,114.50 plus any closing costs (expenditure). Commission District 3.

Tab 9

Recommend approval and execution of an Interlocal Agreement for Villages Public Safety Department Special Assessment Funding. There is no fiscal impact.

**E. COMMUNITY SERVICES**

**Library Services**

Tab 10

Recommend approval of the appropriation and expenditure of unanticipated revenue through an amendment to the Fiscal Year 2025-2026 Budget.

The fiscal impact is \$6,000 (revenue/expenditure - grant funded).

**F. INFRASTRUCTURE AND TRANSPORTATION SERVICES**

**Public Works**

Tab 11

Recommend approval to award the Britt Road Reconstruction and Culvert Replacement construction project (Contract 26-711) to Ranger Construction Industries, Inc. for \$1,070,286.13.

The fiscal impact is \$1,070,286.13 — \$744,224.87 (revenue/expenditure - grant funded) and \$326,061.26 (expenditure - ARPA), and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 4.

Tab 12 Recommend approval to enter a Lighting Services Agreement with Duke Energy One, Inc. to install and maintain street lighting along 0.6 miles of Hancock Road from the south corner of the Hartwood Landing Subdivision to Hartwood Marsh Road.

The capital fiscal impact is \$443,980 (expenditure - South District Road Impact Fee Fund) and is within, and will not exceed, the Fiscal Year 2026 Budget. The annual fiscal impact for maintenance is \$3,708 plus electric fees (expenditure - Wellness Way MSTU Fund) and will be included in the future Fiscal Year Budgets. Commission District 1.

Tab 13 Recommend approval:

1. Of a County Incentive Grant Program (CIGP) agreement; and
2. To adopt a supporting Resolution with the Florida Department of Transportation (FDOT) for funding the construction services for the CR 466A from East of Timbertop Lane to East of Poinsettia Avenue Project; and
3. To adopt an Unanticipated Revenue Resolution (URR) to accept and appropriate \$3,112,000 for the County Incentive Grant Program (CIGP); and
4. Of a Budget Transfer within the Central Transportation Benefit District fund in the amount of \$2,400,000 from Easements/ROW to Infrastructure-Construction 466A Phase IIIB; and
5. Of a Budget Transfer within the Federal/State Grant fund to move \$3,611,561 from Infrastructure-Construction CR466A Phase III (860674.50041) to Infrastructure-Construction 466A Phase IIIB 860674.50073).

The estimated fiscal impact is \$21,334,706 — \$6,723,561 (revenue/expenditure - grant funding) and \$14,611,145 (expenditure - county match). Commission District 5.

## **G. PARKS AND WATER RESOURCES**

### **Parks and Trails**

Tab 14 Recommend approval:

1. Of Contracts 26-405A, 26-405B and 26-405C with Apex Landscaping, Inc. (Eustis, FL), Green Isle Gardens, Inc. (Groveland, FL) and Site One Landscape Supply (serviced out of Clermont, FL) to provide trees, native grasses, plants on an as-needed basis; and
2. To authorize the Office of Procurement Services to execute the agreements and all supporting documentation.

The fiscal impact is estimated at \$225,000 (expenditure). Annual expenditures will not exceed available funding in the Fiscal Year Budget.

**V. PUBLIC HEARINGS**

Tab 15 First Public Hearing of an Ordinance creating Section 3.03.00, Lake County Code, Land Development Regulations, to be entitled, *Certified Recovery Residences*, and amending Appendix E, Chapter II, Lake County Code, Land Development Regulations, entitled *Definitions*, and Chapter III, Section 3.01.03, entitled, *Schedule of Permitted and Conditional Uses*. Required per Senate Bill 954 (2025).

There is no fiscal impact.

Tab 16 Recommend adoption and execution of an Ordinance amending Chapter XVII, Lake County Code, Appendix E, Land Development Regulations (“LDR”), entitled *Rural Conservation Subdivision Design Standards*.

There is no fiscal impact.

Tab 17 Recommend adoption and execution of an Ordinance amending Section 14.07.00, Lake County Code, Appendix E, Land Development Regulations, entitled *Subdivisions*, to bring the section into compliance with Chapter 2025-164, Laws of Florida, (Senate Bill 784 (2025)).

There is no fiscal impact.

**VI. PRESENTATIONS**

Tab 18 Presentation by Jaime Stewart, Office of Management and Budget Director, providing an estimate of fiscal impacts resulting from recent legislative action.

**VII. ANNEXATION REPORT**

**VIII. PUBLIC HEARINGS: REZONINGS (SEE SEPARATE AGENDA)**

Tab 19 Public Hearings on Rezonings, Conditional Use Permits, Comprehensive Plan Amendments and Variances.

**IX. REGULAR AGENDA**

**A. COMMISSIONERS**

**Commissioner Campione - Chairman and District #4**

Tab 20 Discussion and direction on negotiating the purchase of the Hamrick Transfer of Development Rights. There is no fiscal impact.

Tab 21 Discussion and direction on the Chisholm Trail RV Park and Campground. The fiscal impact cannot be determined at this time.

**B. DEVELOPMENT SERVICES**

**Planning and Zoning**

Tab 22 Recommend approval to advertise an Ordinance amending Section 9.01.06, Lake County Code, Appendix E, Land Development Regulations, entitled *Landscape Buffer Requirements*, to establish a landscape buffer width and material requirements for properties developing along public roadways.

There is no fiscal impact.

**C. INFRASTRUCTURE AND TRANSPORTATION SERVICES**

**Public Works**

Tab 23 Discussion and direction on the request that operation and maintenance responsibilities for the Lake Nellie Crossing subdivision DWTS program be transferred from the HOA/Developer to Lake County.

The fiscal impact cannot be determined at this time. Commission District 1.

**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

**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.**