

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

REGULAR MEETING

August 11, 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

August 11, 2026

9:00 A.M. Invocation

Pledge of Allegiance

I. AGENDA UPDATE

Discussion regarding proposed revisions to today's Agenda.

II. LEGISLATIVE UPDATE

III. MINUTES APPROVAL

Tab 1 Recommend approval of the following minutes:

- June 9, 2026 (Regular Meeting)
- June 23, 2026 (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 1-7):

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 Cascades at Groveland Community Development District Resolution 2026-10 adopting the FY 2026-2027 proposed budget, and Resolution 2026-12 to approve the FY 2026-2027 meeting schedule.
3. Notice is hereby provided of having received the City of Tavares' Annual Comprehensive Financial Report for the fiscal year ended September 30, 2025.
4. Notice is hereby provided of having received the Grace Groves Oaks Community Development District Annual Financial Audit Report for the fiscal year ended September 30, 2025, in accordance with Section 11.45 and Section 189.418, Florida Statutes.
5. Notice is hereby provided of having received the City of Leesburg's Annual Comprehensive Financial Report for the fiscal year ended September 30, 2025.
6. Notice is hereby provided of having received the Hammock Oaks Community Development District Annual Financial Audit Report for the Fiscal Year ended September 30, 2025 pursuant to Section 11.45 and Section 189.418, Florida Statutes.
7. Notice is hereby provided of having received the Emerald Creek Community Development District Annual Financial Audit Report for the Fiscal Year ended September 30, 2025 pursuant to Section 11.45 and Section 189.418, Florida Statutes.

V. CONSENT AGENDA (Tabs 3 – 18):

A. COUNTY ATTORNEY

Tab 3

Recommend approval to extend the 2026 Tax Roll until completion of the Value Adjustment Board Hearings.

There is no fiscal impact.

B. DEVELOPMENT SERVICES

Planning and Zoning

Tab 4

Recommend approval of Termination and Release of Unity of Title for Lots 408 & 409 Bella Collina East.

There is no fiscal impact.

Tab 5 Recommend approval of Termination and Release of Unity of Title for Vaughan Property.

There is no fiscal impact.

C. PUBLIC SAFETY

Public Safety Support

Tab 6 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 for the Radio Communications Tower Co-Location Agreement with Verizon.

The annual fiscal impact is \$16,500 (revenue). Commission District 3.

D. COMMUNITY SERVICES

Office of Housing and Community Services

Tab 7 Recommend approval:

1. Of the Fiscal Year (FY) 2026-2027 Community Development Block Grant (CDBG) Proposed Projects and Annual Action Plan; and
2. To authorize the Office of Housing & Community Services Director to execute and submit any documents required by the U.S. Department of Housing and Urban Development related to the FY 2026-2027 Annual Action Plan; and
3. Of a Resolution adopting the FY 2026-2027 Annual Action Plan for CBDG; and
4. To authorize the County Manager to execute the awarded respective CDBG Program Subrecipient Agreements and amendments that do not have a change in the fiscal impact.

The fiscal impact is \$2,780,328 (revenue/expenditure - grant funded) and will be included in the Fiscal Year 2027 Budget.

Tab 8

Recommend approval:

1. Of a HOME Investment Partnerships Program Subrecipient Agreement between Lake County and Habitat for Humanity of Lake-Sumter, Inc. for the Sager's Cove project; and
2. Of a budget transfer in the amount of \$124,900 from Aids to Other Organizations to Aids to Other Organizations - Sager's Cove.

The fiscal impact is \$124,900 (expenditure - grant funded).
Commission District 4.

Tab 9

Recommend approval:

1. Of a HOME Investment Partnerships Program Subrecipient Agreement between Lake County and Habitat for Humanity of Lake-Sumter, Inc. for the Magnolia Landing project; and
2. Of a budget transfer in the amount of \$160,000 from Aids to Private Organizations to Aids to Private Organizations – Magnolia Landing.

The fiscal impact is \$160,000 (expenditure - grant funded).
Commission District 5.

Tab 10

Recommend approval:

1. Of the Second Amendment to a HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) Subrecipient Agreement between Lake County and Find, Feed & Restore, Inc., for an Affordable Housing Project for Fiscal Year 2026; and
2. Of a budget transfer in the amount of \$92,479 reallocating funds from Aids to Other Organizations to Aids to Private Organizations.

The fiscal impact is \$900,000 (expenditure-grant funded).
Commission District 5.

Transit Services

Tab 11

Recommend approval:

1. Of the Office of Transit Services' revised Public Transportation Agency Safety Plan; and
2. To authorize the Office of Transit Services' Director to execute the Annual Certification and adopt the plan.

There is no fiscal impact.

Tab 12

Recommend approval of a budget transfer in the amount of \$4,050 from Transit Reserves to the Fixed Route Promotional Activity.

The fiscal impact is \$4,050 (expenditure).

Tab 13 Recommend approval of the Third Amendment to the Agreement with Mid Florida Community Services, Inc. D/B/A You Thrive Florida for the provision of transportation services for nutritional purposes.

There is no fiscal impact.

E. INFRASTRUCTURE AND TRANSPORTATION SERVICES

Facilities Management

Tab 14 Recommend approval:

1. To utilize the Term & Supply Contract 23-402 with Hill York Service Company, LLC., for the replacement of six (6) air handler units at the Lake County Sheriff's Detention Center; and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is \$1,699,979.25 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 3.

Public Works

Tab 15 Recommend approval:

1. Of Contracts 25-750A - E for transportation planning and traffic engineering services on an as-needed basis to American Structurepoint, Inc. (Indianapolis, IN, serviced through Tampa Office), CDM Smith, Inc. (Boston, MA, serviced through Boca Raton Office), Metric Engineering LLC (Miami, FL, serviced through Lake Mary Office), Patel, Green, and Associates, LLC (Temple Terrace, FL), and Traffic & Mobility Consultants, LLC (Orlando, FL) ; and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The annual estimated fiscal impact is \$300,000 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Annual expenditures will not exceed available funding in the Fiscal Year Budget.

Tab 16 Recommend approval:

1. Of a Hazard Mitigation Grant Program (HMPG) Contract; and
2. To adopt an Unanticipated Revenue Resolution (URR) to accept and appropriate \$577,805 for design and construction services for the CR 44A and CR 439 Intersection Traffic Signal Improvement Project; and
3. Of a budget transfer in the amount of \$190,000 from Infrastructure to Infrastructure - Intersection CR44A / CR439.

The estimated fiscal impact is \$767,804.56 — \$577,804.56 (revenue/expenditure - grant funded) and \$190,000 (expenditure - county match). Commission District 4.

Tab 17 Recommend approval of a 10-Ton Truck Restriction Resolution on Lake Erie Road between SR 33 and Bay Lake Road. The proposed signs are expected to provide advance warning to truck traffic that might otherwise consider taking Lake Erie Road. Local deliveries are exempt from the restriction.

The estimated fiscal impact is \$5,400 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 1.

Tab 18 Recommend approval of a 10-Ton Truck Restriction Resolution on Lake Louisa Road between Hammock Ridge Road and US 27. The seven signs are expected to provide advance warning to truck traffic that might otherwise consider taking Lake Louisa Road. Local deliveries are exempt from the 10-ton truck restriction.

The estimated fiscal impact is \$1,800 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget.

VI. PRESENTATIONS

Tab 19 Discussion and direction on the Proposed Fiscal Year 2027 Infrastructure Sales Tax Projects in anticipation of the public hearing scheduled for Tuesday, August 25, 2026.

VII. PUBLIC HEARINGS: REZONINGS (SEE SEPARATE AGENDA)

Tab 20 Public Hearings on Rezoning, Conditional Use Permits, Comprehensive Plan Amendments and Variances.

VIII. PUBLIC HEARINGS

Tab 21 Recommend adoption and execution of an Ordinance to place on the November 2026 ballot a measure regarding the extension of the North Lake County Hospital District for ten (10) years beginning October 1, 2027.

The fiscal impact cannot be determined at this time.

IX. REGULAR AGENDA

A. DEVELOPMENT SERVICES

Planning and Zoning

Tab 22 Recommend approval to advertise an Ordinance amending Sections 3.08.00 and 3.01.04(10), Lake County Code Appendix E, Land Development Regulations, entitled *Cemeteries*. Required by HB 425 (2026).

There is no fiscal impact.

Tab 23 Recommend approval to advertise an Ordinance amending Section 14.09.01, Lake County Code, Appendix E, Land Development Regulations, entitled *Site Plans*.

There is no fiscal impact.

B. PARKS AND WATER RESOURCES

Parks and Trails

Tab 24 Recommend approval:

1. To begin the property appraisal process for the Sunderman Family Trust, National Developers, LLC, Shelley/Chasteen, and Holloway properties submitted for purchase under the Public Lands Referendum as recommended by the Public Lands and Trails Acquisition Advisory Committee (PLTAAC); and
2. To partner with Trust for Public Land and begin the process to purchase the CSX Corridor and connected parcels needed for the Wekiva Trail Project; and
3. For the Public Lands Referendum Bond to be issued at the full \$50,000,000 under Ordinance 2024-18.

The estimated fiscal impact is \$40,000 (expenditure) for appraisals only.

X. OTHER BUSINESS

Tab 25 Recommend approval to appoint Mary Burns, Accounting Director, to the Central Florida Expressway Audit Committee.

XI. REPORTS

- A. County Attorney**
- B. County Manager**

XII. 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**

XIII. ADDENDUM

REGULAR AGENDA

COMMISSIONERS

Commissioner Sabatini - District #1

- | | |
|---------------|---|
| <u>Tab 26</u> | Discussion and direction regarding initiating the rezoning process under Section 125.66(3)(b), Florida Statutes, of the Deep Woods Ranch Conditional Use Permit (Ordinance # 2006-61). |
| <u>Tab 27</u> | Discussion and direction on St. John County's consideration of challenging Chapter 2026-34, <i>Laws of Florida</i> , (Senate Bill 686) concerning development of local agricultural land. |

There is no fiscal impact.

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.