

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

REGULAR MEETING

December 16, 2025

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

December 16, 2025

9:00 A.M.

- I. WELCOME AND INTRODUCTIONS
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. STATE OF THE COUNTY PRESENTATION
- V. INTERMISSION

10:00 A.M.

- VI. AGENDA UPDATE
Discussion regarding proposed revisions to today's Agenda.
- VII. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN
- VIII. MINUTES APPROVAL

Tab 1 Recommend approval of the following minutes:

- November 4, 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.

IX. PRESENTATION OF PROCLAMATIONS

Tab 2 Recommend approval and presentation of the WESH 2 News Share Your Christmas 40th Anniversary proclamation.

X. CLERK OF COURT'S CONSENT AGENDA

Tab 3 Recommend approval of the Clerk's Consent Agenda (Items 1):
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.

XI. CONSENT AGENDA (Tab 4 – 32):

A. COUNTY ATTORNEY

Tab 4 Recommend approval for County Attorney to conduct a Closed Session of the Board of County Commissioners to be held on January 6, 2025, 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.

There is no fiscal impact.

Tab 5 Recommend approval to authorize the Chair to execute the Administrative Law Judge Services Contract with the State of Florida, Division of Administrative Hearings, to provide services on an as-needed basis.

The fiscal impact is undetermined at this time.

B. ADMINISTRATIVE SERVICES

Management and Budget

Tab 6 Recommend approval of a Second Amendment to the Subrecipient Agreement with Lake Sumter State College (LSSC), utilizing American Rescue Plan Act (ARPA) funds, for the creation of the Construction Management, Associate in Science (A.S.) Degree Program. There is no fiscal impact.

Procurement Services

Tab 7 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).

C. DEVELOPMENT SERVICES

Planning and Zoning

Tab 8 Recommend approval:
1. Of Contracts 25-523A-D for General Planning, Zoning and Strategic Economic Development Consultation Services on an as-needed basis to GAI Consultants, Inc. (Orlando, FL), Levey Consulting, LLC (Orlando, FL), RVI Planning + Landscape Architect (Orlando, FL), and WGI, Inc. (West Palm Beach, FL); and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The annual fiscal impact cannot be determined at this time. Annual expenditures will not exceed available funding in the Fiscal Year Budget.

Tab 9 Recommend approval of Resolution under Section 14.11.01(G), Lake County Code, Appendix E, Land Development Regulations, to allow the creation of one additional lot through the Minor Lot Split process on property owned by Wayne Charles Bailey.

D. PUBLIC SAFETY

Fire Rescue

Tab 10 Recommend approval of a budget transfer in the amount of \$102,988 from Fire Impact Fees - Reserve for Operations to Fire Impact Fees - Buildings - Fire Station 91 (Mascotte) to fund the approved fire station alerting system purchase and necessary equipment.

The fiscal impact is \$102,988 (expenditure). Commission District 1.

Public Safety Support

Tab 11

Recommend approval:

1. Of the Amended and Restated Agreement for Shared Public Service Radio Communications Facilities with the Town of Lady Lake; and
2. To authorize the County Manager, or designee, to execute all future supporting documentation and related expenditures.

The fiscal impact (revenue) cannot be determined at this time.
Commission District 5.

E. COMMUNITY SERVICES

Office of Housing and Community Services

Tab 12

Recommend approval to adopt and execute a Resolution approving the Issuance by the Housing Authority of Polk County, not to exceed \$61,600,000 Multifamily Housing Revenue Bonds for the benefit of Leesburg Leased Housing Associates I, LLLP, to provide funds to finance a Multifamily Residential Rental Project in Leesburg, Florida.

There is no fiscal impact. Commission District 5.

Tab 13

Recommend approval of the Seventh Amendment to the Inmate Healthcare Services Agreement between Wellpath, LLC, the Lake County Sheriff's Office, and Lake County.

The fiscal impact is \$643,456.04, plus all Offsite Service charges which are indeterminable at this time (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget.

Transit Services

Tab 14

Recommend approval:

1. To apply to the Florida Department of Transportation (FDOT) under the Section 5310 Capital and Operating Grant Program for Fiscal Year 2027; and
2. To adopt the Supporting Resolution authorizing the signing and submission of the Grant Application and Supporting Documents and Assurance to the Florida Department of Transportation; and
3. To procure vehicles under the State's bid list through FDOT's Transit Research Inspection Procurement Services (TRIPS) program.

If awarded, the estimated fiscal impact is \$1,532,763 — \$1,059,486 (revenue/expenditure - grant funded) and \$473,277 (expenditure - county match) and will be included in the Fiscal Year 2027 Budget request.

Tab 15

Recommend approval:

1. To apply to the Florida Department of Transportation (FDOT) under the Section 5311 Operating Grant Program for Fiscal Year 2027; and
2. To adopt the Supporting Resolution authorizing the signing and submission of the Grant Application and Supporting Documents and Assurances to the Florida Department of Transportation.

If awarded, the estimated fiscal impact is \$400,000 - \$200,000 (revenue/expenditure - grant funded) and \$200,000 (expenditure – county match) and will be included in the Fiscal Year 2027 Budget request.

Visit Lake

Tab 16

Recommend approval:

1. Of the attached invoice under Contract 21-0512 with Madden Media to engage Madden for Additional Services pursuant to Paragraph 19 of that Ongoing Contract to produce a 3-episode video series to promote Star Athletics and Discover Lake County; and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The fiscal impact is \$132,000 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget.

F. INFRASTRUCTURE AND TRANSPORTATION SERVICES

Facilities Management

Tab 17

Recommend approval:

1. To surplus County-owned property located at 31039 Lake Mack Road, in Deland (a/k/a Alternate Key 2540427), previously known as the Forest Hills Volunteer Fire Station;
2. To donate the property to Northeast Lake Community Outreach, Inc.;
3. Of the corresponding donation Resolution and authorization for the Chairman to execute the County Deed;
4. Of a Use Agreement to utilize the property as needed for emergency operations and authorization for the County Manager to execute the Agreement after the transfer of ownership is completed; and
5. To terminate the Lease Agreement upon transfer of the property.

This fiscal impact is \$10 to record the County Deed. Commission District 4.

Public Works

Tab 18

Recommend approval to adopt a Resolution to advertise a public hearing to vacate platted driveway, walkway, and cul-de-sac easements within Lots 200, 201, 218, and 219, as shown on the Dora Pines, Unit 1 plat recorded in Plat Book 22, Pages 25 & 26 of the public records. The closest municipality is Mount Dora.

The fiscal impact is \$2,295 (revenue) and is within the Fiscal Year 2026 Budget. Commission District 4.

Tab 19

Recommend approval to adopt a Resolution to advertise a public hearing on a request to vacate a deeded drainage easement. The closest municipality is Leesburg.

The fiscal impact is \$2,295 (revenue) and is within the Fiscal Year 2026 Budget. Commission District 3.

Tab 20

Recommend approval to proceed to closing on a Right-of-Way Dedication for Sunnyside Oaks (DR-22052), which is in the City of Leesburg, and authorization for the Chairman to execute any required closing documents.

The estimated fiscal impact is \$100 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 5.

Tab 21

Recommend approval to proceed to closing on a Right-of-Way Dedication for Niragi Plaza (DR-23021), which is in the City of Eustis, and authorization for the Chairman to execute any required closing documents.

The estimated fiscal impact is \$100 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 4.

Tab 22

Recommend approval to proceed to closing on a Right-of-Way Dedication for Manor Oaks (DR-25009), which is in the City of Leesburg, and authorization for the Chairman to execute any required closing documents.

The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 3.

Tab 23

Recommend approval to proceed to closing on a Right-of-Way Dedication for Tierra Vista (DR-24030), which is in the City of Leesburg, and authorization for the Chairman to execute any required closing documents.

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

Tab 24

Recommend approval to proceed to closing on a Right-of-Way Dedication for Grassy Lake Medical LLC, which is in the City of Minneola, and authorization for the Chairman to execute any required closing documents.

The estimated fiscal impact is \$800 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 2

Tab 25

Recommend approval:

1. Of a Maintenance Agreement with KH CW Lake Harris, LLC to maintain landscaping and lighting associated with the new roundabout at the intersection of Woodlea Road and Lane Park Road; and
2. Of a Development Agreement with KH CW Lake Harris, LLC to extend Captain Haynes Road and add a roundabout at the intersection of Captain Haynes Road and Woodlea Road in exchange for transportation impact fee credits.

The fiscal impact is \$2,193,218 (North Central Benefit District Impact Fee credits). Commission District 3.

Tab 26

Recommend approval:

1. Of vendor pool Contracts 25-743A-C for on-call emergency repair construction services of road, drainage, and sidewalk projects to Bulldog Sitework, LLC (Leesburg, FL), Cathcart Construction Company – Florida, LLC (Winter Springs, FL), and Estep Construction, Inc. (Apopka, FL); and
2. To authorize the Office of Procurement Services to execute all supporting documentation.

The fiscal impact is unknown at this time. However, expenditures will be within the approved Fiscal Year Budget and FEMA-related projects shall not exceed the FEMA funding limits per project (expenditure).

Tab 27

Recommend approval to accept public Right of Way and Easement Deeds that have been secured in conjunction with development, roadway, and stormwater projects.

The fiscal impact is \$733.20 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget.

Tab 28

Recommend approval:

1. Of a County Incentive Grant Program (CIGP), agreement;
2. To adopt a supporting Resolution with the Florida Department of Transportation (FDOT) for funding the right-of-way acquisition services for Round Lake Road from the Lake/Orange County Line to Wolf Branch Road, in the Mount Dora area;
3. To adopt an Unanticipated Revenue Resolution (URR) adding \$4,178,235 to the Federal/State Grants Fund for the right-of-way acquisition services for the Round Lake Road project; and
4. Of a budget transfer in the amount of \$4,835,987 from Easements/ROW to Easements/ROW Round Lake Rd Seg 2.

The fiscal impact is \$9,014,222 — \$4,178,235 (revenue/expenditure - grant funded) and \$4,835,987 (expenditure — county match).
Commission District 4.

Tab 29

Recommend approval:

1. Of a Purchase Agreement for Property with Hurley Family Partnership, LLLP (Property Owner) for the Bay Road Roundabout Project and authorization for the Chairman to execute any necessary closing documents; and
2. To authorize the County Manager to approve any future amendments that do not have a fiscal impact.

The estimated fiscal impact is \$50,000 plus due diligence and closing costs (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 3.

Tab 30

Recommend approval:

1. Of the Purchase Agreement with James C. Krull for Property for the Lake Wekiva Trail Segment 2 - Phase A Project and authorization for the Chairman to execute any necessary closing documents.
2. To authorize the County Manager to approve any future amendments that do not have a fiscal impact.
3. To accept the encumbrances (Florida Gas Transmission Company, Florida Power Corporation and Houston Texas and Oil Corporation) that cannot be satisfied before the closing date.

The estimated fiscal impact is \$98,000 plus due diligence and closing costs (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 4.

Tab 31

Recommend approval:

1. To submit the Wekiva Trail Florida Community Trust Grant Application;
2. Of the grant transmittal letter acknowledging matching funds are available; and
3. To authorize the Chairman to sign the Grant Application, related correspondence, and any other supporting documents on behalf of the Board.

There is no fiscal impact at this time. Commission District 3 and 4.

Tab 32

Recommend approval:

1. Of a County Incentive Grant Program (CIGP) agreement;
2. To adopt a supporting Resolution with the Florida Department of Transportation (FDOT) for funding the construction services for the Hartwood Marsh Road Widening Project from US 27 to Majestic Isle Drive (aka Regency Hills Drive), in the Clermont area;
3. To adopt an Unanticipated Revenue Resolution (URR) to accept and appropriate \$6,270,000 for the construction services for the Hartwood Marsh Road Widening Project; and
4. Of a budget transfer in the amount of \$17,510,178 from South Transportation Benefit District Infrastructure-Construction to South Transportation Benefit District Infrastructure-Construction Hartwood Marsh Road.

The estimated fiscal impact is \$29,373,478 — \$6,270,000 (revenue/expenditure - grant funded) and \$23,103,478 (expenditure - county match). Commission District 1 and 2.

XII. PRESENTATIONS

Tab 33

Presentation by Geosyntec to update on the Countywide Hazard Vulnerability Assessment Project.

Tab 34

Report providing an update from the Office of Tourism.

Tab 35

Presentation update regarding Kroger Co. of Ohio's closure of its Groveland operation, for informational purposes only.

XIII. ANNEXATION REPORT

XIV. PUBLIC HEARINGS

Tab 36 First 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 37 Recommend approval to adopt and execute an Ordinance creating Section 5-5, Lake County Code, to be entitled *Lake Dora Sandbar*. The fiscal impact is undetermined at this time.

Tab 38 Recommend approval to adopt and execute an Ordinance repealing Article XII, Section 13-274 through Section 13-281, Lake County Code, entitled *Motor Vehicle Title Loans*. There is no fiscal impact.

Pursuant to Board Policy LCC-102, adopted on August 29, 2023, concurrent with the adoption of any new Code requirement, the Board may repeal an existing Code requirement to further the Board's objective to ensure that newly adopted Code provisions do not increase the overall regulatory impact on the residents and businesses within the unincorporated County. This item accompanies the proposed Lake Dora Sandbar Ordinance scheduled before the Board on this same agenda.

Tab 39 Recommend approval to adopt a Resolution to vacate platted driveway, walkway and cul-de-sac easements. The closest municipality is Mount Dora.

The fiscal impact is \$2,295 (revenue) and is within the Fiscal Year 2026 Budget. Commission District 4.

XV. REGULAR AGENDA

A. COMMISSIONERS

Commissioner Parks - District #2

Tab 40 Presentation by Brent Haywood, General Manager and CEO of Lake Apopka Natural Gas, regarding an energy choice initiative.

Tab 41

Recommend approval:

1. To advertise an Ordinance amending Section 16.00.02, Lake County Code, Appendix E, Land Development Regulations (LDR), entitled Wellness Way Development Standards regarding Landscaping Regulations; and
2. Execution of the Copyright Release and License Agreement with Quality by Design, Inc.

There is no fiscal impact.

B. INFRASTRUCTURE AND TRANSPORTATION SERVICES

Public Works

Tab 42

Discussion and direction on improvements to Number Two Road. There is no fiscal impact. Commission District 3.

Tab 43

Presentation providing an update on the development and implementation of enhanced stormwater standards and regulations.

XVI. OTHER BUSINESS

Tab 44

Recommend approval to appoint Hugh Gravitt to the WellFlorida Council as a Lake County Purchaser.

XVII. REPORTS

A. County Attorney

B. County Manager

XVIII. 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.