BOARD ACTION
January 6, 2026

APPROVED	**Tab 1.** Request for approval of the minutes of the BCC Meeting of November 18, 2025 (Regular Meeting).	COONEY
	CITIZEN QUESTION AND COMMENT PERIOD Ms. Patty Kendrick, a resident of Lake County, stated that she had sent emails to the Board of County Commissioners (BCC) regarding development and other concerns, and that she had attended a town hall meeting for the 2050 Comprehensive Plan (Comp Plan), noting that she did not know what the summary of the survey was. She expressed concerns about overdevelopment, traffic, recycling, and water testing in the lakes, and inquired if she could obtain answers to her questions. Ms. Kathryn Wright, a resident of the Town of Lady Lake, indicated concerns about growth, and stated that according to the National Integrated Drought Information System, Lake County was in its sixth driest year in the past 131 years from January 2025 through November 2025, noting that the amount of area in Lake County that was abnormally dry was 97.63 percent. She opined that the development was going to add to this issue, and asked for a moratorium. She mentioned that she loved the water and quality of life, and said that she did not want to be flooded or have wells drying up due to rapid development. Ms. Cindy Newton, a concerned citizen, remarked that Senate Bill (SB) 208 would limit what local governments could do and take away more control over development, and that this was going to be on the judiciary committee agenda to be heard on January 12, 2026, as it had already gone through its first committee. She hoped that this would bring attention to this issue, and urged people to write to their Legislative Delegation representatives. Mr. Brandon Hartzog, a resident of the Paisley area, related that he had emailed his County Commissioner and the Lake County Sheriff's Office (LCSO) about the unsafe speed of the LCSO cars in the Paisley area, which he opined were going 100 miles per hour through a school zone. He also expressed concern that he had not received a certification from a class he took with the County, and said that his emails inquiring about it had not been answered. He then indicated concern that the playground equipment was being removed from the County's park in the Paisley area and being replac ed with a smaller playset, which he opined would not be sufficient. Ms. Stephanie Burgess, a resident of Lake County, stated that the Heritage Green development was 217 acres and would be built in the Wolf Branch Road/Round Lake Road/Scenic Hills Drive area, and pointed out that this	

	was an agricultural area with two and five acre lots and livestock. She opined that there was no infrastructure for this development, and that they did not know if the City of Mount Dora would provide utilities because there was no contiguous infrastructure for that. She indicated concerns about gopher tortoises, the density, the lack of emergency access, waiting lists for schools, disruption to the agricultural community, flooding issues, added traffic, and the topography of the site, which she opined made it unbuildable.	
APPROVED	**Tab 2.** Approval of Clerk of the Circuit Court and Comptroller's Consent Agenda (Items 1-3) 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 Fiscal Year 2024-2025 Amended Budget for the Cascades at Groveland Community Development District. 3. Notice is hereby provided of having received a list of property placed on the Lands Available List.	COONEY
APPROVED	**Tab 3.** Request from Fire Rescue to recommend retroactive approval of an agreement with AdventHealth to receive funding to support Lake County Emergency Medical Services (EMS). The fiscal impact is $50,000 (revenue/expenditure).	CARPENTER
APPROVED	**Tab 5.** Request from Facilities Management to recommend approval of a Settlement Agreement with Blackwater Construction Services, LLC, to terminate Contract 23-905 for turn-key construction services related to the renovation and addition to Fire Station 91, located at 746 Albrook Street in Mascotte. Commission District 1. There is no fiscal impact.	BONILLA
APPROVED	**Tab 6.** Request from Public Works to recommend approval: 1. Of a Local Agency Program (LAP) agreement with the Florida Department of Transportation (FDOT); 2. To adopt supporting **Resolution 2026-1** with FDOT for funding the Right of Way acquisition of Log House Road (Pine Ridge Elementary School) from CR 561 to Lakeshore Drive; 3. To adopt Unanticipated Revenue **Resolution 2026-2** (URR) adding $150,000 to the Federal/State Grants Fund for the right of way acquisition services for the Log House Road Project; and	BONILLA

	4. Of a budget transfer in the amount of $22,758 from Sidewalks to Easements/ROW Log House Rd (Pine Ridge Elem). The estimated fiscal impact is $172,758 — $150,000 (revenue/expenditure — grant funded) and $22,758 (expenditure — county match). Commission District 1.	
APPROVED	**Tab 7.** Request from Public Works to recommend approval: 1. Of a Local Agency Program (LAP) agreement with the Florida Department of Transportation (FDOT); 2. To adopt supporting **Resolution 2026-3** with FDOT for Planning and Environmental Analysis Services (PD&E) for the Rolling Acres Road PD&E Study from south of CR 466 to north of US27/US441; 3. To adopt Unanticipated Revenue **Resolution 2026-4** (URR) adding $450,000 to the Federal/State Grants Fund for the Rolling Acres Road PD&E Project; and 4. Of a budget transfer in the amount of $450,000 from Easements/ROW to Infrastructure-Studies Rolling Acres Rd CR466 - US27/441. The estimated fiscal impact is $900,000 — $450,000 (revenue/expenditure - grant funded) and $450,000 (expenditure - county match). Commission District 1 and 2.	BONILLA
APPROVED	**Tab 4.** Request from Housing and Community Services to recommend approval: 1. Of a Subordination Agreement related to the Agreement between Lake County and ECG Florida 2023 III, LP, for Affordable Housing Multi-Family Impact Fee Waiver for the Urick Street Apartments Project; 2. For the County Manager to execute the Subordination Agreement substantially similar to the form attached upon finalization of the construction and conversion of the project from a construction loan to a permanent loan, with review and approval of the County Attorney's Office; and 3. For the County Manager to execute future Subordination Agreements related to other Affordable Housing Multi-Family Impact Fee Waiver projects, with review and approval of the County Attorney's Office. There is no fiscal impact at this time. Commission District 5.	CHRISTIAN
TABLED	**Tab 8. PUBLIC HEARING:** 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	MARSH

	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.	
TABLED	**Tab 9. PUBLIC HEARING:** 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.	MARSH
	Tab 11. REZONING AGENDA	
	CONSENT AGENDA REZONING CASES:	
APPROVED	Tab 1. **Ordinance No. 2026-1** Rezoning Case # PZ2025-156 Rafiki Foundation Portable Classrooms Amend Community Facility District Ordinance #2015-47 to allow for the development of five (5) K – 8 classrooms, remove the housing for retired missionaries, and rescind/replace Ordinance #2015-47 with a new Ordinance.	DIAL
	REGULAR AGENDA REZONING CASES:	
POSTPONED	**Tab 10.** 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.	DIAL
POSTPONED	Tab 2. Rezoning Case # PZ2023-235 Lake Yale PUD (FLUM) Amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 208.56+/- acres from Rural Transition FLUC to Urban Low Density FLUC, along with neighboring parcels, allow	DIAL

	for zoning of a Planned Unit Development (PUD) to accommodate a mixed-use development including 1,150 active-adult residential units, 450 single-family and multi-family units, 100,000 square feet of commercial uses, and associated recreational facilities.	
POSTPONED	Tab 3. Rezoning Case # PZ2023-236 Lake Yale PUD (RZ) Rezone 456.48 +/- acres from Agriculture (A), Rural Residential (R-1), and Estate Residential (R-2) to Planned Unit Development (PUD) to facilitate the development program for a mixed-use development including 1,150 active adult residential units, 450 multi-family and single-family units, and 100,000 square feet of commercial uses with associated recreational facilities.	DIAL
DENIED	Tab 4. Rezoning Case # PZ2024-218 O'Brien Road PUD Amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 68.31 +/- acres from Rural to Planned Unit Development to facilitate the development program for O'Brien Road Planned Unit Development, a 41- unit single-family residential subdivision. **The Board denied this item without prejudice.**	DIAL
APPROVED	Tab 5. **Ordinance No. 2026-2** Rezoning Case # PZ2023-318 Butler Property (CUP) Conditional use permit (CUP) approval on approximately 2.46 +/- acres to allow a fishing resort / small-scale recreational camp within the Rural Residential District (R-1).	DIAL
TABLED	**Tab 12.** Discussion and direction regarding the appeal of the Property Appraiser's Fiscal Year 2026 Budget.	SABATINI
APPROVED	**Tab 13.** Recommend approval to advertise an Ordinance renumbering Section 3-5, Lake County Code, entitled Silver Glen Springs Run, to Section 5-4, Lake County Code, amending the section to designate Silver Glen Springs Run as a Noise Sensitive Zone, and providing penalties for violations. There is no fiscal impact.	CAMPIONE

APPOINTMENT/ APPROVED	**Tab 14.** Recommend approval to appoint Tylana Hill to the WellFlorida Council as a Lake County Consumer.	BARKER
CLOSED SESSION	**Tab 15.** Closed Session of the Board of County Commissioners 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. No fiscal impact.	MARSH
FOR YOUR INFORMATION	Ms. Barker mentioned that County Offices would be closed on January 19, 2026 in observance of Dr. Martin Luther King Jr.'s Birthday.	BARKER
FOR YOUR INFORMATION	Commr. Parks wished everyone a Happy New Year.	PARKS
FOR YOUR INFORMATION	Commr. Parks relayed that it was the 250th year of the United States (U.S.), and opined that it called for something special to be done at the County level, as Lake County had the only Pride in America Proclamation every year and the Liberty Tree events, which were happening on a regular basis. He opined that the County should go beyond that and do something special to celebrate the 250th birthday of this country, such as placing a logo for it on the website and on letterhead and making it public that the BCC was supportive of it, and he wondered if there may be an event that the County could do with the Cities.	PARKS
FOR YOUR INFORMATION	Commr. Smith wished everyone a Happy New Year, and hoped that they could make 2026 better than what 2025 was, which he opined was great.	SMITH
FOR YOUR INFORMATION	Commr. Smith commented that he liked the idea of celebrating the 250th anniversary of the U.S., and said that he was in favor of events in conjunction with the Cities.	SMITH
FOR YOUR INFORMATION	Commr. Morris remarked that he was proud to be an American, and that it was great to be in a country where one could voice their opinions.	MORRIS
FOR YOUR INFORMATION	Commr. Morris wished everyone a Happy New Year.	MORRIS
FOR YOUR INFORMATION	Commr. Campione opined that the intersection of County Road (CR) 452 and CR 44 at the Fairgrounds should be reworked in relation to the Fairgrounds property as the County looked forward to its relocation.	CAMPIONE
FOR YOUR INFORMATION	Commr. Campione said that the discussion with Marion County regarding the intersection of CR 42 and CR 452 would be very well received considering how many Lake County residents used that intersection even though it was outside of Lake County.	CAMPIONE

FOR YOUR INFORMATION	Commr. Campione stated that she was excited about the noise ordinance for Silver Glen Run coming back for a public hearing, and mentioned that she had gone there and met with some property owners on the prior day. She opined that it was an amazing place, and that addressing the behavior that was harming that environment and experience would help tremendously.	CAMPIONE
FOR YOUR INFORMATION	Commr. Campione wished everyone a Happy New Year, and said that she looked forward to working together to help solve some issues within the County's purview.	CAMPIONE
FOR YOUR INFORMATION	Commr. Campione mentioned that the Public Works Department had been working on creating a regular maintenance schedule for ditch cleaning in the Astor area to keep those areas cleared out, and opined that even though this would be helpful, it would not solve every flooding issue in the Astor area; however, it would create additional capacity.	CAMPIONE
FOR YOUR INFORMATION	Commr. Campione relayed that as a general rule, she tried to answer emails; however, she opined that at times, there was concern about answering an email because of the nature of the email or the tone of the dialogue.	CAMPIONE
FOR YOUR INFORMATION	Commr. Smith remarked that it was National Technology Day.	SMITH