CITIZEN QUESTION AND COMMENT PERIOD

Ms. Cindy Newton, a resident of Commissioner District 4, expressed appreciation to the Board of County Commissioners (BCC) for hosting a countywide joint planning agreement (JPA) workshop on the prior day, opining that the discussion was productive, particularly regarding the transfer of development rights (TDR), which she opined was well received by the municipalities. She opined that it was encouraging to hear that Lake County had sufficient vacant land allocations to accommodate projected growth through 2050, accounting for 85 percent of landowners who did not want to develop, and noted that this aligned with the Strong Towns analysis from a few years prior, which estimated that existing entitlements would last 45 to 75 years with no increase in density or land use. She opined that the most encouraging part of the meeting was the broad agreement among City officials, staff, and the BCC that the rural and transition areas must be protected from urban level density, and that there was strong support for preserving farms and rural lands to ensure local sustainable food sources and for directing growth to the current urban areas where utilities were already available. She mentioned that several Cities acknowledged that the interlocal service boundary agreements (ISBAs) needed to be substantially revised or rebuilt to better support the protection of rural areas, and opined that everyone involved would be watched to see if the actions supported the words.

Pastor Chuck Padgett, with Trinity Assembly of God, commented that a few years prior, they offered a homeless shelter at their church, and that the reason they stopped doing the homeless shelter was because they were told by the County that they had to have a $1 million liability insurance policy with the County's name on it. He remarked that their insurance company would not do that, and opined that the County should take responsibility. He mentioned that for two weeks he had been questioned why they would not do a homeless shelter, and that even though they wanted to help the homeless, the County needed to take responsibility for them being in his church's facilities in case somebody fell at the church. He also indicated concerns about the traffic on Myrtle Lake Avenue and Urick Street because they just opened a new elementary school, and about the sidewalks being uneven and in need of repair.

Ms. Kathryn Wright, a resident of the Town of Lady Lake, expressed concerns about sinkholes and the aquifer, noting that there was a new one in the City of Groveland which was currently 90 feet wide, 200 feet long, and 50 feet deep. She relayed her understanding that sinkholes were triggered by pumping out much water due to overdevelopment, a drought, or heavy rain,

	and that they were costly to infrastructure and to people. She indicated her understanding that as of January 27, 2026, 16.2 million Florida residents were in areas of drought, and that the Southwest Florida Water Management District had implemented strict watering restrictions due to low aquifer levels and drought conditions in seven counties, including Manatee, Sarasota, and Sumter Counties. She commented that according to the St. Johns River Water Management District (SJRWMD), their monthly total was less than half the monthly average, and she asked the Board to promote smart development. Mr. David Williamson, a 2026 candidate for the BCC Commission District 4, related that he and a group of local residents were voted to assume responsibility of the Pine Lakes Community Center, and that they had started making improvements, such as new flooring, cabinets, kitchen, shelving, and appliances. He mentioned that they had received 7,000 pounds of food from Second Harvest Food Bank, which would be distributed on the current evening, and asked for guidance and assistance regarding available grants or programs that they could apply for to further revitalize the community center. He remarked that their goal was to create a dependable resource for the surrounding community, and indicated that any information would be appreciated. He also commented that as a candidate, he received a significant number of calls from residents expressing frustration that they had emailed or called the BCC but had received no response, and noted that the most common concern was the current meeting time of 9:00 a.m. on Tuesday, which he opined was not accessible for working citizens. He opined that most residents could not take time off work to voice their concerns properly, and that the meetings should be held at a more practical time, such as in the evening, when working families, business owners, and citizens had a fair opportunity to participate, noting that some municipalities had done this. Ms. Patty Kendrick, a resident of the City of Fruitland Park, indicated concerns about recycling and the quality of the lakes, and opined that the trash in the recycling bins was going in with the regular trash. She also expressed concern about a real estate agent being on the Planning and Zoning Board.	
PRESENTATION	**ANNEXATION REPORT**	DIAL
	Tab 1. REZONING AGENDA	
	REGULAR AGENDA REZONING CASES:	
APPROVED	Tab 1. **Ordinance No. 2026-4** Rezoning Case # PZ2023-235	DIAL

	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 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, 50,000 square feet of commercial uses, and associated recreational facilities.	
APPROVED	Tab 2. **Ordinance No. 2026-5** 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 50,000 square feet of commercial uses with associated recreational facilities.	DIAL
APPROVED	**ADDENDUM Tab 3.** 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
APPROVED	Tab 3. **Ordinance No. 2026-6** Rezoning Case # PZ2025-18 Schofield Road PUD (RZ) Rezone approximately 47.71+/- acres from Agriculture (A) to Planned Unit Development District (PUD) to facilitate a residential subdivision; and to amend and restate Ordinance 2023-74.	DIAL
APPROVED	**Tab 2.** Recommend approval to adopt **Resolution 2026-15** to post "No Trucks Over 10 Tons Local Delivery Only" signs on Thrill Hill Road (5880) between CR 44A/Burlington Ave and SR 44, in the Eustis area. Advance warning signs will be placed on CR 44A and SR 44 to notify drivers of the restriction. Trucks were restricted on North Thrill Road (6280) by Board of County Commissioner action on May 21, 2019, via Resolution 2019-66. The fiscal impact is estimated at $300 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 4.	CAMPIONE

FOR YOUR INFORMATION	Ms. Barker commented that Ms. Melanie Marsh, County Attorney, contacted the Public Works Department about the sidewalk issue mentioned by Mr. Padgett, and said that the sidewalks in question were on Urick Street, which had damaged sidewalks and could be dangerous for pedestrians; however, the sidewalks were within the city limits of the City of Fruitland Park and were not County sidewalks. She relayed her understanding that Ms. Marsh had reached out to the City Attorney to notify them, and noted that she would reach out the City Manager as well.	BARKER
FOR YOUR INFORMATION	Commr. Sabatini mentioned that it was week three of the legislative session, and requested that every County Commissioner and every City Commissioner be very vocal about some of the bills that were moving. He expressed concerns about some of the bills, and noted that they had not passed yet, as they were sitting in committee.	SABATINI
FOR YOUR INFORMATION	Commr. Parks stated that the website for Wellness Way was available for factual information, and he pointed out the approved concept plan that showed what would happen by requirement. He relayed his understanding that there would be a concept plan available soon on the website, and that this could be used to answer questions by constituents, noting that a large percentage of this area was open space and natural protected areas, including the wildlife corridor to the south. He also commented that State Road (SR) 516 was currently under construction.	PARKS
FOR YOUR INFORMATION	Commr. Parks opined that regarding agriculture, the recent freezes were the worst they had been since the 1980s, and that the University of Florida Institute of Food and Agricultural Services (UF/IFAS) and staff were trying to assess the damage.	PARKS
FOR YOUR INFORMATION	Commr. Parks indicated concerns about what may happen in the legislature regarding growth management, opining that the BCC should be involved. He commented that the Florida Association of Counties (FAC) had an action plan that was available listing some of the issues, and he wondered if the County was going to explore potential scenarios of what may happen regarding the issues with property tax. He related that he had brought forward four items on the legislative action plan that were officially adopted by FAC, and expressed appreciation to Commissioner Sabatini for his support at the meetings. He opined that FAC had a good policy-making process in place, and that they were well represented. He opined that it was encouraging to get more policies through than what was on the legislative agenda for the delegation, and noted that Senators, State Representatives, committees, and staff all received a copy of it.	PARKS

FOR YOUR INFORMATION	Commr. Smith indicated appreciation to Ms. Jennifer Barker, County Manager, for visiting the City of Tallahassee with him in the previous week, and said that they discussed the legislative priorities, the property tax issue, and issues with a couple of bills that were coming up, opining that it was productive and very well received. He remarked that Lake County was paying attention, actively making their voices heard, and was well represented.	SMITH
FOR YOUR INFORMATION	Commr. Smith expressed appreciation to the 14 Cities that attended the quarterly meeting for participating.	SMITH
FOR YOUR INFORMATION	Commr. Smith commented that he wanted to place a map on a future agenda, which was a conceptual plan of a neighborhood in Orange and Lake Count ies, and said that he wanted to require a 65-foot lot frontage requirement for Lake County with a couple of exceptions. He said that he wanted to discuss this on a future agenda, and mentioned that this was done for the City of Tavares, opining that it did nothing to discourage development and enhanced the appearance of the neighborhoods. He relayed his understanding that Orange County had a lot size requirement, and opined that this caused a large disparity in the same neighborhood. He opined that if one wanted to be in an urban setting with smaller lots, then they could go to the cities where there were higher densities; however, he opined that if one wanted to develop in the county, then they needed to give people some room.	SMITH
FOR YOUR INFORMATION	Commr. Morris opined that having 14 municipalities together was nice, and that even though they County was working on JPAs with each City, the ISBA discussion was interesting, noting that the ISBA took what their boundary was and negotiated what they should or should not develop. He commented that even though Commissioner Parks had spent much time on the JPAs, there had not been much return, and opined that it would be easier to negotiate the ISBAs.	MORRIS
FOR YOUR INFORMATION	Commr. Morris indicated appreciation to Commissioner Sabatini for his service in the Army National Guard.	MORRIS
FOR YOUR INFORMATION	Commr. Morris opined that even though the farmers he had spoken to had crop insurance and there was Federal help, the State needed to issue a state of emergency because of the recent freezing of the crops.	MORRIS
FOR YOUR INFORMATION	Commr. Morris mentioned that a member of the Lake County Water Authority (LCWA) Board had requested that he not be paid for his appointment, and opined that the BCC needed to approach each of the LCWA Board members and ask them if they would like to not be paid. He opined that they could donate their salaries to the stormwater fund.	MORRIS

FOR YOUR INFORMATION	Commr. Sabatini remarked that regarding the case against the Lake County Property Appraiser's budget, he would like to see a public presentation from the County's lobbyist on any substantial efforts that were made to persuade the State to correct this issue. He opined that this should not have happened , and said that he would like to hire a supplemental lobbyist. He opined that this would cost about $50,000, which was five percent of the funds the County would receive if the challenge was successful, and that $1 million would go back to the County, which could go towards roads. He opined that currently, the County was not going to receive this because this had not been taken up, and stated that he would like to hear what the lobbyist had to say. He opined that the State might possibly have much to do and was not hearing enough from the lobbyist about this issue, and that obtaining supplemental secondary lobbying efforts could get this issue in front of the State and inform the BCC about what was going on behind the scenes. He requested that the Board have an update by Gray Robinson P.A. in a future BCC meeting, which could be via Zoom because they were in session, and then assess if the Board needed to go a stronger route by hiring a second lobbyist, opining that it was normal for a large entity or project to have two to five lobbyists.	SABATINI
FOR YOUR INFORMATION	Commr. Campione related that she had the opportunity to read to students at Sorrento Elementary and Seminole Springs Elementary, noting that at Seminole Springs Elementary, they also had a Liberty Tree ceremony organized by their historical society. She opined that Ms. Terri Soos, Principal of Seminole Springs Elementary, did an amazing job, and said that they all read the same book to the students, which was based on patriotism and the country's founding 250 years prior; additionally, they had music and a choir that sang patriotic songs.	CAMPIONE
FOR YOUR INFORMATION	Commr. Campione opined that regarding the legislation, the Board needed to make an official stand and send a letter to each member of the delegation, and that it should include anything that was degrading home rule or taking away land use decision making. She opined that the Board should ask the lobbyist to watch for any items from bills that had died that were placed in other bills, and that this would shift the burden to them. She expressed appreciation to those who had done one-on-one meetings and to Ms. Barker for making the trip.	CAMPIONE
FOR YOUR INFORMATION	Commr. Campione stated that her heart went out to the farmers, and hoped that Governor Ron DeSantis would declare a state of emergency so they could obtain the assistance they needed to get through this time and to replant.	CAMPIONE
FOR YOUR INFORMATION	Commr. Smith said that it was National "The Day the Music Died" Day and National Carrot Cake Day.	SMITH