A REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS

APRIL 14, 2026

The Lake County Board of County Commissioners met in regular session on Tuesday, April 14, 2026 at 9:00 a.m., in the County Commission Chambers, Lake County Administration Building, Tavares, Florida. Commissioners present at the meeting were: Leslie Campione, Chairman; Sean Parks, Vice Chairman; Anthony Sabatini; Kirby Smith; and Timothy Morris. Others present were: Jennifer Barker, County Manager; Melanie Marsh, County Attorney; Misty Spahn, Executive Office Manager, County Manager's Office; Gary J. Cooney, Clerk of the Circuit Court and Comptroller; Kristy Mullane, Chief Financial Officer; and Stephanie Cash, Deputy Clerk.

INVOCATION AND PLEDGE

Commr. Campione welcomed everyone to the Board of County Commissioners (BCC) meeting.

Pastor Bobby Rowe, with the Fellowship of Christian Athletes (FCA) in North Lake County, gave the Invocation and led the Pledge of Allegiance.

AGENDA UPDATE

Ms. Jennifer Barker, County Manager, commented that on Tab 7, the Lake County Multi-Jurisdictional Local Mitigation and Resilience Strategy Plan was revised to included Seminole County.

EMPLOYEE AWARDS

Ms. Jeannine Nelson, Human Resources and Risk Management Manager, announced that they would be recognizing employees who had reached significant milestones in their careers with Lake County, as follows:

FIVE YEARS

Kandace Pourbaix, Risk Management Coordinator
Office of Human Resources and Risk Management

Cecelia Koza, Office Associate IV
Office of Human Resources and Risk Management

Freya Sturgeon, Office Associate I
Office of Human Resources and Risk Management

Christopher Boyce, Compliance and Monitoring Specialist
Office of Code Enforcement

Megan Hurd, Office Associate V
Office of Code Enforcement

Cristian Cortez, Firefighter/Paramedic
Office of Fire Rescue

Bruno Muzzin, Firefighter/Paramedic
Office of Fire Rescue

Holman Horton, Licensing Investigator
Office of Building Services

Nancy Schultz, Licensing Investigator
Office of Building Services

Sheri Hutchinson, Senior Financial Coordinator
Office of Development Services

Anna Powell, Laboratory Associate
Office of Water Resources – Laboratory and Hydrogeology

Wendy, Williquette, Probation Associate
Office of County Probation

Jesse Fullen, Roads Maintenance Operator
Public Works Department – Maintenance Area III Umatilla

TEN YEARS
Thomas Bliffen, Fire Lieutenant/Paramedic
Office of Fire Rescue

Dylan Mauldin, Fire Lieutenant/Paramedic
Office of Fire Rescue

Austin Morsett, Fire Lieutenant/Paramedic
Office of Fire Rescue

Nicolas Fyock, Fire Lieutenant/EMT
Office of Fire Rescue

Daniel Lange, Firefighter/Paramedic
Office of Fire Rescue

Rinker Robinson, Firefighter/Paramedic
Office of Fire Rescue

Gregory Sandler, Firefighter/Paramedic
Office of Fire Rescue

William Snyder, Firefighter/EMT
Office of Fire Rescue

Anthony Ellis, Financial Coordinator
Office of Solid Waste

Kieran Johnson, Probation Officer
Office of County Probation

Larry Martin, GIS Administrator
IT – Enterprise Support

Neura Raywattie, Program Associate
Office of Housing and Community Services

Kelly Ellis, Trades Crew Leader
Office of Parks and Trails

Osvaldo Nunez, Design Engineer
Public Works - Engineering

FIFTEEN YEARS
Donald Gardner, Roads Area Maintenance Supervisor
Public Works – Maintenance Area I Leesburg

Leslie Westlake, Construction Inspector II
Public Works – Road Construction

Richard Marino, Roads Senior Equipment Operator
Public Works – Maintenance Area II Minneola

Aaron Taylor, Library Assistant II
Office of Library Services – Cooper Memorial Library

TWENTY YEARS
Robert Fickett, Battalion Fire Chief
Office of Fire Rescue

Matthew Barton, Fire Lieutenant/Paramedic
Office of Fire Rescue

Roy Shores, Roadway Designer II
Public Works – Engineering

Dwayne Turner, Sign and Striping Technician I
Public Works – Traffic Operations

TWENTY-FIVE YEARS
James Drake, Firefighter/EMT
Office of Fire Rescue

Juana Barron, Planning Manager
Office of Planning and Zoning

Rebecca Brown, Records Management Technician
IT – Business Office

Christopher Hicks, Roads Area Maintenance Supervisor
Public Works – Maintenance Area III Umatilla

RETIREMENTS
Frederick Bohler, Park Attendant (7 years)
Office of Parks and Trails\

Katherine Blanton, Program Specialist (19 years)
Office of Housing and Community Services

Jeffrey Coulthart, Fire Lieutenant/EMT (23 years)
Office of Fire Rescue

QUARTERLY AWARDS
EMPLOYEE OF THE QUARTER
Bill Campbell, Parts and Supply Technician
Office of Facilities Maintenance

SUPERVISOR OF THE QUARTER
Miranda Lanoue, Budget Manager
Office of Management and Budget

T.E.A.M. OF THE QUARTER
COLD WEATHER SHELTERING RESPONSE TEAM
Emergency Management
Megan Milanese, Ana Ruiz, Lynne McNamara, Dana McGeehan

Office of Communications
Lexie Farmer, Jeff Foley

Office of Housing & Community Services
Maria AbdoulKarim, Linette Torres, Daisy Woodard, Edna Scott, Andrea Hall, Sonia Gonzalez Tirado

Office of Veterans Services
Johnny Dubose

Office of Transit
Jill Brown, Joshua Smith, David Lazerson

Public Safety Support
Brad Keough, Anthony Moore, Mike Goodwin, Zachary Totton, Karen Burt

Office of Library Services
Ruth Shaw, Kassandra Flynt, Trent Rodriguez, Rayna Sousa

Office of Building Services
Jeremiah Letourneau

Office of Animal Services
Whitney Boylston, Brenna Dorfner

MINUTES APPROVAL

On a motion by Commr. Sabatini, seconded by Commr. Parks and carried unanimously by a vote of 5-0, the Board approved the minutes for the BCC meetings of February 19, 2026 (Special Meeting) and February 24, 2026 (Regular Meeting) as presented.

CITIZEN QUESTION AND COMMENT PERIOD

Commr. Campione remarked that anyone who had joined the meeting through Zoom using their phone may press *9 to virtually raise their hand, and that anyone participating on Zoom could click the raise hand button to identify that they wished to speak. She added that everyone would have three minutes to speak, and that after three minutes, an alarm would sound to let them know that their time was up.

Mr. Kevin Kisner, a resident of Lake County, opined that Lake County was growing quickly, and that the County needed to build a large fairground facility. He pointed out that the Hendricks County, Indiana fairgrounds were 110 acres built over 14 years prior, and noted that many sponsors had helped to build that facility. He said that he did not know why the County was allowing the City of Eustis to annex so much property, and asked if the City was taking the tax funds while using County roads.

Commr. Campione relayed that the County could not stop a City from annexing, and noted that the County still received the same millage that ran the countywide services. She explained that when the City annexed, they added their millage to run their additional services; however, if the City did not take in the road and the maintenance of it, then it remained a County maintained

road that everyone in the county paid for. She opined that this had been a point of contention between the County and the Cities, and that if the City was adding population, then it should be taking on the additional maintenance of the road.

Mr. Kisner opined that the City should be servicing the road with police, and said that there was a gambling establishment on State Road (SR) 19. He inquired how a gambling establishment could do that.

Commr. Campione related that the Lake County Sheriff's Office (LCSO) was in charge of enforcement of online gambling operations, and that they had shut down several of these operations. She opined that an organization could possibly set up a new corporation and reopen it, noting that the LCSO then had to show that they were doing something illegal so that it could be shut down again. She also mentioned that the next comment card was for Mr. Paul Perkins, a resident of Lake County, regarding Burhans Road and the Lake Dalhousie boat ramp, and asked if staff could first address what the County had been working on and was planning to do in this area.

Ms. Angela Harrold, Parks And Water Resources Operations Director, remarked that they had installed a gate on the road towards the boat ramp, and that new signage had been installed leading up to the boat ramp to let everyone know that it was gated. She explained that there had been complaints of partying, bonfires, and overnight activities there, and that even though it was technically a private boat ramp, there was an easement for the Florida Fish and Wildlife Conservation Commission (FWC) to utilize the boat ramp for working on the lake. She commented that the County had been in contact with FWC, and that they had confirmed that the County was allowed to gate it as long as it was open from dawn to dusk. She related that they had modified their current contract with the contractor who opened and closed the Pine Meadows Conservation Area to also open and close the Lake Dalhousie gate, and that they would be updating all of the signage.

Commr. Campione questioned if the County had confirmed that swimming and picnicking activities were prohibited on that property.

Ms. Harrold replied that there was an ordinance in effect for the Lake Dalhousie boat ramp prohibiting swimming, sunbathing, and other activities, and that they were updating all the signage to reflect that.

Commr. Campione commented that she had received complaints and had visited there a couple of times, and that some of the issues were happening outside of that area, such as people parking cars alongside the road and some people not wanting to leave when asked. She relayed her understanding that the County was working with the marine patrol on enforcement, and asked if Mr. Perkins would give the Board his perspective and any more information.

Mr. Perkins stated that he had previously emailed a petition to the Board as well as an attachment with the previous signage. He stated that Burhans Road was only about 10 to 12 feet wide, and that to pass an oncoming vehicle, one had to pull off onto the grass. He opined that the road maintenance had been very good; however, it was a dirt road that was being eroded consistently from increased traffic by people utilizing the Burhans Road boat ramp, camping, picnicking, fishing, and swimming, noting that it was creating issues for the residents. He

remarked that he did not want access to the boat ramp taken away, and opined that everyone enjoyed recreation on Lake Dalhousie. He expressed concerns about people setting up tents and picnic tables, starting bonfires at 10:00 p.m., and driving recklessly in front of his house, noting that the petition represented the residents of this area. He opined that there should be a sign and some enforcement because people did not know what was going on, and that the sign verbiage should include the County ordinance restricting the boat ramp to boat launching and retrieving only. He pointed out that this was not a public recreation area, and opined that someone could be hurt from boat trailers backing in and out.

Commr. Campione expressed appreciation to Mr. Perkins for attending and for emailing the petition to the Board, noting that she had been working on this issue for a couple of months with the County Attorney's Office. She opined that this was an unusual situation because the County did not own the property, as it was owned by a private individual who purchased it in a tax deed sale, and noted that it also had an FWC easement on it. She indicated her understanding that the County had an agreement with FWC to oversee the area, and that the County had received authorization to close it off during the evening; however, she opined that the neighbors would have to call the LCSO when they saw somebody violating the rules. She requested that the BCC also be notified if those kinds of activities were continuing, and opined that other ways could be found to prevent this area from being misused.

Mr. Donnie Kent, a resident of Lake County, related that a year prior, the County had built restroom facilities at the Butler Street boat ramp, which took up parking space, and that at the same time, the Blue Creek Lodge Road boat ramp closed to the public and currently had private access only; therefore, many more people were currently accessing the boat ramp at the end of Lake George Road. He commented that this road went through a swamp, and indicated concerns about flooding. He mentioned that on October 15, 2025 he had met with Commissioner Campione and Mr. Bobby Bonilla, Assistant County Manager; however, there had been no communication since then, and he questioned what the County was planning to do to remedy this.

Commr. Campione commented that when she and Mr. Bonilla had visited this site and met with Mr. Kent, Mr. Bonilla had given her a schedule, and that they had discussed things that the Public Works Department was going to be working on. She mentioned that she left this matter to Mr. Bonilla, and that she was given information about what would be done in the future. She indicated her understanding that there was a tremendous number of people that were going to the Astor area boat ramps, including the Lake Dalhousie boat ramp, and that there was nothing the County could do about that. She opined that the bathrooms at the Butler Street boat ramp were needed, and said that the County was working on creating more space for boat trailers there. She commented that Mr. Bonilla was aware of the issues on Lake George Road, and opined that they were long-term issues.

Mr. Bonilla stated that since this was a low-lying area that flooded often, Lake George Road and the boat ramp needed to be raised, which was part of the design engineering that had to take place, and that in the meantime, they would continue to do temporary repairs with lime rock, noting that they could not do a permanent repair until they had the design engineering completed.

He mentioned that there were other stakeholders involved with this project, such as the Florida Forest Service who owned part of that land, and that this was a joint effort. He said that the County was doing due diligence to elevate the ramp, the staging area, and the parking lot to the proper height, noting that this area was flooded every time there was a hurricane or tropical storm. He commented that they wanted to do this project correctly by creating the swales and ditches to have the water run off properly, and that it was a long-term project, noting that the BCC had provided funding to begin the design process that they were currently working on.

Commr. Campione relayed her understanding that even though the County was working on it, there were multiple steps and much that went into it.

Mr. Bonilla added that the boat ramps had been improved in phases over the years, and that this was the situation with the Lake George Road boat ramp. He stated that staff would continue to serve the residents of this area, and that any time there was a concern or the road was not passable, they would go out there to make it passable.

Commr. Parks inquired how long the road was.

Mr. Kent answered that it was four miles.

Commr. Parks opined that it would need to be raised and would cost much funding.

Mr. Bonilla commented that the restructuring of the Public Works Department would determine how things would be handled moving forward, and that even though there was the operations component, there was also the engineering and design part, noting that this was how they were going to look at every road.

Commr. Campione asked how many houses were there.

Mr. Kent replied that there were nine of them, and opined that even though he chose to move out there, the traffic and the road were never like they were currently. He opined that Blue Creek Lodge Road was a disaster.

Commr. Campione opined that this was a difficult engineering situation, and that it would cost much funding to raise the road, noting that the County was looking for a solution.

PROCLAMATION 2026-18: NATIONAL TELECOMMUNICATORS WEEK

Chief David Kilbury, Public Safety Director, commented that April 12 through 18, 2026 was National Telecommunicators Week. He said that across the country there were communications centers to help visitors and residents with any type of emergency, and that whenever 911 was called, it was answered with police, fire, and ambulance service, opining that there was an elite communications team in Lake County along with those in the LCSO. He explained that every call went to law enforcement, and that if one wanted fire or ambulance services, then the call was moved to the dispatchers with the Lake County Office of Fire Rescue. He opined that they were the first line of first responders, and that they brought calm out of chaos, noting that he was proud of them. He recalled that in the prior year, they received a perfect 10 out of 10 score for their Insurance Services Office (ISO) evaluation, and that a local artist had designed a mural called the Tree of Life highlighting dispatchers that were instrumental in saving a life or bringing a new life into the world through voice coaching during those emergencies. He

encouraged residents to be on the Smart911 app, noting that it gave dispatchers vital information without saying a word.

Commr. Campione expressed appreciation to Chief Kilbury for his comments, and opined that they could not do their jobs without the telecommunicators answering calls and knowing where to direct them while keeping people calm during emergencies.

On a motion by Commr. Smith, seconded by Commr. Morris and carried unanimously by a vote of 5-0, the Board approved Proclamation 2026-18 designating April 12 through 18, 2026, as National Public Safety Telecommunicators Week.

Commr. Campione read and presented Proclamation 2026-18 to Chief Kilbury.

Chief Kilbury commented that he had recently called 911 for a family member and was happy with the service and help. He relayed that he could attest to the great team Lake County had as the director and as a customer.

Commr. Campione remarked that she had recently called 911 to report a car on fire, and that the telecommunicator let her know that other people had already called, opining that it happened very quickly. She opined that Lake County was very fortunate to have a great team.

CLERK OF THE CIRCUIT COURT AND COMPTROLLER'S CONSENT AGENDA

On a motion by Commr. Sabatini, seconded by Commr. Morris and carried unanimously by a vote of 5-0, the Board approved the Clerk of the Circuit Court and Comptroller's Consent Agenda, Items 1 through 3, as follows:

List of Warrants

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 as attached Exhibit A and filed in the Board Support Division of the Clerk's Office.

Estates at Cherry Lake CDD FY 2026/2027 Proposed Budget

Notice is hereby provided of having received the Estates at Cherry Lake Community Development District proposed budget for Fiscal Year 2026/2027 in accordance with Section 190.008(b), Florida Statutes, for purposes of disclosure and information.

Greater Lakes/Sawgrass Bay CDD FY 2026/2027 Proposed Budget

Notice is hereby provided of having received the Greater Lakes/Sawgrass Bay Community Development District proposed budget for Fiscal Year 2026/2027 in accordance with Section 190.008(b), Florida Statutes, for purposes of disclosure and information.

COUNTY MANAGER'S CONSENT AGENDA

Commr. Sabatini requested to pull Tab 5 to the regular agenda.

Commr. Smith said that he would like Tab 14 to be pulled for clarification.

On a motion by Commr. Parks, seconded by Commr. Morris and carried unanimously by a vote of 5-0, the Board approved the Consent Agenda, Tabs 4 through 13, pulling Tabs 5 and 14 to the regular agenda, as follows:

PROCLAMATIONS

Recommend approval and adoption of Devarjaye "DJ" Daniel Day Proclamation 2026-28, per Commissioner Parks.

COUNTY ATTORNEY

Recommend approval and execution of the Intergovernmental Coordination and Review and Public Transportation Collaborative Planning Agreement between Florida Department of

Transportation, Lake~Sumter Metroplanning Organization, the East Central Florida Regional Planning Council, the Lake County Community Transportation Coordinator, and the Sumter County Community Transportation Coordinator as required under the authority of Title 23 United States Code Section 134 and Title 49 United States Code Section 5303, as a condition to the receipt of federal capital or operating assistance.

This agreement will supersede and replace the previous agreement dated August 26, 2015.

There is no fiscal impact.

PUBLIC SAFETY

Emergency Management

Recommend approval to adopt the updated 2026 Lake County Multi-Jurisdictional Local Mitigation and Resilience Strategy Plan and authorize the Chairman to execute accompanying Resolution 2026-37.

There is no fiscal impact.

Recommend approval:

1. To accept the Emergency Management Performance Grant (EMPG) Agreement;

2. To execute the EMPG Agreement for Fiscal Year 2025-2026 in the amount of $104,126.45;

3. To authorize the County Manager to execute future amendments/modifications that do not involve a financial impact;

4. To authorize the Director of the Office of Emergency Management to execute Exhibit 1 - Federal Programs and Resources Awarded (page 29);

5. To authorize the Director of the Office of Emergency Management to execute Exhibit 2 - Certification Regarding Telecommunications and Video Restrictions (pages 30 and 31); and

6. To authorize the Director of the Office of Emergency Management to execute Exhibit 3 - Certification Regarding Lobbying (page 32).

The fiscal impact is $104,126.45 (revenue/expenditure - grant funded).

COMMUNITY SERVICES

Extension Services

Recommend approval of the employment of Dallas Meringolo as Lake County Extension Director, Extension Agent II. The annual fiscal impact to the County is $36,536.59.

Housing and Community Services

Recommend approval:

1. Of a Substantial Amendment to the HOME-ARP Fiscal Year 2021-2022 Allocation Plan to allow a preference for individuals and households fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking as defined by the U.S. Department of Housing and Urban Development (HUD); and

2. To authorize the Director of the Office of Housing & Community Services to execute any documents required by HUD; and

3. Of corresponding authorization Resolution 2026-38 related to the Substantial Amendment for Fiscal Year 2021-2022 Allocation Plan.

There is no fiscal impact.

Transit Services

Recommend approval of the Second 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.

The estimated fiscal impact is $146,656 — $99,740 (revenue/expenditure) and $46,916 (expenditure – County funded) and is included in the Fiscal Year 2026 Budget.

INFRASTRUCTURE AND TRANSPORTATION SERVICES

Public Works

Recommend approval:

1. Of a State Grant Agreement Number QG048 with the Florida Department of Environmental Protection (FDEP) related to the Lake County Septic to Sewer Conversion Program and to authorize the County Manager to execute future amendments and supplements.

2. To adopt Unanticipated Revenue Resolution 2026-39 in the amount of $1,500,000 to receive grant funds from the Florida Department of Environmental Protection to assist in funding the County's septic to sewer conversion.

The fiscal impact is $1,500,000 (revenue/expenditure – grant funded).

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 $240.60 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget.

TAB 5: LAKE COUNTY TAX COLLECTOR LEASES

Commr. Sabatini stated that this was an interlocal agreement to allow the County to directly pay for various leaseholds that the Lake County Tax Collector had acquired, and opined that the growth in those leaseholds was inordinate and inappropriate. He opined that some of the buildings did not fulfill the statute that he was required to meet because they were not branch offices, and that he would litigate this issue because some of those offices were not publicly accessible and not for conducting business. He commented that one of those properties was equipped with a bar, and that one was equipped with many novelty license plates, opining that this was for his own personal gain. He stated that he did not support an interlocal agreement to alleviate the Lake County Tax Collector's abuse of the law and of taxpayer funds since he had the authority to strike these agreements independently of an interlocal agreement; however, if the Lake County Tax Collector did this, then he would not vote for the budget. He opined that the growth in the Constitutional Officers' budgets was inordinate and not sustainable, and that this was prohibiting the County from fixing the road issues. He said that he would be voting against this item, and he encouraged the Board to vote against it.

Commr. Campione asked for some clarification from the County Attorney on the interpretation of the statute regarding branch offices.

Ms. Melanie Marsh, County Attorney, pointed out that these were leases that he had already entered into and were already in effect. She explained that the Lake County Tax Collector was asking for the County to assume the lease payments, and that currently they were paid out of his budget, which reduced the excess fees that he returned to the County. She commented that if the County took the lease payments, then the Lake County Tax Collector would give that funding back to the County in excess fees, noting that he had his own attorney and was not represented by the County Attorney's Office when he signed those leases.

Commr. Campione relayed her understanding that if the Lake County Tax Collector paid the leases directly, then it reduced the excess fees that came back to the General Fund, and that if the County paid, then the excess would be given back; therefore, it was the same result and just a question of whether he paid for the lease directly.

Ms. Marsh indicated that this was correct, and clarified that the County was not assuming the leases, but just making the payments on the Lake County Tax Collector's behalf, reiterating that these leases were already signed and in effect.

Commr. Campione questioned how it was beneficial to the County to be making the payments versus the Lake County Tax Collector, and wondered why he would go through this step.

Ms. Barker commented that there were several items that the County paid for on behalf of the Constitutional Officers, which was called inhouse support, and that it could include insurance and utilities of some of the branch locations. She mentioned that since some of the Lake County Tax Collector's leases were already wrapped up in that inhouse support that the County provided direct payment for, it could be a matter of consistency, and that the Lake County Tax Collector may possibly believe that the County paid for all of the leases directly rather than for a few.

Commr. Campione asked if this particular lease was where the Lake County Tax Collector had his own office.

Ms. Marsh answered that there were five leases, including the following: the Prickett lease on North Citrus Boulevard in the City of Leesburg; the Oldham property, which was in the City of Tavares; the Disston Avenue property; the Jawad Leesburg, LLC property, which was his main office in the City of Leesburg; and the Southridge Shoppes, Inc. property, which was a recent lease that was open to the public where he did some of his driver's license functions.

Commr. Campione remarked that she would not have an issue with the businesses that were open to the public; however, she had an issue with the building that did not have a sign on it and was used as an office, making it difficult to find for a meeting with the Lake County Tax Collector. She opined that the Lake County Tax Collector should pay for that, and said that she did not like the idea that the County would be showing approval of it by directly paying for it. She opined that a public official should have an office with a sign showing where that official was so that there could be a place that was open to the public for meeting with them, and said that she would not support this item as long as this particular property was included.

Commr. Smith inquired if the Lake County Tax Collector had ever gone overbudget with his leases, or if he had always given funding back from the excess fees that were collected.

Ms. Barker replied that the County had always received excess funds back as long as she had been with the County, which had been since 2013, and that the amount varied depending on things that came up during the year. She recalled that when the Lake County Tax Collector had to build out a new facility for the Plantation area, there were additional costs related to furniture, fixtures, and equipment that were unplanned one-time expenses, and that he had done a budget amendment and paid for that himself; however, it did reduce the excess fees returned for that year.

Commr. Smith indicated his understanding that the Lake County Tax Collector had an office that the public paid for that no one knew about.

Commr. Campione commented that there was not a sign on the Disston Avenue property.

Commr. Smith said that he thought that the Lake County Tax Collector was getting rid of this property, and that this was why he had taken the sign down, noting that there had been a sign there once because he had attended a meeting there.

Ms. Marsh relayed her understanding that the Lake County Tax Collector had signed this lease not long ago.

Commr. Smith opined that if the citizens of Lake County were paying for the facility, then it needed to be designated as a County facility where people could meet, and questioned if the Lake County Tax Collector had ever refused a meeting at one of his offices.

Commr. Campione pointed out that this was not something that the County would know.

Commr. Smith reiterated that the Lake County Tax Collector needed to have a sign on each property that was paid for by the citizens of Lake County, and wondered if the County should just ask him to put up a sign.

Ms. Barker responded that the County could make that request.

Commr. Campione asked about the statute, and inquired if the facility was a branch office if the public could not come in and conduct business there.

Commr. Smith mentioned that when the Lake County Tax Collector had his office across the street, one had to go through a secretary to meet with him, and opined that this facility was the same with less space.

Ms. Marsh suggested that since the Lake County Tax Collector was not in attendance, the Board could table this item, and that it could be brought back at a future meeting when he could come and have that discussion.

Ms. Barker said that they could reach out to the Lake County Tax Collector, and anticipated that the meeting would be in May 2026.

On a motion by Commr. Sabatini, seconded by Commr. Parks and carried unanimously by a vote of 5-0, the Board tabled this item until the Lake County Tax Collector would be available to attend.

SUPERVISOR OF ELECTIONS BUILDING IMPROVEMENTS

Commr. Smith relayed his understanding that the County had a guaranteed maximum price of $3.1 million, and expressed concern about change orders, opining that they could drive up the cost exponentially. He inquired what the safeguards were against this.

Ms. Barker replied that the County would be working closely with the architect, the Office of Facilities Management, the Supervisor of Elections, and the firm that was approved for the construction contract, and noted that staff had worked closely with the architect on the design to ensure that there were no surprises, which was what drove up the change orders. She commented that they knew of one change order at this point, and that it was a discrepancy with the flooring in the lobby; however, aside from that, they did not anticipate any change orders or surprises. She mentioned that there was an additional $300,000 built into that $3.1 million amount for contingencies, and that if there was a need that was not anticipated, then this funding would accommodate those changes.

Commr. Smith remarked that Senator Alan Hays, Lake County Supervisor of Elections, was in attendance, and asked if he anticipated any large change orders.

Senator Hays commented that they did not anticipate any change orders, and that there was a list of additional parts of this project that he had intentionally taken personal control over, such as the security system, opining that the $300,000 would cover this list of projects.

Commr. Smith questioned if the lease for their current facility would be terminated.

Senator Hays answered that it would not be terminated, and explained that this facility would become the warehouse.

Commr. Smith asked how many square feet the current facility was and what the square footage of the new facility was.

Senator Hays replied that the total for the current building was 18,000 square feet, and that they were moving the administrative functions of the office to the 20,000 square foot facility, reiterating that the 18,000 square foot facility would become the warehouse.

Commr. Campione indicated her understanding that the new facility would be the storefront for the public.

Commr. Morris relayed his understanding that the Supervisor of Elections was leasing another facility to store equipment, and that this would go away.

Senator Hays said that this was correct.

Commr. Smith inquired if there were any other locations that could be consolidated into the 18,000 square foot facility.

Senator Hays answered that there were not; however, they had a 53-foot trailer and a 48-foot trailer behind the current facility with equipment stored in them, and he hoped to remove them. He remarked that the 20,000 square foot facility that this contract was pertaining to was going to give them an interim facility for their administrative functions, and that according to the needs study that the County had paid $20,000 for, they needed 48,400 square feet, noting that they were still not there yet. He opined that this facility would give them some breathing room and allow their warehouse to expand and become an efficient operation.

Commr. Smith asked if all the equipment would be housed in one location and be secured with security cameras and alarm systems, and Senator Hays indicated that this was correct.

On a motion by Commr. Smith, seconded by Commr. Morris and carried unanimously by a vote of 5-0, the Board approved the following items: Contract 26-903 with Qualis General Contracting, LLC (Tampa, FL) for the Supervisor of Elections Building Commercial Tenant Improvements; a budget transfer in the amount of $871,991 from Buildings to Leasehold Improvements; a budget transfer in the amount of $87,149 from Repair and Maintenance to Leasehold Improvements; and to authorize the Office of Procurement Services to execute all supporting documentation, noting that the estimated fiscal impact is $3,119,387 (expenditure — $2,835,807 plus $283,580 for contingency purposes).

ZONING PERMITS ORDINANCE DISCUSSION

Commr. Campione mentioned that she would like to move up Tab 18 because there was a member of the public in attendance who would like to leave soon, and noted that Dr. Ron Holman,

a resident of Lake County, had reached out to her about this situation. She explained that this item was for discussion and direction on a proposed ordinance amending Section 14.14.02 of the Land Development Regulations (LDR) regarding zoning permits, that would require a homeowners association (HOA) compliance affidavit with a zoning permit application, noting that when someone brought their plans to the County, they would have to certify that they were in compliance with the HOA architectural requirements. She opined that this could keep the HOA or the neighbors from having to pursue legal action against a property owner after they proceeded to build, and that this would place the burden on the property owner to show that they had done everything they had to do. She relayed that this also anticipated the situation where there may be a builder involved with the HOA that was in charge of the architectural committee, and that they could verify that the property owner had met the requirements. She commented that she had invited Dr. Holman to attend the meeting in case the Board had any questions about what he had gone through in his own HOA where this had become an issue.

Commr. Morris questioned if the County would be responsible for litigation.

Ms. Marsh denied this, and clarified that the ordinance said that if somebody lied on the affidavit, then it was not the County's responsibility to verify the information, revoke a permit, or hold up development, noting that this was just a notification process.

Dr. Holman mentioned that he had been involved with politics and had become familiar with some of the Lake County operations; additionally, he was associated with the HOA in Rolling Oaks Estates. He opined that this was not just an issue in Rolling Oaks Estates, and hoped that the Board would pass the ordinance. He relayed that he had been part of a committee associated with the present Wekiva Parkway, and that since the State had decided to build it going through the Sorrento area, which he opined was supposed to be peaceful, the committee worked to have it moved south so that it did not disturb the Sorrento area, opining that they were responsible for moving the expressway to the present location. He opined that even though HOAs did not benefit the individual, they benefited their neighbors, kept the value of the houses up, and maintained the beauty and continuity of the area. He commented that even though Rolling Oaks Estates had signage and documents indicating that it was a deed restricted community, someone wanted to build a metal building in their neighborhood, and that since the County issued the permit, the only option they had was to sue them. He remarked that they lost the case and about $25,000, and that after this, there were violations by others. He asked that the Board approve the ordinance to ensure that the building plans were approved by the HOA before the County issued a permit.

Commr. Campione clarified that the motion was for approval to advertise as proposed.

Ms. Marsh commented that if approved, it would go to the Planning and Zoning Board, and then it would come back to the BCC at a future meeting.

On a motion by Commr. Sabatini, seconded by Commr. Parks and carried unanimously by a vote of 5-0, the Board approved to advertise the ordinance as proposed, amending Section 14.14.02, Lake County Code, Appendix E, Land Development Regulations, entitled Zoning Permits, to require a Homeowners Association Compliance Affidavit with Zoning Permit Applications.

LAKE COUNTY ECONOMIC RECOVERY AND RESILIENCY PLAN OVERVIEW

Ms. Meg Brew, Director for the Office of Economic Development, stated that she would provide an overview of the County's economic development recovery and resiliency plan, and pointed out that while the sudden closure of Kroger in September 2025 was the immediate catalyst for developing this plan, its intended use and application went far beyond any single event. She commented that their goal included the following: establishing a clear standard operating procedure (SOP) for responding to future economic disruptions: documenting their response tactics, partners, and processes so that they could act quickly, consistently, and effectively when other disruptions arose; and creating a long-term road map for building a stronger, more resilient community. She mentioned that this was a living document that would evolve as they learned, adapted, and continued to refine their approach, and noted that developing and maintaining a resilient economy was long-term work that would require consistency and commitment. She hoped that the issues from the Kroger closure could spur work that created a long-term positive outcome for the community, and said that this plan represented their best effort to squeeze some lemonade from the lemons that were dealt. She remarked that the recovery plan was organized into four parts addressing a different dimension of response, recovery, and resiliency, and that the first part of the plan focused on data and revolved around quantifying the economic impact of losing a major employer, noting that they were working closely with regional partners to gather and analyze data so that their ongoing response remained informed, strategic, and impactful. She relayed that the second part of the plan centered on the immediate response to the specific event, and that they had approached the Kroger closure with a people-first mindset. She stated that working with CareerSource Central Florida, Lake Economic Area Development (LEAD), and Kroger leadership, they hosted three onsite job fairs during December 2025 and January 2026, and that about 700 employees were connected with over 60 actively hiring employers. She said that support agencies were also present to ensure employees were aware of available community resources, noting that one of the job fairs included a toy giveaway by a local charity organization for the children of Kroger employees to help with Christmas. She commented that participants at the career fair expressed appreciation for their proactive outreach, and that as public servants, staff was grateful for the opportunity to support the community through a difficult transition. She remarked that their rapid response work did not end with the final job fair, as CareerSource Central Florida continued to engage laid off workers by providing reemployment services, counseling, and individualized assistance, and that 128 workers had attended one-on-one counseling sessions with CareerSource Central Florida staff. She related that in the prior month, the Board approved the funding agreement with CareerSource Central Florida to support upscaling and retraining for Lake County residents, and that there were currently 60 residents in some stage of enrollment, noting that 17 had already begun training. She mentioned that CareerSource Central Florida was currently conducting individual outreach with everybody who participated in the fair to monitor employment status and to make them aware of their eligibility for programs, and that the County staff would be tracking outcomes and sharing success stories and metrics with the BCC and the community. She stated that they were also collaborating with the Orlando Economic Partnership

(OEP) to extract Lake County specific insights from their recently published regional workforce report, and that this would help them understand which jobs were growing locally, which jobs residents were leaving the county to pursue, and what skills were currently most in demand. She commented that once complete, this analysis would guide the development of clear career pathways, connecting jobseekers with education providers and industry partners; additionally, their team had compiled a list of businesses that may have been indirectly affected by this closure and was beginning to conduct visits and interviews to better understand those impacts and craft an appropriate response if needed. She related that the third part of the plan was focused on the Kroger site, and that when a major employer left, the building left behind was often outdated and required significant reinvestment; however, the Kroger building was an exception to this, as it was a nearly new state-of-the-art turn-key building. She remarked that they were working with LEAD to identify industry sectors that were a best fit for this site and for Lake County's long-term economic goals, and that they intended to aggressively market this site to attract high quality employers that could absorb some of the losses. She stated that the final part of the plan was resiliency, and that since an important component of emergency management was evaluating vulnerabilities and implementing plans that accounted for and corrected them, they wanted to ensure that this disruption set Lake County on a path towards a more resilient economic future. She relayed that this began with a resiliency audit to understand the current vulnerabilities to industry shifts, supply chain disruptions, and workforce gaps, and that they wanted to identify opportunities for Lake County to be future-ready and to lean into emerging technologies, industries, and opportunities, noting that this long-term work was being informed by case studies and recognized professional-backed best practices. She commented that in March 2026, she, Ms. Kathleen Dial, Executive Director of Development Services, and a LEAD representative attended the International Economic Development Council's (IEDC) leadership symposium in Washington D.C., and that prior to this conference, they had reached out to IEDC leadership and asked to be connected with practitioners from around the country who had successfully navigated similar disruption. She opined that the insights they gained from these conversations were very valuable, and that it helped inform their work moving forward. She mentioned that they also planned to leverage State and Federal resources to support this work, and that they would be pursuing grants over the next fiscal year; furthermore, the County's funding agreement with CareerSource Central Florida required that they leverage existing State funds prior to mobilizing any funds that the County made available so that they could extend the impact of this funding to the greatest number of residents. She commented that the key component to the recovery plan was evaluating the current economic development strategy and doubling down on what was already working, and that they were strengthening their business attraction efforts and partnering with LEAD to develop a new marketing campaign that would clearly differentiate Lake County as someplace special. She remarked that their site readiness program was also being refreshed to identify and advance sites that were prepared to welcome targeted industries, and that their incentive program remained an important tool in their economic development toolbox. She mentioned that when the County terminated the incentive contracts with Kroger and Ocado, they took a critical look at the

effectiveness of the incentive programs, and that an analysis of tax funding paid by Kroger and Ocado compared to the incentives given revealed that before any repayments occurred, the County had already realized a 600 percent return on investment, which reinforced the value of performance-based incentives when deployed strategically. She related that they were also working alongside the County's development services team to streamline processes and reduce red tape for businesses of all sizes, and that often the most meaningful incentive the County could offer to a business was assistance with speed to market; additionally, by coordinating every step of the commercial development process, they strengthened their business-friendly reputation and better served employers. She commented that small businesses remained the backbone of the economy, and that truly resilient communities did not rely on one or two major employers or industries. She stated that they recognized that an important piece of the resiliency plan was having a diverse mix of small, medium, and large employers in Lake County representing various industries, and that the entrepreneurial and small business support system, which included LEAD, the Florida Small Business Development Center (SBDC), and the University of Central Florida (UCF) Business Incubation program, was working in close alignment to ensure that no small business was left behind; furthermore, in the current year, they had deepened their partnership with Cenfluence and the Florida High Tech Corridor to assure that they had the right people at the table. She remarked that they were committed to open, honest, and transparent public engagement, and that it was essential that residents understood the importance of intentional economic development and felt confident that their voices were being heard. She relayed that they were dedicated to nurturing a strong, resilient, and prosperous future for all of Lake County, and that this would require public buy-in and support. She commented that they had presented a version of their plan at the Lake Eustis Chamber of Commerce and to the South Lake Chamber of Commerce Economic Development and Public Policy Committee, and noted that they wanted to continue the plan in the current year and to share the results with the Board and the community.

Commr. Parks expressed appreciation to Ms. Brew, Ms. Dial, and the staff for helping get residents through the Kroger incident, noting that they were involved with the community on economic development for the County. He opined that the influence in the Florida High Tech Corridor was very good for Lake County, and indicated his understanding that the County was already starting to see some connections and good opportunities through this.

ANNEXATION REPORT

Mr. Mike Fitzgerald, Director for the Office of Planning and Zoning, stated that there were two annexations in the current day's report, and that the first one had been presented at a prior BCC meeting and was being revisited. He commented that the City of Clermont was annexing 15.9 acres located west of United States (U.S.) Highway 27 and east of Roper Boulevard, and that the site was developed with a Kohl's Department Store and an adjoining retention area. He mentioned that this was an approved commercial site pursuant to the original Planned Unit Development (PUD) Ordinance 1994-110, and that the City of Clermont was proposing a Commercial future land use (FLU). He showed an aerial of the site, and said that the City of

Clermont provided information to staff to confirm that this was a voluntary annexation by the property owner.

Commr. Parks pointed out that this property was part of a larger PUD, noting that the roads were still going to be the County's responsibility to maintain and that there would be some net loss in revenue for fire safety; however, he was glad to know that this was voluntary.

Mr. Fitzgerald elaborated that the application specifically stated that they were pursuing unified City services, including police and fire service, noting that they already received City utility services.

Commr. Campione relayed her understanding that the PUD had a residential and a commercial component, opining that it was unfortunate that it would not stay together. She commented that the residents also received City of Clermont utilities, and opined that they would not want to pay the additional property taxes.

Commr. Morris indicated his understanding that when the City of Clermont annexed the property, they would take the fire municipal services taxing unit (MSTU) funding away from the County even though the County still had to support the community behind the store because it was not in the city.

Commr. Parks commented that these were the kinds of things the County was considering however, there was not much the Board could do on the current day.

Commr. Campione opined that even though this was not something that the Board could do anything about, there needed to be more cooperation, collaboration, fairness, and transparency between the City and County governments.

Commr. Parks opined that the City of Clermont would provide good fire service to Kohl's Department Store, and that the County would provide good emergency medical services (EMS) to this whole area.

Mr. Fitzgerald remarked that the City Council meeting for this item would be on April 28, 2026. He then commented that the City of Eustis was proposing to annex 18.03 acres located on SR 19, and that a single-family residential home was currently located on the subject property. He related that the intent was to develop the property with 55 townhome units in accordance with the City of Eustis regulations, and that this included the following: those properties would remain on Lake County residential solid waste through September 30, 2026 per the Lake County Office of Solid Waste; the current Lake County zoning was Residential Professional; the City of Eustis zoning was Suburban Neighborhood Design District; the current FLU was Urban Medium; and the proposed City FLU was Urban Residential, which was six to 12 units per acre, noting that the 55 townhome units was a low number for that land use density. He showed an aerial of the property, and pointed out that the property was surrounded by the City of Eustis, noting that this was an enclave.

Commr. Campione relayed her understanding that the only access would be onto SR 19, and that it was near the intersection with County Road (CR) 452.

Mr. Fitzgerald commented that any access would be coordinated with Florida Department of Transportation (FDOT).

Commr. Campione opined that much of the site was wetlands, and that the uplands were in the cleared area of the map.

Commr. Smith remarked that there were some uplands on the north end of the property.

Commr. Campione reiterated that it was surrounded by the City of Eustis, and that since the County's density was seven units to the acre, the proposed number of townhomes was just a little above that.

Mr. Fitzgerald reiterated that the 55 units was at the lower end of the City FLU, that the County FLU was Urban Medium, which was up to seven units per acre, and that the City of Eustis Urban Residential was six to 12 units per acre.

Commr. Smith indicated his understanding that this was before any of the engineering or site work had been done, and opined that it could possibly change drastically from there, as there could be more wetlands than was originally perceived.

Mr. Fitzgerald opined that land use was one thing, and that the engineering reality was another.

PUBLIC HEARING: ORDINANCE 2026-16 RELIEF CONCERNING DECLARED EMERGENCY

Ms. Marsh placed the proposed ordinance on the floor for reading by title only as follows:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; CREATING SECTION 1.09.00, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, TO BE ENTITLED, RELIEF CONCERNING DECLARED EMERGENCY UNDER CHAPTER 2025-190 LAWS OF FLORIDA; ADDRESSING THE PROVISIONS OF SECTION 28, CHAPTER 2025-190, LAWS OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

The Chairman opened the public hearing.

There being no one who wished to address the Board regarding this matter, the Chairman closed the public hearing.

Commr. Campione mentioned that this was a voluntary process.

Commr. Parks opined that the County could proceed with what was left of home rule, and said that this also provided due process on the other side and gave one the tool to start that process if they felt it was onerous to them in light of Senate Bill (SB) 180.

Ms. Marsh remarked that Lake County had not received any complaints or claims that any of the ordinances had violated SB 180, and noted that even though she did not foresee it being used, it was available if something came up in the future.

Commr. Campione indicated her understanding that the only time it was raised was by the State as opposed to somebody who would actually have an interest in claiming that they were being burdened.

On a motion by Commr. Sabatini, seconded by Commr. Parks and carried unanimously by a vote of 5-0, the Board approved Ordinance 2026-16 creating Section 1.09.00, Lake County Code, Appendix E, Land Development Regulations, to be entitled Relief Concerning Declared Emergency Under Chapter 2025-190, Laws of Florida, in response to Senate Bill 180 (2025).

PUBLIC HEARING: RESOLUTION 2026-40 TO VACATE AN EASEMENT

Mr. Jeff Earhart, Engineering and Operations Director for the Public Works Department, stated that this was a vacation petition that had been heard previously, and that it was in the City of Groveland area near Montevista Road, Pine Island Road, and East Redwing Road. He displayed a map showing the proposed vacation in red, and said that the County wanted to maintain 33 feet on East Redwing Road; however, since the owner had only wanted to allow the County to maintain 25 feet, the petition was denied. He commented that the applicant had since come back and agreed to allow the County to maintain 33 feet, and that the County was willing to vacate the rest, noting that it allowed the County to have consistent right of way along East Redwing Road.

The Chairman opened the public hearing.

There being no one who wished to address the Board regarding this matter, the Chairman closed the public hearing.

Commr. Campione indicated appreciation to Mr. Don Bailey, the applicant, for his cooperation, and opined that it was good for the overall community to have that consistent right of way.

On a motion by Commr. Morris, seconded by Commr. Parks and carried unanimously by a vote of 5-0, the Board approved Resolution 2026-40 to vacate a portion of an unnamed platted Right-of-Way (ROW) easement lying between Tracts 31-34, as shown on the Plat of Groveland Farms, recorded in Plat Book 2, Pages 10 & 11, of the public records located east of East Redwing Road, south and west of Montevista Road, and west of Lake Wash, within Section 33, Township 22 South, Range 25 East, in the unincorporated Groveland area.

REGULAR AGENDA

ADDITIONAL SCHOOL DISTRICT AD VALOREM MILLAGE TAX

Ms. Marsh related that this was a request to advertise an ordinance, and that the Lake County School District under Section 1011.73, Florida Statutes, was authorized to direct the BCC to place a referendum on the ballot in November 2026. She commented that this was related to the security and mental health tax that was put in place after the Marjory Stoneman Douglas High School shooting, and that the School District was asking to raise the millage to 1.0 mills. She stated that this item was for approval to advertise, and that it would come back for a public hearing. She mentioned that all the County would be doing was placing it on the ballot as allowed by the Florida Statute, and that the voters would have the ultimate decision. She reiterated that this was an approval to advertise, and that it would come back at the following BCC meeting for adoption of the ordinance, noting that it would then be sent to the Supervisor of Elections and placed on the ballot in November 2026.

Commr. Campione relayed her understanding that the Board was not endorsing it, and that this was what was required by law; additionally, this had been adopted previously.

Ms. Marsh indicated that this was correct, and said that this was a renewal.

Commr. Sabatini pointed out that the School District was asking for a higher millage this time, and that it had previously been 0.75 mills.

Commr. Campione opined that the School District would have to make that case to the public and let people know what it covered, and she asked that Commissioner Sabatini tell people what the situation was if he was going to discuss this on social media.

Commr. Sabatini stated that he was not going to make a post about this because the law was clear and had been litigated; however, it was not discretionary, as the County had to advertise it. He commented that he would like to force the School District to work harder to get the process in play, opining that it was unjustified.

Commr. Campione acknowledged that the Board was just following what was required.

On a motion by Commr. Smith, seconded by Commr. Parks and carried by a vote of 4-1, the Board approved to advertise an Ordinance providing for the levy of an additional school district ad valorem millage tax in Lake County for operational purposes effective in 2027 and ending four (4) years thereafter pursuant to Section 1011.71(9), Florida Statutes, and providing for approval of the levy by voters in a referendum to be held on November 3, 2026, and providing for ballot language.

Commr. Sabatini voted no.

RESIDENTIAL DEVELOPMENT STANDARDS

Mr. Fitzgerald recalled that on January 6, 2026, the BCC directed staff to explore the possibility of updating the LDR to require a minimum lot width of 65 feet in Lake County and to review the landscape buffering fronting County roads. He remarked that any parcel adjacent to a public right of way was currently required to have a Type A landscape buffer with a width range of 10, 15, or 20 feet for a development, and that since the regulation did not specify what that width should be, the current day's discussion would be regarding the proposal for that minimum width to be specified in the regulations as 20 feet for development along the right of ways. He showed a chart and illustration of the current Type A buffer standard, and mentioned that it had requirements pursuant to each width. He also stated that regarding the lot width, the minimum road frontage of lots was currently regulated; however, there were no minimum standards for PUD districts and no minimum lot size or lot width for the zoning districts. He said that the requested action included the following: amending the minimum required lot frontage to 65 feet; establishing a minimum required lot width of 65 feet; establishing a minimum required lot size of 6,500 square feet; applying this to all newly created residential lots unless meeting a specified exception; and not making this retroactive. He commented that there would be certain specified exceptions for residential development, such as those within the Wellness Way Area, those regulated under the joint planning areas (JPAs), and those governed by an approved PUD prior to the execution of the ordinance. He remarked that the current residential lot standards included road frontage widths pursuant to each zoning district; however, there was not a minimum lot width. He displayed a chart of the proposed residential lot standards, and said that all residential lots created after June 1, 2026 would have an amended road frontage and a minimum lot width and size according to the table. He related that amending the lot width to 65 feet would keep a lot with a road frontage of 65 feet from tapering back to a point with no width in the backyard, noting that the minimum lot width of 65 feet would be across the entire lot as well as the road frontage. He mentioned that

staff did a cursory review of what it would mean for a basic 50-acre lot, and that since Urban Low density had an open space requirement of 25 percent and an assumption of 20 percent going to infrastructure, a developer could get the maximum density of 200 lots with 4,000 or 5,000 square foot lots with the square footage that was leftover, noting that with 6,500 square foot lots, some of that density would be lost. He relayed that since Urban Medium had an open space requirement of 20 percent and the assumption of a right of way requirement of 20 percent, there could be 327 lots with a 4,000 square foot lot size out of a maximum allowable development of 350 units, 261 lots with a 5,000 square foot lot size, and 201 lots with a 6,500 square foot lot size, noting that the density started to pare down the larger the lot size was. He remarked that since an Urban High 50-acre development had an open space requirement of 15 percent and a right of way at 20 percent, the 4,000 square foot lot size would allow 354 lots, the 5,000 square foot lot size would allow 283 lots, and the 6,500 square foot lot size would give 218 lots. He opined that a developer would want to maximize their number of units as much as possible, and that the less single-family lots that were available in a proposed PUD, the more multifamily units would be proposed. He showed conceptual pictures of houses with a 45 to 50-foot frontage, and pointed out that they were garage dominated, opining that this would limit the floor plans and the façade. He commented that a 65-foot minimum lot width would provide a wider width that offered more of a street presence and elevation design with more of a ranch style.

Commr. Morris left the meeting at 10:45 a.m.

Commr. Campione indicated her understanding that the unintended consequence could be that in order to get their land use designation density, a developer would want to use multifamily units as opposed to tiny lots.

Mr. Fitzgerald opined that this was an assumption that could be made for a PUD that was looking for a mixed use, and that less lots available to them with the amount of square footage left over may persuade them to build a multifamily development.

Commr. Campione opined that it may be more attractive to have a multifamily end product as opposed to many small lots, and that the wider lots would give the single-family product more curb appeal.

Commr. Smith commented that the City of Tavares used to have a 40-foot minimum lot width, and that it was changed to 65 feet. He relayed his understanding that there was no increase in multifamily units, and opined that using 65-foot lot lines made the neighborhoods nicer from that point forward. He opined that having a 65-foot lot did not mean that there had to be a large house, and that there could be smaller houses with larger yards. He opined that if people wanted to live in Lake County, then this should be what the County required, and that if one wanted to live in an urban area, then one could live in a city.

Commr. Parks remarked that he was supportive of the buffer part of the change, and opined that Florida native plants should also be required with the exception of entryways, which could be Florida friendly plants. He expressed concerns for the minimum lot size, and opined that nobody recommended the one size fits all approach for controlling urban sprawl, which was a large concern. He indicated his understanding that the County was trying to implement a better growth

management system; however, he did not want to use that approach and assume that it was going to work out. He opined that the whole code needed to be changed, and that lot sizes could be looked at as well. He showed a picture of the Lehigh Acres area, and commented that they allowed lot sizes to be a quarter acre or a half-acre throughout their 50 square miles, opining that it did nothing to prohibit urban sprawl. He stated that he would be interested in changing the code entirely, requiring more open space for a 65-foot lot requirement, and opined that alley-loaded 40-foot lots with alleys behind them were more attractive and more of a traditional neighborhood development. He remarked that he would like to see a map of where this requirement would apply, noting that he appreciated that this would not include Wellness Way or current PUDs. He relayed his understanding that according to the Comprehensive Plan (Comp Plan), there would have to be a housing study to determine how this would affect housing affordability, and opined that this would have to be done before anything was adopted. He opined that this could unintentionally encourage urban sprawl, and said that he would want to ensure that it would not encourage it and that there was a housing affordability study done. He stated that he would rather examine other parts of the code, such as increasing open space, opining that this may be a better way.

Commr. Smith opined that since the County required a development with more than 49 homes to go through the PUD process, the lot size would be up to the Board anyway, and pointed out that this requirement would be for any development below 50 homes, opining that if one wanted live in Lake County, they should have 65-foot lots.

Mr. Fitzgerald indicated his understanding that the direction was for 65-foot-wide lots across the board, noting that they only exempted already approved PUDs.

Commr. Campione opined that if PUDs were exempted, then this would give the flexibility that Commissioner Parks mentioned.

Commr. Smith opined that the PUD process should still require 65-foot lots, and that the BCC would have an opportunity to look at the neighborhood.

Commr. Campione relayed her understanding that the City of Umatilla went to 75-foot lots.

Commr. Smith stated that he only saw positive results with this requirement.

Commr. Parks opined that this could just apply to different zoning types, such as Agriculture or Ranchette District (RA), and that a map could be helpful. He commented that he would not approve that part of the ordinance, and that he would want to see other code changes that could be done, noting that he did not know if this would make things any better.

Commr. Campione related that she wanted clarification on the PUD requirements, noting that the way this was being proposed, if a new PUD came in, there would not be a way to lower the 65-foot width requirement. She indicated her understanding that if a development came in under straight zoning with 49 lots or less, then it would have to have 65-foot-wide lots.

Commr. Smith commented that this was his original idea; however, he would not mind requiring a PUD to have a minimum lot size of 65 feet because it would be in the county. He pointed out that they would have county services and would not have the roads and other extras

that a city had because they would not be paying City taxes, opining that if one wanted to live in the county, they should live on larger pieces of property.

Commr. Parks opined that there could be issues with PUDs that had clustering with lots less than 65 feet and a much larger open space area, and that there was more to growth management than just density and lot sizes, such as open space, buffering, and basic design criteria. He opined that this could possibly be an issue, and that he was not in favor of this yet.

Commr. Smith opined that since the County was currently going through the Comp Plan, the LDR would come later, and pointed out that staff just needed direction on where to go with this.

Mr. Fitzgerald agreed, and mentioned that staff was seeking direction on moving forward with an ordinance that would propose a minimum lot width of 65 feet across the board in Lake County.

Commr. Sabatini stated that he was supportive of starting that on the current day, and that he liked the idea of taking this one step at a time as opposed to a holistic approach, opining that an ordinance was a great way to start.

Commr. Campione inquired if there could be a way to do something different, such as pocket neighborhoods, which was taking infill and making something that was unique, opining that this would be rare as it would usually occur in a city setting. She commented that she would not want to discourage something creative and working with infill.

Mr. Fitzgerald commented that assuming that the 65-foot width requirement was in the LDR, a pocket neighborhood could be designed the same way as a multi-family project, and that for one to purchase a home there, it would have to be a condominium plat, for example, where the homes themselves were platted as condominiums and the property around the homes would be common areas.

Commr. Campione indicated her understanding that there would be a way to do it if it came up, and that it would not come under this ordinance.

Commr. Sabatini opined that there could be a clause in the ordinance saying that if there was a pocket neighborhood concept, then the developer could ask the Board for discretion to build it.

Commr. Campione relayed her understanding that this would come under a site plan, and that the ordinance would not affect this scenario.

Mr. Fitzgerald commented that this was one path; otherwise, the pocket neighborhoods would be rental housing, which would just require a site plan, noting that if the development was under one single ownership who maintained it, then it was just a rental situation.

Ms. Marsh stated that staff just needed direction on how the Board wanted this to move forward, and noted that even though this was a minimum requirement, it would not prohibit someone from seeking a variance from the Board of Adjustment.

Commr. Campione indicated her understanding that the buffers had much to do with how much landscape material was at the site, and said that her preference was to require a vegetated property to retain and utilize what was already there as the buffer, provided it was not invasive,

opining that even pine trees would make nice buffers. She questioned if there was a way to incentivize keeping the vegetation that was there as opposed to taking it all out, and asked if the County could prohibit a developer from taking it all out by incorporating it into the ordinance.

Mr. Fitzgerald mentioned that when a developer did the tree survey, they had to tell the County where the protected heritage trees were, and that they could work with the developers to see how much protection they wanted to have in their buffers. He opined that it would be to the benefit of the developer because they would not have to purchase landscaping materials.

Commr. Campione opined that even though it was to their benefit, they never did it, and that if a tree was not a heritage tree, but it was a nice existing tree, then it should stay. She indicated her understanding that other places did this, and said that she did not know if developers chose to keep vegetation because it made sense to them. She opined that they did not do this in the State of Florida that she knew of, and that if there were mature trees, those should be left intact in the buffer areas.

Commr. Parks relayed his understanding that developers cleared the land up to the right of way line.

Commr. Campione hoped that this was something that Lake County could get away from.

Commr. Parks commented that he liked this idea as well as landscaping it, keeping trees, and doing the tree survey, opining that there could be a vegetative buffer that was planted with native trees and shrubs.

Commr. Campione indicated her understanding that the buffer could currently be five feet as long as there was a solid wall.

Mr. Fitzgerald said that this was correct, and that if the developer built a wall, then there could be as little as a five-foot buffer, noting that the ordinance would require a minimum 20-foot width where it abutted a County right of way.

Commr. Smith inquired if this was five feet of vegetation with a six-foot wall.

Mr. Fitzgerald replied that this was just a six-foot wall, and opined that there was much work to do with the LDR.

Commr. Campione opined that there were other codes that were far better.

Commr. Parks commented that he would completely redo the LDR, and opined that the County could make many changes in a short period of time even though it might change when going through the Comp Plan process.

Commr. Campione opined that the County could have something better in place while waiting for this, and suggested that regarding the buffer, direction could include something that would preserve the current vegetation, encourage the use of native vegetation, and be a minimum of 20 feet wide. She opined that this language could be revised to include additional vegetation to enhance the entranceway; additionally, she opined that developers should not be taking out mature pine trees when the 20-foot buffer already had pine trees or hardwood trees in it, and that the County should be promoting this. She opined that keeping natural vegetation in place was conducive to the wildlife corridor.

Commr. Smith opined that some vegetation could cause danger to a structure.

Mr. Fitzgerald related that this applied to private residential property and not to common areas, noting that the buffer would be in a common area. He pointed out that a developer would take out any trees that were dead or dying.

Commr. Smith opined that staff should move forward with the ordinance with 65-foot lots.

Commr. Parks remarked that he was very skeptical of it, and opined that there needed to be more changes; additionally, he opined that growth management should be focused on open space more than anything.

Commr. Smith opined that one could talk to the City of Tavares to see how much this had helped them.

Commr. Campione opined that the open space could be placed in the front of the neighborhood so that it could be seen from the road.

Commr. Parks reiterated that a housing analysis would have to be done, and relayed his understanding that it was required by the Comp Plan.

Mr. Fitzgerald commented that they could split this into separate ordinances, opining that the landscaping ordinance would be quicker to do than a housing analysis.

Commr. Smith opined that these issues should be worked on together so that it could be completed as quickly as possible.

Mr. Fitzgerald questioned if Commissioner Parks was proposing an increase in open space in addition to the 65-foot width.

Commr. Parks opined that open space was more important to growth management. He opined that very few Counties and Cities had resorted to minimum lot sizes as their tool to control growth, and that most were opting for rewriting codes and using hybrid form-based codes to better address growth management.

Mr. Fitzgerald inquired what the Board's position was on a percentage increase for the open space.

Commr. Smith stated that his position was to go forward with 65-foot lot lines and the buffer.

Commr. Sabatini remarked that he was in favor of taking it one step at a time.

Commr. Parks related that if there could be an alternative or an either/or scenario, this would be preferrable for him, and that he was speaking from his experience of talking to people.

Commr. Campione commented that she liked the idea of larger lots and lot widths, and opined that the entranceway and buffers along the roads were critical. She opined that people were tired of seeing the cookie-cutter houses bunched up against the road with no vegetative buffer, and said that it bothered her when a developer clear-cut the whole property, flattened it, and brought in fill dirt with no nutrients and no ability to maintain the new vegetation that they planted. She opined that this was something that the County could address to improve the process.

Commr. Smith pointed out that the County had started working on that with the heritage tree protection ordinance, and that a developer could not take down all the trees without working around the heritage trees.

Commr. Campione opined that they removed everything else.

Commr. Smith opined that the Board was doing its best to preserve Lake County.

Commr. Parks opined that this went back to having open space, and that areas could be identified that had heritage trees as well as other natural habitats and required to be included in the site plan for protection as part of the open space.

Commr. Campione opined that this may be a way to find a compromise between different positions, and that if a developer was to maintain some natural zones as part of their open space, then they could propose some flexibility with the lot sizes. She stated that she wanted to see some natural areas preserved instead of bulldozed.

Mr. Fitzgerald opined that this sounded like a description of a rural conservation subdivision.

Commr. Campione asked if the ordinance could include following the natural contours of the land.

Mr. Fitzgerald answered that they had a maximum amount of cut that they could do on a property before it was considered a sand mine, and that a developer could not take any more than 200 percent of what was required for the storm ponds.

Commr. Campione opined that this did not go far enough to allow the lay of the land to remain as opposed to not being allowed to take any more fill, and hoped that there could be more detail in there to preserve certain areas that would stay naturally contoured, such as a percentage of the property staying contoured or being negotiated with in return for clustering. She opined that if the buffers were back far enough and there were natural areas, then much could be done to make a property more natural than just saying 65-foot lots, and that this could be written in a way that would promote more natural spaces as opposed to just larger lots.

Commr. Smith remarked that he was in favor of more natural spaces and larger lots in Lake County.

Commr. Campione relayed her understanding that this would come back before the Board in a couple of weeks, and that it could be discussed again.

Mr. Fitzgerald reminded the Board that there were concerns about the reduction of the number of units for the land uses that were already assigned.

Commr. Campione pointed out that an ordinance was passed on the current day regarding relief concerning a declared emergency that would allow a resident who had these concerns to bring it forward to the Board.

Commr. Smith asked if the direction to staff was clear.

Ms. Barker clarified that staff would move forward with two bifurcated ordinances, including one for the lot size of 65-foot lots and one for the buffer, retaining as much natural vegetation and contouring as possible.

NFIP COMMUNITY RATING SYSTEM PROGRAM UPDATE

Mr. Karl Bursa, Operations Manager for the Office of Water Resources, stated that he would give an update on the National Flood Insurance Program (NFIP) and the Community Rating System (CRS) program, and that he would cover the benefits of flood insurance, Lake County's current CRS status, and the current status of the program. He commented that the NFIP was

established in 1968 and required participants to follow Federal floodplain management regulations, noting that it was how the County offered flood insurance to those who needed it for their Federal mortgages and how the County obtained hazard mitigation and any kind of disaster relief. He said that Lake County joined the NFIP and received its first flood insurance rate maps (FIRMs) in April 1982, and that the current FIRMs had been in place since 2012. He mentioned that it was publicly available for all communities and legal nonconforming pre-FIRM structures and was not included in basic homeowners insurance, and noted that if a citizen needed flood insurance as part of a Federally backed mortgage, then they were required to purchase it through the NFIP or a private insurance company, which could be expensive depending on the age and the quality of the structure. He mentioned that the CRS was a program offering discounts to flood insurance, and that there were over 1,500 communities participating nationwide and 244 communities participating in the State of Florida, noting that these were old numbers because they had not received any updates. He remarked that Lake County was still a CRS Class 7 community, and that the County had recently completed the five-year cycle visit and had received compliments for the status and what had been done, noting that the score was enough to go up to a Class 6, which would increase everyone's NFIP flood insurance discount from 15 to 20 percent. He commented that the County had an opportunity to get a couple of programs in place that would increase the class again, and that even though it may take some time, it was something that he wanted to get done. He relayed that the current contract for the company managing the CRS program had been placed into inactive status, which did not mean that it had been canceled, and that this meant that the management of the program was now paused, noting that due to this change, no movement could occur in the CRS program. He stated that the class improvement, which was scheduled to take effect on October 1, 2026, had been placed on hold indefinitely until action was taken on a contract; additionally, anybody nationwide in the program who had a class upgrade was on hold, and any new applicants were also on hold. He pointed out that the program and all reporting requirements were in effect; however, there could not be any more savings. He stated that staff was asking for letters of support from the Lake County BCC to the Federal legislative delegation and Federal Emergency Management Administration (FEMA) to resume funding for the CRS program, noting that if this could get back in order quickly, then it would allow the County to stay on the October 1, 2026 timeline, which would help everybody save more funds on their NFIP flood insurance.

On a motion by Commr. Sabatini, seconded by Commr. Smith and carried by a vote of 3-0, the Board approved to authorize the Chairman to execute letters of support to the County's federal legislative delegation and FEMA advocating for the restoration of funding for the NFIP Community Rating System (CRS) program.

Commr. Campione was absent for the vote.

APPOINTMENT TO THE WELLFLORIDA COUNCIL

Commr. Campione commented that this item was a recommendation to appoint a member to the WellFlorida Council as a Lake County provider, and that even though two applications were received, there was only one Lake County provider position.

Commr. Parks related that since this was in Commission District 2, he would like more time to review this and would like to table it.

Commr. Sabatini mentioned that there was a late applicant that he wanted to be considered, and opined that even though she was in another district, she was very qualified and eager to be on this council.

Commr. Parks remarked that if this was tabled, then he could look at the application.

Commr. Campione questioned if members were appointed by district or by the type of position, such as a provider position.

Ms. Marsh indicated her understanding that it was not based on district, and noted that it was not a County board, as it was a State board.

Commr. Campione opined that it was worth tabling if there were people who were very interested who should be considered.

Ms. Barker commented that she could send the application to the Board to review, and that it would be brought back at the April 28, 2026 BCC meeting.

APPOINTMENT TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE

On a motion by Commr. Smith, seconded by Commr. Parks and carried by a vote of 4-0, the Board approved to appoint Mr. Don Spivey as a member to the Affordable Housing Advisory Committee (AHAC) and applicable waiver, as a resident who is a concerned citizen for affordable housing with a term ending November 30, 2027.

COMMISSIONERS REPORTS

COMMISSIONER SABATINI – DISTRICT 1

LEGISLATIVE SESSION

Commr. Sabatini relayed that the legislative session would resume soon, and that the budget needed to be finalized. He opined that the Board should continue to advocate for reform of SB 180, which he opined would be a topic alongside the budget.

COMMISSIONER PARKS – VICE CHAIRMAN AND DISTRICT 2

CITY OF CLERMONT DOWNTOWN STREETSCAPE

Commr. Parks expressed appreciation to the City of Clermont for redoing the entire streetscape with all native plants, and said that he was able to donate his time to do the design. He indicated appreciation to Cherrylake Inc. for its contribution to the project, and said that it was a local business with much knowledge, noting that it would be maintaining this for several years. He pointed out that it was far below what a typical streetscape budget would cost, and that it would be more easily maintained. He opined that promoting Florida native plants was leadership by example, and that news of it should be coming out soon.

WELLNESS WAY

Commr. Parks related that the County and the City of Clermont had conducted Wellness Way meetings to review the tactical aspects and strategic focus of Wellness Way, such as promoting job centers and respecting the environment. He mentioned that at the prior meeting, the Florida Wildlife Corridor Foundation gave a presentation to provide a reminder and more details about why some parts of Wellness Way and the plan requirements were important,

including the recent landscape design standards for the Wellness Way area. He displayed a map showing connection points to the Green Swamp from the Florida Everglades headwaters, and noted that this was the area where wildlife, such as bears and panthers, passed through from South Florida to North Florida. He commented that the circled areas were opportunities for connections to allow wildlife to get underneath Interstate 4 (I - 4), which was a major barrier, and that the opportunity for a connection point across U.S. Highway 27 in Polk County was gone, noting that it was all built out and had no more connection points there for wildlife. He pointed out that there were only two connection points left, and that one was in the Wellness Way area, opining that it was very important to be corridor compatible with all their design standards, as they wanted to promote this connection through that final point. He indicated appreciation to the Florida Wildlife Corridor Foundation, opining that many people were made aware of the situation and understood what was going on.

FLORIDA WILDLIFE CORRIDOR TREK

Commr. Parks stated that he had been invited to be part of the Florida Wildlife Corridor trek, and noted that they did treks every couple of years. He relayed his understanding that there had been about three or four treks starting with the Thousand Mile Green Thread, and opined that they did great productions, which had previously been picked up by National Geographic. He opined that it was a great way to showcase what the State was doing to protect the Florida Wildlife Corridor, and said that this would include four elected officials, opining that policy would matter. He opined that the Florida Wildlife Corridor worked well with property owners, farmers, and ranchers to promote the corridor, which was about 10 million acres, and said that they would be on the trek for about a week. He opined that this was a chance to promote being corridor compatible, and he encourage everybody to read the Corridor Compatible Communities Design Guidelines book; furthermore, he opined that this would be a good opportunity to showcase Lake County. He mentioned that they would go 150 miles from the City of Thomasville, Georgia to the lighthouse at Saint Vincent Island, and that there was interest from the City of Tallahassee and the States of Texas, Georgia, and Alabama, noting that he would give a full report when he returned.

Commr. Smith asked if he would be walking 150 miles.

Commr. Parks denied this, and clarified that there would be hiking, biking, canoeing, and possibly swimming. He mentioned that there would be many cameras there, and hoped that he would represent Lake County well, opining that it was a great opportunity.

COMMISSIONER SMITH – DISTRICT 3

HICKORY POINT PARK ACTIVITIES

Commr. Smith opined that the previous weekend was a large weekend at Hickory Point Park, and expressed appreciation to the Office of Parks and Trails, opining that they did a phenomenal job. He commented that there was a fishing clinic for kids, a soccer tournament, and a volleyball tournament with over 1,100 participants and visitors. He mentioned that there was also a pavilion rental at the same time, and opined that everything ran smoothly. He opined that the excellent job done by the Office of Parks and Trails made Lake County shine for all those visitors across Central Florida, other states, and the Territory of Puerto Rico.

COMMISSIONER CAMPIONE – CHAIRMAN AND DISTRICT 4

APPRECIATION TO STAFF

Commr. Campione indicated appreciation to Mr. Bonilla for handling the situation from the current morning, noting that there was already a plan that was being worked on. She opined that the staff did their best informing the public, and hoped that people understood that these things did not happen quickly, especially large projects that were very expensive and difficult to engineer because of where they were located.

MID FLORIDA MATERIALS LANDFILL

Commr. Campione mentioned that regarding the case involving the Mid Florida Materials landfill, there would be depositions conducted in the current week, and that she was one of the people being deposed.

LAKE LOUISA ROAD CORRIDOR

Commr. Campione related that the Lake Louisa Road corridor had previously been reviewed for the purpose of calming traffic and dissuading people from using it as a highway because of the nature of the road and its proximity to Lake Louisa State Park and the lake itself, and indicated her understanding that people often traveled this road at high speeds. She opined that the traffic there needed to be slowed down, and that it put wildlife and people at risk who were walking or trying to cross the road. She requested that the County come back with a plan on how to calm traffic on this road.

Ms. Barker stated that staff could review this.

Commr. Parks commented that he supported this, and said that this road had been discussed for years. He mentioned that a curve was reworked, opining that this may have helped with safety. He opined that there was an issue with the crossing and cars going 55 miles per hour when people were crossing over to the other side, and that there could be some elevated crosswalks or speed tables built.

Commr. Smith opined that this was not just an issue in the Lake Louisa Road corridor, and that there was erratic driving on many of Lake County's roads, noting that he did not know why people were in such a hurry that they would drive this way. He said that he understood the issue with Lake Louisa Road, and opined that there may have to be more law enforcement hired.

Commr. Campione remarked that there were opportunities to make modifications to the road that could possibly cause people to not want to use that route or to force them to drive slower, and opined that traffic calming on Lake Louisa Road would be effective.

THE ARTEMIS PROJECT

Commr. Campione opined that the Artemis project was amazing, and that it was great to be a Floridian currently. She opined that it was like the old days of rocket launches and going back to the moon, noting that she was proud of the U.S. and proud of the astronauts, as well as all the people that made this happen, opining that it was great to see the young people excited about it.

NATIONAL PECAN DAY

Commr. Smith commented that it was National Pecan Day.

ADJOURNMENT

There being no further business to be brought to the attention of the Board, the meeting was adjourned at 11:37 a.m.

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LESLIE CAMPIONE, CHAIRMAN

ATTEST:

_____
GARY J COONEY, CLERK