A REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS

JUNE 23, 2026

The Lake County Board of County Commissioners met in regular session on Tuesday, June 23, 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 (via Zoom); Sean Parks, Vice Chairman; Anthony Sabatini; and Kirby Smith. Commissioner not present: 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 Josh Pearson, Deputy Clerk.

INVOCATION AND PLEDGE

Commr. Parks welcomed everyone to the meeting.

Pastor Michael Watkins, with Friendship CME Church in the City of Tavares, gave the Invocation and led the Pledge of Allegiance.

AGENDA UPDATE

Ms. Jennifer Barker, County Manager, said that at the previous meeting, the Board approved for Commissioner Campione to vote remotely; therefore, she would be participating and voting on the current day.

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
Sean Beaudet, Parks & Trails Program Manager
Parks & Water Resources

Ethan Blanton, Firefighter/Paramedic
Office of Fire Rescue

Megan Milanese, Office of Emergency Management Director
Office of Fire Rescue – Emergency Management

Larry Sutton, Survey Technician II
Public Works – Engineering Operations

TEN YEARS
Blake Caulder, Fire Lieutenant/Paramedic
Office of fire Rescue

Michael Sparkman, Roads Sr Equipment Operator
Public Works – Maintenance Area I (Leesburg)

FIFTEEN YEARS
Mark Gato, Fire Lieutenant/EMT
Office of Fire Rescue

Jason Spinelli, Firefighter/EMT
Office of Fire Rescue

TWENTY YEARS
December Souders, Scales Attendant II
Office of Solid Waste

MINUTES APPROVAL

On a motion by Commr. Sabatini, seconded by Commr. Smith and carried unanimously by a vote of 4-0, the Board approved the minutes for the BCC meetings of April 28, 2026 (Regular Meeting) and May 4, 2026 (Special Meeting) as presented.

CITIZEN QUESTION AND COMMENT PERIOD

Mr. Vance Jochim, a concerned citizen, expressed concerns for the time to produce the minutes and publish them on the agenda, and he opined that an artificial intelligence (AI) transcription of the meeting video would possibly not be completely legal but would suffice. He encouraged the County to look at ways to update the minutes faster.

Commr. Parks opined that the Clerk of the Circuit Court and Comptroller's Office did an excellent job on the minutes, and that the timing was due to being thorough.

Mr. Gary Cooney, Clerk of the Circuit Court and Comptroller, explained that there was a two-step process, and that the item which would qualify legally as minutes was generally produced the same day or the day after a Board meeting to meet statutory requirements. He added that the Board had requested his office to provide minutes which were fairly close to verbatim, noting that they were produced and double checked to ensure that there were no errors, which was why this process took longer. He relayed his understanding that the idea behind this was that the Board wanted to preserve the record for all citizens to come.

Mr. Pedro Diaz, owner of Fumao Table, requested the Board's support in proclaiming the last Sunday of June as Lake County Croqueta Day. He also provided information about Croqueta Day and his family.

Commr. Parks said that he had gotten to know Mr. Diaz in the last week, and that Fumao Table would be opening soon in the City of Clermont; furthermore, he planned to attend the opening on the following Sunday, noting that he would read a letter of appreciation from Commission District 2. He mentioned that they could have some thoughts about how to honor Cuban culture and everything they had done to build community, and he hoped that the Board of County Commissioners (BCC) could honor this broadly.

Commr. Sabatini expressed support for this, and indicated that they could pass a proclamation at the next meeting.

Commr. Campione inquired if this could be put together in time for the opening of Fumao Table, or if the Board should all sign a letter of support and then bring the proclamation forward.

Commr. Parks opined that they could all sign a letter of support.

Ms. Melanie Marsh, County Attorney, commented that staff currently did not have a proclamation drafted, though they could draft a letter of recognition for the Board to sign if they wanted to do this on the current day.

Commr. Sabatini clarified that a formal proclamation could be done in the following month.

On a motion by Commr. Sabatini, seconded by Commr. Smith and carried unanimously by a vote of 4-0, the Board approved to proclaim and recognize the last Sunday of June as Croqueta Day in Lake County.

Ms. Nicole King, a resident of Lake County, thanked Commissioner Sabatini for bringing up the topic of AI data centers, and she asked for the Board to support banning these data centers in the county. She indicated that AI data centers could consume much electricity and increase costs for residents and businesses. She also mentioned that data centers often required substantial water sources for cooling, and opined that they must consider water availability. She opined that economic benefits were frequently overstated, and relayed her understanding that modern data centers were highly automated and generally employed a relatively low amount of people. She also opined that they should consider land use and community character. She opined that they should demand rigorous environmental review, transparent cost/benefit analysis, and strong protections for local communities before moving forward.

Mr. Justin Harvey, a resident of Orange County, thanked Commissioner Sabatini for bringing this item regarding AI data centers forward, and he expressed concerns for a 24/7 low frequency hum which had been reported in other states. He mentioned that 10 other Counties and Cities had taken action, and he indicated his understanding that five more would be voting on this item on the current day. He then indicated concerns for Flock Safety cameras, opining that they were collecting data and spying on individuals on public right of way.

Ms. Marsh clarified that the item on the current agenda regarding data centers was not an adoption or an approval; rather, it was discussion only. She said that if the Board chose to move forward, staff would bring back more information and a potential ordinance.

CLERK OF THE CIRCUIT COURT AND COMPTROLLER'S CONSENT AGENDA

On a motion by Commr. Smith, seconded by Commr. Sabatini and carried unanimously by a vote of 4-0, 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.

Arlington Ridge CDD FY 2027 Proposed Budget

Notice is hereby provided of having received the Arlington Ridge Community Development District Proposed Budget for Fiscal Year 2027 in accordance with Section 190.008(2)(b), Florida Statutes for purposes of disclosure and information only.

Southwest Florida Water Management District Annual Comprehensive Financial Report

Notice is hereby provided of having received the Southwest Florida Water Management District's Annual Comprehensive Financial Report for the fiscal year ended September 30, 2025.

COUNTY MANAGER'S CONSENT AGENDA

Commr. Parks mentioned that he had comment cards for Tab 7.

Commr. Sabatini requested to pull Tab 4.

On a motion by Commr. Smith, seconded by Commr. Sabatini and carried unanimously by a vote of 4-0, the Board approved the Consent Agenda, Tabs 3 through 15, pulling Tabs 4 and 7 to the regular agenda, as follows:

PROCLAMATIONS

Recommend approval of Proclamation 2026-34 designating July 2026 as Park and Recreation Month in Lake County.

ADMINISTRATIVE SERVICES

Management and Budget

Recommend approval of seven Resolutions providing for certification of the non-ad valorem assessment rolls for the Greater Groves Municipal Service Benefit Unit (Resolution 2026-63), Greater Hills Municipal Service Benefit Unit (Resolution 2026-64), Greater Pines Municipal Service Benefit Unit (Resolution 2026-65), Picciola Island Subdivision (Resolution 2026-66), Sylvan Shores Subdivision (Resolution 2026-67), Valencia Terrace Subdivision (Resolution 2026-68), and the Village Green Subdivision (Resolution 2026-69) for the Fiscal Year beginning October 1, 2026. The total amount to be collected for these MSBU's is $1,109,549.96.

DEVELOPMENT SERVICES

Planning and Zoning

Recommend approval:

1. Of the Second Amendment to the Agreement with Kimley-Horn and Associates, Inc. (Sarasota, Florida) for professional planning services for Comprehensive Plan Update; and

2. To authorize the Office of Procurement Services to execute all supporting documentation.

The estimated fiscal impact is $449,000 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget.

COMMUNITY SERVICES

Transit Services

Recommend approval:

1. To approve the Florida Commission for the Transportation Disadvantaged Trip and Equipment Grant Application for FY 2026-2027; and

2. To adopt supporting Resolution 2026-71.

The fiscal impact is $1,050,769 — $945,693 (revenue/expenditure — grant funded) and $105,076 (expenditure - county match).

INFRASTRUCTURE AND TRANSPORTATION SERVICES

Public Works

Recommend approval:

1. To adopt Resolution 2026-72 to authorize the conveyance of public right of way to FDOT for road improvements on a portion of State Road 50 in the Mascotte area; and

2. To authorize the Chairman to execute the County Deeds and any necessary transfer documents; and

3. To authorize the Chairman to execute FDOT donation forms.

There is no fiscal impact. Commission District 1.

Recommend approval:

1. Of Contract 21-0920 with Tierra, Inc. (Tampa, FL, serviced through Winter Garden Office) for Construction, Engineering and Inspection (CEI) Services for County Road 452 from County Road 44 to Lake/Marion County Line Phase 2; and

2. To authorize the Office of Procurement Services to execute all supporting documents; and

3. Of a budget transfer within the North Central Transportation Benefit District Fund in the amount of $67,606 from Infrastructure to Infrastructure—Construction CR452 from CR44 to Lake/Marion County Line; and

4. Of a budget transfer within the Central Transportation Benefit District Fund in the amount of $67,606 from Infrastructure to Infrastructure—Construction CR452 from CR44 to Lake/Marion County Line.

The fiscal impact is $478,661.42 — $343,450 (revenue/expenditure - grant funded) and $135,211.42 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 3 and 4.

Recommend approval:

1. Of Contract 24-934 with Halff Associates, Inc. (Richardson, TX, serviced through Tavares Office) for Engineering & Design Services for CR44 from US441 to SR19 Safety Improvement; and

2. To authorize the Office of Procurement Services to execute all supporting documentation.

The fiscal impact is $764,718.44 (expenditure) — $652,000 (revenue/expenditure - grant funded) and $112,718.44 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget.

Recommend approval:

1. Of Contract 25-726 with Metric Engineering LLC (Miami, FL) for Project Development and Environmental Study (PD&E) services for Rolling Acres Road from South of County Road 466 to North of US 27; and

2. To authorize the Office of Procurement Services to execute all supporting documentation.

The fiscal impact is $899,999.34 (expenditure) — $449,999.67 (revenue/expenditure - grant funded) and $449,999.67 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget. Commission District 5.

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 $4,339.60 (expenditure) and is within, and will not exceed, the Fiscal Year 2026 Budget.

Recommend approval of a Roadway Improvement and Impact Fee Credit Agreement for the Vista Hills Segment of the Proposed Vista Ridge Drive between Lake County and Route 46 Properties.

The fiscal impact is estimated at $3,102,550 in Northeast District Transportation Impact Fee Credits. Commission District 4.

PARKS AND WATER RESOURCES

Parks and Trails

Recommend approval of the Fiscal Year 2027 Detailed Work Plan Budget for Arthropod Control for the Lake County Mosquito Control Program pursuant to Section 388.201, Florida Statutes, and Rule 5E-13.022, Florida Administrative Code.

The fiscal impact is $69,588 (revenue/expenditure - grant funded) and is included in the Fiscal Year 2027 Budget request.

TAB 4: REQUEST FOR PRECINCT CHANGES

Commr. Sabatini opined that precinct changes were significant, and he wished that there was someone from the Supervisor of Elections' Office present to say a few words. He asked if the Board would be agreeable with tabling this item to the following month.

Ms. Marsh relayed that the Supervisor of Elections had requested that this item be addressed on the current day, and that it was only changing three addresses.

Commr. Parks opined that if there were going to be significant changes to the precinct map in the future, the Supervisor of Elections could possibly attend and tell everyone what was occurring.

On a motion by Commr. Sabatini, seconded by Commr. Smith and carried unanimously by a vote of 4-0, the Board approved the Supervisor of Elections request for precinct changes.

TAB 7: OPPOSITION TO HEART OF FLORIDA DEEP WELL INJECTION PROJECT

Ms. Barker explained that there had been a presentation at the last Board meeting providing information about the Heart of Florida's application to do a deep well injection project, and that the Board had expressed opposition and asked staff to bring back a letter of opposition, as well as a resolution opposing this project.

The Chairman opened the floor for public comment.

Ms. Kathryn Wright, a resident of the Town of Lady Lake, expressed appreciation for the Board's continued opposition to the well injection. She indicated that she had prepared a package detailing the company's past actions which she opined demonstrated that the welfare of the public did not seem like their priority. She mentioned some situations they had, and she expressed concerns for their recordkeeping and permits. She indicated her understanding that no funds had been given to them due to a strong odor, opining that odors had been constantly occurring. She remarked that their water quality reports from 2023 to 2026 showed that benzine levels had exceeded groundwater cleanup standards, and she relayed her understanding that there were multiple failing wells in the area. She commented that the packet included data such as correspondence that had been given to her to prove that this injection well was not for anyone in the state, and she provided this package to the County.

Mr. Jeff Coulson, a resident of Lake County, opined that any time one was injecting substances into the aquifer or beyond it, there was a chance of leaching, leaking, well breakage, and cracking. He indicated concerns for the materials being included, and opined that this would affect the entire aquifer if something went wrong. He opined that if they wanted to do something like this, the water needed to be treated, filtered and sanitized before being injected, and he relayed his understanding that due to the high cost of this, they were looking to pump all of their effluent and leaching water into the ground. He opined that this was dangerous, and he also indicated concerns for data centers due to the water usage.

Ms. Elanah Coulson, a resident of Lake County, relayed her understanding that it was not just Sumter County's own waste, and that there was also much waste coming up from Miami-Dade County.

There being no one else who wished to address the Board regarding this matter, the Chairman closed the floor for public comment.

Commr. Parks indicated his understanding that the Board had all expressed that they strongly opposed this, and opined that they needed to be solutions oriented in the coming year because there was an issue of what they could do with this waste. He opined that locally, they had the power to advocate for technology to treat waste.

Commr. Smith opined that it may be a good idea to have this as one of their legislative priorities, adding that they had technology to clean the water using a potable wastewater system.

Commr. Campione opined that this was a serious situation, and said that she liked the idea of elevating it to a legislative priority. She opined that they had to be diligent about this, and she thanked the public for weighing in. She also indicated interest in exploring things that they could do locally to address the waste stream and how things were addressed going forward from an innovative standpoint as opposed to relying on landfills, noting that she had not been a fan of this and that she had concerns about Heart of Florida since the contract had been awarded.

On a motion by Commr. Smith, seconded by Commr. Sabatini and carried unanimously by a vote of 4-0, the Board approved Resolution 2026-70 in opposition to the Heart of Florida Deep Well Injection Project, and a cover letter directed to the Florida Department of Environmental Protection.

MSBU FOR INTERNAL SUBDIVISION ROADS ASSESSMENT ROLL

Ms. Jaime Stewart, Director for the Office of Management and Budget, explained that the internal roads municipal services benefit unit (MSBU) was adopted by the BCC in September 2023, that its purpose was to provide a funding mechanism for maintaining county roads within new subdivisions, and that it would ensure a good state of repair for roads, sidewalks and associated infrastructure. She commented that the Trailside subdivision came online, and she showed the rates calculated for each subdivision, noting that it was based on the length of the roads, sidewalks, and the number of lots.

On a motion by Commr. Sabatini, seconded by Commr. Smith and carried unanimously by a vote of 4-0, the Board approved the Internal Subdivision Road Maintenance MSBU (Resolution 2026-73) and to establish a public hearing date of September 8, 2026, at 9:00 a.m. or as soon thereafter.

DWTS MSBU ASSESSMENT ROLL

Ms. Stewart said that the distributed wastewater treatment system (DWTS) MSBU was adopted by the BCC in July 2023, and that it was for residents who opted into the program, noting that it covered the annual fee for the costs associated with the installation and operation of their system. She mentioned that the current amount was $700.19, and that it had been increased by three percent from the previous year; furthermore, this annual increase was the minimum amount the contractor was allowed to increase the rate, per the contract.

Commr. Smith relayed his understanding that this was for Onsyte, and that they were under a current contract. He asked when this contract was good until.

Ms. Marsh replied that it was a 10 year contract, and that they started with them in 2024.

Commr. Smith expressed concerns that they had people who did not quite understand what was happening when they signed up for this program, noting that it went on their tax bill. He opined that sometimes this was not explained, or one did not comprehend it fully and was unable to pay this tax bill; therefore, the property would go into lien and then foreclosure.

Ms. Marsh confirmed this, adding that if one did not pay any portion of their tax bill, a tax certificate would be struck off, and that after three years a tax certificate holder could force it to a public tax deed sale, noting that one could potentially lose their property.

Commr. Smith said that some of the people who were utilizing this grant were disabled veterans, and he expressed concerns that if the Board raised the price, individuals may not be able to afford it; therefore, he would like to continue with the current contract until it expired, and then reevaluate it.

Commr. Parks stated that Commissioner Smith could bring this up at the public hearing. He indicated his understanding that the new contract was addressing some of these issues, along with the education component and ensuring that one would fully know what they were voluntarily signing up for. He clarified that there were new MSBUs for new neighborhoods, and that they would know from the start.

Commr. Smith mentioned that they were discussing systems in the BMAP, noting that the State provided permits for the sewer systems and required the BMAP. He was unsure why the County would have to be responsible for the State mandating and approving the placement of these systems, and then having Lake County citizens bear the cost of a State decision. He said that he was not in favor of this or it going for a public hearing, opining that it was not necessary.

Commr. Parks said that if they did not do anything to address the BMAP requirement, the County and the Cities could be subject to consequences, and that this had always been put forward as a matter of trying to think long range so that their residents were not in a situation such as in Brevard County where the State had said that they had to be on DWTS or a public sewer system. He added that if there was not any funding to do this, then this was an issue.

Commr. Smith mentioned that the State provided permits for septic systems, opining that if the State wanted to mandate to a County or a City that they were providing the permits for, then the State needed to have a ramification to help with the payment of those systems. He opined that the County's existing contract with the company was good, and said that he did not see a need to raise it, noting that they had seven years left. He expressed support for letting them finish the contract and then evaluate this.

Commr. Campione mentioned that it originally started when the State was providing funding for places that had pollution of groundwater and surface water from septic systems, and that they were helping them fund centralized sewer and large projects; furthermore, once they put the sewer system in, the customer still had to pay the sewer bill. She relayed that the State picked up the cost of the sewer system or assisted the local government with it, though the customer still had to pay the bill each month. She clarified that with DWTS, the bill could not come each month as a regular utility bill, and that this was why it had to go on the tax bill. She opined that this created a scenario where it looked significantly larger because it was 12 months of billing on one tax bill, and she mentioned that if one did not pay their bill, they could potentially lose their property. She opined that the County possibly needed to think in terms of hardship situations similar to how they had to address them in some other situations such as solid waste pickup. She opined that if it was a scenario where a new neighborhood went on it and everyone had notice

upfront, then this was a different category. She also opined that they needed to break this out and look at some details to possibly receive assistance from the State.

On a motion by Commr. Campione, seconded by Commr. Sabatini and carried by a vote of 3-1, the Board approved the DWTS MSBU (Resolution 2026-74) and to establish a public hearing date of September 8, 2026, at 9:00 a.m. or as soon thereafter.

Commr. Smith voted no.

SOLID WASTE ASSESSMENT ROLL

Ms. Stewart explained that the solid waste assessment was used to fund the collection, management and disposal of residential solid waste and recovered materials in unincorporated Lake County, noting that the assessment rates must be set annually and were included on the TRIM notice. She mentioned that it did not include vacant lots, and that the assessment could not be used to fund countywide services such as landfill operations, convenience centers and hazardous waste disposal. She said that the proposed solid waste assessment rates reflected the rate adjustments to match increased contract costs for hauling and disposal, and that the rates included those for once per week and twice per week service, noting that they increased by $37.

The Chairman opened the floor for public comment.

Mr. Jochim relayed his understanding that this was taking the tax costs for fire and solid waste and moving it to another line item on the tax bills.

Ms. Barker clarified that these assessments had been in place for many years, and that this was not the millage; furthermore, this item was to set the rates for the upcoming fiscal year and establish the public hearing.

There being no one else who wished to address the Board regarding this matter, the Chairman closed the floor for public comment.

Commr. Parks relayed that these were like enterprise funds, and that it was not discretionary and the County did not build up reserves; rather, they just passed the cost on. He also opined that the solid waste rates were very competitive.

On a motion by Commr. Sabatini, seconded by Commr. Smith and carried unanimously by a vote of 4-0, the Board approved Solid Waste initial assessment Resolution 2026-75 and to establish a public hearing date of September 8, 2026, at 9:00 a.m. or as soon thereafter.

FIRE ASSESSMENT ROLL

Ms. Stewart stated that the fire assessment was used to fund fire protection services such as fire suppression, prevention, building inspections and basic life support (BLS), noting that it did not fund advanced life support (ALS). She mentioned that the rates were calculated based on call data and the distribution of incidents, the allocation of resources and budget, and a proportionate share of each land use. She then displayed the rate schedule, noting that it had not changed.

Commr. Parks opined that there would be a day to have a broader discussion regarding where they were going with the five year plan and how this would be funded to have the best fire rescue in the country.

On a motion by Commr. Sabatini, seconded by Commr. Smith and carried unanimously by a vote of 4-0, the Board approved Fire Rescue initial assessment Resolution 2026-76 and to establish a public hearing date of September 8, 2026, at 9:00 a.m. or as soon thereafter.

PUBLIC HEARING: JOINT PLANNING AGREEMENT WITH MONTVERDE

Mr. Mike Fitzgerald, Director for the Office of Planning and Zoning, recalled that on April 14, 2026, the Town of Montverde had adopted Resolution 2026-05 to adopt a joint planning agreement (JPA) between the Town and Lake County. He relayed that the JPA would create a joint planning area boundary incorporated into the Town and County future land use (FLU) maps, and that it established procedures for reviewing and commenting on development orders and planning applications, as well as provisions for consideration of municipal annexation, utility connection, transfer of development rights (TDR), and a pathway for transportation planning to be completed. He commented that the JPA ensured the protection of the Ferndale special area and included the conservation strategy drafted by the East Central Florida Regional Planning Council (ECFRPC) as an exhibit.

Commr. Parks expressed appreciation for staff's work on this item, along with the ECFRPC. He opined that it was significant for the County to have better planning processes put in place.

Commr. Smith opined that this was a strong step forward for what they were trying to accomplish throughout all of Lake County, and he thanked the Town.

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.

On a motion by Commr. Smith, seconded by Commr. Campione and carried unanimously by a vote of 4-0, the Board approved the Joint Planning Agreement (JPA) between the Town of Montverde and Lake County.

PUBLIC HEARING: ORDINANCE 2026-27 DISSOLVING BOARD OF ADJUSTMENT

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; AMENDING OR REPEALING THE FOLLOWING SECTIONS OF THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS: REPEALING SECTION 13.02.00 ENTITLED ALTERNATE MEMBERS; REPEALING SECTION 13.03.00, ENTITLED BOARD OF ADJUSTMENT; PROVIDING FOR TRANSFER OF THE DUTIES AND FUNCTIONS OF THE BOARD OF ADJUSTMENT TO THE BOARD OF COUNTY COMMISSIONERS; AMENDING SECTION 13.04.02, ENTITLED MEMBERSHIP; AMENDING SECTION 14.15.00, ENTITLED VARIANCES AND APPEALS; AMENDING OTHER SECTIONS OF THE LAKE COUNTY CODE AND LAND DEVELOPMENT REGULATIONS TO REPLACE BOARD OF ADJUSTMENT REFERENCES; 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. Parks recalled that he had made his objections to this item known at the previous meeting.

On a motion by Commr. Smith, seconded by Commr. Sabatini and carried by a vote of 3-1, the Board approved Ordinance 2026-27 dissolving the Board of Adjustment and transferring its functions to the Board of County Commissioners.

Commr. Parks voted no.

REGULAR AGENDA

TEMPORARY MORATORIUM ON DATA CENTER FACILITIES

Commr. Sabatini indicated that there had been 12 applications for large data centers in the last year, opining that this number would accelerate. He opined that this was the conservative position, and said that he was not requesting an outright ban; rather, they could start with a moratorium and review this, and then as they were closer to October 1, 2027 when Senate Bill (SB) 180 expired, they could discuss what they really wanted to do with these centers. He opined that data centers were understudied, and that the legislative bill which had passed did not really do much. He opined that data centers were misunderstood, were serious commitments to utilities and land use, and that a moratorium was a common sense position, which was why six other Counties had done this.

Commr. Smith indicated that data centers could be of all different sizes, and that he saw this moratorium as a pause until they could get the correct language in the system for these items. He expressed support for mandating that they use reclaimed water, and opined that they had to quantify the size.

Commr. Parks agreed, and said that they could use the word “pause” for some time to get their facts and what they wanted for the community. He opined that the timing was appropriate as they were redoing their Comprehensive Plan (Comp Plan).

Commr. Campione expressed appreciation for Commissioner Sabatini bringing this forward, and opined that this was one of the times where if the State could possibly take a more assertive position and look at the state as a whole, as well as do an evaluation of whether data centers had to exist there, if their environment was too fragile, if their grid could support them, and how it could affect residents. She opined that all of these items needed to be considered, and that if there was a need to have them in certain locations, it could be looked at comprehensively. She stated that she would not want anything imposed upon a local government that did not want a large data center in their community, and she expressed support for the County saying that until they had more information and understood this better, including how it could affect the environment, residents, quality of life, and the grid, they would take a pause and do research.

Ms. Marsh relayed that staff had direction by consensus for her office to prepare an ordinance, and that this would be brought back at a future meeting.

The Chairman opened the floor for public comment.

Mr. Jochim recalled that he had recently sent the Board and the County Manager some emails with information on other things related to data centers. He opined that the County needed to incorporate the movement to create decentralized data centers at the residential unit level into its review of this. He relayed his understanding that much electricity was used to power these, and that there could be a developer who was planning to offer them. He also indicated that he had provided a video about a trend where power companies who wanted data centers were buying mobile home parks and then replacing them. He then indicated his understanding that there were changes in technology which may reduce the need for massive data centers.

There being no one else who wished to address the Board regarding this matter, the Chairman closed the floor for public comment.

NATIONAL ASSOCIATION OF COUNTIES ONLINE PROXY FORM

Commr. Sabatini commented that the County had not historically been involved in the National Association of Counties (NACo), and that Lake County was the 160th largest county in the country out of 3,100 counties. He opined that they were a major county, and that it was important for them to have a statewide and national voice based on the amount of advertising they were doing in terms of tourism to try to attract national events. He opined that they should send someone to NACo, and said that he would defer to anyone else on the Board who wanted to do this. He mentioned that he would like to attend and that it was important to vote, opining that whoever they sent should vote at the will of the Board. He also opined that the Board should make this a permanent item going forward as their county continued to increase in population.

Commr. Parks opined that the Florida Association of Counties (FAC) was important because they received much information about what was occurring in other counties and best management practices (BMPs). He said that NACo was broader, and opined that all of the Commissioners should participate in FAC and that it was important to have one Commissioner participate in NACo. He relayed that there were opportunities for multiple Commissioners to participate in the policy side, noting that these meetings were done via Zoom and that the State and FAC were encouraging all of the Counties to participate more in NACo. He clarified that FAC did not always agree with what happened at NACo, and that the state was trying to become more influential in NACo; therefore, he opined that it would be important to designate one Commissioner on a yearly basis to participate. He added that all five Commissioners could participate in the committees.

Commr. Sabatini opined that the most significant issue in NACo this year would be data centers, and that if Lake County was not part of the national conversation, they would be missing out on something. He requested permission to attend, vote, and then provide a report to the Board on what he saw at NACo.

Commr. Smith inquired if Commissioner Sabatini knew what was on the NACo agenda.

Commr. Sabatini replied that many of the items were broad, and that the agenda would be fleshed out in the current month.

Commr. Smith said that he would like to attend the annual conference.

Commr. Parks commented that policy decisions would be made on that day.

Commr. Campione asked if there was a way for the Board to see the published agenda and discuss it at their meeting before a Commissioner who would vote weighed in.

Commr. Sabatini suggested that a week before the meeting, staff could distribute the full agenda to the Board for comments, and then this could become a public report that the designee was expected to act in accordance with.

Ms. Barker stated that she could provide the agenda to the Board, and that the conference did not start until July 17, 2026, noting that there would be a BCC meeting on July 14, 2026; furthermore, she could distribute the agenda in the current week and then they could include an item on the July 14, 2026 agenda for the Board to discuss.

Commr. Smith said that it would be the Board's understanding that their representative would do what the Board wanted.

Commr. Parks relayed that whoever this was would need to provide a report.

Commr. Campione opined that there needed to be a policy, and indicated her understanding that the meeting which occurred in Washington D.C. was the main meeting, noting that they had other conferences in various locations. She opined that they needed to consider to what extent they were funding expenses if someone was traveling to these meetings, and how many they would allow.

Commr. Parks agreed, and opined that the best one would be the meeting in February, noting that the annual meeting was also good because one still voted. He opined that there was no reason for the Board to attend the Western Intestate Region meeting, and that it would likely just be limited to those two meetings.

On a motion by Commr. Sabatini, seconded by Commr. Smith and carried unanimously by a vote of 4-0, the Board approved for Commissioner Sabatini, along with a member of the Board of County Commissioners (BCC) going forward, to vote at every NACo conference.

PRIDE IN AMERICA MONTH PROCLAMATION 2026-21

Commr. Parks relayed his understanding that Lake County was the only County that had an entire month dedicated to pride in their nation, opining that it was especially powerful and poignant in the current year because they were celebrating 250 years. He added that they recognized the month of July as Pride in America Month, and that they had guest speakers, flag retirement ceremonies, and events at the Lake County Historical Museum which honored what was good about the nation, noting that nothing was perfect. He said that they embraced their history, and that it was about coming together and uniting around their flag and country throughout the month of July. He then read Proclamation 2026-21.

Commr. Smith expressed support for this, and said that he would like to see each City in Lake County adopt the same thing. He opined that they lived in the greatest country in the world, and stated that he was proud to be there and to be from Lake County.

Commr. Campione opined that it was great that the County started doing this a few years prior, and commented that she had always wondered if they could at least consider changing the terminology to "Celebrating America Month." She indicated her understanding that when Commissioner Parks had come forward with this, it was a twofold type concept because there was

much controversary over different things that were using the word "pride," and that he had wanted the focus of the month to be when they celebrated their country's birthday and all of the great things about America; therefore, she always felt that they should utilize the terminology "Celebrating America."

Commr. Sabatini stated that he liked "pride" better, opining that it was stronger.

Commr. Parks clarified that he had brought it forward because they wanted to be proud of their country.

Commr. Campione said that she did not want there to be a potential misunderstanding about other things going on in the month of June, and that she wanted to be clear that they were focusing on their pride in their country and being Americans.

On a motion by Commr. Smith, seconded by Commr. Sabatini and carried unanimously by a vote of 4-0, the Board approved Pride in America Proclamation 2026-21.

POWERHOUSE YOUTH PROJECT PRESENTATION

Commr. Smith commented that Powerhouse Youth Project was an organization which was helping youth, and opined that Mr. Scott Chevalier, Executive Director for Powerhouse Youth Project, had done a great job, noting that Mr. Chevalier was within local high schools; therefore, he opined that it would be important for the Board and the community to hear the type of positive impact that Powerhouse was having for youth, as well as the changes in the lives happening throughout the county.

Mr. Chevalier opined that young people were the most valuable national asset, and relayed that Powerhouse started in 1999 in Nashville, Tennessee. He provided information on the history of the organization, and he recalled launching Pathway to Purpose at Leesburg High School. He commented that the students who came to Powerhouse were assigned by school leadership and were identified as students who were probable of not getting through the system or falling out of the educational system as a dropout, and that they were either having behavioral issues or their grades were not on par. He explained that Powerhouse believed that every student had a passion and purpose, and that each student needed someone to achieve it. He expressed appreciation for them being selected as Nonprofit of the Year in 2024 by Lake County because students' lives had been changed. He added that they received a leadership award in 2025, and that Powerhouse was an exposure opportunity for young people. He said that Powerhouse began to take students from where they were and give them opportunities, and he relayed the following statewide statistics from the Lake County Office of Economic Development: there were 267,000 16 to 24 year olds who were not going to school and who were not employed; 63 percent of students who walked across high school graduation platforms never accomplished what they said they were going to do, opining that students needed direction and a plan of operation; and 30 percent of students who graduated high school said that they did not feel prepared for life, noting that Powerhouse engaged who they were and helped them understand their purpose. He then played a video regarding a career panel that Powerhouse put together for students through their Pathway to Purpose program. He mentioned that two psychologists had discussed the value of understanding purpose, and he displayed information regarding purpose being support to resiliency and mental health, as well as

reducing negative behavior. He added that it buffered the social media impact and the stigma that it could have on a young person's life, and he discussed the significance of this in Lake County, opining that if students would be engaged in a program like Powerhouse where they began to understand their purpose, direction and the power of their choices on where they ended up in life, then behavior would change because they would become more passionate about what they were pursuing than the situation that they found themselves in. He opined that their secret sauce was relationship and relevance, and he showed information regarding pre and post testing that Powerhouse did, reiterating that Powerhouse was assigned to students with the highest probability of falling out of the system. He indicated that they had a 100 percent student graduation rate, noting that purpose had changed. He added that 95 percent of students they worked with reported having a better or increased idea of their plans and goals after high school. He mentioned that Powerhouse had classrooms on campus, and he reviewed quotes from students. He stated that they would also be moving into Lake County middle schools in the current year, and that he would like to meet with the Commissioners to find out about people who cared about education beyond a test and diploma so that each Lake County student who graduated high school had a plan and a network of knowing their next step. He said that Powerhouse began with the end in mind, and that all 17 sessions while they were on campus were leading to the point where one could identify what they wanted to pursue in life; furthermore, Powerhouse could celebrate them with their mentorship as they did this. He relayed that they were currently in four Lake County high schools and would be launching in two middle schools in the current year, noting that they wanted to see Powerhouse expand so that all students had an opportunity.

Commr. Smith said that he personally knew that this had impacted many lives, and he encouraged everyone to contact Mr. Chevalier, opining that it was a great organization.

Commr. Campione praised the great work they were doing, and relayed that she was ready, willing and able with regard to any opportunities. She opined that he was getting to the core of what young people needed to realize their potential and feel a sense of purpose.

Commr. Parks said that it was great when they had positive stories about building community, good leadership and what they were doing to affect the next generation, and he thanked Mr. Chevalier. He indicated that they could meet to see what he could do to help Mr. Chevalier and Powerhouse move forward.

ADVERTISE LANDSCAPE BUFFER REQUIREMENT ORDINANCE

Mr. Fitzgerald said that this item was a request for approval to advertise an ordinance amending Section 9.01.06, Lake County Code, entitled Landscape Buffer Requirements. He recalled that on April 14, 2026, the Board had considered public input regarding landscape buffer width requirements and what impact this would have on development, and stated that the proposed ordinance would establish a minimum landscape buffer width of 20 feet for development along public roadways. He indicated that this would serve to improve stormwater infiltration, the visual effect of landscaping, reduce runoff, and reduce heat islands. He commented that currently under the code, a type A buffer had choices of 20, 15 or 10 feet, and that the code was not specific to the

width of the buffer; rather, it said that a type A buffer was required along public roadways. He relayed that this ordinance would serve to codify that a 20 foot width type A buffer was required.

Commr. Parks opined that this was a step in the right direction to see more trees and an enhanced buffer.

Commr. Campione agreed that it was a step in the right direction, and she was unsure if SB 180 prevented them from going further or whether they could move forward with the current item and entertain additional ideas. She opined that it should be wider for major roads and rights of way, or there should be a way to utilize a wider buffer to incentivize maintaining existing tree lines and vegetation as long as it was not invasive or non-native and was healthy. She opined that this seemed like it would be more beneficial to promote for wildlife and biodiversity, along with keeping some wildlife-type corridors intact as opposed to properties being completely reconfigured and all of the existing vegetation being removed. She opined that at a minimum, being clear that it had to be 20 feet based on their existing rules was important, though there should be more landscape material; additionally, she would like to see a proposal for how they could incentivize maintaining natural vegetated areas.

Mr. Fitzgerald said that the Board had approved funding for the Land Development Regulations (LDR) rewrite, and that staff could further explore the existing landscape regulations to see how they could address native plants and existing vegetation. He clarified that the current item was a simple ordinance which merely established a landscape buffer width, increasing it from 10 feet to 20 feet, and that in the LDR rewrite, staff would consider how the landscape regulations read and make improvements in accordance with public workshops that they would be holding with the consultant.

Commr. Parks opined that when they changed the rules, it could be so that one was mapping nuisance exotic species so that they were removed, and then the natural areas would also be mapped including historic and native trees, noting that these areas could be incorporated into extending the buffer.

Commr. Smith asked if the County already had an ordinance to protect heritage trees, and Mr. Fitzgerald confirmed this. Commissioner Smith then opined that the incentivization would be to use them as part of the buffer.

Commr. Parks added that the zoning reports would include whether it was in a Florida Wildlife Corridor.

Commr. Campione clarified that they were discussing large heritage trees rather than maintaining areas where there was existing vegetation where wildlife was currently living. She opined that there was a difference between saying that they were going to preserve a heritage tree, and that one could recontour the property and create an area around a tree; however, she was discussing keeping habitat and vegetation in place. She opined that they could potentially incentivize this by making it something that a developer considered to be beneficial, as opposed to a new landscape buffer.

Commr. Parks opined that the current item was a good first step because it clearly defined the 10 to 20 foot buffer with trees, and that when they changed the rules, there would be natural

areas mapped on the site, including historic trees which would be protected regardless. He added that it could be an incentive or a requirement to protect those areas and use them as open space. He opined that it would be key to change it then, and to direct development away from those areas.

Commr. Campione asked if Commissioner Parks opined that the landscape material in this 20 foot buffer was dense enough compared to what he saw in other codes, and said that she wanted to ensure that they were requiring an adequate level of material.

Commr. Parks replied that he would like to see more within buffers, and opined that most of them should be Florida native or Florida Friendly. He was unsure how this would be incorporated, and questioned if they would have to change other parts of the code.

Commr. Smith asked if it would be best to pass the current ordinance and then work on the stipulations within this. He expressed concerns for losing sight of what they were doing, and said that the Office of Planning and Zoning could bring back a good vegetative buffering situation to the Board.

Commr. Campione pointed out that there would be two canopy trees, one ornamental tree and one row of shrubs every 20 feet, opining that this did not seem like much material.

Commr. Smith mentioned that an oak tree grew 40 feet wide.

Commr. Parks opined that the Board could pass this ordinance and also direct staff to come back with specifics on the types of buffers. He said that the OUTSIDE Collab had pictures of what a buffer could look like, noting that one could see how much better it looked and that County would have to require it.

Commr. Campione opined that photos were helpful, and she expressed concerns for the Sorrento Pines development buffer. She opined that this was something that the County could fix immediately and that they should not have to wait for a long process, noting that this was why she brought this forward. She expressed appreciation for the width being clarified, though opined that the landscape material needed to be made denser as quickly as possible. She opined that the longer process could potentially refine this and they could come up with innovative ways to promote native vegetation use and maintain existing tree lines and vegetation; however, she would like to see this be brought back sooner than later with examples of the material within the 20 foot buffer while they waited for larger changes in the LDR.

Commr. Parks opined that within a month or six weeks, staff could likely have some images of details of what could be put into this code with regard to what was expected with the buffers so that they were not sparse.

Mr. Fitzgerald asked if they were discussing quantity or configuration.

Commr. Campione opined that it was both, and that there needed to be more quantity; additionally, she opined that photos of what this looked like could be helpful.

Commr. Smith opined that they had to be careful when they did this, and relayed that he did not mind the 20 feet. He opined that they were thinking of subdivisions, though if someone built a single family home, they would still have to abide by this.

Mr. Fitzgerald clarified that the single family home single parcel was exempt from this, and that commercial and residential subdivisions would be subject to this. He added that the

current agenda item was just looking at the buffer type A, and that they had a variety of buffer types with different quantities, configurations and widths; therefore, they were affecting more than one piece of code, and it would affect more than one chapter of code.

Commr. Parks opined that this was why they could do this on the current day, and then they could review all of the buffers for numbers, configuration and composition.

Mr. Fitzgerald indicated his understanding that this was something that the Board was asking staff to bring back prior to the LDR rewrite.

Commr. Parks opined that this was correct, and he asked about the time to rewrite the LDR.

Mr. Fitzgerald hoped that it could possibly be six months.

Commr. Parks opined that staff could likely use what they had done in the next one or two months in the code rewrite.

Ms. Marsh said that additional changes not incorporated into this ordinance would take longer than one or two months because they had to go to the Planning and Zoning Board, noting that they likely would not have it until at least September 2026 based on the current timing. She stated that for the right of way buffer, it currently said that it was a 20 foot type A buffer, and that they had other buffer types with more dense material, noting that the current solution could be to change this from a type A to a different type.

Commr. Parks inquired if she was essentially suggesting to make a type D buffer the standard for type A.

Ms. Marsh clarified that it would be changing this ordinance to say instead of a 20 foot type A buffer, it would be a 20 foot type D buffer around these roads if the Board was looking for a fix sooner rather than later for subdivisions against a right of way.

Commr. Smith asked that if they approved the 20 foot buffer, could they not come back at the following meeting and designate the type within that buffer. He indicated that he was not comfortable with wordsmithing it and not understanding all the buffers.

Ms. Marsh stated that the current item was approval to advertise, and that if the Board approved it, then staff could bring the different buffer types when they came back for the public hearing; therefore, during the public hearing, the Board could choose if they wanted a different level of buffer.

Commr. Campione asked if they could add the different buffers as possibilities for advertising so that everyone could review them going into that meeting where the ordinance would be considered.

Ms. Marsh responded that she could change it to type D, which was the most strenuous, and then the Board could always go down.

Commr. Smith made a motion to approve increasing the road width landscape buffer to 20 feet, with the understanding that they would be coming back with the buffer type at the public hearing.

Commr. Campione seconded the motion.

Mr. Fitzgerald suggested to amend the motion to eliminate the width of 20 feet because the different buffer types had different widths.

Commr. Parks said that the motion could be type D, as this was the most restrictive, with the understanding that it could be less.

Ms. Marsh proposed to bring this item back on July 14, 2026 for approval to advertise, and stated that at that point the Board could select a buffer width and type for her to advertise and bring back for a public hearing.

Commr. Campione withdrew her second, and opined that this would be cleaner, noting that the Board could make their advertising decision on July 14, 2026 as they reviewed the different buffer types.

On a motion by Commr. Smith, seconded by Commr. Sabatini and carried unanimously by a vote of 4-0, the Board tabled this item to the following BCC meeting.

ADVERTISE SUBDIVISION ORDINANCE

Mr. Fitzgerald relayed that this item was a recommendation to approve advertising an ordinance amending Section 14.07.00, Lake County Code, entitled Subdivisions, to bring the section into compliance with Chapter 2025-164 of the Florida Statutes. He explained that on June 20, 2025, Florida Governor Ron DeSantis had signed into law SB 784 which became effective July 1, 2025, noting that it required that plat submittals be administratively approved and no longer come to public hearing for approval. He said that the current amendment would bring the County's regulations into compliance with State code.

Ms. Marsh clarified that the County had been doing this because it was State law, and that they needed to make their LDR match State law.

On a motion by Commr. Smith, seconded by Commr. Sabatini and carried unanimously by a vote of 4-0, the Board approved to advertise an Ordinance amending Section 14.07.00, Lake County Code, Appendix E, Land Development Regulations, entitled Subdivisions, to bring the section into compliance with Chapter 2025-164, Laws of Florida, (Senate Bill 784 (2025)).

REPORTS

COUNTY MANAGER

INDEPENDENCE DAY OFFICE CLOSURE

Ms. Barker commented that County Offices would be closed on July 3, 2026 in observance of Independence Day.

COMMISSIONERS REPORTS

COMMISSIONER SMITH – DISTRICT 3

INTERNAL SUBDIVISION ROADS

Commr. Smith mentioned that they had an issue with internal subdivision roads, and that he would like to come up with an ordinance to go beyond their traditional 24 foot road width so that they did not have issues with people parking in the street. He requested the Board's permission to have staff work on this.

Commr. Parks opined that it was a great discussion, and said that there were practices where places had learned from mistakes in the past. He mentioned that some neighborhoods could do rear alleyway loading, as well as longer driveways.

Commr. Campione mentioned that they sometimes did separate parking areas, and opined that it was good to bring this up and try to get it addressed sooner than later.

Ms. Marsh clarified that the County had been including in its planned unit development (PUD) ordinances since October 2025 this type of language where it had to be a minimum 34 feet in width if there was going to be street parking; additionally, if there was not going to be street parking, then they either had to provide driveways wide or long enough to accommodate four vehicles without impeding the sidewalk, or overflow parking on each block or however they wanted to design it. She mentioned that staff was in the process of working to put this in the code so that it would be applicable to each development and not just PUDs, noting that this would be brought forward soon.

COMMISSIONER PARKS – VICE CHAIRMAN AND DISTRICT 2

250TH BIRTHDAY OF AMERICA

Commr. Parks wished everyone a safe, thoughtful and memorable 250th birthday of America. He added that there would be much occurring including parades and activities, and he encouraged everyone to show their love for the country in a safe way.

COMMISSIONER SMITH – DISTRICT 3

NATIONAL TYPEWRITER DAY

Commr. Smith said that it was National Typewriter Day.

ADJOURNMENT

There being no further business to be brought to the attention of the Board, the meeting was adjourned at 11:12 a.m.

_____

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

_____

GARY J COONEY, CLERK