

BOARD ACTION
November 16, 2021

APPROVED	Tab 1. Request for approval of the minutes of the BCC Meetings of July 13, 2021 (Regular Meeting) and July 27, 2021 (Regular Meeting).	COONEY
PRESENTATION	Tab 20. Presentation by Lake County Tax Collector David Jordan on year-end financials.	PARKS
PRESENTATION/ APPROVED	Tab 21. Recommend approval to advertise an ordinance authorizing a non-ad valorem special assessment upon real property interests of hospitals within the boundaries of Lake County to help finance the non-federal share of the State of Florida's Medicaid program. The fiscal impact cannot be determined at this time.	BARKER
PROCLAMATION /APPROVED	Tab 2. Recommend approval and presentation of Proclamation 2021-163 declaring the Month of November National Hospice Month in Lake County.	PARKS
PROCLAMATION /APPROVED	Tab 3. Recommend approval and presentation of Proclamation 2021-164 declaring November 13 - 21, 2021 National Hunger and Homelessness Awareness Week in Lake County.	PARKS
UPDATE	<u>ARPA UPDATE</u> Mr. Sean Beaudet, Grants Coordinator for the Office of Management and Budget, provided an update on the American Rescue Plan Act (ARPA). He relayed that on September 28, 2021, the Board of County Commissioners (BCC) approved the displayed allocations and the project list. He showed the updated project list, noting that the only new item was the Lake County Tax Collector's City of Leesburg office building. He mentioned that there was a new funding request from the Tax Collector's Office regarding heating, ventilation and air-conditioning (HVAC) upgrades for the purification systems at a cost of \$13,000 under the public health category. He said that for the interim final rule and reports, no final rule had been issued to date, noting that it was anticipated by the end of the current year or Spring 2022. He added that the deadline for the first quarterly reports, which were originally due in October 2021, was extended to January 2022. He stated that the requested action would be to approve the funding the request from the Tax Collector's Office. The Board approved the funding request from the Tax Collector's Office. Commr. Campione then discussed affordable housing and brought forward a concept to issue a request for proposal (RFP) to see whether they could find	BARKER

	<p>a builder or site work company to demolish the old Lake County Animal Shelter and clear the site, adding that they would also be asking for someone to propose a way to place units on that site which could be used for the in-between period where a person had received a voucher for transitional or permanent housing, but there was not a place for them. She also proposed another concept in the RFP to find infill lots and build units that the County could use for rapid rehousing. She also explained that if nonprofits were trying to build houses at an affordable rate, the County typically tried to help them meet their price point by giving them waivers for impact fees and by helping reduce the regulatory costs; additionally, this could be another concept that the County might possibly want to formulate an RFP for, where they could have a defined amount of funding to put toward units being built to be sold or rented to low income individuals, noting that there could also be a workforce housing category to target.</p>	
	<p><u>CITIZEN QUESTION AND COMMENT PERIOD</u></p> <p>Ms. Kathy Smith, Executive Director for the Community Foundation of South Lake, asked the BCC to consider funding affordable housing as part of the ARPA funds. She noted that individuals who would benefit from affordable housing were entry level police officers, teachers, and families who were working multiple jobs. She opined that this was a national issue that needed to be addressed by their leaders, including the BCC. She relayed that there were nonprofit organizations with essential projects ready to go, who needed the BCC’s help in directing a portion of ARPA funds to those projects. She opined that the organizations had a successful track record and that their projects were attractive examples of affordable housing. She said that these developments had been in existence for a number of years, and she opined that claims that the developments would be a place for drug addicts or cause blight in those locations had proven to be false.</p> <p>Ms. Linda Smith, a co-founder of New Beginnings of Central Florida and also the Live Well Foundation, said that City Managers and nonprofits had asked for funding from her organization, noting that organizations had to make the decision between healthcare, housing and trails; however, she opined that trails generally came last. She also relayed concerns she had heard about the disparity of funding for North Lake versus South Lake. She indicated an understanding that only three workforce/affordable housing projects had been approved in 25 years in South Lake, noting that she had continuously heard about the need in Four Corners.</p> <p>Ms. Myrna Mojica, a resident of the City of Clermont and an advocate for affordable housing, said that according to the University of Florida (UF) annual housing study, Lake County currently lacked 9,150 affordable housing units. She opined that companies would not locate there unless they</p>	

had a workforce that lived there, and that many employees of larger companies did not live in Lake County because they could not afford it. She opined that affordable housing was the economic driver of every community, and that it increased the economic impact of the community and lessened the burden on government programs such as childcare, food, and medical and dental care. She also opined that affordable housing increased quality of life, and she asked the Board to consider allocating this funding to affordable housing.

Mr. Brian Broadway, with Find, Feed and Restore, advocated for funds to be used for affordable housing. He relayed that his organization currently had multiple projects and that an issue was that affordable housing currently had a two to three year waiting list, noting that individuals with vouchers could not use them. He said that his organization had been approved to build affordable housing projects including seven duplexes, which would be a blended community with 50 percent of units for law enforcement officers and educators who lived inside the county, and the other 50 percent being for individuals who were 60 percent under the area median income (AMI). He opined that these blended communities avoided becoming a blight, and said that each person inside the community would have a home ownership pathway. He indicated that they would also offer educational earned credits for residents taking a financial literacy class, which could be applied to rent. He explained that they were building communities like this in the Cities of Leesburg and Groveland, and that they had another seven acres that they would like to place transitional housing on. He noted that they owned the land and had done engineering services, and he asked the Board to consider funding affordable housing, noting that they were asking for \$10 million for four projects and that the Board could also utilize nonprofits. He opined that going to a builder that was not a nonprofit could be teaching people how to get assets without education, noting that Find, Feed and Restore had a 74 percent success rate for people going into permanent housing.

Mr. Steve Smith, speaking on behalf of Housing for All Lake County, opined that affordable housing should be their top priority, reiterating that a UF study indicated that Lake County was currently lacking 9,150 affordable housing units. He relayed his understanding that Kroger was having a challenging time finding workers because people did not want to live in Lake County due to the high cost, and that it was challenging for establishments to find and retain people. He opined that affordable housing would free up government burdens, and that people could save money for emergencies, home ownership and education for their children. He relayed that a recent study indicated that the average median price of a home in Lake County was \$317,000 currently, and he also commented that at the current time, a two bedroom apartment could cost \$1,800 per month. He questioned where starter homes were in Lake County, and where law enforcement officers and teachers were living.

	<p>He commented that they had requested \$10 million and that three projects had been identified, including one in Four Corners. He added that Habitat for Humanity had a project to build 55 homeownership houses typically under \$200,000, though they needed funding for construction. He commented that if people lived on the streets, then this would be a public health issue, opining that affordable housing could be placed in the public health category. He also opined that affordable housing also contributed to infrastructure and economic impact.</p> <p>Ms. Deborah Shelley, a concerned citizen, expressed support for the County’s hospice initiative, and she also appreciated the homelessness awareness. She opined that a presentation by Mr. Randall Arendt at a previous BCC meeting was good, and she hoped that conservation design concepts could be incorporated into County and City land development regulations (LDR). She opined that they were not seeing transition zone densities proposed in the transition zones adjacent to the Yalaha-Lake Apopka and Wekiva Rural Protection Areas (RPAs), and that high densities were being proposed for those areas. She opined that many residents in these RPAs continued to have concerns about growth management and maintaining the integrity of their rural areas. She also expressed concerns about the City of Leesburg interlocal service boundary agreement (ISBA) and development proposals within the RPA, noting that the Hodges Reserve and Whispering Hills developments were coming up for their second hearing and potential final approval in December 2021; furthermore, combined, this would be almost 3,500 homes, commercial uses, a hotel, and intense activities that she opined were not appropriate for the RPA. She commented that she had sent the Board a map of another project approved in 2018 via the City of Leesburg ISBA process, explaining that a portion of this project was on the east side of United States (U.S.) 27 in the transition area with concept densities of eight units per acre. She also mentioned another development in the transition area which proposed 184 homes on 70 acres, opining that they were seeing a domino effect in the transition area. She asked about the status of the ISBA review and if the County could do anything more to better control growth in their RPAs and the adjacent transition areas.</p>	
<p>APPROVED</p>	<p>Tab 4. Approval of Clerk of the Circuit Court and Comptroller’s Consent Agenda (Items 1-9)</p> <ol style="list-style-type: none"> 1. Notice is hereby provided of warrants paid prior to this meeting, pursuant to Chapter 136.06 (1) of the Florida Statutes, which shall be incorporated into the Minutes and filed in the Board Support Division of the Clerk's Office. 2. Notice is hereby provided of having received the draft 2022 Annual Five-Year Water Resource Development Work Program from the 	<p>COONEY</p>

St. Johns River Water Management District, pursuant to Section 373.536(6)(a)4, Florida Statutes.

3. Notice is hereby provided of having received the Oakridge Condominium Association, Inc. Board of Directors' Budget Meeting notice and agenda for November 8, 2021.
4. Notice is hereby provided of having received the City of Clermont Community Redevelopment Agency Resolution 22 adopting the budget for the 2021-2022 Fiscal Year.
5. Notice is hereby provided of having received the proposed 2022 Five-Year Water Resource Development Work Program from the Southwest Florida Water Management District, pursuant to Section 373.536(6)(a)(4), Florida Statutes.
6. Notice is hereby provided of having received Comprehensive Plan Amendment Ordinance 2021-010 from the City of Fruitland Park.
7. Notice is hereby provided of having received from Gibson Place Utility Company, LLC a Notice of Application for Amendment to Certificate of Authorization to Delete Service Area in Sumter and Lake Counties pursuant to Section 367.045, Florida Statutes, and Section 25-30.036(4), Florida Administrative Code, regarding tracts of land lying in of Sections 1, 12, 15, 16, 17, 20, 21 & 22, Township 20 South, Range 23 East, in Sumter County, and in Section 7, Township 20 South, Range 24 East, in Lake County, Florida.
8. Notice is hereby provided of having received the following from the Town of Lady Lake: Ordinance 2021-03; Ordinance 2021-04; Ordinance 2021-05; Ordinance 2021-06; Ordinance 2021-07; Ordinance 2021-08; Ordinance 2021-09; Ordinance 2021-11; Ordinance 2021-12; Ordinance 2021-16; Resolution 2021-106; Resolution 2021-108; Resolution 2021-110.
9. Notice is hereby provided of having received the following items from the City of Eustis: Annexation Ordinance 21-15, corresponding Future Land Use Ordinance 21-16, and corresponding Design District Amendment Ordinance 21-17; Annexation Ordinance 21-18, corresponding Future Land Use Ordinance 21-19, and corresponding Design District Amendment Ordinance 21-20; Annexation Ordinance 21-24, corresponding Future Land Use Ordinance 21-25, and corresponding Design District Amendment Ordinance 21-26; and Annexation Ordinance

	21-27, corresponding Future Land Use Ordinance 21-28, and corresponding Design District Amendment Ordinance 21-29.	
APPROVED	Tab 5. Recommend approval of Proclamation 2021-165 declaring January 17, 2022, as Martin Luther King Jr. Day in Lake County.	PARKS
APPROVED	Tab 6. Request from County Attorney to recommend approval regarding the following County-owned properties: 1. Award bid to the highest bidder for purchasing Alternate Keys 1607019, 2928956, 3558961, 3558987, 3559002, 3559029, 3559053, 3777819 and 3777820. 2. Authorize the Chairman to execute any necessary closing documents. The total fiscal impact is \$13,792.00 (revenue). Commission District 5.	MARSH
APPROVED	Tab 7. Request from County Attorney to recommend approval for the County Attorney, or designee, to execute a Joint Motion for Approval of Settlement Agreement to Respondent’s Motion for Enforcement in Circuit Court Case No. 2018-CA-1984, Lake County, Florida v. Christopher McCarthy, et al., (Citrus Grove Road, Parcel Number: CG-06). The fiscal impact is \$167,539.13 (Expenditure). Commission District 2.	MARSH
APPROVED	Tab 8. Request from County Attorney to recommend approval to conduct a Closed Session of the Board of County Commissioners to be held on December 7, 2021, to discuss Blackwater Creek Wetlands Mitigation, LLC, et al., vs. Lake County, Florida, which is pending in the Circuit Court of the Fifth Judicial Circuit in and for Lake County, Florida, Case Number 2020-CA-001656.	MARSH
APPROVED	Tab 9. Request from County Manager to recommend approval to amend the LCC-59 Grant Policy to authorize the County Manager or designee to execute and accept grants with a dollar value up to \$75,000.	BARKER
APPROVED	Tab 10. Request from Fleet Management to recommend approval to utilize Florida Sheriff’s Association Contract 21-0703 - BID FSA20 -VEH18 to purchase a fleet service vehicle. The fiscal impact is \$130,171 (expenditure) and is within, and will not exceed, the Fiscal Year 2022 Budget.	SCHNEIDER
APPROVED	Tab 11. Request from Parks and Trails to recommend approval of the fifth amendment to the Interlocal Agreement with the City of Fruitland Park to provide funding for the purchase and installation of restroom facilities at the soccer field site within the Northwest Lake Community Park.	BRANCO

	The fiscal impact of \$150,000 (expenditure) is within, and will not exceed, the Fiscal Year 2022 Budget. Commission District 5.	
APPROVED	<p>Tab 12. Request from Parks and Trails to recommend approval:</p> <ol style="list-style-type: none"> 1. Of Contract 21-0939 for construction of Lake Idamere Park Pavilions to Sloan Builders, Inc. (Orlando, FL); and 2. To authorize the Office of Procurement Services to execute all supporting documentation. <p>The fiscal impact of \$168,807 (expenditure) is within, and will not exceed, the Fiscal Year 2022 Budget. Commission District 3.</p>	BRANCO
APPROVED	<p>Tab 13. Request from Public Works to recommend adoption of Resolution 2021-166 to advertise a public hearing to vacate and annul a platted tract located in the Clermont area.</p> <p>The fiscal impact is \$2,295 (revenue - vacation application fee). Commission District 1.</p>	SCHNEIDER
APPROVED	<p>Tab 14. Request from Public Works to recommend adoption of Resolution 2021-167 to reduce the speed limit on County Road (CR) 46A from 50 MPH to 45 MPH from Sahara Court to approximately 0.4 miles north of Sorrento Avenue, in the Sorrento area.</p> <p>The fiscal impact is estimated at \$200 (expenditure - sign materials) and is within, and will not exceed, the Fiscal Year 2022 Budget. Commission District 4.</p>	SCHNEIDER
APPROVED	<p>Tab 15. Request from Public Works to recommend approval to accept the final plat for Seasons at Silver Basin and all areas dedicated to the public as shown on the Seasons at Silver Basin final plat, located off Radio Road in Leesburg.</p> <p>The fiscal impact is \$1,551 (revenue - final plat application fee). Commission District 3.</p>	SCHNEIDER
APPROVED	<p>Tab 16. Request from Public Works to recommend approval to accept the final plat for Serenoa Lakes Phase 2 and all areas dedicated to the public as shown on the Serenoa Lakes Phase 2 final plat, located south of Clermont.</p> <p>The fiscal impact is \$1,551 (revenue - final plat application fee). Commission District 1.</p>	SCHNEIDER

APPROVED	<p>Tab 18. Request from Public Works to recommend:</p> <ol style="list-style-type: none"> 1. Approval of Supplemental Amendment Number one for the Lake Woodward Pump Station Improvements Joint Participation Agreement with the State of Florida Department of Transportation (FDOT); and 2. Adoption of Resolution 2021-168 authorizing the Chairman to make, execute and deliver the amendment. <p>The Supplemental Amendment allows the study to be performed concurrently or after the rehabilitation of the Lake Woodward Pump Station. There is no fiscal impact. Commission District 4.</p>	SCHNEIDER
APPROVED	<p>Tab 19. Request from Public Works to recommend approval of the Roadway Improvement Agreement for Legends Way and Citrus Tower Boulevard with South Lake Hospital, Inc. for the construction of a traffic signal. The fiscal impact is \$152,459.50 from the South Transportation Benefit District, as impact fee credits. Commission District 2.</p>	SCHNEIDER
APPROVED	<p>Tab 17. Request from Public Works to recommend approval of Maintenance Agreement Between Hanover Ridgeview LLC and Lake County for the Ridgeview Subdivision, located near Clermont. There is no fiscal impact. Commission District 2.</p> <p>Approved with the modification to add language that if the homeowners association (HOA) defaulted on the payment for street lights, it would come back to the Board for a public hearing to go to a municipal benefit service unit (MSBU), and to include a notification provision for future homeowners.</p>	SCHNEIDER
APPROVED	<p>Tab 22. PUBLIC HEARING: Recommend approval of budget adjustments for the year-end closeout of Fiscal Year 2021 in accordance with County Policy LCC-36, and Section 129.06 (2) (a), Florida Statutes.</p>	BARKER
PUBLIC HEARING	<p>Tab 23. PUBLIC HEARING: Second Public Hearing to Change Commission District Boundaries as required by Section 1(e), Article VIII, Florida Constitution and Chapter 124, Florida Statutes.</p> <p>The Board voted to move forward with the proposed map for their final adoption on December 21, 2021.</p>	MARSH
APPROVED	<p>Tab 24. PUBLIC HEARING: Recommend adoption and execution of Ordinance 2021-48 to amend 2-222, Lake County Code, entitled Local Vendor Preference, to ensure local vendor preference does not apply to projects funded by the State of Florida. This</p>	MARSH

	amendment is required to comply with Section 255.0991, Florida Statutes, which became effective July 1, 2021.	
DISCUSSION	Tab 25. Discussion and direction regarding Option Agreement for potential Supervisor of Elections and Sheriff's Facility location. Board direction to move forward with a phase three environmental study.	MARSH
DISCUSSION	Tab 26. Comprehensive Plan and Rezoning Changes.	MATULKA
FOR YOUR INFORMATION	Ms. Marsh said that they were conducting fire union negotiations and that they had met on the previous day; furthermore, staff needed to have a closed session with the Board to discuss the recent proposals. She commented that they would schedule this closed session for December 7, 2021.	MARSH
FOR YOUR INFORMATION	Ms. Barker wished everyone a Happy Thanksgiving, noting that County Offices would be closed on November 25 and 26, 2021.	BARKER
FOR YOUR INFORMATION	Commr. Shields mentioned that he had attended an East Central Florida Regional Planning Council (ECFRPC) meeting and that it was great.	SHIELDS
FOR YOUR INFORMATION	Commr. Shields stated that he had attended a Veteran's Day celebration in the City of Groveland and that each of the services spoke on when they were formed and what their purpose was.	SHIELDS
FOR YOUR INFORMATION	Commr. Shields commented that he had a Tourist Development Council (TDC) workshop on the previous day regarding marketing with Madden Media for what the message was to leisure travelers. He noted that Madden Media had asked each of the TDC members what they thought of when thinking of Lake County, and that responses included wide open spaces, lakes, being able to drive without many traffic lights, etc.; however, he mentioned recent discussions regarding pressure on the County and the Cities for growth.	SHIELDS
FOR YOUR INFORMATION	Commr. Shields recalled a proposal to require a supermajority vote to amend the Comprehensive Plan (Comp Plan) for protected areas such as the Green Swamp and the Wekiva River Basin, noting that the Board could possibly place this on the ballot.	SHIELDS
FOR YOUR INFORMATION	Commr. Smith said that he had a great time in the City of Eustis visiting the Veteran's Day parade, noting that they did a great job and that he saw several of the Commissioners at the parade.	SMITH

FOR YOUR INFORMATION	Commr. Smith relayed that he recently had a Parks, Recreation and Trails Advisory Board meeting.	SMITH
FOR YOUR INFORMATION	Commr. Smith said that he would be attending a Florida Association of Counties (FAC) meeting on the current evening in the City of Fort Walton Beach.	SMITH
FOR YOUR INFORMATION	Commr. Campione relayed that she had recently participated in a Transportation Disadvantaged Coordinating Board meeting.	CAMPIONE
FOR YOUR INFORMATION	Commr. Campione said that she also had a Wekiva River Basin Commission meeting, mentioning that on the Wekiva Parkway over to Seminole County, there were large lime rock boulders underneath the overpasses; however, many people did not like this. She elaborated that it appeared that they were going to remove all of the rocks and use native plants. She also said that there was a presentation for the Wekiva Parkway and that it looked like Spring 2022 was when segment six would be completed, and the County could then possibly have some discussions about getting some surplus land on the river.	CAMPIONE
FOR YOUR INFORMATION	Commr. Campione mentioned that she had a recent Affordable Housing Advisory Committee meeting and that it was a good discussion. She relayed that they were doing a significant amount of demolition and rebuilding due to State Housing Initiatives Partnership (SHIP) funding.	CAMPIONE
FOR YOUR INFORMATION	Commr. Campione commented that she had attended an Orlando Economic Partnership (OEP) meeting and that they were moving their offices to the SunTrust building; additionally, they would have a projected display of metro Orlando. She added that they were also working on a campaign to brand the region as a technology hub; however, Lake County did not have the same presence, and she would possibly bring this up in the future, noting that Lake County did its own marketing and promotion but also wanted to be included in this brand.	CAMPIONE
FOR YOUR INFORMATION	Commr. Blake said that in the previous week, he visited the City of Brooksville for a Medical Examiner's Board meeting, recalling that capacity issues were agreed upon; therefore, they were going to suspend the RFP on a new building likely for at least two years. He added that they thought that they had bought enough time and capacity to allow them to renovate the property in the City of Leesburg.	BLAKE
FOR YOUR INFORMATION	Commr. Parks stated that on the previous day, he was at a great meeting with the Florida Turnpike Enterprise (FTE) and County staff. He added that they met with HOA leadership from neighborhoods around the turnpike in the	PARKS

	South Lake area where construction was being done; furthermore, the County and FTE would meet regularly with the HOAs.	
FOR YOUR INFORMATION	Commr. Parks commented that in the previous week, he attended the Coastal Conservation Association dinner in the City of Clermont, noting that almost 400 people attended. He said that they were thankful for the County's efforts where they used the landfill space for oyster shells.	PARKS
FOR YOUR INFORMATION	Commr. Parks remarked that he would like for staff to evaluate the potential use of cryptocurrency, specifically Bitcoin, on a limited basis as a payment option. He stated that there were Cities in the state that were doing this or considering it, and he believed that this was a good question for the County to vet to consider every option and be small business friendly. He also believed that there were platforms that would essentially guarantee that the County would not lose money if someone was paying with Bitcoin.	PARKS
FOR YOUR INFORMATION	Commr. Parks wished everyone a Happy Thanksgiving.	PARKS
POSTPONED	<u>Tab 28.</u> Discussion and direction on Women's Hall of Fame policy changes. Postponed to the December 7, 2021 BCC meeting.	PARKS
CLOSED SESSION	<u>Tab 27.</u> Closed Session of the Board of County Commissioners to discuss Richard Pitts and Patricia Pitts vs. Lake County, Florida. There is no fiscal impact.	MARSH