



**TOWN COMMISSION MEETING AGENDA
TOWN OF LADY LAKE, FLORIDA
JUNE 1, 2026**

Commission Chambers
409 Fennell Blvd., Lady Lake, FL 32159
6:00 PM

PROCEDURE

If you wish to address the Town Commission on any item on the agenda or comment on something not on the agenda you must fill out a Speaker Card and turn it in to the Town Clerk before the agenda item. Speakers will be limited to three minutes. Persons interested in speaking on an item not on the agenda may be heard under “PUBLIC COMMENTS.” Citizen groups are asked to name a spokesperson. Upon being recognized, please approach the dais, state your name and address, and speak clearly into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and silence your electronic devices.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION** Led by Reverend Susan Moody – The Congregational Church in Summerfield
- 4. PLEDGE OF ALLEGIANCE**
- 5. PRESENTATIONS**
 - a. Retirement Recognition** — Adam Cronk, Police Department (Police Chief Steve Hunt)
 - b. Proclamation** — Pride Month June 2026
- 6. CONSENT - (PUBLIC COMMENT TAKEN)**

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one Motion. If discussion is desired by any member of the Commission, that item must be removed from the Consent Agenda

and considered separately.

- a. **Growth Management** - Consideration of the Acceptance and Conveyance of Sewer, Water, and Reuse Infrastructure constructed within Green Key Village Phase 6, as recorded in Plat Book 89, Pages 46-48, of the Public Records of Lake County, Florida, from Green Key Village, LLC to the Town of Lady Lake, Florida. (Thad Carroll)
- b. **Public Works** — Consideration of Award of Bid Number 2026-003 for Community Development Block Grant (CBDG) Skyline Drive Drainage Improvements Phase 2. (C.T. Eagle)
- c. **Town Clerk's Office** — Approval of the Town Commission Meeting Minutes of May 18, 2026 (Kathy Rosado)

7. PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS (PUBLIC COMMENT TAKEN)

- a. **Town Clerk's Office — Second Reading and Adoption of Ordinance 2026 - 08 - An Ordinance of the Town of Lady Lake, Providing for Amendment of the Town Charter;** Amending Article IV — Legislative, Section 4.04 — Vacancies, forfeiture of Office; Filling of Vacancies Qualifications; Amending Article I, In General Section 2.5 - Appointment of Canvassing Board when Necessary. (Kathleen Rosado)

8. NEW BUSINESS – (PUBLIC COMMENT TAKEN)

- a. **Growth Management —Introduction of Ordinance 2026-07— Rezoning — The Pond** — An ordinance changing the zoning designation for certain property being approximately 24.34 acres owned by JNJ Ventures 2, LLC, located within Lakes Phase 2, Golf Course Tract, on the west side of County Road 25, approximately 600 feet north of Club View Drive from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Thad Carroll)

9. MAYOR AND COMMISSIONER’S REPORTS

10. TOWN MANAGER’S REPORT

11. TOWN ATTORNEY’S REPORT

12. PUBLIC COMMENTS

This section is reserved for members of the public to bring up concerns or comments on any matter. The time limit for such comments is (3) minutes and only those members of the public who submitted a request to speak to the Clerk in writing on the Town’s approved form will be permitted to speak. Please be courteous and respectful of the views of others.

Personal attacks on the Town Commission, Town Staff, or members of the public are not allowed.

13. ADJOURN

NOTICES: Pursuant to Section 286.0105, Florida Statutes, If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he/she may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) One or more members of any other Town Board or Committee may be in attendance at this meeting but will not be conducting business.

In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing special accommodation to participate in the Town Commission meeting should contact the Town Clerk's Office, 409 Fennell Boulevard, Lady Lake, FL 32159, Telephone: (352)751-1501, Email: krosado@ladylake.org not later than 48 hours prior to the proceedings. If you are hearing or voice impaired, contact the relay operator at 7-1-1 or for a telecommunications device contact (352) 751-1565.

Please contact the Town Clerk's Office with any questions at 352-751-1501. This meeting is being conducted in a handicapped accessible location. Any handicapped person requiring special accommodation or an interpreter for the hearing or visually impaired should contact the Clerk's Office at least two days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751- 1565.



Proclamation

WHEREAS, the Town of Lady Lake cherishes the value and dignity of each person and appreciates the importance of equality and freedom, and everyone is welcome in Lady Lake to live, work and play, and every family deserves a place to call home where they are safe, happy, and supported by friends and neighbors; and

WHEREAS, Lady Lake denounces prejudice and unfair discrimination based on age, gender identity, gender expression, race, color, religion, marital status, national origin, sexual orientation, or physical attributes as an affront to our fundamental principles; and

WHEREAS, our nation was founded on the principal of equal rights for all people, but the fulfillment of this promise has been long in coming for many Americans; and

WHEREAS, while society at large increasingly supports LGBTQ equality, it is essential to acknowledge that the need for education and awareness remains vital to end discrimination and prejudice; and

WHEREAS, for more than 50 years, June has been celebrated as LGBTQ Pride Month nationwide in honor of the LGBTQ citizens who rose up and fought discriminatory laws at Stonewall Inn in 1969; and

WHEREAS, many municipalities and organizations across our nation recognize and celebrate June as LGBTQ Pride Month; and

WHEREAS, the Town of Lady Lake strives to be a community where everyone is celebrated for our differences, rather than being limited by what might divide us.

NOW, THEREFORE, I, Ed Freeman, Mayor of the Town of Lady Lake, Florida, do hereby proclaim the month of **June 2026** as:

“LGBTQ+ Pride Month”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this 1st day of June, 2026.

Ed Freeman, Mayor

Attest: _____
Kathleen Rosado, Town Clerk



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management - Consideration of the Acceptance and Conveyance of Sewer, Water, and Reuse Infrastructure constructed within Green Key Village Phase 6, as recorded in Plat Book 89, Pages 46-48, of the Public Records of Lake County, Florida, from Green Key Village, LLC to the Town of Lady Lake, Florida. (Thad Carroll)

AGENDA ITEM ID

2026-168

DEPARTMENT

Growth Management

SUMMARY

Owner and Developer, Green Key Village, LLC, has completed the construction of infrastructure to serve Green Key Village Phase 6. The Developer is connected to the Town's water, sewer, and reuse facilities. The applicant has prepared the necessary documents for conveyance of sewer, water, and reuse infrastructure to the Town of Lady Lake for improvements constructed upon their property.

A cost estimate of the constructed utilities has been provided by the developer's engineer, and a two-year bond in the amount of \$82,215 (or ten percent of the estimated construction costs) will be issued to the Town of Lady Lake as beneficiary.

The Town Attorney, Public Works Director, and Finance Director have reviewed the item and given their consent to approve. All inspections by the Fire Inspector and Public Works staff have been conducted, and the infrastructure has been found acceptable to be conveyed to the Town at this time.

STAFF RECOMMENDATION

Staff recommend approval of the acceptance and Conveyance of Sewer, Water, and Reuse Infrastructure constructed within Green Key Village Phase 6, as recorded in Plat Book 89, Pages 46-48, of the Public Records of Lake County, Florida, from Green Key Village, LLC to the Town of Lady Lake, Florida.

FISCAL IMPACT

\$822,150 (Value of Infrastructure being Conveyed)

FUNDING SOURCE

None

GREEN KEY VILLAGE PHASE 6

SHEET 1 OF 3

PLAT BOOK 89 PAGE 46
 GREEN KEY VILLAGE PHASE 6 DEDICATION

A REPLAT OF A PORTION OF TRACT B, GREEN KEY VILLAGE, PLAT BOOK 68, PAGES 34-36 AND PORTION OF TRACT B GREEN KEY VILLAGE, PLAT BOOK 65, PAGES 19-20 LYING IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, TOWN OF LADY LAKE, FLORIDA

INSTRUMENT #2026020762
 PLAT BK 89 PG 46 (3 PGS)
 DATE 2/20/2026 11:07:18 AM
 GARY J. COONEY CLERK OF THE CIRCUIT COURT AND COMPTROLLER, LAKE COUNTY, FLORIDA
 RECORDING FEES \$60.00

DESCRIPTION:

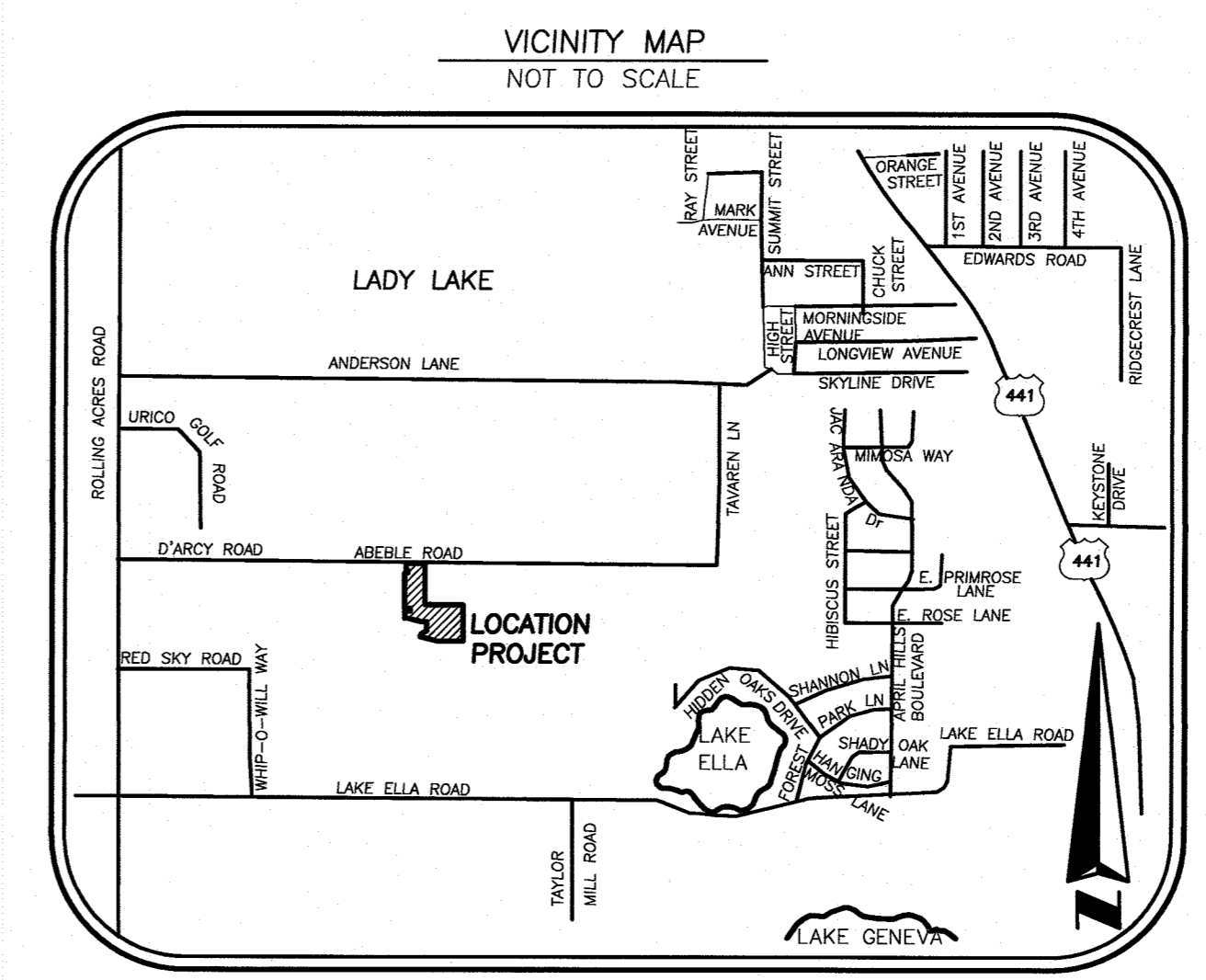
A portion of Tract B, Green Key Village Phase 2, according to the Plat thereof as recorded in Plat Book 68, Pages 34 through 36, and a portion of Tract B, Green Key Village, according to the Plat thereof as recorded in Plat Book 65, Pages 19 and 20, Public Records of Lake County, Florida, lying in the Southeast quarter of Section 29, Township 18 South, Range 24 East, Lake County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Green Key Village Phase 4, according to the Plat, thereof as recorded in Plat Book 71, Pages 55 and 56, Public Records of Lake County, Florida; thence along the North line of said Green Village Phase 4 the following two (2) courses and distances: North 89°56'19" West, a distance of 141.94 feet; thence North 75°24'47" West, a distance of 287.59 feet to the East line of Tract B, Green Key Village, according to the Plat thereof as recorded in Plat Book 65, Pages 19 and 20, Public Records of Lake County, Florida; thence along said East line the following two (2) courses and distances: North 14°35'15" East, a distance of 44.12 feet; thence North 58°25'26" East, a distance of 115.43 feet; thence departing said East line, North 00°03'41" East, a distance of 147.37 feet to the North line of said Tract B; thence along said North line the following three (3) courses and distances: North 89°31'10" West, a distance of 86.86 feet; thence North 76°26'21" West, a distance of 226.23 feet; thence North 89°56'16" West, a distance of 61.67 feet to the East line of said Green Key Village; thence along said East line the following nine (9) courses and distances: North 00°03'44" East, a distance of 120.00 feet; thence South 89°56'16" East, a distance of 92.01 feet; thence North 00°03'44" East, a distance of 50.00 feet; thence North 89°56'16" West, a distance of 95.00 feet; thence North 00°03'44" East, a distance of 596.00 feet; thence South 89°56'16" East, a distance of 50.00 feet; thence North 00°13'01" West, a distance of 37.92 feet to a non-tangent curve concave Northeasterly, having a radius of 25.00 feet, a central angle of 89°34'36" and a chord bearing of North 44°43'34" West; thence from a tangent bearing of North 89°30'52" West, a distance of 39.09 feet along the arc of said curve; thence North 00°03'44" East, a distance of 95.19 feet to the South Right of Way line of Abeble Road as recorded in Plat Book 1, Page 42, Public Records of Lake County, Florida; thence South 89°30'52" East, a distance of 312.50 feet along said South Right of Way line to the East line of Tract B, Green Key Village Phase 2, according to the Plat thereof as recorded in Plat Book 68, Pages 34 through 36, Public Records of Lake County, Florida; thence along said East line, South 00°03'52" West, a distance of 685.02 feet to the North line of said Tract B; thence South 89°30'52" East, a distance of 640.02 feet along said North line to the East line of the West half of the Southeast quarter of said Section 29 and the East line of aforesaid Tract B; thence South 00°03'52" West, a distance of 608.24 feet along said East line; thence departing said East line, North 89°56'19" West, a distance of 174.93 feet; thence South 00°03'41" West, a distance of 2.50 feet; thence North 89°56'19" West, a distance of 120.00 feet; thence North 00°03'41" East, a distance of 2.50 feet to the POINT OF BEGINNING.

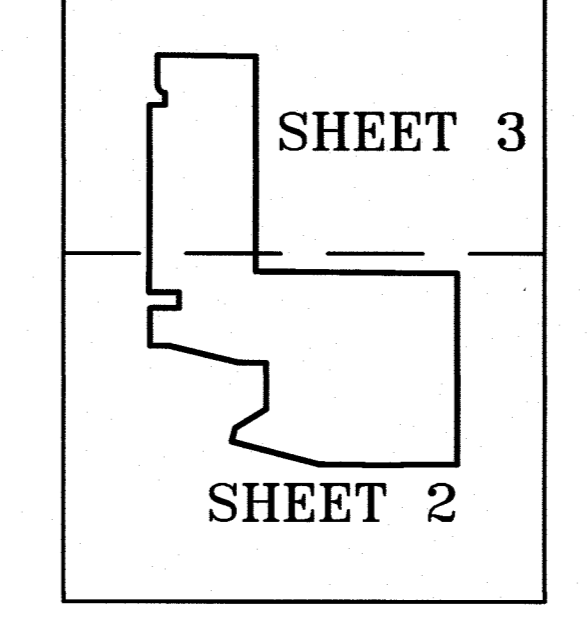
Containing 15.96 acres, more or less.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF ABEBLE ROAD, BEING SOUTH 89°30'52" EAST. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED. THE GRID BEARING AND COORDINATES AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA AND ARE BASED FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD #108681, BEING A 1/2" IRON ROD NO IDENTIFICATION.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- PER FLORIDA STATUTES CHAPTER 177.091(9), LOT CORNERS MUST BE SET BEFORE THE TRANSFER OF ANY LOT.
- ALL RECORDS SHOWN HEREIN ARE REFERENCED TO THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- BUILDING SETBACKS LINES ARE AS FOLLOWS:
 FRONT: 20.00 FEET FROM LOT LINE
 REAR: 20.00 FEET FROM LOT LINE
 SIDE: 6.00 FEET FROM LOT LINE
 SIDE (CORNER LOT): 25.00 FEET FROM LOT LINE
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 12069C0170E, MAP DATED DECEMBER 18, 2012 THE LAND SHOWN HEREON LIE IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- OPEN SPACE TRACTS "D", "E", "F", "G", "H", "I", "J", "K", AND "M" ARE TO BE OWNED AND MAINTAINED BY THE GREEN KEY VILLAGE HOMEOWNERS ASSOCIATION.
- A 10.00 FOOT DRAINAGE AND UTILITY EASEMENT (D & UE) ON ALL FRONT AND REAR LOT LINES AND A 5.00 FOOT DRAINAGE AND UTILITY EASEMENT (D & UE) ON ALL SIDE LOT LINES OR AS SHOWN HEREON.
- TRACT "C" (PRIVATE ROADWAYS) ARE TO BE OWNED AND MAINTAINED BY THE GREEN KEY VILLAGE HOMEOWNERS ASSOCIATION FOR ROADWAY AND UTILITIES. ANY UTILITIES LYING WITHIN TRACT "D" IS TO BE OWNED AND MAINTAINED BY THE PROVIDER.
- TO THE PROVIDERS OF UTILITIES, SANITATION, POSTAL, FIRE, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONAL: A PERPETUAL RIGHT OF INGRESS AND EGRESS OVER, ACROSS AND UNDER THE PLATTED ROADWAYS SHOWN HEREON.
- TRACT "L" IS RESERVED FOR UTILITIES AND ACCESS AND IS TO BE OWNED AND MAINTAINED BY THE GREEN KEY VILLAGE HOMEOWNERS ASSOCIATION.



KEY MAP 1"=600'



SHEET 1 COVER SHEET AND GENERAL NOTES
 SHEETS 2-3 BOUNDARY AND LOTS DETAILS

NOTICE

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

LEGEND & ABBREVIATIONS:	
PC = POINT OF CURVATURE	SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
PT = POINT OF TANGENCY	RP = RADIUS POINT
CL = CENTERLINE	NT = NON TANGENT
CH = IDENTIFICATION	TB = TANGENT BEARING
R/W = RIGHT OF WAY	PRC = POINT OF REVERSE CURVE
(TYP) = TYPICAL	ORB = OFFICIAL RECORDS BOOK
CI = CURVE TABLE	■ = FOUND 4"x4" CONCRETE MONUMENT WITH NAIL & DISK BESH PRM LB 7514 UNLESS OTHERWISE NOTED.
RP = RADIUS POINT	○ = DESIGNATES A PERMANENT CONTROL POINT, BEING A SET NAIL & DISK STAMPED PCP SSMC LB2108, UNLESS OTHERWISE NOTED.
PI = POINT OF INTERSECTION	● = SET 5/8" IRON ROD AND CAP "SSMC LB 2108"
PB = PLAT BOOK	
PC(S) = PAGE(S)	
LS = LICENSED SURVEYOR	
LB = LICENSED BUSINESS	
D & UE = DRAINAGE AND UTILITY EASEMENT	
PRM = PERMANENT REFERENCE MONUMENT	
PCP = PERMANENT CONTROL POINT	

SSMC
 SUE • SURVEY • GIS
 SOUTHEASTERN SURVEYING & MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8580 fax(407)292-0141
 Certificate No. LB-2108
 e-mail: info@southeasternsurveying.com
 (67157004 SK)

STATE OF FLORIDA
 COUNTY OF LAKE
 KNOW ALL BY THESE PRESENTS, THAT THE GREEN KEY VILLAGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREON, AS GREEN KEY VILLAGE PHASE 6, BEING IN THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATED AS FOLLOWS:

- PRIVATE STREETS:**
 ALL STREETS AND RIGHT OF WAYS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GREEN KEY VILLAGE HOMEOWNERS ASSOCIATION. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE TOWN OF LADY LAKE SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREET.
- UTILITY EASEMENT:**
 THE UTILITY EASEMENTS SHOWN ARE DEDICATED IN PERPETUITY TO THE UTILITY PROVIDER FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATION AS MAY BE ADOPTED FROM TIME TO TIME BY THE TOWN COMMISSION OF LADY LAKE.
- DRAINAGE AND LANDSCAPE EASEMENTS:**
 THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GREEN KEY VILLAGE HOMEOWNERS ASSOCIATION. FRONT YARD DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE TOWN.
- OPEN SPACE AREAS:**
 THE OPEN SPACE AREAS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS OF LOTS IN THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GREEN KEY VILLAGE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, THE NAMED OWNER GREEN KEY VILLAGE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER ON THIS 21st DAY OF March 2024.

WITNESS: [Signature] OWNER: GREEN KEY VILLAGE, LLC
 SIGNATURE
 1. Tyrod Carroll [Signature] MANAGING MEMBER
 PRINTED NAME
 2. Malina Wright
 SIGNATURE
 PRINTED NAME

STATE OF FLORIDA, COUNTY OF LAKE, THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF March, 2024 BY Rebecca Thomas THE MANAGING MEMBER, OF ABOVE LLC, WHO SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

TAKE AN OATH. _____ AS IDENTIFICATION AND DID (DID NOT)
 SIGNATURE OF ACKNOWLEDGER: Rebecca Schneider

PRINTED NAME OF ACKNOWLEDGER: Rebecca Schneider
 TITLE: Senior Planner

MY COMMISSION EXPIRES: 12/20/2027
 (SEAL OR STAMPED)

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR & MAPPER, DOES HEREBY CERTIFY THAT I COMPLETED THE SURVEY OF THE LANDS THEREIN DESCRIBED AND THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AND THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN LAKE COUNTY, FLORIDA.
 SIGNATURE: [Signature] DATED: 3/8/2024
 JAMES E. MAZURAK, PSM
 SOUTHEASTERN SURVEYING & MAPPING CORP.
 6500 ALL AMERICAN BOULEVARD
 ORLANDO, FLORIDA 32810-4350 REGISTRATION NO. 6377
 CERTIFICATE NO. LB 2108

CERTIFICATE OF APPROVAL
 BY PLANNING AND ZONING BOARD

EXAMINED AND APPROVED Dorlynn Jurch
 DATE 03/11/2024

REVIEWER STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OF MEASUREMENT SHOWN ON THIS PLATS.
 SIGNATURE: [Signature] 53604 3/20/2024
 REGISTRATION NUMBER DATE

CERTIFICATE OF APPROVAL
 BY THE TOWN OF LADY LAKE COMMISSION

THIS IS TO CERTIFY, THAT ON APRIL 1, 2024 THE FOREGOING PLAT WAS APPROVED BY THE TOWN COMMISSION OF LADY LAKE, FLORIDA.
 SIGNATURE: [Signature] ATTEST: [Signature]
 MAYOR TOWN CLERK
 APPROVED AS TO FORM AND LEGAL SUFFICIENCY
 TOWN ATTORNEY

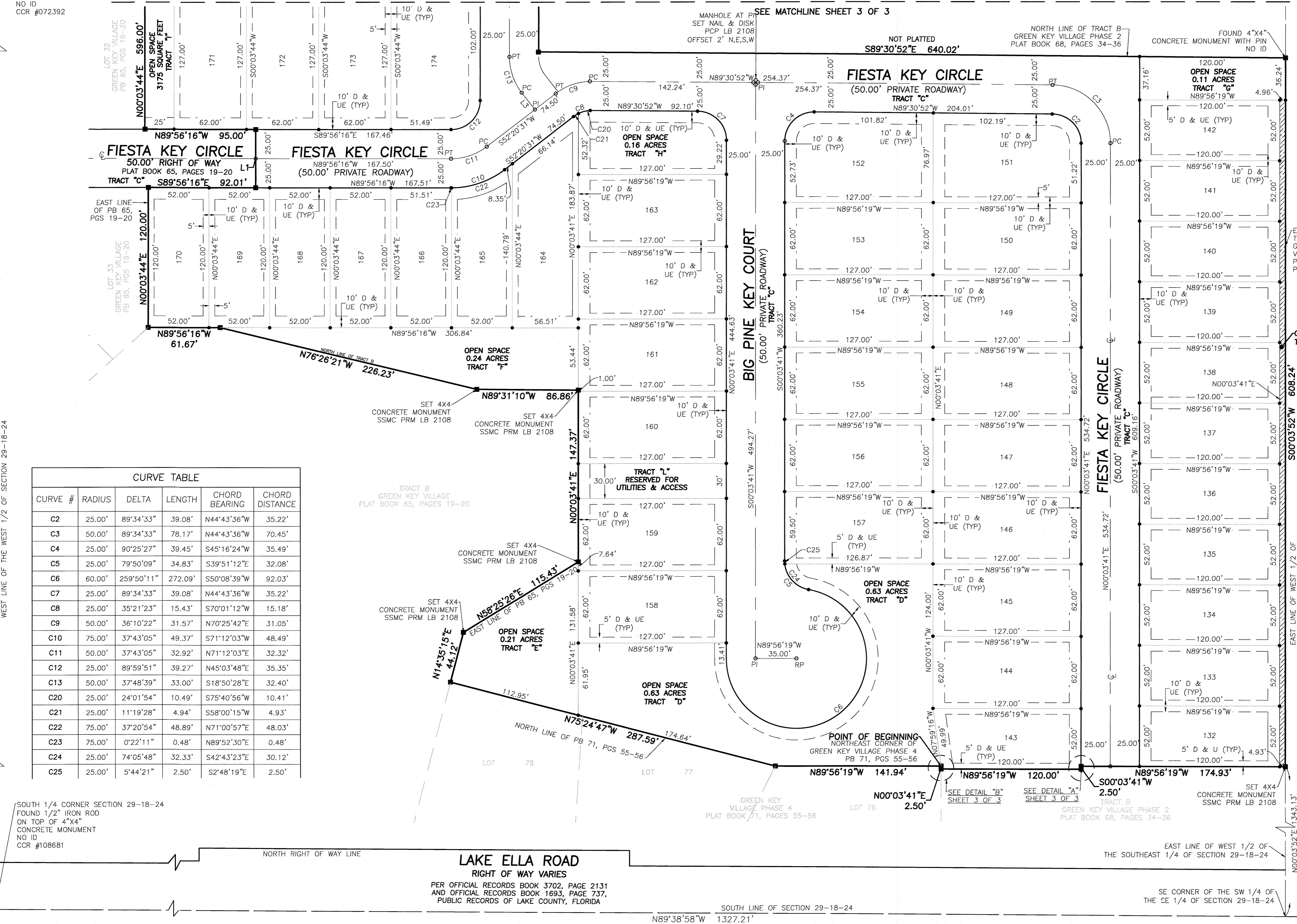
CERTIFICATE OF CLERK

STATE OF FLORIDA
 COUNTY OF LAKE
 I, CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GREEN KEY VILLAGE PHASE 6 SUBDIVISION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS DAY OF _____ 2024, AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA.
 BY: _____ NOT REQUIRED
 CLERK OF CIRCUIT COURT, LAKE COUNTY, FLORIDA.

GREEN KEY VILLAGE PHASE 6

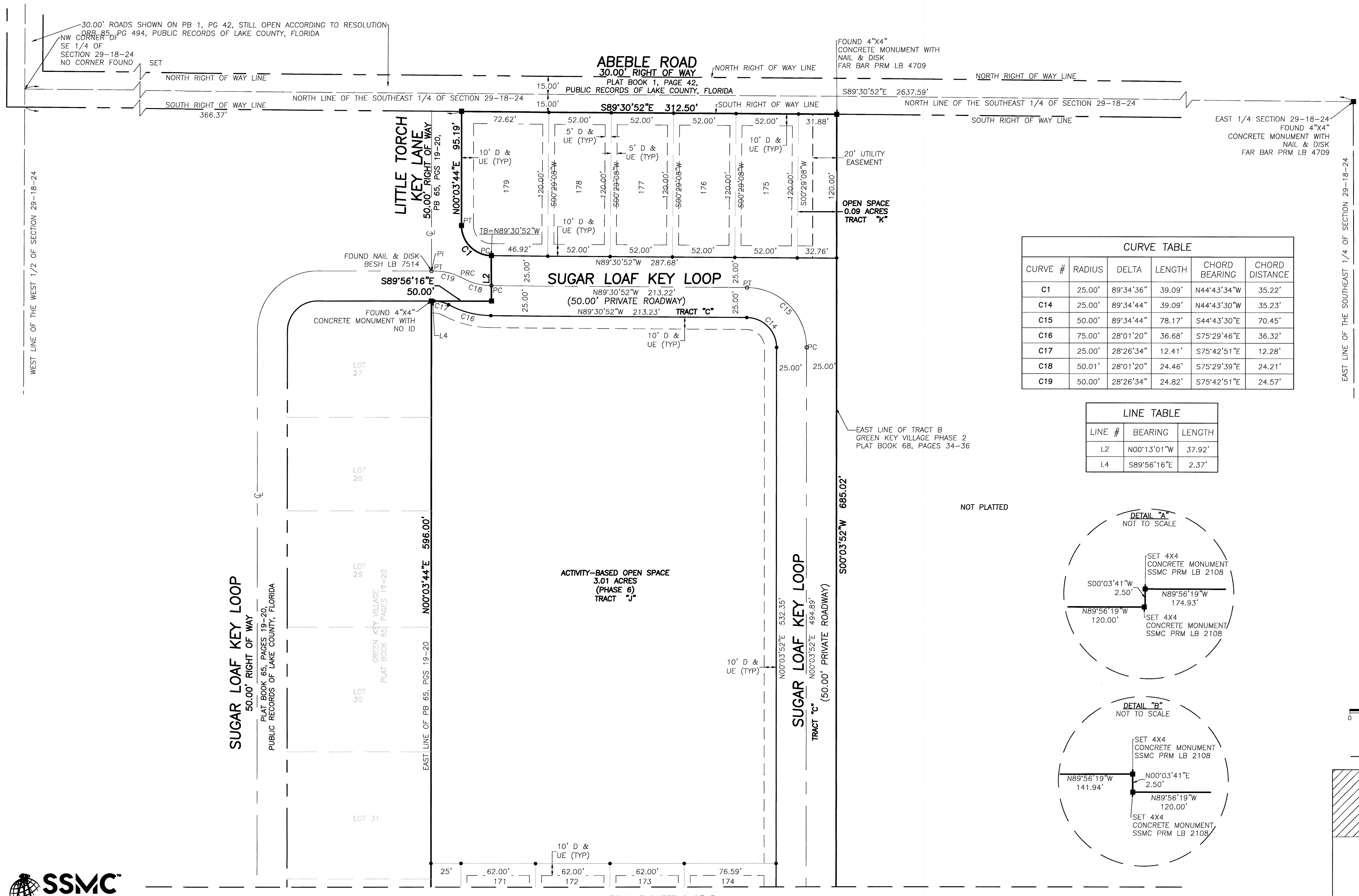
A REPLAT OF A PORTION OF TRACT B, GREEN KEY VILLAGE, PLAT BOOK 68, PAGES 34-36 AND PORTION OF TRACT B GREEN KEY VILLAGE, PLAT BOOK 65, PAGES 19-20 LYING IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, TOWN OF LADY LAKE, FLORIDA

NORTH 1/4 CORNER OF SECTION 29-18-24 FOUND 4"x4" CONCRETE MONUMENT NO ID CCR #072392



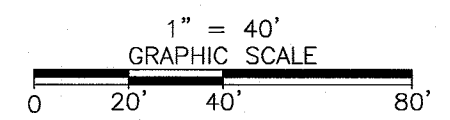
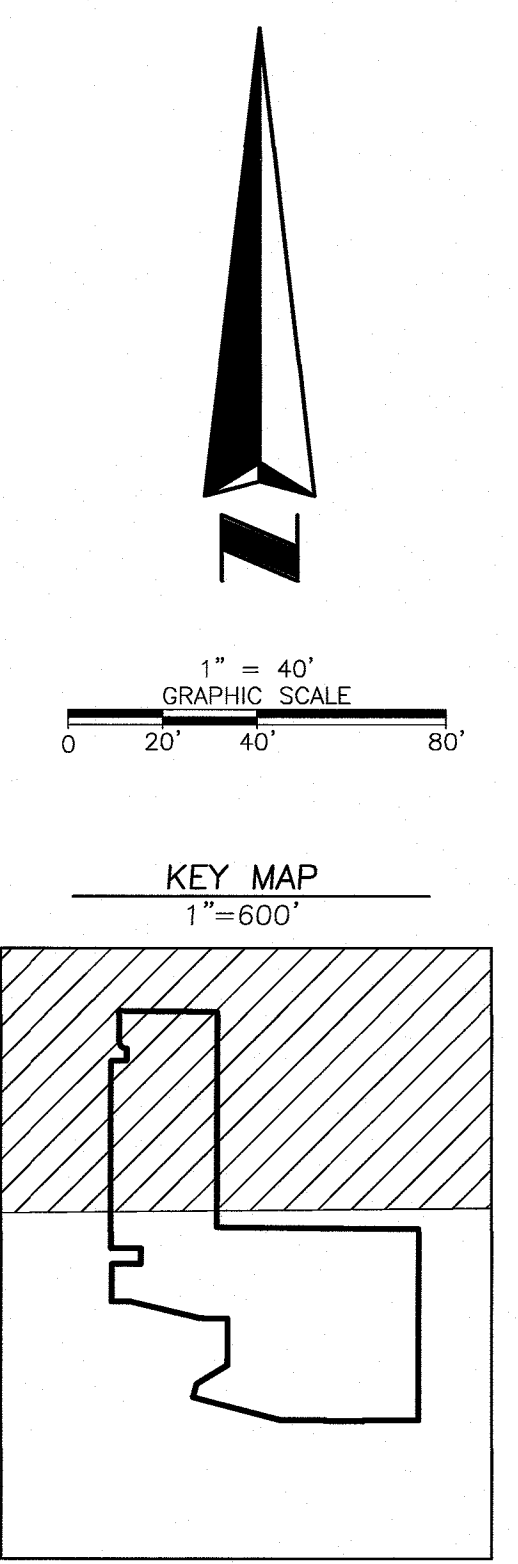
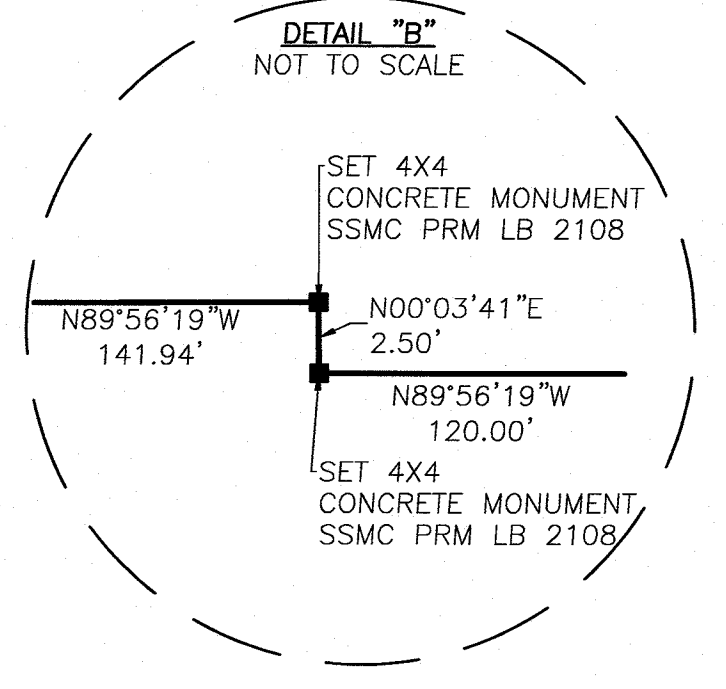
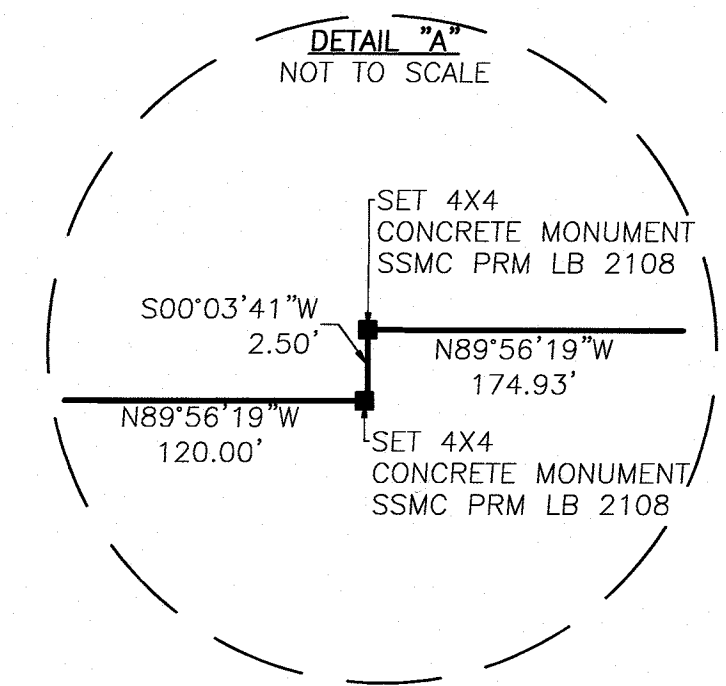
GREEN KEY VILLAGE PHASE 6

A REPLAT OF A PORTION OF TRACT B, GREEN KEY VILLAGE, PLAT BOOK 68, PAGES 34-36 AND PORTION OF TRACT B GREEN KEY VILLAGE, PLAT BOOK 65, PAGES 19-20 LYING IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, TOWN OF LADY LAKE, FLORIDA



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	89°34'36"	39.09'	N44°43'34"W	35.22'
C14	25.00'	89°34'44"	39.09'	N44°43'30"W	35.23'
C15	50.00'	89°34'44"	78.17'	S44°43'30"E	70.45'
C16	75.00'	28°01'20"	36.68'	S75°29'46"E	36.32'
C17	25.00'	28°26'34"	12.41'	S75°42'51"E	12.28'
C18	50.01'	28°01'20"	24.46'	S75°29'39"E	24.21'
C19	50.00'	28°26'34"	24.82'	S75°42'51"E	24.57'

LINE TABLE		
LINE #	BEARING	LENGTH
L2	N00°13'01"W	37.92'
L4	S89°56'16"E	2.37'



SOUTHEASTERN SURVEYING & MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8580 Fax (407)292-0141
 Certificate No. LP-2108
 e-mail: info@southeasternsurveying.com
 (67518004 SK)

Exhibit "A"
BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that Green Key Village, LLC, a Florida limited liability company, hereinafter the "Grantor", for an in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by TOWN OF LADY LAKE, a political subdivision of the State of Florida, hereinafter the "Grantee", the receipt whereof is hereby acknowledged, on this 26th day of May, 2026, has granted, bargained, sold, transferred and delivered and by these presents does grant, bargain, sell, transfer and deliver unto the Grantee, its successors and assigns, all utility infrastructure, located within Tract "C" as shown on the Recorded Plat of Green Key Village Subdivision, Plat Book 89, Pages 46-48, of the Official Records of Lake County, Florida.

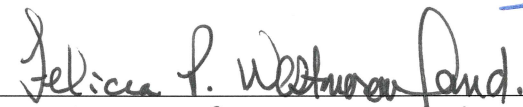
TO HAVE AND TO HOLD the same unto the Grantor, its successors and assigns forever.


And it does, for itself, its successors and assigns, covenant to and with the Grantee, its successors and assigns, that it is the lawful owner of the said personal property; that they are free from all encumbrances; that it has good right to sell the same aforesaid, and that it will warrant and defend the sale of said property, unto the Grantee, its successors and assigns, against the lawful claims and demand of all persons whomsoever.

Green Key Village, LLC
A Florida Limited Liability Company



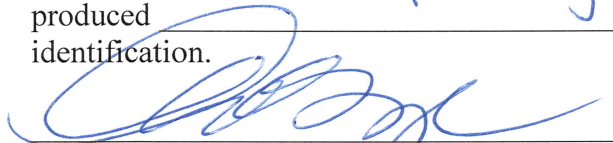
Gregory O. Thomas, Managing Member

Witness: 
Print Name: Felicia P. Westmoreland.

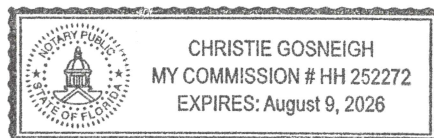
Witness: 
Print Name: Emily Ertop

STATE OF FLORIDA
Couty of Lake

The foregoing instrument was acknowledged before me this 26 day of May 2026, by Gregory O. Thomas who is personally known or who produced _____ as identification.



NOTARY PUBLIC – STATE OF FLORIDA
Print Name: Christie Gosneigh
Commission Number: HH 252272
My Commission Expires: 8/9/26





GREEN KEY PHASE 6 ONLY - UNDERGROUND UTILITIES

BID SHEET

Item	Quantity	Unit of Measure	Unit Cost	Bid Price	Sub Totals
WATER / REUSE UTILITIES					
Connect to existing to 6" water main	2	EA	\$1,500.00	\$3,000.00	
Temporary Jumper	0	EA	\$3,000.00	\$0.00	
8" PVC DR18	4,000	LF	\$65.00	\$260,000.00	
8" Gate Valve	8	EA	\$3,500.00	\$28,000.00	
Fittings & Restraints	1	LS	\$12,000.00	\$12,000.00	
2" Blow off	0	EA	\$0.00	\$0.00	
Fire Hydrant	3	EA	\$8,500.00	\$25,500.00	
Double services	16	EA	\$2,750.00	\$44,000.00	
Single services	9	EA	\$1,850.00	\$16,650.00	
Test and chlorinate	1	LS	\$3,000.00	\$3,000.00	
3/4" backflow preventors					
Meters BY OTHERS					
Connect to existing to exiting 4" reuse main	2	EA	\$1,500.00	\$3,000.00	
4" PVC DR 18 Purple	2,660	LF	\$30.00	\$79,800.00	
Fittings	1	LS	\$3,500.00	\$3,500.00	
4" Gate valve	4	EA	\$2,000.00	\$8,000.00	
Double services	22	EA	\$2,750.00	\$60,500.00	
Single services	4	EA	\$1,850.00	\$7,400.00	
Meters BY OTHERS					
Sub Total Water /Reuse Utilities					\$554,350.00
SANITARY SEWER UTILITIES					
Manholes	12	EA	\$7,500.00	\$90,000.00	
8" PVC SDR 35	2,470	LF	\$40.00	\$98,800.00	
Double service	20	EA	\$3,500.00	\$70,000.00	
Single service	4	EA	\$2,250.00	\$9,000.00	
Sub-Total Sanitary Sewer Utilities					\$267,800.00
TOTAL BID					\$822,150.00

Not included in above price: permits, permit fees, site permits, meters, haul off clearing, sod, seed and mulch, rock removal, landscaping, concrete driveways, concrete sidewalks, handicap ramps, clean up behind other trades, topsoil placement, handrails, gravity walls, retaining walls, screen walls, utility sleeves, irrigation sleeves, undercutting and removal of unsuitable materials and clay, transformer and transformer pads, bollards, fencing, irrigation work, relocation of existing utilities, site lighting, power pole removal-relocation, wells, cleaning of existing utilities, temporary utilities, tree transplanting, mitigation, virgin asphalt, night work, and bonds.

MAINTENANCE BOND

Bond No. 0272974

KNOW ALL MEN BY THESE PRESENTS, Paqco, Inc., as Principal, and Berkley Insurance Company, 475 Steamboat Road, Greenwich, CT 06830, a corporation organized under the laws of the State of Delaware, and licensed to transact business in the State of Florida, as Surety, are held and firmly bound unto Town of Lady Lake, as Obligee, in the penal sum of Eighty-Two Thousand Two Hundred Fifteen & No Cents Dollars (\$82,215.00), lawful money of the United States of America, for which payment, well and truly to be made, Principal and Surety bind themselves, their legal representatives, successors, or assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal entered into a written contract with the said Obligee for Green Key Phase 6 Only – Underground Utilities, and

WHEREAS, the Obligee requires that these presents be executed on or before the final completion and acceptance of said Contract, and

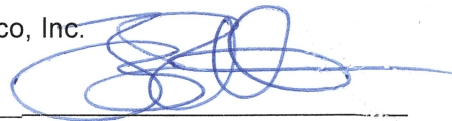
NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if the Principal shall remedy, without cost to the Obligee, any defects caused by defective or inferior materials or workmanship, which may develop during a period of 24 months from the date of completion and acceptance of the work performed under the contract, then this obligation shall be void; otherwise it shall be and remain in full force and effect.

Any suit under this bond must be instituted before the expiration of one year from completion of the maintenance period.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Obligee named herein or the heirs, executors, administrators or successors of the Obligee.

SIGNED, SEALED AND DATED this 4th day of May, 2026 .

Paqco, Inc.



Berkley Insurance Company

By:



Brett A. Ragland, Attorney-in-Fact

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Joseph D. Johnson, Jr.; Brett A. Ragland; Francis T. O'Reardon; Joseph D. Johnson, III; Kanani H. Cordero; or Tyler Ragland of Joseph D. Johnson & Company of Orlando, FL* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings including bid related commitments such as Consent of Surety, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **One Hundred Million and 00/100 U.S. Dollars (U.S.\$100,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 2nd day of May, 2024.

Attest:

Berkley Insurance Company

(Seal)

By *Philip S. Welt*
Philip S. Welt
Executive Vice President & Secretary

By *Jeffrey M. Hafter*
Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 2nd day of May, 2024, by Philip S. Welt and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C. RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT

Maria C. Rundbaken
Notary Public, State of Connecticut

MY COMMISSION EXPIRES 04-30-2029

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 4th day of May, 2024

(Seal)

Vincent P. Forte
Vincent P. Forte

WARNING - Any unauthorized reproduction or alteration of this document is prohibited. This power of attorney is void unless seals are readable and the certification seal at the bottom is embossed. The background imprint, warning and verification instructions (on reverse) must be in blue ink.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Public Works — Consideration of Award of Bid Number 2026-003 for Community Development Block Grant (CDBG) Skyline Drive Drainage Improvements Phase 2. (C.T. Eagle)

AGENDA ITEM ID

2026-169

DEPARTMENT

Public Works

SUMMARY

Town Bid Number 2026-003 was duly advertised, and three bids were received. The Town Engineer has reviewed the bids and has recommended an award to the lowest competent bidder, Garcia Civil Contractors, LLC. This is a CDBG grant-funded project.

STAFF RECOMMENDATION

Award Bid Number 2026-003 to Garcia Civil Contractors as recommended by the Town Engineer and authorize the Town Manager to sign the related bid contract documents.

FISCAL IMPACT

\$424,908.55

FUNDING SOURCE

CDBG Grant Funds



580-1 Wells Road
Orange Park, FL 32073
Phone: 904.278.0030

May 22, 2026

Mayor and Town Commission
Town of Lady Lake
409 Fennell Boulevard
Lady Lake, FL 32159

RE: Engineer’s Recommendation of Award
CDBG 23 NR Skyline Drive Drainage Improvements, Phase 2
CDBG Contract No. 23DB-N15
Town Bid No. 2026-003
Town of Lady Lake, Florida
Client No. 9514-36-1

Dear Mayor and Commissioners:

On May 12, 2026, three (3) bids were received in response to the Town’s Advertisement for Bids on the CDBG 23 NR Skyline Drive Drainage Improvements, Phase 2 project. We have reviewed the bids and have found the below listed Contractor to be low bidder for this project. Attached is a copy of the Certified Bid Tabulation which we have prepared. Contingent upon approval by the Florida Department of Commerce and your attorney, as well as receipt of proper bonds and insurance certificates, we recommend that the project be awarded as follows:

CONTRACTOR: Garcia Civil Contractors, LLC
3361 Rouse Road, #230
Orlando, FL 32817
Tel: (407) 580-6051
Email: eddy@garciacivil.com

TOTAL AWARD AMOUNT: \$424,908.55

We look forward to continuing our services on the Construction Phase of this project. As always, we remain available to answer any questions.

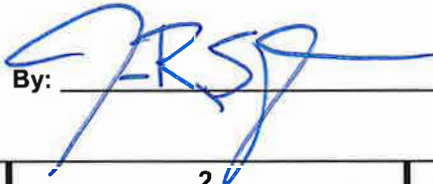
Sincerely yours,
CPH Consulting, LLC

Jason R. Shepler, P.E.
VP – North Florida Infrastructure

JRS/pj
Enclosure
cc: Fred Fox Enterprises

CDBG 23 NR Skyline Drive Drainage Improvements, Phase 2
 CDBG Contract No. 23DB-N15
 Town Bid No. 2026-003
 Town of Lady Lake, Florida
 Client No. 9514-36-1

CERTIFIED BID TABULATION
 Bids Received by 2:00 p.m. May 12, 2026

By: 

Item No.	Description	Est. Qty.	Unit	1		2		3	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
				Garcia Civil Contractors, LLC		Hartman Civil Construction Company, Inc.		The Kenton Group, Inc.	
1	Mobilization (≤ 5%)	1	LS	\$17,515.00	\$17,515.00	\$19,500.00	\$19,500.00	\$25,000.00	\$25,000.00
2	Demolition	1	LS	\$89,355.60	\$89,355.60	\$30,000.00	\$30,000.00	\$55,000.00	\$55,000.00
3	Sidewalk	1,900	LF	\$25.30	\$48,070.00	\$72.00	\$136,800.00	\$92.11	\$175,000.00
4	Culverts & End Treatments	1	LS	\$35,472.02	\$35,472.02	\$20,000.00	\$20,000.00	\$34,750.00	\$34,750.00
5	Drainage Structures	1	LS	\$15,809.59	\$15,809.59	\$8,500.00	\$8,500.00	\$74,218.00	\$74,218.00
6	Concrete Driveways	22	EA	\$2,868.72	\$63,111.84	\$4,000.00	\$88,000.00	\$6,805.00	\$149,710.00
7	Tactile Warning Mats	3	EA	\$430.14	\$1,290.42	\$1,000.00	\$3,000.00	\$780.00	\$2,340.00
8	Striping & Signage	1	LS	\$13,400.00	\$13,400.00	\$5,625.00	\$5,625.00	\$15,800.00	\$15,800.00
9	Earthwork	1	LS	\$37,585.28	\$37,585.28	\$60,000.00	\$60,000.00	\$67,000.00	\$67,000.00
10	Restoration	1	LS	\$16,298.80	\$16,298.80	\$28,800.00	\$28,800.00	\$57,000.00	\$57,000.00
11	Lift Station 12 Improvements	1	LS	\$67,000.00	\$67,000.00	\$53,563.00	\$53,563.00	\$65,320.00	\$65,320.00
12	Utility Allowance	1	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
TOTAL BID				\$424,908.55		\$473,788.00		\$741,138.00	

1 **DRAFT MINUTES OF THE TOWN COMMISSION MEETING**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **May 18, 2026**

4 The regular meeting of the Lady Lake Town Commission was held in the Commission Chambers
5 at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor Freeman presiding.

6 The meeting convened at 6:00 p.m.

7 **1. CALL TO ORDER**

8 **2. ROLL CALL**

Commissioner (Ward)	Present
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

9 **STAFF PRESENT**

10 Bill Lawrence, Town Manager; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management
11 Director; Lady Lake Police Chief Steve Hunt; Lady Lake Deputy Chief Jason Brough; Lt. Robert
12 Tempesta, Lady Lake Police Department; Tamika DeLee, Human Resources Director; Joella
13 LeDonne, Finance Director; John Pearl, IT Director; Elisha Pappacoda, Communications Director;
14 Town of Lady Lake Public Works Staff: Todd Foster; Travis Lacey; Billy Kohler; Phillip Perna; Kon
15 Scott; Justin Wallace; Jordan Correa; Joshua Fitchpatrick; Jim Richards; Steve Pfouts; Darryl
16 Falnders; Daniel Myklejord; Matthew Edwards; Tom Ochenas; Ted Williams, Street Maintenance
17 Supervisor; Butch Goodman, Utility Supervisor; C.T. Eagle, Public Works Director; and Carol
18 Osborne, Deputy Town Clerk.

19 Town Attorney Derek Schroth was also in attendance.

20 **3. INVOCATION**

21 Led by Mayor/Commission Ed Freeman

22 **4. PLEDGE OF ALLEGIANCE**

23 **5. PRESENTATIONS**

- 1 **a. Proclamation** — Poppy Day, May 22, 2026, Presented to the American Legion Ladies
2 Auxiliary representatives.
- 3 **b. Proclamation** — National Public Works Week 2026, Presented to C.T. Eagle, Public Works
4 Director.
- 5 **6. CONSENT — (Public Comment Taken)**
- 6 **a. Communications** — Consideration of Approval to Advertise RFP No. 2026-004 for Town-
7 Wide Branding & Identity Development, Placemaking, and Strategic Marketing
8 Consulting Services (Elisha Pappacoda)
- 9 **b. Public Works** — Consideration of Approval of Agreement with Black and Veatch for FDEP
10 Resilient Florida Vulnerability Assessment. (C.T. Eagle)
- 11 **c. Town Clerk’s Office** — Approval of the Special Conceptual Workshop Minutes — May 4,
12 2026 (Kathy Rosado)
- 13 **d. Town Clerk’s Office** — Approval of the Town Commission Meeting Minutes — May 4, 2026
14 (Kathy Rosado)

15 **Upon a motion by Commissioner McLea and seconded by Commissioner Roberts, the**
16 **Commission approved the Consent Agenda as presented. Motion carried 5-0.**

17 **7. NEW BUSINESS**

- 18 **a. Town Clerk’s Office — Ordinance 2026-08 – First Reading – An Ordinance of the Town**
19 **of Lady Lake, Providing for Amendment of the Town Charter; Amending Article IV —**
20 **Legislative, Section 4.04 — Vacancies, Forfeiture of Office; Filling of Vacancies**
21 **Qualifications; Amending Article I, In General Section 2.5 – Appointment of Canvassing**
22 **Board when Necessary. (Kathleen Rosado)**

23 Town Clerk Kathleen Rosado stated that this year, the Town of Lady Lake held a special election
24 due to the death of Commissioner Gourlie. As it currently states in the Charter Article IV Section
25 4.04- vacancies, Paragraph C — If the unexpired term exceeds one (1) year, then the town clerk
26 shall, within ten (10) days after such vacancy occurs, call a special election to be held within
27 forty-five(45) days from such call to fill the vacancy. In such cases, the person so elected, either
28 by the remaining members of the commission or by popular vote, as the case may be, shall hold
29 office for the balance of the unexpired term.

30

31 The special election was held on March 24, 2026. The voter turnout for this special election was
32 8.74% or 153 registered voters. The cost to hold this election was \$9,374.70. She stated has
33 discussed with members of the commission regarding perhaps a more viable way to fill a

1 vacancy, should one exist, that would not incur such an expense to the Town of Lady Lake. She
2 stated she also polled other municipalities to see how their charters read for the filling of
3 vacancies. Ms. Rosado proposed the following changes to the town charter regarding special
4 elections:

5 **Amendment 1 — Article IV Section 4.04 Vacancies, paragraph C** — If any vacancy occurs in the
6 office of any member of the town commission and the unexpired term is less than one (1) year,
7 then the remaining members of the town commission, within thirty (30) days from the date of
8 such vacancy, by a majority vote, ~~elect~~ appoint a qualified person meeting the qualifications set
9 forth in the Charter to fill the vacancy until the next general municipal election, at which time a
10 successor shall be elected by the electorate. ~~If the unexpired term exceeds one (1) year, then the~~
11 ~~town clerk shall, within ten (10) days after such vacancy occurs, call a special election to be held~~
12 ~~within forty five (45) days from such call, to fill the vacancy.~~ In such cases, the person so
13 elected, ~~either by the remaining members of the commission or by popular vote, as the case~~
14 ~~may be,~~ shall hold office for the balance of the unexpired term. If the term of the commissioner
15 whose departure created the vacancy has not expired at the time of the next general municipal
16 election, the successor appointed shall serve only for the remainder of the term of the departed
17 commissioner, at the end of which an election shall be held to fill the next full term for that seat.

18 Less than 1 year — appoint a qualified person by majority vote.

19 More than 1 year — appoint a qualified person to serve till the next general municipal election, at
20 which time they would have to be elected by the electorate. The elected candidate would only
21 serve the remainder of the original term of office for the vacant position.

22 Should the commission approve the changes in Amendment 1, then there would be no need to
23 have a special election, as the town's elections run concurrently with the Lake County elections
24 in November. If we do not have a special election, there is no need for a canvassing board. My
25 recommendation is to remove this section from the Charter.

26 **Amendment 2. Article 1. In General Section 2-5 Appointment of Canvassing Board when**
27 **necessary — REMOVE ENTIRE SECTION**

28 Ms. Rosado recommends approving Ord. 2026-08 and placing a referendum on the ballot to be
29 voted on by the electorate of the Town of Lady Lake in the 2026 November election.

30 Commissioner Roberts stated that this ordinance is outlined clearly and recommends approving
31 it and placing it on the ballot for this year's election.

32 Commissioner McLea stated that she recognizes the rapidity and strain of this year's special
33 election. She stated that she is not in favor of limiting the voice of the voters and suggested

1 having a supermajority vote instead of simple majority vote, and an appointment process that
2 includes public interviews in open session.

3 Commissioner Roberts stated that appointing someone to fulfill an unexpired term and then
4 running for election at the next municipal election achieves a balance. She stated that an
5 application process is required for anyone who wishes to fill a vacant commission seat. She
6 stated that she is in favor of the applicants introducing themselves at a public meeting prior to
7 the supermajority vote.

8 Commissioner McLea stated that historically, an incumbent has an advantage in an election, and
9 her term expires in 2028. This is a lot of time to make an impact.

10 Commissioner Roberts explained that this ordinance addresses the timing of filling a
11 commission vacancy, the length of the term until the next election, and the requirement for the
12 appointed individual to run for election if they so choose. She stated that it is not without
13 precedent that sitting officials would be able to make an appointment, as this happens at the
14 state level. The circumstances are important to control to get the best possible candidate.

15 Mayor Freeman commented that popularity can sometimes win elections rather than a
16 candidate's qualifications for the position.

17 Commissioner Sage inquired if, in this situation, the town commission could have an election at
18 a town meeting so the constituents of a particular ward could attend and vote for their
19 candidate.

20 Ms. Rosado advised that all elections are run by the Supervisor of Elections.

21 **Upon a motion by Commissioner Roberts and seconded by Commissioner Sage, the**
22 **Commission approved the first reading of Ordinance 2026-08, Amending the Town Charter,**
23 **Vacancies, Forfeiture of Office; Filling of Vacancies Qualifications; Appointment of Canvassing**
24 **Board when Necessary, by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	NO
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

25 **Motion passed by a vote of 4-1.**

b. Public Works Department — Consideration of Approval of Stormwater Utility Implementation. (C.T. Eagle)

Public Works Director C.T. Eagle stated that the Town Commission was previously presented with a feasibility study performed by Surface Water Professionals for the possible implementation of a new Stormwater Utility. At that time, the Town Commission denied the implementation of a new Stormwater Utility. Staff have been requested to bring this item back for further discussion. Town staff remains in support of the recommendations in the study, utilizing non-ad valorem assessments, establishing the ERU of 2,000 square feet, and setting the rate to \$4 per Equivalent Residential Unit (ERU) for the Enhanced Tier of service. The Commission may also set the rate higher or lower if is so desired. If approved, Town Staff will begin preparation of the necessary documents to implement the new Stormwater Utility and begin the required proper public notice and advertising efforts. The related ordinances and documentation will be brought back to the Town Commission for final approval prior to implementation.

Mr. Eagle stated that Umatilla, Fruitland Park, Leesburg, Eustis, Mt Dora, Tavares, Minneola, Mascotte, Clermont, and Lake County have a stormwater assessment. He recommends collecting the assessment through the Lake County Tax Collector.

Mr. Eagle reviewed the town’s stormwater maintenance program’s costs and how they are allocated across several funds.

Mr. Eagle stated that he recommends implementing a Stormwater Utility as a means of enhancing resilience to flooding, protecting water quality, and promoting sustainable growth and development for future generations. Consider a 2,000 sq ft ERU with a rate of \$4.00 per ERU in order to fund an Enhanced Stormwater Program, and utilize the existing non-ad valorem tax system to collect an annual fee.

Commissioner Regan inquired if more personnel are required.

Mr. Eagle stated that no additional personnel or equipment are required immediately, as this program would be implemented slowly. Additional personnel and equipment needs will be assessed once funds are in place.

Town Manager Bill Lawrence stated that the stormwater program is an alternative revenue source to continue providing the level of service the residents and businesses are currently receiving if the proposed law to eliminate property taxes is passed. This would save money in the general fund.

Mayor Freeman inquired about the cost per household for this assessment.

Mr. Eagle stated it is \$48 annually for a residential unit. Commercial properties are assessed per square footage of impervious area.

1 Commissioner McLea stated that she is in favor of the stormwater utility program as it creates a
2 stable and dedicated ability to budget without affecting the general fund. It allows the town to
3 pursue grants and matching funds, and protects our waterways.

4 Commissioner Sage confirmed with Mr. Eagle that the Public Works budget would be reduced if
5 the stormwater utility fund is established. He inquired if projects to improve flooding issues
6 would be paid from this fund.

7 Mr. Eagle replied affirmatively, adding that certain maintenance programs and personnel will be
8 transferred to the stormwater fund, which decreases certain line items in the Public Works
9 Streets budget.

10 Mr. Eagle stated that town staff quickly devised a plan for funding certain projects as Hurricane
11 Milton was approaching. He stated that contingency funds had to be used to pump water out of
12 a flooding pond. Having a dedicated fund for stormwater issues would not affect the general
13 fund.

14 Commissioner Roberts confirmed with Mr. Eagle that the stormwater utility budget is another
15 funding source that includes line items for personnel, maintenance and repairs, etc., that does
16 not come out of the general fund.

17 Mr. Eagle replied affirmatively adding that this restricted fund is another division in public
18 works. He stated that it will be included in the general fund for the FY 2026-2027 budget to show
19 the costs the town expends on stormwater issues. The funds would replace the general fund
20 money with the collected enterprise fund money if the town commission decides to proceed
21 with the stormwater assessment.

22 **Upon a motion by Commissioner McLea and seconded by Commissioner Regan, the**
23 **Commission approved the Stormwater Utility Implementation by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

24 **Motion passed by a vote of 5-0.**

25 **8. MAYOR AND COMMISSIONER'S REPORT**

1 Commissioner Roberts stated that she attended the Heartland League of Cities meeting in
2 Webster, FL. She stated that the Sumter County Manager spoke about DOGE across the state,
3 mainly focusing on major cities and counties, and what the state has been doing.

4 Commissioner Roberts attended the FL League of Cities Level Three Leadership training, where
5 many elected officials from across the state discussed courage, civility and community impact.
6 They also discussed how to interact with the community and our fellow commissioners, how to
7 create a positive environment for being interactive and responsive to our respective
8 communities, and how to understand how to best communicate the needs of the government
9 and the needs of the individual, and come together for the best possible result. She stated that it
10 was an encouraging and interesting program.

11 Mayor Freeman stated that he attended the Heartland League of Cities meeting in Webster, FL as
12 well.

13 Mayor Freeman stated that he was awarded a Home Rule Hero pin from the Florida League of
14 Cities.

15 Mayor Freeman stated that a Pride organization in Orlando has asked that the town read a
16 proclamation for Pride Month, and inquired if the Commissioners are in favor of him reading this
17 proclamation.

18 Commissioner Regan agreed that this needs to be discussed. He stated that he had read it and
19 inquired if this was the proclamation that would be read.

20 Mayor Freeman advised that he would read the same proclamation that has been read in the
21 past. He apologized for not having the proclamation to hand out to the commissioners tonight.
22 He stated that the Town Clerk will forward it to the commissioners and asked that each
23 commissioner respond to Ms. Rosado individually with their opinion.

24 Commissioner McLea asked if they are to indicate whether they agree with reading the
25 proclamation or if they are to submit changes to it.

26 Mayor Freeman stated to respond whether in support or not in support of reading the
27 proclamation.

28 Commissioner Regan stated this is a difficult situation for the commission. If the commission
29 chooses not to have the proclamation read, it looks as though they are not in support of the
30 subject matter. He stated that the state passed SB 1134 regarding a statewide ban on local
31 governments promoting DEI initiatives. He questioned how to proceed with this matter if one or
32 two commissioners do not want the proclamation to be read.

1 Town Attorney Derek Schroth advised that a policy regarding proclamations can be
2 implemented as the town currently does not have a policy in place. He stated that a
3 proclamation is read at the request of the mayor, mayor pro-tem, commissioner, or town
4 manager.

5 Attorney Schroth stated that there is no requirement for the commission to read a proclamation.
6 He cautioned that if the commission refuses certain proclamations based on a protected class
7 under federal law.

8 Commissioner McLea stated that she is in favor of implementing a policy regarding
9 proclamations.

10 Commissioner Sage inquired how proclamations are issued and how are they approved.

11 Attorney Schroth stated that proclamations are written and submitted by various organizations
12 and the town rarely drafts a proclamation.

13 Mayor Freeman clarified that there is no formal approval for a proclamation to be read.

14 Commissioner Roberts stated that a proclamation is a recognition of an event, a specific day, or
15 a group of people. Supporting any of these proclamations does not require a vote. She stated
16 that by limiting speech on others because we disagree, it changes how we operate in our society
17 from a constitutional perspective. She stated that this country does not criminalize LGBTQ+
18 behavior. She stated that if the PRIDE month proclamation is not read, then no proclamations
19 need to be read because now you're deciding which groups deserve recognition and which
20 groups do not.

21 Commissioner Regan disagreed adding that this subject is different. People have opinions
22 regarding this and they should not be shamed by expressing their desire that it not be read. He
23 clarified that by expressing an opinion opposing a proclamation is an inaccurate representation
24 of what this is. He stated that when a proclamation is read, it gives the impression that the entire
25 commission is in support. He questioned why the commissioners are not informed when a
26 proclamation will be read. He questioned whether a proclamation needs to be read that lets the
27 residents know the town supports them.

28 Commissioner McLea stated that this proclamation is causing a divide in the community. She
29 questioned if proclamations need to be read annually.

30 Mayor Freeman stated the people who have come forward regarding this proclamation are the
31 ones creating the divide.

32 Commissioner Regan disagreed, adding that they are expressing their opinion.

1 Commissioner McLea stated that she is not in favor of reading the proclamation that the
2 commission received.

3 Mayor Freeman advised that he will read the proclamation that has been read in the past, not
4 the one that was emailed to the commission.

5 Commissioner Sage stated that if the commission chooses all proclamations need to be voted
6 on, not just one. He stated that proclamations regarding controversial issues should not be
7 read, such as the proclamation for the Fall of Saigon. He stated that he received phone calls
8 regarding this.

9 Town Manager Bill Lawrence stated that proclamations are read at the discretion of the mayor.
10 He stated that current and past members of the commission expressed to him that they should
11 be included in the decision on which proclamations are to be read. Due to the Sunshine Law, this
12 must be conducted in a public meeting. Because this is a controversial issue, the mayor is
13 requesting feedback from the commission.

14 Mr. Lawrence stated that the town hires the best employees and does not discriminate. He
15 stated that the town staff is a diversified group who provide excellent services to the town. He
16 stressed that the decisions the commission makes affect town staff as well.

17 **9. TOWN MANAGER'S REPORT**

18 Town Manager acknowledged the town's Security Analyst, Howard Davis, who was nominated
19 for the 2026 MS-ISAC Community Impact Award. This is a national cyber defense organization.

20 Mr. Lawrence stated that he will be attending the upcoming annual Florida City County
21 Manager's conference.

22 **10. TOWN ATTORNEY'S REPORT**

23 Attorney Schroth stated that he would draft a policy regarding proclamations at the direction of
24 the majority of the commission.

25 **11. PUBLIC COMMENTS**

26 Reverend Dr. Paul Harsh, First Baptist Church of Lady Lake

27 Dr. Harsh stated that he appreciated the commissioners' discussion regarding the
28 proclamations.

29 **12. ADJOURN**

30 There being no further business to discuss, the meeting adjourned at 7:18 p.m.

31 _____

1 Kathleen Rosado, Town Clerk

2 _____

3 Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Town Clerk's Office — Second Reading and Adoption of Ordinance 2026 – 08 - An Ordinance of the Town of Lady Lake, Providing for Amendment of the Town Charter; Amending Article IV — Legislative, Section 4.04 — Vacancies, forfeiture of Office; Filling of Vacancies Qualifications; Amending Article I, In General Section 2.5 - Appointment of Canvassing Board when Necessary. (Kathleen Rosado)

AGENDA ITEM ID

2026-155

DEPARTMENT

Town Clerk

SUMMARY

This year, the Town of Lady Lake held a special election due to the death of Commissioner Gourlie. As it currently states in the Charter Article IV Section 4.04- vacancies, Paragraph C — If the unexpired term exceeds one (1) year, then the town clerk shall, within ten (10) days after such vacancy occurs, call a special election to be held within forty-five(45) days from such call to fill the vacancy. In such cases, the person so elected, either by the remaining members of the commission or by popular vote, as the case may be, shall hold office for the balance of the unexpired term.

The special election was held on March 24, 2026. The voter turnout for this special election was 8.74% or 153 registered voters. The cost to hold this election was \$9,374.70. I have met with and spoken to the mayor and commission regarding a more viable way to fill a vacancy, should one exist, that would not incur such an expense to the Town of Lady Lake. I also polled other municipalities to see how their charters read for the filling of vacancies.

I'm proposing to make the following amendments to the Charter.

Amendment 1 — Article IV Section 4.04 Vacancies, paragraph C — If any vacancy occurs in the office of any member of the town commission and the unexpired term is less than one (1) year, then the remaining members of the town commission, within thirty (30) days from the date of such vacancy, by a majority vote, ~~elect~~ appoint a ~~qualified~~ person meeting the qualifications set forth in the Charter to fill the vacancy until the next general municipal election, at which time a successor shall be elected by the electorate. ~~If the unexpired term exceeds one (1) year, then the town clerk shall, within ten (10) days after such vacancy occurs, call a special election to be held within forty-five (45) days from such call, to fill the vacancy.~~ In such cases, the person so elected, ~~either by the remaining~~

members of the commission ~~or by popular vote, as the case may be,~~ shall hold office for the balance of the unexpired term. If the term of the commissioner whose departure created the vacancy has not expired at the time of the next general municipal election, the successor appointed shall serve only for the remainder of the term of the departed commissioner, at the end of which an election shall be held to fill the next full term for that seat.

Less than 1 year — appoint a qualified person by majority vote

More than 1 year — appoint a qualified person to serve till the next general municipal election, at which time they would have to be elected by the electorate. The elected candidate would only serve the remainder of the original term of office for the vacant position.

Should the commission approve the changes in Amendment 1, then there would be no need to have a special election, as the town's elections run concurrently with the Lake County elections in November. If we do not have a special election, there is no need for a canvassing board. My recommendation is to remove this section from the Charter.

Amendment 2. Article 1. In General Section 2–5 Appointment of Canvassing Board when necessary — REMOVE ENTIRE SECTION - ~~(a) For years in which a general election is not conducted, a municipal canvassing board shall be appointed.~~

~~(b) The canvassing board shall consist of:~~

~~(1) The town clerk or other designee of the town manager;~~

~~(2) The town library director, and~~

~~(3) A member of the town commission who shall not be a candidate for town commission during that election cycle.~~

~~(c) The canvassing board shall abide by all obligations of local, Florida, and federal laws in the exercise of its duties, specifically Section 100.3605, Florida Statutes, as amended from time to time.~~

~~(d) Appointments shall be made for one election cycle only.~~

This ordinance was introduced and approved to move forward at the May 18, 2026 meeting. Staff are recommending adoption of Ordinance 2026-08.

STAFF RECOMMENDATION

Approve Ordinance 2026-08 and approve the Charter amendments by placing a referendum on the 2026 ballot to be voted on by the electorate of the Town of Lady Lake in the 2026 November Election.

FISCAL IMPACT

The fiscal impact of a Special Election is estimated at \$9500.

FUNDING SOURCE

1 **DRAFT ORDINANCE 2026-08**

2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA; PROVIDING**
4 **FOR AMENDMENT OF THE TOWN CHARTER; AMENDING ARTICLE IV — LEGISLATIVE,**
5 **SECTION 4.04 — VACANCIES, FORFEITURE OF OFFICE; FILLING OF VACANCIES**
6 **QUALIFICATIONS; AMENDING ARTICLE I, IN GENERAL SECTION 2.5 – APPOINTMENT**
7 **OF CANVASSING BOARD WHEN NECESSARY; PROVIDING FOR SEVERABILITY;**
8 **PROVIDING FOR INCLUSION IN THE CHARTER; PROVIDING FOR REPEAL OF**
9 **CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

10 **WHEREAS**, the Town of Lady Lake, after due consideration, has determined to submit certain
11 proposed charter amendments for approval or disapproval by the electors; and

12 **WHEREAS**, the Town Commission has determined that it is in the Town's best interest to
13 amend the filling of vacancies to reduce the cost by appointing a candidate instead of holding
14 a special election; and

15 **WHEREAS**, the Town would eliminate the need for a canvassing board if there were no special
16 elections; and

17 **NOW, THEREFORE**, be it ordained by the Town Commission of the Town of Lady Lake,
18 Florida:

19 **ARTICLE IV. – LEGISLATIVE**

20 **Amendment 1.** Charter. Article IV. Legislative - Section 4.04 - Vacancies, Paragraph C of
21 Section 4.04 of the Town Charter, entitled "Filling of vacancies," is hereby amended to read as
22 follows:

23 *Filling of vacancies:* If any vacancy occurs in the office of any member of the town
24 commission and the unexpired term is less than one (1) year, then the remaining members of
25 the town commission shall, within thirty (30) days from the date of such vacancy, by a
26 majority vote, elect appoint a qualified person meeting the qualifications set forth in the
27 Charter to fill such the vacancy until the next general municipal election, at which time a
28 successor shall be elected by the electorate. ~~.If the unexpired term exceeds one (1) year, then~~
29 ~~the town clerk shall, within ten (10) days after such vacancy occurs, call a special election to~~
30 ~~be held within forty five (45) days from such call, to fill the vacancy.~~ In such cases, the person
31 so elected, ~~either by the remaining members of the commission or by popular vote, as the~~
32 ~~case may be,~~ shall hold office for the balance of the unexpired term. If the term of the

1 commissioner whose departure created the vacancy has not expired at the time of the next
2 general municipal election, the successor appointed shall serve only for the remainder of the
3 term of the departed Commissioner, at the end of which an election shall be held to fill the
4 next full term for that seat.

5 Shall the above-described amendment be adopted?

6 Yes []

7 No []

8 **Amendment 2.** Charter. Article 1. In General Section 2-5 Article 1. Appointment of canvassing
9 board when necessary is hereby amended to read as follows:

10 ~~(a) For years in which a general election is not conducted, a municipal canvassing~~
11 ~~board shall be appointed.~~

12 ~~(b) The canvassing board shall consist of:~~

13 ~~(1) The town clerk or other designee of the town manager;~~

14 ~~(2) The town library director, and~~

15 ~~(3) A member of the town commission who shall not be a candidate for town~~
16 ~~commission during that election cycle.~~

17 ~~(c) The canvassing board shall abide by all obligations of local, Florida, and federal~~
18 ~~laws in the exercise of its duties, specifically Section 100.3605, Florida Statutes, as~~
19 ~~amended from time to time.~~

20 ~~(d) Appointments shall be made for one election cycle only.~~

21 Shall the above-described amendment be adopted?

22 Yes []

23 No []

24 **Section 5. Conflicts.** All ordinances or parts of ordinances in conflict with any of the
25 provisions of this Ordinance are hereby repealed.

26 **Section 6.** This Ordinance shall be effective upon passage on second and final reading;
27 however, the Charter amendments contained herein shall not be effective until adopted by a
28 majority of the qualified voters of the Town of Lady Lake as certified by the Supervisor of
29 Elections for Lake County, Florida.

1 **Section 7.** Upon adoption of the Charter amendment contained herein, the Town Clerk is
2 directed to revise the Town Charter to incorporate the amendments and to file the revised
3 Charter with the Secretary of State for the State of Florida.

4 **Section 8.** The provisions of this ordinance are intended to be incorporated into the Town
5 Charter of the Town of Lady Lake, Florida, and the sections of this ordinance may be
6 renumbered, re-lettered, and the word “ordinance” may be changed to “section,” “article,” or
7 such other word or phrase in order to accomplish such intention.

8 **Section 9.** If any section, sentence, clause, or phrase of this ordinance is held to be invalid or
9 unconstitutional by any court of competent jurisdiction, then said holding shall in no way
10 affect the validity of the remaining portion of this ordinance.

11 PASSED AND ORDAINED this day of _____ 2026, in the regular session of the Town
12 Commission of the Town of Lady Lake, Lake County, Florida, upon the second and final
13 reading.

14 _____
Town of Lady Lake, Florida

15 _____
16 Ed Freeman, Mayor

17 Attest:

18 _____
19 Kathleen Rosado, Town Clerk

20 Approved as to form:

21 _____
22 Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management —Introduction of Ordinance 2026-07— Rezoning — The Pond —
An ordinance changing the zoning designation for certain property being approximately 24.34 acres owned by JNJ Ventures 2, LLC, located within Lakes Phase 2, Golf Course Tract, on the west side of County Road 25, approximately 600 feet north of Club View Drive from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Thad Carroll)

AGENDA ITEM ID

2026-159

DEPARTMENT

Growth Management

SUMMARY

SUMMARY

On April 21, 2026, an application was submitted to the Town of Lady Lake by Charles Hiott of Half Associates, Inc., on behalf of the property owner, JNJ Ventures 2, LLC, requesting a zoning map amendment for approximately 24.34 acres located at the southwest corner of County Road 25 and Marion County Road, identified by Alternate Key 3806283. The request proposes rezoning a portion of the 32.65 acre property from Agriculture Residential (AG-1) to Single-Family Low Density Residential (RS-3).

BACKGROUND

A similar application was received on October 6, 2025, and subsequently withdrawn by the applicant in January 2026. Per Chapter 3, Section 3-3.)e-f.) of the Town of Lady Lake Land Development Regulations, applications which were withdrawn by the applicant after notice of the planning and zoning hearing was given or which were denied by the Town Commission at the final hearing, shall not again be accepted by the Town until twelve months have passed from the date said application was withdrawn or denied. The Town Commission opted to waive this prohibition at the March 2, 2026 meeting, allowing for a new application to be submitted.

Lakes of Lady Lake Phase 1 is zoned RS-3. Phase 2 was not rezoned at the time of development, resulting in the golf course and 13 residential lots retaining AG-1 zoning. The remaining portion of the property not included in this application will retain an AG-1 zoning designation to ensure that the existing platted lots on the north end of Dowling Circle remain compliant with AG-1 density requirements. The former golf course, which is no longer in operation, functioned as a nonconforming use within the AG-1 zoning district.

Reestablishment of the golf course would require rezoning to a district that permits such use, such as a Planned Unit Development (PUD).

Any future development of the subject property will be required to connect to Town water and sewer services.

ZONING

The subject property is located in Section 5, Township 18 South, Range 24 East, Lake County, Florida. The application includes the required legal description and location map.

ZONING DESIGNATION OF ADJACENT PROPERTIES

NORTH Lady Lake Mixed Residential Medium Density (MX-8) and Lady Lake Public Facilities District (PFD)

EAST Lady Lake Planned Unit Development (PUD)

SOUTH Lady Lake Agriculture Residential (AG-1) and Lady Lake Single Family Low Density Residential (RS-3)

WEST Lady Lake Mixed Residential Medium Density (MX-8)

The existing zoning designation is Lady Lake Agriculture Residential (AG-1). The proposed zoning designation is Lady Lake Single Family Low Density Residential (RS-3). The RS-3 designation is consistent with adjacent properties.

ZONING

The proposed rezoning consists of one property totaling approximately 24.34 acres of land. The applicant has opted not to rezone the entire 32.65 acres.

EXISTING ZONING

Lady Lake Agriculture Residential (AG-1) — This district was established to provide for the protection of interim agricultural pursuits in transitional or urbanizing areas. The density shall not exceed one unit per acre.

PROPOSED ZONING

Lady Lake Single Family Low Density Residential (RS-3) – Established to implement comprehensive plan policies for managing low-density, single-family residential development at a density not to exceed three single-family dwelling units per acre. The RS-3 district is established to preserve the stability of existing and future conventional single-family residential neighborhoods, preserve open space, and manage future densities in order to ensure that future densities are compatible with existing developments and natural features of the land, as well as existing and projected public services and facilities within the area. The rezoning application has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for transmittal to the Planning and Zoning Board.

Staff mailed the initial notices to inform the surrounding 34 property owners within 150 feet of the property proposed by the PUD amendment request on Monday, April 27, 2026. The notification signs were posted on the property on Monday, April 27, 2026.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2026-07 was ready for transmittal to the Planning and Zoning Board.

At the May 11, 2026, the Planning and Zoning Board voted 3-0 to forward Ordinance 2026-07 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The second and final reading of Ordinance 2026-07 before the Town Commission is scheduled for Monday, June 15, 2026, at 6 p.m.

STAFF RECOMMENDATION

Growth Management staff recommends approval of Ordinance 2026-07.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

1 **DRAFT ORDINANCE 2026-07**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE ESTABLISHING THE ZONING DESIGNATION FOR CERTAIN PROPERTY**
4 **BEING APPROXIMATELY 24.34 ACRES OWNED BY JNJ VENTURES 2, LLC; WITHIN THE**
5 **TOWN OF LADY LAKE, FLORIDA; REZONING SUBJECT PROPERTY FROM LADY LAKE**
6 **AGRICULTURAL RESIDENTIAL (AG-1) TO LADY LAKE SINGLE-FAMILY LOW DENSITY**
7 **RESIDENTIAL (RS-3); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE**
8 **DATE.**

9 **WHEREAS**, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan
10 (Ordinance 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and
11 Chapter 9J-5, Florida Administrative Code; and

12 **WHEREAS**, on January 23, 1992, the Florida Department of Community Affairs determined that
13 the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter
14 163, Part 2, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

15 **WHEREAS**, on August 15, 1994, the Town of Lady Lake adopted the Land Development
16 Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the
17 Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part 2, Florida
18 Statutes; and

19 **WHEREAS**, on May 11, 2026, pursuant to the provisions of the Town of Lady Lake Land
20 Development Regulations, the Planning and Zoning Board of the Town of Lady Lake reviewed
21 the proposed Ordinance 2026-07 and recommended approval to the Town Commission of the
22 Town of Lady Lake; and

23 **WHEREAS**, the Town Commission of the Town of Lady Lake held a public hearing to consider a
24 proposed amendment to the Official Zoning Map and determined that said amendment as
25 proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the
26 requirements of the Town of Lady Lake Land Development Regulations.

27 **THEREFORE, BE IT ORDAINED**, and enacted by the Town Commission of the Town of Lady Lake,
28 in Lake County, Florida:

29 **SECTION 1: Petition**

30 Based upon the petition of the landowner of the subject property, which is located in Lady Lake,
31 Florida, and described in Exhibit “A” hereto, a request has been made that the property be
32 zoned “Single-Family Low Density Residential” (RS-3). Said petition has been approved by the

1 Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake
2 Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter
3 of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit "A" hereto
4 is hereby rezoned from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low-
5 Density Residential (RS-3).

6 **SECTION 2: Severability**

7 The provisions of this Ordinance are declared to be separable and if any section, sentence,
8 clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional,
9 such decision shall not affect the validity of the remaining sections, sentences, clauses or
10 phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this
11 Ordinance shall stand notwithstanding the invalidity of any part.

12 **SECTION 3: Effective Date**

13 This ordinance shall become effective immediately upon its passage by the Town Commission,
14 except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain
15 to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the
16 Town Commission.

17 **PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida, this
18 **15th** day of **June** 2026.

19 Town of Lady Lake, Florida

20 _____
21 Ed Freeman, Mayor

22 Attest:

23 _____
24 Kathleen Rosado, Town Clerk

25

26 Approved as to form:

27 _____
28 Derek Schroth, Town Attorney

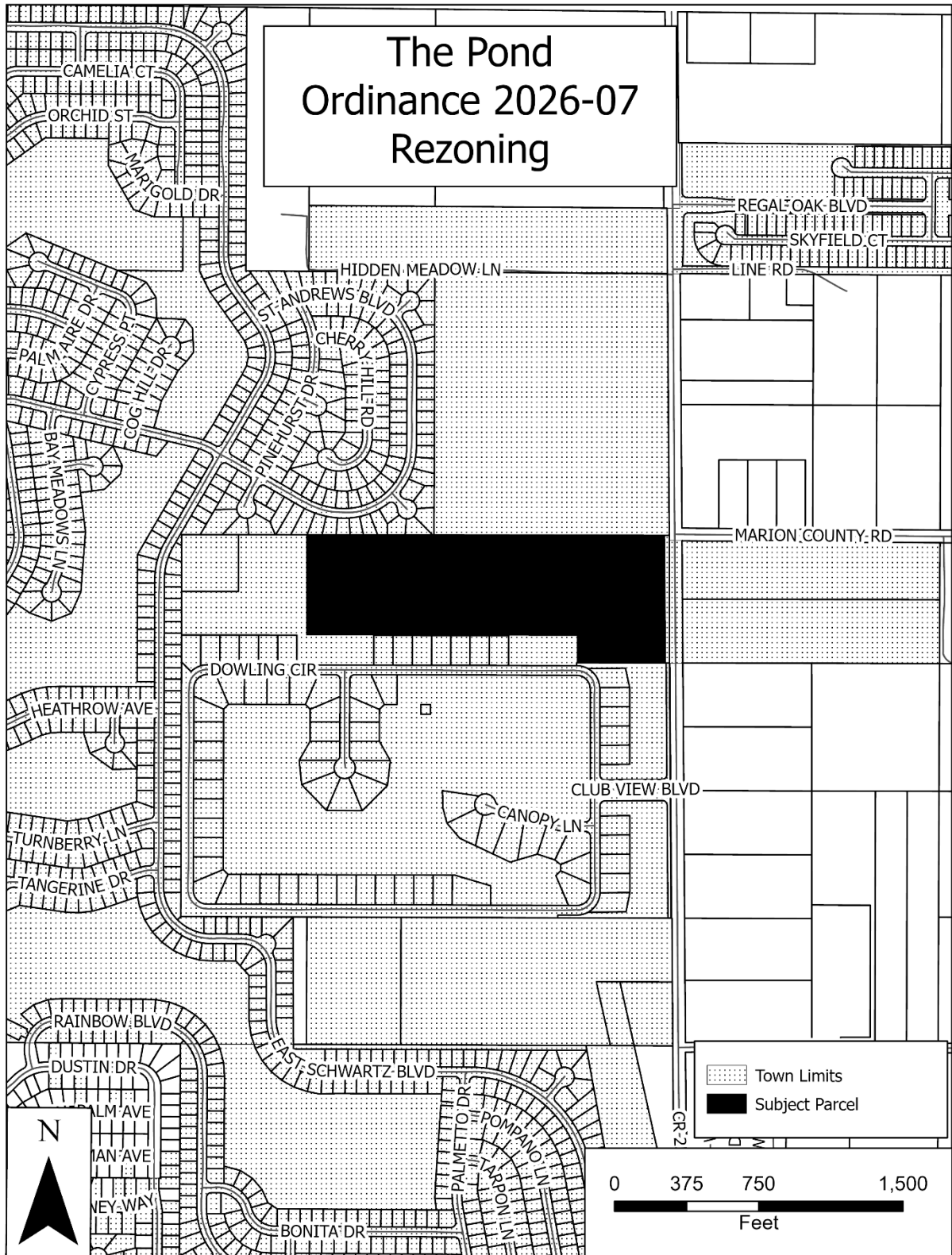
EXHIBIT A—Legal Description and Map

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A parcel of land being a portion of Golf Course Tract, LAKES PHASE 2, according to the plat thereof, as recorded in Plat Book 44, Pages 83 through 84 of the Public Records of Lake County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Golf Course Tract, LAKES PHASE 2, according to the plat thereof, as recorded in Plat Book 44, Pages 83 through 84 of the Public Records of Lake County, Florida; thence the following two (2) courses and distances along the boundary of said Golf Course Tract: thence N89°52'04"W, a distance of 465.10 feet; thence N00°07'56"E, a distance of 140.00 feet; thence departing said boundary, run N89°52'04"W, along a line being an East and West extension of the North line of Blocks A and portion of Block B of said LAKES PHASE 2, a distance of 1,444.03 feet; thence the following four (4) courses and distances along the boundary of said Golf Course Tract: thence N00°08'12"W, a distance of 521.60 feet; thence S89°50'24"E, a distance of 699.77 feet; thence S89°58'20"E, a distance of 1,205.37 feet; thence S00°25'25"E, a distance of 663.48 feet to the Point of Beginning.

Containing 24.34 acres, more or less.



**TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
REZONING APPLICATION**

Owner's Information

Owner's Name: JNJ Ventures 2, LLC
Mailing Address: 1133 Louisiana Ave, Suite 101, Winter Park, FL 32789
Telephone Number: [REDACTED] Email Address: [REDACTED]

Applicant's Information

Applicant's Name: Charles C Hiott
Mailing Address: 902 N Sinclair Ave, Tavares, FL 32778
Telephone Number: [REDACTED] Email Address: [REDACTED]
Applicant is: Owner Agent Purchaser Lessee Other Engineer

Property Information

Property Address/Location: Dowling Circle, Lady Lake, FL 32159
Alternate Key: 3806283

Legal Description:
See attached

The property is located in the vicinity of the following streets:
Dowling Circle and Meadow View Way

Area of the Property: 1,060,250.4 Square Feet 24.34 Acres
Utilities: Central Water Central Sewer Well Septic Tank
Existing Zoning of Property: AG-1
Requested Zoning of Property: RS-3

Note: If the requested zoning is a Planned Unit Development (PUD), indicate type: Residential, Commercial, Industrial, Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter of the LDR Code. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park Plan shall be submitted.

Number, Square Footage and Present Use of the Existing Structures on the Property:
Golf Course

Proposed Use of Property: 74 single family lots

Have any land use applications been filed within the last year in connection with this property? Yes No. If yes, briefly describe the nature of the request:

Rezoning Application 10/6/2025, but was withdrawn and the Waiver that was approved on 3/2/2026

Attach a list of owners' names and mailing addresses for all properties lying within a 150-foot radius surrounding the subject property legally described in this application.

This application must be accompanied by proof of ownership and authorization form the owner if represent by an agent or contract purchaser.

I certify that the statements in this application are true to the best of my knowledge.

CCW

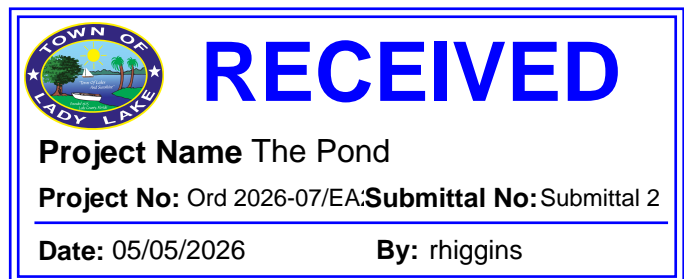
Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND EIGHT COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: _____ Received by: _____

Rezoning Fees Paid: _____



**TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
REZONING
APPLICANT'S AFFIDAVIT**

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared Charles C Hiott,
who being by me first duly sworn on oath, deposes and says:

1. That he affirms and certifies that he understands and will comply with all ordinances, regulations and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

2. That the submittal requirements for the application have been completed and attached hereto as part of this application.

3. That the applicant desires Rezoning to the RS-3 zoning classification to allow:

4. That the sign cards will be posted at least seven days prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

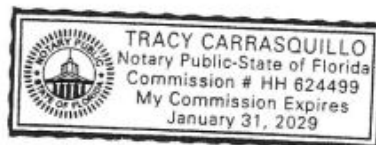
CCW

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 5th day of March, 2026,
by Charles C Hiott, **who is personally known to me** or who has produced
_____ as identification and who did (did not) take an oath.

Tracy Carrasquillo

Notary Public



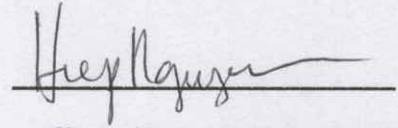
**REZONING
OWNER'S AFFIDAVIT**

STATE OF MISSISSIPPI

COUNTY OF JACKSON

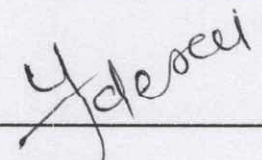
Before me, the undersigned authority personally appeared HIEP DUC NGUYEN, who
being by me first duly sworn on oath, deposes and says:

1. That he or she is the fee-simple owner of the property legally described on page one of this application.
2. That he or she desires approval for rezoning of said property with the classification of _____ to allow: _____
3. That he has appointed Charles C Hiott to act as agent in his or her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his or her stead.



Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 22nd day of September, 2025,
by HIEP DUC NGUYEN, who is personally known to me or who has produced
MJSDL 800423585 as identification and who did (did not) take an oath.



Notary Public



PROPERTY RECORD CARD

General Information

Name:	JNJ VENTURES 2 LLC	Alternate Key:	3806283
Mailing Address:	8811 OLD CAMO RD OCEAN SPRINGS, MS 39564 Update Mailing Address	Parcel Number: ⓘ	05-18-24-2100-000-00000
		Millage Group and City:	00LL Lady Lake
		2024 Total Certified Millage Rate:	16.7274
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	DOWLING CIR LADY LAKE FL, 32159	Property Name:	THE LAKES Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LADY LAKE, LAKES PHASE 2 SUB GOLF COURSE TRACT PB 44 PGS 83-84 ORB 5803 PG 1212		
<p>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</p>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	GOLF COURSE (3800)	0	0		9.000	Unit		\$45,000.00	\$45,000.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5803 / 1212	09/20/2021	Warranty Deed	Qualified	Vacant	\$780,000.00
5067 / 2212	02/16/2018	Warranty Deed	Unqualified	Vacant	\$300,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2025 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$45,000	\$45,000	\$45,000	5.0364	\$226.64

SCHOOL BOARD STATE	\$45,000	\$45,000	\$45,000	3.1240	\$140.58
SCHOOL BOARD LOCAL	\$45,000	\$45,000	\$45,000	2.9980	\$134.91
LAKE COUNTY WATER AUTHORITY	\$45,000	\$45,000	\$45,000	0.2940	\$13.23
NORTH LAKE HOSPITAL DIST	\$45,000	\$45,000	\$45,000	0.4100	\$18.45
ST JOHNS RIVER FL WATER MGMT DIST	\$45,000	\$45,000	\$45,000	0.1793	\$8.07
TOWN OF LADY LAKE	\$45,000	\$45,000	\$45,000	3.6510	\$164.30
LAKE COUNTY MSTU AMBULANCE	\$45,000	\$45,000	\$45,000	0.4629	\$20.83
LAKE COUNTY VOTED DEBT SERVICE	\$45,000	\$45,000	\$45,000	0.0918	\$4.13
LAKE COUNTY MSTU FIRE	\$45,000	\$45,000	\$45,000	0.4800	\$21.60
				Total: 16.7274	Total: \$752.74

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

February 18, 2026

William “Bill” Lawrence
Town Manager
Town of Lady Lake
409 Fennell Blvd
Lady Lake, FL 32159

**Re: Request for Waiver Under LDC Section 3-3(f) – Town of Lady Lake
(Alt. Key: 3806283)**

Dear Bill:

This law firm represents the owner of the property bearing Alt. Key No. 3806283 (the “Property”), which is proposed for development as fifty-eight (58) single-family residential lots (the “Project”). On behalf of the owner, we respectfully request placement on the next available Town Commission agenda for consideration of a waiver of the Land Development Code’s twelve (12) month bar to re-file rezoning applications. As discussed below, considering the circumstances surrounding the resubmittal, a waiver of this provision is warranted.

Section 3-3(e) of the Town’s Land Development Regulations provides that applications for rezoning which are withdrawn after notice of a Planning and Zoning hearing, or denied by the Town Commission, may not be re-filed for a period of twelve (12) months, including any rezoning application concerning the same property, in whole or in part. Section 3-3(f), however, expressly authorizes the Town Commission to waive that twelve-month bar where it determines, by majority vote, that such waiver is necessary to prevent injustice or to promote the health, safety, and general welfare of the Town of Lady Lake.

The prior rezoning application for the Property proceeded to the Planning and Zoning Board but was withdrawn by the contract purchaser prior to consideration by the Town Commission. The contract purchaser’s withdrawal was based on internal business considerations—including the reduced Project scope—not any adverse finding by Town staff or the Planning and Zoning Board regarding compliance with the Land Development Regulations. No denial of the application occurred.

February 18, 2026

Page 2

Compared with the application presented to the Planning and Zoning Board, the proposed rezoning has been significantly reduced in acreage, and the number of residential lots has been substantially decreased. In addition, the owner has made updates to account for floodplain considerations, outside agency regulatory matters, and compatibility of the Project with surrounding land uses and consistency with the Town's Comprehensive Plan. As a whole, the revised Project is distinct from the withdrawn application in both scope and substance, and better aligns with the Town's Comprehensive Plan, applicable zoning standards, and surrounding neighborhood context.

Under these circumstances, strict application of the twelve-month prohibition would impose unnecessary procedural hardship without advancing any legitimate public purpose. We are prepared to present the revised Project and demonstrate why relief is warranted under LDC Section 3-3(f).

Thank you for your time and consideration. Please do not hesitate to contact our office should you require additional information or documentation.

Sincerely,



McGregor T. Love
Senior Associate

MTL/rrm



April 27, 2026

RE: Public Hearing Notice – Rezoning

Dear Property Owner:

This letter serves to notify you that a rezoning application has been filed with the Town of Lady Lake by Charles Hiott of Halff Associates, Inc on behalf of property owner, JNJ Ventures 2, LLC, for property located on the west side of County Road 25, approximately 600 feet north of Club View Drive.

Ordinance 2026-07 – Rezoning

This application proposes rezoning 24.47 acres from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low Density Residential (RS-3).

The public hearing for this petition is scheduled as follows, and your participation is encouraged. All meetings will take place at the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida:

- PLANNING AND ZONING BOARD – Monday, May 11, 2026, at 5:30 p.m.
- COMMISSION MEETING – Monday, June 1, 2026, at 6:00 p.m.
- COMMISSION MEETING – Monday, June 15, 2026, at 6:00 p.m.

Petition details are available for inspection at the Growth Management office located at 221 West Guava Street during regular business hours (7:30 a.m. to 6 p.m., Monday through Thursday).

If you wish to appeal a decision made by the board or commission, you will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal will be based.

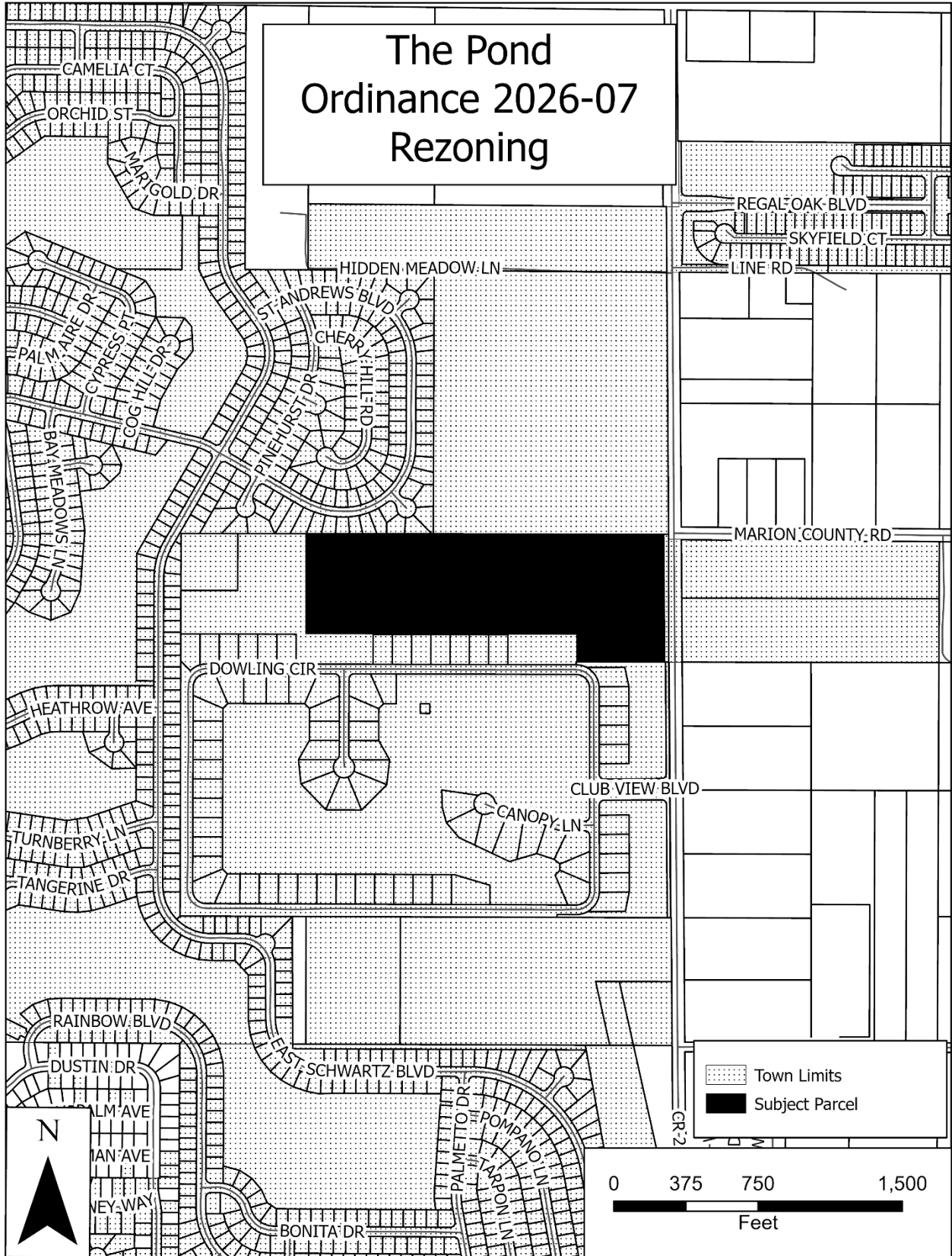
If you have any questions or need additional information, please feel free to contact the Planning Department at (352) 751-1511 or via email at planning@ladylake.org.

Sincerely,

A handwritten signature in black ink that reads 'Rebecca Schneider'.

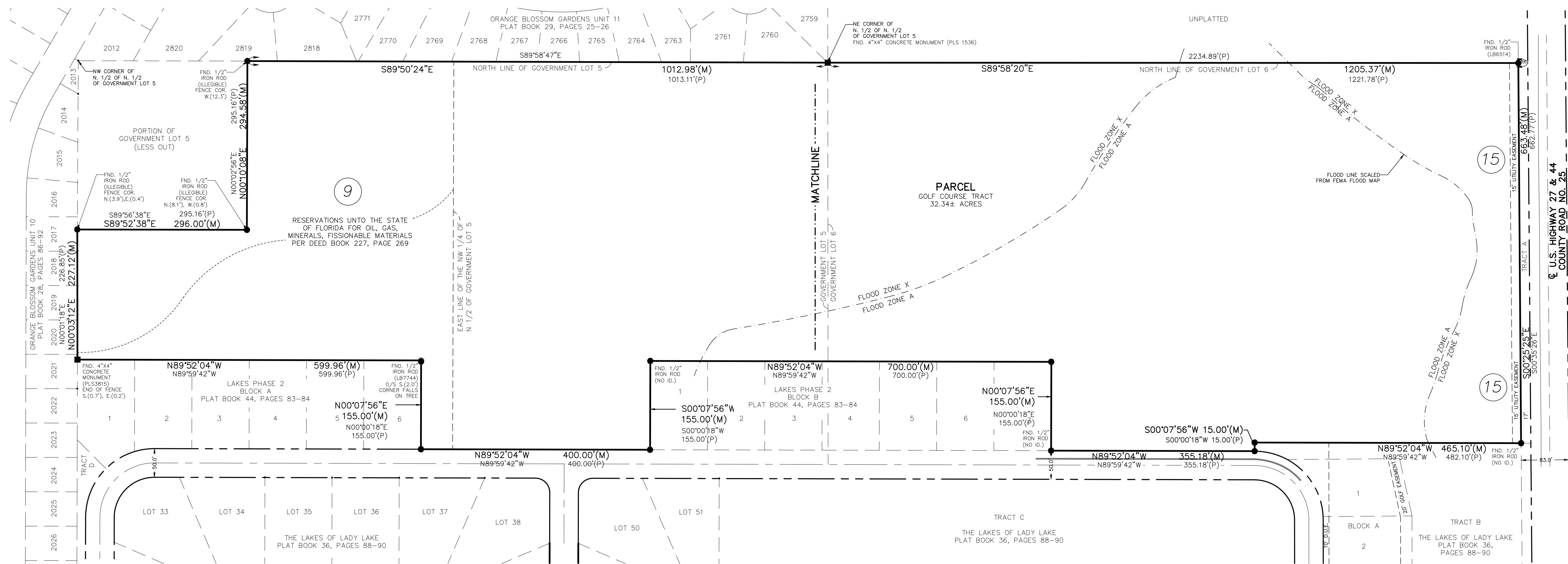
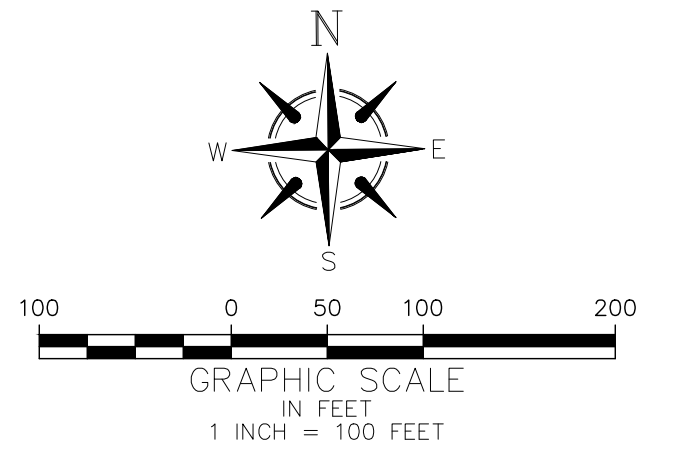
Rebecca Schneider, AICP
Senior Town Planner

LOCATION MAP



Owners Within 150 Feet

OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip
BOERMAN JAMES M TRUSTEE	566 ST ANDREWS CIR	LADY LAKE	FL	32159-2273
BOKUNIEWICZ FRANCIS J & KATHERINE A	570 DOWLING CIR	LADY LAKE	FL	32159
CAO NHAN & KIM T PHAN	509 HAMLET CT	FRUITLAND PARK	FL	34731
CATLETT NANCY S ET AL	1611 S LAKEVIEW AVE	LEESBURG	FL	34748
CULLISON VIRGINIA P TRUSTEE	1403 E FORT KING ST	OCALA	FL	34471
DIANE G VON BROOK TRUST	603 ST ANDREWS BLVD	LADY LAKE	FL	32159
DUNLAP JOSEPH L & JULIE H	605 SAINT ANDREWS BLVD	LADY LAKE	FL	32159
EHRE FAMILY TRUST	618 ST ANDREWS BLVD	LADY LAKE	FL	32159
FINNEY BERNARD	622 ST ANDREWS BLVD	LADY LAKE	FL	32159
FRONDCZAK TOM C	580 DOWLING CIR	LADY LAKE	FL	32159
GENTNER ROBERT A LIFE ESTATE	602 ST ANDREWS CIR	LADY LAKE	FL	32159
GRAND OAKS HOLDING LLC	3000 MARION COUNTY RD	WEIRSDALE	FL	32195-5168
HARTMANN FRANK & BARBARA J LIFE ESTATE	576 DOWLING CIR	LADY LAKE	FL	32159
HORSFIELD DELILAH	606 ST ANDREWS BLVD	LADY LAKE	FL	32159
JANSEN-NOSSA EUGENIA LIFE ESTATE	586 DOWLING CIR	LADY LAKE	FL	32159
JNJ VENTURES 2 LLC	8811 OLD CAMO RD	OCEAN SPRINGS	MS	39564
JOHN D MONTEIRO REVOCABLE TRUST OF 2020	10 FIRE RD 5	STRAFFORD	NH	03884
JONES SANDRA L	610 ST ANDREWS BLVD	LADY LAKE	FL	32159
LAKES OF LADY LAKE HOMEOWNERS ASSN	1553 E FORT KING ST	OCALA	FL	34471
LEE RHONDA	609 ST ANDREWS BLVD	LADY LAKE	FL	32159
LEWIS CHRISTINE	620 ST ANDREWS BLVD	LADY LAKE	FL	32159
MAIDEN BENEDICT R & ELIZABETH F	564 ST ANDREWS CIR	LADY LAKE	FL	32159
MEERAHOO DINESH & MAHESHWARIE CRAIG	11614 89TH AVE	RICHMOND HILL	NY	11418
MGM CONSTRUCTION SERVICES LLC	432 MONROE ST	CARLSTADT	NJ	07072
MILLER TOMMY L JR	582 DOWLING CIR	LADY LAKE	FL	32159
NICHOLS CLIFFORD E JR TRUSTEE	41324 COUNTY ROAD 25	WEIRSDALE	FL	32195
PALERMO JOSEPH J AND DARLENE MIHALEK	608 SAINT ANDREWS BLVD	LADY LAKE	FL	32159
PHELPS PAULINE M	PO BOX 292	LADY LAKE	FL	32158-0292
POLLINO ROBERT G & LINDA L	3342 HIGHLAND AVE	ASHVILLE	NY	14710
PROULX THOMAS J & CONNIE L	1 GLENWOOD AVE	TUPPER LAKE	NY	12986
SIPES CHARLES F SR & LINDA M	614 ST ANDREWS BLVD	LADY LAKE	FL	32159
STEPHENS JONATHAN C	616 ST ANDREWS BLVD	LADY LAKE	FL	32159-2258
WELAK UWE G & MONIKA G	612 ST ANDREWS BLVD	LADY LAKE	FL	32159
WOODSIDE JEFFREY S & MONICA A	572 DOWLING CIR	LADY LAKE	FL	32159



LEGAL DESCRIPTION:
 GOLF COURSE TRACT, LAKES PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 83-84, OF THE PUBLIC RECORDS LAKE COUNTY, FLORIDA.

SURVEYOR'S NOTES:
 ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM. REFERENCE BENCHMARK IS LCBM A80, ELEVATION = 67.04.
 BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).
 UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.
 NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.
 THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.
 ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12069C0160E DATED DECEMBER 18, 2012, THE LAND AND THE IMPROVEMENTS AS SHOWN ARE WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X" AND ZONE "A".
 POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT. ALL OTHERS ARE AS NOTED.
 MATTERS OF RECORD SHOWN HEREON ARE BASE ON A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #110528268, DATED DECEMBER 10, 2024 AT 8:00 A.M., REVISION NUMBER 2, DATED DECEMBER 20, 2024.
 PROPERTY ADDRESS: DOWLING CIRCLE, LADY LAKE, FL 32159

- SCHEDULE B-II ITEMS**
- RESERVATIONS UNTO THE STATE OF FLORIDA FOR OIL, GAS, MINERALS, FISSIONABLE MATERIALS AND 200-FOOT STATE ROAD RIGHT OF WAY AS CONTAINED IN DEED RECORDED JANUARY 15, 1945 IN DEED BOOK 227, PAGE 269, AS AFFECTED BY PARTIAL RELEASE OF ROAD RESERVATION AS SHOWN IN BOOK 1374, PAGE 2415. NOTE: THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN RELEASED PURSUANT TO SZ70.11, F.S. (APPLIES - AS SHOWN. MINERAL RESERVATION APPLIES TO PORTION OF PARCEL SHOWN. ROAD RESERVATION DOES NOT APPLY).
 - INTENTIONALLY DELETED
 - ORDINANCE 84-11 ANNEXING CERTAIN PROPERTY INTO THE TOWN LIMITS OF THE TOWN OF LADY LAKE RECORDED OCTOBER 14, 1994, IN BOOK 1323, PAGE 1526, ORDINANCE 94-12 RECORDED OCTOBER 14, 1994, IN BOOK 1323, PAGE 1529 AND ORDINANCE 96-04 RECORDED JULY 9, 1996, IN BOOK 1449, PAGE 1518. (APPLIES - NOTHING TO PLOT)
 - INTENTIONALLY DELETED
 - DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED SEPTEMBER 15, 1995, IN BOOK 1386, PAGE 272, TOGETHER WITH ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED SEPTEMBER 21, 1998, IN BOOK 1645, PAGE 857, ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED SEPTEMBER 23, 1998, IN BOOK 1796, PAGE 614, FIRST AMENDMENT RECORDED JANUARY 16, 2001, IN BOOK 1899, PAGE 1157, AGREEMENT RECORDED DECEMBER 12, 2001, IN BOOK 2040, PAGE 623, AMENDED BY LAWS RECORDED DECEMBER 8, 2005, IN BOOK 3029, PAGE 420, AMENDED BY LAWS 2ND AMENDMENT RECORDED JANUARY 22, 2009, IN BOOK 3722, PAGE 1840, ASSIGNMENT AND BILL OF SALE RECORDED NOVEMBER 13, 2009, IN BOOK 3840, PAGE 1370, AND AMENDED BY LAWS 3RD AMENDMENT RECORDED OCTOBER 21, 2010, IN BOOK 3961, PAGE 1307. (APPLIES - BLANKET IN NATURE.)
 - DECLARATION OF COVENANTS AND RESTRICTIONS FOR SURFACE WATER MANAGEMENT SYSTEM AND GRANT OF EASEMENT RECORDED FEBRUARY 24, 2000, IN BOOK 1796, PAGE 2268, AS AFFECTED BY AGREEMENT RECORDED DECEMBER 12, 2001, IN BOOK 2040, PAGE 623. (APPLIES - UNPLOTTABLE.)
 - ALL MATTERS AS SHOWN ON THE PLAT OF LAKES PHASE 2, RECORDED JANUARY 8, 2001, IN PLAT BOOK 44, PAGE 83 AND 84, INCLUSIVE. (APPLIES - AS SHOWN.)
 - INTENTIONALLY DELETED

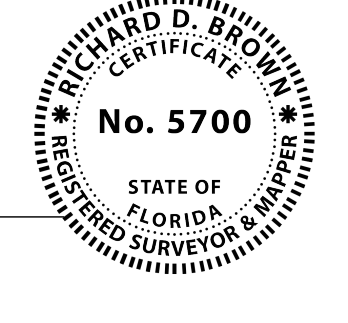
- CAMPHOR
- CEDAR
- MAGNOLIA
- MAPLE
- MYRTLE
- OAK
- PINE
- TREE
- BOTTLE BRUSH

CERTIFICATION:

I HEREBY CERTIFY TO:
 FIRST AMERICAN TITLE INSURANCE COMPANY
 SOVEREIGN LAND CO., LLC, A FLORIDA LIMITED LIABILITY COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, 16, 19 OF TABLE A THEREOF.

DATE OF PLAT OR MAP:
 FEBRUARY 6, 2025

RICHARD D. BROWN, P.S.M.
 STATE OF FLORIDA
 REGISTRATION NO. 5700
 (NOT VALID WITHOUT SIGNATURE AND SEAL)

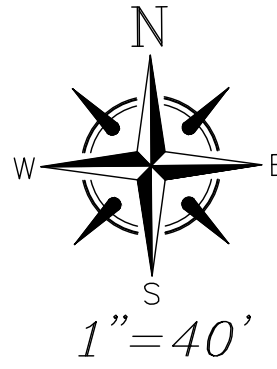


02/06/2025
 DATE

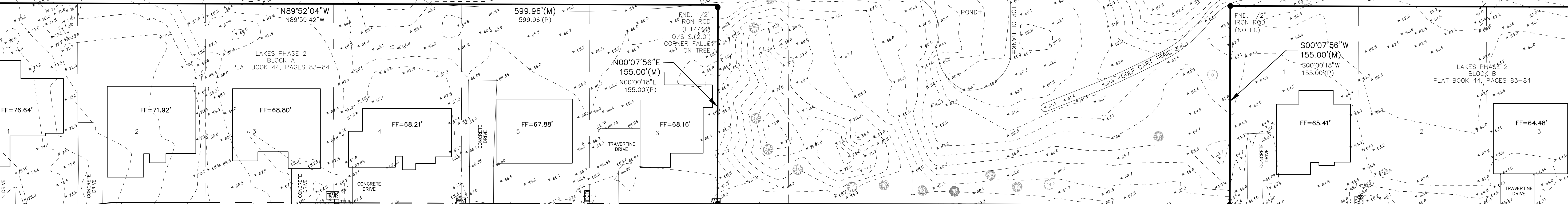
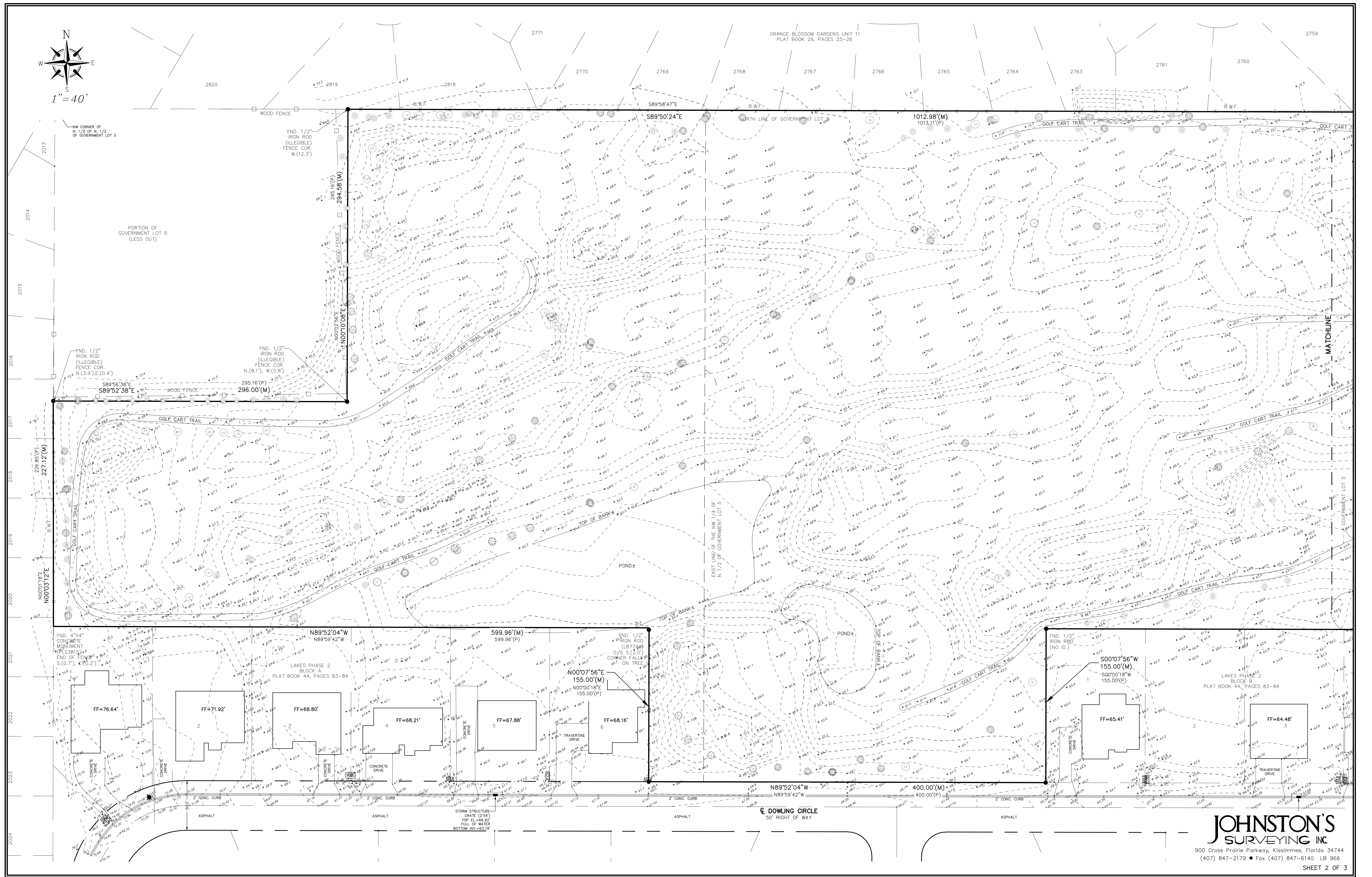
ABBREVIATIONS		LEGEND	
P.B. PLAT BOOK	(C) CALCULATED	ALL PROPERTY CORNERS AS NOTED	EL. ELEVATION
D.B. DEED BOOK	(P) PLAT	D.U.E. DRAINAGE AND UTILITIES EASEMENT	P.T. POINT OF TANGENCY
BK. BOOK	(D) DESCRIBED	8 MORE OR LESS	P.C. POINT OF CURVE
P.C. PAGE	(M) MEASURED	L.B. LICENSED BUSINESS	P.R.C. POINT OF REVERSE CURVE
SECT. SECTION	(L) LICENSED SURVEYOR	L.S. LICENSED SURVEYOR	P.I. POINT OF INTERSECTION
TWP. TOWNSHIP	C.B. CHORD BEARING	C.H. CHORD BEARING	N.&T. NAIL AND TAG
RGE. RANGE	CH. CHORD	B.W.F. BARBED WIRE FENCE	C.M.P. CORRUGATED METAL PIPE
CON. CORNER	R. RADIUS	H.W.F. HOE WIRE FENCE	R.C.P. REINFORCED CONCRETE PIPE
AC. ACRES	L. LENGTH	D.W.F. DARK WIRE FENCE	P.M. PERMANENT MONUMENT
P.S.M. PROFESSIONAL SURVEYOR	Δ DELTA	W.W.F. WOOD WIRE FENCE	R/W. RIGHT OF WAY
AND MARKER	∠ TANGENT	EP. EDGE OF PAVEMENT	OP. OFFICIAL RECORDS
BM. BENCHMARK	C.L. CENTERLINE	FRM. FRAME	STY. STORY
C.B.S. CONCRETE BLOCK & STUCCO	G/S. OFFSET	CONC. CONCRETE	TX. TRANSFORMER
— IE — UNDERGROUND POWER LINE	— BT — BURIED TELEPHONE LINE	— SAN — BURIED WATER LINE	— SAN — BURIED SANITARY SEWER LINE
— CML — OVERHEAD POWER LINE	— GAS — BURIED GAS MAIN	— SAN — BURIED SANITARY SEWER LINE	

LEGEND	
○ BENCHMARK	○ CLEAN OUT
□ WOOD POWER POLE	○ CONCRETE POWER POLE
□ METAL POWER POLE	○ SANITARY SEWER WHOLE
□ GUY WIRE ANCHOR	○ GAS METER
□ WOOD LIGHT POLE	○ GAS VALVE
□ CONCRETE LIGHT POLE	○ TELEPHONE RISER
□ METAL LIGHT POLE	□ TELEPHONE CONTROL BOX
□ FIBERGLASS LIGHT POLE	□ ELECTRIC TRANSFORMER
□ WATER VALVE	□ ELECTRIC SERVICE METER
□ WELL	□ TRAF. SIGNAL CONTROL BOX
□ RECLAIMED WATER VALVE	□ FIBER OPTIC MARKER
□ RECLAIMED WATER METER	□ TELEPHONE MARKER
□ AIR RELEASE VALVE	□ GAS MARKER
● FND. 1/2" IRON ROD (L86504)	

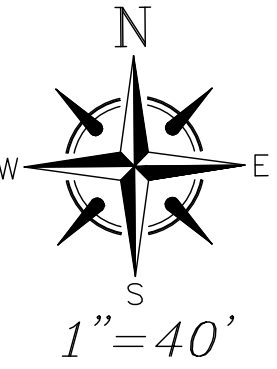
ALTA/NSPS LAND TITLE SURVEY	
GOLF COURSE TRACT, LAKES PHASE 2	
REVISIONS	NAVD 1988 VERTICAL DATUM
ADDITIONAL TOPO 2/6/25	SECT. 5 TWP. 18 S. RGE. 24 E.
CAD FILE# 24-699-ALTA_TPO.DWG	SCALE: 1"=40.00'
DATE OF SURVEY 12/16/24 JOB #24-699	DRAWN BY: AB CHECKED BY: RDB



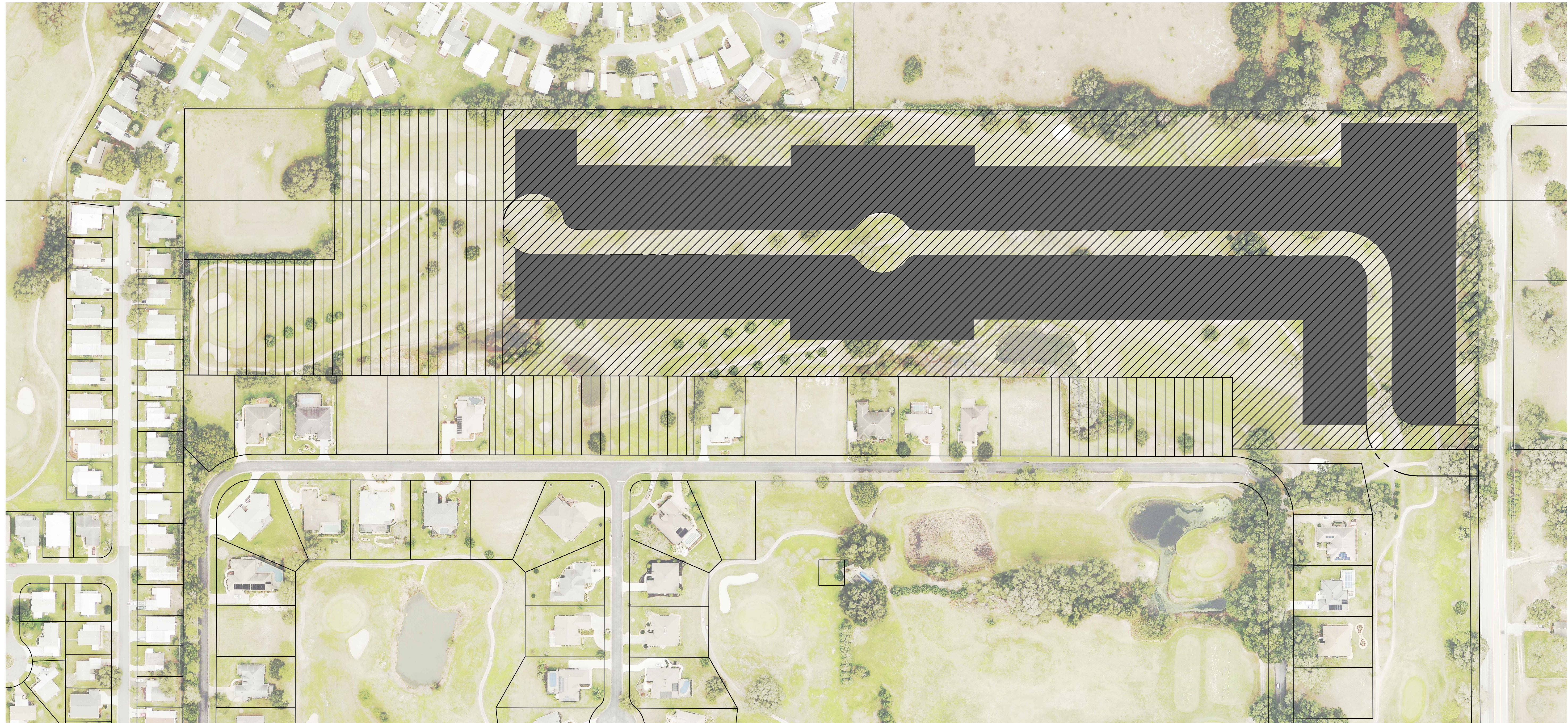
ORANGE BLOSSOM GARDENS UNIT 11
PLAT BOOK 29, PAGES 25-26

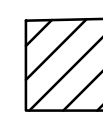
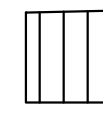



JOHNSTON'S
SURVEYING, INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966
SHEET 2 OF 3



JOHNSTON'S SURVEYING, INC.
 900 Cross Prairie Parkway, Kissimmee, Florida 34744
 (407) 847-2179 • Fax (407) 847-6140 LB 966
 SHEET 3 OF 3



-  PROPOSED RS-3 ZONING
-  AREA TO REMAIN AG-1 ZONING
-  AREA TO BE DEVELOPED AT 3DU/AC
INDIVIDUAL LOT LINES WILL BE
DETERMINED AT TIME OF PLATTING

OWNER: 3806283
JNJ VENTURES 2 LLC
8811 OLD CAMO RD
OCEAN SPRINGS MS 39564

ALT KEY # 3806283 (32.65 ACRES 1,422,271 SF)
ACREAGE FOR REZONING 24.34 AC (1,060,250 SF)
WETLAND AREA 0 AC
EXISTING ZONING AG
FUTURE LAND USE SF-LD
PROPOSED ZONING RS-3
PROPOSED LAND USE SF-LD
NUMBER OF LOTS 73 MAX
LOT SIZE 60' X 125'
DENSITY 3.00 LOTS / AC MAX
SET BACKS 25' FRONT, 8' SIDE, 20' REAR
OPEN SPACE REQUIRED 24.34 * 0.25 = 6.09 AC

FLOOD ZONE ZONE X PER FEMA MAP # 12069C0160E, EFFECTIVE 12/18/2012

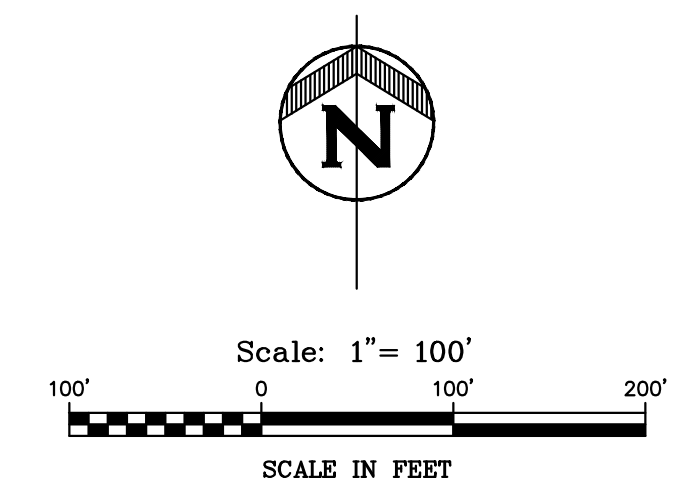
EXISTING ZONING NORTH: PFD
SOUTH: RS-3 / AG
EAST: COMMERCIAL
WEST: MIX 8 / AG

EXISTING FUTURE LAND USE NORTH: OIF
SOUTH: SF-LD
EAST: RET
WEST: MH-HD

LANDSCAPE BUFFERS MEET TOWN'S LDR'S

WATER & FIRE PROTECTION TOWN OF LADY LAKE
SEWER TOWN OF LADY LAKE

NO KNOWN KARSTS FEATURES ON SITE
NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS ON SITE



DATE	REVISION
	1
	2
	3
	4
	5
	6
	7
	8

JNJ VENTURES 2 LLC

REZONING
PLAN



Office: 352.343.8481
Fax: 352.343.8485
902 North Sinclair Ave.
Tallahassee, Florida 32378
Certificate of Authorization Number: 33390

DATE:	APRIL 2026
DESIGNED BY:	CCH
DRAWN BY:	CCH
CHECKED BY:	CCH
JOB NO.:	059609.002
FILE NAME:	REZONING

Sheet 1

CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 54813



1 **DRAFT PLANNING AND ZONING BOARD MEETING MINUTES**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **May 11, 2026**

4 The Planning and Zoning Board meeting was held in the Town Hall Commission Chambers at
5 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.

6 **CALL TO ORDER:** Chairman Bob Galloway

7 **PLEDGE OF ALLEGIANCE:** Led by Chairman Galloway

8 **ROLL CALL:**

Member	Present
Brinson	YES
Saunders	Excused
Galloway	YES
Auger	YES
Masse	Excused

9 **STAFF PRESENT:**

10 Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Carol Osborne,
11 Deputy Town Clerk.

12 Attorney Taylor Tremel was also present.

13 **NEW BUSINESS**

14 **A. Town Clerk**— Approval of Minutes— Planning and Zoning meeting minutes, March 9, 2026.

15 **Upon a motion by Member Auger and seconded by Member Brinson, the Planning and**
16 **Zoning Board approved the minutes of the March 9, 2026, Planning and Zoning Board**
17 **meeting as presented.**

18 **B. Ordinance 2026-07 – Rezoning – The Pond – An Ordinance Changing the Zoning**
19 **Designation for Certain Property Being Approximately 24.34 acres, owned by JNJ Ventures**
20 **2, LLC, located within Lakes Phase 2, Golf Course Tract, on the West Side of County Road 25,**
21 **Approximately 600 Feet North of Club View Drive from Lady Lake Agriculture Residential**
22 **(AG-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County,**
23 **Florida. (Rebecca Higgins)**

1 Senior Planner Rebecca Higgins stated that applicant is Charles Hiott, of Halff, on behalf of the
2 owner JNJ Ventures 2, LLC. The property was previously used as a golf course but is currently
3 vacant.

4 Growth Management staff recommends approval of Ordinance 2026-07.

5 Ms. Higgins stated that this property is the golf course track in the Lakes of Lady Lake Phase 2.
6 She stated that there are currently 13 residential lots within Lakes of Lady Lake Phase 2.

7 Ms. Higgins stated that a similar application was received on October 6, 2025, and
8 subsequently withdrawn by the applicant in January 2026. Per Chapter 3, Section 3-3.)e-f.) of
9 the Town of Lady Lake Land Development Regulations, applications which were withdrawn by
10 the applicant after notice of the Planning and Zoning hearing was given or which were denied
11 by the Town Commission at the final hearing, shall not again be accepted by the Town until
12 twelve months have passed from the date said application was withdrawn or denied. The
13 Town Commission opted to waive this prohibition at the March 2, 2026 meeting, allowing for a
14 new application to be submitted.

15 Lakes of Lady Lake Phase 1 is zoned RS-3. Phase 2 was not rezoned at the time of development,
16 resulting in the golf course and 13 residential lots retaining AG-1 zoning. The remaining portion
17 of the property not included in this application will retain an AG-1 zoning designation to ensure
18 that the existing platted lots on the north end of Dowling Circle remain compliant with AG-1
19 density requirements. The former golf course, which is no longer in operation, functioned as a
20 nonconforming use within the AG-1 zoning district. Reestablishment of the golf course would
21 require rezoning to a district that permits such use, such as a Planned Unit Development (PUD).
22 Any future development of the subject property will be required to connect to Town water and
23 sewer services.

24 Ms. Higgins stated that the existing golf course is a nonconforming use in the RS-3 zoning
25 district. Because it has been vacated for more than 180 days, the golf course property requires
26 rezoning or a Special Exception Use designation to reopen.

27 **Zoning Designation of Adjacent Properties: North** — Public Facilities District (PFD); **East** —
28 Planned Commercial (CP); **South** — Agriculture Residential (AG-1); Single Family Low Density
29 Residential (RS-3); **West** — Agriculture Residential (AG-1); Mixed Residential Medium Density
30 (MX-8).

31 **Past Actions:** The Technical Review Committee found that Ordinance 2026-07 was ready for
32 transmittal to the Planning and Zoning Board.

33 **Public Hearings:** The Town Commission's first reading of Ordinance 2026-07 is scheduled for
34 Monday, June 1, 2026, at 6:00 p.m. The second and final reading is scheduled for Monday, June

1 15, 2026, at 6:00 p.m.

2 Staff mailed notices to inform the surrounding 34 property owners within 150 feet of the
3 subject property on Monday, April 27, 2026. The notification signs were posted on the property
4 on Monday, April 27, 2026.

5 To date, staff has not received any correspondence in support or opposition of this application.

6 McGregor Love, 215 North Eola Dr., Orlando

7 Mr. Love stated the rezoning request was resubmitted due to the peculiar way the density is
8 calculated in the proposed development and the existing AG-1 zoning. He stated that the
9 original rezoning request encompassed the entire area. The difficulty with that was it would
10 impact the remaining AG-1 properties and bring them below minimum density allowed under
11 their zoning. He stated that this is not a request to develop a single family development, just to
12 establish zoning. The subdivision phase will come later.

13 **Public Comment**

14 Chris Mangino, 557 Dowling Circle, Lakes of Lady Lake

15 Mr. Mangino expressed his opposition to this project due to increased traffic.

16 Mr. Carroll stated that this area was rezoned in the 1990s and the comprehensive plan granted
17 entitlements for three dwelling units per acre. He explained that when discussing land use and
18 zoning, if an applicant submits a rezoning application for their property that is consistent with
19 the future land use designation, the town is obligated to recommend approval based on the
20 consistency with the comprehensive plan.

21 Mr. Carroll explained that at the platting stage for this property, the applicant coordinates with
22 Lake County to specify how to modify the county road for traffic flow.

23 Connie Hommerding, 521 Dowling Circle

24 Ms. Hommerding expressed her opposition to the proposed project and her desire for the golf
25 course to remain.

26 Member Auger stated that it is currently a nine-hole course.

27 Mr. Carroll stated that the town does not have the authority to force the property owner to
28 operate a golf course. He stated that there may have been an understanding with the residents
29 who purchased property in this development years ago that the golf course would always be
30 there. He stated that because the golf course closed, the property would not be assessed as a

1 golf course lot.

2 Phil Mathias, 1404 Meadow View Way

3 Mr. Mathias stated that he has been in contact with Lake County to install a traffic light at
4 Marion County Road and County Road 25, and the entrance to the new development should
5 align with Marion County Road.

6 Member Auger surmised that the entrance to the property could be relocated.

7 Mr. Carroll advised that the Planning and Zoning Board is an advisory board. Their role is to
8 review projects to ensure they follow the town's codes. It is then forwarded to the Town
9 Commission with their recommendation of approval or denial.

10 Monica Woodside, 572 Dowling Circle

11 Ms. Woodside inquired how the residents of this community formally express their feelings
12 regarding this proposed project.

13 Mr. Carroll explained questions and comments can be submitted in writing until June 15, which
14 is the second reading of this ordinance before the Town Commission.

15 McGregor Love

16 Mr. Love stated that the questions regarding site access, circulation, and traffic improvements,
17 including off-site traffic improvements, will be addressed at the time the site plan is presented.
18 Per the State process, any municipality must show that the impact of development would not
19 cause a public facility, i.e. roadways, to fall below an acceptable level of service. This would
20 result in a turn lane or traffic light being required as part of the project.

21 Chuck Hiott, 902 N Sinclair Ave, Tavares

22 Mr. Hiott advised that currently the conceptual plan shows access on the south because that is
23 where they legally have access to the property. He stated that they are in discussion with the
24 property owner to the north. An access on the north side would be included to the plan if an
25 agreement is reached, access on the north side would be part of the design. If signalization is
26 required, it will align with this access point.

27 Chairman Galloway asked if there were questions or comments from the board and from the
28 public. Hearing none, Chairman Galloway asked for a motion.

29 **Upon a motion by Member Brinson and seconded by Member Auger, the Board voted to**
30 **forward Ordinance 2026-07 to the Town Commission with the recommendation of approval.**

Member	Vote
Auger	YES
Brinson	YES
Galloway	YES

1 **Motion carried 3-0.**

2 **~~CHAIRPERSON AND MEMBERS REPORT~~**

3 ~~There were no comments.~~

4 **PUBLIC COMMENT**

5 ~~There were no comments.~~

6 **ADJOURN**

7 ~~With nothing further to discuss, the meeting adjourned at 6:00 p.m.~~

8

9

10 _____

11 Kathleen Rosado, Town Clerk

12

13

14 _____

15 Robert Galloway, Chairperson