



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

All interested persons are cordially invited to attend this public meeting.

DATE AND TIME

Monday, July 7, 2025, 6:00 PM

PLACE

Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake

PROCEDURE

Citizens are encouraged to participate in the Town of Lady Lake meetings. Citizen groups are asked to name a spokesperson. Speakers will be limited to three minutes. Additional time may be granted at the Mayor's discretion. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.

CALL TO ORDER

INVOCATION

Pastor Susan Moody - The Congregational Church

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA

A. PROCLAMATIONS

1. Proclaiming the July as Parks and Recreation Month in the Town of Lady Lake

B. PRESENTATIONS

1. Lady Lake Chamber of Commerce - Leslie DiCesare

C. CONSENT

1. June 16, 2025 - Town Commission Conceptual Workshop
2. June 16, 2025 – Town Commission Minutes
3. Consideration of Approval of the Fourth Amendment to the Interlocal Agreement between Lake County and the Town of Lady Lake Relating to the Provision of Library Services. (Aly Herman)
4. Consideration of Mutual Agreement for Pavement Management — Preservation Services for the Fiscal Year 2024–2025 Annual Street Resurfacing Project (C.T. Eagle)

D. NEW BUSINESS

1. Consideration of Approval to Contract with the Center for Public Safety, Inc. to Conduct a Study and Report for a Recreation Center in Lady Lake. (Mike Burske)
2. Consideration of Approval to Reject all Bids for Bid 2025-001, Heritage Park Gazebo Roof Replacement and Repair Project. (Mike Burske)
3. Consideration of Approval to Hire Farmers Roofing and Construction to Perform the Roof Repair and Installation of the Heritage Park Gazebo. (Mike Burske)
4. Boulevard Oaks Subdivision — Final Plat Plan — Proposing 160 non-age-restricted single-family residential lots on 41.22 acres zoned PUD, located east of County Road 25/Teague Trail and north of Line Road, approximately 680 linear feet south of the Marion County line, owned by Bo Development, LLC, within the town limits of the Town of Lady Lake, Florida. (Thad Carroll)

E. TOWN ATTORNEY'S REPORT

1. Ordinance 2025-07 — Second and Final Reading - Annexation — Barny Weldin — An ordinance voluntarily annexing one property being approximately 2.29 acres, owned by Barny Weldin, Located on the north side of East Hermosa Street, approximately 105 feet east of Massachusetts Street, addressed as 129 East Hermosa Street, within Lake County, Florida. (Thad Carroll)
2. Ordinance 2025-08 — Second and Final Reading - Small Scale Future Land Use Comprehensive Plan Amendment — Barny Weldin — Requesting a Change to the Future Land Use Designation from Lake County Urban Medium Density to Lady Lake Single Family Low Density (SF-LD) for one property being approximately 2.29 acres, owned by Barny Weldin, 129 East Hermosa Street, within Lake County, Florida. (Thad Carroll)
3. Ordinance 2025-09 — Second and Final Reading - Rezoning — Barny Weldin

— An ordinance changing the zoning Designation for certain property being approximately 2.29 acres owned by Barny Weldin, located north of East Hermosa Street approximately 105 feet east of Massachusetts Street from Lake County Rural Residential (R-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Thad Carroll)

TOWN MANAGER'S REPORT

MAYOR AND COMMISSIONER'S REPORT

PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda, and it is open to any concern or comments that the public may have.

ADJOURN

Please contact the Town Clerk's Office with any questions at 352-751-1501. This public hearing 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.

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.



PROCLAMATION

WHEREAS, parks and recreation programs are an integral part of communities throughout this country, including the Town of Lady Lake; and

WHEREAS, our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and,

WHEREAS, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and,

WHEREAS, parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, the Town of Lady Lake recognizes the benefits derived from parks and recreation resources

NOW, THEREFORE, I, Ed Freeman, Mayor of the Town of Lady Lake, Florida, do hereby proclaim the month of July 2025 as:

“PARK AND RECREATION 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 7th day of July, 2025.

Attest:

Carol Osborne, Deputy Town Clerk

Ed Freeman, Mayor

**DRAFT MINUTES OF THE TOWN COMMISSION CONCEPTUAL
WORKSHOP
TOWN OF LADY LAKE, FLORIDA**

June 16, 2025

The special conceptual workshop meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor Ed Freeman presiding. The meeting convened at 5:00 p.m.

ROLL CALL

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

STAFF PRESENT:

Thad Carroll, Growth Management Director; Becky Higgins, Senior Planner; Malina Wright, Development Coordinator; Deputy Chief Jason Brough, Lady Lake Police Department; C.T. Eagle, Public Works Director; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

Senior Planner Becky Higgins advised that due to the dissolution of the Parks, Recreation and Tree Advisory Board, landscape waivers are now presented at Special Commission Conceptual Workshop meetings.

NEW BUSINESS

1. Consideration of Landscaping Waivers for the Church at the Springs Lady Lake Campus Major Site Plan Modification MJM 01/25-001 – Conversion of an Existing 27,604 Square Foot Industrial Building to an Institutional (Religious) Use Providing 261 Parking Spaces, Storm Water Retention, and Landscaping Buffers, on 5.386 acres zoned Industrial (I), addressed as 600 Rollling Acres Road, within the Town Limits of Lady Lake, Florida (Becky Higgins)

1 Senior Planner Becky Higgins presented this agenda item stating that this major site plan
2 modification is for a new project for Church of the Springs Lady Lake campus, located at the
3 northwest corner of Rolling Acres Road and Duck Lake Road. She advised this location was
4 formerly the Daily Sun print shop and has been vacant for several years. The applicant is
5 Stephen Campbell, P.E., and the owner is Villages Operating Company.

6 Ms. Higgins stated that this application is for the conversion of a 27,604 square-foot industrial
7 building to an Institutional Use/Religious Use, providing 261 parking spaces, storm water
8 retention, and landscaping buffers. The property is zoned Industrial and the future land use is
9 Lady Lake Industrial District. She advised that the Religious Land Use and Institutionalized
10 Persons Act (RLUIPA) allows for religious use within this zoning district.

11 Ms. Higgins presented the improvement plans that includes a location map of the subject
12 property, site plan and site data, and landscaping plan.

13 Ms. Higgins explained tables used within the Town's Land Development Regulations to
14 determine which buffers are required. She stated the first waiver is based on the zoning
15 designation of the subject property and the surrounding properties. Because it is an
16 industrial-zoned property, she stated that the applicant is requesting buffer modifications
17 with the north and west buffers. The applicant's justification is that each of these require a
18 Type "C" buffer, which is 30-feet wide per Tables 10-1 and 10-2 of the LDRs. The portions of
19 these buffers that are less than 30-feet wide are proposed to have a six-foot-tall vinyl fence.
20 Per LDR Section 10-3.b)B) a Class "C" buffer is to be 30-feet wide with six canopy trees, four
21 understory trees and a continuous hedge, or an approved fence or wall. The applicant
22 acknowledged that a six-foot-tall vinyl fence is an approved type of fence.

23 The second waiver request is per LDR Sec 10-3)c)3), which states that a landscape area shall
24 be provided at the end of all double-parking rows. The landscape area will be a minimum of
25 four hundred square feet and shall contain a minimum of two acceptable canopy trees or five
26 acceptable understory trees or palms, ten acceptable shrubs, and ground cover and/or grass.
27 These landscape areas are for pedestrian use.

28 Ms. Higgins stated that a sidewalk is being added for increased pedestrian safety while
29 traversing the parking lot. The applicant's justification request to waive the landscaping
30 requirements within the parking lot islands, specifically the islands that traverse the center of
31 the "new" parking lot with a sidewalk, is for pedestrian safety.

32 Commissioner Regan asked if there would be a deceleration lane or a turn lane into the
33 driveway.

1 Ms. Higgins stated that the review for Rolling Acres Road will be conducted by Lake County.

2 Commissioner Gourlie asked if the property would change ownership.

3 Steven Campbell spoke from the audience stating that this property is being leased with an
4 option to purchase.

5 Commissioner Gourlie inquired as to the fate of the property if the church no longer operates
6 at this location.

7 Mr. Campbell replied from the audience that he cannot answer that question.

8 Mr. Carroll advised that any future changeover will be sufficient due to the parking that is
9 being proposed with this application.

10 Ms. Higgins added that the elevation changes may need to be reviewed if ownership changes.
11 She added that civic buildings are exempt from Chapter 20 of the LDRs (Commercial Design
12 Standards), and Religious Use falls under civic use.

13 Mayor Freeman inquired about the tax ramifications because this is leased property.

14 Town Attorney Derek Schroth stated that the property owner is responsible to pay the
15 property taxes. He added that because the lease payments are made by a non-profit
16 organization, sales tax for rental of the property would not be collected.

17 Mayor Freeman inquired if this church has a facility on CR 25 and are there plans for that
18 property.

19 Ms. Higgins confirmed that there is a facility on CR 25 as well. Mr. Campbell stated from the
20 audience that he does not know what the plans are for that facility.

21 Mayor Freeman stated that he is concerned with the tax ramifications with this project
22 because there is a facility on CR 25 that is exempt. He stated that he is concerned with the
23 amount of revenue the town receives. He stated the church on CR 25 was originally a bingo
24 hall and were paying taxes.

25 Mayor Freeman asked for clarification regarding the changes in the landscape buffers.

26 Steven Campbell, 9796 Peppertree Terrace, Apt. 306, Wildwood, Florida. Mr. Campbell
27 stated that he represents the engineering company for The Villages, (Clymer, Farner and
28 Barley), and Church at the Springs.

1 Mr. Campbell clarified that the first waiver request is to determine the buffer class. He stated
2 that he was unsure if a waiver was required because town code permits a six-foot vinyl fence
3 in lieu of a buffer. The request is to ensure all factors are considered.

4 Mr. Campbell explained the second waiver is to install a sidewalk instead of parking lot
5 landscaping islands.

6 Mayor Freeman verified with Mr. Carroll that if the commission approves the plans, they are
7 binding.

8 Mr. Carroll concurred adding that approval would serve as this commission's acceptance of
9 the site plan, provided the plans are not modified.

10 **Commissioner Gourlie made a motion to approve the landscaping waivers for the Church**
11 **at the Springs Lady Lake Campus Major Site Plan Modification MJM 01/25-001;**

12 **Commissioner Roberts seconded. Motion passed by a vote of 5-0.**

13 **2. Consideration of Landscaping and Commercial Design Waivers for the Lady Lake**
14 **Warehouse New Major Site Plan MJSP 11/24-002 – A 27,745 Square Foot Warehouse**
15 **Building, 21 Parking Spaces, Storm Water Retention, and Landscaping Buffers, on 2.17**
16 **acres zoned Planned Commercial (CP), Addressed as 109 Griffin View Drive, within the**
17 **Town Limits of Lady Lake, Florida. (Becky Higgins)**

18 Senior Planner Becky Higgins presented this agenda item stating that this property is
19 currently zoned Planned Commercial and has a Future Land Use is Commercial General Retail
20 Sales and Services. The proposed use is permitted within the Memorandum of Agreement in
21 Ordinance 2023-12. She clarified that the applicant is requesting a landscaping waiver and a
22 commercial design waiver.

23 Ms. Higgins stated the requested landscaping waiver is LDR Sec 10-3)a)2)B) – In no event shall
24 the number of retained trees be less than twenty-five percent of the total existing trees, and
25 Chapter 20, Section 20-3C).3).A) – New buildings should adopt one of the four architectural
26 styles recommended in the Town of Lady Lake Commercial Design Guidelines Manual: Frame
27 Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

28 Ms. Higgins presented a site plan map indicated the warehouse location. She noted that this
29 is an oddly shaped lot and much of the project is located at one side of the property. She
30 stated that the property is surrounded by commercial property, noting multi-family zoning to
31 the west of the property.

1 Ms. Higgins advised that this property is located within a flood zone and the storm water
2 ponds will be located at the north portion of the property.

3 Ms. Higgins stated the applicant will remove all trees from the property and there are no
4 historic trees in this location. The applicant's justification statement is that full tree removal
5 is being requested due to the strict stormwater criteria set forth by St. Johns River Water
6 Management District and the irregular geometry of this site. Being a triangle parcel, the
7 building must be located toward Griffin View Drive which will not affect the trees. As the
8 proposed building finished floor will be one foot above the existing floodplain elevation,
9 adding fill will be required. In the process, all trees will be damaged should they remain in the
10 area. She stated that the applicant will meet the required minimum number of tree inches,
11 which is 352 tree inches. She advised the applicant will provide 362 tree inches.

12 Ms. Higgins stated that the new landscaping would be installed at the perimeter of the
13 property and in the buffers.

14 Ms. Higgins stated the next waiver requested relates to commercial design, Chapter 20,
15 Section 20-3C).3).A), which requires new buildings to adopt one of the four architectural
16 styles recommended in the Town of Lady Lake Commercial Design Guidelines Manual: Frame
17 Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

18 The applicant's justification for the waiver is that ACG proposes facade elements in
19 accordance with section 20-3C to both elevations facing frontage roads, South Old Dixie
20 Highway and Griffin View Drive. The two exterior elevations not road facing are proposed to
21 not meet facade requirements with section 20-3C as they are not easily visible from the street.
22 Ms. Higgins stated that this is in line with adjacent properties.

23 Commissioner Roberts stated that there are a few items preserved items on the list of plants.
24 She asked if the applicant is adding to the perimeter plants.

25 Ms. Higgins replied affirmatively clarifying that the trees will be added that at the perimeter,
26 yet not on their property. She stated that the trees on a small area of property will be
27 retained.

28 Mayor Freeman stated that it is stated that 25% of the trees will be retained, yet it appears
29 that all the trees are being removed.

30 Ms. Higgins clarified that town code requires 25% of the trees be retained. The waiver request
31 is to remove all trees.

1 Mayor Freeman stated that he visited the property and does not agree with this request. He
2 acknowledged removing the invasive trees. However, the trees along the east side next to the
3 retention area appear to be acceptable. He stated that construction plans typically prefer to
4 remove everything and believes leaving some of the property intact is not difficult. He stated
5 he does not like the design of the building. He inquired as to the location of the loading dock.

6 Ms. Higgins stated that the loading area at the front of the building, with bay doors facing the
7 west portion of the property.

8 Mayor Freeman stated that he is not in favor of this project.

9 Commissioner Gourlie clarified that the applicant's justification for removing the trees is due
10 to raising the property approximately one foot by adding large amount of fill dirt. By doing
11 this and leaving the trees, the trees would die because of raising the ground level.

12 Mayor Freeman stated that he understands the applicant's justification. He stated that
13 developers claim that trees will die if any of the typography is changed. He stated that he
14 would prefer to the advice of a tree expert. He acknowledged the use of the property and
15 reiterated that he does not like the aesthetic of the building and the loss of trees.

16 Mike Cherry, 1122 Glenmoor Court, Clearwater, FL

17 Mr. Cherry acknowledged that many trees are impacted by this development. He stated that
18 St. Johns River Management District is requiring that they take on all the storm water from all
19 the adjacent properties, as it is currently, and not make it worse. He stated that there is an
20 existing depression and a larger hole needed to be dug to store the large amount of storm
21 water coming from the multi-family site to the west, as well as the western portion of Old
22 Dixie Highway. Many of the trees being removed are on the north side of the property.

23 Mayor Freeman stated that trees are always the first to go with new developments. He stated
24 that developers clear a site and start over. He stated that he does not agree with that
25 practice.

26 Mr. Cherry stated to redevelop the site and get out of the flood zone to not pay flood
27 insurance, the building must be raised out of the flood zone area, which affects the trees. He
28 stated that grading within 12 inches of a tree will kill the root system and therefore it is not
29 permitted.

30 Mayor Freeman stated that he understands this, which is the scenario of the developers. If soil
31 is added, the trees will die. He stated this works for the developers; it does not work for him.

Commissioner Regan inquired as to the design of the building that is not visible from the roadway.

Mr. Cherry clarified that he is a civil engineer. He stated that this is a typical spec building and the owner does not know what he wants to do with the building. He stated that he wants the flexibility when he receives the end-use permit to give them the space to operate the business.

Commissioner Gourlie asked if cypress trees could be planted.

Mr. Carroll advised that there are currently retention areas in town with cypress trees.

Commissioner Gourlie stated that The Villages has cypress trees around the retention ponds.

Commissioner Gourlie made a motion to approve the landscaping and commercial design waivers for the Lady Lake Warehouse New Major Site Plan, adding that the developer use cypress trees around or near the retention pond; Commissioner Roberts seconded.

Town Attorney Derek Schroth clarified that the motion is to grant or deny the requested waivers. The applicant would have to agree with the modifications proposed by the commission, and a written proposal would clarify the commission's request. He stated that there is a motion on the table and suggested presenting the proposal to the property owner. If they consent to the modification, they can submit a proposal that contains the cypress trees or a rendition of them so the commission can make an informed decision.

Commissioner Gourlie made a motion to withdraw his original motion to approve the proposed waivers with modifications, and to table this agenda item until further information is received. Commissioner Regan seconded. Motion passed 5-0.

PUBLIC COMMENT

No comments.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:32 p.m.

Carol Osborne, Deputy Town Clerk

Ed Freeman, Mayor

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

June 16, 2025

The regular meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor Freeman presiding. The meeting convened at 6:00 p.m.

CALL TO ORDER

INVOCATION

Reverend J.T. Wheeler – Village Church of Christ

PLEDGE OF ALLEGIANCE

Led by Mayor Freeman

ROLL CALL

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

STAFF PRESENT

Thad Carroll, Growth Management Director; Becky Higgins, Senior Planner; Police Chief Steve Hunt; Deputy Chief Jason Brough, Lady Lake Police Department; Elisha Pappacoda, Communications Director; Tamika DeLee, Human Resources Director; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

A. PROCLAMATIONS

1. Proclaiming June 2025 as Pride Month in the Town of Lady Lake

Mayor Pro Tem Treva Roberts read the proclamation aloud.

B. PRESENTATIONS – no presentations

C. CONSENT

1. May 15, 2025 – Town Commission Workshop Minutes

2. May 19, 2023 – Town Commission Minutes

**Commissioner Roberts made a motion to approve the Consent Agenda as presented;
Commissioner Regan seconded. Motion carried 5-0.**

D. NEW BUSINESS

1. Consideration of Approval of Fiscal Year 2024-2025 Budget Transfer for A/C replacement at the Library. (Joella LeDonne)

Finance Director Joella LeDonne stated this request is to transfer money within the budget and does not affect the final budget total. This will leave a balance of \$16,000.00 in the contingency fund. She stated that one air conditioning unit at the library was replaced earlier this year and repairs are needed for two additional air conditioning units. She stated that Maintenance Supervisor Ted Williams explained to her that the town has been maintaining and repairing the air conditioning units at the library rather than replacing them.

Mayor Freeman inquired if the repairs would enable the units to work effectively or should the A/C units be replaced.

C.T. Eagle, Public Works Director

Mr. Eagle stated that several air conditioning units have failed since the library was constructed in 2009. New replacement units are included in the annual budgets. There are 27 air conditioning units at the library and are repaired until they can no longer be repaired.

Commissioner Sage inquired if this repair goes out to bid and a vendor awarded.

Ms. LeDonne stated the town's contract with Nash, who installed the air conditioning units, includes maintenance and repairs.

Commissioner Roberts made a motion to approve the budget transfer for A/C replacement at the library; Commissioner Sage seconded; Motion passed 5-0.

2. Consideration of Request to Participate in a Proposed Independent Study through Lake 100 to Better Understand the Local Government Taxing Structure in Lake County. (Thad Carroll)

Growth Management Director Thad Carroll presented this item on behalf of Bill Lawrence. Mr. Carroll stated that over the past several months the Board of County Commissioners has had discussions regarding growth within the county. He stated that citizens have voiced their concerns regarding annexations, the development occurring within municipal boundaries and what is occurring within the county because of municipal expansion. On June 2, the Lake County

Commissioners held a meeting to discuss growth management and who has powers to steer that growth. He stated that the topic of becoming a charter county was discussed.

Mr. Carroll stated that Lake 100, a private sector business leadership organization, wants to embark on a study that will examine how county revenues are spent, i.e. what services are being provided to the county residents and what services are being provided to the municipalities. Each municipality is being asked to contribute financially to the study. He stressed that this is an independent study and is not bias toward an outcome that would favor the county or the municipalities. He noted that other county officials have contributed toward this study.

Mr. Carroll advised that Mr. Lawrence attended the Lake County City Managers' meeting on June 5 and verbally committed that the Town of Lady Lake would contribute \$3,000.00 toward the study, pending Town Commission approval. He clarified that the Board is seeking a proportionate share toward the study based on population. The final scope of the study will be approved by the county manager and each respective city manager.

Mr. Carroll stated that he received an email from Lake 100 and read it into the record:

Hello from Lake 100,

Attached, please see Lake 100's position paper regarding charter county discussions in Lake County that was submitted to the Lake County Board of County Commissioners.

After careful review and consideration, the Board has adopted a position opposing any move toward a county charter structure at this time. The concerns center around the potential for increased bureaucracy, politicization of administrative functions, and the impact such a shift could have on economic development and local autonomy.

Mr. Carroll stated there was no attachment with the email.

Mr. Carroll advised that this email does not indicate that the study has been withdrawn and will go forward as a fact-finding mission. However, the direction of Lake County becoming a Charter County may be withdrawn.

Commissioner Regan inquired as to the benefit for the town to partake in this study.

Mr. Carroll stated that the information gathered will indicate how expenditures are being utilized across the county by identifying which services are being provided to county residents and what the county does for each municipality. He stated that the scope of the study has not been developed to date.

Commissioner Roberts stated that she is in favor of the study as it will identify what the county is doing and whether the town is subsidizing county service areas outside of the municipal limits. She stated that there have been claims that the county alleged the municipalities are not doing

1 their job. She stated that this study will provide a clear understanding of what the town does
2 and what the county does.

3 Commissioner Sage stated that he anticipates learning what services could be provided by the
4 county, such as when the county provided the function of the dog pound. He stated that the
5 governor has indicated he wants to eliminate property taxes. If that occurs, the town could
6 relinquish our police department and the county would then provide the town police protection.

7 Mayor Freeman stated that he is in favor of contributing to the study.

8 **Commissioner Roberts made a motion to contribute \$3,000.00 to participate in a proposed**
9 **independent study for Local Government Taxing Structure in Lake County through Lake 100;**

10 **Commissioner Sage seconded; Motion passed 5-0**

11 **E. TOWN ATTORNEY'S REPORT**

12 **1. Lady Lake Senior Living Facility Delinquent Utility Bill Update. (Attorney Derek Schroth)**

13 Town Attorney Derek Schroth stated as of June 9, the Lady Lake Senior Living Facility owed
14 \$33,262.79. He stated that although a payment plan was established, the payments have been
15 sporadic, noting two payments were returned for insufficient funds.

16 Attorney Schroth advised that a title search of the property resulted in an extensive amount of
17 information showing debts owed to the Florida Department of Revenue, the Internal Revenue
18 Service, a first mortgage holder, and a second mortgage holder. He advised that foreclosure is
19 not a possibility due to this new information.

20 Attorney Schroth asked the commission what course of action they would like to pursue in
21 notifying the facility's owners that the utilities will be turned off, including a timeline for them to
22 rectify the arrears. He advised that because they have not complied with the payment plan, the
23 town has discretion to cease utility services to the facility immediately. He stated that a 30-day
24 notice is sufficient.

25 Attorney Schroth stated that the property will be posted and a process server will serve all
26 respective parties, including the manager onsite.

27 Commissioner Regan stated that the facility's owner has not shown a desire to rectify this issue
28 and agrees that formally serving them notice is the only option.

29 Commissioner Gourlie agreed with Commissioner Regan. He stated that when this issue was
30 presented at a previous commission meeting, the topic of how to notify the residents' next of kin
31 was discussed. He stated the residents of the facility need to know that the utilities are going to
32 be turned off.

1 Attorney Schroth advised that the residents' information is private. It will be evident to all
2 visitors to the facility when the notice of utility termination is posted on the property.

3 Commissioner Gourlie suggested advertising this in the local newspaper.

4 Mayor Freeman stated that a 30-day notice does not seem to be sufficient time for the residents
5 to locate a new facility.

6 Commissioner Gourlie asked how many residents are currently living at the facility.

7 Attorney Schroth stated it is unknown how many current residents are at the facility. He noted
8 the website states that there are spaces available.

9 Commissioner Roberts inquired as to the shut-off policy for an individual.

10 Attorney Schroth advised that an individual would be given a 30-day notice.

11 Commissioner Roberts stated that she is in favor of serving the manager and staff a 45-day
12 notice.

13 Commissioner Gourlie suggested mailing the notice to the occupants.

14 Mayor Freeman expressed his concern that the manager may be unaware of the situation. He
15 stated he is in favor of posting a 45-day notice and try to contact the onsite management to give
16 them the opportunity to inform the residents.

17 Attorney Schroth reiterated that utilizing a process server is essential due to the number of
18 corporate entities involved. The main company is in New York.

19 Commissioner Sage stated that the town is threatening to turn off water and sewer to the
20 facility. He expressed his concern regarding the town's responsibility to move the residents to
21 ensure they are safe.

22 Mayor Freeman stated that is not the town's responsibility.

23 Commissioner Gourlie stated the facility would be condemned if the facility has no water and
24 sewer.

25 Attorney Schroth clarified that without water the facility would be considered uninhabitable for
26 its current use.

27 Mayor Freeman asked Attorney Schroth if this is a nursing home or an assisted living facility.
28 Many residents in an assisted living facility could have the ability to drive.

29 Attorney Schroth clarified that this is an assisted living.

30 Commissioner Sage inquired as to whether this facility has a memory care unit. He stated
31 that individuals placed in memory care require a higher standard of care and would need
32 to be protected.

Commissioner Gourlie inquired if there are agencies that would be able to assist these residents.

Attorney Schroth stated the Department of Child and Family Services could be notified and acknowledged this is a good suggestion under the circumstances. He stated that most residents may not have secured alternative housing as the 45-day cutoff approaches, adding that there is normally a 30-day wait list for these facilities.

Commissioner Sage asked if the town could hand-deliver the notice to the residents.

Attorney Schroth advised that this is a private facility and visitor clearance is required to enter the residential unit.

It is the consensus of the Commission to direct Town Attorney Derek Schroth to draft a letter notifying the registered agents for the corporations involved with the Lady Lake Senior Living Facility, the onsite management team, and the Department of Children and Families, with a 45-day notice that the utilities will be shut off. The property will be posted. The letter will be served via a process server.

2. Ordinance 2025-07 – First Reading – Annexation – Barney Weldin – An Ordinance Voluntarily Annexing One Property being approximately 2.29 acres, owned by Barny Weldin, located on the North Side of East Hermosa Street, approximately 105 feet east of Massachusetts Street, addressed as 129 East Hermosa Street, within Lake County, Florida. (Becky Higgins)

Senior Planner Becky Higgins presented this agenda item stating that the property is currently within Lake County's jurisdiction. Its Future Land Use designation is Lake County Urban Medium and the zoning designation is Lake County Rural Residential. She advised that there is an occupied residential home on the property. Staff recommends approval of Ordinance 2025-07.

Ms. Higgins stated the property is located on the north side of East Hermosa Street, approximately 105 feet east of Massachusetts Street. The application was received on May 1, 2025. Upon failure of the existing well and septic, the property will be required to connect to the Town's water and sewer, if available. She advised that the applicant is seeking to annex their property because the well is failing and there is a town waterline located directly in front of this property. She advised there are no sewer lines in the immediate vicinity of the subject property and it is being serviced by a septic system. Ms. Higgins stated that this property is contiguous with the existing municipal boundary on two sides.

The Technical Review Committee found that Ordinance 2025-07 was ready for consideration for recommendation by the Planning and Zoning Board.

At the June 9, 2025 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2025-07 to the Town Commission with the recommendation of approval.

The Town Commission's second and final reading of Ordinance 2025-07 is scheduled for Monday, July 7, 2025 at 6:00 p.m.

Notices to inform the surrounding twelve property owners within 150 feet of the subject property were mailed on Thursday, May 22, 2025. The property was also posted on Thursday, May 22, 2025. To date, staff has not received any correspondence in support or opposition of this application. Ms. Higgins stated that there have been inquiries regarding the application.

Commissioner Regan stated that Mr. Eagle explained at the Local Planning Agency meeting earlier this evening that it is too expensive to run a sewer line to these properties. He asked Ms. Higgins to if the town would be required to run the sewer line if the septic fails on this property or would the property owner need to get a new septic system.

Ms. Higgins advised that the town has no plans currently to run sewer lines in this area. She explained that if sewer lines were constructed to that property in the future and their septic failed, the property owner would be required to connect to town sewer.

Commissioner Sage inquired to the process to replace a failing septic system if no sewer line is located near this property.

Ms. Higgins explained that the process for septic systems is conducted through Lake County Environmental Health. The property owner will submit a permit application and a representative from LCEH will contact the town's utility department inquiring where the closest connection to this property is located. If the property is located near the town's utility lines, LCEH would require the property owner to apply to the town for utility services. The property owner would be granted a permit for a new septic system if connection to town services is not possible.

Commissioner Roberts made a motion to approve Ordinance 2025-07 on first reading; Commissioner Gourlie seconded.

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

Motion passed by a 5-0 vote.

3. Ordinance 2025-08 - First Reading – Small Scale Future Land Use Comprehensive Plan Amendment – Barney Weldin – Requesting a Change to the Future Land Use Designation from Lake County Urban Medium Density to Lady Lake Single Family Low Density (SF-LD) for one

1 **property being approximately 2.29 acres owned by Barny Weldon, 129 East Hermosa Street,**
2 **within Lake County, Florida. (Becky Higgins)**

3 Senior Planner Becky Higgins presented this agenda item stating that the current Future Land
4 Use is Lake County Urban Medium and the proposed Future Land Use is Lady Lake Single Family
5 Low Density. She explained that Lake County Urban Medium allows seven dwelling units per
6 acre and Lady Lake Single Family Low Density allows three dwelling units per acre. Ms. Higgins
7 noted that the property currently has one occupied residential home.

8 Ms. Higgins stated that staff recommends approval of Ordinance 2025-07. The application was
9 received on May 1, 2025.

10 EXISTING FLU — Lake County Urban Medium Density - Allows a maximum density of seven
11 dwelling units per acre and the conversion of existing residential units into residential
12 professional office uses.

13 PROPOSED FLU — Lady Lake Single Family-Low-Density (SF-LD) – Limited to detached single
14 family dwelling units, not to exceed three dwelling units per acre. Ms. Higgins advised that the
15 applicant does not currently intend to split the property. Their sole purpose for annexation is to
16 obtain town water service.

17 Future Land Use Designations of Adjacent Properties — **North** - Lake County Urban Medium; **East**
18 - Lake County Urban Medium; **South** - Lady Lake Mixed Residential Low-Density; **West** - Lady
19 Lake Mixed Residential Low-Density.

20 Ms. Higgins presented the existing Lake County Future Land Use map, along with the Town of
21 Lady Lake Future Land Use map. She indicated where the property borders the existing town
22 boundary on two sides.

23 IMPACT ON TOWN SERVICES — POTABLE WATER: The property will be required to connect to
24 water at the time the existing well fails.

25 SEWER: The property will be required to connect to sewer, if available, at the time the existing
26 septic fails.

27 TRANSPORTATION: No additional impact on transportation will occur. This property is located
28 on the unpaved portion of East Hermosa Street.

29 FLOOD: The subject property does not contain any Special Flood Hazard Areas nor wetlands as
30 per FEMA FIRM Map 12060C0170E effective 12/18/12.

31 The Technical Review Committee found that Ordinance 2025-08 was ready for consideration by
32 the Planning and Zoning Board.

At the June 9, 2025 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2025-08 to the Town Commission with the recommendation of approval.

The Local Planning Agency heard this item at the June 16, 2025 meeting and voted 5-0 to forward Ordinance 2025-08 to the town commission with the recommendation of approval.

The Town Commission's second and final reading of Ordinance 2025-08 is scheduled for Monday, July 7, 2025, at 6:00 p.m.

Notices to inform the surrounding twelve property owners within 150 feet of the subject property were mailed on Thursday, May 22, 2025. The property was also posted on Thursday, May 22, 2025. To date, staff has not received any correspondence in support or opposition of this application.

Commissioner Roberts made a motion to approve Ordinance 2025-08 on first reading; Commissioner Sage seconded.

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

Motion passed by a 5-0 vote.

4. Ordinance 2025-09 – First Reading – Rezoning – Barny Weldin – An Ordinance Changing the Zoning Designation for Certain Property being approximately 2.29 acres owned by Barny Weldin, located north of East Hermosa Street approximately 105 feet east of Massachusetts Street from Lake County Rural Residential (R-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Becky Higgins)

Senior Planner Becky Higgins presented this agenda item stating that Ordinance 2025-09 will establish the zoning classification of the subject property within the town limits, if annexed. The applicant is requesting to rezone the subject property from Lake County Rural Residential (R-1), which allows one residential dwelling unit per acre, to Lady Lake Single Family Low Density Residential (RS-3), which allows up to three dwelling units per acre. Ms. Higgins stated there is one occupied home on the property currently.

Growth Management staff recommends approval of Ordinance 2025-09.

Ms. Higgins advised that the existing zoning classification for the subject property is R-1, Rural Residential District. Per Lake County Land Development Regulations, the purpose of this district is to provide a transition between Agricultural and Conservation Areas and the more urban residential communities.

The proposed zoning is RS-3, Single Family Low Density Residential. Per the Town of Lady Lake Land Development Regulations, it is 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. Ms. Higgins stated that staff believed this zoning designation would allow a good transition from Lake County's properties that are one dwelling unit per acre to the Town's adjacent properties, which are six dwelling units per acre.

Zoning Designations of Adjacent Properties — **North** - Lake County Rural Residential (R-1); **East** — Lake County Rural Residential (R-1); **South** — Lady Lake Single Family Low-Density Residential (RS-6); **West** - Lady Lake Single Family Low-Density Residential (RS-6).

Ms. Higgins presented the Town's existing zoning map, along with Lake County's zoning map.

The Technical Review Committee found that Ordinance 2025-09 was ready for consideration of a recommendation by the Planning and Zoning Board.

At the June 9, 2025, meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2025-09 to the Town Commission with the recommendation of approval.

The Town Commission's second and final reading of Ordinance 2025-09 is scheduled for Monday, July 7, 2025, at 6:00 p.m.

Notices to inform the surrounding twelve property owners within 150 feet of the subject property were mailed on Thursday, May 22, 2025. The property was also posted on Monday, May 22, 2025. To date, staff has not received any correspondence in support or opposition of this application

Commissioner Gourlie made a motion to approve Ordinance 2025-09 on first reading; Commissioner Sage seconded.

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

1 **Motion passed by a 5-0 vote.**

2 **TOWN MANAGER'S REPORT**

3 Mr. Carroll stated that the Town owns property at, 224 Longview Avenue, and the Town Manager
4 has received inquiries by several individuals and realtors to purchase the property. He stated
5 that the town has collaborated with Habitat for Humanity years ago, and this organization has
6 built several homes near the subject property.

7 Mr. Carroll stated that the property could be listed as a real estate sale. Other options are to
8 dedicate the property or sell the property to Habitat for Humanity. He stated the property is
9 vacant and the land value is approximately \$6,800.00.

10 Mr. Carroll stated that Habitat for Humanity works with The Villages Charter School's
11 Construction Management Academy, and the students help build the home. When the home is
12 completed, it is added to the county tax roll. Mr. Carroll stated that the new homeowner must
13 reside in the home. He stated if the property was sold through a realtor, the new owner could
14 construct the home and lease it.

15 Mr. Carroll stated that he has discussed this property with the local Habitat for Humanity
16 representative, Danielle Stroud. He stated this property is approximately one-quarter acre and is
17 of no value to the town.

18 Commissioner Sage inquired if the town has donated land to Habitat for Humanity in the past.

19 Mr. Carroll replied affirmatively and will confirm with Ms. Stroud.

20 Mayor Freeman inquired to the price the town paid for the property. Mr. Carroll stated the town
21 paid approximately \$7,400.00, not including fees.

22 Attorney Schroth stated the property was acquired through a tax deed sale.

23 Commissioner Gourlie stated that he is in favor of recouping the money that the town has
24 invested in the property.

25 Mayor Freeman stated that he is in favor of donating the property to Habitat for Humanity.

26 Commissioner Sage and Commissioner Roberts stated that they are in favor of donating the
27 property to Habitat for Humanity. Commissioner Roberts stated that a lot of our residents
28 contribute in many ways, and this is a minor way that the town can contribute to the tax rolls.

29 Commissioner Regan stated that he is undecided and is open to further discussion.

30 Mr. Carroll stated that he and Attorney Schroth will prepare the backup documents regarding
31 the property and place it on a future commission agenda for discussion and consideration.

Commissioner Gourlie cautioned that if the property is donated to Habitat for Humanity, the improvements to the property might not begin immediately.

Mr. Carroll concurred and stated he would talk to Ms. Stroud regarding the anticipated timeframe for construction.

MAYOR AND COMMISSIONER'S REPORT

Commissioner Roberts invited everyone to the fireworks display on June 28.

Commissioner Roberts advised that she is attending the Board of County Commissioners Joint Planning Agency meeting on June 30 at 1:00 p.m. at the Venetian Center in Leesburg.

Mayor Freeman stated that he will be attending the meeting as well. He stated that the upcoming annual convention of the Florida League of Cities is in Orlando.

Mayor Freeman stated that the Lake County League of Cities is now known as the Heartland League of Cities. This is because the league includes Sumter County and Marion County. He stated that the League acts as a local lobbying group in Tallahassee. He stated to contact him if anyone is interested in being on the Legislative Action Committee.

Mayor Freeman stated that he is on the Florida League of Cities nominating committee. Three individuals were interviewed for the position of Second Vice President and would eventually become the president of the FLC. He stated that it was an interesting experience. He stated that the meetings inspire him to continue to improve as an elected official. He encouraged the commissioners to attend an FLC meeting and for those in attendance to visit the Florida League of Cities website as it has a wealth of information, such as writing to our representatives and a listing of the bills that are presented to the State Legislature.

PUBLIC COMMENTS

There were no comments.

ADJOURN

There being no further business to discuss, the meeting adjourned at 6:58 p.m.

Carol Osborne, Deputy Town Clerk

Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Approval of the Fourth Amendment to the Interlocal Agreement between Lake County and the Town of Lady Lake Relating to the Provision of Library Services. (Aly Herman)

AGENDA ITEM ID

20250707

DEPARTMENT

Library

SUMMARY

STAFF RECOMMENDED MOTION

Approval of amendment to the Interlocal Agreement between Lake County and the Town of Lady Lake relating to the Provision of Library Services.

Per the Office of Library Services Director George Taylor, the proposed Interlocal Agreement between Lake County and the Town of Lady Lake relating to the Provision of Library Services is being renewed for the period from October 1, 2025, through September 30, 2026. The County will also allocate a base amount of thirty thousand dollars (\$30,000) to assist with the funding of programs and services at its participating library.

PAST ACTIONS

The original Interlocal Agreement with Lake County was approved and executed in 2019.

FISCAL IMPACT

Not applicable

FUNDING ACCOUNT

Not applicable



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Mutual Agreement for Pavement Management — Preservation Services for the Fiscal Year 2024–2025 Annual Street Resurfacing Project (C.T. Eagle)

AGENDA ITEM ID

20250707

DEPARTMENT

Public Works

SUMMARY

STAFF RECOMMENDED MOTION

Approve the mutual agreement for the Fiscal Year 2024—2025 Annual Street Resurfacing Project with Atlantic Southern Paving and Sealcoating.

SUMMARY

Attached to this agenda item is the proposed streets list including the proposed resurfacing treatment type. Staff recommends utilizing or “piggybacking” the current procured and executed contract by the City of Boynton Beach with Atlantic Southern Paving and Sealcoating. This is a budgeted item and the mutual agreement has been reviewed and approved by the Town Attorney.

FISCAL IMPACT

Estimated total of \$400,000 (\$400,000 budgeted)

FUNDING ACCOUNT

001-4102-541-46-22



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Approval to Contract with the Center for Public Safety, Inc. to Conduct a Study and Report for a Recreation Center in Lady Lake. (Mike Burske)

AGENDA ITEM ID

20250707

DEPARTMENT

Parks and Recreation

SUMMARY

STAFF RECOMMENDED MOTION

Approval to Contract with the Center for Public Safety, Inc. to Conduct a Study and Report for a Recreation Center in Lady Lake.

As we recently discussed during the workshop for the possibility of constructing a Recreation Center for Lady Lake, we have the option to have a study to lay out the needs and give us a path and possible costs associated with this project. As the Center for Public Safety is currently performing a very similar study for the Police Department, the time that it will take to perform our study will be reduced.

FISCAL IMPACT

\$24, 250.00

SOURCE OF FUNDING

Parks and Recreation Budget

FUNDING ACCOUNT

001-7201-572-31-10



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Approval to Reject all Bids for Bid 2025-001, Heritage Park Gazebo Roof Replacement and Repair Project. (Mike Burske)

AGENDA ITEM ID

20250707

DEPARTMENT

Parks and Recreation

SUMMARY

At the direction of this Commission, I put the Heritage Park Roof Project out to bid. The two bids that were received were high. As you will see in the next agenda item, I will be asking you to go with the quotes that we received as we will be saving the taxpayers several thousand dollars going this route.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Approval to Hire Farmers Roofing and Construction to Perform the Roof Repair and Installation of the Heritage Park Gazebo. (Mike Burske)

AGENDA ITEM ID

20250707

DEPARTMENT

Parks and Recreation

SUMMARY

STAFF RECOMMENDED MOTION

Approval to Hire Farmers Roofing and Construction to Perform the Roof Repair and Installation of the Heritage Park Gazebo.

The Town asked for quotes from roofing companies before we placed the Gazebo Roof Project out for bid. I did not like the prices, so I put the project out to bid where we received two bids from two different firms. In receiving the quotes, I asked the lowest firm to give us a quote to update their quote to the bid specs and resubmit. You will see that Farmers Roofing is not the lowest by \$5.00 but they are the lowest if additional wood is needed and that is where I am predicting that they will be the cheapest.

FISCAL IMPACT

\$13,500.00

FUNDING ACCOUNTS

001-7201-572-46-20

Will utilize approximately \$10,000.00 of the funds received from the sale of the Boy Scout Hut to cover the shortfall.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Boulevard Oaks Subdivision — Final Plat Plan — Proposing 160 non-age-restricted single-family residential lots on 41.22 acres zoned PUD, located east of County Road 25/Teague Trail and north of Line Road, approximately 680 linear feet south of the Marion County line, owned by Bo Development, LLC, within the town limits of the Town of Lady Lake, Florida. (Thad Carroll)

AGENDA ITEM ID

20250707

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Growth Management staff supports the approval of the Final Plat for the Boulevard Oaks Subdivision.

SUMMARY

On Monday, April 7, 2025, applicant Charles Hiott, PE, of Halff, applied for the final plat of the Boulevard Oaks Subdivision. The Town Commission approved the preliminary plat of the Boulevard Oaks Subdivision on April 4, 2023. Development Order was subsequently issued on June 4, 2024.

Boulevard Oaks Subdivision will consist of 160 non-age restricted single-family residential lots constructed in one phase on 41.22 acres.

The Final Plat Plan was reviewed to determine compliance with the Land Development Regulations (LDRs) and Florida Statutes Chapter 177. The following items are included in the packet:

Review of the final plat completed by Town Attorney, dated April 8, 2025.

Final Plat Review completed by Town Surveyor, dated April 23, 2025.

Declaration of Covenants, Conditions, and Restrictions for Boulevard Oaks of Lady Lake.

Title Examination dated March 27, 2025.

Revised Final Subdivision Plat Plans submitted on May 12, 2025.

BACKGROUND

The Town Commission approved Resolution 2023-111 on November 6, 2023, allowing for the removal of two historic trees.

The Town Commission approved the preliminary plat of Boulevard Oaks Subdivision, and a Development Order was issued on June 4, 2024.

The Sewer & Water Agreement between Town of Lady Lake and the Property Owner/Developer was paid on June 19, 2024.

COMMENTS

Satisfied/Revised Items:

The applicant has addressed all outstanding Town Attorney comments.

The applicant has addressed all outstanding surveyor comments.

The Lake County School Board proportionate share mitigation agreement was paid in the amount of \$627,546 on June 23, 2025.

The applicant has secured a performance bond in the amount of \$409,982.00 dated June 20, 2025. This bond was issued for 115% of the remaining construction, as estimated by the project engineer, as per LOR Sec 3-II)g)3)B)I).

PAST ACTIONS

The Technical Review Committee (TRC) members individually reviewed the application, finding the application complete and ready to move forward to the Planning & Zoning Board.

At the June 9, 2025, meeting, the Planning and Zoning Board made a motion to forward the Final Plat for the Boulevard Oaks Subdivision with the recommendation of approval by a vote of 5-0.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2025-07 — Second and Final Reading - Annexation — Barny Weldin — An ordinance voluntarily annexing one property being approximately 2.29 acres, owned by Barny Weldin, Located on the north side of East Hermosa Street, approximately 105 feet east of Massachusetts Street, addressed as 129 East Hermosa Street, within Lake County, Florida. (Thad Carroll)

AGENDA ITEM ID

20250609

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

Growth Management Staff recommends approval of Ordinance 2025-07.

On Thursday, May 1, 2025, an application was filed with the Town of Lady Lake by Barny Weldin to annex one property located on the north side of East Hermosa Street, approximately 105 feet east of Massachusetts Street, addressed as 129 East Hermosa Street, and referenced by Alternate Key 1260990. The application requests the annexation of approximately 2.29 acres from unincorporated Lake County into the Town of Lady Lake.

The subject property lies in Section 19, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal descriptions and location maps were included with the submitted application. Upon failure of existing well and septic, the property will be required to connect to the Town's Water and Sewer, if available. The subject property is contiguous with the existing municipal boundary.

The annexation application has been reviewed by the Technical Review Committee and determined to be complete. The application meets the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for a recommendation by the Town Commission.

Notices to inform the surrounding twelve property owners within 150 feet of the properties were mailed on Thursday, May 22, 2025. The property was also posted on Thursday, May 22, 2025.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2025-07 was ready for consideration of recommendation by the Planning and Zoning Board.

At the June 9, 2025, meeting, the Planning and Zoning Board voted 5-0 to transmit Ordinance 2025-07 to the Town Commission with the recommendation of approval.

At the June 16, 2025, meeting, the Town Commission voted 5-0 to approve Ordinance 2025-07 upon first reading.

DRAFT ORDINANCE 2025-07
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING APPROXIMATELY 2.29 ACRES OWNED BY BARNY S. WELDIN; LOCATED ON THE NORTH SIDE OF EAST HERMOSA STREET APPROXIMATELY 105 FEET EAST OF MASSACHUSETTS STREET; ADDRESSED AS 129 EAST HERMOSA STREET; WITHIN LAKE COUNTY, FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.

Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida, as follows:

SECTION 1

Pursuant to and under the authority of the provisions of Florida Statute 171.205 and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida, and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex property being approximately 2.29 acres in the unincorporated area of Lake County, Florida; existing as a contiguous parcel to the Town, more particularly described in Exhibit "A".

SECTION 2

Upon final passage and adoption of this Ordinance, a copy hereof shall be filed with the Clerk of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, and a copy shall also be filed with the Department of State of the State of Florida.

SECTION 3

Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 4

That all property, real and personal, within said annexed property described herein, as provided by this Ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida,

and the said rezoned property shall be liable proportionately, for all of the present outstanding and existing, as well as future indebtedness to the Town of Lady Lake, Florida, and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now and hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the Town of Lady Lake, Florida at the time of the passage and approval of said laws and ordinances.

SECTION 5

This Ordinance shall become effective upon its adoption.

SECTION 6

In accordance with the provisions of Section 171.062, Florida Statutes, the property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and County zoning regulations until the Town adopts a Comprehensive Plan Amendment to include this annexed parcel on the Future Land Use Map Series of the Town's Comprehensive Plan.

PASSED AND ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, THIS 7TH DAY OF JULY 2025.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Carol Osborne, Deputy Town Clerk

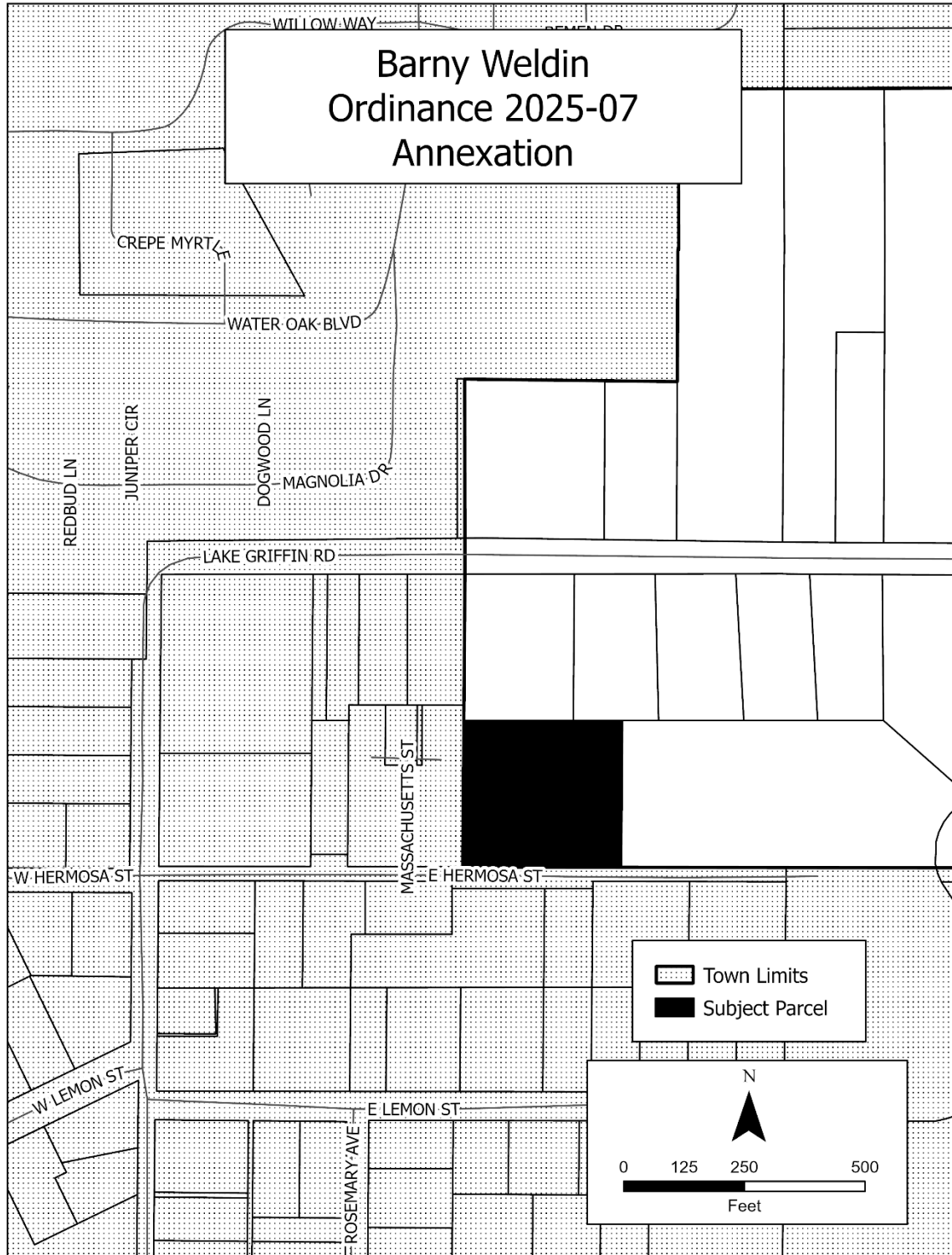
Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT A: Legal Description and Map

Alternate Key: 1260990; Parcel Number: 16-18-24-0900-000-00800

SLIGH & TEAGUE'S ADD LOT 8 PB 8 PG 9 ORB 6290 PG 1595





TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2025-08 — Second and Final Reading - Small Scale Future Land Use Comprehensive Plan Amendment —Barny Weldin — Requesting a Change to the Future Land Use Designation from Lake County Urban Medium Density to Lady Lake Single Family Low Density (SF-LD) for one property being approximately 2.29 acres, owned by Barny Weldin, 129 East Hermosa Street, within Lake County, Florida. (Thad Carroll)

AGENDA ITEM ID

20250616

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

Growth Management Staff recommends approval of Ordinance 2025-08.

FLU AMENDMENT PLANNING ANALYSIS

Applicant/ Property Owner Barny Weldin

Address 129 East Hermosa Street

Parcel Number 16-18-24-0900-000-00800

On Thursday, May 1, 2025, an application was filed with the Town of Lady Lake by Barny Weldin to amend the Future Land Use designation of 2.29 acres from Lake County Urban Medium Density to Lady Lake Single Family Low Density (SF-LD). The subject property is located on the north side of East Hermosa Street, approximately 105 feet east of Massachusetts Street, identified by Alternate Key Number 1260990.

The subject properties are located in Section 16, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description and a location map were included with the submitted application.

FUTURE LAND USE

EXISTING FLU.

Lake County Urban Medium Density - Allows a maximum density of seven dwelling units per acre and the conversion of existing residential units into residential professional office uses.

PROPOSED FLU.

Lady Lake Single Family Low-Density (SF-LD) – Limited to detached single-family dwelling units. Densities cannot exceed 3 units/acre.

ADJACENT PROPERTY CHARACTERISTICS

Future Land Use Designations of Adjacent Properties

North	Lake County Urban Medium
East	Lake County Urban Medium
South	Lady Lake Mixed Residential Low-Density
West	Lady Lake Mixed Residential Low-Density

ADJACENT PROPERTIES

All adjacent properties are residential in nature.

IMPACT ON TOWN SERVICES

POTABLE WATER: The property will be required to connect to water at the time the existing well fails.

SEWER: The property will be required to connect to sewer, if available, at the time the existing septic fails.

TRANSPORTATION: No additional impact on transportation will occur. This property is located on the unpaved portion of East Hermosa Street.

FLOOD: The subject property does not contain any Special Flood Hazard Areas nor wetlands as per FEMA FIRM Map 12060C0170E effective 12/18/12.

PUBLIC NOTIFICATION

Staff mailed notices to inform the surrounding twelve property owners within 150 feet of the property proposed by the Small-Scale Future Land Use Comprehensive Plan Amendment request on Thursday, May 22, 2025. The property was also posted on Thursday, May 22, 2025.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2025-08 was ready for consideration of a recommendation by the Planning and Zoning Board.

At the June 9, 2025, meeting, the Planning and Zoning Board voted 5-0 to transmit Ordinance 2025-08 to the Town Commission with the recommendation of approval.

At the June 16, 2025, meeting, the Local Planning Agency voted 5-0 to approve Ordinance

2025-08.

At the June 16, 2025, meeting, the Town Commission voted 5-0 to approve Ordinance 2025-08 upon first reading.

1 **DRAFT ORDINANCE 2025-08**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY**
4 **LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE 81-1-(83), WHICH**
5 **ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A**
6 **SMALL-SCALE FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY;**
7 **AND PROVIDING AN EFFECTIVE DATE.**

8 Be it ordained by the Town of Lady Lake, Town Commission:

9 **SECTION 1: Legislative Finding, Purpose, and Intent.**

10 On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a
11 Comprehensive Plan pursuant to Florida Statute 163.3184, known as the “Local Government
12 Comprehensive Planning Act” (“Act”), which sets forth the procedures and requirements for a
13 local government in the State of Florida to adopt a Comprehensive Plan and amendments (to
14 a Comprehensive Plan).

15 The Town Commission adopted the Lady Lake Comprehensive Plan by Ordinance 81-1-(83),
16 and amended said Ordinance by Ordinance 91-21, approved December 2, 1991, and
17 Ordinance 94-16, approved on October 12, 1994.

18 The Town’s Local Planning Agency reviewed a proposed amendment to the Future Land Use
19 Map Series of the Town of Lady Lake Comprehensive Plan on June 9, 2025 and recommended
20 to the Town Commission that said amendment be adopted by the Town Commission.

21 The Town Commission has held public hearings on the proposed amendment to the Future
22 Land Use Map Series of the Comprehensive Plan and received comments from the general
23 public and the Local Planning Agency.

24 The Town of Lady Lake has complied with the requirements of the Act for amending the
25 Comprehensive Plan.

26 **SECTION 2: Authority.**

27 This ordinance is adopted in compliance with and pursuant to the Local Government
28 Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 —
29 163.3243, Florida Statutes, as amended.

SECTION 3: Small Scale Amendment to the Future Land Use Element Map Series.

The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land Use Element Map Series with the small-scale amendment as indicated below:

Applicant or Owner: Barny S Weldin

General Location: 129 East Hermosa Street — Property located on the north side of East Hermosa Street, approximately 105 linear feet east of Massachusetts Street.

Property Size: 2.29 Acres

Future Land Use: Change from Lake County Urban Medium Density to Lady Lake Single Family-Low Density (SF-LD)

Graphic representation of this Small-Scale Future Land Use Element Map Amendment is shown in the attached “Exhibit A”.

SECTION 4: Severability.

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

SECTION 5: Effective Date.

This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida,
this **7th** day of **July** 2025.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

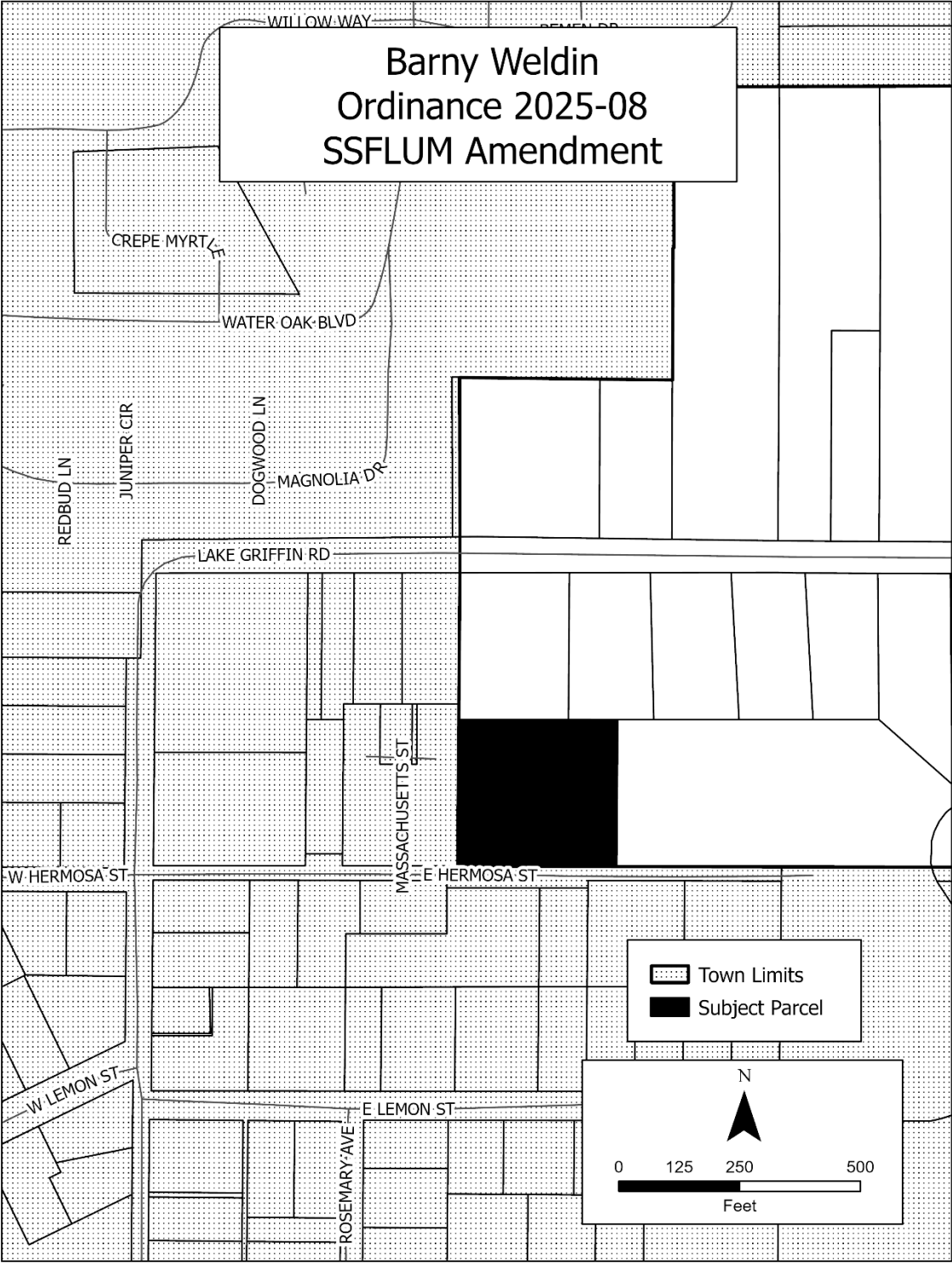
Carol Osborne, Deputy Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT A — Legal Description and Map

Alternate Key: 1260990; Parcel Number: 16-18-24-0900-000-00800
SLIGH & TEAGUE'S ADD LOT 8 PB 8 PG 9 ORB 6290 PG 1595





TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2025-09 — Second and Final Reading - Rezoning — Barny Weldin — An ordinance changing the zoning Designation for certain property being approximately 2.29 acres owned by Barny Weldin, located north of East Hermosa Street approximately 105 feet east of Massachusetts Street from Lake County Rural Residential (R-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Thad Carroll)

AGENDA ITEM ID

20250616

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

Growth Management Staff recommends approval of Ordinance 2025-09.

On Thursday, May 1, 2025, an application was filed with the Town of Lady Lake by Barny Weldin to amend the zoning classification for 2.29 acres located at 129 East Hermosa Street, referenced by Alternate Key 1260990. The application was filed requesting to rezone the subject property from Lake County Rural Residential (R-1) to Lady Lake Single Family Low Density Residential (RS-3).

The property shall connect to the Town of Lady Lake's potable water and central sewer systems, if available, at the time the existing well and/or septic fail.

The subject property is located in Section 16, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description and a location map are included with the application.

NORTH Lake County Rural Residential (R-1)
EAST Lake County Rural Residential (R-1)
SOUTH Lady Lake Single Family Medium Density (RS-6)
WEST Lady Lake Single Family Medium Density (RS-6)

The existing zoning designation is Lake County Rural Residential (R-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 2.29 acres of land.

EXISTING ZONING

Lake County Rural Residential (R-1) - The purpose of this district is to provide a transition between agricultural and Conservation Areas and the more urban residential communities. It is intended to permit the Development of single-family homes in an environment that is compatible with the surrounding natural resources.

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 (3) 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 notices to inform the surrounding twelve property owners within 150 feet of the property on Thursday, May 22, 2025. The properties were also posted on Thursday, May 22, 2025.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2025-09 was ready for transmittal to the Planning and Zoning Board.

At the June 9, 2025, meeting, the Planning and Zoning Board voted 5-0 to transmit Ordinance 2025-09 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The second and final reading of Ordinance 2025-09 before the Town Commission is scheduled for Monday, July 7, 2025, at 6 p.m.

1 **DRAFT ORDINANCE 2025-09**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE ESTABLISHING THE ZONING DESIGNATION FOR CERTAIN PROPERTY**
4 **BEING APPROXIMATELY 2.29 ACRES OWNED BY BARNY S WELDIN; REFERENCED BY**
5 **ALTERNATE KEY NUMBER 1260990, WITHIN THE TOWN OF LADY LAKE, FLORIDA;**
6 **REZONING SUBJECT PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) TO LADY**
7 **LAKE SINGLE-FAMILY LOW DENSITY RESIDENTIAL (RS-3); PROVIDING FOR SEVERABILITY;**
8 **ESTABLISHING AN EFFECTIVE 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 June 9, 2025, 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 2025-09 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

Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit “A” hereto is hereby rezoned from Lake County “Rural Residential” (R-1) to Lady Lake “Single Family Low-Density Residential” (RS-3).

SECTION 2: Severability

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

SECTION 3: Effective Date

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

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this 7th day of July 2025.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Carol Osborne, Deputy Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT A—Legal Description and Map

Alternate Key: 1260990; Parcel Number: 16-18-24-0900-000-00800

SLIGH & TEAGUE'S ADD LOT 8 PB 8 PG 9 ORB 6290 PG 1595

