

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

July 7, 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

Pastor Susan Moody – The Congregational Church

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

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; Becky Higgins, Senior Planner; Deputy Chief Jason Brough, Lady Lake Police Department; Lieutenant Allen Greene, Lady Lake Police Department; Lieutenant James Dunagan, Lady Lake Police Department; Mike Burske, Parks and Recreation Director; C.T. Eagle, Public Works Director; Tamika DeLee, Human Resources Director; Elisha Pappacoda, Communications Director; Aly Herman, Library Director; Joella Ledonne, Finance Director; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

A. PROCLAMATIONS

1. Proclaiming July 2025 as Parks and Recreation Month in the Town of Lady Lake

Mayor Freeman read the proclamation aloud and presented it to Mike Burske, Parks and Recreation Director.

B. PRESENTATIONS

1. Lady Lake Chamber of Commerce – Leslie DiCesare

Leslie DiCesare, 39228 Meyers Road, Lady Lake, FL

Ms. DiCesare read a prepared statement outlining the events and programs the Lady Lake Area Chamber of Commerce offers to its members and local businesses. She reported that one Chamber in Lake County has approximately 500 members and receives free office space from their city, a total of \$20,000.00 in support through memberships and sponsorships of key chamber events and \$50,000.00 annually from the city for organizing volunteers for a city-run event. Another Chamber with approximately 300 members receives free office space from their city, \$15,000.00 in support from the city through membership donation, and \$1,000.00 in sponsorships for the annual dinner event. Based on her discussions with various Chambers the benefits the Chamber brings to the town in return for its support are similar to those provided by other chambers to their local governments.

Jason Pittman, 1207 Laurel Oak Lane, Lady Lake, FL

Mr. Pittman expressed his support of the Lady Lake Chamber of Commerce, noting that it does a fantastic job of representing the community. He stated that it is an active Chamber with approximately 300 members that reach thousands of small businesses who directly benefit the Town of Lady Lake.

Heather McFall, 33427 Picciola Dr., owner of Lake Hypnosis, 117 N Hwy 441, Lady Lake

Ms. McFall expressed her support of the Lady Lake Area Chamber of Commerce, noting that she has been a member of many chambers throughout her career and commended the organization for its networking and the sincerity of its members.

Claudia Labbe, Fundraising and Public Relations Chairperson for the Humane Society of Sumter County, PO Box 67, Lake Panasoffkee, FL

Ms. Labbe expressed her support of the Lady Lake Area Chamber of Commerce, noting that the organization welcomes businesses outside of Lady Lake and Lake County, and that raises awareness of the area and encourages people to visit.

Bonnie Sue Field, 26613 Wimbledon St., Leesburg, FL

Ms. Field expressed her support of the Lady Lake Area Chamber of Commerce, noting that the Lady Lake Area Chamber of Commerce provides a variety of benefits that are invaluable to small

cottage businesses, such as networking with people who are willing to support a small cottage business.

Vicki Kerley, 439 Carlisle Court, The Villages, FL

Ms. Kerly expressed her support of the Lady Lake Area Chamber of Commerce, noting that it provides various businesses the opportunity to meet others and support them in an informal way.

Lisa Zak, 2538 Bayport Place, The Villages, FL - Community Liaison Vitas Healthcare

Ms. Zak expressed her support of the Lady Lake Area Chamber of Commerce, adding that she is also a board member. She explained the benefits of being a member, especially the relationships with fellow members/businesses.

Dan Kapellen, 7262 SE 172nd Legacy Lane, The Villages; Pine Path Lending Team

Mr. Kapellen expressed his support of the Lady Lake Area Chamber of Commerce, noting that it provided the opportunity to connect with customers, advocates, partners, and it is the welcoming face of Lady Lake.

Delsa Darline, 560 Cleveland Ave., Wildwood, FL – Merideth Nagel Legacy Legal Team and Concierge Title

Ms. Darline expressed her support of the Lady Lake Area Chamber of Commerce, noting that as a new member, the Chamber meetings have been helpful.

Jeanne Lazo, 13609 US Hwy 441, Lady Lake, FL – United Southern Bank

Ms. Lazo expressed her support of the Lady Lake Area Chamber of Commerce, adding that she can provide recommendations for businesses and services because she is familiar with the local companies through her participation in the Chamber and in Chamber events.

C. CONSENT

- 1. June 16, 2025 – Town Commission Conceptual Workshop Minutes**
- 2. June 16, 2023 – 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 Approval for Pavement Management — Preservation Services for the Fiscal Year 2024-2025 Annual Street Resurfacing Project. (C.T. Eagle)**

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

Parks and Recreation Director Mike Burske presented this agenda item stating that a study to outline the needs and potential expenses associated with this project was discussed during the presentation by the Center for Public Safety at the workshop meeting regarding the possibility of a new recreation center. He stated that the Center for Public Safety is currently performing a very similar study for the Police Department and, therefore, the time that it will take to perform our study will be reduced.

Mayor Freeman inquired as to the cost of the study. Mr. Burske advised that the study will cost \$24,250.00.

Commissioner Roberts asked if the study will be paid for by the Parks and Recreation impact fees.

Mr. Burske responded that the study is included in this year's budget.

Commissioner Sage made a motion to approve contracting the Center of Public Safety, Inc. to Conduct a Study and Report for a Recreation Center in Lady Lake; Commissioner Gourlie seconded; Motion passed 4-1 (Roberts).

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

Parks and Recreation Director Mike Burske presented this item stating that at the direction of this Commission he put the Heritage Park Roof Project out to bid. Two bids were received and were high.

Commissioner Roberts made a motion to Reject all Bids for Bid 2025-001, Heritage Park Gazebo Roof Replacement and Repair Project; Commissioner Sage seconded; Motion passed 5-0.

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

Parks and Recreation Director Mike Burske presented this agenda item stating that prior to putting the Gazebo Roof Project out to bid, the Commission requested that he obtain quotes from roofing companies. He stated that he put the project out to bid because the quotes he received were high. He advised that the bids received were very high. Mr. Burske stated that he

asked the companies that initially provided quotes to update their cost estimates in accordance with the bid specs and resubmit them. He stated that even though Farmers Roofing is not the lowest by \$5.00, they are the lowest if additional wood is required. The total is \$13,500.00.

Commissioner Roberts confirmed with Mr. Burske that the proceeds from the sale of the Boy Scout Hut will be used to offset the cost.

Mr. Burske replied affirmatively.

Commissioner Roberts made a motion to approve hiring Farmers Roofing and Construction to Perform the Roof Repair and Installation of the Heritage Park Gazebo. Commissioner Sage seconded; Motion passed 5-0.

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)

Growth Management Director Thad Carroll presented this item stating that the Future Land Use designation is Single Family Medium Density, the zoning designation is Planned Unit Development. Staff recommends approval of the plat. The applicant is Charles Hiott, PE, on behalf of Halff applied for the plat on April 7, 2025. The Development Order was subsequently issued on June 4, 2024. Boulevard Oaks Subdivision will consist of 160 non-age restricted single-family residential lots.

Mr. Carroll presented a map of the property noting that the amenities are not depicted on the map. He advised that there is a clubhouse and a pool that will be constructed for the residents. These are not required to be platted because they are vertical improvements.

The Final Plat Plan was reviewed 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.

The applicant has addressed all comments and mitigated a proportionate share agreement to the Lake County School Board in the amount of \$627,546.00, which was paid 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 LDR Sec 3-11(g)3)B)1).

The Water and Sewer Agreement was executed between the Town and Palm Property Partners-Haymaker, LLC and its heirs, successors and assigns on May 20, 2024. This agreement was paid on June 19, 2024, reserving 161 water ERUs and 162 sewer ERUs.

The Technical Review Committee members individually reviewed the application, finding the application complete and ready to move forward to the Planning and 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.

Mr. Carroll explained that effective July 1, 2025, new legislation stated that plats will now be approved administratively. He explained further that the plat was presented to the planning and zoning board and it was announced at that meeting that the plat would be presented to the town commission.

Commissioner Gourlie made a motion to approve the Boulevard Oaks Final Plat Plan; Commissioner Regan seconded; Motion passed 5-0.

E. TOWN ATTORNEY'S REPORT

1. Ordinance 2025-07 – Second and Final Reading – Annexation – Barney Weldin – An Ordinance Voluntarily Annexing One Property being approximately 2.29 acres, owned by Barney 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)

Growth Management Director Thad Carroll presented this agenda item stating that the application was filed with the Town of Lady Lake by Barney Weldin on Thursday, May 1, 2025. Mr. Carroll stated that the applicant's well is failing and the town has a water line in front of the property. He advised that the applicant will not be making a sewer connection as the town does not have a sewer utility along East Hermosa Street.

Mr. Carroll presented a location map of the subject property.

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.

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.

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

Commissioner Gourlie made a motion to approve Ordinance 2025-07 on second and final reading; Commissioner Roberts 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.

2. Ordinance 2025-08 – Second and Final 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 property being approximately 2.29 acres owned by Barney Weldon, 129 East Hermosa Street, within Lake County, Florida. (Thad Carroll)

Growth Management Director Thad Carroll presented this agenda item stating that a Future Land Use designation is assigned to the property at the time of annexation. On Thursday, May 1, 2025, an application was filed with the Town of Lady Lake by Barney 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.

Mr. Carroll stated that staff recommends approval of Ordinance 2025-08.

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, not to exceed three dwelling units per acre.

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.

Mr. Carroll presented the existing Lake County Future Land Use map, along with the Town of Lady Lake Future Land Use map.

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.

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.

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.

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.

Commissioner Regan made a motion to approve Ordinance 2025-08 on second and final 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 2025-09 – 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)

Growth Management Director Thad Carroll presented this agenda item stating that Ordinance 2025-09 will establish the zoning classification of the subject property.

Growth Management staff recommends approval of Ordinance 2025-09.

The applicant is requesting to rezone the subject property from Lake County Rural Residential, to Lady Lake Single Family Low Density Residential, which allows up to three dwelling units per acre. On Thursday, May 1, 2025, an application was filed with the Town of Lady Lake by Barny Weldin. 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 (R-3), should the property be split.

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).

Mr. Carroll presented a map of the subject property.

Notices to inform the surrounding twelve property owners within 150' 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. 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. At the June 16, 2025 meeting, the Town Commission Board voted 5-0 to approve Ordinance 2025-09 upon First Reading.

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

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

Commissioner (Ward)	Vote
Freeman (Three)	YES

Motion passed by a 5-0 vote.

TOWN MANAGER'S REPORT

Mr. Lawrence thanked Mr. Carroll as acting Town Manager while he was on vacation.

Mr. Lawrence acknowledged the Parks and Recreation staff, the Public Works staff, the Police Officers, Julia, and Jackie for their involvement with the Big Bang! event on June 28.

Mr. Lawrence stated that the commission will receive the proposed FY 2025-2026 budget books by 7-16, and the budget workshop is Thursday, July 24, 2025, at 3:00 p.m.

Mr. Lawrence there is an Executive Session regarding Cyber Security scheduled for Monday, July 21, 2025, at 4:30 p.m.

Mr. Lawrence stated the attorney fees and court costs for the property on Skyline Drive was approximately \$10,000.00. He stated that if the property is sold through conventional methods, the property owner could use the property as a rental unit, which may not be best for the current residents' quality of life due to who the renters will be. He stated that the properties sold through Habitat for Humanity have proved to be well-maintained and the homeowners reside in the homes.

Mr. Lawrence stated that it may not be cost-effective to sell the property, whereas by donating the property to Habitat for Humanity, the property is added to the tax rolls.

Commissioner Roberts asked if this will be presented as an agenda item at a future commission meeting.

Mr. Lawrence replied affirmatively adding that a representative from Habitat for Humanity will make a presentation the July 21st commission meeting.

MAYOR AND COMMISSIONER'S REPORT

Commissioner Gourlie stated the owner of Fresh Jalapenos would like to provide food for the commission prior to a future commission meeting.

Attorney Schroth advised that this is acceptable provided they do not have any current business or prospective business before the town.

Commissioner Roberts commended town staff for the fireworks display. She heard many positive comments.

Commissioner Roberts stated that she attended the Board of County Commissioners Workshop on June 30 regarding the Joint Planning agreements. She reported that the County would like all the municipalities to be on the same “page”, yet the County only seems interested in their “page”. She stated that because we look out for Lady Lake they will need to meet us in the middle if they want her on board with making a joint planning agreement. She stated that she has heard from commissioners in other municipalities that they did not annex property and the county approved developments that would not have been approved by the towns adjacent to the proposed development. She stated that this commission is controlling the infrastructure and the quality of the town, as well as the overall aesthetic.

Mayor Freeman stated that he also attended the Joint Planning meeting and felt that the meeting was tipped in county’s favor.

Mayor Freeman stated that he is the chairperson of the Heartland League of Cities Legislative Action Committee. At their first meeting they discussed legislation that would benefit their citizens and constituents. He stated that the state appears to be on a course of taking towns' rights away. He stated the suggestion of eliminating property taxes continues to be discussed at the state level, and how municipalities would operate without collecting property taxes. Governor DeSantis wants to have it on the ballot in 2026. He stated this does not seem like the right thing to do. He stated towns should have control over their destiny.

PUBLIC COMMENTS

Ralph Shafer, 609 Hwy 466, #1167, Lady Lake, FL

Mr. Shafer commended the town for the fireworks display. He expressed his opposition to the proclamation read at the June 16, 2025, Town Commission meeting proclaiming the month of June as Pride Month.

Mary Miller, 16685 SE HWY 42, Weirsdale, FL

Ms. Miller expressed her opposition to the proclamation read at the June 16, 2025, Town Commission meeting proclaiming the month of June as Pride Month, noting that even though she does not live in Lady Lake, it is her town for all intents and purposes.

Dr. Rev. Paul Harsh, First Baptist Church, 432 C.R. 466, Lady Lake

Reverend Dr. Paul Harsh expressed his opposition to the proclamation read at the June 16, 2025, Town Commission meeting proclaiming the month of June as Pride Month. He stated that this put him in a position to test his loyalty to his town or to his Savior.

ADJOURN

There being no further business to discuss, the meeting adjourned at 7:15 p.m.

s/ Carol Osborne, Deputy Town Clerk

s/ Ed Freeman, Mayor