



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

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

DATE AND TIME

Monday, August 4, 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

Father Gregory Koon - St. Alban's Anglican Church

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA

A. PROCLAMATIONS

1. Proclaiming August 1–7, 2025, as International Clown Week in Lady Lake

B. CONSENT

1. July 21, 2025 - Special Conceptual Commission Meeting Minutes
2. July 21, 2025 – Town Commission Minutes

C. NEW BUSINESS

1. Consideration of Renewing the Lady Lake Chamber of Commerce Lease for the Log Cabin. (Mike Burske)
2. Consideration of Approval to Purchase a 34-foot Panel Christmas Tree. (Mike Burske)
3. FY 2025-2026 Benefits (Medical, Dental, Vision, Life Insurance, Long Term Disability, Short Term Disability, Critical Illness, Accident Coverage) (Tamika DeLee)
4. Discussion and consensus of the Tentative Millage Rate and to Set Proposed Dates, Times, and Place for the First Public Hearing for the Tentative Millage Rate and Budget, and for the Second Hearing for the Final Millage Rate and Budget. (Joella LeDonne)

D. TOWN ATTORNEY'S REPORT

1. Ordinance 2025-10 - Second and Final Reading - An Ordinance of the Town of Lady Lake, Lake County, Florida; Providing for a Text Amendment to the Town of Lady Lake Land Development Regulations (Ordinance No. 94-08) Chapter 8, Section 8-4, "Compliance Required: Exemptions"; Chapter 8, Section 8-6, "Submitting and Processing Subdivision Applications"; and, Chapter 8, Section 8-7, "Procedure and Requirements for Recording the Final Plat"; Providing for Severability; Providing for Codification; and Providing an Effective Date. (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, whoever has heard the laughter of a child or seen sudden delight on the face of a lonely old man has understood in those brief moments mysteries deeper than love. All are indebted to those who bring such moments of quiet splendor – who redeem sickness and pain with joy and give a part of themselves; and

WHEREAS, today, as always, clowns and the spirit they represent are as vital to the maintenance of our humanity as are the builders and the growers; and

WHEREAS, Clown Alley #179 was formed in 1985 and has over 100 members; and

WHEREAS, it is important that all citizens know and understand the responsibilities of Clown Alley #179 to meet the challenge:

- To bring happiness and a smile to everyone they meet
- To learn to be the best clown they can and never stop learning their craft.
- Understand that laughter can be contagious.
- Heighten awareness of the positive effects of laughter.
- Make positive contributions by performing at schools, hospitals and care giving facilities.
- Bring out the laughter in children of all ages.
- Show that laughter is a form of good exercise.
- Show that a smile is more healthful than a frown.

The clown follows a tradition as old as men's need to touch gently the lives of his fellowman and give part of themselves. In the folklore of the world is the persistent claim that the heart of a clown is sad because the clown leaves happiness where he goes and takes misery away with him. I urge the people of Lady Lake to recognize the contributions made by clowns in their entertainment. Surely the laugh-makers are blessed; they heal the heart of the world.

NOW, THEREFORE, BE IT PROCLAIMED by Ed Freeman, Mayor of the Town of Lady Lake, that **August 1st through August 7th, 2025**, is

“INTERNATIONAL CLOWN WEEK”

and urge all citizens of Lady Lake to give full support of the efforts towards the mission of Clown Alley #179 to lift the spirits and boost the morale of people everywhere.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Lady Lake to be affixed this 4th day of **August 2025**.

Town of Lady Lake

Ed Freeman, Mayor

Attest:

Carol Osborne, Deputy Town Clerk

1 **DRAFT MINUTES OF THE TOWN COMMISSION CONCEPTUAL**
2 **WORKSHOP**

3
4 **TOWN OF LADY LAKE, FLORIDA**

5 **July 21, 2025**

6 The special conceptual workshop meeting of the Lady Lake Town Commission was held in the
7 Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor
8 Ed Freeman presiding. The meeting convened at 5:30 p.m.

9 **ROLL CALL**

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

10 **STAFF PRESENT:**

11 Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; Becky Higgins, Senior
12 Planner; and Carol Osborne, Deputy Town Clerk.

13 Town Attorney Taylor Tremel was also in attendance.

14 **NEW BUSINESS**

15 **1. Consideration of Commercial Design Waivers for the Lady Lake Warehouse New Major Site**
16 **Plan MJSP 11/24-002 – Proposed 25,745 Square Foot Warehouse Building, 21 Parking Spaces,**
17 **Storm Water Retention, and Landscaping Buffers, on 2.17 acres zoned Planned Commercial**
18 **(CP), Addressed as 109 Griffin View Drive, within the Town Limits of Lady Lake, Florida. (Becky**
19 **Higgins)**

20 Senior Planner Becky Higgins presented this agenda item stating that this is the same project that
21 was presented at the June 16, 2025, meeting. She advised that the applicant removed the
22 landscaping waiver request.

23 Ms. Higgins advised that the property is zoned Planned Commercial and the future land use is
24 Lady Lake Commercial General – Retail Sales and Services. The proposed use is permitted within

the Memorandum of Agreement in Ordinance 2023-12. She stated that because this is a metal building the applicant is having a difficult time meeting one of commercial design standards.

Ms. Higgins presented maps of the subject property, noting that it is the same site plan as was presented at the June 16th Special Conceptual meeting. She stated the applicant will have to resubmit their site plan to address some comments from the reviewers.

Ms. Higgins advised that the two exterior elevations that are not facing the road will differ slightly from the exterior elevations that are facing the road. She stated that the applicant consulted with the architect who designed the Lady Lake Auto Repair facility, which is across the street. She stated that the commission approved the commercial design waiver for Lady Lake Auto Repair in 2024.

Ms. Higgins presented renderings of the approved Lady Lake Auto Design building and the proposed Lady Lake Warehouse building for comparison.

Mayor Freeman stated that many times the tenants in a warehouse facility place a lot of items inside on the window sills. He suggested the applicant create false windows.

Commissioner Gourlie stated that the windows could be tinted.

Commissioner Roberts stated that although it is a concern that the tenant would place items on the window sill, the commission cannot control that with anyone's property.

Mayor Freeman concurred adding that there are alternatives such as frosted glass on the inside or false windows.

Commissioner Roberts acknowledged that the applicant has made an effort to design this building to resemble the building across the street, which was approved.

Commissioner Sage asked Ms. Higgins if she is referring to the Collision Center building across the street.

Ms. Higgins acknowledged that Joe Hudson's Collision Center is across the street from this proposed project. She explained that the vacant warehouse building next door is where the proposed auto repair facility would be. She stated that project has not received approval from all of the site plan reviewers at this time.

Commissioner Gourlie made a motion to approve the commercial design waivers for the Lady Lake Warehouse. Commissioner Roberts seconded. Motion passed by a 4-1 vote (Freeman).

PUBLIC COMMENT

No comments.

57 **ADJOURNMENT**

58 There being no further business, the meeting was adjourned at 5:38 p.m.

59

60 _____

61 Carol Osborne, Deputy Town Clerk

62

63

64 _____

65 Ed Freeman, Mayor

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

July 21, 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

Matt Malott – New Life Christian 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; Police Chief Steve Hunt, Lady Lake Police Department; Deputy Chief Jason Brough, Lady Lake Police Department; Lieutenant Robert Tempesta, Lady Lake Police Department; Lieutenant Allen Greene, Lady Lake Police Department; Lieutenant James Dunagan, Lady Lake Police Department; C.T. Eagle, Public Works Director; Tamika DeLee, Human Resources Director; Joella LeDonne, Finance Director; and Carol Osborne, Deputy Town Clerk.

Town Attorney Taylor Tremel was also in attendance.

A. PRESENTATIONS

1. Habitat for Humanity Rolling Acres Road Project – Danielle Stroud

Danielle Stroud, Habitat for Humanity, Lady Lake, FL

1 Ms. Stroud presented an overview of the areas that Habitat for Humanity has served in Lake
2 County and Sumter County. She stated that the mission is “to build homes, community and
3 hope”. The vision is “A world where everyone has a decent place to live”. She reported that in
4 the past five years Habitat for Humanity has built 53 new homes, made 170 home repairs, and
5 invested \$13 million into local housing solutions. She stated that \$1.52 is injected into the
6 economy for every \$1 invested by Habitat for Humanity.

7 Ms. Stroud reviewed the criteria for individuals and families to qualify for the program. She
8 stated that the program serves families who are 80% of the area median income and below,
9 their target credit score must be 640 and higher, actively employed, be eligible to qualify for a
10 loan, and the willingness to volunteer 200 hours on their house or on another house. The
11 applicants close on their house with no down payment.

12 Ms. Stroud presented photos of the homes in Umatilla Veterans Village and Cottages at Heritage
13 Grove.

14 Commissioner Regan asked if the applicants must apply for a mortgage.

15 Ms. Stroud replied affirmatively, adding that Habitat partners with third-lenders. She clarified
16 further that Habitat believes that no family should pay for no more than 30% of their gross
17 income towards housing. Habitat will hold one-third of the remainder of the loan to prevent the
18 family from flipping the house. She added that there are subordinate mortgages as well.

19 Commissioner Regan inquired as to when family can sell the house.

20 Ms. Stroud stated that the family can choose to sell the house at any time yet the subordinate
21 mortgages are required to be paid at the time of sale. The downpayment assistance is prorated
22 and forgivable.

23 Commissioner Regan inquired as to how Habitat acquires property.

24 Ms. Stroud stated that at times property is gifted to Habitat, which makes the work easier as
25 finding land is the biggest barrier. She stated that sites have also been acquired through grants.

26 Ms. Stroud stated that the Rolling Acres property was gifted to Habitat by Lake County, and it
27 has been in process for approximately six years. She stated that the existing plat includes 20
28 platted lots that are currently in Lake County. The highest and best use, the number of families
29 that can be helped, and how to make the project a reality are all taken into consideration when
30 properties are donated to Habitat.

31 Ms. Stroud presented a rendering of the Rolling Acres property that included approximately 60
32 lots, with cottage-style and larger homes. She acknowledged that the town commission has had
33 discussions regarding future annexations.

1 Ms. Stroud advised that the Habitat is closing on this property soon and once that occurs, she
2 will begin working on acquiring funding for infrastructure, which could take up to five years. She
3 stated that Habitat would follow the town's site plan requirements if the property is annexed.

4 Mayor Freeman inquired which style houses will be built in this project.

5 Ms. Stroud advised that the cottage-style homes are on small lots, and the larger lots will have
6 larger homes.

7 Ms. Stroud asked if the commission is amenable to annexing this property for this project.

8 Commissioner Roberts stated that the town needs affordable housing, and the homes in the
9 photos Ms. Stroud presented are nice quality homes.

10 Commissioner Sage asked Mr. Carroll if this property had been annexed.

11 Mr. Carroll replied from the audience that the property has not been annexed.

12 Commissioner Gourlie stated that he is pleased to know that Ms. Stroud is very involved with the
13 projects and that many people need affordable housing. He stated that he is in favor of this
14 project.

15 Commissioner Regan stated that he likes the design and inquired if Habitat works with a
16 developer and how the project is funded.

17 Ms. Stroud stated that the infrastructure depends on the funding mechanism that she obtains,
18 such as federal grants. If federal funding is awarded, she must follow federal procurement
19 guidelines by placing the project out for bids for the contractor. Once the infrastructure is in
20 place, Habitat is the general contractor and would build all the houses.

21 Mayor Freeman inquired as to the timeline for this project.

22 Ms. Stroud advised that the contract with Lake County stipulates they have approximately seven
23 years to complete the project. Once the property is deeded to Habitat for Humanity, she would
24 begin to secure funds, which could take approximately three years, and by the fifth year they
25 would begin construction.

26 Mayor Freeman stated that he is in favor of the project and encouraged Ms. Stroud to continue.

27 **CONSENT**

28 **1. July 7, 2025 – Town Commission Minutes**

29 **2. Consideration of Approval of the Police Pension Board's Appointment of Lt. Robert**
30 **Tempesta to fill the seat vacated by Leonard Cieciek.**

31 Commissioner Roberts recognized Mr. Cieciek for his time on the Police Pension Board.

1 **Commissioner Gourlie made a motion to approve the Consent Agenda as presented;**
2 **Commissioner Sage seconded. Motion carried 5-0.**

3 **B. NEW BUSINESS**

4 **1. Consideration of Approval to Extend the Current Wastewater Treatment Agreement with**
5 **the City of Fruitland Park two years past the current expiration date of September 8th, 2026.**
6 **(C.T. Eagle)**

7 Public Works Director C.T. Eagle presented this agenda item stating that staff is requesting an
8 official vote on the extension of the City of Fruitland Park's Wastewater Treatment agreement
9 with the Town. This was previously discussed in meetings and at the workshop held last month.
10 The current 10-year agreement expires on September 8th, 2026. Previous commission
11 consensus was to extend the agreement for two years to allow Fruitland Park time to construct
12 its new treatment plant. If approved, the agreement would be extended until September 8th,
13 2028. Upon approval, staff and the Town attorney will then move forward with drafting an
14 amended agreement with the new term and coordinating with City of Fruitland Park staff for
15 signature.

16 Commissioner Regan questioned if two years is enough time for them to build their facility.

17 Mr. Eagle explained that the current agreement expires in September 2026. This extension
18 allows an additional two years. He stated it is his understanding that the city is currently in the
19 process of moving forward with the construction of its own wastewater treatment plant.

20 Commissioner Gourlie inquired if their monthly fee would increase with this extension.

21 Mr. Eagle stated that the rates they pay increase annually and the base rate changes to reflect
22 the current rates. He added that there are additional rates built into the contract.

23 Commissioner Gourlie inquired if they pay according to their usage, and what capacity will the
24 town have once the contract expires.

25 Mr. Eagle stated that Fruitland Park pays according to their usage. He stated the town treats
26 approximately 70-80 thousand gallons per day for Fruitland Park and because they are
27 experiencing rapid growth, their usage could double over the term of the contract. He stressed
28 that the current contract affords Fruitland Park 100,000 gallons annually.

29 Commissioner Regan stated that since the town is managing the entire treatment process,
30 including labor, Fruitland Park should pay a higher monthly fee. He stated that the town is also
31 experiencing rapid growth and additional capacity is required.

32 Mr. Lawrence stated that the contract extension was discussed at a previous meeting. It is
33 subject to change as there was no formal vote. The town's newest plant took approximately five

1 years from design to operation. He stated that Fruitland Park has begun the process for their
2 wastewater treatment plant.

3 Mayor Freeman asked what language would make the contract easier to understand and
4 provide incentives to guarantee that Fruitland Park maintain steady progress.

5 Town Attorney Taylor Tremel replied affirmatively. He stated that the terms of the agreement
6 will be drafted and Fruitland Park must agree to it.

7 Commissioner Roberts stated that she spoke with the town's former finance director regarding
8 the town providing this service to Fruitland Park. She explained that the town was doing this at
9 an extraterritorial rate and Fruitland Park is paying more for the service. She stated that the
10 impression that the town is being taken advantage of with this agreement is misplaced.

11 Commissioner Roberts stated that she also discussed this agreement with the former mayor of
12 Fruitland Park when the agreement was drafted in 2016. Commissioner Roberts stated that it
13 was the former mayor's opinion that Fruitland Park was supposed to move forward in getting
14 their own wastewater processing plant during the term of the agreement. However, Fruitland
15 Park's current mayor, who was also one of the parties with the original agreement, did not share
16 that opinion.

17 Commissioner Roberts stated that she is in favor of extending the agreement, giving Fruitland
18 Park enough time to have their wastewater processing plant operational, so long as the town is
19 not financially supporting Fruitland Park.

20 Mr. Eagle concurred adding that there are rates built into the agreement, such as operational
21 charges, and the treatment rates increase five percent annually per the CPI.

22 Commissioner Sage inquired as to a state statute outlining the maximum rate the town can
23 charge for this processing.

24 Mr. Eagle advised that there is a 25% surcharge for outside treatment. However, he explained
25 that this agreement is a standalone bulk treatment agreement and Fruitland Park is being
26 charged current town rates along with operational charges. He advised that Fruitland Park must
27 agree to any changes to the agreement.

28 Commissioner Gourlie reiterated to approving the agreement contingent upon receiving regular
29 updates on the progress of the construction.

30 **Commissioner Roberts made a motion to direct the Town Attorney to draft a new Wastewater**
31 **Treatment Agreement with Fruitland Park based on the information discussed; Gourlie**
32 **seconded. Motion passed 5-0.**

2. Consideration of proposal from Mittauer and Associates/CPH for services related to Water Facilities Plan completion for State Revolving Fund (SRF) Clean Water Program approval. (C.T. Eagle)

Public Works Director C.T. Eagle presented this item stating the proposal is for services related to the potential upcoming Town's Water Reclamation Facility (WRF) aka Wastewater Treatment Plant expansion project, that is anticipated to require low-interest funding through the Florida Department of Environmental Protection's (FDEP) State Revolving Fund (SRF) program. In order to utilize FDEP SRF funding for design and/or construction funding, the SRF Program must approve a Water Facilities Plan, which allows them to be a participant in the project's planning, project analysis, environmental review, and conceptual financing review. The services outlined within this proposal will complete a plan for the SRF Clean Water (CW) funding program review and approval. Once the plan is approved, the Town will be eligible to submit funding requests related to design, permitting, and/or construction-related services. This is a needed step in the process to secure a low-interest funding source for whatever type of expansion the Commission approves moving forward. Staff will also work with Mittauer-CPH to include other wastewater capital project needs. The State Revolving Fund is an available funding partner in case it is required for other identified projects. Upon approval, the engineer will be able to move forward in the process to complete the Water Facilities Plan, which will include review and approval by the Commission. Once approved, the Town will submit the document to the SRF Program and could include a Request for Inclusion (RFI) to fund the design and permitting activities associated with the selected alternative. Once the Water Facilities Plan is approved by SRF, the RFI can proceed to the next Priority Hearing where projects are considered for capital funding. The SRF Program typically has four quarterly hearings annually. He stated that this contract will be financed through the sewer fund.

Commissioner Roberts verified that this is the next step relative to the wastewater treatment plant expansion workshop held in May.

Mr. Eagle replied affirmatively adding that a plan must be developed to be eligible to submit for low-interest funding.

Greg Lang, Mittauer & Associates

Mr. Lang stated that additional details will be included, such as analyzing the town budget, and the town's ability to take on debt service. Three alternatives for expanding the wastewater facility and treating the waste with advanced treatment standards will be presented. He stated these will be broken down per alternative, analyze how they would impact the budget and what the rates would generate from the new customers coming online. He stated that this is required by the Florida Department of Environmental Protection to be considered for design and

1 construction funding. The report will answer many questions that could direct the town to meet
2 its future needs.

3 Commissioner Roberts asked Mr. Eagle to clarify how the report will be funded.

4 Mr. Eagle stated that the report will be paid through the Retained Earnings Fund. He clarified
5 that impact fees are not an eligible finance source for this report.

6 **Commissioner Roberts made a motion to approve the proposal from Mittauer and**
7 **Associates/CPH for services related to Water Facilities Plan completion for State Revolving**
8 **Fund (SRF) Clean Water Program; Commissioner Regan seconded; Motion passed 5-0.**

9 **C. TOWN ATTORNEY'S REPORT**

10 **1. Ordinance 2025-10 – First Reading – An Ordinance of the Town of Lady Lake, Lake County,**
11 **Florida; Providing for a Text Amendment to the Town of Lady Lake Land Development**
12 **Regulations (Ordinance No. 94-08) Chapter 8, Section 8-4, “Compliance Required:**
13 **Exemptions”; Chapter 8, Section 8-6, “Submitting and Processing Subdivision Applications”;**
14 **and, Chapter 8, Section 8-7, “Procedure and Requirements for Recording the Final Plat”;**
15 **Providing for Severability; Providing for Codification; and Providing an Effective Date. (Thad**
16 **Carroll)**

17 Growth Management Director Thad Carroll presented this agenda item stating that on June 20,
18 2025, Senate Bill 784 (SB 784) was signed into law by Governor Ron DeSantis. This piece of
19 legislation fundamentally alters the process of how plats and replats are reviewed and approved
20 by local governments. All plat and replat applications are now subject only to administrative
21 review and approval by designated staff of the local government. Senate Bill 784 eliminates the
22 requirement for public hearings or votes by elected or appointed boards for plat approval.

23 Senate Bill 784 (SB 784) went into effect on July 1, 2025. The amendments proposed by
24 Ordinance 2025-10 will effectually modify the Town of Lady Lake Land Development
25 Regulations, Chapter 8 to comply with the new law, limiting plat review and approval to an
26 administrative process.

27 Mayor Freeman verified with Mr. Carroll that he will continue to inform the commission of
28 developments in town.

29 Mr. Carroll stated that he includes this information in the weekly manager's report.

30 **Commissioner Roberts made a motion to approve Ordinance 2025-10 on first reading;**
31 **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 **2. Resolution 2025-102 – First and Final Reading – A Resolution of the Town of Lady Lake,**
3 **Florida; Relating to the Imposition of a Special Assessment for Fire Protection Services within**
4 **The Villages Fire Protection Special Assessment District; providing a Description of Fire**
5 **Protection Services, Facilities or Programs to be Provided within The Villages Fire Protection**
6 **Special Assessment District, Determining the Tentative Fire Protection Service Cost to be**
7 **Assessed; Describing the Method of Apportioning Fire Protection Services Assessed Cost;**
8 **Establishing a Tentative Assessment Rate Directing Preparation of the Initial Assessment Roll,**
9 **Providing for Notice to be Mailed; providing for Publication of Notice; and Providing an**
10 **Effective Date. (Joella LeDonne)**

11 Finance Director Joella LeDonne presented this agenda item stating that The Villages Fire
12 Protection Services has requested an increase in the fire Assessment Fees from \$124.00 yearly to
13 \$320,71 yearly. The last increase in the fir assessment was in fiscal year 2019-2020. The rate
14 change reflects an increase of \$196.71 per household, or percentage increase of 158.63%.

15 Commissioner Sage inquired if this is not an annual increase.

16 Kenneth Blocker, District Manager of The Villages Community Development Districts

17 Mr. Blocker advised that this rate study was completed in 2024 for a five-year constant number.
18 This year Lady Lake, Fruitland Park, and Lake County are included in this assessment. A
19 reassessment will be conducted in four years. He stated that Fruitland Park and Lake County
20 passed their respective requests to be fair and equitable to all parcel owners in The Villages
21 within Lady Lake, Lake County and Fruitland Park. He advised that this is the same fee that is
22 currently charged the Sumter County residents of The Villages.

23 Mr. Blocker stated that the assessment methodology was conducted by Public Financial
24 Management, which was based on all expenses incurred over a five-year period, considering
25 operating and capital expenditures to arrive at a flat fee. He stated that this rate is lower than
26 Sumter County proper and Lake County proper.

1 Commissioner Regan asked if the residential rate and commercial rate are the same.

2 Mr. Blocker clarified that the commercial rate is based on square footage.

3 Commissioner Sage confirmed with Mr. Blocker that this rate will be for four years.

4 Mr. Blocker clarified that the five-year rate went into effect with The Villages in Sumter County in

5 2024. For the next four years Lady Lake, Fruitland Park, and Lake County will be assessed to be

6 equal because the same level of service is provided in the Lake County portion of The Villages.

7 Commissioner Roberts verified with Mr. Blocker that Lake County refers to the enclave parcels in

8 the historic portion of The Villages.

9 Mr. Blocker replied affirmatively.

10 Commissioner Regan asked Mr. Blocker if individual homes and apartments are assessed at the

11 same rate.

12 Mr. Blocker stated that each of the apartment units in Spanish Springs are assessed \$320.00.

13 Commissioner Roberts inquired as to how the rate remained low for six years.

14 Mr. Blocker explained that a budget issue led to the creation of The Villages Public Safety

15 Department Dependent District. The Dependent District was then required to develop an

16 assessment methodology. He stated that the five-year budget forecast was reviewed and

17 because there are no ad valorem taxes included, the assessed rate was determined to be

18 \$320.00.

19 Commissioner Gourlie inquired if the Marion County portion of The Villages is included with this

20 assessment.

21 Mr. Blocker advised that the properties in the Marion County portion of The Villages are serviced

22 by Marion County Fire and Rescue.

23 **Commissioner Gourlie made a motion to approve Resolution 2025-102 on first and final**

24 **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.

3. Resolution 2025-103 –First and Final Reading – An Resolution of the Town of Lady Lake Town Commission Relating to the Imposition of a Special Assessment for Solid Waste Collection and Disposal Services, Facilities, and Programs within the Solid Waste Special Assessment District; Providing a Description of Solid Waste Collection and Disposal Services, Facilities or Programs to be Provided within the Solid Waste Special Assessment District; Determining the Preliminary Solid Waste Assessed Cost to be Assessed; Describing the Method of Apportioning Solid Waste Assessed Costs; Establishing a Preliminary Assessment Rate for the Upcoming Fiscal Year; Establishing a Maximum Assessment Rate; Directing Preparation of the Initial Assessment Roll; providing for Notice to be Mailed; Providing for Publication of Notice; and Providing an Effective Date. (Joella LeDonne)

Finance Director Joella LeDonne presented this agenda item stating that On September 7, 2022, the Lady Lake Town Commission adopted Resolution 2022-115, establishing the Preliminary Assessment Rate for Solid Waste Collection and Disposal Services, Facilities, and Programs within the Solid Waste Special Assessment District at a rate of \$185.00 per residential unit.

The preliminary estimated cost of providing Solid Waste Disposal and Collection Services to residential properties has presently been determined to be \$235.00 per year per billing unit or residential unit for the fiscal year October 1, 2025, through September 30, 2026. This rate will remain in place for subsequent fiscal years until the assessment is discontinued or amended. The rate change reflects an increase of \$50.00 per household, or a percentage increase of 27%. The new proposed rate of \$235.00 has been estimated to cover a five-year span.

Commissioner Sage verified with Ms. LeDonne that this is an annual rate per household.

Ms. LeDonne replied affirmatively.

Commissioner Roberts added that this increase is approximately \$4.17 per month.

The commissioners individually commended the services of Waste Management.

Commissioner Regan made a motion to approve Resolution 2025-103 on first 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 stated the closed executive session is rescheduled to Wednesday, July 23, 2025, at 4:30 p.m. The budget workshop is Thursday, July 24, 2025, at 3:00 p.m.

MAYOR AND COMMISSIONER’S REPORT

Commissioner Regan read an article from The Villages Daily Sun regarding the inspection by the Florida Department of Environmental Protection in June of the town’s water and wastewater facilities. The operations passed. Our facilities operate continuously 24 hours per day year-round. He congratulated Utility Supervisor Butch Goodman.

Mayor Freeman stated that he will meet with Representative Nan Cobb to discuss many issues with her.

PUBLIC COMMENTS

Dr. Reverend Paul Harsch, First Baptist Church, 432 CR 466, Lady Lake, FL

Dr. Harsch expressed his concerns regarding the Pride Month proclamation and quoted biblical scripture passages.

Derek Dimry, 1213 Santos Place, Lady Lake

Mr. Dimry expressed his concerns regarding the Pride Month proclamation and quoted biblical scripture passages.

Jason Accurso, 428 Cierra Oaks Circle, Lady Lake

Mr. Accurso inquired as to the process by which proclamations are presented and expressed his concerns regarding the Pride Month proclamation.

Mayor Freeman explained that all town meeting agendas and minutes are posted on the town website.

Melanie Johnson, 16685 Hwy, Weirsdale, FL

Ms. Johnson expressed her opposition to the Pride Month proclamation and quoted biblical scripture passages.

Ralph Shafer, 609 Hwy 466, Lady Lake, FL

1 Mr. Shaffer expressed his historical view regarding LGBTQ and quoted biblical scripture
2 passages.

3 Chris Timmerman, 513 Torres Place, Lady Lake, FL

4 Mr. Timmerman expressed his stance on the separation of church and state, noting that the
5 Constitution was drafted based on religious values.

6 **ADJOURN**

7 There being no further business to discuss, the meeting adjourned at 7:22 p.m.

8 _____
9 Carol Osborne, Deputy Town Clerk

10 _____
11 Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Renewing the Lady Lake Chamber of Commerce Lease for the Log Cabin.
(Mike Burske)

AGENDA ITEM ID

20250804

DEPARTMENT

Parks and Recreation Department

SUMMARY

The Lady Lake Chamber of Commerce once again desires to renew its lease agreement with the Town for the Log Cabin. The only change to this lease is the dates.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Approval to Purchase a 34-foot Panel Christmas Tree. (Mike Burske)

AGENDA ITEM ID

20250804

DEPARTMENT

Parks and Recreation

SUMMARY

STAFF RECOMMENDED MOTION

Approval for the Parks and Recreation Department to order a 34-foot Panel Christmas Tree as Budgeted in the 2025-2026 Budget Year.

Recently, this Commission approved the funding of a 34-foot Panel Christmas Tree for Snooky Park in next year's budget. I am asking for approval to order the tree now with the hopes that it will arrive in time for the holidays. Still, this is no guarantee. I have included several quotes. My goal is to order the best tree for our investment as quickly as possible so that it arrives before the holidays.

I have not chosen a vendor at this time.

FISCAL IMPACT

Up to the budgeted amount of \$50,000

FUNDING ACCOUNT

001-7201-572-64-10 (Equipment)



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

FY 2025-2026 Benefits (Medical, Dental, Vision, Life Insurance, Long Term Disability, Short Term Disability, Critical Illness, Accident Coverage) (Tamika DeLee)

AGENDA ITEM ID

20250804

DEPARTMENT

Human Resources

SUMMARY

STAFF RECOMMENDED MOTION

Human Resources staff recommends approval of the FY 2025-2026 benefits as presented in the budget to take effect on October 1, 2025.

- Health (Florida Blue-PRM) - 1.50% increase - One-year renewal - employer paid benefit
- Dental (Florida Combined Life-PRM) - One-year renewal - employer paid benefit
- Employer Paid Life (The Standard-PRM) - Year three of a three-year rate guarantee - employer paid benefit
- Voluntary Life (The Standard-PRM) - Year three of a three-year rate guarantee - employee paid benefit
- Long Term Disability (The Standard-PRM) - Year three of a three-year rate guarantee - employer paid benefit
- Short Term Disability (The Standard-PRM) - Year three of a three-year rate guarantee - employee paid benefit
- Vision (EyeMed) - One-year contract - employee paid benefit
- Critical Illness - employee paid benefit
- Accident Coverage - employee paid benefit

PAST ACTIONS

None

FISCAL IMPACT

Total anticipated cost \$2,116,591.46

FUNDING ACCOUNT

Will be taken from each department's 23-20 (health insurance) line item.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Discussion and consensus of the Tentative Millage Rate and to Set Proposed Dates, Times, and Place for the First Public Hearing for the Tentative Millage Rate and Budget, and for the Second Hearing for the Final Millage Rate and Budget. (Joella LeDonne)

AGENDA ITEM ID

20250804

DEPARTMENT

Finance

SUMMARY

STAFF RECOMMENDED MOTION

To set the tentative millage rate of 3.6510 mills for the Fiscal Year 2025-2026, and set the date, time, and place of the first public hearing for the tentative millage rate on Wednesday, September 3, 2025, at 6 p.m., in the Commission Chambers. To set the date, time, and place for the second public hearing for adopting the final millage rate and budget on Monday, September 15, 2025, at 6 p.m., in the Commission Chambers.

The proposed millage rate for Fiscal Year 2025-2026 must be submitted to the property appraiser on Monday, August 4, 2025, along with the date, time, and place of the tentative millage and budget hearings. The proposed tentative millage rate approved can be increased or decreased on September 3, 2025, however on September 15, 2025, at the final public hearing, the tentative millage rate can be decreased but not increased. The current year's roll-back rate is 3.4273 mills. The proposed budget is based on 3.6510 mills, which is an increase of 6.53% on the current roll-back rate. Any millage rates up to 3.5819 would require at least three affirmative votes of the total Town Commission. A rate of 3.9401 mills would require a two-thirds vote or four affirmative votes of the Town. These votes are based on the total membership of the Town Commission rather than the membership present at the meeting.

The Town's two public hearings cannot conflict with Lake County or Lake County School Board public hearings. The tentative dates for Lake County are September 9, 2025, and September 23, 2025. The Lake County School Board met on July 28, 2025, and is scheduled to meet again on September 8, 2025. The hearings cannot start before 5 p.m.

FISCAL IMPACT

Millage/Ad Valorem Revenue is estimated to be \$7,161,522.

Total Budget for the Town of Lady Lake for Fiscal Year 2026 is \$35,757,746

SOURCE OF FUNDING

Property Tax

FUNDING ACCOUNT

300.00 Funds



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2025-10 - Second and Final Reading - An Ordinance of the Town of Lady Lake, Lake County, Florida; Providing for a Text Amendment to the Town of Lady Lake Land Development Regulations (Ordinance No. 94-08) Chapter 8, Section 8-4, "Compliance Required: Exemptions"; Chapter 8, Section 8-6, "Submitting and Processing Subdivision Applications"; and, Chapter 8, Section 8-7, "Procedure and Requirements for Recording the Final Plat"; Providing for Severability; Providing for Codification; and Providing an Effective Date. (Thad Carroll)

AGENDA ITEM ID

20250804

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Growth Management Staff recommend approval of the second and final reading of Ordinance 2025-10.

On June 20, 2025, Senate Bill 784 (SB 784) was signed into law by Governor Ron DeSantis. This piece of legislation fundamentally alters the process of how plats and replats are reviewed and approved by local governments. All plat and replat applications are now subject only to administrative review and approval by designated staff of the local government. Senate Bill 784 eliminates the requirement for public hearings or votes by elected or appointed boards for plat approval.

As a result of the legislation, text amendments to three sections to Chapter 8 of the Land Development Regulations must be made for consistency with the new law; Chapter 8, Section 8-4, "Compliance Required: Exemptions"; Chapter 8, Section 8-6, "Submitting and Processing Subdivision Applications"; and, Chapter 8, Section 8-7, "Procedure and Requirements for Recording the Final Plat.

Exhibit "A" of the attached Ordinance 2025-10 reflects the necessary changes to Chapter 8 as they will be codified upon adoption. The changes have also been provided in separate strikethrough and underline format so that the amendments can be more easily identified.

Senate Bill 784 (SB 784) went into effect on July 1, 2025. The amendments proposed by Ordinance 2025-10 will effectually modify the Town of Lady Lake Land Development

Regulations, Chapter 8 to comply with the new law, limiting plat review and approval to an administrative process.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2025-10 was ready for transmittal to the Town Commission.

The Planning and Zoning Board did not consider, nor make a recommendation regarding Ordinance 2025-10. Local governments are obligated to comply with the new law, thus passage of an ordinance implementing the changes is required.

At the July 21, 2025, meeting, the Town Commission voted 5-0 to approve Ord. 2025-10 on First Reading.

1 **ORDINANCE 2025-10**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA; PROVIDING**
4 **FOR A TEXT AMENDMENT TO THE TOWN OF LADY LAKE LAND DEVELOPMENT**
5 **REGULATIONS (ORDINANCE NO. 94-08) CHAPTER 8, SECTION 8-4, “COMPLIANCE**
6 **REQUIRED: EXEMPTIONS”; CHAPTER 8, SECTION 8-6, “SUBMITTING AND**
7 **PROCESSING SUBDIVISION APPLICATIONS”; AND, CHAPTER 8, SECTION 8-7,**
8 **“PROCEDURE AND REQUIREMENTS FOR RECORDING THE FINAL PLAT”; PROVIDING**
9 **FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE**
10 **DATE.**

11 **WHEREAS**, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive
12 Plan (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II,
13 Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

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

18 **WHEREAS**, on August 15, 1994, the Town of Lady Lake adopted the Land
19 Development Code of the Town of Lady Lake, Florida in accordance with the Town of
20 Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part II, Florida
21 Statutes; and

22 **WHEREAS**, the Town of Lady Lake has elected to amend Chapter 8, Section 8-4,
23 “Compliance Required: Exemptions”; Chapter 8, Section 8-6, “Submitting and
24 Processing Subdivision Applications”; and, Chapter 8, Section 8-7, “Procedure and
25 Requirements For Recording the Final Plat”, of the Land Development Regulations, to
26 comply with the requirements of Senate Bill 784, recently adopted by the Florida
27 Legislature, and signed into law on June 20, 2025, with an effective date of July 1,
28 2025.

29 **BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE,**
30 **FLORIDA:**

SECTION 1 Amendment.

“The Land Development Code of the Town of Lady Lake, Florida,” dated August 15, 1994 (the “Land Development Code”) is hereby amended, providing changes to the sections below, as attached in Exhibit “A”:

Chapter 8, Section 8-4, “Compliance Required: Exemptions”; Chapter 8, Section 8-6, “Submitting and Processing Subdivision Applications”; and, Chapter 8, Section 8-7, “Procedure and Requirements for Recording the Final Plat”

SECTION 2 Severability.

If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this ordinance; and it shall be construed to have been the Town Commission’s intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

SECTION 3 Conflicts.

All ordinances or part of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 4 Codification.

The provisions of this Ordinance shall be codified as and become part of the Codes of Ordinances, Town of Lady Lake. The sections of this Ordinance may be re-numbered or re-lettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section", "Article", or other appropriate word.

SECTION 5 Effective Date.

This ordinance shall become effective upon adoption.

PASSED AND ORDAINED this 4th day of **August 2025** in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second and Final Reading.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Carol Osborne, Deputy Town Clerk

Approved as to form:

Taylor Tremel, Town Attorney