



**TOWN COMMISSION MEETING AGENDA
TOWN OF LADY LAKE, FLORIDA
JULY 6, 2026**

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

PROCEDURE

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

- 1. CALL TO ORDER**
- 2. INVOCATION** Led by Reverend Rick Breault — Morning Star Cowboy Church
- 3. PLEDGE OF ALLEGIANCE**
- 4. PRESENTATIONS**
 - a.** Proclamation - Parks and Recreation Month July 2026
- 5. ROLL CALL**
- 6. CONSENT - (PUBLIC COMMENT TAKEN)**

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

- a. Town Clerk's Office** — Approval of the Town Commission Meeting Minutes, June 15, 2026. (Kathy Rosado)

- b. Public Works** — Consideration of Agreement with Asphalt Paving Systems for Pavement Management — Road Resurfacing. (C.T. Eagle)

7. PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS (PUBLIC COMMENT TAKEN) - NONE

8. NEW BUSINESS – (PUBLIC COMMENT TAKEN)

- a. Growth Management – First and Final Reading – Resolution 2026-103 – Variance** — A Resolution Granting a Variance to Allow Two Wall Signs on the North Façade of the 63,232 square foot Self-Storage Building on Approximately 2.2 Acres of Property, owned by Lady L Storage 18 (FL) LLC, located 600 feet South of Highway 466 and 1,000 feet West of Clay Avenue, addressed as 516 Highway 466 within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)
- b. Information Technology and Public Works** — Consideration of Approval to Utilize Returned Funds from the Florida Department of Transportation (FDOT) US 27/441 Road Widening Project to Upgrade Industrial Control System (ICS) Supervisory Control and Data Acquisition (SCADA) Equipment at 14 Lift Stations. (John Pearl)
- c. Parks and Recreation Department** — Consideration of Approval to Sign a Land Contract with Jackie Ryan for the purchase of Real Property, I.D.# 19-18-24-0004-000-03700 for an estimated \$675,000 Utilizing Parks and Recreation Impact Fees to use as Future Park Land. (Mike Burske)
- d. Parks and Recreation Department** — Consideration of Approval to Sign the Land Contract agreement with Gingerich Enterprises Unlimited, LLC for Real Property ID:19-18-24-0100-000-00100 to be purchased for the estimated cost of \$337,500 utilizing Parks and Recreation Impact Fees to use as Future Park Land. (Mike Burske)
- e. Parks & Recreation Department** — Consideration of Approval to Sign the Contract with Tri-County Baptist Church to Purchase a Ten-Acre Parcel, Real Property Number: 19-18-24-0004-000-04500 for an estimated cost of \$675,000, utilizing Parks and Recreation Impact Fees to use as Future Park Land. (Mike Burske)
- f. Public Works** — Consideration of Agreement with CPH for Wastewater Treatment Expansion Design and Related Services. (C.T. Eagle)
- g. Town Manager's Office** — Consideration of Approval of the Interlocal Agreement for Villages Public Safety Department Special Assessment Funding. (William Lawrence)

9. MAYOR AND COMMISSIONER’S REPORTS

10. TOWN MANAGER’S REPORT

11. TOWN ATTORNEY'S REPORT

12. PUBLIC COMMENTS

This section is reserved for members of the public to bring up concerns or comments on any matter. The time limit for such comments is (3) minutes and only those members of the public who submitted a request to speak to the Clerk in writing on the Town's approved form will be permitted to speak. Please be courteous and respectful of the views of others. Personal attacks on the Town Commission, Town Staff, or members of the public are not allowed.

13. ADJOURN

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

In accordance with the Americans with Disabilities Act (ADA), persons with disabilities who need accommodation to participate in this meeting should contact the Town Clerk's Office, 409 Fennell Boulevard, Lady Lake, FL 32159, telephone (352) 751-1501, or email clerk@ladylake.org no later than 4 days before the meeting. If you are using a TDD/TTY, you may contact us through the free Florida Relay Service at 711. This meeting is being held in a handicapped accessible location. If you require assistive listening, the Chamber is equipped to stream live audio using your own device (a personal smartphone connected to your own headset, earbuds, hearing aid or cochlear implant, or a Town loaner headset)."

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



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Proclamation - Parks and Recreation Month July 2026

AGENDA ITEM ID

2026-203

DEPARTMENT

Town Clerk

SUMMARY

STAFF RECOMMENDATION

FISCAL IMPACT

FUNDING SOURCE



PROCLAMATION

Designation of July 2026 as Parks and Recreation Month

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

WHEREAS, parks and recreation promote health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation promote time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS, parks and recreation encourage physical activities by providing space for popular sports, hiking trails, swimming pools, and many other activities designed to promote active lifestyles; and

WHEREAS, parks and recreation are a leading provider of healthy meals, nutrition services, and education; and

WHEREAS, park and recreation programming and education activities, such as out of-school time programming, youth sports and environmental education, are critical to childhood development; and

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

WHEREAS, parks and recreation are essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; 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 2026 as:

“PARKs 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 6th day of July, 2026.

Attest:

Kathleen Rosado, Town Clerk

Ed Freeman, Mayor

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

3 **June 15, 2026**

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

7 **1. CALL TO ORDER**

8 **2. ROLL CALL**

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

9 **STAFF PRESENT**

10 Bill Lawrence, Town Manager; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management
11 Director; Lady Lake Police Chief Steve Hunt; Deputy Chief Jason Brough, Lady Lake Police
12 Department; C.T. Eagle, Public Works Director; Joella LeDonne, Finance Director; Brandi Carson,
13 Assistant Finance Director; Rodolpho Gutierrez; and Carol Osborne, Deputy Town Clerk.
14 Town Attorney Derek Schroth was also in attendance.

15 **3. INVOCATION**

16 Led by Pastor Ellen Pollock – New Covenant United Methodist Church.

17 **4. PLEDGE OF ALLEGIANCE**

18 **5. CONSENT — (Public Comment Taken)**

- 19 a. **Town Clerk's Office** — Approval of the Town Commission Meeting Minutes — June 1,
20 2026. (Kathy Rosado)

21 **Upon a motion by Commissioner McLea and seconded by Commissioner Regan, the**
22 **Commission approved the Consent Agenda as presented. Motion carried 5-0.**

23 **7. PUBLIC HEARINGS AND QUASI-JUDICIAL HEARINGS (PUBLIC COMMENT TAKEN)**

a. Growth Management — Second and Final Reading of Ordinance 2026-07 — Rezoning — The Pond — An Ordinance Changing the Zoning Designation for Certain Property Being Approximately 24.34 acres owned by JNJ Ventures 2, LLC, located within Lakes of Lady Lake Phase 2, Golf Course Tract, on the West Side of County Road 25, approximately 600 feet North of Club View Drive from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Thad Carroll)

Growth Management Director Thad Carroll stated that the applicant Charles Hiott, Halff, filed the application on behalf of the owner, JNJ Ventures 2, LLC. The current zoning designation is Agriculture Residential (AG-1); the Current Future Land Use is Single Family Low Density (SF-LD); the Requested Zoning Designation is Single Family Low Density Residential (RS-3; three dwelling units per acre); the property is currently vacant.

Staff recommends approval of Ordinance 2026-07.

A similar application was received on October 6, 2025, and subsequently withdrawn by the applicant in January 2026. The applicant filed for a waiver earlier this year for a second application on the same property, which could be reconsidered. The Town Commission opted to waive the prohibition on refile at the March 2, 2026, meeting, allowing for a new application to be submitted.

The Lakes of Lady Lake Phase 1 was annexed and zoned RS-3 on October 3, 1994. The plat was recorded on September 15, 1995. At the time of annexation, a special exception use was granted, allowing for a nine-hole golf course open to the public. The Phase 1 golf course was opened in 1995.

The former golf course, which is no longer in operation, functioned as a nonconforming use within the AG-1 zoning district. Reestablishment of the golf course would require rezoning to a district that permits such use, such as a Planned Unit Development (PUD) or RS-3 with a Special Exception Use.

The proposal before the commission is to plat the property. The lots will not extend to the rear of the property, nor does it abut any of the lots currently platted in Phase 1 of the Lake of Lady Lake. He stated that a lot of the property is retaining an Agricultural One (AG-1) density of one dwelling unit per acre.

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

1 This project will be served by town sewer and water.

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

5 Two residents spoke in opposition to the proposal at the May 11th Planning and Zoning Board
6 Meeting.

7 On Monday, June 15, 2026, staff received a letter from the Vice-President of the Lakes of Lady
8 Lake Homeowners Association stating their concerns with the rezoning application.

9 Mayor Freeman stated the letter is from Mike Wagner, VP of the Lakes of Lady Lake HOA, who is
10 stating that poor management is the cause of the demise of the golf course, and that the
11 developer is involved. The area of concern is the nine-hole golf course and the homes around it,
12 which is south of the development.

13 MacGregor Love, 215 North Eola Dr., Orlando

14 Mr. Love stated that the owner of the subject property is also the owner of the balance of the golf
15 course.

16 Mayor Freeman inquired about the future of the remaining acre on the west side of the property.

17 Mr. Love stated the remaining acre will be open space with its current zoning entitlement. He
18 explained if that area were included in the rezoning application, it would cause the density of
19 the surrounding area to fall below the maximum allowable density.

20 Mayor Freeman inquired about the retention area.

21 Mr. Love stated that it will be addressed during the development plan stage. He clarified that
22 what is before the commission this evening is a conceptual plan and not a development plan.

23 Commissioner Sage stated that Mr. Wagner's concern with the failure of the golf course is based
24 on the owner's failure to properly fund and manage the golf course. Commissioner Sage stated
25 that the current property has many vacant lots and asked if there are two owners of the front
26 nine and the back nine.

27 Mr. Love stated that the golf course tracts are under the same owner, JNJ Ventures. He clarified
28 that the property owner does not own any portion of the development to the south, where there
29 are vacant lots currently.

30 Commissioner Sage clarified with Mr. Love that the development on the back nine will be
31 different from the current development on the front nine.

32 Mr. Love stated that it will be separate and developed independently.

Mayor Freeman stated that an increase in property taxes is not relevant to the maintenance of a golf course.

Upon a motion by Commissioner McLea and seconded by Commissioner Roberts, the Commission approved the second and final reading of Ordinance 2026-07 by the following roll call vote:

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

Motion passed by a vote of 4-1.

8. MAYOR AND COMMISSIONER'S REPORT

Commissioner McLea stated that she attended the Florida League of Cities first class. She stated that it was very informative, and she is planning to attend future sessions.

Commissioner McLea stated that she has thought about the town's proclamation procedure and would like to create a nonpartisan, consistent, and predictable method that serves all of our residents and reflects the role of local government. This is a policy, not a charter amendment, of proclamations related to various holidays, municipal observances, and celebrations directly related to local government operations, community engagement, and the well-being of our residents.

Commissioner Regan stated that he is in favor of a proclamation policy.

Commissioner Roberts stated that the current process has been working for years, yet she is not opposed to a new process. She stated that the commission needs to consider the exclusion issues and what that means to the greater community at large.

Commissioner Sage stated that the charter specifies that the mayor decides which proclamations are to be read.

Town Attorney Derek Schroth stated the charter language identifies the mayor as the head of town government for the purposes of issuing proclamations. The language at the end, "as may be required", raises questions regarding the mayor's sole authority to issue proclamations. A policy could be drafted for clarity, as there is no law requiring the mayor to read any proclamations.

1 Commissioner Sage stated that most of the proclamations are read annually. He suggested
2 scheduling a workshop to review next year's proclamations.

3 Commissioner McLea stated that the commission should decide on what is being read on behalf
4 of the town. She stated that simply reading the requested proclamations eliminates their unique
5 character and that the mayor needs guidance from fellow commissioners so that there are
6 opportunities for collaboration to happen. Apart from the publicly charged proclamations, there
7 are also simple proclamations that are time-consuming and eliminate the special process. She
8 stated that she is in favor of a workshop to discuss this further.

9 Commissioner Roberts stated that historically the Lady Lake mayors have decided which
10 proclamations are read. She confirmed with newly elected Commissioner McLea that she is
11 proposing a new procedure. She stated it seems to be predicated on a particular proclamation.

12 Commissioner McLea clarified that this is not the reason behind her request to amend the
13 proclamation process.

14 Mayor Freeman stated that he has been reading proclamations since 2021 and has never had
15 any comments regarding any proclamation, including the Pride Month proclamation. He stated
16 that the Florida state government is in a position where no proclamations will be issued in the
17 upcoming year as they may be considered a Diversity, Equity, and Inclusion policy (DEI).

18 Mayor Freeman suggested adding proposed proclamations to the commission meeting agenda.

19 Commissioner Sage clarified that his suggestion of having a workshop was not to discuss
20 changing the charter. He stated that this issue has taken up too much of the commission's time,
21 and it was not until members of the public expressed their opposition to the Pride Month
22 proclamation. He added that many of those comments are from people who do not live in the
23 Town of Lady Lake.

24 Commissioner McLea reiterated that she is in favor of a framework that the commission as a
25 whole can agree upon.

26 Commissioner Regan stated that he is in favor of a workshop to discuss the proclamation
27 procedure.

28 Town Manager Bill Lawrence stated that a workshop could be scheduled for the fall.

29 Mayor Freeman asked for a consensus from the commission regarding the location of the
30 podium for presenters and public comments.

31 ***It is the consensus of the commission to keep the podium at its current location.***

32 Commissioner Roberts stated that she met with a group of citizens of Ward 1 who are concerned
33 with the amount of trees that are being cut or removed. They are bringing forth suggestions to

1 make their neighbors more aware of historic trees and their preservation, and she will share this
2 with the town manager, the parks and recreation director, and the communications director.
3 She stated the purpose is to educate the residents before cutting or removing a tree and why the
4 town is a designated Tree City.

5 Commissioner McLea verified that a contractor who cuts or removes a tree illegally cannot be
6 held responsible.

7 Mr. Lawrence advised that Communications Director Elisha Pappacode produced a pamphlet
8 regarding this.

9 Growth Management Director Thad Carroll stated that Media Specialist Susyn Stecchi produced
10 a video showing how trees are measured, which is on the town's website. He stated the Growth
11 Management's weekly report periodically includes information regarding tree trimming and
12 removal. He stated that the public has access to a lot of information regarding town codes. He
13 stated that many contractors will drive around neighborhoods using scare tactics such as
14 impending hurricane season and let property owners know that they can remove a tree that day
15 and that a permit is not required. In this case, the property owner will be fined by Code
16 Enforcement. If a tree is removed due to an arborist's report, the property owner is not required
17 to replace the tree.

18 Commissioner Roberts stated that the residents are also concerned with the wildlife affected
19 when a tree is removed. She inquired if an arborist's report contains provisions for this or any
20 environmental concerns.

21 Mr. Carroll stated that the species is the determining factor. He stated that common birds,
22 squirrels, etc., are not going to be a factor.

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

24 Town Manager Bill Lawrence reviewed the upcoming events:

25 Big Bang Event – June 27 at the Guava Street Sports Complex

26 Budget workshop – July 21. The goal is to keep the same mill rate.

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

28 No report.

29 **11. PUBLIC COMMENTS**

30 Jason Accurso, 428 Cierra Oaks Circle

31 Mr. Accurso talked about various issues of interest to himself.

32 Ralph Shafer, 609 Hwy 466

1 Mr. Shafer read a prepared statement and bible verses of interest to him.

2 Shane Darden, 112 Tara Oak Circle

3 Mr. Darden read a prepared statement on issues of interest to him and bible verses.

4 Reverend Dr. Paul Harsh, First Baptist Church of Lady Lake, 432 CR 466

5 Dr. Harsh expressed his opinion on various issues of interest to him.

6 **12. ADJOURN**

7 There being no further business to discuss, the meeting adjourned at 6:55 p.m.

8 _____
9 Kathleen Rosado, Town Clerk

10 _____
11 Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Public Works — Consideration of Agreement with Asphalt Paving Systems for Pavement Management — Road Resurfacing. (C.T. Eagle)

AGENDA ITEM ID

2026-197

DEPARTMENT

Public Works

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 Polk County, Bid Number 25-342 (Pavement Preservation and Recycling Treatments). This is a budgeted item.

STAFF RECOMMENDATION

Approval of Agreement with Asphalt Paving Systems for Pavement Management — Road Resurfacing

FISCAL IMPACT

\$400,000

FUNDING SOURCE

001-4102-541-46-22



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management – First and Final Reading – Resolution 2026-103 – Variance — A Resolution Granting a Variance to Allow Two Wall Signs on the North Façade of the 63,232 square foot Self-Storage Building on Approximately 2.2 Acres of Property, owned by Lady L Storage 18 (FL) LLC, located 600 feet South of Highway 466 and 1,000 feet West of Clay Avenue, addressed as 516 Highway 466 within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)

AGENDA ITEM ID

2026-185

DEPARTMENT

Growth Management

SUMMARY

On Friday, May 8, 2026, a variance application was filed with the Town of Lady Lake, by Prime Sign Installation, LLC on behalf of property owner, Lady L Storage 18 (FL) LLC, located 600 feet south of Highway 466 and 1,000 feet west of Clay Avenue, addressed as 516 Highway 466.

The variance request is pursuant to Chapter 17, Section 17-4. b). 2)., of the Land Development Regulations (LDRs) which allows one wall sign per building frontage on a public street. The variance request is to allow an additional wall sign to be installed on the north façade of the existing 63,323 square foot self-storage building.

JUSTIFICATION STATEMENT PROVIDED BY APPLICANT

The applicant is requesting approval of a secondary non-illuminated wall-mounted directional panel sign located on the office façade at 516 County Road 466, Lady Lake, Florida. The proposed sign is intended specifically to provide office identification and customer wayfinding for vehicles entering and navigating the property.

The requested variance is necessary due to the unique configuration and orientation of the existing building and site layout. The office entrance is positioned offset from the primary roadway frontage and is not readily visible to approaching traffic along County Road 466. As a result, customers entering the property experience limited visibility of the office location and directional identification from primary lines of sight.

Due to the existing building design, frontage conditions, and limited façade visibility, strict compliance with the sign code limitation of a single wall sign does not provide adequate

directional guidance for customers navigating the site. The primary approved wall sign serves as the main building identification sign, while the proposed secondary non-illuminated panel sign serves a separate wayfinding function intended to direct customers safely and efficiently to the office entrance.

The hardship associated with this request is not self-created by the applicant but instead results from the existing site configuration and building orientation. The proposed sign is non-illuminated, modest in scale, and designed to remain visually compatible with the surrounding development without creating excessive visual impact or negatively affecting neighboring properties.

REVIEW CRITERIA

Granting the requested variance would be consistent with the intent and spirit of the Town's development regulations by allowing reasonable site identification and customer wayfinding while preserving the general aesthetic standards of the area. The request represents the minimum relief necessary to provide adequate visibility and functionality for the property. When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

No diminution in value of surrounding properties would be suffered; granting the permit would be of benefit to the public interest; denial of the permit would result in unnecessary hardship to the owner seeking it; the use must not be contrary to the spirit of this Code.

Financial disadvantages and/or inconveniences to the applicant shall not, of themselves, constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

Notices to inform the surrounding four property owners within 150' of the subject property of the proposed variance were mailed on Tuesday, May 19, 2026. The property was also posted on Tuesday, May 19, 2026.

At the June 8, 2026, meeting, the Planning and Zoning Board voted 5-0 to forward Resolution 2026-103 to the Town Commission with the recommendation of approval.

STAFF RECOMMENDATION

Growth Management staff recommends approval of Resolution 2026-103.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

1 **DRAFT RESOLUTION 2026-103**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE,**
4 **FLORIDA, GRANTING A VARIANCE TO ALLOW ADDITIONAL WALL SIGNS PER**
5 **BUILDING FRONTAGE ON A PUBLIC STREET IN ACCORDANCE WITH THE**
6 **PROVISIONS OF CHAPTER 17, SECTION 17-4. b). 2)., OF THE TOWN OF LADY**
7 **LAKE LAND DEVELOPMENT REGULATIONS, OWNED BY LADY L STORAGE 18**
8 **(FL) LLC, BEING APPROXIMATELY 2.2 ACRES OF LAND, LOCATED 600 FEET**
9 **SOUTH OF HIGHWAY 466 AND 1,000 FEET WEST OF CLAY AVENUE,**
10 **ADDRESSED AS 516 HIGHWAY 466, WITHIN THE TOWN LIMITS OF THE TOWN**
11 **OF LADY LAKE, FLORIDA.**

12 **WHEREAS,** Lady L Storage 18 (FL) LLC, the property owners of certain real property
13 located in the Town of Lady Lake, Florida, more particularly described in Exhibit “A,”
14 have petitioned for a variance from the provisions of Chapter 17, Section 17-4, b).2).; and
15 and

16 **WHEREAS,** the applicants have petitioned for a variance from the provisions of
17 Chapter 17, Section 17-4, b).2). of the Town of Lady Lake Land Development
18 Regulations which allows a maximum of one wall sign per building frontage on a
19 public street. The variance requested is to allow two wall signs on the north façade
20 of the 63,232 square foot self-storage building; and

21 **WHEREAS,** the Town Commission of the Town of Lady Lake held a public hearing to
22 consider the variance request, and having heard evidence and testimony on said
23 request, found it to be consistent with the Lady Lake Comprehensive Plan and
24 requirements for variances set forth in the Land Development Regulations of the
25 Town of Lady Lake.

26 **NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady
27 Lake, Florida, hereby grants a variance from the provisions of Chapter 17, Section
28 17-4, b).2). of the Town of Lady Lake Land Development Regulations which allows a
29 maximum of one wall sign per building frontage on a public street. The variance
30 requested is to allow two wall signs on the north façade of the 63,232 square foot
31 self-storage building on approximately 2.2 acres of property located 600 feet south
32 of Highway 466 and 1,000 feet west of Clay Avenue, addressed as 516 Highway 466
33 within the Town limits of the Town of Lady Lake, Florida.

This Resolution shall take effect immediately upon its adoption by the Town
Commission of the Town of Lady Lake.

RESOLVED this **6th** day of **July 2026**, in Lady Lake, Florida, by the Lady Lake
Town Commission.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Kathleen Rosado, Town Clerk

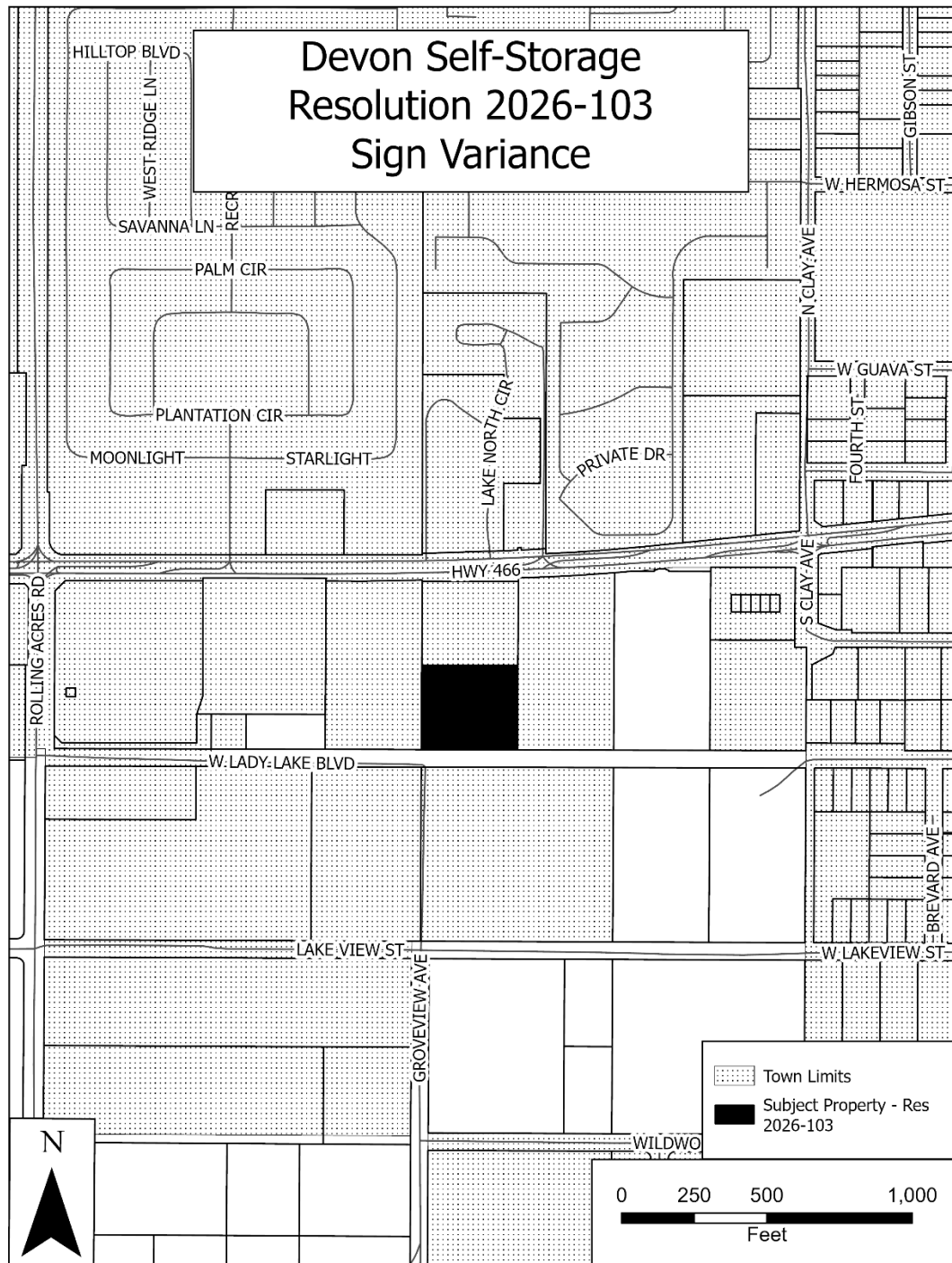
Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT A — LEGAL DESCRIPTION AND MAP

PARCEL ID 20-18-24-1105-000-00401; ALTERNATE KEY 3873426:

LADY LAKE, LEE & STEVENS ADD FROM NW COR OF LOT 4 RUN S 0-12-32 W ALONG W LINE OF SAID LOT 4 A DIST OF 338.96 FT FOR POB, RUN N 90-0-0 E 330.75 FT, S 0-12-32 W 289.55 FT, S 89-53-54 W 330.75 FT TO W LINE OF LOT 4, N 0-12-32 E ALONG W LINE OF SAID LOT 4 A DIST OF 288.96 FT TO POB PB 8 PG 11 ORB 4595 PG 1373



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

3 **June 8, 2026**

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

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

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

8 **ROLL CALL:**

Member	Present
Brinson	YES
Saunders	YES
Galloway	YES
Auger	YES
Masso	YES

9 **STAFF PRESENT:**

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

12 Attorney Taylor Tremel was also present.

13 **NEW BUSINESS**

14 ~~**A. Town Clerk**— Approval of Minutes— Planning and Zoning meeting minutes, May 11, 2026.~~

15 ~~**Upon a motion by Member Masso and seconded by Member Brinson, the Planning and**~~
16 ~~**Zoning Board approved the minutes of the May 11, 2026, Planning and Zoning Board**~~
17 ~~**meeting as presented.**~~

18 **B. Resolution 2026-103 – Variance – A Resolution Granting a Variance to Allow Two Wall**
19 **Signs on the North Façade of the 63,232 square foot Self-Storage Building on Approximately**
20 **2.2 Acres of Property, owned by Lady L Storage 18 (FL)LLC, located 600 feet south of**
21 **Highway 466 and 1,000 feet West of Clay Avenue, addressed as 516 Highway 466 within the**
22 **Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)**

1 Senior Planner Becky Higgins stated that on Friday, May 8, 2026, a variance application was
2 filed with the Town of Lady Lake, by Prime Sign Installation, LLC on behalf of property owner,
3 Lady L Storage 18 (FL) LLC, located 600 feet south of Highway 466 and 1,000 feet west of Clay
4 Avenue, addressed as 516 Highway 466.

5 The variance request is pursuant to Chapter 17, Section 17-4. b). 2)., of the Land Development
6 Regulations (LDRs) which allows one wall sign per building frontage on a public street. The
7 variance request is to allow an additional wall sign to be installed on the north façade of the
8 existing 63,323 square foot self-storage building.

9 The applicant is requesting approval of a secondary non-illuminated wall-mounted directional
10 panel sign located on the office façade at 516 County Road 466, Lady Lake, Florida. The
11 proposed sign is intended specifically to provide office identification and customer wayfinding
12 for vehicles entering and navigating the property.

13 The requested variance is necessary due to the unique configuration and orientation of the
14 existing building and site layout. The office entrance is positioned offset from the primary
15 roadway frontage and is not readily visible to approaching traffic along County Road 466. As a
16 result, customers entering the property experience limited visibility of the office location and
17 directional identification from primary lines of sight.

18 Due to the existing building design, frontage conditions, and limited façade visibility, strict
19 compliance with the sign code limitation of a single wall sign does not provide adequate
20 directional guidance for customers navigating the site. The primary approved wall sign serves
21 as the main building identification sign, while the proposed secondary non-illuminated panel
22 sign serves a separate wayfinding function intended to direct customers safely and efficiently
23 to the office entrance.

24 The hardship associated with this request is not self-created by the applicant but instead
25 results from the existing site configuration and building orientation. The proposed sign is non-
26 illuminated, modest in scale, and designed to remain visually compatible with the surrounding
27 development without creating excessive visual impact or negatively affecting neighboring
28 properties.

29 **Public Notifications:** Notices to inform the surrounding four property owners within 150' of the
30 subject property were mailed on Tuesday, May 19, 2026. Notification signs were posted on the
31 property Tuesday, May 19, 2026.

32 Staff has not received any correspondence regarding this application.

33 **Public Hearings:** The Commission's first and final reading of Resolution 2026-103 is scheduled
34 for Monday, July 6, 2026, at 6:00 p.m.

Chairman Galloway asked if there were questions or comments. Hearing none, Chairman Galloway asked for a motion.

Upon a motion by Member Brinson and seconded by Member Auger, the Board voted to forward Resolution 2026-103 to the Town Commission with the recommendation of approval.

Member	Vote
Auger	YES
Brinson	YES
Masso	YES
Saunders	YES
Galloway	YES

Motion carried 5-0.

~~CHAIRPERSON AND MEMBERS REPORT~~

~~There were no comments.~~

~~PUBLIC COMMENT~~

~~There were no comments.~~

~~ADJOURN~~

~~With nothing further to discuss, the meeting adjourned at 5:38 p.m.~~

Kathleen Rosado, Town Clerk

Robert Galloway, Chairperson



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Information Technology and Public Works — Consideration of Approval to Utilize Returned Funds from the Florida Department of Transportation (FDOT) US 27/441 Road Widening Project to Upgrade Industrial Control System (ICS) Supervisory Control and Data Acquisition (SCADA) Equipment at 14 Lift Stations. (John Pearl)

AGENDA ITEM ID

2026-196

DEPARTMENT

IT

SUMMARY

Utility staff currently operate twenty-three distributed wastewater lift stations across town. We use SCADA at many of these locations primarily to monitor wet-well conditions, control pumps, alarm operators, trend equipment health, and coordinate field response. These capabilities are needed to help staff maintain compliance with various authorities. Currently, the electronics at most of these locations are on average fifteen years old and no longer supported by the manufacturer.

The Town has recently begun year three of our Fiber Wide Area Network (FiberWAN) construction effort. This year's effort is focused on bringing fiber connectivity to fourteen of these lift stations, replacing the existing radio frequency (RF) equipment to improve the reliability and security of SCADA communications at these locations. Using the returned FDOT funds received in April, staff seek Commission approval to invest these funds in replacing the SCADA packages at eleven lift station locations, installing new SCADA packages at three locations, and purchasing one SCADA package to be used for testing and scheduled patch management planning.

The new SCADA packages will include expanded H-Frame construction, enlarged enclosures with sun shields to improve heat management, new, and more capable Programmable Logic Controllers (PLC), new industrial Uninterruptable Power Supplies (UPS) and new security equipment. If approved, the equipment upgrades at these locations will coincide with the FiberWAN installation, providing a greatly improved SCADA capability at each of these locations. Additionally, staff have requested FY27 budget consideration to upgrade an additional five lift stations in the next fiscal year.

At the May 4, 2026, regular commission meeting, the Commission approved the purchase of a new sewer cleaning combination truck using a portion of the FDOT returned funds. The truck cost was \$470,000, leaving a balance of \$248,779. During this presentation, staff communicated their intention to request that the remaining returned funds be used in upcoming infrastructure projects.

STAFF RECOMMENDATION

Approval to utilize returned funds from the FDOT road widening project to upgrade ICS/SCADA equipment at 14 lift stations.

FISCAL IMPACT

\$187,930

FUNDING SOURCE

FDOT Returned Funds



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

April 13, 2026

Town of Lady Lake
409 Fennell Blvd
Lady Lake, FL 32159

Financial Project Number: 238395-5-56 & 61-01

ARI#: 11518

Project Description: SR 500 (US 441) FROM LAKE ELLA RD TO AVENIDA CENTRAL

Dear Town of Lady Lake:

The Department has closed the above referenced project(s). Therefore, we have requested the remaining balance of **\$718,779.13** be refunded to **Town of Lady Lake**. You will be receiving payment within the next few weeks.

Please notify your Accounting Department of this refund.

The Department hereby closes this Locally Funded Agreement and related account.

If you have any questions, please contact Morgan Harris at (850) 414-4861 or Morgan.Harris@dot.state.fl.us.

Sincerely,

Morgan Harris

Morgan Harris
Locally Funded Agreements Accountant
General Accounting Office



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Parks and Recreation Department — Consideration of Approval to Sign a Land Contract with Jackie Ryan for the purchase of Real Property, I.D.# 19-18-24-0004-000-03700 for an estimated \$675,000 Utilizing Parks and Recreation Impact Fees to use as Future Park Land. (Mike Burske)

AGENDA ITEM ID

2026-201

DEPARTMENT

Parks & Recreation

SUMMARY

The Parks and Recreation Director was directed by the Lady Lake Commission to meet with Tri-County Baptist Church and other property owners to discuss the possibility of purchasing 20 acres located on Rolling Acres Road. During the initial meeting, we found an attached five acres that could also be purchased for the same rate per acre. The property owner contacted me, and we discussed the terms on the contract. This parcel of land is behind the five-acre parcel that fronts Rolling Acres Road. The land is being purchased with Parks and Recreation Impact Fees, which currently has a balance of \$2,290,020.78. The total cost for this land purchase, not including the land survey, phase I environmental study, closing costs, and attorney's fees, is approximately \$675,000 and will be determined by a formal survey. This property will be purchased in conjunction with two other parcels. This land will be dedicated as park land.

STAFF RECOMMENDATION

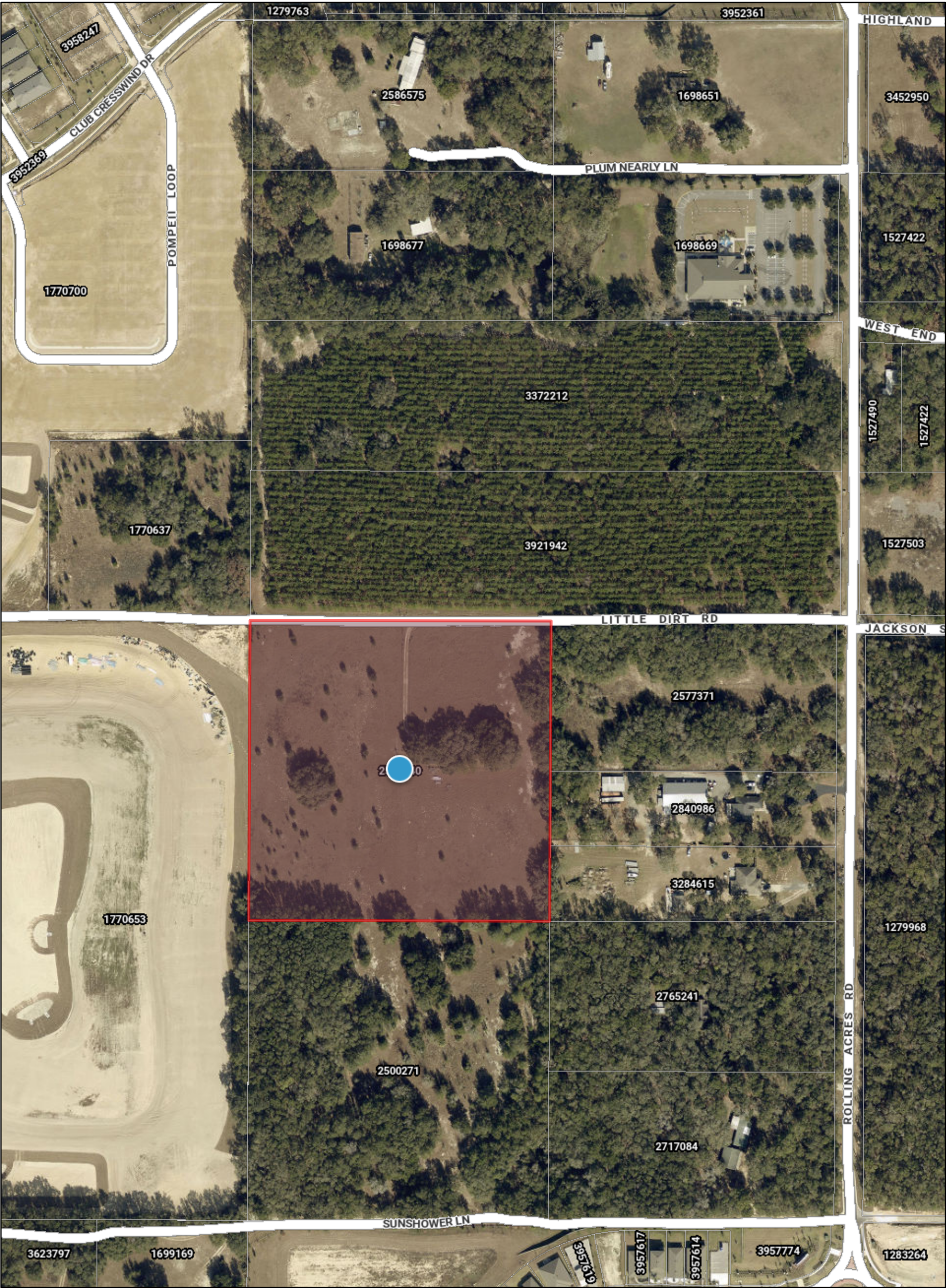
Approval

FISCAL IMPACT

\$675,000 Plus Attorneys' Fees, Survey, and Phase I Environmental Study

FUNDING SOURCE

Parks and Recreation Impact Fees



June 5, 2026



Override 1



Override 1



Tax Parcels

Tax Parcels Alternate Key

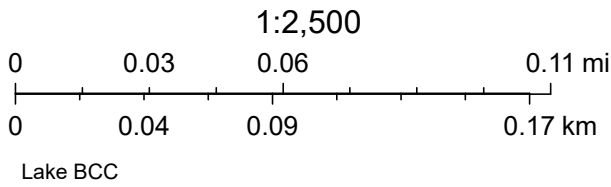


Local Streets 5K

Street Names



County Boundary





TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Parks and Recreation Department — Consideration of Approval to Sign the Land Contract agreement with Gingerich Enterprises Unlimited, LLC for Real Property ID:19-18-24-0100-000-00100 to be purchased for the estimated cost of \$337,500 utilizing Parks and Recreation Impact Fees to use as Future Park Land. (Mike Burske)

AGENDA ITEM ID

2026-193

DEPARTMENT

Parks & Recreation

SUMMARY

The Parks and Recreation Director was directed by the Lady Lake Commission to work with Tri-County Baptist Church and other property owners to discuss the possibility of purchasing 20 acres located on Rolling Acres Rd. During the initial meeting, we found an attached five acres that could also be purchased for the same rate per acre. The property owner contacted me, and we discussed the price on the contract. This parcel of land fronts Rolling Acres Road and has water and sewer connectivity. The land is being purchased with Parks and Recreation Impact Fees with a balance of \$2,290,020.78. The total for this land purchase, not including the land survey, phase I environmental study, closing costs, and attorney's fees, is approximately \$337,500 and will be determined by a formal survey. In purchasing this property utilizing impact fees, we will have a variance of \$1,954,520. This property will be purchased in conjunction with two other ten-acre parcels. This land will be dedicated to parks.

STAFF RECOMMENDATION

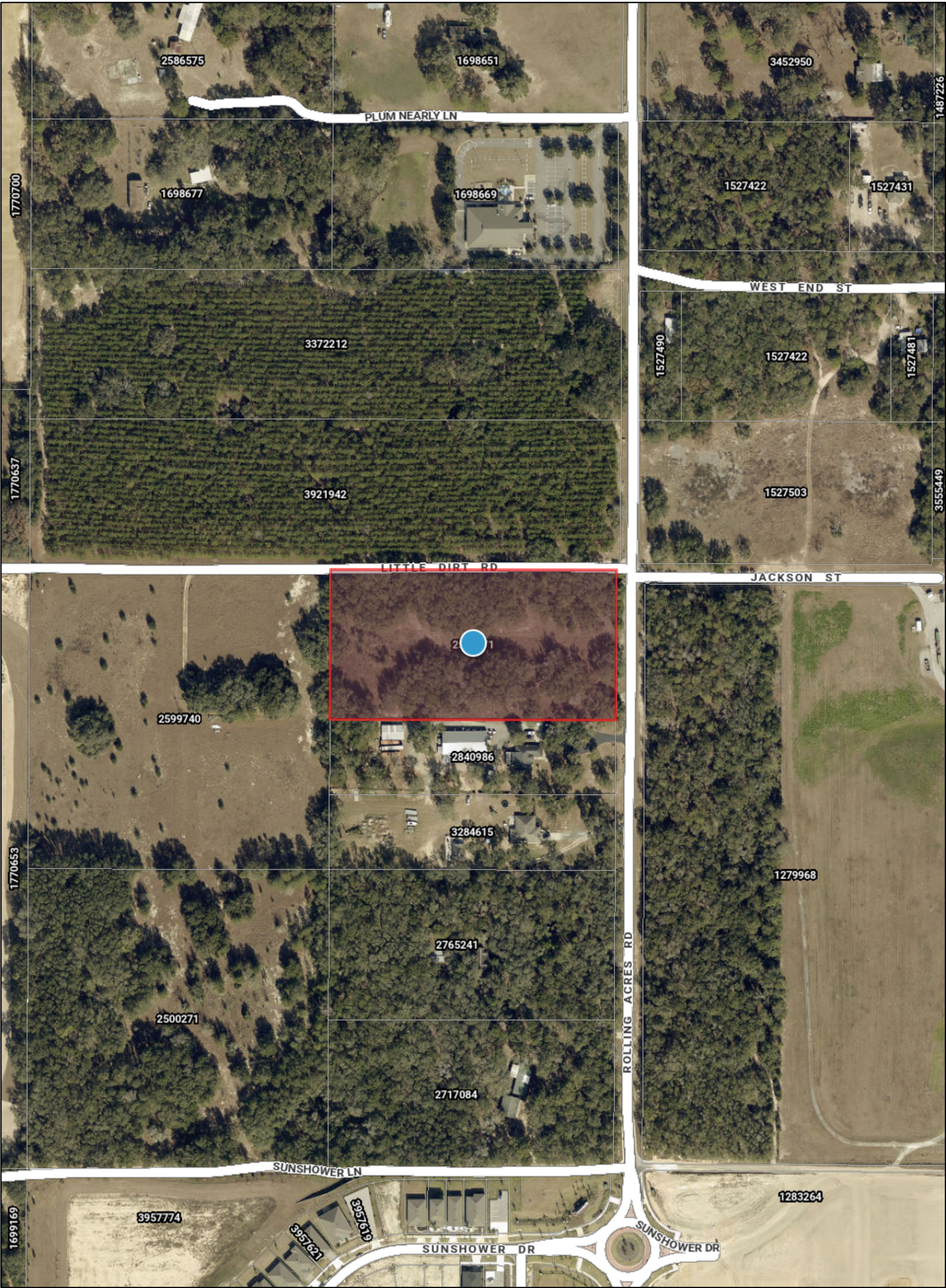
Approval

FISCAL IMPACT

\$337,500 and fees associated with surveys, closing costs, phase I environmental study, and attorneys' fees.

FUNDING SOURCE

Parks and Recreation Impact Fees



June 5, 2026



Override 1



Override 1



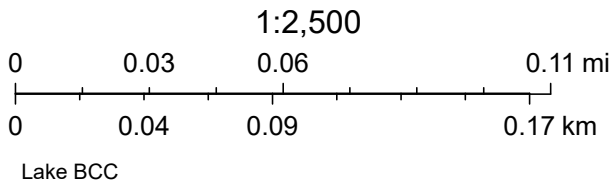
Tax Parcels

Tax Parcels Alternate Key

Local Streets 5K

Street Names

County Boundary





TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Parks & Recreation Department — Consideration of Approval to Sign the Contract with Tri-County Baptist Church to Purchase a Ten-Acre Parcel, Real Property Number: 19-18-24-0004-000-04500 for an estimated cost of \$675,000, utilizing Parks and Recreation Impact Fees to use as Future Park Land. (Mike Burske)

AGENDA ITEM ID

2026-194

DEPARTMENT

Parks & Recreation

SUMMARY

At the direction of this Commission, I met with Tri-County Baptist Church and other landowners to obtain a total of 25 acres of land to be used for parks and green spaces. In a meeting with the church, it was agreed on a price of \$67,500 as seen in the contract. The total amount for this purchase is estimated at \$675,000. The final price will be determined by the survey, closing costs, environmental inspection costs, and attorneys' fees. The Parks and Recreation Impact fees will have a variance of \$1,279,520 after the purchase of this property and the five-acre parcel.

STAFF RECOMMENDATION

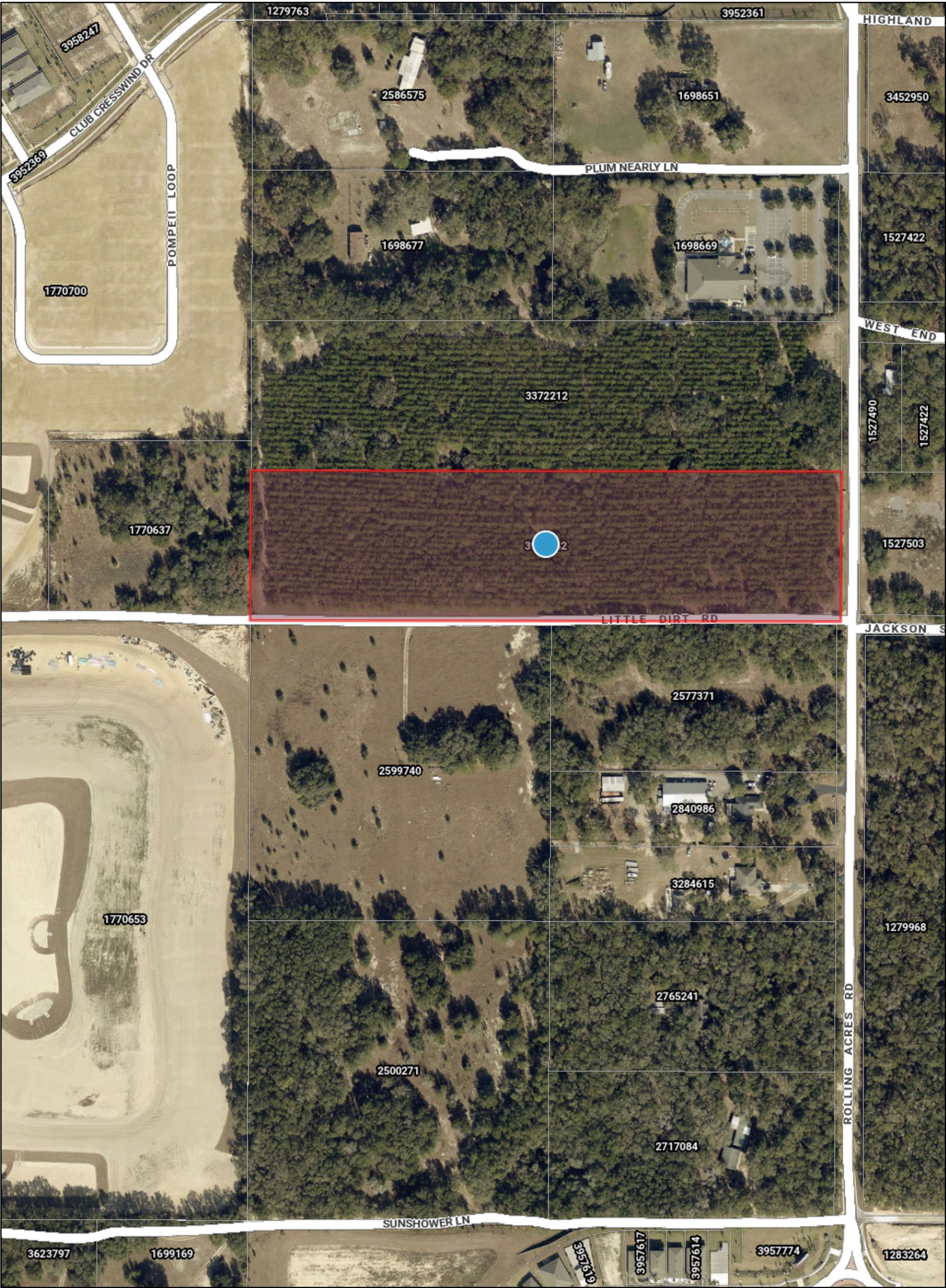
Staff recommends approval of the purchase of property.

FISCAL IMPACT

\$675,000

FUNDING SOURCE

Parks and Recreation Impact Fees with a variance of approximately \$1,954,520 before purchasing this property.



June 5, 2026



Override 1



Override 1



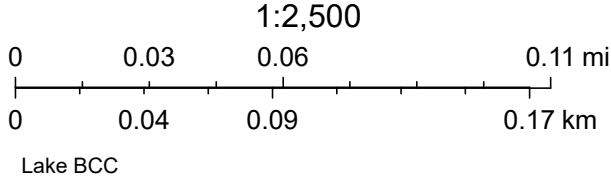
Tax Parcels

Tax Parcels Alternate Key

Local Streets 5K

Street Names

County Boundary





TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Public Works — Consideration of Agreement with CPH for Wastewater Treatment Expansion Design and Related Services. (C.T. Eagle)

AGENDA ITEM ID

2026-198

DEPARTMENT

Public Works

SUMMARY

The Town's 2026 Wastewater Master Plan reviewed various utility needs within the Town's Service Area. One critical component was expansion and upgrades to the Water Reclamation Facility (WRF). Three alternatives were reviewed to expand the existing 1.2 MGD (AADF) facility to a 3.0 MGD (AADF) WRF with advanced wastewater treatment (AWT) capabilities. This proposal is for services related to a 30% design of the next plant expansion as well as other components related to the project. Upon completion of the 30% design, staff will bring back recommendations on how to proceed with the overall project.

STAFF RECOMMENDATION

Approve the proposal from CPH for Wastewater Treatment Expansion Design and Related Services

FISCAL IMPACT

\$1,660,000

FUNDING SOURCE

Utilities Retained Earnings and Impact Fees



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Town Manager's Office — Consideration of Approval of the Interlocal Agreement for Villages Public Safety Department Special Assessment Funding. (William Lawrence)

AGENDA ITEM ID

2026-200

DEPARTMENT

Town Manager

SUMMARY

This request is to agree to the Villages Public Safety Department Special Assessment Funding (the "Agreement") and is entered into effective as of October 1, 2026, by and between Villages Center Community Development District, a local unit of special-purpose government organized pursuant to Chapter 190, Florida Statutes (the "District"), Lake County, Florida, a political subdivision of the state of Florida (the "County"), the Town of Lady Lake (the "Town"), and the City of Fruitland Park (the "City").

The District operates the Villages Public Safety Department ("VPSD") to provide fire protection services in a territory covering the Lake and Sumter County portions of the community known as The Villages. VPSD operates outside the boundaries of the District with the consent of the applicable local general-purpose governments. VPSD service territory includes (1) portions of unincorporated Lake County pursuant to consent in the County Interlocal, (2) portions of incorporated Lady Lake pursuant to consent in the Town Interlocal, and (3) portions of incorporated Fruitland Park pursuant to consent in the City Interlocal. The Interlocals provide for the County, Town, and City to each contribute a proportionate share of the VPSD service cost.

This Agreement shall be effective upon execution and shall govern the relationship of the parties with respect to the subject matter hereof for VPSD fiscal years 2026/2027 through 2028/2029. Thereafter, the Agreement shall automatically renew and continue for periods of one fiscal year unless a party provides, by December 1st before the beginning of the renewal year, notice of its intention not to renew.

Please see the attached agreement for terms.

STAFF RECOMMENDATION

Staff recommends approval of the Interlocal Agreement for Villages Public Safety Special Assessment Funding.

FISCAL IMPACT

FUNDING SOURCE

**INTERLOCAL AGREEMENT
FOR
VILLAGES PUBLIC SAFETY DEPARTMENT
SPECIAL ASSESSMENT FUNDING**

This Interlocal Agreement for Villages Public Safety Department Special Assessment Funding (the “Agreement”) is entered into to be effective as of October 1, 2026 by and between Village Center Community Development District, a local unit of special-purpose government organized pursuant to Chapter 190, Florida Statutes (the “District”), Lake County, Florida, a political subdivision of the state of Florida (the “County”), the Town of Lady Lake (the “Town”), and the City of Fruitland Park (the “City”),

WHEREAS, The District operates the Villages Public Safety Department (“VPSP”) to provide fire protection services in a territory covering the Lake and Sumter County portions of the community known as The Villages; and

WHEREAS, VPSP operates outside the boundaries of the District with the consent of the applicable local general-purpose governments,

WHEREAS, the VPSP service territory includes (1) portions of unincorporated Lake County pursuant to consent in the County Interlocal, (2) portions of incorporated Lady Lake pursuant to consent in the Town Interlocal, and (3) portions of incorporated Fruitland Park pursuant to consent in the City Interlocal; and

WHEREAS, the Interlocals provide for the County, Town and City to each contribute a proportionate share of the VPSP service cost; and

WHEREAS, the County, Town and City have each raised funds for their proportionate share by imposing separate special assessments on assessable, nonexempt properties that receive the special benefit derived from VPSP fire service; and

WHEREAS, the special assessments imposed by the County, Town and City for fiscal year 2025-2026 were consistent with the Methodology Report (as defined hereinafter) and were each collected using the Uniform Method (as defined hereinafter); and

WHEREAS, the County, Town, and City each intend to continue funding VPSD service with special assessments imposed on parcels in their respective boundaries consistent with the Methodology Report and collected using the Uniform Method; and

WHEREAS, the Methodology Report establishes a fair and reasonable apportionment of the cost of VPSD service; and

WHEREAS, since they all intend to use identical methods of assessment and collection, the County, Town, and City desire to save taxpayer time and money by combining their three separately administered assessments into a single County-administered assessment, thereby reducing the number of assessment rolls, advertisements, and notices that must be prepared, and published, and the number of hearings that must be held; and

WHEREAS, the County has exercised its home rule power pursuant to Article VIII, Section 1(f) of the Florida Constitution and Section 125.01, Florida Statutes, to levy, collect, and enforce non-ad valorem assessments upon real property specially benefitted by fire protection service for fiscal year 2025/2026 and prior years by subjecting various geographic areas of the County, both within and without the limits of several municipalities, to special assessments; the unincorporated geographic area served by VPSD is referred to by the County as the “Villages Fire District” and is subject to assessments imposed consistent with the Methodology Report to pay the County’s proportionate share of VPSD cost as required by the County Interlocal;

WHEREAS, the County is willing to expand Villages Fire District for fiscal year 2026/2027 and subsequent years to encompass the portions of the Town and the City served by VPSD, where Town and City assessments have been imposed for fiscal year 2025/2026 and prior years to pay the Town’s and City’s proportionate share of VPSD cost as required by the Town Interlocal and City Interlocal;

WHEREAS, the District agrees that the County, Town and City obligations under the Interlocals to contribute their proportionate shares of the VPSD cost will be satisfied through the arrangement contemplated herein;

NOW THEREFORE, in consideration of the mutual promises contained herein and other valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows,

Section 1. Recitals. The recitals above are true and are incorporated herein by reference.

Section 2. Effective Date. This Agreement shall be effective upon execution and shall govern the relationship of the parties with respect to the subject matter hereof for VPSD fiscal years 2026/2027 through 2028/2029. Thereafter, the Agreement shall automatically renew and continue for periods of one fiscal year unless a party provides, by December 1 prior to the beginning of the renewal year, notice of its intention not to renew.

Section 3. Definitions. Capitalized terms used herein shall have the meanings ascribed to them as follows:

a. “City Interlocal” means that certain *Interlocal Agreement Between City of Fruitland Park, Florida and Village Center Community Development District* dated June 12, 2014, as amended.¹

b. “County Interlocal” means that certain *Agreement Between Lake County, Florida, the Town of Lady Lake and Village Center Community Development District Relating to Provision of Fire Services* dated May 27, 2003, as amended.²

c. “Interlocals” means, collectively, the City Interlocal, County Interlocal, and Town Interlocal.

d. “Methodology Report,” means the Fire/Rescue Service Special Assessment Report dated March 6, 2024, as supplemented by the Village Center Community Development District (VCCDD) Fire/Rescue Service Lake County Addendum dated May 7, 2025 prepared by PFM Financial Advisors LLC. A copy of the Methodology Report is attached hereto as Exhibit “A” and incorporated herein by reference.

e. “Town Interlocal” means that certain *Interlocal Governmental Agreement for Fire Protection Services* dated April 18, 2022.³

¹ The City Interlocal consenting to District fire protection service has a term of ninety-nine (99) years. The most recent amendment of the City Interlocal is dated September 10, 2025 and established the City’s proportionate share of the VPSD cost through Fiscal Year 2028/2029.

² The most recent amendment of the County Interlocal is dated August 24, 2010, and provides for continuing one (1) year renewal terms. The agreement provides for the County’s proportionate share of the VPSD cost to be determined through an annual budget process.

³ The Town Interlocal has a term continuing through September 30, 2030. The agreement provides for the Town’s proportionate share of the VPSD cost to be determined through an annual budget process.

f. “Uniform Method” means the uniform method for the levy, collection, and enforcement of non-ad valorem assessments authorized by Section 197.3632, Florida Statutes.

Section 4. Municipal Request and Consent.

a. The Town, through its Town Commission, has determined that the inclusion of certain incorporated area of the Town within the County’s Villages Fire District assessment area for the purpose of funding the Town’s proportionate share of the VPSD cost is in the best interest of the owners of the property within the assessment area and in the best interest of the Town. Accordingly, the Town requests and consents to the inclusion of the properties in the VPSD service territory in the County’s Villages Fire District Assessment Area, subject to the terms set forth herein. The area subject to this consent has been referred to for fiscal year 2025/2026 and prior years as the Town’s Villages Fire Protection Special Assessment District. The Town will set its own Villages Fire Protection Special Assessment District assessment to zero for so long as the County is collecting the Town’s proportionate share of the VPSD cost.

b. The City, through its City Commission, has determined that the inclusion of certain incorporated area of the City within the County’s Villages Fire District assessment area for the purpose of funding the City’s proportionate share of the VPSD cost is in the best interest of the owners of the property within the assessment area and in the best interest of the City. Accordingly, the City requests and consents to the inclusion of the properties in the VPSD service territory in the County’s Villages Fire District Assessment Area, subject to the terms set forth herein. The area subject to this consent has been referred to for fiscal year 2025/2026 and prior years as the City’s Villages of Fruitland Park Benefit Area. The City will set its own Villages of Fruitland Park Benefit Area assessment to zero for so long as the County is collecting the City’s proportionate share of the VPSD cost.

c. The consent set forth in subsections (a) and (b) above shall be deemed given in advance for each fiscal year hereafter and shall be automatically renewed for each succeeding fiscal year unless such request and consent is subsequently withdrawn by non-renewal or termination of this agreement as provided herein. Request and consent shall be irrevocable for any fiscal year in which the subject assessments are levied by the County in the Town or City, as applicable.

Section 5. County Special Assessment

a. The County agrees to expand the area covered by its existing Villages Fire District assessment to include the properties in the Town and the City that are within the VPSD service territory. The County will impose a special assessment in accordance with the Methodology Report, as the same may be updated or supplemented from time to time, in the expanded Villages Fire District. The County will pay to the District all special assessment funds as provided in the County Interlocal. As provided in the County Interlocal, the County shall pay to the District only the net amount of special assessments collected after applicable discounts. The County shall not be responsible to pay over any assessments that the County does not actually receive. The County's payment of the funds shall discharge the corresponding Town and City payment obligation in the Town Interlocal and the City Interlocal. Through Fiscal year 2028/2029, the Methodology Report provides for a residential special assessment of \$320.71 per home.

b. The County agrees that the assessments in the Villages Fire District will be consistent with the Methodology Report.

Section 6. Methodology.

a. The District represents that the Methodology Report (1) has been prepared by a qualified consultant with substantial experience in matters relating to local government special assessments, (2) has determined that the property assessed derives a special benefit from the fire service provided using the proceeds of the assessment, and (3) has determined that the methodology of assessment described there in fairly and reasonably apportions the cost of the fire service among properties according to the benefits received. The Methodology Report is incorporated herein by reference.

b. Special assessments collected by the County pursuant to this Agreement will be used by the District only for fire protection services and such first-response medical aid provided by firefighters as part of their normal duties, and shall not be used to fund emergency medical services (EMS) or medical transport or any other programs not directly associated with the provision of fire protection services. The District will use revenues from sources other than special assessments to cover costs of EMS, medical transport, and service outside the Villages Fire District.

Section 7. Effect on Interlocals. The Interlocals are modified by this Agreement only to the extent necessary to give effect hereto. All remaining provisions of the Interlocals not expressly amended by this Agreement shall remain in full force and effect. Provisions in the

Interlocals that relate to use, application, refund, repayment or otherwise affect treatment of special assessment revenues shall be effective with respect to funds attributable to properties within the applicable jurisdiction.

Section 8. Miscellaneous.

a. Acknowledgment and Limited Indemnification. The County, Town and City enter into this Agreement at public meetings, after review and consideration of the Methodology Report, and after the reasonable opportunity of members of the public to be heard in connection with the proposition in accordance with Section 286.0114, F.S. By approving the adoption of this Agreement, the parties have each made a finding that the Methodology Report establishes a fair and reasonable apportionment of the cost of a service that provides a special benefit to the properties intended to be subject to special assessments. Notwithstanding the foregoing, the parties acknowledge that the County, and not the Town or City, will be the entity imposing assessments in the expanded Villages Fire District. To the extent allowed by law, the District agrees to indemnify and hold the County harmless for any liability the County may incur by reason of the expenditure by the District of County assessment funds for any purpose not allowed by law. Should any claim covered by the foregoing indemnity be asserted against the County, the County will notify the District promptly and give the District an opportunity to defend the same, and the County will extend reasonable cooperation to the District in connection with such defense. In the event the District fails to defend the same within a reasonable time as determined by the County, the County will be entitled to assume the defense thereof, and the District will be liable to repay the County for all of its expenses reasonably incurred in connection with the defense (including reasonable attorney's fees and settlement payments). In the event a judgment is entered against the County requiring a refund or repayment of any fire assessments that are the subject of this indemnity, the District shall be responsible to pay said refunds.

b. Governing Law, Venue. This Agreement shall be governed by the laws of the State of Florida. For any legal proceeding arising out of or relating to this Agreement, venue shall lie exclusively in the court of appropriate jurisdiction in and for Lake County, Florida.

c. Notices. All notices, demands, or other writings to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

COUNTY:

DISTRICT:

County Manager
315 W. Main Street
Tavares, FL 32778

District Manager
Village Center CDD
3571 Kiessel Road
The Villages, FL 32163

With a copy to:

With a copy to:

County Attorney
315 W. Main Street
Tavares, FL 32778

District Counsel
Stone & Gerken, P.A.
4850 N. Hwy 19A
Mount Dora, FL 32736

CITY

TOWN

City Manager
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, FL 34731

Town Manager
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

With a copy to:

With a copy to:

City Attorney
Anita Geraci

Town Attorney
Derek Schroth

- d. Joinder. The parties agree that additional municipalities in Lake County may participate in this arrangement in order to pay their proportionate share of the VPSD cost by executing a joinder in a form reasonably acceptable to each party.
- e. Third-Party Beneficiaries. This agreement has no third-party beneficiaries.
- f. Time. Time is of the essence of this Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature; County, through its Board of County Commissioners, signing by and through its Chair; Town, through its Town Commission signing by and through its Mayor; City, through its City Commission signing by and through its Mayor; and District, signing by and through its Chair, each representative duly authorized to execute the same,

DISTRICT:

ATTEST:

By: _____
 , Chair

COUNTY:

ATTEST:

By: _____
 , Chair

TOWN

ATTEST:

By: _____
 , Mayor

CITY

ATTEST:

By: _____
 , Mayor

EXHIBIT “A”
COPY OF METHODOLOGY REPORT



THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT (VCCDD) FIRE/RESCUE SERVICE LAKE COUNTY ADDENDUM

Prepared for:
The Board of The Village Center Community Development District

Prepared on May 7, 2025

PFM Financial Advisors LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817



VCCDD - Fire/Rescue Lake County Addendum

- Village Center Community Development District (“VCCDD”) operates the Villages Public Safety Department (“VPSD”) to provide primary Fire/Rescue services to parts of Sumter County, Florida and Lake County, Florida.

Sumter Service Area, Funding and Methodology

- The service area in Sumter County (the “Sumter Service Area”) is coextensive with the Villages Public Safety Department Dependent District (“VPSDDD”) which covers certain unincorporated areas and part of the City of Wildwood.
- Currently, the principal source of funding for the VPSD Fire/Rescue services in the Sumter Service Area is the Fire/Rescue Special Assessment (the “Fire Assessment”) imposed on benefitted properties and collected by VPSDDD. The VPSDDD Fire Assessment allocates the cost of service among properties using consistent apportionment methodology throughout the Sumter Service Area.
- In April / May 2024, the VPSDDD adopted the Fire Assessment schedule using a methodology based on the Villages Public Safety Department Dependent District Fire/Rescue Service Special Assessment Report prepared by PFM Financial Advisors, LLC (“PFM”) dated March 6, 2024 (the “VPSDDD PFM Report”). The VPSDDD PFM Report identified the respective portion of the total VPSD budget allocable to the Sumter Service Area and the Lake Service Area (using number of tax parcels and the associated non-residential square feet as a proxy), but provided a detailed benefit analysis only with respect to the Sumter Service Area.

Lake Service Area, Funding and Methodology

- The areas served in Lake County (the “Lake Service Area”) include unincorporated areas and parts of three municipalities. The VPSD Fire/Rescue services provided to Lake County are provided via agreement with the general-purpose local governments with jurisdiction over the areas served. This includes Fire/Rescue services to development associated with The Villages in Lake County.
- Currently, the principal sources of funding for the VPSD Fire/Rescue services in the Lake Service Area are assessments variously imposed by the county and the three municipalities which are paid over to VCCDD. Each of the four local governments collects revenues using its own formula to allocate the cost of the special benefits among property owners throughout the Lake Service Area.



- PFM was asked by the Village Center Community Development District (“District”) to review current fire assessments levied in Lady Lake, Fruitland Park, Leesburg and portions of unincorporated Lake County that are in the Lake Service Area and benefit from VPSD Fire/Rescue services. In addition, based on its findings, the District asked PFM to prepare an appropriate addendum to the VPSDDD PFM Report to add an analysis of the Lake Service Area, including a review of existing fire assessment levels currently being governed by the multiple interlocal agreements with Lake County, the City of Lady Lake, the City of Fruitland Park, and the City of Leesburg. One consideration was whether a reasonable apportionment of the assessment could result in a uniform methodology and assessment schedule throughout the Lake Service Area.
- Currently, the VPSD provides Fire/Rescue services to portions of residential and non-residential development in Lake County adjacent to the VPSDDD and within the following jurisdictions: Lady Lake, Fruitland Park, Leesburg and portions of unincorporated Lake County. Each of these jurisdictions currently has an interlocal agreement with VCCDD regarding annual payment for VPSD services. Table 1 summarizes the current fire/rescue assessment levels.

Table 1. Lake County and Lake County Municipality Fire/Rescue Assessment Levels

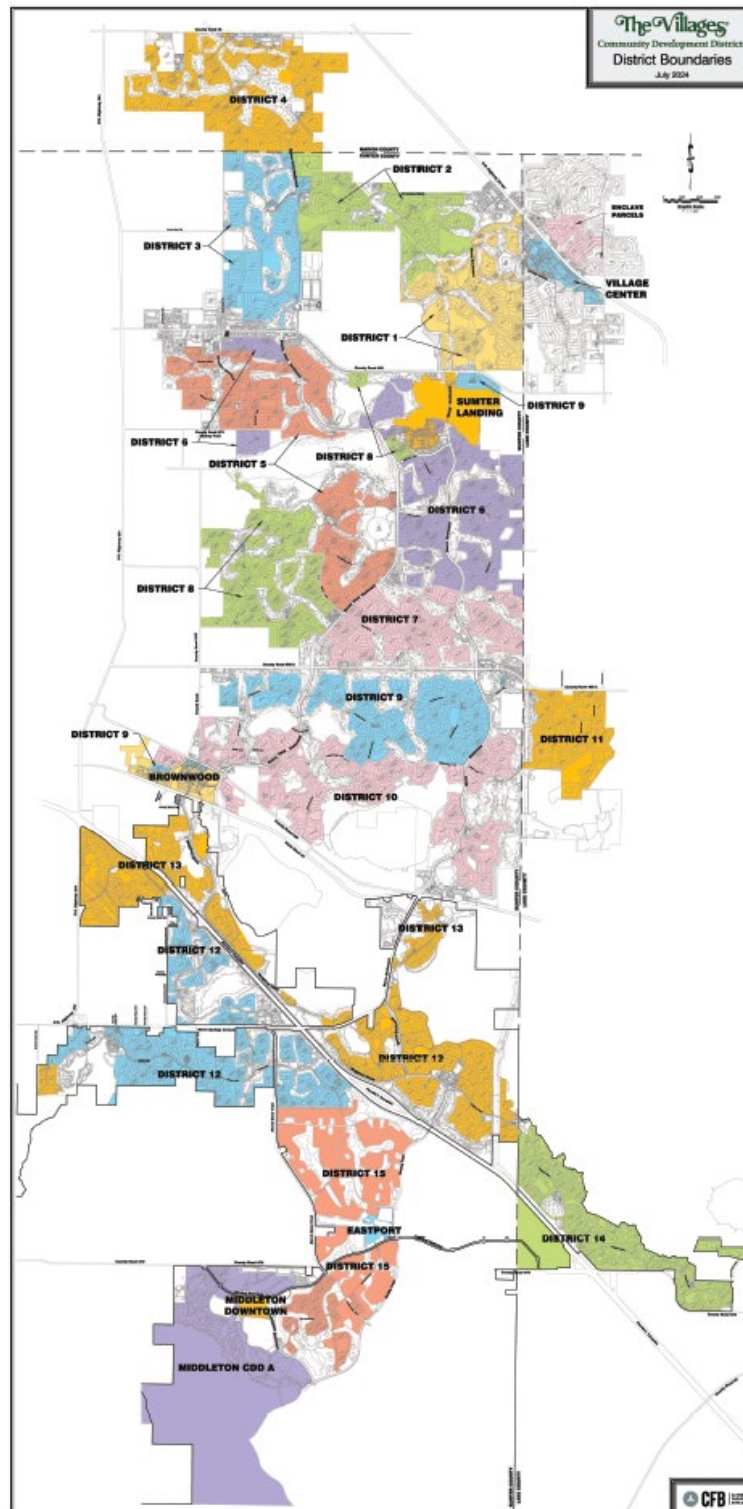
Lake County - Interlocal Rates Currently (per Residential Unit or per Commercial SQFT)				
	Lady Lake	Fruitland Park*	Leesburg*	Lake County
Residential	\$124.00	\$233.00	\$165.00	\$124.00
Commercial	\$0.29			
Industrial	\$0.04			

Source: Interlocal Agreements; *annual CPI adjustment per 2023 amendment to the interlocal agreement

- Map 1 details the location of The Villages development that is located within Lake County. Below is a summary of development currently built, under construction or planned for Lake County, which includes the following:
 - Town of Lady Lake and unincorporated Lake County “Enclave Parcels” (5,807 units)
 - VCDD 11, located in Fruitland Park (2,055 parcels / units)
 - VCDD 14, located in Leesburg (3,234 parcels / units)
 - Estimated total residential units 11,096



Map 1. The Villages Map (Detailing Lake County Development)



Source: The Villages



- The type and form of The Villages development in the Lake Service Area is similar to the development serviced within the Sumter Service Area.
- Analysis of the VPSD Lake County budget estimates over a five-year period from Fiscal Year 2024-2025 through Fiscal Year 2028-2029. The analysis applied the VPSDDD analysis (and associated VPSD Lake County budget allocation) to the current Lake County development volumes. Table 2 summarizes the analysis and Lake County results.

**Table 2. Lake County Fire Assessment Estimates
(using VPSDDD Land Use Allocation Assumptions)**

Lake County Budget	\$3,685,045			
% residential + vacant land (1)	92.05%			
	\$3,392,204			
% commercial (incl. industrial-warehouse) (1)	7.42%			
	\$273,287			
% institutional (1)	0.53%			
	\$19,555			
Equivalent Residential Unit ("ERU") Factor	1,714			
Lake Category	Budget (2)	Units / SQFT	ERUs	\$ per Unit or \$/sqft
Residential	\$3,392,204	11,096	11,096	\$305.71
COM - IND	\$273,287	1,667,686	972.98	\$0.16
Institutional	\$19,555	69,076	40.30	\$0.28
TOTAL	\$3,685,045			

Source: VPSD; Lake County Property Appraiser; PFM Financial Advisors LLC

(1) The % allocation represents the combined readiness and demand allocation via the VPSDDD analysis to the land uses described

(2) Includes application of gross collection fees for administration, early payment discount, tax collector and property appraiser

- The Table 2 results are compared to the VPSDDD results in Table 3. This comparison is important to identify how closely the VPSDDD Sumter County Fire Assessment levels correlate to Lake County Fire Assessment levels. As the data show, the residential assessment levels fall within less than 5% of the VPSDDD levels with the overall weighted average showing less than a 10% difference.

Table 3. VPSDDD to Lake County Est. Fire/Assessments Correlation Summary

Land Use	VPSDDD Assessment*		Lake County (est.)*		% Difference
	Per Unit / ERU	Per SQFT	per unit or per ERU	Per SQFT	
Residential	\$320.71		\$305.71		95.3%
Commercial	\$366.12	\$0.21	\$280.88	\$0.16	76.7%
Industrial	\$366.12	\$0.21	\$280.88	\$0.16	76.7%
Institutional	\$745.81	\$0.44	\$485.21	\$0.28	65.1%
Average					78.5%
Weighted Average					92.6%

Source: VPSD; Lake County Property Appraiser; PFM Financial Advisors LLC; *comparison assumes 1 ERU



- The data in Table 3 suggest high correlation between the Fire Assessment data sets for the VPSDDD in Sumter County and Lake County. While there is some comparative variation between land uses, that is to be expected given the sample sizes. Overall, the data suggests a less than 10% difference between Sumter County and Lake County Fire Assessment levels. This suggests highly correlated demand and associated benefit profiles by land uses for Fire/Rescue services. This indicates Lake County properties (and the associated land uses) receive similar benefits to Fire/Rescue Services to that of the properties within the Sumter Service Area.
- The VPSDDD Fire/Rescue Special Assessment Fire Assessment schedule adopted in April / May 2024 is fair and reasonable based on the proportionate allocation of costs, by property use category and applicable to parcels benefitting from VPSD Fire/Rescue services.
- The benefits received are proportionate to the costs.
- Fire Assessments are composed of two tiers: Readiness/Availability (“Readiness”), allocated per parcel and Demand for Service (“Demand”), allocated per Equivalent Residential Unit (ERU), guided by broad categories identified in calls for service.
- Readiness costs are characterized by administrative costs, readiness labor/salaries, (ready) capital equipment and building costs.
- Demand costs are characterized by operational mobilization including response salaries (and overhead expenses), response costs, operational (capital) equipment and supplies.
- For Demand purposes for Lake County properties, and consistent with the Villages Public Safety Department Dependent District Fire/Rescue Service Special Assessment Report, dated April 10, 2024, an Equivalent Residential Unit (“ERU”) is defined as the average size of a single-family home within the VPSDDD (1,714 square feet). Non-residential ERUs are determined by dividing building space by the average ERU size. Vacant lands are defined as 1 ERU per acre (or fraction thereof / i.e., not rounded to the nearest acre).
- The Fire Assessments include annual funding amounts for capital equipment, based on a blended cost of capital improvements to be paid for over the next five (5) years. Vehicle equipment needs are based on projections submitted by the VPSD as reviewed by the VPSD staff and VPSD Fire Chief. The Fire Assessment calculations assume that new vehicle equipment will be financed over a 10-year period.
- Operating costs are reflective of planned salary, equipment cost increases and other budget line items.



- Table 5 presents the VPSDDD Fire Assessment schedule for the 5-year average rate as provided in the Villages Public Safety Department Dependent District Fire/Rescue Service Special Assessment Report, dated April 10, 2024. Adopting the 5-year average rate smooths the annual rate variability as a result of examining budget operating and financed capital costs for fiscal years 2024-25, 2025-26, 2026-27, 2027-28 and 2028-29, with the expectation rates will need to be revised/updated for fiscal year 2029-2030.
- The type and form of development in Lake County (both existing, under construction and planned) is similar in character to development within the VPSDDD. As provided in Table 2 and Table 3, it is reasonable that the demand and the associated costs to provide Fire/Rescue services to Lake County and applicable municipality properties is similar to and consistent with the demand profile and the associated costs to provide for Fire/Rescue services in Sumter County. The benefit analysis provided is a preferred method of assessment rather than the application of various fire assessments established via separate interlocal agreements.
- Therefore, the adoption of consistent Fire Assessments via the application of the Fire Assessment schedule in Table 5 to properties within Lake County, receiving Fire/Rescue services via the VPSD is reasonable. Table 4 provides example calculations for various property types in Lake County.

Table 4. Example Fire Assessment Rates for Lake County Properties

Parcel Example	Category	SQFT or Units		ERUs*	Readiness Fee*	Demand Fee*	TOTAL	\$/SQFT or \$/Unit or \$/Acre
		or Acres						
Commercial – Retail	Commercial	45,000	26.3		\$239.14	\$3,333.76	\$3,572.89	\$0.08
Commercial – Office	Commercial	15,000	8.8		\$239.14	\$1,111.25	\$1,350.39	\$0.09
Industrial - Warehouse	Commercial	60,000	35.0		\$239.14	\$4,445.01	\$4,684.15	\$0.08
Hotel	Commercial	72,380	42.2		\$239.14	\$5,362.16	\$5,601.30	\$0.08
Vacant Parcel (acres)	Res or Com	5	5		\$239.14	\$6.93	\$246.07	\$49.21
Vacant Parcel (acres)	Res or Com	1	1		\$239.14	\$1.39	\$240.52	\$240.52
Residential Single Family	Residential	1	1		\$239.14	\$81.57	\$320.71	\$320.71
Residential Multi-Family	Residential	125	125		\$239.14	\$10,196.11	\$10,435.25	\$83.48

Source: PFM Financial Advisors LLC

*An ERU is 1,714 square feet. The Readiness fee is per parcel while Demand Fee is per ERU



Table 5. VPSDDD Fire/Rescue Service Assessment Rates

Landuse Code	Landuse	Readiness Parcels	Readiness Allocation	Readiness Fee (per parcel)	Demand ERUs	Demand Allocation	Demand Fee Per ERU	Exempt
0	Vacant Residential	1,008	\$241,051	\$239.14	1,346	\$1,865	\$1.39	N
100	SF Residential	65,037	\$15,552,803	\$239.14	65,055	\$5,306,465	\$81.57	N
200	Mobile Homes (MH)	1,619	\$387,164	\$239.14	1,618	\$131,978	\$81.57	N
250	MH with Tags	15	\$3,587	\$239.14	1	\$82	\$81.57	N
300	Multi-Family	4	\$957	\$239.14	628	\$51,225	\$81.57	N
400	Condominium	509	\$121,721	\$239.14	509	\$41,519	\$81.57	N
700	Vacant Misc Bldg	30	\$7,174	\$239.14	184	\$15,004	\$81.57	N
800	Multi-Family <10 Units	1	\$239	\$239.14	8	\$653	\$81.57	N
900	Common Area	38	\$9,087	\$239.14	27	\$38	\$1.39	N
1000 & 1070	Vacant Commercial (misc)	112	\$26,783	\$239.14	399	\$553	\$1.39	N
1100-1600	Commercial Retail	85	\$20,327	\$239.14	1,519	\$192,931	\$126.98	N
1700-1910	Office	172	\$41,132	\$239.14	1,170	\$148,565	\$126.98	N
2000	Air - Bus - Marina	1	\$239	\$239.14	1	\$159	\$126.98	N
2100-2200-3300	Restaurant	35	\$8,370	\$239.14	107	\$13,580	\$126.98	N
2300 & 2400	Office (Fin - Ins)	30	\$7,174	\$239.14	89	\$11,333	\$126.98	N
2500-2700	Retail Service	29	\$6,935	\$239.14	141	\$17,892	\$126.98	N
2800	RV MH Park	9	\$2,152	\$239.14	94	\$11,877	\$126.98	N
3100-3200	Theatre - Drive In	3	\$717	\$239.14	34	\$4,266	\$126.98	N
3500	Tourist Attraction	3	\$717	\$239.14	31	\$3,965	\$126.98	N
3800	Golf Course	29	\$6,935	\$239.14	47	\$5,988	\$126.98	N
3900	Hotel	4	\$957	\$239.14	92	\$11,701	\$126.98	N
4000	Vacant Industrial	1	\$239	\$239.14	2	\$3	\$1.39	N
4800	Warehouse-Dist	12	\$2,870	\$239.14	342	\$43,457	\$126.98	N
4900	Open Storage	2	\$478	\$239.14	9	\$1,185	\$126.98	N
5000	Agri Imp with Homestead	55	\$13,153	\$239.14	61	\$4,976	\$81.57	N
5200	Agri Imp w/o Homestead	42	\$10,044	\$239.14	41	\$3,344	\$81.57	N
5300	Agriculture Misc Improved	10	\$2,391	\$239.14	1,284	\$1,779	\$1.39	Y
6000	Agriculture	138	\$33,001	\$239.14	13,762	\$19,070	\$1.39	Y
6900	Ag - Ornamentals Misc	2	\$478	\$239.14	15	\$21	\$1.39	Y
7100	Churches	20	\$4,783	\$239.14	68	\$34,261	\$506.67	Y
7200	Private Schools - Colleges	4	\$957	\$239.14	98	\$49,543	\$506.67	Y
7300	Private Hospitals	3	\$717	\$239.14	147	\$102,209	\$693.82	N
7400	Nursing Home	18	\$4,304	\$239.14	1,108	\$768,600	\$693.82	N
7500	Non Profit Orphanage	1	\$239	\$239.14	5	\$584	\$126.98	Y
7600 & 9999	Mortuary - Cemetery	4	\$957	\$239.14	8	\$959	\$126.98	N
7700	Club-Lodge-Hall	40	\$9,566	\$239.14	187	\$27,774	\$148.58	N



8500	Hospital	3	\$717	\$239.14	109	\$75,675	\$693.82	N
8600	County (includes CDD-owned property)	578	\$138,222	\$239.14	162	\$20,620	\$126.98	Y
8700-8800-8900	State - Federal - Municipal	161	\$38,501	\$239.14	268	\$33,982	\$126.98	Y
9100	Utility	40	\$9,566	\$239.14	19	\$2,387	\$126.98	N
9200	Mining - Pet - Gas	0	\$0	\$0.00	0	\$0	\$0.00	N
9400	ROW	13	\$3,109	\$239.14	63	\$88	\$1.39	N
9600	Sewage - Wasteland	4	\$957	\$239.14	52	\$72	\$1.39	N
9900-9907	Acreage (not Ag)	78	\$18,653	\$239.14	6,257	\$8,670	\$1.39	N
TOTAL		70,002	\$16,740,122		97,167	\$7,170,895		
Readiness Allocation		\$16,740,122						
Readiness Fee per Parcel		\$239.14						

Source: PFM Financial Advisors LLC, Villages Public Safety Department Dependent District Fire/Rescue Service Special Assessment Report, dated April 10, 2024 ; Note that certain parcels within LU Codes 7400 and 8500 have been deemed exempt from the Fire Assessment given current non-profit status or uses which provide a public benefit