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

February 21, 2024

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

Given by Reverend Dr. Jeffrey Hosmer – North Lake Presbyterian Church

PLEDGE OF ALLEGIANCE

Led by Mayor Freeman

ROLL CALL

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

STAFF PRESENT

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; Mike Burske, Parks and Recreation Director, C.T. Eagle, Public Works Director; Police Chief Steve Hunt, Lady Lake Police Department; Jason Brough, Lady Lake Police Department; Lt. Robert Tempesta, Lady Lake Police Department; Sergeant Heather Couch, Lady Lake Police Department; Officer Jean Cintron, Lady Lake Police Department; Officer Andru Eckerdt, Lady Lake Police Department; Tamika DeLee, Human Resources Director; Rebecca Higgins, Senior Planner; Elisha Pappacoda, Communications Director; Susyn Stecchi, Multimedia Content Specialist; Carol Osborne, Deputy Town Clerk; Nancy Wilson, Town Clerk

Town Attorney Derek Schroth was also in attendance.

PRESENTATIONS

Certificate of Appreciation: Police Chief Hunt stated that upon a recommendation of any member of the department, the Chief of Police may issue a Certificate of Appreciation to the deserving individual or organization for a deed worthy of recognition.

Chief Hunt stated that on November 9, 2023, Officer Eckerdt and Officer Cintron arrived at a scene where a person was not breathing. He stated that the officers performed CPR and the individual was eventually resuscitated and stabilized at the hospital. Due to the actions of the officers and responding EMS team, the victim survived this cardiac incident.

Meritorious Police Service Bar: Police Chief Hunt stated that the Meritorious Police Service Bar is issued to an officer for an act of extraordinary bravery, intelligently performed in the line of duty at imminent and personal danger to life, or for a single act in which the nominee displayed extraordinary performance in his/her duty to save the life of a person that would have likely died if not for the action of the nominee. He stated that nominees can be any person and that the nominees performed a reasonable, exceptional act of valor while undertaking a course of action in an extremely dangerous situation.

Chief Hunt advised that in the late evening hours of June 30, 2023, Sgt. Heather Couch responded to a shooting in progress. He stated that Sgt. Couch located the victim who had gunshots wounds and was able to broadcast the suspect's information to the other responding units. She then began to provide first aid to the victim that included administering CPR. Sgt. Couch tried to help save a life despite the risk to her own safety.

Chief Hunt stated that those in law enforcement uphold the word VALOR, with great importance. He stated that to law enforcement personnel it is described as "bravery and strength on the battlefield or in the face of danger". He stated that it is engraved on the National Law Enforcement Memorial in Washington DC where those who have died in the line of duty are recognized. The phrase, "In Valor There Is Hope" is displayed on that wall, and he stated that it is also tattooed on his arm. He stated that he is proud to share that it is displayed in the actions, each and every day, by the men and women of the Lady Lake Police Department.

Police Chief Hunt presented Sergeant Heather Couch with the Meritorious Police Service Bar, and he presented Officer Jean Cintron and Officer Andru Eckerdt with the Chief's Special Recognition Certificate of Appreciation.

A. CONSENT

1. February 5, 2024 — Town Commission Meeting Minutes

2. Consideration of Renewal of the ESRI Small Government Enterprise License Agreement for GIS Software (John Pearl)

3. Consideration of Approval to Invest $5,000.00 from the Tree Bank to Hold the Annual Tree Raffle for Town of Lady Lake Residents (Mike Burske)

4. Consideration of Two Reappointments to the Planning and Zoning Board (Nancy Wilson)

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

B. NEW BUSINESS

5. Consideration of the approval to Host the Lady Lake Fireworks on June 29th, 2024, and to Shoot them off from the Mayfield Property and Use the Rolling Acres sports Complex as a Back-Up Site (Mike Burske)

Parks and Recreation Director Burske presented this agenda item stating that funds have been budgeted for the 2024 fireworks event. He stated that the event will be held June 29, 2024, with the Mayfield property as the launch location. He advised that the property is for sale and the Driving Range or the Soccer Fields at the Rolling Acres Sports Complex may be used as alternate sites.

Commissioner Gourlie made a motion to approve to host the Lady Lake Fireworks on June 29, 2024; Commissioner Sage seconded. Motion carried 5-0

6. Consideration of Approval to Have the Children in the Lady Lake Area Vote on Two Proposed Playground Designs to Replace the Equipment Recently Removed from Pyramid Park (Mike Burske)

Parks and Recreation Director Burske presented this agenda item stating that the damaged play structures at Pyramid Park were recently removed. He presented two proposals to replace the equipment and recommends having the children in the Lady Lake area vote on which playground design they prefer. He stated that this project will be funded with the Parks and Recreation Impact Fees.

Commissioner Gourlie stated that he agrees that the children should have input as to what appeals to them.

Mr. Burske stated that the children will choose one of the two proposed designs he submitted before the commission.

Mayor Freeman asked how the voting process will be conducted.

Mr. Burske stated that he will work with The Villages Elementary staff, our library director, and our communications director, who will post it on our website.

Commissioner Roberts made a motion to approve having the Children in the Lady Lake Area Vote on Two Proposed Playground Designs to Replace the Equipment Recently Removed from Pyramid Park; Commissioner Gourlie seconded. Motion carried 5-0.

7. Consideration of Approval to Send a Recommendation to the Commission to Invest in the Proposed Exercise Equipment at Snooky Park. (Mike Burske)

Parks and Recreation Director Burske presented this agenda item stating that during the design phase of Snooky Park and at the time of its construction, it was discussed to invest $75,611.19 in exercise equipment for Snooky Park. Mr. Burske stated that he will not have the contractor purchase and install the equipment as he can purchase the equipment for less money and will not have to pay the standard 10% mark-up. He stated that this will save approximately $8,000.00.

Mr. Burske stated that he met with the contractor and the cost estimate had increased this year by approximately $5,000.00. He negotiated a price of $72,500.00.

Mayor Freeman verified with Mr. Burske that this equipment will be installed around the walking path in Snooky Park.

Commissioner Regan asked how many pieces of equipment are included in this proposal.

Mr. Burske replied that there are nine stations.

Mayor Freeman verified with Mr. Burske that this proposal includes the concrete base.

Mr. Burske replied affirmatively adding that the proposal includes all installation components.

Commissioner Roberts verified with Mr. Burske that this project is included in this year's budget.

Mr. Burske replied affirmatively adding that there is $80,000.00 budgeted for this project.

Commissioner Roberts made a motion to approve Investing in the Proposed Exercise Equipment at Snooky Park; Commissioner Regan seconded. Motion carried 5-0.

8. Consideration of Approval to Invest in the Design of the Unpaved Parking Areas at the Rolling Acres Sports Complex by the Lady Lake Dog Park and in Front of the Concession Stand (Mike Burske)

Parks and Recreation Director Burske presented this agenda item stating that this project is included in the Five-Year Capital Improvement Plan. He stated that the design cost proposal

from Neel Schaffer Engineering is to pave the areas around Harry Sacks Field and, if it is the pleasure of the commission, to include the front of the concession stand with the design. He stated that the C.E.I. will be due at the time of construction. He stated that Scope A includes the design for the parking area by the Dog Park and Harry Sacks Field, at a cost of $82,070.00. He stated that Scope B includes the design for the concession stand, at a cost of $24,460.00. The total combined cost is $106,530.00.

Mr. Burske stated that he included the design proposal in front of the concession stand because he anticipates this will need to be completed in the future.

Mayor Freeman confirmed with Mr. Burske that this cost proposal does not include construction.

Mr. Burske replied affirmatively adding that this project will cost approximately $1 million or more.

Mayor Freeman stated that he conducted a site visit to determine the need for this project.

Mr. Burske stated that the former commission proposed that he research this project, and it was included in the Five-Year Capital Improvement Plan.

Commissioner Roberts stated that she utilizes this park several times a week and this area washes out every time there is heavy rain, and during the rainy season this area washes out regularly and is graded continuously. She stated that the water run-off, that can be up to one foot in depth, pools at the bottom of the lower area. She stated that this area is utilized by people walking their dogs, walking to the discus area and the softball area.

Mayor Freeman stated that this project is over $1million and asked if there is another way to eliminate the issue.

Commissioner Sage stated that he frequently utilizes the park and presented pictures of the area of the park where the water washes out. He stated that people coming from The Villages use the paved path and they always have access to the park due to the paved path. He stated that this proposal is to spend $1million to pave an area in front of the dog park. He stated that he observed two cars there today and 3 golf carts.

Commissioner Sage explained that the water drains from the ballfields towards the driving range. The driving range is at a higher elevation and as the water drains down, it settles into the golf cart path. He stated that the driving range may be inaccessible by golf cart after a storm for approximately 36 hours, yet the water quickly drains. He acknowledges that there are flooding issues in that area yet does not see the need to spend $1million for this project.

Commissioner Gourlie stated that water seeps into the ground and, if this area is paved, a retention pond will need to be constructed to capture the water. He stated with the number of vehicles Commission Sage observed, he asked Mr. Burske if this area is utilized by a lot of people.

Mr. Burske stated that in the morning, most of the softball participants park in the paved area by the soccer fields or other areas near the field. He stated as the morning hours progress, there are approximately seven to eight cars.

Commissioner Gourlie stated that $100K is a substantial amount for the design portion of a project that the commission may not approve.

Mr. Burske replied affirmatively, adding that when the bids for this proposed project are received, they could be substantially higher than $1 million.

Commissioner Sage asked if there is information regarding paving a portion of the area, perhaps eight parking spots.

Mr. Burske stated that would require ADA compliance.

Public Works Director C.T. Eagle stated that any impervious surface area must have stormwater runoff to a retention pond or underground drainage, which is why the engineering must be completed first.

Mr. Burske stated that the biggest factor in the design is channeling the water.

Commissioner Sage asked if a different material could be used in that area.

Mr. Burske stated that several different materials have been used and he is considering using asphalt millings in that area, which will adhere in the future. He stated that there has been some improvement with gravel in the area.

Commissioner Sage stated that millings become very hard and asked if there is a concern with drainage issues.

Mr. Burske stated that millings have been used at the basketball courts and at the driving range and there have not been any issues. He clarified that those areas do not have a steep incline as at the dog park.

Mayor Freeman asked Mr. Burske if the engineer could attend a commission meeting to explain the design details as this is an expensive proposal.

Commissioner Gourlie stated that he does not want to spend $100K on a proposal that may not be approved. He stated it makes more sense to have the engineering done on a proposal that appeals to the commission.

Mr. Burske reiterated that most of the cost is the drainage design and designing how the water runoff will be captured.

Mayor Freeman requested that the engineer present examples of materials that will be used and the design plans to give the commission an idea of how the area will appear when completed.

Commissioner Gourlie made a motion to table the Consideration of Approval to Invest in the Design of the Unpaved Parking Areas at the Rolling Acres Sports Complex by the Lady Lake Dog Park and in Front of the Concession Stand; Commissioner Sage seconded. Motion carried 4-1 (Roberts)

9. Consideration of Approval to Invest in the Conceptual Design of the Proposed Lady Lake Recreation Center (Mike Burske)

Parks and Recreation Director Burske presented this agenda item stating that this project is included in the Five-Year Capital Improvement Plan. The cost proposal from Neel Schaffer engineering provides the conceptual design for the proposed Lady Lake Recreation Center. He stressed that this is not a formal design of the building. He stated that the formal design will be much more detailed and expensive.

Mr. Burske stated that this conceptual design gives the opportunity to identify the needs and wants of the community, along with presenting this conceptual design to the residents.

Mayor Freeman asked where the proposed recreation center will be located.

Mr. Burske stated that he is currently exploring options as to the amenities that will be offered at the recreation center, which will determine the amount of land required for this project. He stated that the conceptual design cost is $10,350.00.

Commissioner Roberts clarified with Mr. Burske that this facility will not be located at Snooky Park.

Mr. Burske replied affirmatively adding that a new location is beneficial as the town's demographic is shifting from being a retirement community to a family community due to the construction of family friendly developments and apartment units. He reiterated that this project is included in the Five-Year Capital Improvement Plan.

Commissioner Sage asked how the engineering firm will conduct surveys to determine what the community would like the recreation center to provide.

Mr. Burske stated that he will work with the Communications Director to conduct surveys throughout the community. He stated that Lady Lake has a very diverse community whose desires range from education classes, social activities, sports activities, along with providing

meeting rooms at the facility. He stated that this center needs to be designed around the community.

Commissioner Gourlie asked if these suggestions should be gathered prior to designing the building.

Mr. Burske stated that this is a conceptual design that will be presented to the community. He stated that the actual design could be altered based on the comments received.

Town Manager Lawrence stated that the design concept for a project of this magnitude is approximately $250K-$300K. He stated that the cost of this conceptual design will give the community a picture of Mr. Burske's vision. He concurred that this is an expensive project, and that it is included in the Capital Improvement Plan. He stated to move forward with the project, there must be something to show the community such as the design and the potential activities being offered.

Commissioner Roberts asked Mr. Burske if he knew the size and scope of a recreation center that would meet our needs.

Mr. Burske stated that he does not have a concept of the size of the building. He stated that he toured the recreation center that was recently built in Ocala and that Palm Coast also opened their new recreation center that he is anxious to tour. He stated that he will not know the design of our building until he receives the residents' feedback.

Commissioner Sage asked if the engineering firm has experience in conceptual designs for other cities, and could they present this commission with a design that was used in another city.

Mr. Burske stated that is a very strong point and advised that a design was submitted when considering the construction of the concession stand. He stated that the town would still need to invest $10K for a conceptual design.

Mayor Freeman confirmed with Mr. Burske that this is the same firm who would prepare the conceptual design for the unpaved parking area for the dog park.

Mr. Burske replied affirmatively adding that this firm constructed Snooky Park, the concession stand, and the Log Cabin restoration projects.

Mayor Freeman suggested that this firm also design a conceptual plan for the dog park at a combined cost of $15K and that they may give us a price break due to the number of projects they have worked on.

Mr. Burske stated that he will present this to the engineering firm.

Commissioner Regan stated that securing the land is a very important part of this proposal. He stated that this is a nice concept and land is being sold rapidly in our area. He stated that the building should fit the lot, not the lot fit the building. He stated that the first step should be securing the land.

Commissioner Regan made a motion to table the Consideration of Approval to Invest in the Conceptual Design of the proposed Lady Lake Recreation Center; Commissioner Gourlie seconded. Motion carried 5-0.

10. Review and Discussion of the Updated Five-Year Capital Improvement Plan for Lady Lake Parks and Recreation (Mike Burske)

Parks and Recreation Director Burske stated that because two of the projects included this this Five-Year Capital Improvement Plan have been tabled, he recommends tabling this agenda item as well.

Commissioner Roberts made a motion to table the Review and Discussion of the Updated Five-Year Capital Improvement Plan for Lady Lake Parks and Recreation; Commissioner Gourlie seconded. Motion carried 5-0.

11. Consideration of Approval to Name the Junior Baseball Field at the Guava Street Athletic Complex in Honor of Mike Spradlin of Lady Lake Youth Baseball (Mike Burske)

Parks and Recreation Director Burske presented this agenda item stating that this request comes from Ginny Brooks, the Lady Lake Youth Baseball & Youth Baseball League President. He stated Ms. Brooks submitted the following letter:

Lady Lake Youth Baseball & Youth Softball, formerly Lady Lake Little League, would like to propose the naming of the Junior Baseball field after our current treasurer Mike Spradlin. Mike Spradlin has been with our league since its inception back in 1995. Mike has seen the changes in the community over the years and has stuck by these youth baseball and softball leagues. Mike has overseen the funds as the treasurer, he ensures that the bills are always paid and that we make smart decisions for the longevity of the league.

With Mike at the helm of our league he has made it possible for us to see many seasons for thousands of ball players in our area, making sure that there are plenty of funds available for those players who cannot financially afford the registration fee for the season. Mike's dedication to the youth in our community is what allows our league to continue to exist year after year. I cannot think of anyone better to dedicate the Junior Baseball Field to. Mike Spradlin is a huge reason we have youth baseball and youth softball in Lady Lake. I suggest the new name of the Junior Baseball field should be called Spradlin Field.

We are having our 29th season this year and our opening day is March 2, 2023, with opening ceremonies starting promptly at 9am. We would like for town officials to be present and help with the presentation of this honor to Mr. Mike Spradlin himself.

Mr. Burske stated that Mr. Spradlin was involved in the Little League when he arrived in Lady Lake 20 years ago. He stated that one quality about Mr. Spradlin that was not mentioned is that Mr. Spradlin would contribute his own money to ensure the league had money to continue offering the program.

Mayor Freeman asked if it is one field.

Mr. Burske replied affirmatively adding that it has been referred to as the Junior Baseball Field. He stated that it would now have a proper name.

Commissioner Regan asked if there are other fields in town named to honor others.

Mr. Burske replied affirmatively.

Commissioner Sage made a motion to approve Naming the Junior Baseball Field at the Guava Street Athletic Complex in Honor of Mike Spradlin of Lady Lake Youth Baseball; Commissioner Gourlie seconded. Motion carried 5-0.

12. Hammock Oaks Subdivision Phase 1A — Final Plat Plan — Proposing 147 Single Family Detached Lots, One Commercial Tract, One Multi-Family Tract, and Two Amenity Tracts on 139.481 Acres Zoned PUD within the Hammock Oaks Subdivision, located on the South Side of Highway 466, East of Cherry Lake Road, owned by SK Hammock Oaks, LLC, within the Town Limits of the Town of Lady Lake, Florida (Thad Carroll)

Growth Management Director Carroll presented this agenda item stating that this is the final plat plan for Phase 1A of the Hammock Oaks Subdivision. He stated that the applicant is Aaron Hickman of CHW, Inc. and the owners are SK Hammock Oaks, LLC. He stated that the future land use is Mixed Development District/Traditional Neighborhood District, zoned PUD.

Mr. Carroll advised that the application was received on August 17, 2023. He presented a breakdown of all the phases, highlighting Phase 1A.

Mr. Carroll presented a map of the current state of the development and that if approved, the developer will be able to sell the lots to builders and subsequently to individuals. He stated that currently this development is under one ownership and the final plat is the legal instrument to make the lots available for sale.

Mr. Carroll advised that the final plat plan was reviewed to determine compliance with the Land Development Regulations and Florida Statutes Chapter 177. He advised that the following items have been received:

Review of the final plat completed by Town Attorney on February 5, 2024.

Final Plat Review completed by Town Surveyor dated September 8, 2023.

Joinder and Consent to Dedication.

Engineer's Certification dated May 12, 2023.

Subdivision Bond dated November 27, 2023.

Title Examination dated June 13, 2023.

Declaration of Restrictions and Bylaws for Hammock Oaks.

Revised Final Subdivision Plat Plans submitted on January 4, 2024.

Mr. Carroll presented maps of the development indicating the commercial tract, the street network, the lift station location, and that it would have access off Rolling Acres Road.

Mr. Carroll advised that the Town Commission approved Ordinance 2021-25 on February 23, 2022, establishing the zoning for the 421-acre parcel as Planned Unit Development (PUD). The Town Commission subsequently approved Ordinance 2022-15 on October 17, 2022, amending the previous entitlements of the Memorandum of Agreement.

Mr. Carroll stated that the Town Commission approved the preliminary plat of Hammock Oaks —Phase 1A on Wednesday, January 4, 2023, and the Development Order was subsequently issued on Thursday, March 9, 2023. He stated that staff approved the Improvement Plans which gave the developer the right to move forward with the road construction and the water and sewer extensions that are currently underway.

Mr. Carroll stated that the developer, John Curtis, is present if there are any questions.

Commissioner Gourlie confirmed this is a formality because everything has been approved and has advanced to final reading.

Mr. Carroll replied affirmatively, adding that a plat is presented at one public hearing before the town commission. The preliminary plat plan is approved first, the improvement plan is then approved by staff, and when this final plat plan is approved, it will be recorded, and the lots can be sold.

Mayor Freeman asked Mr. Carroll if he is anticipating any variances with this plat.

Mr. Carroll advised that this commission granted a tree variance recently. He stated that those entitlements are in place and not for consideration this evening.

Commissioner Gourlie made a motion to approve the Hammock Oaks Subdivision Phase 1A – Final Plat Plan – Proposing 147 Single Family Detached Lots, One Commercial Tract, One

Multi-Family Tract, and Two Amenity Tracts on 139.481 Acres Zoned PUD within the Hammock Oaks Subdivision, located on the South Side of Highway 466, East of Cherry Lake Road, owned by SK Hammock Oaks, LLC, within the Town Limits of the Town of Lady Lake, Florida; Commissioner Roberts seconded. Motion carried 5-0.

13. Hammock Oaks Subdivision Phase 1B — Final Plat Plan — Proposing 114 Market-Rate Townhome Lots on 11.076 Acres Zoned PUD within the Hammock Oaks Subdivision, located on the South Side of Highway 466, East of Cherry Lake Road, owned by SK Hammock Oaks, LLC, within the town limits of the Town of Lady Lake, Florida (Thad Carroll)

Growth Management Director Carroll presented this agenda item stating that this is the final plat plan for Phase 1B of the Hammock Oaks Subdivision. He stated that the applicant is Aaron Hickman of CHW, Inc. and the owners are SK Hammock Oaks, LLC. He stated that the future land use is Mixed Development District/Traditional Neighborhood District, zoned PUD, and the present use of the property is vacant.

Mr. Carroll stated that the application was received on August 17, 2023, and staff also has the Development Order. He stated that the street network is currently being constructed and the water utility is underway.

Mr. Carroll advised that the final plat was reviewed to determine compliance with the Land Development Regulations (LDRs) and Florida Statutes Chapter 177. He stated that the following items have been received:

Review of the final plat completed by Town Attorney on February 5, 2024.

Final Plat Review completed by Town Surveyor dated September 8, 2023.

Joinder and Consent to Dedication.

Engineer's Certification dated May 12, 2023.

Subdivision Bond dated November 27, 2023.

Title Examination dated June 13, 2023.

Declaration of Restrictions and Bylaws for Hammock Oaks.

Revised Final Subdivision Plat Plans submitted on January 4, 2024

Mr. Carroll presented the breakdown of Phase 1B, and showed a map of the location of the townhomes, indicating that they are located contiguously with Phase 1A.

Mr. Carroll stated that the Town Commission approved Ordinance 2021-25 on February 23, 2022, establishing the zoning for the 421-acre parcel as Planned Unit Development (PUD). The

Town Commission subsequently approved Ordinance 2022-15 on October 17, 2022, amending the previous entitlements of the Memorandum of Agreement. He stated that the Town Commission approved the preliminary plat of Hammock Oaks —Phase 1B on Wednesday, January 4, 2023. The Development Order was subsequently issued on Thursday, March 9, 2023.

Commissioner Roberts made a motion to approve the Hammock Oaks Subdivision Phase 1B — Final Plat Plan — Proposing 114 Market-Rate Townhome Lots on 11.076 Acres Zoned PUD within the Hammock Oaks Subdivision, located on the South Side of Highway 466, East of Cherry Lake Road, owned by SK Hammock Oaks, LLC, within the town limits of the Town of Lady Lake, Florida; Commissioner Gourlie seconded. Motion carried 5-0.

14. Hammock Oaks Subdivision Phase 1C — Final Plat Plan — Proposing 54 Single Family Attached Lots on 6.508 Acres Zoned PUD within the Hammock Oaks Subdivision, located on the South Side of Highway 466, East of Cherry Lake Road, owned by SK Hammock Oaks, LLC, within the town limits of the Town of Lady Lake, Florida (Thad Carroll)

Growth Management Director Carroll presented this agenda item stating this proposal is for 54 single family attached lots on 6.508 acres, zoned PUD within the Hammock Oaks Subdivision. He stated that the applicant is Aaron Hickman of CHW, Inc., and that the future land use is Mixed Development District/Traditional Neighborhood District.

Mr. Carroll advised that this application was also received on August 17, 2023. He stated that the Final Plat Plan was reviewed to determine compliance with the Land Development Regulations (LDRs) and Florida Statutes Chapter 177. He stated that the following items have been received:

Review of the final plat completed by Town Attorney on February 5, 2024.

Final Plat Review completed by Town Surveyor dated September 8, 2023.

Joinder and Consent to Dedication.

Engineer's Certification dated May 12, 2023.

Subdivision Bond dated November 27, 2023.

Title Examination dated June 13, 2023.

Declaration of Restrictions and Bylaws for Hammock Oaks.

Revised Final Subdivision Plat Plans submitted on January 4, 2024.

Mr. Carroll presented the breakdown of the market rate of these homes and advised that none of the homes are age restricted in Phase 1C. He stated that this phase is contiguous with Phase 1A and Phase 1B.

Mr. Carroll advised that the entitlements for Phase 1C were granted on February 23, 2022, under Ordinance 2021-25, and the preliminary plat was approved on January 4, 2023, and the Development Order was issued for this phase on March 9, 2023.

Commissioner Sage made a motion to approve the Hammock Oaks Subdivision Phase 1C — Final Plat Plan — Proposing 54 Single Family Attached Lots on 6.508 Acres Zoned PUD within the Hammock Oaks Subdivision, located on the South Side of Highway 466, East of Cherry Lake Road, owned by SK Hammock Oaks, LLC, within the town limits of the Town of Lady Lake, Florida; Commissioner Roberts seconded. Motion carried 5-0.

15. Consideration of Approval for the Elite RV & Boat Storage Major Site Plan MJSP 02/23-001 – Proposing a 99,850 Square Foot, Three-Story Mini Warehouse Facility with 200 Square Foot of Office Space, 224 Boat/RV Storage Stalls, and Landscaping Buffers, on an 8.71-arces zoned Planned Commercial (CP), owned by Elite RV and Boat Storage, LLC, within the Town limits of the Town of Lady Lake, Florida (Thad Carroll)

Growth Management Director Carroll presented this agenda item stating that the applicant is Common Oak Engineering, LLC, and that the land use designation is Commercial General Retail Sales and Services, and the property is zoned Planned Commercial. He stated that the storage facility is a permitted land use under the Memorandum of Agreement of the Planned Commercial zoning.

Mr. Carroll stated that the Environmental Ecological Site Assessment was performed on June 10, 2022 of the approximately 8.75 acres property, which indicated that the site had been historically undeveloped until 2006 when the property was cleared and a storage building was constructed on the western most portion of the property. Surveys located several “potentially occupied” gopher burrows. All gopher tortoise burrows within proposed construction areas and adjacent 25 feet will require a relocation permit through the Florida Fish and Wildlife Conservation Commission (FWC) to a permitted recipient site. Though the habitat is conducive to sand skinks, none were located on the survey. No active bald eagle nests are located within a 2-mile radius of the project area. According to the Soil Survey for Lake County, Florida, the site includes mostly Apopka Sand and Candler Sand.

Mr. Carroll stated that the proposed development is projected to generate 190 new daily trips of which 12 trips occur during the AM peak hour and 19 trips occur during the PM peak hour. Since the proposed development is projected to generate less than 100 peak hour two-way net new trips, an exemption from a Tier 1 TIA is requested.

Mr. Carroll stated that Common Oak Engineering, LLC., has submitted an Environmental Resource Permit application, civil plans, and drainage report to the St. John's River Water Management District Environmental Resource Permit No. 194943-2 has been issued as of October 6, 2023. He stated that the permit allows for the construction and operation of a Stormwater Management System for an 8.71-acre project known as Elite RV & Boat Storage, as per plans received by the District on July 28, 2023.

Mr. Carroll advised that it was the recommendation of the commission to revise the elevation of the building. He stated that the architect resubmitted a design and that it complies with our commercial design standards. He stated that the applicant is no longer seeking a waiver to the commercial design standards. He stated that the elevations feature certain exterior building materials and elements that follow the Mission Architectural Design.

Mr. Carroll advised that at the November 6, 2023 Town Commission meeting, a resolution granting a parking reduction variance was approved by a vote of 4-0. The variance allowed for the reduction of 19 parking spaces.

Mr. Carroll stated that the applicant's engineer is present if there are any questions.

Commissioner Regan asked how many total parking spaces are included in this project.

Mr. Carroll stated that the project includes 224 RV and boat parking spaces and 55 vehicle parking spaces.

Commissioner Roberts stated that the reason for the reduction was that if a patron picks up their boat, they are not leaving their vehicle, or if a patron is retrieving their RV, they are leaving their vehicle and additional space is not required.

Mayor Freeman asked if there would be motion-sensor lighting on the building.

Jeremy Anderson, Common Oak Engineering, 4020 Edgewater Drive, Orlando

Mr. Anderson stated that the property owners have indicated to him that they have been discussing this with the residents in the immediate area and have agreed to install motion sensor lighting closest to those residents.

Mayor Freeman stated that he agrees with security lighting, yet he would prefer that the entire facility have motion sensor lighting. He stated that all of the neighbors, including the future neighbors on Teague Trail, would benefit from motion sensor lighting, along with some security lighting.

Mr. Anderson stated that in his career, he has not completed a project where motion sensor lighting was installed on the entire facility. He stated that he does not have a lot of professional experience to understand the safety aspect.

Mayor Freeman requested that Mr. Anderson discuss this with the owner of this property.

Mr. Anderson confirmed with Mayor Freeman that he is requesting every site light to be on sensors, including the wall fixtures for the building.

Mayor Freeman acknowledged that there needs to be security lighting. He stated that the lights will come on if someone walks onto the property. He stated that he does not want to pollute the area with more light.

Mr. Anderson stated that he understands and will work with staff regarding the rules for photo metrics on commercial facilities as there could be code elements that need to be included.

Commissioner Gourlie made a motion to approve the Elite RV & Boat Storage Major Site Plan MJSP 02/23-001 – Proposing a 99,850 Square Foot, Three-Story Mini Warehouse Facility with 200 Square Foot of Office Space, 224 Boat/RV Storage Stalls, and Landscaping Buffers, on an 8.71-arces zoned Planned Commercial (CP), owned by Elite RV and Boat Storage, LLC, within the Town limits of the Town of Lady Lake, Florida, with the Provision to Include Motion Sensor Lighting; Commissioner Sage seconded. Motion carried 5-0.

C. TOWN ATTORNEY'S REPORT

16. Resolution 2024-102 — A Resolution of the Town Commission of the Town of Lady Lake, Florida; Vacating that Portion of the North ½ of Oxford Avenue Lying South of Lots 10 and 11, Block 14, in Conant, a Subdivision in Lake County, Florida, within the Town Limits of the Town of Lady Lake, Florida (Thad Carroll)

Growth Management Director Carroll presented this agenda item stating that the applicant Paul Stefan, on behalf of Elite RV and Boat Storage, LLC, applied for the vacation of right-of-way being that portion of the North ½ Of Oxford Avenue Lying South of Lots 10 and 11. He stated that the application for the right-of-way vacation was submitted in conjunction with the site plan application which is currently being considered to develop the property as a three-story storage building with 224 recreational vehicle and boat storage spaces.

Mr. Carroll stated that this is a 66-foot right-of-way and the south half of Oxford Avenue, being 33 feet in width, was previously vacated under Resolution 2016-113 on March 21, 2016. He advised it then became part of the real property to the south. He stated that the property owner already owns the parcel north and south of the right-of-way and explained that nothing can be constructed on a right-of-way, and that there is no need for this area.

Mr. Carroll stated that as part of the right-of-way vacation process, the application was submitted to the local utility companies for review. No objections were received.

Commissioner Sage asked why the right-of-way was granted and is it Town of Lady Lake property that we are giving away.

Attorney Schroth explained that a right-of-way vacation is within the Town's discretion to approve or deny. He stated that this is one item that bypasses the Planning and Zoning Board, and public comment is required because vacating property is essentially giving up a town right to use this property as a public right-of-way.

Commissioner Sage verified with Attorney Schroth that the town owns this property and is giving it away.

Attorney Schroth replied affirmatively adding that the Town owns it basically on paper.

Mr. Carroll stated this was part of a plat called the Conant Subdivision, platted under Sumter County perhaps in the 1920s. He explained that when platted land is not developed, the streets are considered paper streets. He stated that the Town has not utilized the right-of-way. He stated that the Home Depot property was also part of the Conant Subdivision, and those streets were vacated in order to construct that commercial footprint. He stated that the Town has vacated the majority of the Conant Plat because the grid system can no longer work due to the amount of development.

Commissioner Roberts verified with Mr. Carroll that the property to the north and south of the right-of-way is owned by the same property owner. She stated that it is essentially an artificial strip of land designated for a right-of-way. She stated because the town does not need this area it serves no purpose to tell the property owner that they need to leave it in the middle of their development for a right-of-way.

Mr. Carroll replied affirmatively that once the area is vacated, it becomes part of the Town's tax rolls. He stated that the Town would not build a street on the segment because our minimum standard for streets is a minimum width of 50-feet.

Commissioner Regan asked if there is a price value to the land.

Mr. Carroll stated that a property appraisal has not been conducted because it is not a requirement for our right-of-way vacation process. He stated the property is not taxed because it is a public right-of-way.

Attorney Schroth stated that a benefit to vacating this property is it would be added to the Town's tax rolls and subsequently the commercial development would be taxed at full rate.

Katherine Wright, 40216 Gator Lake Road, Lady Lake, FL.

Ms. Wright asked if the property owner could be charged for use of that land so the money could be used for another project.

Mr. Carroll stated that it is not the practice of the Town to require a property owner to purchase a right-of-way. He stated that it ultimately comes on the tax rolls and the Town receives revenue from the property.

Ms. Wright asked if the right-of-way is approximately a quarter of an acre.

Mr. Carroll replied that the area is approximately 200-feet by 30-feet.

Commissioner Roberts stated that it sets a bad precedent to require a developer to purchase a public right-of-way.

Mayor Freeman stated that this area is less than one-eighth of an acre.

Commissioner Regan stated that land prices are at a premium in our area.

Mayor Freeman questioned how to sell a piece of property that is landlocked.

Ms. Wright responded from the audience, and it was inaudible.

Billie Durbin, 15949 SE 176 Pl., Weirsdale, Fl.

Ms. Durbin stated that perhaps the property value could be calculated by the size of the property and construction of small home lots in the development.

Mayor Freeman clarified that this is a commercial property, not a residential development.

Rich Bryce – Del Mar Dr

Mr. Bryce suggested calculating the staff's office time, along with their time working with developers and including that to help defray some of those costs.

Mr. Carroll advised that the application fee is $680, and the staff's effort for this application is minimal. He stated that the costs will be recouped when the property is developed, as it is tied into our water and sewer utilities, impact fees will be assessed and, again, the developed property will be on the tax rolls.

Commissioner Gourlie verified with Mr. Carroll that the Town is not deviating from how other municipalities conduct these vacations. He stated that this is a general practice that in this instance the municipality would not charge the property owner a fee for the right-of-way other than the application fee.

Attorney Schroth stated that Commissioner Gourlie is correct. He stated that selling paper rights-of-way is called Unconstitutional Exactions. He stated that a development cannot be prevented by asking for a large amount of money for a property that is worth considerably less. He stated that most municipalities have this process, it is discretionary but there is no price tag attached to it.

Commissioner Gourlie made a motion to approve Resolution 2024-102; Commissioner Roberts seconded.

Commissioner (Ward)	Vote
Regan (Four)	No
Roberts (One)	YES
Gourlie (Two)	YES
Sage (Five)	YES
Freeman (Three)	YES

Motion passed by a 4-1 vote (Regan).

17. Ordinance 2024-01 — 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 7, Section 7-9, "Site Development Plan Approval"; Amending the Requirements for Site Plan Approval; also, Amending Chapter 7, Section 7-10, "Time Limitations on Site Plan Approval." (Thad Carroll)

Growth Management Director Carroll presented the background summary for this agenda item stating that this provides for staff approval of site plans. He clarified that staff would review the plans and should any variances or waivers be identified they would be presented to the commission and the public for public comment.

Mr. Carroll stated that nothing in the ordinance has changed since its first reading. He stated that this ordinance was presented at the Town commission workshop on December 6, 2023, and it was the consensus of the commission to proceed with drafting an ordinance. He stated that at the February 5, 2024, commission meeting, the board voted 3-2 for the approval of this ordinance.

Mr. Carroll stated that he received an email regarding how approval of this ordinance will take away the public's right to comment. He addressed the email explaining that this ordinance does not remove the public's right to provide comment. He explained to the email recipient that anyone could email him directly, and that he contributes information in the weekly manager's report. He stated that he will explore other avenues to promote site plan applications where the public can follow along. He stated that he would review the plans with anyone in his office.

Mr. Carroll advised this administrative process is done in Clermont, Leesburg, and Lake County. He reiterated that if the developer has met all our zoning obligations under the zoning entitlements, it is a formality for the commission to approve the plan, which is inefficient government.

Commissioner Regan asked how someone would bring this forward for public comment.

Mr. Carroll stated that he indicates in his weekly report which applications have been received. He stated that if a site plan application has been received, anyone can contact him to review the plans, and he will explain how the site plan has complied with our code. He stated that any concerns they may have after reviewing the plans, can be presented to the commission at a public meeting. Mr. Carroll stated that the commissioners could contact him regarding concerns on behalf of a constituent as well. He clarified that a site plan will not be presented as an agenda item for collective conversation from all the constituents at one time.

Commissioner Sage stated that he has confidence in Mr. Carroll and in his staff. He stated that occasionally there are projects, such as the apartments at Spanish Springs, where there was a public outcry to not approve the plan. He stated that he understands that a homeowner can do what they want with their property if they abide by the zoning. However, he stated that he does not believe it is a bad situation if a project is denied knowing that the Town will be sued. He stated it conveys to the constituents that the commission did all It could. He stated that is his reason he voted against this ordinance.

Commissioner Regan stated that he agrees with Commissioner Sage.

Mayor Freeman stated that in the case of Spanish Springs he asked what the cost would be to defend the decision, he was told upwards to $1M. He stated that the taxpayers are spending the money and is not what the commissioner should do knowing it is a futile endeavor.

Commissioner Roberts stated that it is fiscally irresponsible to spend money on a lawsuit that cannot be won. She stated that she, as a commissioner, would not deprive anyone of their right to develop their property because they are allowed to do it. She stated that the time in which the commission considers whether a development is approved is when there is a request for rezoning. Once the zoning is in place, a property owner has the legal right to develop their property providing they abide by the zoning requirements. She reiterated that it would be fiscally irresponsible to spend the Town’s money to fight a decision, knowing the Town will lose simply to prove that the Town has done all that it could do. She stated that the commissioners are listening dutifully to many people who do not live in the town. She stated that the commissioners are doing due diligence without spending $1M fighting something that the Town cannot win.

Commissioner Roberts stated that people could relocate if they do not like their living situation. She stated that there are plenty of opportunities that the community is not being deprived of and at every meeting public comment is welcomed on any subject the public wishes to share. She added that she believes the commission is doing all they can do without spending the taxpayers' money foolishly.

Commissioner Sage stated that he agrees and clarified that his statement is that there are very few fights that the commission pursues and that it is their responsibility to convey to the constituents that the Town will not win.

Commissioner Sage reiterated that he believes the site plan approval should be overseen by the commission because that is the desire of some of the citizens.

Mr. Carroll stated that he has cited efficiency and fiscal responsibility with his presentation of this ordinance. Referring to the Spanish Springs Apartment scenario, he stated that at the end of the meeting, a member of the public commented that they were allowed to speak and debate the issue all along as if the public could convince the commissioners to deny the project. He stated that he took that into consideration while drafting this ordinance. He stated that he does not want the constituents to be disappointed in the commissioners when it is not a decision the commissioners should be making.

Mr. Carroll reiterated that public comment is most effective at the time of rezoning and future land use amendments and annexation.

Commissioner Gourlie stated that the reality is commission did not have a vote.

Mr. Carroll replied affirmatively.

Town Attorney Schroth clarified that most of the commission at that time voted to deny the project and The Villages sued the Town through a petition for certiorari. He stated that The Villages ultimately dismissed the suit. He stressed that the Town did not lose that lawsuit. He stated the $1M cost was the potential lost profit by converting what had been an establishment for the public into for-profit apartments. He stated that The Villages could later claim that monetary loss in a subsequent lawsuit.

Mr. Carroll clarified further that a commissioner changed their vote on that project and the ordinance was presented to the commission again. When it was approved, The Villages had the right to develop the apartments.

Mayor Freeman asked for Public Comment

Katherine Wright, 40216 Gator Lake Road, Lady Lake, FL.

Ms. Wright stated that transparency and listening to the people of the community can be beneficial. She stated that certain steps protect balances, quality control and if they are eliminated, there is a risk of geographical errors, which can turn into lawsuits. She stated that an example is 7-11 on Hwy 441 and Griffin Ave. She stated that she was not in the area when this project was being built. She stated that the car wash and the trees by the bend in the road have poor sight lines to turn onto Griffin Ave. going either direction. She stated that the hill on Griffin Ave. is also tricky turning left and sees this as a potentially life-altering problem.

Mayor Freeman stated that public comment is for this ordinance and that she will have an opportunity to discuss the streets later in the meeting.

Ms. Wright stated that her reasoning for bringing it to the commissioners' attention is that she does not know who was here at that time to discuss this facility or if they gave their opinions regarding the car wash. She questioned if there was a variance for the car wash and does not believe it should have been built. She stated that she is curious about the approval process for that project and questioned if it was Mr. Carroll's sole decision or if it was presented to the commission. She stated that if this was presented to the public, they should have spoken against the car wash because it is difficult to see while exiting the property.

Mayor Freeman verified with Ms. Wright that she is referring to the 7-11 facility on Hwy 441. He stated that the item before them is an ordinance that will change the text in the Land Development Regulations in Lady Lake. He stated that he talked about the car wash at length when it was presented to the commission and that there were a lot of public comments regarding 7-11 and many changes to the project occurred based on the public comments.

Mr. Carroll stated that the commentary about 7-11 came about because of the tree variance on the property, which modified the design of the project. He stressed that variances are what will put such applications before the public for comment. He reiterated that this ordinance maintains that anything that meets the Town code without requiring a variance or a waiver, is going to be turned into an administrative process.

Ms. Wright stated that it is not necessary to take anything away from public comments.

Mayor Freeman stated that he was the one who made comments about the tree on the 7-11 project and the entire design of the parking lot was modified based on what he told the developers. He stated that he was not a commissioner at that time.

Ms. Wright stated that she respects the commissioners and mayor and believes that transparency should always be in place. She stated that she hopes the commissioners will continue to listen to the public.

Mayor Freeman stated that the commissioners are not stopping public comments. He encouraged everyone to read, thevillagesnews.com, because the reporter attends these meetings.

Ms. Wright stated that the Lady Lake website is not user friendly and asked if this ordinance could be tabled until the new website is online.

Mayor Freeman stated that the ordinance will not be tabled this evening.

Steve Prater, 41720 Kendra Lane, Weirsdale, FL.

Mr. Prater stated that he is encouraging the commission to vote no or table Ordinance 2024-01, for future review and ratification. He stated that he understands the rationale behind the recommendation that responsible delegation to capable staff should increase efficiency and reduce meeting time. He stated that he suspects that many applications are small in scope and straightforward, that these would be low risk and require little or no public input, making them great candidates for a fast-track approach. He stated that as proposals get larger in scope or, if they are to be situated in areas of dissimilar surroundings, the chances for unforeseen issues and objections may increase, and he feels these proposals need more scrutiny, and adverse impact analysis to anticipate site issues, possible code variances, strain on provided services, compliance to future growth plans, legal issues, etc. He suggested utilizing a phased approach by identifying points that staff can use to track and report, show how that process is performing, identify changes to improve the process, and bring another recommendation to the commission. He stated that there may be the risk of the commission falling out of the loop on some of the proposed changes in town. He stated that another potential risk is personnel turnover which brings the risk of inexperience as well as the transition of applications and projects that are in the pipeline at the time.

Commissioner Gourlie asked Mr. Prater if he is suggesting that the commission discriminate between the “small guy” who has everything in compliance, and the “big guy” because it is a larger project yet has everything in compliance.

Mr. Prater stated that he does not advocate discriminating against anyone.

Commissioner Gourlie clarified with Mr. Prater that his statement was to implement the small things and let them go through if they are correct. He stated that the big things may be correct, too, but the commission cannot let them go through, they need to be scrutinized more.

Mr. Prater stated that if those issues were identified in an ordinance with the appropriate definitions there would be no questions. He stated that the current developments are very large and complex.

Commissioner Gourlie stated that these projects have been through various processes prior to today, and because the criteria have been met, the commission does not have an option to deny, which is why the commission is amending this ordinance.

Mr. Prater stated that if it all fits that is the correct process. He stated that the commission is delegating all the responsibility to others, which runs the risk of not hearing certain issues, such as lights on a building or trees being removed on the Walmart property.

Commissioner Gourlie clarified that the trees addressed on the Walmart property involved a variance to the site plan, which is a different stage of the process.

Commissioner Roberts clarified with Mr. Carroll that the review process gets more stringent depending on the size and type of development.

Mr. Carroll replied affirmatively. He stated that an example is seven or more lot splits in a residential area is a different planning process than a single lot split.

Mr. Carroll stated that he agrees with some of the points Mr. Prater made, such as a small development should be reviewed with no oversight. He stated that with the current process a larger development typically does bring on the need for a variance or a waiver. He clarified that larger projects would have a higher probability for variances and will be open to public comment.

Mr. Prater stated that he was of the assumption that some of the Walmart variances appeared later in the process, and the site plan has already been approved.

Mr. Carroll clarified that the Walmart site plan has not been approved.

Romain Jones - 3520 Griffin Ave., Lady Lake, FL.

Ms. Jones stated that she finds these presentations very informative. She suggested announcing at the beginning of a presentation that the project has met all the criteria, and this presentation is for informational purposes only. She stated that she appreciates public comment and that perhaps some comments may be considered in the future when considering land use or zoning. She stated that the more that can be discussed at a public meeting could answer a lot of questions rather than Mr. Carroll receiving multiple phone calls or to review plans on several different occasions because the plans are not easily available for the public to see.

Mayor Freeman stated that annexations and rezoning applications are presented to the commission and the public has ample opportunity to voice their opinions at those commission meetings. He stated that he appreciates public comment. He stressed that once the zoning is in place, the commission is then at the mercy of the zoning.

Ms. Jones stated that it is not easy for the public to find this information online. She reiterated that it is inefficient for multiple people to call Mr. Carroll to review plans, and it would be helpful if it is stated at a public meeting that the plans met the criteria, and this presentation is just for informational purposes.

Andre Nana, 2202 Marion County Road

Mr. Nana stated that it is important for the town to be open to and listen to its constituents. He reiterated what others have stated that it can be easily explained by staff that the commission does not have a choice to vote a certain way. He stated that he does not believe that Mr. Carroll will mislead the commission or the public. He stated that he is concerned that something may be overlooked.

Kathleen Farner, 41240 Gibraltar Road, Weirsdale, FL

Ms. Farner complimented Mr. Carroll for his quick response to all her emails. She stated that the changes to this ordinance are based on its inefficiency, it is unnecessary, and it is a process that is misleading to the public. She stated that the staff, the town manager, or the town attorney can instruct the commission that the vested property site plan being presented has met all the requirements, is certified by the staff, and cannot be denied. She stated that holding public hearings for issues that require no vote may be unnecessary, but they add value to inform and to listen to constituents and community members regarding the developments that affect the surrounding property owners. She stated that public input is not inefficient. She stated that she suggested to Mr. Carroll to hold a workshop to inform, to discuss, and to listen to the public concerns about proposed site plans, as this would clearly involve no approval process but would be a forum to increase the public involvement. She stated that there is no accountability for developers to communicate with neighbors. She stated that providing online access to permitting, zoning, annexation, and development plans and other growth management information on the town's website would be an efficient way to provide information. She stated that she nor anyone that she is affiliated with would expect or suggest that this commission or staff would do anything remotely illegal to appease concerned community members, yet it is prudent to address a plan of action to continue community involvement with what this commission does with growth planning issues.

Commissioner Roberts made a motion to approve Ordinance 2024-01; Commissioner Gourlie seconded.

Commissioner (Ward)	**Vote**
Regan (Four)	**NO**
Roberts (One)	**YES**

Commissioner (Ward)	Vote
Gourlie (Two)	YES
Sage (Five)	NO
Freeman (Three)	YES

Motion passed by a 3-2 vote (Regan, Sage)

TOWN MANAGER'S REPORT

Mr. Lawrence commended Parks and Recreation Director Mike Burske for putting a lot of work into the agenda items he presented tonight. He stated that Mr. Burske has one of most creative minds that he knows and expressed his appreciation to Mr. Burske.

Mr. Lawrence addressed the comment regarding the employee turnover rate by asking the Town employees in attendance with nine-plus years with the Town to stand and be recognized. He stated that there is not a high turnover rate with Town employees.

Mr. Lawrence stated that he does a weekly manager's report that no one else in the county does and it is posted on our website. He stated that the department managers contribute to the weekly reports, and he does not know of another town that is more transparent. He stated that there are also press releases and news releases. He stated that the meetings' agendas are posted on the website.

Mr. Lawrence stated that some in attendance are not Town of Lady Lake constituents yet are allowed to speak at our public meetings. He stressed that communication is important and that many people perceive that they know about a certain subject when they do not. He stated that most of the town's department managers together have 30-plus years' experience, and that many have been here over ten years. He stated that it is difficult to hear the negative comments. He stated that he trusts the department managers, and that they do a great job.

Mr. Lawrence stated that an executive session for PBA negotiations is scheduled for March 18, 2024, at 5PM.

Mr. Lawrence stated that the Police Pension Board has one vacancy, which is a commission appointment. He stated that the Metropolitan Planning Organization Citizens' Advisory Committee also has a vacancy. He asked the commissioners if they knew of anyone who would like to be on one of these boards to please have them contact Town Clerk, Nancy Wilson.

MAYOR AND COMMISSIONER'S REPORT

Commissioner Roberts stated that she appreciates all the public comments. She stated that she appreciates that Ms. Farner is very informed. She stated that she responds to the emails and phone calls that she receives from people who have concerns, and that most of the time they just do not know the whole story. She stated that there are nearly 17,000 residents in the Town, and some in attendance do not live in the Town yet she and the other commissioner's endeavor to be responsive to anyone who writes or calls and are happy to do that. She stated that by voting to approve Ordinance 2024-01 it streamlines the process.

Commissioner Roberts stated that she takes a lot of time reviewing each commission packet item. She stated that it is like reading a novel every week. She stated that the commissioners are trying to do their due diligence and do the right thing for the Town.

Commissioner Sage stated that he, too, appreciates everyone's public comment yet a lot of time spent at this meeting is with people that do not live in Lady Lake. He stated that this commission meeting is for the Town of Lady Lake. He stated that he may have issues with things that are going on in Wildwood yet does not go there and tell them how to run their government. He stated that he is taken aback when people from out of town come to comment on an ordinance on how we run our local government in Lady Lake.

Mayor Freeman stated that this Saturday is the opening day of soccer and would like to see everyone there.

PUBLIC COMMENTS

Jorlyn Johnson, 3930 Griffin Ave., Lady Lake, FL

Ms. Bradley stated that she does not live in Town limits, yet she spends most of her time in Town limits by utilizing the library, the grocery store, doctors, recreation sports. She stated that it is very important to her that she can still have input and attend these meetings. She stated that Marion County Road is in Lake County. She stated that because the Lake County residents who attend these meetings very much care about what happens within the Town.

Billie Durbin, 15949 SE 176 Place, Weirsdale, FL

Ms. Durbin stated that it has been great to hear the commissioner's reasoning and thought process. She stated that she appreciates the consideration regarding more lighting. She stated that even though she does not live in Lady Lake, each time she leaves Weirsdale she spends it in Lady Lake. She stated that the Grand Oaks development is stating that they are providing low-income housing for people. She stated that there is a mobile home park on Marion County Road and the lot rent was $800 a month and to her knowledge there are no limitations on rent increases on mobile home parks. She stated that, in her opinion, a person on a limited income could not eventually buy a house.

Joralyn Johnson, 3930 Griffin Ave., Lake Lake FL.

Ms. Johnson stated that she has six children and are primarily at the Lady Lake ball fields. She stated that the water overflow goes to the softball field by the dog park. She stated that her family is there weekly and have not had any issues and does not believe that area needs to be paved. She stated that there is a need for a recreation center. She stated that currently the community center is too small, and that the karate class is very full and there is very little room to move.

ADJOURN

There being no further business, the meeting was adjourned at 8:20 p.m.

_____
Carol Osborne, Deputy Town Clerk

_____
Ed Freeman, Mayor