



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

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

DATE AND TIME

Wednesday, September 4, 2024, 6:00 PM

PLACE

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

PROCEDURE

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

CALL TO ORDER

INVOCATION

Rev. Jim Keough

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA

A. PROCLAMATIONS

1. Recognition of Constitution Week - September 17 to September 23 (Mayor Freeman / DAR Chapter Representative, Sylvia Walden)

B. PUBLIC HEARING

1. Resolution 2024-109 (First and Final Reading) — Adoption of the Tentative Millage Rate for Fiscal Year 2024—2025. (Pam Winegardner)
2. Ordinance 2024-21 (First Reading) - Adoption of Operating Budget for Fiscal Year 2024-2025 (Pam Winegardner)

C. CONSENT

1. August 19, 2024 - Town Commission Meeting Minutes (Carol Osborne)
2. Consideration of Approval for the Town to Participate in Florida City Government Week scheduled for the week of October 21 – 27, 2024 (Bill Lawrence)
3. Consideration of Approval of the Modified Chamber of Commerce Lease Agreement. (Mike Burske)

D. NEW BUSINESS

E. TOWN ATTORNEY'S REPORT

1. Resolution 2024-110 - A Resolution Opting-Out of the Live Local Property Tax Exemption Program. (Derek Schroth)

TOWN MANAGER'S REPORT

MAYOR AND COMMISSIONER'S REPORT

PUBLIC COMMENTS

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

ADJOURN

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

If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he/she may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of

Lady Lake. (F.S. 286-0105) One or more members of any other Town Board or Committee may be in attendance at this meeting, but will not be conducting business.

Proclamation

WHEREAS, September 17, 2024, marks the two hundred thirty-seventh anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; it has guided our growth, shaped our progress, and defined us as a Nation of sacred laws and fundamental values; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, on Constitution Day, September 17th and Constitution Week September 17th - 23rd, we celebrate our Constitution and rights of citizenship that together we enjoy as the people of this proud Nation; and

NOW, THEREFORE, I, Ed Freeman, Mayor of the Town of Lady Lake, Florida, do hereby proclaim the week of **September 17 - 23, 2024** as

Constitution Week

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this fourth day of September, in the year of our Lord two thousand twenty-four.

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Resolution 2024-109 (First and Final Reading) — Adoption of the Tentative Millage Rate for Fiscal Year 2024—2025. (Pam Winegardner)

AGENDA ITEM ID

20240904

DEPARTMENT

Finance

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommends approval of first and final reading of Resolution 2024-109 adopting the tentative millage rate of 3.6510 mills for Fiscal Year 2024—2025.

This Resolution sets the Fiscal Year 2024-2025 tentative property tax millage rate of 3.6510 mills per \$1,000 taxable valuation, which is 17.99% greater than the current year's rolled back rate of 3.0944.

Per State Statute Chapter 200.065, the Town of Lady Lake must hold a public hearing on the tentative millage rate and proposed budget. At this hearing, the Town Commission will discuss the tentative millage rate, and if changed, re-compute its tentative millage rate and publicly announce the percent, if any, by which the re-computed tentative millage is greater than or less than the rolled-back rate and approve the resolution.

As a reminder, the Town Commission can increase the millage rate at this meeting, but at the second public hearing on September 16th, you will not be able to increase it from what was approved at this meeting. This tentative rate, plus any other rate below this rate, requires an affirmative vote of three members of the Town Commission.

The hearing was advertised via the TRIM notice mailed out by the Property Appraiser.

FISCAL IMPACT

\$6,635,577

FUNDING IMPACT

Operating, Capital Budget and Other Funds

SOURCE OF FUNDING

Ad Valorem

SUPPORTING INFORMATION

1. Resolution 2024-109
2. Millage Rate Analysis

DRAFT RESOLUTION 2024-109
TOWN OF LADY LAKE, FLORIDA

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, ADOPTING THE TENTATIVE PROPERTY TAX MILLAGE RATE TO BE LEVIED FOR FISCAL YEAR 2024-2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Lady Lake, Florida, has determined the amount of revenue required to meet the Town’s operating objectives for Fiscal Year 2024-2025; and

WHEREAS a portion of this operating revenue is derived from ad valorem tax receipts; and

WHEREAS the gross taxable value for operating purposes not exempt from taxation within Lake County has been certified by the Lake County Property Appraiser to the Town of Lady Lake as \$ 1,817,468,315.

NOW, THEREFORE, BE IT RESOLVED by the Town Commission of the Town of Lady Lake, Lake County, Florida, that the Fiscal Year 2024—2025 operating millage rate for the Town of Lady Lake is 3.6510 mills, which is greater than the rolled-back rate of 3.0944 mills by 17.99%.

This resolution shall take effect immediately upon adoption.

RESOLVED this 4th day of **September 2024**, in Lady Lake, Florida, by the Lady Lake Town Commission.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-21 (First Reading) - Adoption of Operating Budget for Fiscal Year 2024-2025 (Pam Winegardner)

AGENDA ITEM ID

20240904

DEPARTMENT

Finance

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommends approval of the first reading of Ordinance 2024-21 presented regarding adoption of the Fiscal Year 2024-2025 budget.

This ordinance sets the Fiscal Year 2024-2025 Budget estimated revenues, expenditures, and expenses for the General Fund, the Special Revenue Fund, and the Utilities Fund.

Per State Statute Chapter 200.065, the Town of Lady Lake must hold a public hearing on the tentative millage rate and proposed budget. At this hearing, the Town Commission will amend and approve the first reading of the budget ordinance after adoption of the tentative millage rate. This hearing was advertised via the TRIM notice mailed out by the Property Appraiser.

FISCAL IMPACT

\$40,925,646

FUNDING IMPACT

Operating, Capital Budget and Other Funds

SUPPORTING INFORMATION

1. Ordinance 2024-21
2. Summary of Funds to be reviewed.

PUBLIC HEARINGS

The second and final reading is scheduled for Monday, September 16, 2024, at 6 p.m.

ORDINANCE 2024-21

TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, ADOPTING THE OPERATING BUDGET FOR FISCAL YEAR OCTOBER 1, 2024, THROUGH SEPTEMBER 30, 2025, FOR THE TOWN OF LADY LAKE; SETTING FORTH ANTICIPATED SOURCES OF REVENUE IN THE ESTIMATED AMOUNT OF \$40,925,646; SETTING FORTH EXPENDITURES IN AN EQUIVALENT AMOUNT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Manager of the Town of Lady Lake has prepared the annual report and budget for the Town of Lady Lake for Fiscal Year 2024-2025 and has submitted same to the Town Commission; and

WHEREAS, the proposed budget sets forth, in detail, information on revenues and expenditures, including debt service, and comparative figures for preceding fiscal years; and

WHEREAS, the Town Commission has made a study of the recommended budget and has made amendments thereto as indicated in the budget; and

WHEREAS a general summary of the proposed budget has been duly advertised in a newspaper of general circulation in the Town with notice to all citizens that the budget is available for public inspection in the office of the Town Clerk; and

WHEREAS a public hearing on the proposed budget will be conducted by the Town Commission at 6 p.m. on September 16, 2024, in the Town Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida.

NOW, THEREFORE, BE IT ORDAINED by the Town Commission of the Town of Lady Lake, Lake County, Florida:

SECTION 1:

The following amounts are appropriated for various funds:

Fund Number	Description	Amount
001	General Fund	\$27,462,361
101	Special Revenue Fund (Infrastructure Sales Tax)	\$5,066,320
401	Utilities Fund	<u>\$8,396,965</u>

Fund Number	Description	Amount
	Total	\$40,925,646

SECTION 2:

The Fiscal Year 2024-2025 budget for the Town of Lady Lake, as submitted by the Town Manager and as amended by the Town Commission to fund the amounts necessary for the successful operation of the Town departments, is hereby adopted.

SECTION 3:

The budget adopted in the preceding section shall govern the expenditures of the Town during the ensuing fiscal year effective October 1, 2024, through September 30, 2025.

SECTION 4:

Supplemental appropriations, reductions of appropriations, emergency appropriations, and interdepartmental transfers of appropriations may be affected by the Town Commission and the Town Manager as deemed necessary in strict compliance with the procedures specific in Article 7, Charter of the Town of Lady Lake, Florida.

SECTION 5:

All ordinances, resolutions, or parts of ordinances or resolutions in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 6:

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance, which can be given effect without the invalid provision, or application, and to this end, the provisions of this ordinance are declared severable.

SECTION 7:

This ordinance shall become effective immediately upon final passage by the Town Commission.

PASSED this ____ day of **September 2024**, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the second and final reading.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

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

August 19, 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

Reverend Derick Dimry — New Song Community Church

PLEDGE OF ALLEGIANCE

Led by Mayor Freeman

ROLL CALL

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

STAFF PRESENT

Bill Lawrence, Town Manager, Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Pam Winegardner, Finance Director; Mike Burske, Parks and Recreation Director, Police Chief Steve Hunt, Lady Lake Police Department; Lt. Rob Tempesta, Lady Lake Police Department; Becky Higgins, Senior Planner; Elisha Pappacoda, Communications Director; Nancy Wilson, Town Clerk; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

A. CONSENT

- 1. August 5, 2024 – Town Commission Meeting Minutes**
- 2. Consideration of Approval of the Fiscal Year 2024-2025 Holiday Schedule (Tamika DeLee)**

3. **Consideration of Approval of the Collective Bargaining Agreement between the North Central Florida Police Benevolent Association (PBA) and the Town of Lady Lake (TOLL) for the Period of October 1, 2024, through September 30, 2027. (Tamika DeLee)**

4. **Consideration of Approval of the Extension of the Professional Services Agreement between the Town of Lady Lake and Charles Abbott Associates, Inc. for Building Inspection and Plan Review Services. (Thad Carroll)**

5. **Consideration of Approval to Award a Contract to Kerry Barnett Fire Safety Consulting in Response to Request for Proposal (RFP) 2024-002, Providing for Contracted Part-Time Fire Inspection, Plan Review, and Related Support Services for the Town of Lady Lake. (Thad Carroll)**

6. **Consideration of Mutual Agreement for Pavement Management-Preservation Services for the Fiscal Year 2023-2024 Annual Street Resurfacing Project. (C.T. Eagle)**

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

B. NEW BUSINESS

1. **Consideration of Approval of FY 2024-2025 Benefits (Medical, Dental, Life Insurance, Long Term Disability, Short Term Disability, Critical Illness, Accident Coverage) (Tamika DeLee)**

Commissioner Roberts made a motion to table this agenda item until the September 4, 2024, commission meeting; Commissioner Sage seconded. Motion carried 5-0.

2. **Consideration of the Lady Lake Dog Park Association's Proposed Lease Renewal. (Mike Burske)**

Parks and Recreation Director Mike Burske presented this agenda item stating at the August 5, 2024, meeting the commission voted to table this item to a later date while more information is gathered.

Commissioner Roberts asked Mr. Burske why the dog park is not open until sundown as with the other parks in town. She suggested extending the hours to sundown on a trial basis.

Mr. Burske stated that initially the dog park closed at noon as a courtesy to the neighbors that abut the dog park. He stated that he is willing to move forward with extending the dog park hours to sundown.

Kathy Hixon, 158 Palermo Pl., Secretary of the Lady Lake Dog Park Association

Ms. Hixon stated that many people would appreciate having the hours extended.

Commissioner Roberts asked how many members are with the dog park association.

Ms. Hixon stated that there are 130 members.

Commissioner Sage asked if an attendant would need to be present if the hours are extended.

Ms. Hixon stated that extending the hours were not approved until recently. She verified that the dog park association carries insurance.

Commissioner Roberts stated that she would like the commission to consider, for the next fiscal budget, adding a public dog park to the southern area of town.

Mayor Freeman asked Ms. Hixon how the membership money is spent.

Ms. Hixon listed the following annual expenses:

insurance — \$838.96; trash collections — \$626.00; trash bags — \$27.00; dog waste bags — \$235.00; application photocopies — \$56.98; computer ink — \$202.00; first aid supplies — \$13.84; lawn tools — \$173.00; wading pool and weed killer — \$33.00; diatomaceous earth — \$37.38; two new gates — \$727.88

Commissioner Gourlie asked how the park is monitored assuring only members utilize the park.

Ms. Hixon stated many of the members volunteer to monitor the park.

Commissioner Roberts verified with Ms. Hixon that there is a coded gate for the members to enter the dog park.

Commissioner Sage asked if anyone can be a member of the dog park.

Ms. Hixon stated that the dog park is open to anyone who pays the membership fee. She stated that the benefit of a membership park is the Town of Lady Lake requires the members' dogs to be immunized.

Commissioner Roberts reiterated her desire for a public dog park for those who cannot afford a membership and for those who work and cannot utilize the Lady Lake dog park during the day.

Commissioner Roberts made a motion to approve the Lady Lake Dog Park Association's Proposed Lease with the adjustment to the park hours of operation; Commissioner Sage seconded. Motion carried 5-0.

3. Review of the Lady Lake Chamber of Commerce's Proposed Lease Renewal. (Mike Burske)

Parks and Recreation Director Mike Burske presented this agenda item stating at the August 5, 2024, meeting the commission voted to table this item to a later date while more information is gathered.

Commissioner Regan asked Mr. Burske what the monthly utility costs are.

1 Mr. Burske stated the utilities were \$1,684.72 in 2023, and water expenses are not included in
2 this lease.

3 Mayor Freeman stated that it is appropriate for the Chamber to pay their electric costs. He
4 acknowledged that it is very generous of the commission to charge \$10 annually for the
5 Chamber to utilize the Log Cabin. He recognized that the present building is small. He stated
6 that the Town is a member of the Chamber and spends a lot of money on its membership and
7 feels it is appropriate to increase the rent.

8 Commissioner Roberts stated that when she was at the League of Cities conference, she
9 discussed with other commissioners how they interact with their local Chamber of Commerce.
10 She stated that the Town became a Chamber partner to help it become established. She stated
11 that because the number of businesses in town have grown immensely, she is unsure if
12 participation at the top level is appropriate. She stated that the Chamber should pay for the
13 electric cost of the building and proposes that the Town reduce its membership to the Executive
14 Membership. She suggested discussing increasing the rental fee at a later date.

15 Mayor Freeman agreed with Commissioner Roberts. He stated that he discussed this issue with
16 the mayor of Clermont who stated that their city rents a space in town to their local Chamber at
17 a reduced rate.

18 Mr. Burske suggested the commission reduce the lease to one year and require the Chamber to
19 pay the electric starting immediately. He stated this will allow him time to prepare a
20 comparative market analysis on rent.

21 Commissioner Gourlie suggested that if the town reduces the cost of its membership, to leave
22 the rent as is, and have the Chamber pay for their utilities.

23 Jeanne Lazo, President of the Chamber and with United Southern Bank

24 Ms. Lazo stated that the Chamber is also the Welcome Center for the town. She stated that they
25 compile the visitor's guide and does all the mailing.

26 Commissioner Roberts asked how many members of the Chamber are there currently.

27 Ms. Lazo stated there are 270 members.

28 Mayor Freeman suggested rewriting the lease with the amendments.

29 Commissioner Sage asked for a history of the Chamber, how the Town offered space and paid
30 the for the electric.

31 Mr. Burske stated that the Chamber began in the 1980's and over the years the town has had a
32 strong relationship with the Chamber.

Ms. Lazo stated that there are records indicating that the building was the town hall and the Chamber of Commerce prior to the 1980's.

Commissioner Gourlie acknowledged that it is the commission's desire to make certain changes to the current lease. He cautioned that changes should not be made to the point that the Chamber is no longer viable.

Commissioner Roberts agreed with Commissioner Gourlie adding that the Chamber provides a valuable service, yet the Town of Lady Lake has grown. She added that the commission is proposing a slight increase in the millage, and consideration of all parts of the budget must be made to ensure the commission maximizes the public's money.

Commissioner Roberts made a motion to approve the Lady Lake Chamber of Commerce's Proposed Lease for One Year at \$10; the Chamber will pay for the electric cost of the building; Reduce the Town's membership with the Chamber to an Executive Membership at a cost of \$1,675.00; Commissioner Sage seconded. Motion carried 4-1 (Gourlie)

4. Consideration of Approval for the Lady Lake Medical Office Major Site Plan MJSP 04/24-001 – Proposing a 7,130 Square Foot Medical Office with 48 Parking Spaces, on a 1.50-Acres Property Zoned Planned Commercial (CP), owned by XM Holding The Villages, LLC, Addressed as 151 La Grande Boulevard, Located on La Plaza Grande Approximately 650 Feet North of La Plaza Parkway, within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)

Growth Management Director Thad Carroll presented this agenda item stating that the applicant is Bob Morris on behalf of property owner XM Holdings The Villages LLC. The zoning designation is Planned Commercial, the property is currently vacant, and the staff recommendation is for approval. He stated that this area is primarily medical offices, along with other commercial uses. He advised that the application and plans for this project were received on Thursday, April 25, 2024, by Walker Owen, Professional Engineer with CHW, Inc.

Mr. Carroll stated that the applicant is proposing a 7,130 square-foot medical office, 48 parking spaces, and a dumpster enclosure. He stated that based on the proposed uses and square footage, the project is anticipated to generate 27 total PM peak hour trips according to the ITE Trip Generation, 11th edition. La Grande Boulevard is a private road maintained by The Villages. An environmental assessment and wildlife survey is not required for this project as it is under ten acres. This property is within the flood zone "X" and contains no special flood hazards or wetlands. Because utilities to this project are provided by The Villages, plans are reviewed for compliance through their department. The St. John's River Water Management District Environmental Resource Permit No. 19062-7 is under review.

Mr. Carroll advised that the applicant is requesting a tree waiver from the commission due to existing utilities and large Live Oaks on adjacent parcels. The applicant is requesting a reduction in nine required understory trees. He stated that planting understory trees under mature oak trees will hinder their growth due to lack of sufficient sunlight. Staff is in support of this waiver because the developer is planting a total of 328 tree caliper inches. Town code requires 240 tree caliper inches.

Mr. Carroll advised that the applicant is also requesting a commercial design waiver to allow parking behind the building face.

Mr. Carroll advised that at the July 10, 2024, meeting, the Parks, Recreation, and Tree Committee voted 4-0 to forward the Lady Lake Medical Office site plan to the Town Commission with the recommendation of approval of the tree waiver.

Commissioner Roberts asked Mr. Carroll if the waivers need to be presented separately.

Mr. Carroll clarified that tree variances are presented separately as a resolution. He stated that waivers are included in the motion for approval.

Commissioner Gourlie made a motion to approve the Lady Lake Medical Office Major Site Plan 04-24-001, with the landscaping waiver and the commercial design waiver; Commissioner Roberts seconded. Motion carried 5-0

5. Discussion Regarding Use of the Community Building by the AA Group on Sunday Evenings after 6:00PM. (Commissioner Sage)

Commissioner Sage presented this agenda item stating that in 2023 the commission at that time amended the ordinance regarding community building rentals to reflect new rate structures and rental requirements. The desire was for the community building rentals to garner revenue or to at least break even. Other requirements are no repeated use on Friday, Saturday, or Sunday afternoons or evenings to allow for one-time events, and a minimum rental of four hours is required on the weekends. Some civic organizations that met during the week were granted exemptions. The Alcoholics Anonymous group that met on Thursday evenings was granted a reduced rate. However, the Alcoholics Anonymous group that met at the community building on Sunday evenings was no longer permitted to use the building. The group was able to meet at a local church on Sunday evenings and the attendance dropped significantly. He stressed that AA saves lives and this group has been meeting in Lady Lake for 40 years.

Commissioner Regan verified with Commissioner Sage that this group is requesting to meet every Sunday night. He stated that it would not be fair to anyone else who would like to rent the community building on a Sunday night.

Commissioner Sage stated that the meetings are one hour, and members are accustomed to attending meetings on certain nights.

Mayor Freeman stated that he has been involved in PTSD group therapy and knows the importance of regularly scheduled meetings at a specific location. He acknowledged that AA members would feel the same. He stated that he voted against allowing AA to meet on Sunday evenings in 2023.

Mr. Lawrence stated that if it is the desire of the commission to allow AA to meet on Sunday nights, the ordinance would need to be amended. He stated that the revenue generated from renting the community building offsets taxes. He explained when the ordinance regarding the community building rental was amended in 2023, the commission at that time did not feel it was appropriate to use taxpayers' money to fund social organizations. He stated that another night was offered to the AA group that met on Sunday evenings and it was turned down. He stated that the commission looks at various ways to increase revenue and community building rentals are part of that. If the community building rentals do not at least break even, then it falls on the taxpayers to fund the community building and the social organizations who meet there.

Commissioner Sage stated that the AA group was paying \$10 per week, \$520 annually. The town leases a few buildings to other organizations for \$10 annually, and the ballfields for \$500.00 bi-annually. He stated that the town spends more money to maintain the ballfields than what is receives in rent money.

Commissioner Roberts made a motion to table this agenda item for further review; Commissioner Regan seconded. Motion carried 5-0.

TOWN MANAGER'S REPORT

Town Manager Bill Lawrence stated the Lake County Board of Commissioners awarded the Lady Lake Library with a \$1-million grant for the Children's Library expansion. He acknowledged the Lady Lake Library Director, Aly Herman, for her efforts pursuing this grant.

The Father-Daughter Disco Party is September 7, 2024, from 6PM-8PM at the community building.

MAYOR AND COMMISSIONER'S REPORT

Commissioner Regan thanked everyone who came to tonight's meeting.

Commissioner Roberts stated that she attended the Florida League of Cities annual conference. She stated it is a valuable experience and she came away with visions for the Town of Lady Lake, and connections and information from other commissioners.

1 Mayor/Commissioner Freeman stated that he also attended the conference and agreed with
2 Commissioner Roberts' comments.

3 **PUBLIC COMMENTS**

4 Richard Masso, 373 Carriage Lane

5 Mr. Masso expressed his concerns regarding annexations, the proposed Grand Oaks
6 development, increased taxes, and proposed workshops regarding annexations and other
7 projects in town.

8 Ruth Kussard, 424 Loma Paseo Dr.

9 Ms. Kussard expressed her concern regarding paying volunteers for their service on town boards.

10 **ADJOURN**

11 There being no further business to discuss, the meeting was adjourned at 7:03 p.m.

12 _____
13 Carol Osborne, Deputy Town Clerk

14 _____
15 Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Approval for the Town to Participate in Florida City Government Week scheduled for the week of October 21 – 27, 2024 (Bill Lawrence)

AGENDA ITEM ID

20240904

DEPARTMENT

Town Manager

SUMMARY

Consideration of Approval for the Town to Participate in Florida City Government Week scheduled for the week of October 21-27, 2024. The Florida League of Cities (FLC) is encouraging every City to promote their City or Town and celebrate Florida City Government Week.

On Monday, October 21st from 5:30pm - 6pm at Lady Lake Town Hall Commission Chambers, celebrate Florida City Government Week by picking up your I Love Lady Lake bag and meeting your Town leaders. The Mayor, Town Commission members, Town Manager and Department Heads will be present.

On Friday, October 25, 2024 from 11am - 2pm at the Lady Lake Public Library, come participate in the countywide pop-up job fair.

On Saturday, October 26, 2024 from 6pm - 8pm at Snooky Park, come out to trick-or-treat, play games and have fun! Staff will distribute Government Week Stickers, Tote Bags and Candy.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Approval of the Modified Chamber of Commerce Lease Agreement. (Mike Burske)

AGENDA ITEM ID

20240904

DEPARTMENT

Parks & Recreation

SUMMARY

At the August 19, 2024 Town Commission Meeting, the Chamber of Commerce lease was changed to reflect that they would be paying for their own electric and the term of the contract was for one year. It is being brought back before the Commission for final approval.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Resolution 2024-110 - A Resolution Opting-Out of the Live Local Property Tax Exemption Program. (Derek Schroth)

AGENDA ITEM ID

20240904

DEPARTMENT

Town Attorney

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommends approval of Resolution 2024-110.

In 2023, Section 196.1978, Florida Statutes, was amended by the Florida Legislation (Chapter 2023-17, Laws of Florida), for purposes of addressing the affordable housing needs of residents across the State of Florida. The amendment created a 75 percent property tax exemption for multifamily developments if rental units were reserved for persons or families whose annual household income (AMI) is greater than 80 percent but not more than 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA). This exemption is known as the Live Local Act Property Tax Exemption Program.

In 2024, Section 196.1978, Florida Statutes, was amended again to allow taxing authorities to opt-out of the exemption beginning with the 2025 tax roll if the Shimberg Center for Housing Studies Annual Report (Shimberg Annual Report) identifies the number of affordable and available units in the MSA is greater than the number of renter households who meet the income criteria for the 80 to 120 AMI category. Lake County is within the Orlando-Kissimmee, FL MSA and the 2023 Shimberg Annual Report confirms the number of affordable and available units is greater than the number of rental households in the identified category. Therefore, Lake County is eligible to opt out of the Live Local Act Property Tax Exemption Program for all ad valorem property tax levies imposed by Lake County.

In order to opt-out of the exemption, the Board of County Commissioners must adopt a resolution by a two-thirds majority vote. The opt-out will be valid for the 2025 tax year, and must be renewed by resolution each year thereafter, when the Shimberg Annual Report confirms that the number of affordable and available units is greater than the number of

rental households in the identified category.

FISCAL IMPACT - None

1 **DRAFT RESOLUTION NO. 2024-110**

2 **TOWN OF LADY LAKE**

3 **A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE,**
4 **FLORIDA, PURSUANT TO SECTION 196.1978(3)(o), FLORIDA STATUTES,**
5 **ELECTING TO NOT EXEMPT PROPERTY UNDER SECTION 196.1978(3)(d)1.a.,**
6 **FLORIDA STATUTES, COMMONLY KNOWN AS THE “LIVE LOCAL ACT PROPERTY**
7 **TAX EXEMPTION”; AND PROVIDING FOR AN EFFECTIVE DATE.**

8 **WHEREAS,** Section 196.1978(3), Florida Statutes (the “Live Local Act Property Tax
9 Exemption”) requires the Lake County Property Appraiser to exempt certain rental properties
10 from ad valorem taxes if such properties meet the criteria of the Live Act Local Property Tax
11 Exemption; and

12 **WHEREAS,** beginning with the 2025 tax roll, Section 196.1978(3)(o), *Florida Statutes*,
13 (Chapter 2024-158, *Laws of Florida*) allows taxing authorities to "opt-out" of providing the Live
14 Local Act Property Tax Exemption to units in multifamily projects that are used to house natural
15 persons or families whose annual household income is between 80 and 120 percent of the median
16 annual adjusted gross income for households within the metropolitan statistical area (“MSA”) or,
17 if not within a MSA, within the county in which the person or family resides (the “80 to 120 Tax
18 Exemption”), if the taxing authority finds that the latest Shimberg Center for Housing Studies
19 Annual Report, prepared pursuant to Section 420.6075, *Florida Statutes* (“Shimberg Annual
20 Report”), identifies that the number of affordable and available units in the MSA or region is
21 greater than the number of rental households in the MSA or region for natural persons or families
22 who meet the income criteria for the 80 to 120 Tax Exemption; and

23 **WHEREAS,** the Town of Lady Lake Commission hereby finds that the latest Shimberg
24 Annual Report identifies a surplus of affordable and available units in the Orlando-Kissimmee, FL
25 MSA, in which Lake County and the Town of Lady Lake are located, for those households that meet
26 the income criteria for the 80 to 120 Tax Exemption; and

1 **WHEREAS**, the Town Commission of the Town of Lady Lake hereby finds that the Town of
2 Lady Lake is a taxing authority that is eligible for the election in Section 196.1978(3)(o), *Florida*
3 *Statutes*, which allows the Town of Lady Lake to not exempt properties that would otherwise
4 qualify for the 80 to 120 Tax Exemption.

5 **NOW, THEREFORE, BE IT RESOLVED** by the Town Commission of the Town of Lady
6 Lake, Florida:

7 **Section 1. Legal Findings of Fact.** The foregoing recitals are hereby adopted as
8 legislative findings of the Town Commission are ratified and confirmed as being true and
9 correct and are hereby made a specific part of this Resolution upon adoption hereof.

10 **Section 2. Opt-Out Election; Required Findings.** The Town of Lady Lake
11 Commission hereby finds that the latest Shimberg Annual Report identifies a surplus of affordable
12 and available units in the Orlando-Kissimmee, FL MSA, in which Lake County and the Town of Lady
13 Lake is located, for those households that meet the income criteria for the 80 to 120 Tax
14 Exemption. Therefore, the Town of Lady Lake hereby elects not to exempt properties eligible
15 for the 80 to 120 Tax Exemption in Section 196.1978(3)(d)1.a., Florida Statutes, pursuant to the
16 authority in Section 196.1978(3)(o), *Florida Statutes*, and hereby requests that the Lake County
17 Property Appraiser not grant any such exemptions.

18 **Section 3. Applicability.** This Resolution applies to all *ad valorem* property tax
19 levies imposed by the Town of Lady Lake.

20 **Section 4. Advertising; Notice to Property Appraiser.** This Resolution has been
21 duly advertised in accordance with Section 50.011(1), *Florida Statutes*. The Clerk of the Town
22 of Lady Lake is directed to provide a copy of this Resolution to the Lake County Property
23 Appraiser prior to January 1, 2025.

24 **Section 5. No Waiver of Rights.** Other governmental entities have alleged that the
25 Live Local Act Property Tax Exemption is unconstitutional, and inconsistent with Section
26 196.012(7), *Florida Statutes*. Further, other governmental entities have raised concerns with
27 relying entirely on the Shimberg Annual Report to meet the “affordable and available” test in
28 Section 196.1978(3)(o), *Florida Statutes*. The adoption of this Resolution shall not constitute

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an admission that the Live Local Property Tax Exemption is constitutional or consistent with Section 196.012(7), *Florida Statutes*, and shall not constitute an admission that the Shimberg Annual Report is the best method of determining the current inventory of “affordable and available” housing in Lake County or the Town of Lady Lake. If the Town of Lady Lake ceases to qualify for the election in Section 196.1978(3)(o), *Florida Statutes*, in future years, or if this Resolution is determined to be invalid or unenforceable by the Lake County Property Appraiser or a court of competent jurisdiction, nothing in this Resolution shall be deemed a waiver of the Town of Lady Lake’s right to challenge the Live Local Act Property Tax Exemption.

Section 6. Effective Date. This Resolution shall take effect on January 1, 2025, and shall expire on January 1, 2026. This Resolution may be renewed prior to January 1, 2026, pursuant to Section 196.1978(3)(o), *Florida Statutes*.

PASSED AND RESOLVED this 4th day of **September 2024**, by a two-thirds vote of the Town Commission of the Town of Lady Lake.

**TOWN COMMISSION OF THE TOWN OF
LADY LAKE**

ATTEST:

Nancy Wilson, Town Clerk

Ed Freeman, Mayor

Approved as to form:

Derek A. Schroth, Town Attorney