

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

January 22, 2025

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

CALL TO ORDER

INVOCATION

Dr. Reverend Paul Harsch – First Baptist Church of Lady Lake

PLEDGE OF ALLEGIANCE

Led by Mayor Freeman

ROLL CALL

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

STAFF PRESENT

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; Becky Higgins, Senior Planner; C.T. Eagle, Public Works Director; Aly Herman, Library Director; Mike Burske, Parks and Recreation Director; Elisha Pappacoda, Communications Director; Police Chief Steve Hunt; Lieutenant Rob Tempesta, Lady Lake Police Department; Deputy Chief Jason Brough, Lady Lake Police Department; Police Officers Robert Chausse, Quartermaster and Training Officer; Sgt. Heather Couch; K9 Officer Sgt. Josh Higgins; Sgt. Dennis Pranouskes, Sgt. Charles Gehrsitz, Cpl. Lidia Maya, Officer Mark, Austin, Officer Jean Cintron-Caraballo, Officer Ryan O’Neal; Officer Kyle Lawrence; Officer Jim Dunagan; Officer Amanda Hayes; Officer Brian Campbell; Officer Hasheem Choudri; Officer Jeffrey Burns; Officer Gustavo Eloy; Officer Ronnie Williams; Lady Lake Police Department Staff, Scott Kolb, Evidence Technician; Mary Mullen, Records; Elvira Ruiz, Records;

Elaine Kuligowski, Police Administration; Nancy Wilson, Town Clerk; and Carol Osborne, Deputy Town Clerk

Town Attorney Derek Schroth was also in attendance.

A. PRESENTATION – Introduction of New Police Officers; Presentation of Service Awards and Certificates of Appreciation.

Chief Hunt began his presentation by acknowledging the commissioners for their commitment and support of the Lady Lake Police department by approving a significant increase in wages and improvements in equipment; both were instrumental in ensuring that highly qualified and committed officers were selected.

Chief Hunt introduced the police officers who joined the force in 2024: Kyle Lawrence, Jim Dunagan, Amanda Hayes, Brian Campbell, Hasheem Choudri, Jeffrey Burns, Gustavo Eloy, and Ronnie Williams. He stated these eight officers represent over 130 years of law enforcement experience and will significantly ensure the positive direction of the Lady Lake police department.

Certificates of Appreciation:

Scott Kolb, Evidence Technician, was awarded the Certificate of Appreciation for significant contributions to the evidence management system; and

Robert Chausse, Training Officer/Quartermaster, was awarded the Certificate of Appreciation for significant contributions to the implementation of various new programs while performing his regular job responsibilities.

Meritorious Service Award: Officer Joshua Higgins and Sgt. Heather Couch for actions that saved the life of another.

2024 Chief's Award:

Deputy Chief Jason Brough was awarded the 2024 Chief's Award for significant contributions to the police department.

Chief Hunt thanked the commission, town staff and the community for their support. He stated that it is the goal of the police department to serve as ambassadors for the town, to set the standard for a model police department, embody integrity, respect, and dedication in all that they do.

B. CONSENT

1. January 6, 2025 – Town Commission Minutes

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

2. Consideration for the Parks and Recreation Department to Work with a Vendor to Serve Alcohol at the Concert Series Events.

Mr. Burske stated that he is seeking permission to work with a vendor to serve alcohol at the concert series events this year. He stated this has been done in the past with no issues.

Commissioner Regan asked Mr. Burske if he is currently working with a vendor.

Mr. Burske replied affirmatively, adding that this vendor has been at our events in the past.

Commissioner Sage asked Mr. Burske if the town receives revenue from the sales.

Mr. Burske replied that the vendor is charged a nominal fee; they have a mobile permit and provide their own liability insurance.

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

C. TOWN ATTORNEY'S REPORT

1. Ordinance 2024-27 – Second and Final Reading – Annexation – Charles Farrell - An Ordinance Voluntarily Annexing Two Properties Totaling 0.87 acres, owned by Charles Farrell, on the West Side of Teague Trail, approximately 325 Feet South of Oak Street, Addressed as 34925 and 34965 County Road 25, within Lake County Florida.

Growth Management Director Thad Carroll stated that the present use of the property is residential homes. The application was received on November 19, 2024 and was brought about by the requirement in our Code that if a septic tank or a well is failing and the property is contiguous with the town's service lines, the property owner must abandon the septic tank or well and connect to central services. That is also the preference of the Florida Department of Environmental Protection and St. John's River Water Management District. Mr. Farrell will first be served by water because his septic system is still operational.

Commissioner Sage made a motion to approve Ordinance 2024-27 on second and final reading; Commissioner Roberts seconded.

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

Motion passed by a 5-0 vote.

2. Ordinance 2024-28 – Second and Reading — Small Scale Future Land Use Comprehensive Plan Amendment – Charles Farrell – Change the Future Land Use Designation from Lake County Urban Medium Density to Lady Lake Commercial Professional Services (PS) for two properties being 0.87 acres, owned by Charles Farrell, addressed as 34925 and 34965 County Road 25, within Lake County, Florida.

Growth Management Director Carroll stated that this application was also received November 19, 2024. The existing land use is Lake County Urban Medium Density, and the proposed future land use is Lady Lake Commercial Professional Services.

The proposed future land use is in character with the adjacent properties that includes Lake County Urban Medium and Lady Lake Commercial General – Retail Sales and Services.

Commissioner Sage made a motion to approve Ordinance 2024-28 on second and final reading; Commissioner Roberts seconded.

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

Motion carried by a 5-0 vote.

3. Ordinance 2024-29 – Second and Final Reading – Rezoning – Charles Farrell – An ordinance changing the zoning designation for certain properties being approximately 0.87 acres owned Charles Farrell, located West of Teague Trail and approximately 325 feet south of Oak Street from Lake County Community Commercial District (C-2) to Lady Lake Planned Commercial (CP) in Lake County, Florida.

Growth Management Director Carroll stated that the proposed zoning designation is Lady Lake Planned Commercial, and the present zoning designation is Lake County Community Commercial District. The application was received on November 19, 2024.

Mr. Carroll stated that this is a special designation with limited uses. The purpose of this district is to provide full-scale retail and professional services to serve several small communities. He stated the present use of the property is residential. He stated that should the applicant desire to utilize

one of the other permitted uses such as single-family detached homes, duplex dwelling units, business offices, offices, financial services and professional services, the applicant will not need to come to the commission for approval.

Commissioner Sage asked Mr. Carroll why laundry and dry-cleaning services are excluded. Mr. Carroll answered that the applicant simply did not add them. When building a planned commercial zoning designation, the applicant can choose up to seven amenities from the light commercial zoning and the heavy commercial zoning. He stated laundry and dry-cleaning amenities generate more traffic, and he wanted to limit the hours of operations.

Commissioner Sage made a motion to approve Ordinance 2024-29 on second and final reading; Commissioner Gourlie seconded.

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

Motion passed by a 5-0 vote.

TOWN MANAGER'S REPORT

Mr. Lawrence stated that he received an email from the City of Auburndale commending Lt. Robert Tempesta who was an assessor for their accreditation program. He stated that Lt. Tempesta was praised for his professionalism and evaluation of their police department.

Mr. Lawrence stated that the Mock Commission meeting with The Villages Charter School is Thursday, January 30 at 9 a.m. He stated that it is a very rewarding experience.

MAYOR AND COMMISSIONER'S REPORT

Commissioner Gourlie commended Chief Hunt, Deputy Chief Brough, and the entire Lady Lake police department. He stated that the residents should be pleased with the excellent staff who are dedicated to their protection. Commissioner Regan agreed.

Commissioner Sage stated that he attended the Lady Lake Chamber of Commerce annual meeting and presided over the installation of the new officers for 2025-2026. He stated he was disappointed that the Town did not get enough recognition by the Chamber, adding that not only is the town a

platinum member, but it also provides the Chamber its building at no cost. He suggested that the Town should have a representative on the board.

Mayor Freeman stated that he attended the Lake County League of Cities luncheon. He stated that the Lake County officials are proposing that it become a partially chartered county. County Commissioner Leslie Campione stated that she would prefer the county to review annexations prior to the local commissioners voting on them. He feels that this would remove Home Rule from local governments and asked the commissioners to listen to the meeting online.

Mayor Freeman stated that he will be meeting with Mount Dora councilman, Cal Rolfson; Eustis commissioner, Michael Holland; and Clermont Mayor, Tim Murray to discuss this issue. Also, he stated that Lake County League of Cities has adopted a strategic plan.

PUBLIC COMMENTS

No comments.

ADJOURN

Being no further business to discuss, the meeting adjourned at 6:39 p.m.

Carol Osborne, Deputy Town Clerk

Ed Freeman, Mayor