

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

October 20, 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.

Anyone wishing to address the Commission must complete a comment card and submit it to the Town Clerk prior to the meeting.

1. CALL TO ORDER

2. INVOCATION

Reverend Dr. James E. Taylor – St. George Episcopal Church

3. PLEDGE OF ALLEGIANCE

Led by Mayor Freeman

4. PRESENTATIONS

There are no presentations

5. 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; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management Director; Becky Higgins, Senior Planner; Lady Lake Police Chief Steve Hunt; Deputy Chief Jason Brough, Lady Lake Police Department; C.T. Eagle, Public Works Director; and Carol Osborne, Deputy Town Clerk.

Town Attorney Sasha Garcia was also in attendance.

6. CONSENT

- a. **October 06, 2025 – Town Commission Meeting Minutes**
- b. **Growth Management – Consideration of the Water, Sanitary Sewer, and Reuse Utility Agreement between the Town of Lady Lake, and Benchmark Lady Lake 25 Associates LLC – Requesting Utilities Capacity Reservation of 58 Water ERUs, 58 Sewer ERUs, and 30 Reuse ERUs on approximately 35.56 acres owned by Benchmark Lady lake 25 Associates LLC, referenced as the Lady Lake Crossing Expansion, with the zoning entitlement of Planned Unit Development (PUD), located on the west side of Highway 27/441 and north of Oak Street, within the Town of Lady Lake, Florida. (Thad Carroll/C.T. Eagle)**
- c. **Public Works Department – Resolution 2025-111 – Memorandum of Agreement (MOA) with Florida Department of Transportation for the Maintenance of Right-of-Ways in the Town of Lady Lake. (C.T. Eagle)**

Upon a motion by Commissioner Gourlie and seconded by Commissioner Roberts, the Commission approved the Consent Agenda as presented. Motion carried 5-0.

7. PUBLIC HEARINGS AND QUASI-JUDICIAL HEARINGS (Public Comment Taken)

- a. **Growth Management - Ordinance 2025-13 – Second and Final Reading – Rezoning Lake Ella PUD Amendment – An Ordinance Modifying the Existing Zoning Entitlements and Boundary Under the Lady Lake Planned Unit Development (PUD) Designation for Five Properties Totaling approximately 50.9 acres; Referenced by Alternate Key Numbers 3922235, 3374916, 1282608, 3793911, and 1282594 within Lake Griffin Road, within Lake County Florida. (Thad Carroll)**

Growth Management Director Thad Carroll stated that the applicant is Jason Bullard of EXO Limited, LLC, the current zoning designation is Planned Unit Development (PUD), and the future zoning designation is also PUD with a few amendments.

Staff recommends approval of Ord. 2025-13.

On Wednesday, August 13, 2025, an application was made to the Town of Lady Lake by Jason Bullard with EXO Limited, LLC on behalf of property owner Lake County Development Partners, LLC, amend the current boundaries and entitlements of the existing Memorandum of Agreement within Ordinance 2020-04. He stated this property is parallel to Hartsock Sawmill Road on the north and spans south to Lake Ella Road. He stated that Ordinance 2020-04 did not include proposed development for nine acres on the south portion of the property. He presented an aerial photograph of the vacant property and a sketch map of the adjacent properties: **North** - Planned Unit Development (PUD); **East** - Heavy Commercial (HC); **South** -

Fruitland Park Neighborhood Commercial (C-1); **West** - Residential Single Family Medium Density (RS-6).

Mr. Carroll presented a sketch map of the original MOA noting that there was no proposal for the bottom nine acres. He stated the primary difference is the independent living facility and age-restricted townhouse. He stated this inclusion reduces trip generation, along with water and sewer consumption.

Mr. Carroll reiterated that the applicant is requesting to amend the existing memorandum of agreement to remove condominium and restaurant as allowed uses and to add as permitted uses: professional/business offices/office complex/office warehouse facility; medical offices/clinic; adult care facility/assisted living facility/nursing home with incidental food services; commercial/retail sales businesses; hotels with incidental food services; multi-family dwelling including apartments, townhouses, and duplex, age restricted 55-plus with incidental food services; health/exercise club/spa.

Mr. Carroll clarified that a proposed restaurant will be a stand-alone building. He stated the proposed projects for this property allow for five story buildings, which is consistent with the prior MOA.

Impacts on Town Services - Potable Water: The proposed entitlement change is anticipated to require 188 ERUs of water, 33 % of the requirements of the existing entitlements. **Sewer:** The proposed entitlement change is anticipated to require 188 ERUs of sewer, 33 % of the requirements of the existing entitlements. This reduction is largely due to the removal of the restaurant and the conversion from condominiums (1 ERU per unit) to an independent living facility (0.2 ERU per unit). **Transportation:** Based on the ITE trip generation provided, the proposed development will have a net reduction of approximately 2,782 daily trips from the existing entitlements (from 8,590 to 5,808 daily trips). The removal of the restaurant and retail uses from the existing conceptual plan helps to reduce a significant number of trips. **Schools:** Because the Memorandum of Agreement restricts the age for the multifamily portion to 55+, this project will have no effect on the school system. **Parks and Recreation:** This project offers an internal amenity center, thus not impacting the level of service for parks and recreation. **Stormwater:** Project will be required to adhere to St. Johns River Water Management District (SJRWMD) guidelines, drainage, and engineering best management practices. **Flood:** The subject property lies within Flood Zone X per FEMA FIRM Map 12060C0170E effective December 18, 2012.

Staff mailed notices to inform the surrounding 26 property owners within 150 feet of the property proposed by the PUD amendment request on Monday, August 25, 2025. The notification signs were posted on the property on Monday August 25, 2025.

To date, staff has not received any correspondence in support or opposition of this application.

The Technical Review Committee found that Ordinance 2025-13 was ready for transmittal to the Planning and Zoning Board.

At the September 8, 2025 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2025-13 to the Town Commission with the recommendation of approval.

At the October 6, 2025 meeting, the Town Commission voted 4-0 to approve Ordinance 2025-13 upon first reading.

Mayor Freeman asked the Commission if there were any questions or comments. Hearing none, he asked the Town Clerk if there were speakers for public comment.

Ms. Rosado replied affirmatively and called Kim Holland to the podium.

Kim Holland, 322 East Rose Lane, Lady Lake

Ms. Holland stated that GPS indicates a faux road behind her house and when vehicles turn into it, they eventually get stuck in the sand. She inquired if this project will construct a road in that area.

Mr. Carroll advised that a road in that area is not proposed for this project. He indicated that there are two existing accesses to the development.

Ms. Holland inquired to the size of the office warehouse.

Jason Bullard, 3319 McGuire Blvd., Orlando, FL

Mr. Bullard stated that the office space as shown on the plan is a place holder for future development and the size of the building has not been determined.

Ms. Holland inquired if Lake Ella Road be open during the construction.

Mayor Freeman replied affirmatively adding that the construction vehicles will be utilizing Lake Ella Road to access the property.

Upon a motion by Commissioner Gourlie and seconded by Commissioner Regan, the Commission approved the second and final reading of Ordinance 2025-13, by the following roll call vote:

Commissioner (Ward)	Vote
Regan (Four)	YES
Gourlie (Two)	YES

Commissioner (Ward)	Vote
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

Motion passed by a vote of 5-0

- b. Legal Department – Ordinance 2025-14 – First Reading – Rezoning Lake Ella PUD Amendment – An Ordinance of the Town of Lady Lake, Florida, Prescribing the Procedures and Forms for the Reasonable Opportunity to be Heard at Commission Meetings and Planning and Zoning Meetings, Providing for Severability, Repeal of Conflicting Ordinances, Codification, and an Effective Date. (Sasha Garcia)**

Mayor Freeman asked the Commission if there were any questions or comments. Hearing none, he asked the Town Clerk if there are speakers for public comment regarding this agenda item.

Ms. Rosado stated that there are no speakers for public comment.

Upon a motion by Commissioner Gourlie and seconded by Commissioner Roberts, the Commission approved the first reading of Ordinance 2025-14, by the following roll call vote:

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

Motion passed by a vote of 5-0

8. NEW BUSINESS – (Public Comment Taken)

- c. Ordinance 2025-17 – First Reading – An Ordinance Amending the Town of Lady Lake Police Officers' Retirement Trust Fund. (Jason Brough)**

Town Attorney Sasha Garcia explained that Ordinance 2021-20 was adopted by the town that dealt with the police officer's trust fund and some information was removed. This ordinance is correcting those errors to ensure what was intended is back in the code.

Jason Brough, Chairman of the Police Pension Board

Mr. Brough stated that the pension board hired a new attorney and discovered this discrepancy while reviewing the plan documents. He stated that Town Attorney Derek Schroth has reviewed this ordinance.

Mayor Freeman asked the Commission if there were any questions or comments. Hearing none, he asked for a motion.

The Town Clerk stated that there were no public comments on this agenda item.

Upon a motion by Commissioner Gourlie and seconded by Commissioner Roberts, the Commission approved the first reading of Ordinance 2025-17, by the following roll call vote:

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

Motion passed by a vote of 5-0

9. MAYOR AND COMMISSIONER'S REPORT

Commissioner Gourlie stated that a friend of his who lives in The Villages had his vehicle stolen and was recovered quickly. He stated that Officer Hashim was the officer assigned to this case and Commissioner Gourlie's friend commended Officer Hashim for being kind, courteous and professional.

Mayor Freeman stated that he is on the Finance and Taxation Policy Committee with the Florida League of Cities. He stated the committee has drafted two items to present to the state legislature. One item addresses the state's desire to eliminate property taxes and the other is the elimination of non-school property taxes for homesteads.

Mayor Freeman there are approximately eight House joint resolutions to remove property taxes from Homestead properties, which would have a devastating effect on all municipalities in Florida. These resolutions allocate money for public safety and not for fire protection or EMS.

Mayor Freeman encouraged everyone to write to Senator Truenow and Representative Nan Cobb regarding this issue. He stated that roads will not be well-maintained, landscaping may be affected, as will utilities services.

Commissioner Regan inquired how the state legislature believes municipalities will be able to continue providing services to its residents if property taxes are eliminated. He stated the option to increase sales tax will not make up the difference.

Mayor Freeman stated that the governor has vowed that there will be no new taxes.

Commissioner Gourlie stated that many retirees are now not able to afford their homes due to rising property taxes.

Mayor Freeman stated that the legislature should be discussing tax reform rather than eliminating property taxes.

Commissioner Sage inquired about alternative revenue sources in the event property taxes are eliminated.

Mr. Lawrence stated that town staff has been working on this for several months. He stated that utilities would not be impacted because it is an enterprise fund and is not funded by taxes. He stated that the general fund receives approximately \$6million in property taxes, which is one-quarter of the town's budget. The Town of Lady Lake is one of the few municipalities in Florida that receives low revenue from property taxes.

Mr. Lawrence stated if property taxes are eliminated this would reduce the general fund by one-third, which would require a staff reduction. This would affect several departments including the police department and public works. He stated that the county sheriff's department would not be able to absorb servicing municipalities because their staff would also be reduced.

Mr. Lawrence stated the alternative is to raise sales tax. He stated that town staff plans to do grass roots efforts to inform the community how the Town of Lady Lake utilizes their property taxes and how the tax elimination would affect the services provided by the town.

Commissioner Gourlie stated that eliminating property taxes affects homesteaded properties. He stated that the state would continue receiving property taxes from the property owners who do not live in Florida year round, investment properties and commercial real estate.

Commissioner Regan stated that the state would not divide the proposed increased sales tax revenue equally among municipalities.

10. TOWN MANAGER'S REPORT

Mr. Lawrence acknowledged Deputy Chief Jason Brough, Senior Planner Becky Higgins, and Kourtney Fehr who took over their respective departments while their department managers were out of the office.

Mr. Lawrence commended Sergeant Michelle Bilbrey who was one of four officers nationwide featured in the *Police1.com* website's "Women in Law Enforcement". He stated the full page article was a good reflection on the Town of Lady Lake and the Lady Lake Police Department. Police1.com is a nationwide recruitment website.

Mr. Lawrence stated the first Snooky Park Haunted Trail was an overwhelming success with approximately 1500 people attending.

Mr. Lawrence announced the upcoming events:

Not Too Scary Halloween Boo Bash - Saturday, October 25 at the Guava Street Athletic Complex.

Farmers and Craft Market every Tuesday at the Rolling Acres Sports Complex.

Taste of Lady Lake Speakeasy - November 7 at the Lady Lake Library.

Mr. Lawrence stated that he will be attending the Police Accreditation Recognition program in Sanibel, Florida, along with Mayor Freeman and Mayor Pro-Tem Roberts. He stated this is the third re-accreditation the Lady Lake Police Department has received.

11. TOWN ATTORNEY'S REPORT

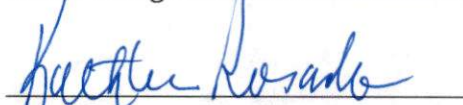
No report.

12. PUBLIC COMMENTS

There were no public comments.

13. ADJOURN

There being no further business to discuss, the meeting adjourned at 6:36 p.m.



Kathleen Rosado, Town Clerk



Ed Freeman, Mayor