

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

August 18, 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.

Mayor Freeman verified with Deputy Town Clerk Osborne that this meeting was properly noticed.

CALL TO ORDER

INVOCATION

Reverend Dr. Paul Harsh – 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; Police Chief Steve Hunt, Lady Lake Police Department; Deputy Chief Jason Brough, Lady Lake Police Department; Lieutenant Allen Greene, Lady Lake Police Department; Lieutenant James Dunagan, Lady Lake Police Department; C.T. Eagle, Public Works Director; Joella LeDonne, Finance Director; Aly Herman, Library Director; Kathy Rosado, Town Clerk; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

A. CONSENT

1. August 4, 2025 – Town Commission Minutes

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

B. NEW BUSINESS

1. Consideration of Approval for the Church of Christ Bathroom Addition New Major Site Plan Modification MJM 01/24-001 – Proposing a 430 Square Foot Bathroom and 120 Square Foot Covered Entryway Addition to the Existing Church Building on 2.67 Acres of Land Zoned Public Facilities District (PFD), owned by Church of Christ of The Villages, Inc., addressed as 1421 Oak Street, within the Town Limits of Lady Lake, Florida. (Thad Carroll)

Growth Management Director Thad Carroll stated that the application was received on Monday, January 29, 2024, for a 2,120 square foot addition. In September of 2024, the applicant revised the application to remove the proposed fellowship hall and add a bathroom addition instead. Because the application had already been processed as a major site plan modification, the existing site plan modification application was amended to prevent the applicant from incurring additional application fees.

Mr. Carroll presented photographs and site plan maps of the subject property. He advised that the retention area is adequate. He stated that there will be an additional handicapped parking space on the southern section and no other parking lot improvements are necessary. The overhang will be constructed on the west side of the building, and there will not be additional trees added to the property.

TRAFFIC - The proposed addition will not cause an increase in transportation impacts.

STORMWATER - The Saint Johns River Water Management District permit issued on April 11, 2006, included a future 3,264 square foot building addition in original site design calculations. The current onsite stormwater facilities were constructed based on the proposed increase in impervious surface for the building addition, which as of today has not been built.

COMMERCIAL DESIGN STANDARDS - Per Sec 20-6F of the Land Development Regulations, civic buildings are exempt from commercial design standards.

TREE REQUIREMENTS - Per Sec 10-6)a)1), this site does not exceed the threshold which would require the site to conform to the current landscaping regulations.

UTILITIES - Per Appendix A within Chapter 14 of the Land Development Regulations, one sewer ERU and one water ERU are required. The utility quote has been paid, and the church is currently connected to town utilities.

The site plan was reviewed for compliance with the Land Development Regulations (LDRs) including provisions related to drainage, grading and erosion control. The application was determined to be in compliance with the LDRs and the Comprehensive Plan. The plans were distributed for reviews to the Technical Review Committee. The engineering plans from Edward Abshier, Professional Engineer, were reviewed by Neel-Schaffer Engineering, the Fire Inspector, Kerry Barnett, Building Official, Mark Brower, and Public Works Director, C.T. Eagle. All reviews were sufficient, completed reviews.

Mr. Carroll explained that this site plan is being presented to the commission because the application was submitted prior to the policy change. Any application in the queue at that time must be carried out under the old regulations.

Commissioner Regan inquired whether the building currently has a restroom or is this addition for a restroom.

Mr. Carroll stated the building currently has a restroom and this expansion is for additional restroom area.

Commissioner Roberts stated this application is for a 432-square foot addition and inquired whether the remaining square footage from the original application will be brought before the commission or handled administratively.

Mr. Carroll stated if a site plan complies with town code, it will be processed administratively through Growth Management. The commission would be presented with site plan applications if waivers are requested.

Commissioner Gourlie made a motion to approve the Church of Christ Bathroom Addition New Major Site Plan Modification MJM 01/24-001; Commissioner Regan seconded. Motion passed 5-0

C. TOWN ATTORNEY'S REPORT

No report.

TOWN MANAGER'S REPORT

Mr. Lawrence introduced Kathleen Rosado as the new Town Clerk, and thanked Deputy Town Clerk, Carol Osborne, for her service as acting Town Clerk in the interim until Ms. Rosado's start date.

Mr. Lawrence stated a Special Commission meeting is scheduled for Thursday, September 11, 2025, at 5:30 p.m., to pass Res. 2025-105 – Solid Waste Assessment and Res. 2025-104 – Fire Protection Services. The public hearing for the adoption of these resolutions will be

advertised on August 21, which is at least 20 days prior to the meeting date on September 11. The adoption of the resolutions must be prior to September 15 at 5:00 p.m.

MAYOR AND COMMISSIONER'S REPORT

Commissioner Roberts stated that she attended the Florida League of Cities annual conference. She stated that it was an excellent conference with terrific speakers and sessions that were informative and inspirational.

Mayor Freeman stated that he also attended the conference. He thanked the town's Media Specialist, Susyn, for her comparative list of area municipalities who utilize live streaming.

PUBLIC COMMENTS

Reverend Dr. Paul Harsh, 432 CR 466, Lady Lake

Dr. Harsh stated that he has had a relationship with the town commission for over 30 years, noting at times when he felt the commission was treated unfairly and he publicly defended them. He stated that he did not always agree with the commission, either as a group or with individual commissioners. He stated that disagreement is a strength as it can be a learning experience.

Dr. Harsh acknowledged Commissioner Roberts for her integrity in standing for what she believes. He asked the commission to consider holding a workshop meeting to discuss building a bridge on mutual integrity.

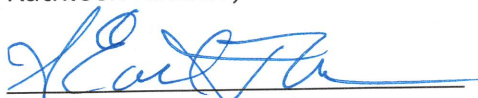
Ruth Kussard, 424 Loma Paseo, Lady Lake

Ms. Kussard stated that there is no reason for anyone to consistently attend meetings and preach to the commission. The purpose of the commission meetings is to conduct town business.

ADJOURN

There being no further business to discuss, the meeting adjourned at 6:19 p.m.


Kathleen Rosado, Town Clerk


Ed Freeman, Mayor