

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

November 17, 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.

1. CALL TO ORDER

2. INVOCATION

Led by Rabbi Zev – Temple Shalom of Central FL

3. PLEDGE OF ALLEGIANCE

4. 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; Lt. Robert Tempesta, Lady Lake Police Department; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Tamika DeLee, Human Resources Director; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

5. CONSIDERATION OF SELECTION OF COMMISSION LIAISONS FOR 2025-2026

- a. **Town Clerk's Office — Consideration of Liaisons — Appointment of Town Commissioners as Liaisons to outside Committees for 2026.**

CHAMBER OF COMMERCE — Commissioner John Gourlie

FLORIDA LEAGUE OF CITIES/LAKE CO. LEAGUE OF CITIES — Mayor/Commissioner Ed Freeman

LAKE COUNTY SCHOOL CONCURRENCY REPRESENTATIVES — Commissioner Treva Roberts;
Derek Schroth, Town Attorney

Lake County Technical Advisory Committee — Becky Higgins – Primary; C.T. Eagle - Alternate

METROPOLITAN PLANNING ORGANIZATION — Mayor/Commissioner Ed Freeman

**METROPOLITAN PLANNING ORGANIZATION CITIZENS' ADVISORY COMMITTEE
REPRESENTATIVE** — Richard Masso

POLICE PENSION BOARD — Commissioner Ed Regan

THE VILLAGES ELEMENTARY OF LADY LAKE — Commissioner Treva Roberts

6. CONSENT

- a. November 3, 2025 – Town Commission Meeting Minutes

Upon a motion by Commissioner Sage and seconded by Commissioner Gourlie, 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 2025-15 – Public Hearing and Final Reading** — An Ordinance Adopting Corrections, Updates and Modifications to the Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan. (Thad Carroll)

Growth Management Director Thad Carroll stated that Ordinance 2025-15 provides the annual update of the Capital Improvements' Schedule, which is part of the Town's Comprehensive Plan. The Capital Improvement Plan update process and the corresponding requirements are no longer required to be processed by a Comprehensive Plan Amendment and may be adopted by local Ordinance. The Town must annually update the Five-Year Schedule of Capital Improvements pursuant to Florida Statutes. The purpose of the Capital Improvements Element and the Improvement Schedules is to identify the capital improvements that are needed to implement the Comprehensive Plan and ensure that adopted Level of Service (LOS) standards are achieved and maintained for concurrency related facilities.

These facilities include water supply, sewer, solid waste, drainage, parks and recreation, public schools, transportation, and mass transit. While the Town does not have financial

responsibility or accountability regarding some of these public facilities, there is still the requirement to incorporate the five-year capital improvement schedules from other entities.

Mr. Carroll presented an overview of plan improvements:

Sidewalk Installations — Funded through a CDBG Grant.

Water, Wastewater, and Stormwater — These are estimated costs. These figures will be adjusted when new wastewater treatment plant study is received. These improvements are funded through the Utility Fund and, potentially, the State Revolving Loan Fund.

Library Project — The funds shown are from the previous year and rolled into this year to complete the project.

Parks and Recreation — The design study for the new Lady Lake Recreation Center and the installation of a fence at the Harry Sachs Field.

Transportation Improvements — These are not town projects, yet are included to show which roads will be improved in the next five-year period. Also included is the Project Development and Environment study(PD&E) for Rolling Acres Road, the Highway 27/441 Widening Project, and the new alignment for Lake Ella Road.

Public Schools Improvements — This figure is the carryover from the completion of the Villages Elementary School expansion.

Information Technology — Town Fiberoptic Wide Area Network Project.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2025-15 was ready for transmittal to the Planning and Zoning Board.

At the October 13, 2025, meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2025-15 to the Town Commission with the recommendation of approval.

At the November 3, 2025, meeting, the Town Commission voted 4-0 to approve Ordinance 2025-15 upon First Reading.

Mayor Freeman stated the Rolling Acres Road project is on the Metropolitan Planning Organization schedule for 2049.

Mr. Carroll stated that conditions have changed since the last PD&E was conducted in 2010-2011. He stated that this money is budgeted, reiterating that this project is not funded by the town. He stated that the county is researching funding options for road projects.

Mayor Freeman inquired how the conceptual design for the new recreation center will be funded.

Mr. Carroll stated it is funded with Parks and Recreation impact fees.

Commissioner Sage inquired who are members of the Technical Review Committee.

Mr. Carroll stated the Technical Review Committee members include the consulting engineer, the building official, the fire official, the Public Works Director and himself. He stated when all the comments are satisfied, the proposals are presented to the Planning and Zoning Board or to the Town Commission.

Commissioner Sage verified with Mr. Carroll that the expenses in the tables are budgeted expenses.

Upon a motion by Commissioner Gourlie and seconded by Commissioner Sage, the Commission approved the second and final reading of Ordinance 2025-15, 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)

There was no New Business.

9. MAYOR AND COMMISSIONER'S REPORT

Commissioner Sage stated that the vegetation along Hwy 27/441 is overgrown. He stated that Mr. Eagle informed him that the Town forwarded the approved contract to Florida Department of Transportation and is waiting their approval.

Commissioner Roberts commended staff for the Town's Centennial celebrations. She thanked everyone who was involved.

Mayor Freeman agreed, noting the extravagant fireworks display.

10. TOWN MANAGER'S REPORT

Mr. Lawrence acknowledged the Town's Communication department for their promotional activities for the Centennial celebration.

Mr. Lawrence stated that the Town cannot mow the Hwy 27/441 corridor until FDOT transfers it to the Town.

Parks and Recreation Director Mike Burske announced the upcoming holiday events:

November 22 — Light Up Lady Lake at Snooky Park

December 6 — Christmas Parade

11. TOWN ATTORNEY'S REPORT

Attorney Schroth stated he filed the response to the Grand Oaks litigation.

12. PUBLIC COMMENTS

Greg Steinmetz, 2945 Pine Grove Lane

Mr. Steinmetz expressed his opposition to the Town's proclamation for Pride Month.

Reverend Dr. Paul Harsh, First Baptist Church of Lady Lake

Dr. Harsh expressed his belief as a biblical Christian that homosexuality is a sin.

Debra Hobbs, 540 Loma Paseo Place

Ms. Hobbs stated that a government meeting is not the appropriate venue for preaching, and that a proclamation serves as an acknowledgment for various groups.

Jason Accurso, 428 Cierra Oak Circle

Mr. Accurso stated that individuals who work or shop in the Town of Lady Lake consider it their town, even if they do not reside there.

13. ADJOURN

There being no further business to discuss, the meeting adjourned at 6:34 p.m.



Kathleen Rosado, Town Clerk



Ed Freeman, Mayor