

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

**December 15, 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 Pastor Tony Omerzu – Crossroad Community Church

**3. PLEDGE OF ALLEGIANCE**

**4. ROLL CALL**

<b>Commissioner (Ward)</b>	<b>Present</b>
Regan (Four)	YES
Gourlie (Two)	YES
Roberts (One)	YES
Sage (Five)	EXCUSED
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; Lt. Robert Tempesta, Lady Lake Police Department; C.T. Eagle, Public Works Director; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

**5. CONSENT**

- a. **Town Clerk’s Office — Approval of the Special Conceptual Commission Meeting Minutes — November 17, 2025**
- b. **Town Clerk’s Office — Approval of the Town Commission Meeting Minutes — November 17, 2025**

- c. **Growth Management - Consideration of the Acceptance and Conveyance of Sewer, Water, and Reuse Infrastructure constructed within Hammock Oaks Phase 1A, as recorded in Plat Book 83, Page 1; Hammock Oaks Phase 1B, as recorded in Plat Book 83, Page 9; and Hammock Oaks Phase 1C, as recorded in Plat Book 83, Page 12, of the Public Records of Lake County, Florida, from SK Hammock Oaks LLC, to the Town of Lady Lake, Florida. (Thad Carroll)**
- d. **Growth Management - Consideration of the Acceptance and Conveyance of Sewer, Water, and Reuse Infrastructure constructed within Hammock Oaks Phase 2A, as recorded in Plat Book 85, Page 39, of the Public Records of Lake County, Florida, from SK Hammock Oaks LLC to the Town of Lady Lake, Florida. (Thad Carroll)**
- e. **Growth Management - Consideration of the Acceptance and Conveyance of Sewer, Water, and Reuse Infrastructure constructed within Hammock Oaks Phase 2D, as recorded in Plat Book 85, Page 77, of the Public Records of Lake County, Florida, from SK Hammock Oaks LLC to the Town of Lady Lake, Florida. (Thad Carroll)**

Upon a motion by Commissioner Gourlie and seconded by Commissioner Roberts, the Commission approved the Consent Agenda as presented. Motion carried 4-0.

#### **8. NEW BUSINESS — (Public Comment Taken)**

- a. **Growth Management** — Consideration of the request for refund of overpaid reuse impact fee credits to SK Hammock Oaks, LLC, the developer of Hammock Oaks, The Reserve at Hammock Oaks, and The Highlands at Hammock Oaks Planned Unit Development (PUD) subdivisions. (Thad Carroll)

Growth Management Thad Carroll stated that the Town entered into an agreement with the developer of SK Hammock Oaks in June 2024. The developer paid the impact fees to serve water, sewer and reuse water. Subsequently, The Reserve at Hammock Oaks was added as part of their developments and with this second amendment the developer purchased common area reuse credits (areas that are not on individual properties). He stated that their engineer overestimated how many ERUs were needed for those areas, and because the developer does not have a need for these reuse credits in the common areas, they are requesting a refund of \$218,424.00. Mr. Carroll advised that should reuse credits may be required for future phases they will be purchased at the rate implemented at that time. He explained further that estimated impact fees are calculated by the developer's engineer. Per the Town's LDRs, an audit may be conducted to confirm the development is utilizing the correct amount of purchased ERUs and adjusted if needed.

Commissioner Regan inquired if this could happen in the future as the project progresses.

Mr. Carroll replied affirmatively stating that he is contact with the developer and the PUD could be amended if necessary. He clarified that the reuse impact fees are not transferred to sewer impact fees since they are purchased at different rates.

Commissioner Roberts confirmed with Mr. Carroll that the excess 1,437 Reuse ERUs will be added back to the Town's Reuse total.

Mr. Carroll replied affirmatively stating that the ERUs are available to sell to another developer.

Commissioner Gourlie stated that Hammock Oaks has been a great benefit to the Town of Lady Lake, and it is appropriate for the Town to authorize the refund request.

Mayor Freeman concurred.

**Upon a motion by Commissioner Roberts and seconded by Commissioner Gourlie, the Commission approved refunding SK Hammond Oaks \$218,424.00 for the overestimated ERUs of Reuse Water. Motion carried 4-0.**

**b. Discussion - Developer's Disposal of Brush and Trees when Clearing Land for Development.**

Mayor Ed Freeman stated that it is an acceptable and common practice for developers to burn trees and brush when clearing land. He stated that when trees are burned, carbon is released into the atmosphere, the environment loses the benefit of the trees, and that there are alternative ways for developers to utilize the tree debris. He stated that he is considering implementing an ordinance to prevent developers from burning tree debris when clearing property.

Town Attorney Derek Schroth stated that the town has discretion to prohibit certain types of burning. He stated that the Florida Department of Environmental Protection and the Florida Forest Service allow most open burning, yet the Town can regulate it.

Commissioner Regan is in favor of chipping tree debris as an alternative to burning.

Public Works Director C.T. Eagle stated that tree debris from Hurricane Irma and Hurricane Milton was chipped and sold.

Commissioner Roberts stated that she is not opposed to an alternative way to remove tree debris and desires more information. She stated that it may cost the developer more money in site development, and there may not be a lot of undeveloped land remaining in Lady Lake that this proposed ordinance would affect.

Commissioner Gourlie stated there should be an alternative for the developer to utilize.

Mayor Freeman stated that a developer hires someone to monitor the burning of tree debris. A contractor could be hired to chip the trees and sell the chips. He stated open burning is not permitted in certain areas around the country, and chipping trees serves as an alternative method.

Commissioner Gourlie stated that Waste Management hauls their debris to the incinerator in Okahumpka.

Mayor Freeman stated that the incinerator is a closed system resulting in a very small amount of pollution emitted from the building.

Town Attorney Schroth stated that he will draft a list of the most restrictive types of burning to the greatest extent the law would allow for the Commission to review.

## **9. MAYOR AND COMMISSIONER'S REPORT**

Commissioner Regan stated the Christmas parade was spectacular and commended everyone involved. He stated he is proud of Town staff is glad to live in the Town of Lady Lake.

Commissioner Roberts stated that she and Senior Planner Becky Higgins attended the School Concurrency meeting. She stated that the public school attendance is not rising in tandem with the population growth, and the public schools remain underfunded. She stated that the state government's funding of charter schools and homeschooling could be the reason for this, adding that they were unwilling to specify the reason simply noting that it existed.

Commissioner Gourlie inquired how are the schools underfunded if the school population is not growing.

Commissioner Roberts stated that a new high school is needed due to the growth in the southern part of the county, and not enough money to conduct regular maintenance.

Mayor Freeman stated that he enjoyed the Christmas events. He stated that Light Up Lady Lake and the Christmas parade were a great success. He thanked the Parks and Recreation department, the Police department, the Public Works department, the sponsors, and all who were a part of the parade.

Mayor Freeman stated that he attended the Florida League of Mayors event. He stated that the group discussed various ways to improve communication with their respective constituents. He stated that he also went to the Florida League of Cities to help prepare for Legislative Action Week. He stated that the main topic of discussion was the proposed property tax amendments.

Mayor Freeman stated that he will be sworn in as the President of the Heartland League of Cities at the next monthly meeting on January 9<sup>th</sup>. He stated that the League includes

municipalities from Lake and Sumter County, and is encouraging Marion County municipalities to join. The League is lobbying for working toward improving their odds in the legislature session.

Mayor Freeman asked the Commission for their approval for the meeting on January 9<sup>th</sup> to be held at the Lady Lake Community Building. He stated that the guest speaker is the President of the Florida League of Cities and invited the Commission to attend.

**It is the consensus of the Commission to allow Mayor Freeman to utilize the Lady Lake Community Building for the Heartland League of Cities meeting on January 9<sup>th</sup>, 2026.**

#### **10. TOWN MANAGER'S REPORT**

Mr. Lawrence stated that he appreciates the kind words for all Town staff and departments who were involved with the Christmas events.

Mr. Lawrence reminded everyone that the staff Christmas Party is on Wednesday.

Mr. Lawrence stated that Stockton Reeves has completed the Needs and Cost Study for a new police department and he will present the findings at a Commission Workshop on Wednesday, January 7, 2026, at 4:30 p.m.

Mr. Lawrence stated that he received an email from Lake County late this afternoon regarding the State of the County address on Tuesday, December 16, at 9 AM. He stated that he is unable to attend as he and the department managers are meeting to discuss alternative revenue streams if the proposed property tax amendment is approved by voters.

Mr. Lawrence stated that Congressman Randy Fine recognized the Town of Lady Lake on the House floor for its Centennial.

#### **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 6:32 p.m.

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Kathleen Rosado, Town Clerk

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Ed Freeman, Mayor