

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

January 5, 2026

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 Joseph Wheeler – Village Church of Christ

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS

- a. Year in Review — Presented by Elisha Pappacoda, Communications Director and Williams Lawrence, Town Manager.

Mr. Lawrence gave a brief overview of each department's activities in 2025. He stated more information will be included in this week's Manager's Report.

Communications Director Elisha Pappacoda presented a video of 2025 Year in Review.

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; Lady Lake Deputy Police Chief Jason Brough; C.T. Eagle, Public Works Director; Joella LeDonne, Finance Director; Cindy Stenerson, Finance Department Accountant II; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

6. CONSENT

- a. **Town Clerk's Office — Approval of the Town Commission Meeting Minutes — December 15, 2025**

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

8. NEW BUSINESS — (Public Comment Taken)

- a. **Growth Management — Resolution 2025-112 — A Resolution of the Town of Lady Lake, Florida; Vacating a Sewer Utility Easement, approximately 25 Feet in Width Dedicated to the Town of Lady Lake, Recorded in Official Records Book 1150, Page 2423, of the Public Records of Lake County, Florida, within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)**

Growth Management Director Thad Carroll stated that there are three resolutions before the Commission this evening that pertain to the same property easements. He stated that the applicant is Robert Robb on behalf of SRK Lady Lake 43 Associates, LLC. The present use of the property is retail, and it is currently under construction.

Staff's recommendation is for approval.

Mr. Carroll presented a sketch map of the details of the subject easement. He explained that the developer is improving the property, having shifted some of the sewer and water lines, while others have been relocated or abandoned.

Mr. Carroll advised that the developer has recorded an easement that encompasses all utilities under one document, thereby eliminating the need for three individual easements associated with this property. He stated that after these resolutions are recorded, the developer may proceed with finalizing the closing on the properties. He stated that the development order for Chase Bank has been issued.

Mr. Carroll presented an aerial map of the subject area with the three subject easements highlighted. He stated this map was included with the notices that were sent to the adjacent property owners.

The sewer utility easement was granted to the Town on February 19, 1992. The applicant has recently drafted a new easement that contains the constructed utility infrastructure on the property.

Mr. Carroll presented a sketch map that included the description of the old easement, and a sketch map of the one easement that the developer has recorded that encompasses the three easements that are being abandoned.

Twelve adjacent property owners within 150 feet of the easement, which is the subject of vacation, were notified of the receipt of the application on Tuesday, December 23, 2025. No responses of support or opposition were received. The property was also posted to identify the subject easements to be vacated on Monday, December 29, 2025

Staff have not received any correspondence regarding this application.

The Technical Review Committee members individually reviewed Resolution 2025-112 for the easement vacation and found the application ready for consideration by the Town Commission. The Planning and Zoning Board does not review Easement Vacation applications.

Mayor Freeman inquired if the easement impedes on property outside of this property, such as the two office buildings and dentist office.

Mr. Carroll stated that the easements are located behind those properties. The developer's intention is to clean up those areas by relocating those lines.

Commissioner Regan confirmed with Mr. Carroll that the area currently has water and sewer.

Mr. Carroll replied affirmatively adding that this property is not serviced with reuse water.

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

Upon a motion by Commissioner Roberts and seconded by Commissioner Gourlie, the Commission approved the first and final reading of Resolution 2025-112, Vacating a Sewer Utility Easement, 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.

b. Growth Management — Resolution 2025-113 — A Resolution of the Town of Lady Lake, Florida; Vacating a Drainage and Utility Easement, being 25 Feet in Width Dedicated to the Town of Lady Lake, Recorded in Official Records Book 1287, Page 124, of the Public Records of Lake County, Florida, within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)

Growth Management Director Thad Carroll stated that the applicant is Robert Robb on behalf of SRK Lady Lake 43 Associates, LLC, and Resolution 2025-113 pertains to the same 35.56 acres.

Staff's recommendation is for approval.

Mr. Carroll presented a sketch map of the subject easement, explaining that it lies north of the easement referenced in Resolution 2025-112. He stated the aerial map of the subject area with the three subject easements highlighted was included with the notices that were sent to the adjacent property owners.

Mr. Carroll presented an aerial view of the property with the three easements highlighted. He stated that this document was included with the notices to the adjacent property owners.

Mr. Carroll stated that the drainage and utility easement was granted to the Town on April 5, 1994. He reiterated that the applicant recently drafted a new easement that encompasses the constructed utility infrastructure on the property and provides for drainage across the property. The new easement was recorded on Tuesday, December 23, 2025. The recorded easement provides the necessary access to service and maintain the public utilities on the property. A sketch map and description of the subject property were presented.

Twelve adjacent property owners within 150 feet of the easement, which is the subject of vacation, were notified of the receipt of the application on Tuesday, December 23, 2025. No responses of support or opposition were received. The property was also posted to identify the subject easements to be vacated on Monday, December 29, 2025.

The Technical Review Committee members individually reviewed Resolution 2025-113 for the easement vacation and found the application ready for consideration by the Town Commission. The Planning and Zoning Board does not review Easement Vacation applications.

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

Commissioner Gourlie made a motion to approve the first and final reading of Resolution 2025-113, Vacating a Drainage and Utility Easement, as a new easement has been recorded

making the old easements obsolete. Commissioner Regan seconded the motion. The Commission approved Resolution 2025-113 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.

- a. Growth Management — Resolution 2025-114 —** A Resolution of the Town Commission of the Town of Lady Lake, Florida; Vacating a Utility Easement, being 0.948 Acres Lying West of Teague Trail and North of Oak Street, Dedicated to the Town of Lady Lake, Recorded in Official Records Book 1494, Page 747, of the Public Records of Lake County, Florida, within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)

Growth Management Director Thad Carroll stated that Resolution 2025-114 is the final vacation easement application. The applicant is Robert Robb on behalf of SRK Lady Lake 43 Associates, LLC.

Staff's recommendation is for approval.

Mr. Carroll presented a sketch map of the subject easement, noting that it slightly overlaps one of the other easements. He stated that the drainage and utility easement was granted to the Town on February 5, 1997.

Mr. Carroll reiterated that the applicant has recently drafted a new easement which contains the constructed utility infrastructure on the property and provides for drainage and stormwater retention across the property. The easement was recorded on Tuesday, December 23, 2025. He stated that the new easement grants the necessary access to service and maintain the public utilities on the property, as well as providing the necessary drainage and stormwater retention areas on the property.

Twelve adjacent property owners within 150 feet of the easement, which is the subject of vacation, were notified of the receipt of the application on Tuesday, December 23, 2025. No responses of support or opposition were received. The property was also posted to identify the subject easements to be vacated on Monday, December 29, 2025.

The Technical Review Committee members individually reviewed Resolution 2025-114 for the easement vacation and found the application ready for consideration by the Town Commission. The Planning and Zoning Board does not review Easement Vacation applications.

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

Upon a motion by Commissioner Gourlie and seconded by Commissioner Sage, the Commission approved the first and final reading of Resolution 2025-114, Vacating a Utility Easement, 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 wished everyone a Happy New Year.

Commissioner Roberts wished everyone a Happy New Year as well. She stated that she will be participating in a Zoom meeting regarding the Florida League of Cities Legislative Action Days in Tallahassee at the end of January.

Commissioner Sage wished everyone a Happy New Year. He stated that he met with the town manager to discuss the impact on town services in the event the Florida voters approve the elimination of property taxes. He suggested scheduling a workshop to discuss the implications.

Mayor Freeman stated that he is hosting The Heartland League of Cities luncheon on Friday, January 9, at the Community Center. He stated that this is a meeting of elected officials and invited the Commissioners to attend. Lunch is catered and is \$20 per person.

Mayor Freeman stated that he has a meeting with Representative Nan Cobb on Thursday, January 8, regarding amending the limits for sovereign immunity and the proposed elimination of property taxes.

Mayor Freeman advised that the town manager and the department managers have already begun discussing how the elimination of property taxes will affect their respective departments, and they have proposed alternative revenue streams. He stated that he has discussed this issue with neighboring municipal officials and learned that they are not preparing for the impact to their budgets if this law passes.

10. TOWN MANAGER'S REPORT

Town Manager Bill Lawrence asked Finance Director Joella LeDonne to introduce Cindy Stenerson, the new Accountant II staff member in the Finance Department.

Mr. Lawrence acknowledged the Communications Department staff, who mainly work behind the scenes. He stated they have put the Town of Lady Lake on the map.

Mr. Lawrence stated that a workshop is scheduled for Wednesday, January 21, 2026, at 4:30 p.m. to discuss how the elimination of property taxes will affect each department and alternative revenue proposals that can be implemented now. He stated the goal to keep the current level of services if the new law passes.

11. TOWN ATTORNEY'S REPORT

Town Attorney Derek Schroth stated that the last round of public filings in the Grand Oaks case was completed last week. He advised that the Grand Oaks attorney has requested a hearing to argue their points. He stated that the judge in an appellate capacity will grant oral argument approximately one-third of the time. He stated that if the judge grants this request, the hearing would take place via Zoom, and he will forward the link.

12. PUBLIC COMMENTS

Faith Ramnanan, District Aide to Representative Nan Cobb, introduced herself and advised that the State Officials will be in Tallahassee beginning next week, and she will be at the local office to address any concerns or questions.

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

Dr. Harsh stated that when he and others expressed their stance on the proclamation for Pride Month, it occurred to him that biblical Christianity could be misunderstood. He expressed his interpretation of bible verses.

Debra Hobbs, 540 Loma Paseo Place

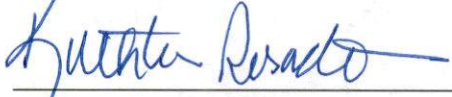
Ms. Hobbs expressed her opinion regarding everyone's right to exist without persecution, the many proclamations that are read by the Mayor throughout the year, and that government meetings are not a church.

Ruth Kussard, Lady Lake

Ms. Kussard expressed her concern regarding the negative treatment of an elected Town official. She stated that personal religious convictions do not give anyone the right to police another person's life, including their right to participate in civic leadership.

13. ADJOURN

There being no further business to discuss, the meeting adjourned at 6:41 p.m.



Kathleen Rosado, Town Clerk



Ed Freeman, Mayor