

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

March 2, 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. ROLL CALL

Commissioner (Ward)	Present
Regan (Four)	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; Lt. Allen Greene, Lady Lake Police Department; C.T. Eagle, Public Works Director; Joella LeDonne, Finance Director; Tamika DeLee, Human Resources Director; Elisha Pappacoda, Communications Director; and Carol Osborne, Deputy Town Clerk.

Town Attorney Taylor Tremel was also in attendance.

3. INVOCATION

Led by Father Gregory Koon - St Alban's Anglican Church

4. PLEDGE OF ALLEGIANCE

5. PRESENTATIONS

- a. PROCLAMATION – Irish American Heritage Month
- b. PROCLAMATION – Woman's History Month
- c. PROCLAMATION – Flood Awareness Week, March 9-15, 2026

The proclamations were read aloud by Mayor Ed Freeman.

6. CONSENT — (Public Comment Taken)

a. **Town Clerk** — Approval of the Town Commission Workshop Minutes — February 18, 2026

b. **Town Clerk** — Approval of the Town Commission Meeting Minutes — February 18, 2026

c. **Parks & Recreation Department** — Consideration of New Song Community Church to Utilize the Log Cabin for Easter Sunrise Services on the Morning of April 5, 2025. (Mike Burske)

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

7. NEW BUSINESS — (Public Comment Taken)

a. **Town Clerk's Office** — Service Agreement with Orange Data to perform Lien Searches (Kathy Rosado)

Town Clerk Kathy Rosado stated that staff met with representatives from Orange Data, a company that specializes in performing lien searches for third parties. The searches include inquiries related to code enforcement, building permits, utilities, and any associated lien statute. These requests are currently processed directly by town staff at no cost to the requester. This is a time-consuming task that diverts staff resources from other essential duties. She stated that she polled other municipalities to find the cost they were charging for lien searches, and the range was \$25 up to \$125.

Ms. Rosado stated that under the proposed agreement, Orange Data will assume responsibility for fulfilling the lien search requests at a cost of \$100 per request, retaining \$20 as compensation for their services, and will remit \$80 per search to the Town monthly. This agreement ensures the Town continues to receive its established lien search revenue while reducing staff workload. The agreement will take effect on March 15, 2026.

David Jones, Operations Manager with Orange Data

Mr. Jones reiterated that this is a no-cost service to town residents. He stated that they provide this service to over 50 municipalities throughout Florida. They have been in business for over 10 years and have not lost one client.

Commissioner Roberts inquired where the company is based.

Mr. Jones stated the company is based in Sarasota, and that he works out of Orlando. The company has clients from the panhandle to southeast and southwest Florida.

Mayor Freeman inquired if the company is bonded, and what is the timeline for processing a lien search request.

Mr. Jones stated that the service agreement outlines the insurance coverage as Orange Data takes responsibility for the reports produced on behalf of the town. The lien searches typically take approximately eight hours to complete.

Commissioner Sage inquired to how many lien search requests does the town receive monthly.

Ms. Rosado stated that approximately 15 lien searches are received monthly.

Town Manager Bill Lawrence stated with the possibility that Florida voters will pass a law to eliminate ad valorem taxes, this alternative revenue source will aid in supplementing the general fund.

Upon a motion by Commissioner Roberts and seconded by Commissioner Sage, the Commission approved the Service Agreement with Orange Data to perform Lien Searches. Motion passed by a vote of 4-0.

b. Growth Management — Ordinance 2026-01 – First Reading – Rezoning – Hammock Oaks Commercial Park PUD Amendment — An ordinance amending the permitted uses for certain property being approximately 3.072 acres owned by VSI Lady Lake, LLC; Referenced by a portion of Alternate Key 3957598; Located south of County Road 466, east Cherry Lake Road, and north of Copacabana Road; Amending the commercial permitted uses of the Planned Unit Development (PUD) Memorandum of Agreement. (Thad Carroll)

Growth Management Director Thad Carroll stated that the applicant is Craig Brashier with NV5, on behalf of property owner VSI Lady Lake, LLC. The current zoning designation is Planned Unit Development (PUD). The property is currently vacant although it is currently under construction.

Growth Management staff recommends approval of Ordinance 2026-01.

Mr. Carroll stated that the Memorandum of Agreement (MOA) stipulates all the allowable uses within the PUD. He stated that there are six parcels to be developed in this PUD, and the location of the subject business is along CR 466, across from the Spring Arbor subdivision.

Mr. Carroll explained that the request is to modify the uses under the PUD's zoning classification to allow Motor Vehicle Service Centers. He clarified that the property has an extensive list of possible uses, allowing the owner to contact with various potential tenants without having to ask the Commission to add a new use.

Mr. Carroll explained that the motor vehicle service center is an establishment engaged in the service of motor vehicles including minor adjustments, oil change, tune-ups, wheel alignment and balancing, tire changing and repair, installation of exhaust systems parts, brake linings, electrical repairs, and the like and allowing over the counter sale and installation of new

replacement parts, equipment and accessories. He stressed that engine rebuilding, body service work or repainting, sale of vehicles or the outside storage of same, or the outside storage of parts and equipment other than for temporary display purposes shall be prohibited.

Zoning Designations of Adjacent Properties — **North:** Mixed Residential Medium Density (MX-8); **East:** Planned Unit Development (PUD); **South:** Planned Unit Development (PUD); **West:** Sumter County Master Planned District (MPD)

Past Actions — The Technical Review Committee found that Ordinance 2026-01 was ready for transmittal to the Planning and Zoning Board.

Public Hearings — The second and final reading is scheduled for Monday, March 16, 2026, at 6:00 p.m.

At the February 9, 2026, meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2026-01 to the Town Commission with the recommendation of approval.

Mr. Carroll distributed an email he received from residents of the Spring Arbor subdivision opposing this proposed use. The email cited potential noise and traffic issues, such as U-turns. He stated that many Spring Arbor residents attended the February 9 Planning and Zoning meeting.

Mr. Carroll stated that years ago, residents near LaGrande Boulevard were concerned about the noise from a new vehicle service center in their area. He stated that the distance from the proposed service center in the Hammock Oaks Commercial Park to the Spring Arbor subdivision and The Villages is in excess of 150 feet, in addition to four lanes of traffic. He stated that town code states if these developments abut a residential subdivision, documentation regarding the decibel levels is required so the town can address any excessive noise. He stated that staff does not foresee excessive noise from the proposed motor vehicle service center.

Commissioner Regan asked for clarification regarding “temporary display services.” He stated he is concerned with vehicles in the parking lot for an extended period.

Mr. Carroll stated this could be special advertisement for services.

Commissioner Sage stated that he is concerned with the noise from the air guns.

Mr. Carroll reiterated that the Spring Arbor subdivision is approximately 150 feet across CR 466. He stated that there has not been any complaints of noise from the residents near the vehicle service center near LaGrande Boulevard.

Commissioner Roberts stated that she understands the residents' concerns and would like time to observe the noise level at the service center at LaGrande Boulevard. She stated that she would like to speak to her constituents in Spring Arbor as well.

Commissioner Roberts confirmed with Mr. Carroll that there will not be a special curb cut for the overall development.

Mr. Carroll stated that what has been approved by the County will remain. There would not be a curb cut for this proposed business.

Romy Garraud, Project Planner with NV5

Ms. Garraud requested that this item be tabled to a future date to allow the applicant to provide the necessary analysis confirming that the proposed vehicle service project would not cause a disturbance to the surrounding community. She stated that there will not be any modifications to access the development or an increase in traffic.

Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the Town Commission voted to table Ordinance 2026-01 to the April 6, 2026, Town Commission meeting. Motion passed by a vote of 4-0

c. Growth Management — Waiver request to Section 3-3(e) of the Town's Land Development Regulations, for subject property being 24.91 acres located on Teague Trail/CR 25, which provides that applications for rezoning which are withdrawn after notice of a Planning and Zoning hearing or denied by the Town Commission, may not be re-filed for a period of twelve (12) months, including any rezoning application concerning the same property in whole or in part. (Thad Carroll)

Growth Management Director Thad Carroll stated that this application was scheduled to be presented to the Planning and Zoning Board on November 10, 2025. He stated that the applicant requested that this item be tabled due to certain aspects of the application that needed to be addressed to get the proper densities and layout. Modifications were made and the item was again tabled at the request of the applicant. He stated that the property was posted and the surrounding property owners were notified by mail.

Mr. Carroll stated that this item has not been presented to the Planning and Zoning Advisory Board.

Mr. Carroll explained that the town code stipulates that when the adjacent property owners are notified and the property is posted, the applicant has a 12-month bar to refile the application. Therefore, based on the date of their withdrawal request, the earliest that this item could be heard is January 2, 2027. He stated that he cannot divulge the aspects of the proposed project because it needs to be heard and considered when the rezoning application is presented.

Mayor Freeman inquired if there has been communication from the adjacent property owners.

Mr. Carroll replied affirmatively. He stated that there have been general inquiries regarding what is planned for the property. He stated that they were not given the chance to voice their concerns because this item was not presented at a public meeting.

Commissioner Regan verified with Mr. Carroll that this item was not presented to the Planning and Zoning Board.

Mr. Carroll replied affirmatively adding that there were some aspects of the application that staff found did not comply with the LDRs. The applicant contacted staff requesting to withdraw their application during the time the revisions were being completed.

Commissioner Roberts verified with Mr. Carroll that granting this waiver request will enable the applicant to submit their application now instead of waiting the required time period.

Mr. Carroll replied affirmatively.

Upon a motion by Commissioner Roberts and seconded by Commissioner Sage, the Commission approved the waiver request to Section 3-3(e) 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 4-0

8. MAYOR AND COMMISSIONER'S REPORT

Commissioner Regan stated that he and Mayor Freeman attended the ribbon-cutting ceremony at Hammock Oaks. He stated that it is a well-planned development.

Commissioner Roberts stated that she attended the Grand Opening of the Lady Lake Children's Library. She stated that it was a nice ceremony and a great tour of the facilities. She thanked Library Director Aly Herman and the library staff for organizing this great event. Mayor Freeman stated that he attended the Grand Opening of the Lady Lake Children's Library and the Hammock Oaks ribbon-cutting ceremony. He stated that both events were wonderful.

9. TOWN MANAGER'S REPORT

Town Manager Bill Lawrence acknowledged the Facilities Maintenance staff and IT staff for their work moving the finance and utilities departments to their new locations in the town hall.

Mr. Lawrence stated the Special Commission meeting is on Wednesday, March 4 at 2 p.m. for the Utilities Master Plan.

Spring Concert Series at Snooky Park begins March 7, 11 a.m. to 2 p.m. Musical entertainment is Decade of Soul. The musical entertainment on March 21 is Peace of Woodstock.

March 24 – Special Election for Commissioner for Ward 2.

March 28 - Adult Easter Egg Scavenger Hunt from 9 a.m. – 1 p.m. at Snooky Park.

March 28 - Easter Extravaganza from 11 a.m. – 1 p.m. at Snooky Park.

10. TOWN ATTORNEY'S REPORT

No report.

11. PUBLIC COMMENTS

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

Dr. Harsh expressed his opinion against homosexuality.

David Kinder, 108 Shiloh Ave., Lady Lake

Mr. Kinder expressed his opinion against homosexuality.

Jeff Androlonis, 1275 Russell Loop, The Villages, Sumter County


Mr. Androlonis expressed his opinion against homosexuality.

Sylvester Edwards, 450 N. Clay Ave., Lady Lake

Mr. Edwards expressed his opinion against homosexuality.

12. ADJOURN

There being no further business to discuss, the meeting adjourned at 6:55 p.m.



Kathleen Rosado, Town Clerk



Ed Freeman, Mayor