



**TOWN COMMISSION MEETING AGENDA
TOWN OF LADY LAKE, FLORIDA
MAY 18, 2026**

Commission Chambers
409 Fennell Blvd., Lady Lake, FL 32159
6:00 PM

PROCEDURE

If you wish to address the Town Commission on any item on the agenda or comment on something not on the agenda you must fill out a Speaker Card and turn it in to the Town Clerk before the agenda item. Speakers will be limited to three minutes. Persons interested in speaking on an item not on the agenda may be heard under “PUBLIC COMMENTS.” Citizen groups are asked to name a spokesperson. Upon being recognized, please approach the dais, state your name and address, and speak clearly into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and silence your electronic devices.

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. PRESENTATIONS

- a. Proclamation — Poppy Day, May 22, 2026, presented to VFW Auxiliary Unit 347
- b. Proclamation — National Public Works Week 2026 presented to C.T. Eagle, Public Works Director

6. CONSENT - (PUBLIC COMMENT TAKEN)

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one Motion. If discussion is desired by any member of the Commission, that item must be removed from the Consent Agenda

and considered separately.

- a. **Communications** — Consideration of Approval to Advertise RFP No. 2026-004 for Town-Wide Branding & Identity Development, Placemaking, and Strategic Marketing Consulting Services (Elisha Pappacoda)
- b. **Public Works Department** — Consideration of Approval of Agreement with Black and Veatch for FDEP Resilient Florida Vulnerability Assessment. (C.T. Eagle)
- c. **Town Clerk's Office** - Approval of the Special Conceptual Workshop Minutes - May 4, 2026 (Kathy Rosado)
- d. **Town Clerk's Office** - Approval of the Town Commission Meeting Minutes of May 04, 2025 (Kathy Rosado)

7. NEW BUSINESS – (PUBLIC COMMENT TAKEN)

- a. **Town Clerk's Office** — Introduction of Ordinance 2026 – 08 - An Ordinance of the Town of Lady Lake, Providing for Amendment of the Town Charter; Amending Article IV — Legislative, Section 4.04 — Vacancies, forfeiture of Office; Filling of Vacancies Qualifications; Amending Article I, In General Section 2.5 - Appointment of Canvassing Board when Necessary. (Kathleen Rosado)
- b. **Public Works Department** - Consideration of Approval of Stormwater Utility Implementation. (C.T. Eagle)

8. MAYOR AND COMMISSIONER’S REPORTS

9. TOWN MANAGER’S REPORT

10. TOWN ATTORNEY’S REPORT

11. PUBLIC COMMENTS

This section is reserved for members of the public to bring up concerns or comments on any matter. The time limit for such comments is (3) minutes and only those members of the public who submitted a request to speak to the Clerk in writing on the Town’s approved form will be permitted to speak. Please be courteous and respectful of the views of others. Personal attacks on the Town Commission, Town Staff, or members of the public are not allowed.

12. ADJOURN

NOTICES: Pursuant to Section 286.0105, Florida Statutes, If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he/she

may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) One or more members of any other Town Board or Committee may be in attendance at this meeting but will not be conducting business.

In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing special accommodation to participate in the Town Commission meeting should contact the Town Clerk's Office, 409 Fennell Boulevard, Lady Lake, FL 32159, Telephone: (352)751-1501, Email: krosado@ladylake.org not later than 48 hours prior to the proceedings. If you are hearing or voice impaired, contact the relay operator at 7-1-1 or for a telecommunications device contact (352) 751-1565.

Please contact the Town Clerk's Office with any questions at 352-751-1501. This meeting is being conducted in a handicapped accessible location. Any handicapped person requiring special accommodation or an interpreter for the hearing or visually impaired should contact the Clerk's Office at least two days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751- 1565.



PROCLAMATION

WHEREAS, the poppy, as a memorial flower for the American war dead, is a tradition which began in the years following the First World War; and

WHEREAS, Veterans returning to their homes in this country after World War I remembered the wild poppies which lined the devastated battlefields of France and Flanders Field; and

WHEREAS, the poppy is a symbol of hope for all veterans who served this great country through military service; and

WHEREAS, the American Legion Auxiliary adopted the poppy as its memorial flower to pay tribute to the war dead and aid the living veterans and their families.

NOW, THEREFORE, I, Ed Freeman, Mayor of the Town of Lady Lake, Florida, do hereby proclaim the date of May 22, 2026, as

“Poppy Day”

and urge all citizens to pay tribute to those who have made the ultimate sacrifice in the name of freedom by wearing the Memorial Poppy on these days.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this 18th day of May, 2026.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Kathleen Rosado, Town Clerk



National Public Works Week Proclamation

May 17–23, 2026

“Rooted in Service, Powered by Community”

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of **THE TOWN OF LADY LAKE**; and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in **THE TOWN OF LADY LAKE** to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association, be it now,

NOW THEREFORE BE IT RESOLVED, I, MAYOR ED FREEMAN, do hereby designate the week of May 17–23, 2026, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this 18th day of May, 2026.

Town of Lady Lake

ATTEST:

Ed Freeman, Mayor

Kathleen Rosado, Town Clerk



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Communications — Consideration of Approval to Advertise RFP No. 2026-004 for Town-Wide Branding & Identity Development, Placemaking, and Strategic Marketing Consulting Services (Elisha Pappacoda)

AGENDA ITEM ID

2026-154

DEPARTMENT

Communications

SUMMARY

The Town of Lady Lake is seeking professional consultant services for the following initiatives:

- Develop a comprehensive Town-wide brand identity and strategy for placemaking and way-finding implementation.

The selected consultant (“Consultant”) will provide expertise in developing a comprehensive and implementable brand identity that reflects Lady Lake’s unique strengths, historic roots, community pride, and forward-looking vision. The strategy must be adaptable across Town departments and operations, scalable to support future growth, and effective across digital and traditional communication platforms.

The Consultant shall have experience working with the public sector in branding, design, and placemaking. Experience facilitating inclusive and collaborative processes with elected officials, staff, residents, and business stakeholders is essential.

This work is estimated to take approximately 6 months. The anticipated budget range is \$25,000 – \$30,000, depending on scope and proposed deliverables. Final scope and budget will be negotiated between the Consultant and the Town.

STAFF RECOMMENDATION

Staff would like the approval to advertise the RFP and move forward with posting this RFP on DemandStar.

FISCAL IMPACT

\$25,000-\$30,000

FUNDING SOURCE



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Public Works Department — Consideration of Approval of Agreement with Black and Veatch for FDEP Resilient Florida Vulnerability Assessment. (C.T. Eagle)

AGENDA ITEM ID

2026-157

DEPARTMENT

Public Works

SUMMARY

The Town was previously awarded a grant from the Florida Department of Environmental Protection (FDEP) to perform a Resilient Florida Vulnerability Assessment. This assessment is related to storm and flooding resiliency. The grant award amount is \$120,000. The attached proposal from Black and Veatch Corporation is utilizing or "piggybacking" an existing agreement with the Village of Key Biscayne for the same scope of work. This proposed vulnerability assessment is funded entirely by grant funds. Once the assessment is completed, it will be brought back to the Town Commission for approval. Copies of the proposal, the agreement with the Village of Key Biscayne, and FDEP Grant Award with the Town are attached to this agenda item.

STAFF RECOMMENDATION

Approve the agreement with Black and Veatch to perform the Resilient Florida Vulnerability Assessment.

FISCAL IMPACT

\$120,000 - FDEP Grant Funds

FUNDING SOURCE

Grant Funds

1 **DRAFT MINUTES OF THE SPECIAL CONCEPTUAL WORKSHOP**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **May 4, 2026**

4 The special meeting of the Lady Lake Town Commission was held in the Commission
5 Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor Freeman
6 presiding. The meeting convened at 5:00 p.m.

7 **CALL TO ORDER**

8 **ROLL CALL**

Commissioner (Ward)	Present
Regan (Four)	YES
Roberts (One)	YES
McLea (Two)	YES
Sage (Five)	YES
Freeman (Three)	YES

9 **STAFF PRESENT**

10 Bill Lawrence, Town Manager; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management
11 Director; Becky Higgins, Senior Planner; Malina Wright, Development Coordinator; Police
12 Chief Steve Hunt; Joella LeDonne, Finance Director; and Carol Osborne, Deputy Town Clerk.
13 Town Attorney Derek Schroth was in attendance.

14 **NEW BUSINESS**

15 **a. Growth Management** — Consideration of Commercial Design and Landscaping Waivers
16 for the Lake Ella Independent Living Facility New Major Site Plan MJSP 10/25-002 —
17 Proposed Major Site Plan for a 30.9 acre Planned Unit Development (PUD) located at the
18 Northwest Corner of Lake Ella Road and South Highway 27/441, Consisting of Five, 5-Story
19 Buildings and Six Townhouse Buildings totaling 485 Independent Living Units, and
20 Amenity Center, 673 Parking Spaces, Stormwater Facilities, and Associated Landscaping,
21 within the Town Limits of Lady Lake, Florida. (Becky Higgins)

22 Senior Planner Becky Higgins stated that the applicant, Jason Bullard, PE, submitted an
23 application on behalf of the owner, Lake County Development Partners, LLC, for commercial
24 design and landscaping waivers.

1 **Waiver 1:** Sec 10-3). a).1). — In no event shall the number of retained trees be less than
2 twenty-five percent of the total existing trees. Refer to section 10-5 (Credit for Preservation of
3 Existing Trees) to determine credit values for existing trees. The applicant proposes to retain
4 7.2% of existing trees

5 **Waiver 2:** Chapter 20, Section 20-3C).3).A). — New buildings should adopt one of the four
6 architectural styles recommended in the Town of Lady Lake Commercial Design Guidelines
7 Manual: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

8 **Town of Lady Lake Commercial Design Guidelines:**

9 **Mediterranean Revival:** This style takes the Mission style as a base and emphasizes the
10 richness of Spanish precedents. The characteristic features of the style include a low-pitched
11 roof, little to no overhang, a red tile roof, arches, stucco, and asymmetrical facades.

12 **Justification Statement Provided by the Applicant:** The facade represents a Mediterranean
13 architectural style based on primary materials, simple delineations, and prominent accents
14 including the columns at balconies and strong roof lines. The neutral stucco color palette
15 with natural stone and wood accents is characteristic of Mediterranean materials.

16 Exclusive of the required architectural styles, this development is standalone in terms of
17 location and the absence of larger developments adjacent to the site. We believe the facade is
18 of neutral design and fits within the architecture of the surrounding area.

19 **Waiver 3:** Chapter 20, Section 20-3C).9).F). — No more than three different colors or color
20 shades (one primary/body color, and no more than two accent/trim colors) should typically
21 be used on a single building.

22 Jason Bullard, EXO Limited

23 Mr. Bullard stated that the site was cleared in 2004 and has remained undeveloped. He
24 explained that over time, vegetation, exotic trees, and invasive species have grown and are
25 required to be removed as specified by the town code. He stated that the removal of this
26 vegetation will damage other trees in the area.

27 Mr. Bullard explained that there is an approximate 70-foot grade change from Hwy 27/441 to
28 the rear of the property. He stated the proposed sidewalk path must have a maximum 5%
29 incline, with exceptions for ramps. These site constraints limit the middle of the site, which is
30 a low area that must be filled or modified.

31 Mr. Bullard stated that both of the historic trees that are being impacted by this project are
32 located within existing utilities. He stated that they have worked with staff and submitted

1 several site plan proposals to work on the grade changes and to save trees. He stated that the
2 property was designed to save a cluster of trees because it includes one historic tree.

3 Mr. Bullard stated that the “stepped” buildings will have four stories on one side and five
4 stories on the other side. This allowed the developer to work with the topography across the
5 property and save the existing historic tree in the front of the property. He stated that a tiered
6 retaining system for more plantings is being proposed in the rear of the property rather than
7 a monolithic wall.

8 Mr. Bullard stated that the building uses a balanced composition with a central vertical
9 element found in Mediterranean models, with a light stucco palette. The affluence
10 characteristic of Mediterranean architecture is reflected in the use of natural materials such
11 as stone and wood tones.

12 Mr. Bullard reiterated that the team prioritized the preservation of high-quality and historic
13 trees where feasible, focusing on long-term viability and environmental value as the goal of
14 the overall layout. The plan proposed preserving the most significant and viable specimen
15 and historic trees, maintaining the natural drainage features that minimize environmental
16 disruptions. The plan reduces excessive grading through a context-sensitive design approach
17 and provides for the installation of a more diverse, sustainable, and intentionally designed
18 landscape.

19 Mayor Freeman asked if there were any questions or comments.

20 Commissioner Regan inquired how the implementation of five-story buildings was decided
21 and how many units each building and townhouse has. He inquired as to the access location
22 into the project.

23 Mr. Bullard stated that there will be approximately 98 units in each building, and four to six
24 units in the townhomes. He stated that the PUD amendment was presented and approved in
25 October 2025. He stated the step-building design is due to the topographic changes.

26 Mr. Bullard stated that the access road is off Hwy 27/441, and they are working with Florida
27 Department of Transportation on the access requirements.

28 Commissioner Roberts inquired if there would be ingress and egress on Lake Ella Road.

29 Mr. Bullard stated that this portion of the project does not abut Lake Ella Road.

30 Commissioner Sage inquired about a building’s height requirement determined by the
31 number of floors.

32 Ms. Higgins stated that the height limit is three stories. She clarified that the zoning for this
33 project was approved in 2020 with the former owner through a memorandum of agreement

1 that included the five-story buildings. The current property owner submitted an amendment
2 to the MOA, which was approved in October 2025. She stressed that this is the only project in
3 town that has entitlements for five-story buildings.

4 Ms. Higgins stated that there is a variance application for the removal of two historic trees
5 that will be heard at the upcoming commission meeting. The site contains approximately 26
6 historic trees, and many historic and larger trees are not viable per the arborist reports.

7 Commissioner McLea verified with Ms. Higgins that twenty-one of the twenty-six historic trees
8 to be removed are not viable.

9 Commissioner Sage inquired if more oak tree varieties could be planted. He also inquired if
10 there are road improvements for Lake Ella Road.

11 Ms. Higgins stated Chapter 10-3 of the landscaping code outlines the required plantings and
12 buffers. Certain canopy trees and understory trees are required, as well as bushes. The scope
13 of the project determines which canopy trees and understory trees are to be utilized.

14 Ms. Higgins advised Lake Ella Road is a county road and the developer is in communication
15 with Lake County Public Works. They are also working with FDOT for access from Hwy 441
16 and potential signaling for this project.

17 Mayor Freeman inquired if the trees to be removed are outside of the setback.

18 Ms. Higgins clarified that one of the trees slated to be removed is currently in a town-owned
19 right-of-way. Any trees that are not located within their property or within this phase will not
20 be removed as part of this project. She stated that approximately 7% of the existing trees will
21 remain.

22 *It is the consensus of the commission to approve the commercial design and landscaping*
23 *waiver requests for the Lake Ella Independent Living Facility, New Major Site Plan MJSP*
24 *10/25-002. (Sage, Freeman, not in favor)*

25 **ADJOURN**

26 There being no further discussion, the meeting adjourned at 5:32 p.m.

27 _____
28 Kathleen Rosado, Town Clerk

29 _____
30 Ed Freeman, Mayor

1 **DRAFT MINUTES OF THE TOWN COMMISSION MEETING**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **May 4, 2026**

4 The regular meeting of the Lady Lake Town Commission was held in the Commission Chambers
5 at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor Freeman presiding.
6 The meeting convened at 6:00 p.m.

7 **1. CALL TO ORDER**

8 **2. ROLL CALL**

Commissioner (Ward)	Present
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

9 **STAFF PRESENT**

10 Bill Lawrence, Town Manager; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management
11 Director; Becky Higgins, Senior Planner; Lady Lake Police Chief Steve Hunt; Lady Lake Deputy
12 Police Chief Jason Brough; Lt. Robert Tempesta, Lady Lake Police Department; Lt. James
13 Dunagan, Lady Lake Police Department; Sgt. Charles Gehrsitz, Lady Lake Police Department;
14 Sgt. Thomas Sarakinis, Lady Lake Police Department; Sgt., Heather Couch, Lady Lake Police
15 Department; Cpl. Adam Cronk, Lady Lake Police Department; Cpl. Amanda Hayes, Lady Lake
16 Police Department; Detective Ronnie Williams, Lady Lake Police Department; Detective Brian
17 Campbell, Lady Lake Police Department; Officer Robert Chausse, Lady Lake Police Department;
18 Officer Steven Johnson, Lady Lake Police Department; Elvira Ruiz, Records Supervisor; Mary
19 Mullen, Records Assistant; C.T. Eagle, Public Works Director; Aly Herman, Library Director;
20 Tamika DeLee, Human Resources Director; Elisha Pappacoda, Communications Director; and
21 Carol Osborne, Deputy Town Clerk.

22 Town Attorney Derek Schroth was also in attendance.

23 **3. INVOCATION**

24 Led by Reverend Dr. Kyle D. Hite – North Lake Presbyterian Church

25 **4. PLEDGE OF ALLEGIANCE**

1 **5. PRESENTATIONS**

2 **a. Proclamation** — Municipal Clerks Week, May 4-10, 2026, Presented to Kathy Rosado,
3 Town Clerk.

4 **b. Proclamation** — Law Enforcement Month, Presented to Steve Hunt, Police Chief.

5 **c. Presentations** — Police Department Hertel Award Ceremony, presented by Steve Hunt,
6 Police Chief.

7 Police Chief Hunt stated that Officer Ryan O’Neal and Corporal Andru Eckhert received a Letter
8 of Appreciation for their investigations and recovery of several stolen vehicles and property in
9 Lady Lake, Marion and Sumter counties, and pursuing leads that resolved multiple crimes.

10 Police Chief Hunt stated that Officer Pettis and Corporal Eckerdt received Certificate of
11 Appreciation for their role in apprehending one of the FBI’s Top 10 Most Wanted fugitives.

12 Police Chief Hunt presented the Officer of the Year Award to Sergeant Charles Gehrsitz. He stated
13 that Sgt. Gehrsitz implemented the Town’s license plate reader program, and established the
14 department’s Internet Crimes Against Children investigative function in partnership with Florida
15 Department of Law Enforcement. Sgt. Gehrsitz graduated Valedictorian of the Southern Police
16 Institute’s Command Officer Development Course and attended the prestigious FBI National
17 Academy.

18 Police Chief recognized Sergeant Tom Sarakinis upon his retirement from the Lady Lake Police
19 Department.

20 **6. CONSENT — (Public Comment Taken)**

21 **d. Town Clerk’s Office** — Approval of the Town Commission Meeting Minutes — April 20, 2026
22 (Kathy Rosado)

23 **e. Public Works** — Consideration of Acceptance of Results for RFQ 2026-001 — Professional
24 Engineering Services — Utility Infrastructure Improvement Projects as ranked by the
25 Selection Committee (C.T. Eagle)

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

28 **7. NEW BUSINESS**

29 **a. Growth Management — Ordinance 2026-01 – First Reading – Rezoning – Hammock Oaks**
30 **Commercial Park PUD Amendment — An ordinance amending the permitted uses for**
31 **certain property being approximately 3.072 acres owned by VSI Lady Lake, LLC;**
32 **Referenced by a portion of Alternate Key 3957598; located south of County Road 466, east**

1 **of Cherry Lake Road, and north of Copacabana Road; Amending the commercial permitted**
2 **uses of the Planned Unit Development (PUD). (Thad Carroll)**

3 Growth Management Director Thad Carroll stated that Ordinance 2026-01 was continued from
4 the April 6, 2026, Commission meeting. He stated that there has been no changes to the staff
5 report since that time. He advised that the applicant has met with the residents of the Spring
6 Arbor community, which is opposite this proposed PUD on CR 466.

7 Margot Maurer, NV5, Infrastructure Florida

8 Ms. Maurer stated that the amendment to the existing PUD is to allow a motor vehicle service
9 center on an approximate 3-acre portion of the commercially designed land.

10 Ms. Maurer stated that in coordination with Commissioner Roberts a neighborhood meeting was
11 conducted on April 28. She stated that the proposed amendment is consistent with the land use
12 and a future land use amendment is not necessary. The site will adhere to one of the town's
13 design standards. The area has existing approved access to CR 466 and Cherry Lake Road, and
14 no new access points are proposed with this amendment.

15 Ms. Maurer stated that five members of the public attended the neighborhood meeting on April
16 28, that included four households from the Spring Arbor subdivision. She stated the main
17 concerns were traffic and noise. She stated that the approved traffic study included future trips
18 generated from the PUD and signalization on CR 466. She stated that the hours of operation are
19 expected to be regular business hours. A licensed sound engineer will conduct a noise
20 assessment to ensure the noise levels in residential areas do not exceed what the Town permits.

21 Commissioner Roberts thanked Ms. Maurer for the presentation for the residents of Spring
22 Arbor. She stated that she appreciates the mitigation measures yet the residents in her Ward
23 remain opposed to this proposed business.

24 Commissioner Regan inquired to the establishments scope of services.

25 Ms. Maurer stated that it is consistent with other motor vehicle service centers. She advised that
26 interest for a service center is the reason for this amendment. A specific business has not been
27 determined.

28 Commissioner McLea confirmed with Ms. Maurer that it is possible to redesign the building to
29 relocate the bay doors away from the residential area.

30 Ms. Maurer replied affirmatively adding that the sound study would be conducted prior to final
31 approval, which will determine the best way to reduce noise levels.

32 Eric Hertel, 106 Spring Arbor Land

1 Mr. Bertell expressed his opposition to the proposed amendment to the commercial PUD to
2 include a vehicle service center.

3 Carol Hertel, 106 Spring Arbor Lane

4 Ms. Hertel expressed her opposition to the proposed amendment to the commercial PUD to
5 include a vehicle service center.

6 Steven Reun, 112 Spring Arbor Lane

7 Mr. Reun expressed his opposition to the proposed amendment to the commercial PUD to
8 include a vehicle service center.

9 Rich Bryce, 308 Del Mar Drive

10 Mr. Bryce expressed his opposition to the proposed amendment to the commercial PUD to
11 include a vehicle service center.

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

14 **Upon a motion by Commissioner Roberts and seconded by Commissioner Sage, the**
15 **Commission denied the first reading of Ordinance 2026-01, Rezoning Hammock Oaks**
16 **Commercial Park PUD Amendment, by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	Yes
McLea (Two)	No
Roberts (One)	Yes
Sage (Five)	Yes
Freeman (Three)	No

17 **Motion passed by a vote of 3-2.**

18 **b. Growth Management — Ordinance 2026-06 – First Reading – Special Exception Use – CLD**
19 **Properties — An Ordinance Granting a Special Exception Use for Approximately 4.076**
20 **acres located at the Northwest Corner of Highway 466 and Rolling Acres Road, to Allow a**
21 **Convenience Store with Fuel Operations within the Heavy Commercial Zoning District, in**
22 **Accordance with Land Development Regulations Chapter 6, Section 6-2(g)(10)(C), Town of**
23 **Lady Lake, Florida. (Thad Carroll)**

24 Growth Management Director Thad Carroll stated that on Friday, February 27, 2026, an
25 application was filed with the Town of Lady Lake by Jimmy Crawford of Crawford, Modica &

1 Holt, Chartered Attorneys at Law, on behalf of the property owner, CLD Properties LTD, to allow
2 a convenience store with fuel operations within the Heavy Commercial (HC) zoning district, in
3 accordance with Land Development Regulations Chapter 6, Section 6-2(g)(10)(C). The subject
4 property consists of approximately 4.072 acres.

5 Per Land Development Regulations Chapter 5, Section 5-4(n)(2)(I), a convenience store with fuel
6 operations is permitted as a special exception use upon approval by the Town Commission. A
7 convenience store without fuel operations is allowed by-right within the HC zoning district.

8 Per Land Development Regulations Chapter 6, Section 6-2(g)(10)(C), a special exception use,
9 allowing a convenience store with fuel operations within the HC zoning district, the site must
10 meet the following criteria:

- 11 1. The proposed site shall front an arterial or collector roadway.
- 12 2. The proposed site shall be at least one-half acre in size.
- 13 3. A buffer class "C" shall be provided adjacent to residential uses.
- 14 4. Canopies must maintain a fifty-foot setback from Highway 27/441.

15 The proposed site fronts an arterial road and exceeds one-half acre. There are no adjacent
16 residential uses, and the site does not front Highway 27/441.

17 Mr. Carroll clarified that both roadways are in Lake County, and exact driveway locations have
18 not been determined. He stated that the conceptual plan indicates the driveway along CR 466 is
19 offset from the intersection. He explained that these locations could change if this advances to
20 the site plan phase. He stated that the plan shows the canopy location in front of the facility on
21 CR 466.

22 **Zoning Designations of Adjacent Properties:** **North**-Lady Lake Public Facilities District (PFD);
23 **East**-Lady Lake Commercial Tourist (CT), Lady Lake Light Commercial (LC); **South**-Lady Lake
24 Heavy Commercial (HC); **West**-Lady Lake Planned Commercial (CP).

25 **Traffic Generation:** The proposed convenience store/gas station is expected to generate trips
26 consistent with ITE rates, with a substantial portion occurring as pass-by traffic. Based on the
27 provided trip generation data, approximately 75–76% of daily trips are pass-by, indicating that
28 most customers are already traveling on the adjacent roadway network and are not new trip
29 generators.

30 **Restrictions Proposed in Ordinance:** The applicant has provided additional restrictions within
31 the Special Exception Use ordinance. The special exception use shall apply solely to the portion
32 of the Property developed as a convenience store with fuel operations, not exceeding 5,200
33 gross square feet (GSF) with fuel operations, including a maximum of seven dispenser islands
34 and a total of 14 fueling positions. The remaining portions of the Property shall be permitted to
35 develop with any uses allowed within the Heavy Commercial (HC) zoning district, subject to

1 applicable Land Development Regulations, and shall not be restricted by this Special Exception
2 Use.

3 **Past Actions:** The Technical Review Committee found that Ordinance 2026-06 was ready for
4 transmittal to the Planning and Zoning Board.

5 **Public Hearing:** The second and final reading is scheduled for Monday, May 18, 2026, at 6:00
6 p.m.

7 Commissioner McLea stated that she is concerned with vehicle backup on Rolling Acres Road
8 and inquired if the applicant would dedicate the right-of-way to the creation of a turn lane.

9 Jimmy Crawford, Attorney, Crawford, Monarch, and Holt, 380 W Alfred St., Tavares, FL

10 Jane Caldera, Trucking Traffic, 721 Gulf Blvd., Indian Rocks Beach, FL

11 Ms. Caldera stated the plan represents a 30-foot right-of-way dedication along the entire
12 frontage of Rolling Acres Road, and 15 feet along the south end. She stated that they have
13 submitted this plan and have had preliminary discussions with Lake County regarding the
14 access, and coordinating their needs on their upcoming Project Development and Engineering
15 (PD&E) for Rolling Acres Road.

16 Commissioner McLea inquired how many vehicles can be stacked in the proposed turn lane, and
17 if the proposed convenient store restricts the Sports Complex to become a right-in and right-out
18 design.

19 Ms. Caldera stated the new turn lane would accommodate approximately 20 vehicles. She stated
20 that the taper was designed that it should not affect this area, and it may be widened to ensure
21 the proper transition. She stated that this conceptual design has not been discussed with Lake
22 County.

23 Commissioner Regan stated that, like the Sports Complex, this property would be difficult to
24 access, and expressed his doubts that this project would work.

25 Mr. Crawford stated that the owner worked with them to create the turn lane for this reason.

26 Ms. Caldera stated that their traffic study indicated the right-turn lane vehicles have the heaviest
27 movement, which is the reason for lengthening the right-turn lane to relieve some of this
28 congestion.

29 Mr. Crawford stated that per state statute if an improvement negatively impacts the
30 municipality, the developer must pay an impact fee for the area to be improved, and the
31 municipality cannot deny the project based on traffic. He stated that the applicant knows that
32 this area is congested and proposes more improvements than required.

1 Commissioner Roberts stated that she received an email from the adjacent property, Summit
2 Medical Park Owner’s Association, expressing their opposition to this project. She stated that
3 she has not spoken to a representative of this association.

4 Commissioner Roberts verified with Mr. Crawford that the gas pumps are not a permitted use in
5 this area.

6 Mr. Crawford replied affirmatively.

7 Commissioner Sage inquired if the convenient store is similar to larger convenient store gas
8 stations.

9 Mr. Crawford stated that it would be similar to 7-Eleven as they are typically smaller. This
10 establishment will offer baked goods and pre-cooked sandwiches. He reiterated that the only
11 consideration before the commission is whether or not the gas pumps necessary in this location.

12 Town Attorney Derek Schroth advised that this is a special exception use and the Commission
13 has the authority to deny it if it is against the public health, safety, or general welfare of the
14 town. He stated that there are uses in the code that are currently vested.

15 Commissioner Regan inquired if this store would be open 24 hours.

16 Mr. Crawford replied affirmatively, adding that crime statistics indicate that there is less crime in
17 a 24-hour operational store than one that closes prior to midnight.

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

20 **Commissioner McLea moved to approve Ordinance 2026-06 on first reading. The motion died**
21 **for lack of a second.**

22 **Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the**
23 **Commission denied the first reading of Ordinance 2026-06, Special Exception Use – CLD**
24 **Properties LTD, by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	Yes
McLea (Two)	No
Roberts (One)	Yes
Sage (Five)	Yes
Freeman (Three)	No

25 **Motion passed by a vote of 3-2**

1 **c. Growth Management — Resolution 2026-102 – First and Final Reading – Historic Tree**
2 **Removal Variance — Lake Ella Independent Living Facility — A Resolution of the Town**
3 **Commission of the Town of Lady Lake Florida, Granting a Variance to Authorize the**
4 **Removal of Two Historic Trees in Accordance with the Provisions of Chapter 10, Section**
5 **10-5. C). 3). A)., of the Town of Lady Lake Land Development Regulations, on Property**
6 **Owned by Lake County Development Partners, LLC, being approximately 30.77 acres of**
7 **land, located north of Lake Ella Road and West of South Highway 27/441, within the Town**
8 **Limits of the Town of Lady Lake, Florida. (Thad Carroll)**

9 Growth Management Director Thad Carroll stated that on Wednesday, February 18, 2026, a
10 variance application was submitted by Jason Bullard, PE, with EXO Limited, requesting to allow
11 the removal of two viable historic trees on a 30.9-acre portion of the Lake Ella PUD site located
12 north of Lake Ella Road and west of South Highway 27/441. Pursuant to Chapter 10, Section 10-
13 5). c).3).A., of the Land Development Regulations (LDRs), which requires a variance for the
14 removal of historic trees. Historic trees are classified as trees with a diameter at breast height
15 (DBH) of 36” or greater. The property is currently vacant.

16 Growth Management staff supports the removal of the historic tree located within the utility
17 area to the north of the subject property. However, staff do not support the removal of the
18 historic tree located on the west side of the property.

19 **Background:** The subject property is zoned Planned Unit Development (PUD) and the future
20 land use is Commercial General – Retail Sales and Services (RET).

21 On Monday, October 20, 2025, the entitlements of the PUD Memorandum of Agreement were
22 amended, allowing for an independent living facility via Ordinance 2025-13. A site plan was
23 submitted for the Independent Living Facility on October 16, 2025.

24 **Justification Provided by Applicant:** Per the applicant, the variance is requested due to the
25 proximity of roots to the proposed site walls and/or grading differentials that will prohibit the
26 survival of the tree post-construction. Additionally, the entrance roadway is positioned such as it
27 is aligned with Hartsock Sawmill Road and provides access to the existing lift station. Tree
28 number 1984 is located within this right-of-way.

29 The applicant also states that the property has extreme topographic changes across the site.
30 Adding drivable surfaces that meet code and ADA requirements is not practical without
31 substantial site walls and filling the natural grade multiple feet. Installation of the site walls in
32 the locations necessary for pedestrian/vehicular circulation impedes the roots of the above-
33 mentioned trees, which will likely damage them during construction or cause them to become
34 structurally damaged over time. To avoid this, these trees must be removed.

1 Mr. Carroll stated that staff supports the removal of the tree on the north side of the property. He
2 advised that the town has a lift station in this area and the new wastewater facility would service
3 future development in the southern portion of Lady Lake. He clarified that this tree is within the
4 town’s right-of-way and not on the applicant’s property. The tree needs to be removed for the
5 applicant’s development as well as for the town’s future utility upgrades.

6 Mr. Carroll stated that town staff believes the second tree could be saved if the wall is
7 redesigned.

8 **Public Notifications:** Staff mailed notices to inform the surrounding 17 property owners within
9 150 feet of the subject property on Monday, March 2, 2026. The notification signs were posted on
10 the property on Monday, March 2, 2026. On April 15, 2026, revised notification letters were sent
11 and revised signs were posted. To date, the staff has not received any correspondence in
12 support or opposition of this application.

13 **Past Actions:** The Technical Review Committee reviewed Resolution 2026-102 and found that it
14 was ready for consideration by the Planning and Zoning Board. At the March 9, 2026, meeting,
15 the Planning and Zoning Board voted 3-1 to forward Resolution 2026-102 to the Town
16 Commission with the recommendation of denial.

17 Prior to the April 20, 2026, Town Commission meeting, the applicant requested to table
18 Resolution 2026-102 until the May 4, 2026, meeting.

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

21 **Upon a motion by Commissioner McLea and seconded by Commissioner Roberts, the**
22 **Commission approved the first and final reading of Resolution 2026-102, Rezoning – Historic**
23 **Tree Removal Variance – Lake Ella Independent Living Facility, by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	No
McLea (Two)	Yes
Roberts (One)	Yes
Sage (Five)	No
Freeman (Three)	No

24 **Motion failed by a vote of 3-2.**

1 **d. Public Works — Consideration of Approval to Utilize Returned Funds from the U.S.**
 2 **27/442 Road Widening Project to Purchase a New Sewer Cleaning Combination. (C.T.**
 3 **Eagle)**

4 Public Works Director C.T. Eagle stated that the Town was required to relocate water and sewer
 5 utilities to accommodate the project as a part of the recently completed U.S. 27/441 Road
 6 Widening Project performed by the Florida Department of Transportation (FDOT). The Town
 7 agreed with FDOT to utilize their contractor to perform the Town's required utility relocation
 8 work. The Town was required to submit the estimated cost of \$1.6 million to FDOT to be held in
 9 escrow until the completion of the project. Town Utilities Staff were able to work with FDOT and
 10 their contractor during the project to make field changes to save on costs. Due to the Utilities
 11 Staff's diligent efforts, the total project costs were significantly decreased, and the Town has just
 12 received a refund of \$718,779.13. For many years, the Utilities Staff have requested a new sewer
 13 cleaning combination truck, but due to the large expense, the request has been put on hold until
 14 this refund was received. The new sewer cleaning combination truck costs \$470,000, utilizing the
 15 Florida Sheriff's Association Bid. The remaining returned funds will be utilized in upcoming
 16 infrastructure projects.

17 **Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the**
 18 **Commission approved the purchase of a new Sewer Cleaning Combination Truck, utilizing**
 19 **returned funds from the US 27/441 Road Widening Project, by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

20 **Motion passed by a vote of 5-0**

21 **8. MAYOR AND COMMISSIONER’S REPORT**

22 Commissioner Roberts stated that she will be attending the Florida League of Cities leadership
 23 training module.

24 Commissioner Sage commended the Parks and Recreation Department for the Arbor Day event
 25 with the Villages Elementary School.

1 Commissioner McLea commended the Parks and Recreation department and the Events
2 Coordinator for the Survivor Challenge event held at Snooky Park. She stated that there were 54
3 teams competing this year.

4 Mayor Freeman commended Town staff for organizing this year's Volunteer Dinner.

5 Mayor Freeman invited the commissioners to attend the Heartland League of Cities meeting in
6 Webster, Florida, on Friday, May 8.

7 **9. TOWN MANAGER'S REPORT**

8 Town Manager Bill Lawrence acknowledged the department managers who regularly attend the
9 town commission meetings, including Public Works Director C.T. Eagle. Thad Carroll.

10 Mr. Lawrence commended the Town staff who organized this year's Volunteer Dinner.

11 Mr. Lawrence stated that he attended the monthly Lake County Communicators meeting,
12 hosted by the town's Communications Director, Elisha Pappacoda. He stated that she spoke
13 about the strategy and implementation of the effective effort to recruit and retain police officers.

14 Upcoming events:

15 May 30 – Bounce Town Bash at the Rolling Acres Sports Complex

16 May 6 - Lake County Managers meeting

17 **TOWN ATTORNEY'S REPORT**

18 No report.

19 **10. PUBLIC COMMENTS**

20 There were no comments.

21 **11. ADJOURN**

22 There being no further business to discuss, the meeting adjourned at 7:32 p.m.

23 _____
24 Kathleen Rosado, Town Clerk

25 _____
26 Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Town Clerk's Office — Introduction of Ordinance 2026 – 08 - An Ordinance of the Town of Lady Lake, Providing for Amendment of the Town Charter; Amending Article IV — Legislative, Section 4.04 — Vacancies, forfeiture of Office; Filling of Vacancies Qualifications; Amending Article I, In General Section 2.5 - Appointment of Canvassing Board when Necessary. (Kathleen Rosado)

AGENDA ITEM ID

2026-155

DEPARTMENT

Town Clerk

SUMMARY

This year, the Town of Lady Lake held a special election due to the death of Commissioner Gourlie. As it currently states in the Charter Article IV Section 4.04- vacancies, Paragraph C — If the unexpired term exceeds one (1) year, then the town clerk shall, within ten (10) days after such vacancy occurs, call a special election to be held within forty-five(45) days from such call to fill the vacancy. In such cases, the person so elected, either by the remaining members of the commission or by popular vote, as the case may be, shall hold office for the balance of the unexpired term.

The special election was held on March 24, 2026. The voter turnout for this special election was 8.74% or 153 registered voters. The cost to hold this election was \$9,374.70. I have met with and spoken to the mayor and commission regarding a more viable way to fill a vacancy, should one exist, that would not incur such an expense to the Town of Lady Lake. I also polled other municipalities to see how their charters read for the filling of vacancies.

I'm proposing to make the following amendments to the Charter.

Amendment 1 — Article IV Section 4.04 Vacancies, paragraph C — If any vacancy occurs in the office of any member of the town commission and the unexpired term is less than one (1) year, then the remaining members of the town commission, within thirty (30) days from the date of such vacancy, by a majority vote, ~~elect~~ appoint a qualified person meeting the qualifications set forth in the Charter to fill such the vacancy until the next general municipal election, at which time a successor shall be elected by the electorate. ~~If the unexpired term exceeds one (1) year, then the town clerk shall, within ten (10) days after such vacancy occurs, call a special election to be held within forty five (45) days from such call, to fill the vacancy.~~ In such cases, the person so elected, either by the remaining

members of the commission or by popular vote, as the case may be, shall hold office for the balance of the unexpired term. If the term of the commissioner whose departure created the vacancy has not expired at the time of the next general municipal election, the successor appointed shall serve only for the remainder of the term of the departed commissioner, at the end of which an election shall be held to fill the next full term for that seat.

Less than 1 year — appoint a qualified person by majority vote

More than 1 year — appoint a qualified person to serve till the next general municipal election, at which time they would have to be elected by the electorate. The elected candidate would only serve the remainder of the original term of office for the vacant position.

Should the commission approve the changes in Amendment 1, then there would be no need to have a special election, as the town's elections run concurrently with the Lake County elections in November. If we do not have a special election, there is no need for a canvassing board. My recommendation is to remove this section from the Charter.

Amendment 2. Article 1. In General Section 2–5 Appointment of Canvassing Board when necessary — REMOVE ENTIRE SECTION - ~~(a) For years in which a general election is not conducted, a municipal canvassing board shall be appointed.~~

~~(b) The canvassing board shall consist of:~~

~~(1) The town clerk or other designee of the town manager;~~

~~(2) The town library director, and~~

~~(3) A member of the town commission who shall not be a candidate for town commission during that election cycle.~~

~~(c) The canvassing board shall abide by all obligations of local, Florida, and federal laws in the exercise of its duties, specifically Section 100.3605, Florida Statutes, as amended from time to time.~~

~~(d) Appointments shall be made for one election cycle only.~~

STAFF RECOMMENDATION

Approve Ordinance 2026-08 and approve the Charter amendments by placing a referendum on the 2026 ballot to be voted on by the electorate of the Town of Lady Lake in the 2026 November Election.

FISCAL IMPACT

The fiscal impact of a Special Election is estimated at \$9500.

FUNDING SOURCE

1 **DRAFT ORDINANCE 2026-08**

2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA; PROVIDING**
4 **FOR AMENDMENT OF THE TOWN CHARTER; AMENDING ARTICLE IV — LEGISLATIVE,**
5 **SECTION 4.04 — VACANCIES, FORFEITURE OF OFFICE; FILLING OF VACANCIES**
6 **QUALIFICATIONS; AMENDING ARTICLE I, IN GENERAL SECTION 2.5 – APPOINTMENT**
7 **OF CANVASSING BOARD WHEN NECESSARY; PROVIDING FOR SEVERABILITY;**
8 **PROVIDING FOR INCLUSION IN THE CHARTER; PROVIDING FOR REPEAL OF**
9 **CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

10 **WHEREAS**, the Town of Lady Lake, after due consideration, has determined to submit certain
11 proposed charter amendments for approval or disapproval by the electors; and

12 **WHEREAS**, the Town Commission has determined that it is in the Town's best interest to
13 amend the filling of vacancies to reduce the cost by appointing a candidate instead of holding
14 a special election; and

15 **WHEREAS**, the Town would eliminate the need for a canvassing board if there were no special
16 elections; and

17 **NOW, THEREFORE**, be it ordained by the Town Commission of the Town of Lady Lake,
18 Florida:

19 **ARTICLE IV. – LEGISLATIVE**

20 **Amendment 1.** Charter. Article IV. Legislative - Section 4.04 - Vacancies, Paragraph C of
21 Section 4.04 of the Town Charter, entitled “Filling of vacancies,” is hereby amended to read as
22 follows:

23 *Filling of vacancies:* If any vacancy occurs in the office of any member of the town
24 commission and the unexpired term is less than one (1) year, then the remaining members of
25 the town commission shall, within thirty (30) days from the date of such vacancy, by a
26 majority vote, elect appoint a qualified person meeting the qualifications set forth in the
27 Charter to fill such the vacancy until the next general municipal election, at which time a
28 successor shall be elected by the electorate. ~~.If the unexpired term exceeds one (1) year, then~~
29 ~~the town clerk shall, within ten (10) days after such vacancy occurs, call a special election to~~
30 ~~be held within forty five (45) days from such call, to fill the vacancy.~~ In such cases, the person
31 so elected, ~~either by the remaining members of the commission or by popular vote, as the~~
32 ~~case may be,~~ shall hold office for the balance of the unexpired term. If the term of the

1 commissioner whose departure created the vacancy has not expired at the time of the next
2 general municipal election, the successor appointed shall serve only for the remainder of the
3 term of the departed Commissioner, at the end of which an election shall be held to fill the
4 next full term for that seat.

5 Shall the above-described amendment be adopted?

6 Yes []

7 No []

8 **Amendment 2.** Charter. Article 1. In General Section 2-5 Article 1. Appointment of canvassing
9 board when necessary is hereby amended to read as follows:

10 ~~(a) For years in which a general election is not conducted, a municipal canvassing~~
11 ~~board shall be appointed.~~

12 ~~(b) The canvassing board shall consist of:~~

13 ~~(1) The town clerk or other designee of the town manager;~~

14 ~~(2) The town library director, and~~

15 ~~(3) A member of the town commission who shall not be a candidate for town~~
16 ~~commission during that election cycle.~~

17 ~~(c) The canvassing board shall abide by all obligations of local, Florida, and federal~~
18 ~~laws in the exercise of its duties, specifically Section 100.3605, Florida Statutes, as~~
19 ~~amended from time to time.~~

20 ~~(d) Appointments shall be made for one election cycle only.~~

21 Shall the above-described amendment be adopted?

22 Yes []

23 No []

24 **Section 5. Conflicts.** All ordinances or parts of ordinances in conflict with any of the
25 provisions of this Ordinance are hereby repealed.

26 **Section 6.** This Ordinance shall be effective upon passage on second and final reading;
27 however, the Charter amendments contained herein shall not be effective until adopted by a
28 majority of the qualified voters of the Town of Lady Lake as certified by the Supervisor of
29 Elections for Lake County, Florida.

1 **Section 7.** Upon adoption of the Charter amendment contained herein, the Town Clerk is
2 directed to revise the Town Charter to incorporate the amendments and to file the revised
3 Charter with the Secretary of State for the State of Florida.

4 **Section 8.** The provisions of this ordinance are intended to be incorporated into the Town
5 Charter of the Town of Lady Lake, Florida, and the sections of this ordinance may be
6 renumbered, re-lettered, and the word “ordinance” may be changed to “section,” “article,” or
7 such other word or phrase in order to accomplish such intention.

8 **Section 9.** If any section, sentence, clause, or phrase of this ordinance is held to be invalid or
9 unconstitutional by any court of competent jurisdiction, then said holding shall in no way
10 affect the validity of the remaining portion of this ordinance.

11 PASSED AND ORDAINED this day of _____ 2026, in the regular session of the Town
12 Commission of the Town of Lady Lake, Lake County, Florida, upon the second and final
13 reading.

14 _____
Town of Lady Lake, Florida

15 _____
16 Ed Freeman, Mayor

17 Attest:

18 _____
19 Kathleen Rosado, Town Clerk

20 Approved as to form:

21 _____
22 Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Public Works Department - Consideration of Approval of Stormwater Utility Implementation.
(C.T. Eagle)

AGENDA ITEM ID

2026-156

DEPARTMENT

Public Works

SUMMARY

The Town Commission was previously presented with a feasibility study performed by Surface Water Professionals for the possible implementation of a new Stormwater Utility. At that time, the Town Commission denied the implementation of a new Stormwater Utility. Staff has been requested to bring this item back for further discussion. Town staff still supports the recommendations in the study, utilizing non ad-valorem assessments, establishing the ERU of 2,000 square feet, and setting the rate to \$4 per ERU for the Enhanced Tier of service. The Commission may also set the rate higher or lower if is so desired. If approved, Town Staff will begin preparation of the necessary documents to implement the new Stormwater Utility and begin the required proper public noticing and advertising efforts. The related ordinances and documentation will be brought back to the Town Commission for final approval prior to implementation.

STAFF RECOMMENDATION

Approve the implementation of a new Stormwater Utility and authorize staff to prepare the necessary documents and begin advertisements for implementation of the Stormwater Utility.

FISCAL IMPACT

N/A

FUNDING SOURCE

N/A