

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

**May 4, 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**

<b>Commissioner (Ward)</b>	<b>Present</b>
Regan (Four)	YES
McLea (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; Lt. Robert Tempesta, Lady Lake Police Department; Lt. James Dunagan, Lady Lake Police Department; Sgt. Charles Gehrsitz, Lady Lake Police Department; Sgt. Thomas Sarakinis, Lady Lake Police Department; Sgt., Heather Couch, Lady Lake Police Department; Cpl. Adam Cronk, Lady Lake Police Department; Cpl. Amanda Hayes, Lady Lake Police Department; Detective Ronnie Williams, Lady Lake Police Department; Detective Brian Campbell, Lady Lake Police Department; Officer Robert Chausse, Lady Lake Police Department; Officer Steven Johnson, Lady Lake Police Department; Elvira Ruiz, Records Supervisor; Mary Mullen, Records Assistant; C.T. Eagle, Public Works Director; Aly Herman, Library Director; Tamika DeLee, Human Resources Director; Elisha Pappacoda, Communications Director; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

**3. INVOCATION**

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

**4. PLEDGE OF ALLEGIANCE**

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

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

Margot Maurer, NV5, Infrastructure Florida

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

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

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

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

Commissioner Regan inquired to the establishments scope of services.

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

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

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

Growth Management Director Thad Carroll stated that on Friday, February 27, 2026, an application was filed with the Town of Lady Lake by Jimmy Crawford of Crawford, Modica & Holt, Chartered Attorneys at Law, on behalf of the property owner, CLD Properties LTD, to allow a convenience store with fuel operations within the Heavy Commercial (HC) zoning district, in accordance with Land Development Regulations Chapter 6, Section 6-2(g)(10)(C). The subject property consists of approximately 4.072 acres.

Per Land Development Regulations Chapter 5, Section 5-4(n)(2)(l), a convenience store with fuel operations is permitted as a special exception use upon approval by the Town Commission. A convenience store without fuel operations is allowed by-right within the HC zoning district. Per Land Development Regulations Chapter 6, Section 6-2(g)(10)(C), a special exception use, allowing a convenience store with fuel operations within the HC zoning district, the site must meet the following criteria:

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

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

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

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

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

**Restrictions Proposed in Ordinance:** The applicant has provided additional restrictions within the Special Exception Use ordinance. The special exception use shall apply solely to the portion of the Property developed as a convenience store with fuel operations, not exceeding 5,200 gross square feet (GSF) with fuel operations, including a maximum of seven dispenser islands

municipality cannot deny the project based on traffic. He stated that the applicant knows that this area is congested and proposes more improvements than required.

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

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

Mr. Crawford replied affirmatively.

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

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

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

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

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

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

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

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

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

substantial site walls and filling the natural grade multiple feet. Installation of the site walls in the locations necessary for pedestrian/vehicular circulation impedes the roots of the above-mentioned trees, which will likely damage them during construction or cause them to become structurally damaged over time. To avoid this, these trees must be removed.

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

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

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

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

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

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

**Upon a motion by Commissioner McLea and seconded by Commissioner Roberts, the Commission approved the first and final reading of Resolution 2026-102, Rezoning – Historic 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

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

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

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

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

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

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

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

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

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

Upcoming events:

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

May 6 - Lake County Managers meeting

#### **TOWN ATTORNEY'S REPORT**

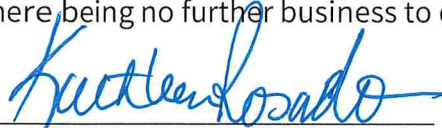
No report.

#### **10. PUBLIC COMMENTS**

There were no comments.

#### **11. ADJOURN**

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

  
Kathleen Rosado, Town Clerk

  
Ed Freeman, Mayor