

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

June 1, 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
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; Lady Lake Police Chief Steve Hunt; Deputy Chief Jason Brough, Lady Lake Police Department; Lt. Robert Tempesta, Lady Lake Police Department; Lt. Allen Greene, Lady Lake Police Department; Lt. James Dunagan, Lady Lake Police Department; Cpl. Adam Cronk, Lady Lake Police Department; Detective Ronnie Williams, Lady Lake Police Department; Sgt. Heather Couch, Lady Lake Police Department; Sgt. Steven Johnson, Lady Lake Police Department; Cpl. Amanda Hays, Lady Lake Police Department; Officer Mark Austin, Lady Lake Police Department; Officer Michael Godigkeit, Lady Lake Police Department; Joella LeDonne, Finance Director; John Pearl, IT Director; Elisha Pappacoda, Communications Director; C.T. Eagle, Public Works Director; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

3. INVOCATION

Led by Reverend Susan Moody – The Congregational Church in Summerfield

4. PLEDGE OF ALLEGIANCE

5. PRESENTATIONS

a. Police Department Retirement Recognition— Cpl. Adam Cronk

b. Proclamation — Pride Month June 2026

Commissioner McLea made a motion to table the Pride Month proclamation to a future date to obtain a consensus from the commission to amend the verbiage in the town charter regarding proclamations. Commissioner Regan seconded. Motion passed by a vote of 3-2. (Roberts, Freeman)

Mayor Freeman stated that this is not appropriate.

Town Attorney Derek Schroth advised that historically, the mayor decides if proclamations will be read. He stated that the majority of the commission has requested that this proclamation not be read. The majority govern until a policy is in place that states otherwise.

Attorney Schroth outlined three options regarding proclamations:

- No proclamations are to be read.
- All proclamations are to be read.
- Keep the status quo where the mayor decides.
- The commission decides on a proclamation-by-proclamation basis which proclamations are to be read.

Attorney Schroth stated that the mayor sought consensus from the commission at the May 18, 2026, commission meeting, and none was obtained. Therefore, the mayor was within his rights to read the Pride Month proclamation tonight.

Mayor Freeman stated that it was his mistake to ask the commission for a consensus at the last meeting because it has never been a tradition for the mayor to ask the commission for a consensus regarding proclamations.

Mayor Freeman reviewed a list of proclamations read annually for Black History Month, Women's History Month, Irish American Heritage Month, etc., whose groups fought for equality in this country. He acknowledged that many people do not like the Pride Month proclamation.

Commissioner Roberts stated that a change to the town charter requires a vote from the commission to be on the ballot at the next general election. It is too late to have a charter amendment presented to the commission.

Commissioner Regan stated that many comments he received were regarding the fact that the proclamation was not on the agenda, and he did not have a chance to speak on it.

Attorney Schroth advised that the deadline for a referendum has passed for the November election. The next general election is in 2028.

Commissioner Sage stated that the Town Charter states that, in part, “The mayor is the head of town government for purposes of issuance of proclamations, declarations, and other formal ceremonies as may be required.” He stated that this is the mayor’s meeting and he should be able to read the Pride Month proclamation as stipulated in the Town Charter.

Commissioner Sage stated that he wanted to change the vote.

Upon a motion by Commissioner Sage and seconded by Commissioner Roberts, the commission approved the presentation of the Pride Month proclamation by a vote of 3-2. (McLea, Regan)

Mayor Freeman read the proclamation, followed by a prepared statement:

Pride Month is more than a celebration. It is a recognition of history, resilience, and the ongoing pursuit of dignity, equality, and opportunity for all people. It honors those who stood up, often at great personal risk, so others could live openly and authentically. The values reflected in Pride Month – respect, inclusion, courage, and compassion – strengthen every community. When people are welcomed for who they are, communities become more connected and more vibrant.

These ideals also reflect the spirit of the Beatitudes, including the call to be peacemakers and to show mercy toward one another. They remind us that treating our neighbors with dignity and compassion helps build a stronger and more respectful society.

Recognizing Pride Month does not require everyone to share the same beliefs or experiences. It does require a shared commitment to fairness, humanity, and equal treatment for all.

Tonight, we recognize the LGBTQ+ individuals whose contributions help shape our schools, businesses, faith communities, neighborhoods, and families. Their stories are part of the story of our community. It is, therefore, both appropriate and meaningful that we pause to acknowledge Pride Month publicly and officially.

6. CONSENT — (Public Comment Taken)

- a. Growth Management** — Consideration of the Acceptance and Conveyance of Sewer, Water, and Reuse Infrastructure Constructed within Green Key Village Phase 6, as recorded in Plat Book 89, Pages 46-48, of the Public Records of Lake County, Florida, from Green Key Village, LLC to the Town of Lady Lake, Florida. (Thad Carroll)
- b. Public Works** — Consideration of Award of Bid Number 2026-003 for Community Development Block Grant (CDBG) Skyline Drive Drainage Improvements Phase 2. (C.T. Eagle)

- c. **Town Clerk’s Office** — Approval of the Town Commission Meeting Minutes — May 18, 2026 (Kathy Rosado)

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

7. PUBLIC HEARINGS AND QUASI-JUDICIAL HEARINGS (PUBLIC COMMENT TAKEN)

- a. **Town Clerk’s Office – Second Reading and Adoption 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)**

Town Clerk Kathleen Rosado reviewed the town charter amendments addressed in this ordinance. She stated that the commission voted 4-1 to approve Ord. 2026-08 on first reading at the May 18 commission meeting.

Upon a motion by Commissioner Roberts and seconded by Commissioner Sage, the Commission approved the second and final reading of Ordinance 2026-08, Amending the Town Charter, Vacancies, Forfeiture of Office; Filling of Vacancies Qualifications; Appointment of Canvassing Board, when Necessary, by the following roll call vote:

Commissioner (Ward)	Vote
Regan (Four)	NO
McLea (Two)	NO
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

Motion passed by a vote of 3-2.

8. NEW BUSINESS (PUBLIC COMMENT TAKEN)

- a. **Growth Management — Introduction of Ordinance 2026-07 — Rezoning — The Pond — An Ordinance Changing the Zoning Designation for Certain Property Being Approximately 24.34 acres owned by JNJ Ventures 2, LLC, located within Lakes of Lady Lake Phase 2, Golf Course Tract, on the West Side of County Road 25, approximately 600 feet North of Club View Drive from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Thad Carroll)**

Growth Management Director Thad Carroll stated that the remaining portion of the property not included in this application (approximately 8.31 acres) will retain an AG-1 zoning designation to ensure that the existing platted lots on the north end of Dowling Circle remain compliant with AG-1 density requirements (1 DU/acre).

Staff recommends approval of Ordinance 2026-07 based on consistency with the comprehensive plan, which allows three dwelling units per acre.

A similar application was received on October 6, 2025, and subsequently withdrawn by the applicant in January 2026. Per Chapter 3, Section 3-3.(e-f.) of the Town of Lady Lake Land Development Regulations, applications which were withdrawn by the applicant after notice of the planning and zoning hearing was given or which were denied by the Town Commission at the final hearing, shall not again be accepted by the Town until twelve months have passed from the date said application was withdrawn or denied. The Town Commission opted to waive this prohibition at the March 2, 2026, meeting, allowing for a new application to be submitted.

The Lakes of Lady Lake Phase 1 was annexed and zoned RS-3 on October 3, 1994. The plat was recorded on September 15, 1995. At the time of annexation, a special exception use was granted, allowing for a nine-hole golf course open to the public. The Phase 1 golf course was opened in 1995.

Phase 2 was annexed and zoned AG-1 on June 3, 1996. The plat was recorded on January 8, 2001. Per Town records, no special exception uses for the golf course were established.

The former golf course, which is no longer in operation, functioned as a nonconforming use within the AG-1 zoning district. Reestablishment of the golf course would require rezoning to a district that permits such use, such as a Planned Unit Development (PUD) or RS-3 with a Special Exception Use.

Any future development of the subject property will be required to connect to Town water and sewer services.

Zoning Designations of Adjacent Properties: **North** — Public Facilities District (PFD); **East** — Planned Commercial (CP); **South** — Agriculture Residential (AG-1); Single Family Low Density Residential (RS-3); **West** — Agriculture Residential (AG-1); Mixed Residential Medium Density (MX-8).

Past Actions — The Technical Review Committee found that Ordinance 2026-07 was ready for transmittal to the Planning and Zoning Board.

At the May 11, 2026, meeting, the Planning and Zoning Board voted 3-0 to forward Ordinance 2026-07 to the Town Commission with the recommendation of approval.

Staff mailed notices to inform the surrounding 34 property owners within 150 feet of the subject property on Monday, April 27, 2026. The notification signs were posted on the property on Monday, April 27, 2026.

To date, staff has not received any correspondence in support or opposition of this application.

Commissioner Sage stated that several lots in this area have remained undeveloped for many years. He stated that he is not in favor of redeveloping a golf course to build homes, and inquired if there was a tax exemption to have the property zoned AG-1.

Mr. Carroll stated that he is unaware whether the property had an agriculture exemption. He stated the property was a golf course and had not been reassigned to the RS-3 designation with a special exception. He stated that because the golf course has been closed for more than six months, the commission would need to approve a special exception designation to reopen.

Commissioner Roberts inquired if the homes that are developed on this property would require town utilities.

Mr. Carroll advised that properties are required to connect to central water and sewer if available. In the event that the capacity is unavailable, the Public Works Director could request a waiver from the commission for the developer to construct their own system. He stated that there is a utility along County Road 25 that they must connect to.

Commissioner Roberts confirmed with Mr. Carroll that the adjacent development is not connected to town utilities.

Commissioner Regan inquired if that property would be required to connect once this proposed development is completed.

Mr. Carroll stated that the adjacent development would not be required to connect unless the well fails or they wish to connect to town utilities, provided the town has the capacity to accommodate that area.

MacGregor Love, 215 North Eola Dr., Orlando

Mr. Love commended Mr. Carroll for his thorough presentation. Referring to Commissioner Sage's inquiry regarding the development to the south, Mr. Love stated that he confirmed with the applicant, Chuk Hiott, that it is not the same developer or ownership group, and cannot comment on the empty lots. He stated that the property owner believes the proposed project and density will work for this area.

Mr. Love stated that this project is at the planning stage. A preliminary subdivision plan has not been created.

Mayor Freeman confirmed with Mr. Love that this project is not affiliated with the existing Lakes of Lady Lake.

Mr. Love replied affirmatively.

Upon a motion by Commissioner Roberts and seconded by Commissioner McLea the Commission approved the first reading of Ordinance 2026-07 by the following roll call vote:

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

Motion passed by a vote of 4-1.

9. MAYOR AND COMMISSIONER'S REPORT

Commissioner McLea stated that she will be attending the Institute for Elected Municipal Officials 1 (IEMO) presented by the Florida League of Cities, on Friday and Saturday.

Commissioner Roberts expressed her appreciation for all the residents who are in attendance tonight to support the mayor and his decision to read the Pride proclamation. She stated that she respects the First Amendment and everyone's right to freedom of speech.

Mayor Freeman stated that he will be attending the Florida League of Cities Nominating Committee on Friday, June 5.

10. TOWN MANAGER'S REPORT

Town Manager Bill Lawrence congratulated Sgt. Steven Johnson on his recent promotion.

Mr. Lawrence stated details regarding upcoming events are listed in the town's monthly newsletter, The Lady Lake Link. June's newsletter has information regarding the proper procedure for tree removal, the Public Works Rodeo at the library on June 3, and the Big Bang Event is June 27 at the Guava Street Athletic Complex.

Mr. Lawrence advised that Parks and Recreation Director, Mike Burske, and Police Chief Steve Hunt applied for and were awarded \$175,000 in appropriations from the State for barricades.

11. TOWN ATTORNEY'S REPORT

Attorney Schroth advised that should the referendum for Ordinance 2026-08 be approved, the commission will be asked how to handle a two-two deadlocked tie vote on the appointment.

There is a Florida statute on general elections and special elections where the tie votes for an appointment reverts to a law in the 1900s, where the governing body would draw straws, flip a coin, or draw names from a hat. Another option is to have the mayor break the tie.

12. PUBLIC COMMENTS

Reverend Dr. Paul Harsh, First Baptist Church of Lady Lake, 432 CR 466

Dr. Harsh expressed his disappointment in the mayor's stance by reading the Pride Month proclamation.

Marcie Novak, 436 Loma Paseo Dr.

Ms. Novak expressed her appreciation to the mayor for reading the Pride Month proclamation.

Pam Healy, 460 Loma Paseo Dr.

Ms. Healy expressed her support for the Pride Month proclamation.

Joy Reynolds, 556 Loma Paseo Dr.

Ms. Reynolds expressed her support for the Pride Month proclamation.

Dr. Tom Doll, 417 Loma Paseo Dr.

Dr. Doll acknowledged Commissioner Roberts' good work and expressed his support.

Wendy O'Donnell, 1195 Bethune Way

Ms. O'Donnell expressed her support for proclamations for minorities and preventing hate crimes.

Ralph Schaffer, 609 Hwy 466

Mr. Schaefer read the definitions for, LGBTQ+.

Herman Healy, 460 Loma Paseo Dr.

Mr. Healy expressed his appreciation for diversity, not to judge other humans, the dignity and worth of every individual.

Debbie Hobbs, 540 Loma Paseo Dr.

Ms. Hoff expressed her support for the Pride Month proclamations.

Theresa Peters, Carrillo St.

Ms. Peters expressed her support for the Pride Month proclamation.

Rose Fitzpatrick, 136 Azalea Trail

Ms. Fitzpatrick expressed her support for the Pride Month proclamation.

Van Reynolds, 556 Loma Paseo Dr.

Mr. Reynolds expressed his appreciation for those who spoke in support of loving and accepting everyone.

Mitzi Maxwell, 803 Camino Real Blvd., Howey in the Hills

Ms. Maxwell expressed her appreciation of the reading of the Pride Month proclamation.

Allison Firth, 616 Santiago Ct.

Ms. Furth expressed her appreciation for the reading of the Pride Month proclamation.

Mary Jane Klocke, 817 Bolivar St.

Ms. Klocke expressed her support for the Pride Month proclamation.

Ronnie Murchinson-Rivera, Lake County

Mr. Rivera stated that he is a candidate for Congress to represent Lady Lake. He expressed his support for the Pride Month proclamation.

Sandy Baker, 117 Costa Mesa Dr.

Ms. Baker expressed her support for the Pride Month proclamation and accepting all people.

Danielle Olivani, 3688 Lake Eleanor Dr., Mount Dora

Ms. Olivani expressed her support for the Pride Month proclamation.

Ruth Kussard, 424 Loma Paseo Dr.

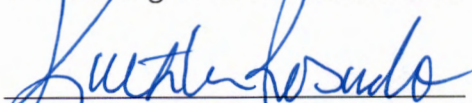
Ms. Kussard expressed her support for the Pride Month proclamation.

Trisha Nicholson, 1606 Lindale Ave.

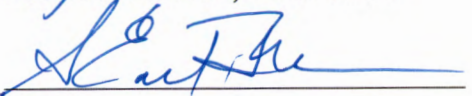
Ms. Nickelson expressed her appreciation for the Pride Month proclamation.

13. ADJOURN

There being no further business to discuss, the meeting adjourned at 7:39 p.m.



Kathleen Rosado, Town Clerk



Ed Freeman, Mayor