

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

June 15, 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; C.T. Eagle, Public Works Director; Joella LeDonne, Finance Director; Brandi Carson, Assistant Finance Director; Rodolpho Gutierrez; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

3. INVOCATION

Led by Pastor Ellen Pollock – New Covenant United Methodist Church.

4. PLEDGE OF ALLEGIANCE

5. CONSENT — (Public Comment Taken)

- a. **Town Clerk's Office** — Approval of the Town Commission Meeting Minutes — June 1, 2026. (Kathy Rosado)

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

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

- a. **Growth Management — Second and Final Reading 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 applicant Charles Hiott, Halff, filed the application on behalf of the owner, JNJ Ventures 2, LLC. The current zoning designation is Agriculture Residential (AG-1); the Current Future Land Use is Single Family Low Density (SF-LD); the Requested Zoning Designation is Single Family Low Density Residential (RS-3; three dwelling units per acre); the property is currently vacant.

Staff recommends approval of Ordinance 2026-07.

A similar application was received on October 6, 2025, and subsequently withdrawn by the applicant in January 2026. The applicant filed for a waiver earlier this year for a second application on the same property, which could be reconsidered. The Town Commission opted to waive the prohibition on refile 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.

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.

The proposal before the commission is to plat the property. The lots will not extend to the rear of the property, nor does it abut any of the lots currently platted in Phase 1 of the Lake of Lady Lake. He stated that a lot of the property is retaining an Agricultural One (AG-1) density of one dwelling unit per acre.

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).

This project will be served by town sewer and water.

Public Notifications - 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.

Two residents spoke in opposition to the proposal at the May 11th Planning and Zoning Board Meeting.

On Monday, June 15, 2026, staff received a letter from the Vice-President of the Lakes of Lady Lake Homeowners Association stating their concerns with the rezoning application.

Mayor Freeman stated the letter is from Mike Wagner, VP of the Lakes of Lady Lake HOA, who is stating that poor management is the cause of the demise of the golf course, and that the developer is involved. The area of concern is the nine-hole golf course and the homes around it, which is south of the development.

MacGregor Love, 215 North Eola Dr., Orlando

Mr. Love stated that the owner of the subject property is also the owner of the balance of the golf course.

Mayor Freeman inquired about the future of the remaining acre on the west side of the property.

Mr. Love stated the remaining acre will be open space with its current zoning entitlement. He explained if that area were included in the rezoning application, it would cause the density of the surrounding area to fall below the maximum allowable density.

Mayor Freeman inquired about the retention area.

Mr. Love stated that it will be addressed during the development plan stage. He clarified that what is before the commission this evening is a conceptual plan and not a development plan.

Commissioner Sage stated that Mr. Wagner's concern with the failure of the golf course is based on the owner's failure to properly fund and manage the golf course. Commissioner Sage stated that the current property has many vacant lots and asked if there are two owners of the front nine and the back nine.

Mr. Love stated that the golf course tracts are under the same owner, JNJ Ventures. He clarified that the property owner does not own any portion of the development to the south, where there are vacant lots currently.

Commissioner Sage clarified with Mr. Love that the development on the back nine will be different from the current development on the front nine.

Mr. Love stated that it will be separate and developed independently.

Mayor Freeman stated that an increase in property taxes is not relevant to the maintenance of a golf course.

Upon a motion by Commissioner McLea and seconded by Commissioner Roberts, the Commission approved the second and final 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.

8. MAYOR AND COMMISSIONER’S REPORT

Commissioner McLea stated that she attended the Florida League of Cities first class. She stated that it was very informative, and she is planning to attend future sessions.

Commissioner McLea stated that she has thought about the town’s proclamation procedure and would like to create a nonpartisan, consistent, and predictable method that serves all of our residents and reflects the role of local government. This is a policy, not a charter amendment, of proclamations related to various holidays, municipal observances, and celebrations directly related to local government operations, community engagement, and the well-being of our residents.

Commissioner Regan stated that he is in favor of a proclamation policy.

Commissioner Roberts stated that the current process has been working for years, yet she is not opposed to a new process. She stated that the commission needs to consider the exclusion issues and what that means to the greater community at large.

Commissioner Sage stated that the charter specifies that the mayor decides which proclamations are to be read.

Town Attorney Derek Schroth stated the charter language identifies the mayor as the head of town government for the purposes of issuing proclamations. The language at the end, “as may be required”, raises questions regarding the mayor’s sole authority to issue proclamations. A policy could be drafted for clarity, as there is no law requiring the mayor to read any proclamations.

Commissioner Sage stated that most of the proclamations are read annually. He suggested scheduling a workshop to review next year's proclamations.

Commissioner McLea stated that the commission should decide on what is being read on behalf of the town. She stated that simply reading the requested proclamations eliminates their unique character and that the mayor needs guidance from fellow commissioners so that there are opportunities for collaboration to happen. Apart from the publicly charged proclamations, there are also simple proclamations that are time-consuming and eliminate the special process. She stated that she is in favor of a workshop to discuss this further.

Commissioner Roberts stated that historically the Lady Lake mayors have decided which proclamations are read. She confirmed with newly elected Commissioner McLea that she is proposing a new procedure. She stated it seems to be predicated on a particular proclamation.

Commissioner McLea clarified that this is not the reason behind her request to amend the proclamation process.

Mayor Freeman stated that he has been reading proclamations since 2021 and has never had any comments regarding any proclamation, including the Pride Month proclamation. He stated that the Florida state government is in a position where no proclamations will be issued in the upcoming year as they may be considered a Diversity, Equity, and Inclusion policy (DEI).

Mayor Freeman suggested adding proposed proclamations to the commission meeting agenda.

Commissioner Sage clarified that his suggestion of having a workshop was not to discuss changing the charter. He stated that this issue has taken up too much of the commission's time, and it was not until members of the public expressed their opposition to the Pride Month proclamation. He added that many of those comments are from people who do not live in the Town of Lady Lake.

Commissioner McLea reiterated that she is in favor of a framework that the commission as a whole can agree upon.

Commissioner Regan stated that he is in favor of a workshop to discuss the proclamation procedure.

Town Manager Bill Lawrence stated that a workshop could be scheduled for the fall.

Mayor Freeman asked for a consensus from the commission regarding the location of the podium for presenters and public comments.

It is the consensus of the commission to keep the podium at its current location.

Commissioner Roberts stated that she met with a group of citizens of Ward 1 who are concerned with the amount of trees that are being cut or removed. They are bringing forth suggestions to

make their neighbors more aware of historic trees and their preservation, and she will share this with the town manager, the parks and recreation director, and the communications director. She stated the purpose is to educate the residents before cutting or removing a tree and why the town is a designated Tree City.

Commissioner McLea verified that a contractor who cuts or removes a tree illegally cannot be held responsible.

Mr. Lawrence advised that Communications Director Elisha Pappacode produced a pamphlet regarding this.

Growth Management Director Thad Carroll stated that Media Specialist Susyn Stecchi produced a video showing how trees are measured, which is on the town's website. He stated the Growth Management's weekly report periodically includes information regarding tree trimming and removal. He stated that the public has access to a lot of information regarding town codes. He stated that many contractors will drive around neighborhoods using scare tactics such as impending hurricane season and let property owners know that they can remove a tree that day and that a permit is not required. In this case, the property owner will be fined by Code Enforcement. If a tree is removed due to an arborist's report, the property owner is not required to replace the tree.

Commissioner Roberts stated that the residents are also concerned with the wildlife affected when a tree is removed. She inquired if an arborist's report contains provisions for this or any environmental concerns.

Mr. Carroll stated that the species is the determining factor. He stated that common birds, squirrels, etc., are not going to be a factor.

9. TOWN MANAGER'S REPORT

Town Manager Bill Lawrence reviewed the upcoming events:

Big Bang Event – June 27 at the Guava Street Sports Complex

Budget workshop – July 21. The goal is to keep the same mill rate.

10. TOWN ATTORNEY'S REPORT

No report.

11. PUBLIC COMMENTS

Jason Accurso, 428 Cierra Oaks Circle

Mr. Accurso talked about various issues of interest to himself.

Ralph Shafer, 609 Hwy 466

Mr. Shafer read a prepared statement and bible verses of interest to him.

Shane Darden, 112 Tara Oak Circle

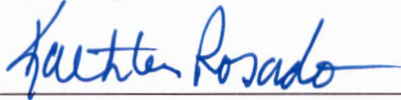
Mr. Darden read a prepared statement on issues of interest to him and bible verses.

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

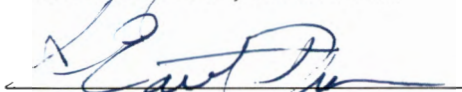
Dr. Harsh expressed his opinion on various issues of interest to him.

12. ADJOURN

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



Kathleen Rosado, Town Clerk



Ed Freeman, Mayor