



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

All interested persons are cordially invited to attend this public meeting.

DATE AND TIME

Monday, September 15, 2025, 6:00 PM

PLACE

Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake

PROCEDURE

Citizens are encouraged to participate in the Town of Lady Lake meetings. Citizen groups are asked to name a spokesperson. Speakers will be limited to three minutes. Additional time may be granted at the Mayor's discretion. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.

CALL TO ORDER

INVOCATION

Jim Knight - Retired Pastor

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA

A. PUBLIC HEARINGS

1. Resolution 2025-109 - First and Final Reading - Adoption of the Final Millage Rate for FY 2025-2026. (Joella LeDonne)
2. Ordinance 2025-11 - Second and Final Reading - Adoption of Operating Budget for Fiscal Year 2025-2026. (Joella LeDonne)

B. CONSENT

1. September 3, 2025 – Town Commission Minutes

C. NEW BUSINESS

1. None

D. TOWN ATTORNEY'S REPORT

1. Ordinance 2025-12 – First Reading – De-annexation – Taylor Long et al – An ordinance voluntarily De-annexing Nine Properties Totaling Approximately 20.69 acres, owned by Taylor and Turner Long, Kristen and Wade Pettis, ***** (Owner's Information Exempt Under Florida Law), Kayla and Daniel Davis, David Chiodo, David Carnecchia, Justine Carnecchia Life Estate, Debra Francis, and Scott Doree, located on the East and West Side of Carolina Avenue and north of Lake Griffin Road, within Lake County Florida. (Thad Carroll)
2. Resolution 2025-107 – First and Final Reading - A Resolution of the Town Commission of the Town of Lady Lake, Florida; Vacating a Portion of the Public Right-of-Way of County Road 25, also Referenced as Teague Trail, lying within the Northeast ¼ of Section 17, Township 18 South, Range 24 East, Lake County, Florida. (Thad Carroll)
3. Resolution 2025-108 – First and Final Reading - Variance — A Resolution Granting a Variance from the Provisions of Chapter 5). Chart 5-2, of the Town of Lady Lake Land Development Regulations which Requires the Side Yard Setback Abutting a Local Roadway to be a Minimum of 20 feet within the MX-8 "Mixed Residential Medium Density" Zoning District. The Variance Request is to Allow a Minimum of 12.5 foot West Side Yard Setback on Property Owned by Dennis and Patricia Farrington Trustees, located at 718 Saint Andrews Boulevard, within the Town Limits of Lady Lake, Florida. (Thad Carroll)

TOWN MANAGER'S REPORT

MAYOR AND COMMISSIONER'S REPORT

PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda, and it is open to any concern or comments that the public may have.

ADJOURN

Please contact the Town Clerk's Office with any questions at 352-751-1501. This public hearing 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.

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.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Resolution 2025-109 - First and Final Reading - Adoption of the Final Millage Rate for FY 2025-2026. (Joella LeDonne)

AGENDA ITEM ID

20250915

DEPARTMENT

Finance

SUMMARY

Staff recommends approval of the first and final reading of Resolution 2025-109, adopting the final millage rate of 3.6510 mills for Fiscal Year 2025-2026.

This Resolution sets the Fiscal Year 2025-2026 tentative property tax millage rate of 3.6510 mills per \$1,000 taxable valuation, which is 6.53% greater than the current year's rolled back rate of 3.4273.

Per State Statute Chapter 200.065, the Town of Lady Lake must hold a public hearing on the tentative millage rate and proposed budget. At this hearing, the Town Commission will discuss the tentative millage rate and if changed, re-compute its tentative millage rate and publicly announce the percent, if any, by which the re-computed tentative millage is greater than or less than the rolled-back rate and approve the resolution.

As a reminder, the Town Commission could have increased the mill rate at the September 3, 2025, meeting, but at the second public hearing on September 15th, you will not be able to increase it from what was approved at the September 3rd meeting. This rate, plus any other rate below this rate requires an affirmative vote of three members of the Town Commission.

The hearing was advertised via the TRIM notice mailed out by the Property Appraiser.

FISCAL IMPACT

\$ 7,161,522

FUNDING IMPACT

Operating, Capital Budget and Other Funds

SOURCE OF FUNDING

Ad Valorem

SUPPORTING INFORMATION

Resolution 2025-109
Millage Rate Analysis

PAST ACTION

At the September 3, 2025, commission meeting, the town commission voted 5-0 to approve the first and final reading of Resolution 2025-106, which sets the FY 2025-2026 tentative millage rate.

RESOLUTION 2025-109

TOWN OF LADY LAKE, FLORIDA

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, ADOPTING THE FINAL PROPERTY TAX MILLAGE RATE TO BE LEVIED FOR FISCAL YEAR 2025—2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Lady Lake, Florida, has determined the amount of revenue required to meet the Town’s operating objectives for Fiscal Year 2025—2026; and

WHEREAS a portion of this operating revenue is derived from ad valorem tax receipts; and

WHEREAS the gross taxable value for operating purposes not exempt from taxation within Lake County has been certified by the Lake County Property Appraiser to the Town of Lady Lake as \$1,961,523,539.

NOW, THEREFORE, BE IT RESOLVED by the Town Commission of the Town of Lady Lake, Lake County, Florida, that the Fiscal Year 2025—2026 operating millage rate for the Town of Lady Lake is 3.6510 mills, which is greater than the rolled-back rate of 3.4273 mills by 6.53%.

This resolution shall take effect immediately upon adoption.

RESOLVED this 15th day of **September 2025**, in Lady Lake, Florida, by the Lady Lake Town Commission.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Kathleen Rosado, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

MILLAGE RATE ANALYSIS – FISCAL YEAR

Table 8: Taxable Value

Taxable Value	
Current Year gross Taxable value (L. 4 DR-420)	\$1,961,523,539
Prior Year Final Gross Taxable value (L. 7 DR-422)	\$1,814,800,011
Total increase in net taxable value this year resulted in an <u>7.12%</u> increase, which includes new construction of \$28,266,724 (L. 5) and increased values of \$158,955,035.	\$146,723,528

Table 9: Millage Rate/Ad Valorem Tax Comparison

	Millage Rate	Ad Valorem Taxes
Last year's millage rate is 6.53% higher than the current year's rolled back rate.	3.6510	\$7,161,522 x 95% = \$6,803,446
Current year rolled back rate, which is the amount needed to generate the same revenues as last year based on this year's taxable <u>value</u> less new construction. Requires at least three yes votes.	3.4273	\$6,722,730 x 95% = \$6,386,594
The majority vote maximum rate, which is 4.51% increase over the current year's rolled back rate and 1.89% decrease over last year's final rate. Requires at least three yes votes.	3.5819	\$7,025,981 x 95% = \$6,674,682
Two-thirds <u>vote</u> maximum rate, which is a 14.96% increase over the current year's rolled back rate. Requires at least four yes votes	3.9401	<u>\$7,728,599</u> x 95% = \$7,342,169

The required votes are based on the total membership of the Town Commission, rather than the membership present at the meeting.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2025-11 - Second and Final Reading - Adoption of Operating Budget for Fiscal Year 2025-2026. (Joella LeDonne)

AGENDA ITEM ID

20250915

DEPARTMENT

Finance

SUMMARY

Staff recommends approval of the second and final reading of Ordinance 2025-11, as presented regarding adoption of the Fiscal Year 2025-2026 budget.

This ordinance sets the Fiscal Year 2025-2026 Budget estimated revenues, expenditures, and expenses for the General Fund, the Special Revenue Fund and Utilities Fund.

Per State Statute Chapter 200.065, the Town of Lady Lake must hold a public hearing on the tentative millage rate and proposed budget. At this hearing, the Town Commission will approve the second and final reading of the budget ordinance after adoption of the tentative millage rate.

This hearing was advertised via the TRIM notice mailed out by the Property Appraiser.

FISCAL IMPACT

\$ 37,116,027

FUNDING IMPACT

Operating, Capital Budget and Other Funds

SUPPORTING INFORMATION

Ordinance 2025-11

Summary of Funds to be Reviewed

PUBLIC HEARINGS

The Commission approved the first reading of Ordinance 2025-11 on Wednesday, September 3, 2025, at 6 p.m. The second and final reading is scheduled for Monday, September 15, 2025, at 6 p.m.

1 **DRAFT ORDINANCE 2025-11**
2 **TOWN OF LADY LAKE, FLORIDA**

3 AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA,
4 ADOPTING THE OPERATING BUDGET FOR FISCAL YEAR OCTOBER 1, 2025
5 THROUGH SEPTEMBER 30, 2026 FOR THE TOWN OF LADY LAKE; SETTING
6 FORTH ANTICIPATED SOURCES OF REVENUE IN THE ESTIMATED AMOUNT
7 OF \$37,116,027; SETTING FORTH EXPENDITURES IN AN EQUIVALENT
8 AMOUNT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND
9 RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN
10 EFFECTIVE DATE.

11 **WHEREAS**, the Town Manager of the Town of Lady Lake has prepared the annual
12 report and budget for the Town of Lady Lake for fiscal year 2026 and has submitted same to
13 the Town Commission; and

14 **WHEREAS**, the proposed budget sets forth, in detail, information on revenues and
15 expenditures, including debt service, and comparative figures for preceding fiscal years; and

16 **WHEREAS**, the Town Commission has made a study of the recommended budget and
17 has made amendments thereto as indicated in the budget; and

18 **WHEREAS**, a general summary of the proposed budget has been duly advertised in a
19 newspaper of general circulation in the Town with notice to all citizens that the budget is
20 available for public inspection in the office of the Town Clerk; and

21 **WHEREAS**, a public hearing on the proposed budget has been conducted by the Town
22 Commission at 6 p.m. on September 15, 2025, in the Town Commission Chambers at 409
23 Fennell Blvd., Lady Lake, Florida.

24 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF**
25 **LADY LAKE, LAKE COUNTY, FLORIDA:**

26 Section 1. The following amounts are appropriated for various funds:

Fund #	Description	Amount
001	General Fund	\$ 26,123,234
101	Special Revenue Fund (Infrastructure Sales Tax)	3,889,816
401	Utilities Fund	<u>7,102,977</u>
		\$ 37,116,027

Section 2. The 2026 fiscal year budget for the Town of Lady Lake, as submitted by the Town Manager and as amended by the Town Commission to fund the amounts necessary for the successful operation of the Town departments, is hereby adopted.

Section 3. The budget adopted in the preceding section shall govern the expenditures of the Town during the ensuing fiscal year effective October 1, 2025 through September 30, 2026.

Section 4. Supplemental appropriations, reductions of appropriations, emergency appropriations, and interdepartmental transfers of appropriations may be effected by the Town Commission and the Town Manager as deemed necessary in strict compliance with the procedures specific in Article 7, Charter of the Town of Lady Lake, Florida.

Section 5. All ordinances, resolutions, or parts of ordinances or resolutions in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 6. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance, which can be given effect without the invalid provision, or application, and to this end, the provisions of this ordinance are declared severable.

Section 7. This ordinance shall become effective immediately upon final passage by the Town Commission.

PASSED AND ADOPTED this 15th day of **September, 2025**, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the second and final reading.

Town of Lady Lake, Florida

Ed Freeman

Attest:

Kathleen Rosado, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

BUDGET SUMMARY SCHEDULES

The budget was prepared using a millage rate of 3.6510

Table 1: Summary of Funds to Be Reviewed**Revenues and Expenditures/Expenses**

	Revenues	Expenditures/ Expenses
The General Fund	26,123,234	26,123,234
The Special Revenue Fund	3,889,816	3,889,816
The Utilities Fund	7,102,977	7,102,977
Total - All Funds	\$37,116,027	\$37,116,027

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

September 3, 2025

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.

Mayor Freeman verified with Deputy Town Clerk Osborne that this meeting was properly noticed.

CALL TO ORDER

INVOCATION

Ellen Pollock – New Covenant United Methodist Church

PLEDGE OF ALLEGIANCE

Led by Mayor Freeman

ROLL CALL

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

STAFF PRESENT

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; Becky Higgins, Senior Planner; Lieutenant Robert Tempesta, Lady Lake Police Department; Lieutenant Allen Greene, Lady Lake Police Department; Lieutenant James Dunagan, Lady Lake Police Department; Joella LeDonne, Finance Director; Brandi Carson, Assistant Finance Director; Aly Herman, Library Director; Elisha Poppacoda, Communications Director; Kathy Rosado, Town Clerk; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

A. PUBLIC HEARING

1. Resolution 2025-106 – First and Final Reading – Adoption of Tentative Millage Rate for FY 2025-2026. (Joella LeDonne)

Finance Director Joella LeDonne stated that Res. 2025-106 sets the Fiscal Year 2025-2026 tentative property tax millage rate of 3.6510 mills per \$1,000 taxable valuation, which is 6.53% greater than the current year's rolled back rate of 3.4273.

Per State Statute Chapter 200.065, the Town of Lady Lake must hold a public hearing on the tentative millage rate and proposed budget. At this hearing, the Town Commission will discuss the tentative millage rate, and if changed, re-compute its tentative millage rate and publicly announce the percent, if any, by which the re-computed tentative millage is greater than or less than the rolled-back rate and approve the resolution.

As a reminder, the Town Commission can increase the millage rate at this meeting, but at the second public hearing on September 15th, the Town Commission will not be able to increase it from what was approved at this meeting. This tentative rate, plus any other rate below this rate, requires an affirmative vote of three members of the Town Commission.

The hearing was advertised via the TRIM notice mailed out by the Property Appraiser.

The fiscal impact is \$7,161,522.

Commissioner Roberts stated that it is a value that the public understand that the ad valorem taxes from Lady Lake is one portion of their tax bill and it is only 25.9% of our total budget. She stated that most of the remaining portion of our budget is from other sources. She stressed that this is not a percentage increase from last year nor is it a decrease. It is an increase because the rate was not rolled back, and all the new buildings are included in the calculation for how much the increase is over last year. She estimated that there has been \$25 million of new value constructed in the last year.

Mayor Freeman stated that the public finds the term, "rolled back rate", confusing. He stated the public would understand this more easily if it were mentioned that taxes have been reduced.

Upon a motion by Commissioner Roberts and seconded by Commissioner Sage, the Commission approved the first and final reading of Resolution 2025-106, which sets the FY 2025-2026 tentative millage rate of 3.6510 mills per \$1,000 taxable valuation which is greater than the current year's rolled back rate of 3.4273 mills, by the following roll call vote:

Commissioner (Ward)	Vote
Regan (Four)	YES

Commissioner (Ward)	Vote
Gourlie (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

Motion passed by a vote of 5-0.

2. Ordinance 2025-11 – First Reading – Adoption of Operating Budget for Fiscal Year 2025-2026. (Joella LeDonne)

Finance Director Joella LeDonne stated that Ord. 2025-11 sets the Fiscal Year 2025-2026 estimated revenues, expenditures, and expenses for the general fund, the special revenue fund, and utilities fund.

Per State Statute Chapter 200.065, the Town of Lady Lake must hold a public hearing on the tentative millage rate and proposed budget. At this hearing, the Town Commission will amend and approve the first reading of the budget ordinance after adoption of the tentative millage rate.

The hearing was advertised via the TRIM notice mailed out by the Property Appraiser.

The fiscal impact is \$37,116,027.

Mayor Freeman verified with Ms. LeDonne that the proposed budget includes the changes made at the budget workshop.

Commissioner Gourlie stated there is a proposal on the agenda to add two paid holidays for the employees and inquired if this is included in the budget.

Ms. LeDonne stated it is not in the budget.

Mr. Lawrence clarified that the employees' salaries have been calculated and are included in the budget. Approving two paid holidays will not negatively impact the budget as the funds. If the commission denies the proposed two paid holidays, they will be regular work days.

Upon a motion by Commissioner Roberts and seconded by Commission Sage, the Commission approved the first reading of Ordinance 2025-11, by the following roll call vote:

Commissioner (Ward)	Vote
Regan (Four)	YES

Commissioner (Ward)	Vote
Gourlie (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

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

2 **B. PROCLAMATION**

3 **1. Proclaiming September 17-25, 2025, as Constitution Week**

4 Mayor Freeman read the proclamation aloud and presented it to members of the Daughters
5 of the American Revolution.

6 **C. CONSENT**

7 **1. August 18, 2025 – Town Commission Minutes**

8 **2. August 18, 2025 – Special Commission Conceptual Workshop Minutes**

9 **Commissioner Regan made a motion to approve the Consent Agenda as presented;**
10 **Commissioner Gourlie seconded. Motion carried 5-0.**

11 **D. NEW BUSINESS**

12 **1. Consideration of Approval to award a contract to M.T. Causley, LLC, providing for a**
13 **contracted building official, building inspection services, building plan review, and related**
14 **support services for the Town of Lady Lake. (Thad Carroll)**

15 Growth Management Director Thad Carroll stated that the town's present firm, Charles
16 Abbott, has had staffing issues and can no longer provide building inspection services to the
17 town.

18 Mr. Carroll stated that he researched adjacent municipalities for the services being provided
19 by third parties and found that M.T. Causley, who provided building inspection services to the
20 town from 2016 to 2022, was currently in the area.

21 Mr. Carroll advised that due to time constraints he could not advertise for a Request for
22 Proposal (RFP) for building services. In situations like this, piggybacking on an existing
23 contract with a neighboring municipality is the most cost-effective approach. He stated that
24 M.T. Causley has a contract with the City of Astatula. Mr. Carroll reviewed the rates of that

1 contract and found them to be comparable to the rates of the current contract with Charles
2 Abbott.

3 Mr. Carroll reiterated that he has worked with M. T. Causley in the past and does not
4 anticipate any loss of service when the new contract begins October 1, 2025.

5 Commissioner Regan inquired if Mr. Carroll was satisfied with their services.

6 Mr. Carroll replied affirmatively. He stated that the RFP process allows more time to review
7 the details of each proposal that is received such as the number of employees, what services
8 are provided, etc. He stated that the proposed contract with M. T. Causley includes building
9 official, building inspection, and plan review, and will be utilizing the rates as specified in the
10 contract written by the City of Astatula. He noted that he will not be utilizing the full contract
11 as it includes permit tech services and the Growth Management department has permit techs
12 on staff currently.

13 Commissioner Regan inquired if this will be an annual contract.

14 Mr. Carroll stated that the current contract expires in March 2026. If the City of Astatula
15 renews the contract, the town would continue to piggyback on the contract. He stated that
16 he will be on contact with the City of Astatula regarding this. If the City decides not to renew
17 the contract, this will allow enough time to go through the RFP process.

18 Commissioner Roberts inquired to the average RFP timeframe.

19 Mr. Carroll stated it is approximately 75 to 90 days. The initial advertising is posted for
20 approximately 30 days. Once the packets are received, a panel of four or five employees are
21 chosen to review the material for approximately three weeks. The panel convenes, the
22 proposals are ranked and a contractor is chosen. The chosen proposal is be presented to the
23 commission for approval.

24 Commissioner Sage inquired if a building inspector is currently on staff.

25 Mr. Carroll replied negatively, adding that there had been a building official in-house, yet
26 utilized a third party building inspector. Utilizing a third party contractor allows for multiple
27 inspectors in the event one employee does not come to work one day, another is available to
28 cover the shift.

29 Commissioner Sage inquired if a study was done regarding having a building official on staff
30 with a vehicle versus contracting with a third party.

31 Mr. Carroll reiterated that there had been a building official on staff with all benefits. He
32 stated that currently two employees would be required. Because this issue came up
33 unexpectedly, he did not have the funds in his budget for an additional two employees with

1 full benefits and two vehicles. He stated that the developments under construction will be
2 monitored to see the town's growth trend over the next year.

3 **Commissioner Roberts made a motion to award a contract to M.T. Causley, LLC, providing**
4 **for contracted building official, building inspection services, building plan review, and**
5 **related support services for the Town of Lady Lake; Commissioner Sage seconded. Motion**
6 **passed 5-0**

7 **2. Consideration of approval of the Fiscal Year 2025-2026 Holiday Schedule. (Tamika**
8 **DeLee/Bill Lawrence)**

9 Human Resources Director Tamika DeLee stated that she is proposing adding two additional
10 holidays to the schedule, Christmas Eve, December 24, and the federal holiday June 19,
11 Juneteenth.

12 **Commissioner Roberts made a motion to approve the Fiscal Year 2025-2026 Holiday**
13 **Schedule; Commissioner Regan seconded. Motion passed 5-0.**

14 **E. TOWN ATTORNEY'S REPORT**

15 Town Attorney Derek Schroth stated that the town was invited by the law firm that is
16 challenging Senate Bill 180 (SB 180), which is legislation that prohibits all local governments
17 from enacting any restrictions or regulations that are more stringent on development. He
18 stated that eight cities and two counties that have joined the lawsuit.

19 Attorney Schroth advised that the town does not need to join the lawsuit, yet it is the
20 commission's decision. He stated that he will continue to monitor the case and update the
21 commission as it moves through the courts.

22 Mayor Freeman stated that he has been asked by the offices of Representative Nan Cobb,
23 Senator Keith Truenow to review SB 180 and provide comments.

24 **TOWN MANAGER'S REPORT**

25 Mr. Lawrence introduced the new Assistant Finance Director, Brandi Carson.

26 Mr. Lawrence stated there is a Special Commission meeting on September 11, 2025, at
27 5:30p.m. for purposes of passing the resolutions for the Fire Protection Assessment and the
28 Solid Waste Assessment.

29 Mr. Lawrence announced the dates for upcoming events:

30 Father Daughter Dance - September 13, 2025

31 Spooky Park – October 18, 2025.

32 Boo Bash - October 25 (formerly Not-So-Scary Halloween)

1 Mr. Lawrence stated that 181 viewers have watched the meetings via Live Stream over the
2 past four months.

3 Mr. Lawrence stated that County Commissioner Tim Morris met with him and the mayor to
4 discuss county events, road infrastructure, growth and wastewater capacity. He stated that
5 Commissioner Morris understands Lady Lake and supports the town. He stated he
6 appreciates Commissioner Morris' efforts keeping in contact with him.

7 **MAYOR AND COMMISSIONER'S REPORT**

8 Commissioner Roberts stated that she attended the 2025 legislative meeting held by our
9 Florida State House representatives. She stated that Representative Nan Cobb and Senator
10 Truenow took part in facilitating the meeting.

11 Commissioner Roberts stated that County Commissioner Leslie Campion asked the legislative
12 delegation for funds for roads in Lake County, and it was well-received.

13 Commissioner Roberts stated that many people addressed the delegation requesting their
14 assistance for a variety of causes that are important to them. Many people are concerned
15 about the environment.

16 Mayor Freeman stated that he will be attending the Florida League of Mayors meeting on
17 September 17th. This is a two-day conference in Hollywood, FL.

18 Mayor Freeman stated that he and Town Manager Lawrence attended zoom meeting with a
19 company that aides towns with various retail strategies and designing downtown areas.

20 **PUBLIC COMMENTS**

21 Dr. Shawn Berry

22 Dr. Berry stated that he is a disabled veteran and a civil rights advocate. He stated the he is
23 present to put the council notice. He stated that two citizens who have been banished from
24 The Villages recently, one a disabled man in a wheelchair and the other a veteran who was
25 praying. He stated that town officers issued trespass warnings to these individuals that
26 equated to exile from the entire town of The Villages. He stated that the Florida Attorney
27 General issued guidance for local governments who use trespass powers to push citizens
28 from public streets and sidewalks. He warned that if a Lady Lake officer hands him one of
29 these unlawful notices he will pursue federal action under 42 U.S.C. § 1983.

30 Attorney Schroth advised that although it appears to be public sidewalks or public rights-of-
31 way in The Villages, it is The Villages that actually own a lot of those areas.

1 Attorney Schroth stated that Dr. Berry is correct in that if someone were to use their First
2 Amendment right while standing on a town-owned sidewalk, that is a public forum. He stated
3 that The Villages owns roads, buildings, sidewalks, and trees.

4 Attorney Schroth stated that he reviewed the video that Dr. Berry mentioned and found that
5 the police officers acted appropriately.

6 **ADJOURN**

7 There being no further business to discuss, the meeting adjourned at 6:53 p.m.

8 _____
9 Kathleen Rosado, Town Clerk

10 _____
11 Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2025-12 – First Reading – De-annexation – Taylor Long et al – An ordinance voluntarily De-annexing Nine Properties Totaling Approximately 20.69 acres, owned by Taylor and Turner Long, Kristen and Wade Pettis, ***** (Owner's Information Exempt Under Florida Law), Kayla and Daniel Davis, David Chiodo, David Carnecchia, Justine Carnecchia Life Estate, Debra Francis, and Scott Doree, located on the East and West Side of Carolina Avenue and north of Lake Griffin Road, within Lake County Florida. (Thad Carroll)

AGENDA ITEM ID

20250915

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Growth Management staff recommends approval of Ordinance 2025-12.

On Thursday, July 31, 2025, an application was filed with the Town of Lady Lake by Talyor Long on behalf of the owners of nine properties requesting to deannex said properties from the incorporated limits of the Town of Lady Lake. These properties are located on the east and west sides of Carolina Avenue and north of Lake Griffin Road, referenced by alternate keys 3871934, 3871935, 3871936, 3801614, 3801167, 1132584, 3809658, 3801615, and 1261023. The application requests the deannexation of approximately 20.69 acres from the incorporated limits of the Town of Lady Lake into unincorporated Lake County.

The subject properties lie within Section 16, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal descriptions and location maps were included with the submitted application. The properties are not served by the Town of Lady Lake utilities and are located along an unpaved road that is not maintained by the Town.

The deannexation application has been reviewed by the Technical Review Committee and determined to be complete. The application meets the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and Chapter 171.052, F.S. Criteria for Contraction of Municipal Boundaries. Ordinance 2025-12 and is ready for a recommendation by the Planning and Zoning Board.

Notices to inform the surrounding 28 property owners within 150 feet of the properties were

mailed on Monday, August 25, 2025. The property was also posted on Monday, August 25, 2025.

FISCAL IMPACT

Approximately \$4,619.29 in ad valorem taxes would not be collected annually, based on 2024 tax bills.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2025-12 was ready for consideration of recommendation by the Planning and Zoning Board.

At the September 8, 2025, meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2025-12 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The second and final reading is scheduled for Monday, October 6, 2025, at 6 p.m.

DRAFT ORDINANCE 2025-12
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE VOLUNTARILY CONTRACTING THE TOWN BOUNDARY BY DEANNEXING NINE PROPERTIES BEING APPROXIMATELY 20.69 ACRES, LOCATED NORTH OF LAKE GRIFFIN ROAD, ALONG CAROLINA AVENUE, MORE PARTICULARLY AND LEGALLY DESCRIBED IN EXHIBIT A, ATTACHED HERETO AND FULLY INCORPORATED HEREIN BY THIS REFERENCE; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Chapter 171, Florida Statutes, provides the exclusive method of municipal annexation or contraction in order to ensure sound urban development and efficient provision of urban services; and

WHEREAS, Taylor and Turner Long, Kristen and Wade Pettis, ***** (Owner's Information Exempt Under Florida Law), Kayla and Daniel Davis, David Chiodo, David Carnecchia, Justine Carnecchia Life Estate, Debra Francis, and Scott Doree owners of properties identified by alternate keys 3871934, 3871935, 3871936, 3801614, 3801167, 1132584, 3809658, 3801615, 1261023, respectively, hereafter referred to as "subject properties," such property described in Exhibit A, attached hereto and incorporated herein by this reference, contiguous to the corporate limits of the Town of Lady Lake; and

WHEREAS, the Town of Lady Lake, incorporated the subject properties west of Carolina Avenue by the recording of the original Town of Lady Lake plat on February 1, 1926 and the subject properties to the east of Carolina Avenue were annexed by Ordinance 2001-01 on January 3rd, 2001; and

WHEREAS, the Town wishes to deannex the subject properties as illustrated in Exhibit A, consistent with Chapter 171.052, F.S. Criteria for Contraction of Municipal Boundaries; and

WHEREAS, the subject properties do not lie between the municipal boundary and an area to be developed for urban purposes; and

1 **WHEREAS**, the subject properties do not lie between the Town and an area to be served by the
2 Town water or sewer service; and

3 **WHEREAS**, the subject properties are not adjacent on at least 60 percent of the combined
4 external boundaries to the municipal boundary and areas developed for urban purposes; and

5 **WHEREAS**, the subject properties are better served by Lake County for zoning and land
6 development regulation; and

7 **WHEREAS**, the contraction of the subject properties will not result in a portion of the Town
8 becoming non-contiguous with the rest of the municipality; and

9 **WHEREAS**, in the best interest of the public health, safety, and welfare of the citizens of; and

10 **WHEREAS**, The Town of Lady Lake, the Town Commission of the Town of Lady Lake desires to
11 contract the subject properties from the municipal boundaries of the Town of Lady Lake; and

12 **WHEREAS**, upon adoption of this Ordinance, the municipal boundary lines of the Town of Lady
13 Lake referenced in Town of Lady Lake Charter, Article II, Section 2.01, shall be redefined to
14 exclude the subject real property.

15 **NOW, THEREFORE, THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA**
16 **HEREBY ORDAINS, AS FOLLOWS:**

17 **Section 1. Recitals.** The foregoing recitals are true and correct and are fully incorporated
18 herein by this reference.

19 **Section 2. Contraction of Subject Properties.** The Subject Property and adjacent as illustrated
20 in Exhibit A shall be and is hereby deannexed from the Town of Lady Lake, Florida. The subject
21 properties shall be excluded from the existing boundaries of the Town of Lady Lake, Florida,
22 from the effective date of this ordinance.

23 **Section 3. Town Boundaries Redefined; Town of Lady Lake Charter Amended.** Pursuant to
24 Section 166.031(3), *Florida Statutes*, and Section 171.091, *Florida Statutes*, the Town of Lady
25 Lake Charter is hereby amended to redefine the corporate boundaries of the Town of Lady Lake
26 to exclude the subject properties described in Exhibit A of this ordinance. The Town Clerk shall
27 file the revised Town of Lady Lake Charter, Article II, Section 2.01, with the Department of State
28 within thirty days of the effective date of this ordinance. The Town Clerk shall also file this
29 ordinance with the Clerk of the Circuit Court of Lake County, the County Manager of Lake
30 County, and the Department of State within seven days of the effective date.

Section 4. Repeal of Prior Inconsistent Ordinances and Resolutions. All ordinances and resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed to the extent of the conflict.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. Effective Date. This Ordinance shall become effective immediately upon adoption by the Town Commission of the Town of Lady Lake, Florida, and pursuant to the Town Charter.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this ____ day of _____, 2025.

Town of Lady Lake, Florida

Ed Freeman, Mayor

ATTEST:

Kathleen Rosado, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

EXHIBIT A – Legal Descriptions and Map

LEGAL DESCRIPTION:

Parcel 1 – Alternate Key 3871934 – 439 Carolina Avenue

LADY LAKE, SLIGH & TEAGUE'S ADD N 151 FT OF LOT 37--LESS W 20 FT FOR RD R/W--PB 8 PG 9
ORB 5899 PG 1452

Parcel 2 – Alternate Key 3871934 – 433 Carolina Avenue

LADY LAKE, SLIGH & TEAGUE'S ADD FROM SW COR OF LOT 37 RUN N 0-01-22 E ALONG W LINE
363.29 FT FOR POB, CONT N 0-01-22 E 151 FT TO A POINT THAT IS S 0-01-22 W 151 FT FROM
NW COR OF SAID LOT 37, N 89-52-50 E 658.57 FT TO E LINE OF LOT 37, S 0-0-12 E 639.74 FT, N
18-37-57 W 515.42 FT, S 89-52-50 W 494 FT TO POB--LESS W 20 FT FOR RD R/W--BEING PART
OF LOTS 21, 22, 37 PB 8 PG 9 ORB 5861 PG 656

Parcel 3 – Alternate Key 3871936 – 427 Carolina Avenue

LADY LAKE, SLIGH & TEAGUE'S ADD FROM SW COR OF LOT 37 RUN N 0-01-22 E ALONG W LINE
212.29 FT FOR POB, CONT N 0-01-22 E 151 FT, N 89-52-50 E 494 FT, S 18-37-57 E 515.42 FT TO E
LINE OF SW 1/4 OF SEC 16-18-24, N 36-11-27 W 417.85 FT, S 89-52-50 W 412 FT TO POB--LESS
W 20 FT FOR RD R/W--BEING PART OF LOTS 21, 22, 37 PB 8 PG 9

Parcel 4 – Alternate Key 3801614 – 421 Carolina Avenue

LADY LAKE, SLIGH & TEAGUE'S ADD FROM SW COR OF LOT 37 RUN N 0-01-22 E ALONG W LINE
OF SAID LOT 37 A DIST OF 60.32 FT FOR POB, CONT N 0-01-22 E 151.97 FT, N 89-52-50 E 412 FT,
S 36-11-27 E 417.85 FT TO E LINE OF SW 1/4 OF SEC 16-18-24, N 56-23-59 W 288.05 FT, N 86-35-
04 W 419.61 FT TO POB--LESS W 20 FT FOR RD R/W--BEING PART OF LOTS 21, 22, 23, 37 PB 8
PG 9 ORB 5074 PG 395

Parcel 5 – Alternate Key 3801167 – 39526 Carolina Avenue

LADY LAKE, SLIGH & TEAGUE'S ADD BEG AT NW COR OF LOT 23, RUN S 0-01-22 W 125 FT, N 89-
55-11 E 658.87 FT TO E LINE OF SW 1/4 OF SEC 16, N 56-23-59 W 288.05 FT, N 86-35-04 W
419.61 FT TO W LINE OF LOT 37, S 0-01-22 W 60.32 FT TO POB--LESS W 20 FT FOR RD R/W--
BEING PART OF LOTS 21, 22, 23, 37 PB 8 PG 9 ORB 1965 PG 196 ORB 6095 PG 926

Parcel 6 – Alternate Key 1132584 – 39545 Carolina Avenue

LADY LAKE, SLIGH & TEAGUE'S ADD N 208.50 FT OF LOT 36 PB 8 PG 9 ORB 2192 PG 2150

1 **Parcel 7 – Alternate Key 3809658 – 39531 Carolina Avenue**

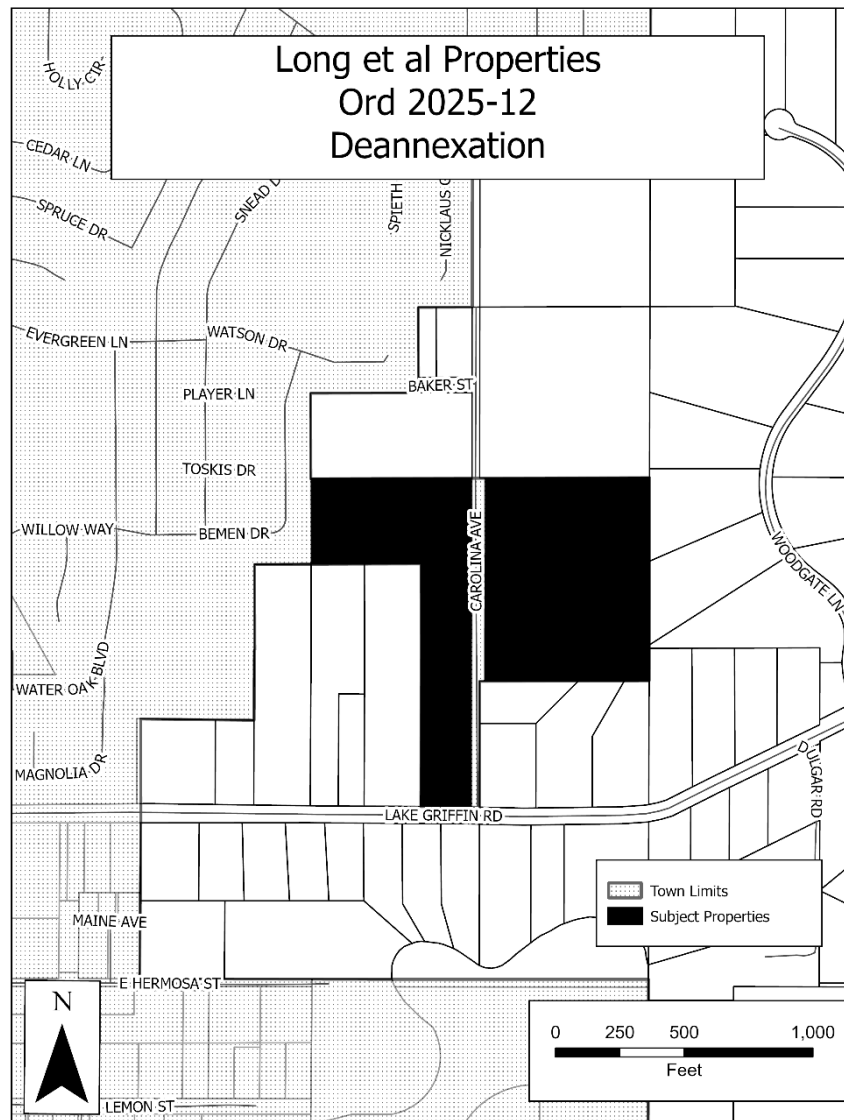
2 LADY LAKE, SLIGH & TEAGUE'S ADD S 123.92 FT OF N 332.42 FT OF LOT 36 PB 8 PG 9 ORB 2551
3 PG 2287 ORB 5809 PG 2037

4 **Parcel 8 – Alternate Key 3801615 – 39412 Carolina Avenue**

5 LADY LAKE, SLIGH & TEAGUE'S ADD N 231.34 FT OF E 198.08 FT OF S 1/2 OF LOT 36 PB 8 PG 9
6 ORB 1962 PG 842

7 **Parcel 9 – Alternate Key 1261023 – 2325 Lake Griffin Road**

8 LADY LAKE, SLIGH & TEAGUE'S ADD LOT 25--LESS W 10.84 FT, E 198.08 FT OF S 1/2 OF LOT 36--
9 LESS N 231.34 FT--PB 8 PG 9 ORB 2136 PG 1569 ORB 2191 PG 950



**TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
ANNEXATION APPLICATION**

OWNER'S INFORMATION

Owner's Name: Taylor Long
Mailing Address: 439 Carolina Ave Lady Lake FL 32159
Telephone Number: 352-272-2209 Email Address: TaylorLong@magnoliaclosings.com

APPLICANT'S INFORMATION

Applicant's Name: Taylor Long
Mailing Address: 439 Carolina Ave
Telephone Number: 352-272-2209 Email Address: Taylor Long @magnoliaclosings.com
Applicant is: ☒ Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Other

PROPERTY INFORMATION

Property Address/Location: see attached - multiple properties. ^{9 total}
Alternate Key: see attached - multiple properties.
Legal Description: see attached.

The property is located in the vicinity of the following streets:

Lake Griffin Rd.

Area of the Property: _____ Square Feet attached Acres

Utilities: _____ Central Water _____ Central Sewer ☒ Well ☒ Septic Tank

Existing County Zoning of Property: Lady Lake

Requested Town Zoning of Property: Lake County

Number, Square Footage and Present Use of the Existing Structures on the Property:

attached

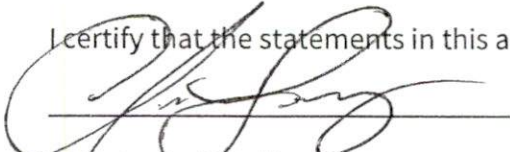
Proposed Use of Property: Residential

Have any land use applications been filed within the last year in connection with this property? ____ Yes X No. If yes, briefly describe the nature of the request:

Attach a list of owners' names and mailing addresses for all properties lying within a 150-foot radius surrounding the subject property legally described in this application.

This application must be accompanied by proof of ownership and authorization form the owner if represent by an agent or contract purchaser.

I certify that the statements in this application are true to the best of my knowledge.



Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND EIGHT COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: 7/31/25 Received by: 

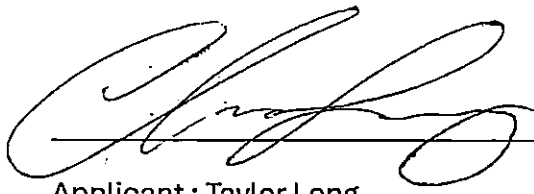
Annexation and Rezoning Fees Paid: \$1350⁰⁰

Justification Letter

The property owners located on Carolina Ave, Lady Lake FL 32159 are hereby requesting for de-annexation from the Town of Lady Lake and further more request to be annexed back into Lake County Zoning.

We currently have not past, present, or see in the future the need to be apart of the annexation with Town of Lady Lake due to the following reasons:

1. Town of Lady Lake will not pave the road at the Town of Lady Lake's cost. We additionally do not receive any road maintenance services. Carolina Ave is not paved, graveled, or mulched. The responsibility falls on the home owners to fix the road, even when it becomes un-passable for USPS. In the fall of 2024 the USPS vehicle became stuck in the middle of the road due to flooding and pot holes and being un-maintained, too which we had to help them get un-stuck.
2. Town of Lady Lake emergency services are not provided. There have been several occasions we have seen Lake County Fire, Lake County EMT, and Lake County Police Department come to homes located off Carolina Ave.
3. Town of Lady Lake does not provide Utilities to anyone located near or on Carolina Ave. All properties on Carolina Ave are Well/Septic. Electric is serviced through Duke Energy.
4. Several property owners on Carolina Ave are already located in Lake County Zoning. There are 14 owners down Carolina Ave, to which 9 are zoned with Lady Lake. It would be practical to have everyone zoned with Lake County considering the surrounding homes on Lake Griffin Rd are also all located in Lake County Zoning.



Applicant : Taylor Long

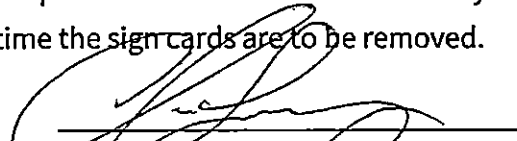
APPLICANT'S AFFIDAVIT- ANNEXATION

STATE OF FLORIDA

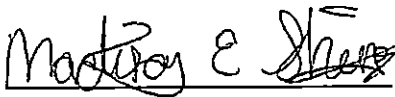
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Taylor Long, who being by me first duly sworn on oath, deposes and says:

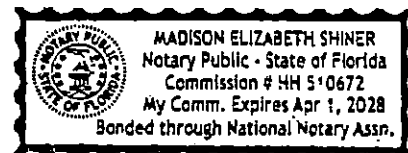
1. That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
2. That the submittal requirements for the application have been completed and attached hereto as part of this application.
3. That the applicant desires Annexation with a Lake County zoning classification to allow: De-Annexation from City of Lady Lake.
4. That the sign cards will be posted two weeks prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.


Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 28 day of march, 2025, by Taylor Long, who is personally known to me or who has produced FL DL as identification and who did (did not) take an oath.



Notary Public



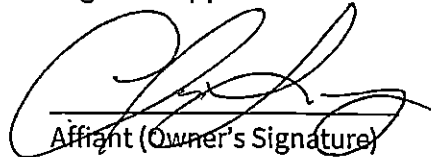
**TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
OWNER'S AFFIDAVIT- ANNEXATION**

STATE OF FLORIDA

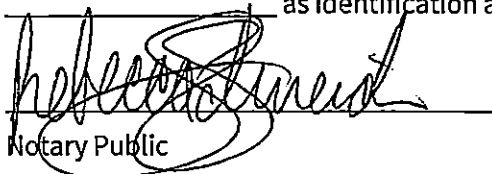
COUNTY OF LAKE

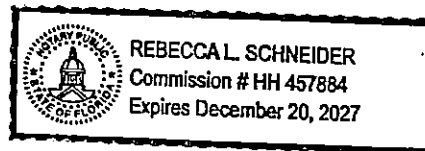
Before me, the undersigned authority personally appeared Taylor Long, who being by me first duly sworn on oath, deposes and says:

1. That he is the fee-simple owner of the property legally described on page one of this application.
2. That he desires approval for annexation with Lake County zoning classification to allow De-annexation from Town of Lady Lake.
3. That he has appointed herself to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.


Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 6th day of August, 2025 by Taylor Long, who is personally known to me or who has produced as identification and who did (did not) take an oath.


Notary Public



NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

PROPERTY RECORD CARD

General Information

Name:	LONG TAYLOR & TURNER	Alternate Key:	3871934
Mailing Address:	439 CAROLINA AVE LADY LAKE, FL 32159 Update Mailing Address	Parcel Number: ①	16-18-24-0600-000-03700
		Millage Group and City:	00LL Lady Lake
		2024 Total Certified Millage Rate:	16.7274
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	439 CAROLINA AVE LADY LAKE FL, 32159	Property Name:	— Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	LADY LAKE, SLIGH & TEAGUE'S ADD N 151 FT OF LOT 37--LESS W 20 FT FOR RD R/W--PB 8 PG 9 ORB 5899 PG 1452		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		2.210	Acre		\$109,395.00	\$109,395.00

[Click here for Zoning Info](#) ①
 [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$210,858.00		
Summary			
Year Built: 2023	Total Living Area: 1732 ①	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
<i>Incorrect Bedroom, Bath, or other information?</i> ①			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	BRICK/BLOCK STUCCO OR SIDING (03)	1.00	1732
GARAGE FINISH (GAR)		1.00	253
OPEN PORCH FINISHED (OPF)		1.00	24
PATIO UNCOVERED (PAT)		1.00	200

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-03700	LE-98126	3871934	00LL

LONG TAYLOR & TURNER
439 CAROLINA AVE
LADY LAKE, FL 32159

439 CAROLINA AVE

LADY LAKE, SLIGH & TEAGUE'S ADD N 151
FT OF LOT 37--LESS W 20 FT FOR RD
R/W--PB 8 PG 9 ORB 5899 PG 1452



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES levied
LAKE COUNTY GENERAL	290,386	50,000	240,386	5.0364	1,210.68
AMBULANCE MSTU	290,386	50,000	240,386	0.4629	111.27
ENVIRON LAND PURCHASE	290,386	50,000	240,386	0.0918	22.07
FIRE MSTU	290,386	50,000	240,386	0.4800	115.39
WATER AUTHORITY	290,386	50,000	240,386	0.2940	70.67
PUBLIC SCHOOLS					
BY STATE LAW	290,386	25,000	265,386	3.1240	829.07
BY LOCAL BOARD	290,386	25,000	265,386	2.9980	795.63
TOWN OF LADY LAKE	290,386	50,000	240,386	3.6510	877.65
ST JOHNS WATER MGMT	290,386	50,000	240,386	0.1793	43.10
N LAKE CNTY HOSP	290,386	50,000	240,386	0.4100	98.56
TOTAL:				16.7274	\$4,174.09

NON-AD VALOREM ASSESSMENTS		
TAXING AUTHORITY	RATE	AMOUNT
F043 FIRE RESIDENTIAL		415.00
CL56 LADY LAKE SOLID WASTE		185.00
NON-AD VALOREM ASSESSMENTS:		\$600.00

COMBINED TAXES AND ASSESSMENTS: \$4,774.09

If Paid By	Dec 31, 2024			
Please Pay	\$0.00			

Paid 12/02/2024 Receipt # 2024-00222880 \$4,583.13

DAVID W. JORDAN

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

LAKE COUNTY TAX COLLECTOR

2024 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Dec 31, 2024			
Please Pay	\$0.00			

439 CAROLINA AVE

LONG TAYLOR & TURNER
439 CAROLINA AVE
LADY LAKE, FL 32159

LADY LAKE, SLIGH & TEAGUE'S ADD N 151 FT
OF LOT 37--LESS W 20 FT FOR RD R/W--PB 8
PG 9 ORB 5899 PG 1452

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-03700	LE-98126	3871934	00LL

Paid 12/02/2024 Receipt # 2024-00222880 \$4,583.13



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Brandy Valentin
Equitable Title of Dr. Phillips, LLC
6900 Turkey Lake Road, Suite 1-10
Orlando, FL 32819
DP220076

Property Appraisers Parcel Identification (Folio) Number:
1618240600-000-03700

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made this 14th day of February, 2022 by Shaista Malik, a married woman herein called the grantor(s), to Taylor Long and Turner Long, wife and husband whose post office address is

3935 GRIFFIN AVE, LADY LAKE FL 32159
hereinafter called the Grantee(s):

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of EIGHTY SIX THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (U.S. \$86,500.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Lake County, State of Florida, viz.:

THE NORTH 151.00 FEET OF LOT 37, SLIGH AND TEAGUE ADDITION TO THE TOWN OF LADY LAKE, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 9, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THE WEST 20 FEET THEREOF FOR ROAD RIGHT OF WAY.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF GRANTOR. GRANTOR RESIDES AT: 5208 Highland RD
Midnetonka, MN 55345

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor(s) hereby covenant(s) with said grantee(s) that the grantor(s) is/are lawfully seized of said land in fee simple; that the grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said grantor(s) has/have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Annis Surmanis
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Kimberly Miller
Witness #2 Printed Name

[Signature]
Shaista Malik

Whose mailing address is:

5208 Highland Rd
Minnetonka, MN 55345

State of
County of

MN
Hennepin

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 10 day of Feb, 2022, by Shaista Malik, she () is personally known to me or (☒) has produced DL as identification.

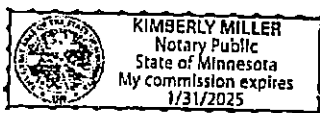
SEAL

[Signature]
Notary Public

Kimberly Miller
Printed Notary Name

My Commission Expires:

1/31/25



Page 2- Warranty Deed

TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
OWNER'S AFFIDAVIT- ANNEXATION

STATE OF FLORIDA

COUNTY OF LAKE

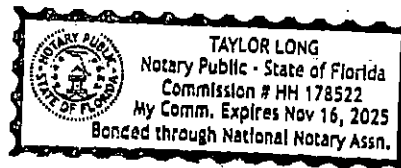
Before me, the undersigned authority personally appeared DAVID CHIODO, who being by me first duly sworn on oath, deposes and says:

1. That he is the fee-simple owner of the property legally described on page one of this application.
2. That he desires approval for annexation with Lake County zoning classification to allow De-Annexation from City of Lady Lake.
3. That he has appointed Taylor Long to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

David Chiodo
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 13 day of march, 2025, by David Chiodo, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

[Signature]
Notary Public



NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

APPLICANT'S AFFIDAVIT- ANNEXATION

STATE OF FLORIDA

COUNTY OF LAKE

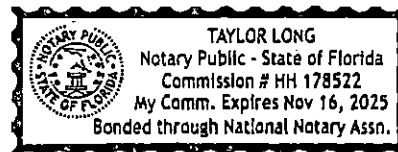
Before me, the undersigned authority personally appeared DAVID CHIODO, who being by me first duly sworn on oath, deposes and says:

1. That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
2. That the submittal requirements for the application have been completed and attached hereto as part of this application.
3. That the applicant desires Annexation with a Lake County zoning classification to allow: De-Annexation from City of Lady Lake.
4. That the sign cards will be posted two weeks prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

David Chiodo
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 13 day of march 2025 by David Chiodo, who is personally known to me or who has produced FL DL as identification and who did (did not) take an oath.

[Signature]
Notary Public



PROPERTY RECORD CARD

General Information

Name:	CHIODO DAVID L	Alternate Key:	3801167
Mailing Address:	39526 CAROLINA AVE LADY LAKE, FL 32159 Update Mailing Address	Parcel Number: ①	16-18-24-0600-000-02100
		Millage Group and City:	00LL Lady Lake
		2024 Total Certified Millage Rate:	16.7274
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	39526 CAROLINA AVE LADY LAKE FL, 32159	Property Name:	Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	LADY LAKE, SLIGH & TEAGUE'S ADD BEG AT NW COR OF LOT 23, RUN S 0-01-22 W 125 FT, N 89-55-11 E 658.87 FT TO E LINE OF SW 1/4 OF SEC 16, N 56-23-59 W 288.05 FT, N 86-35-04 W 419.61 FT TO W LINE OF LOT 37, S 0-01-22 W 60.32 FT TO POB-LESS W 20 FT FOR RD R/W-BEING PART OF LOTS 21, 22, 23, 37 PB 8 PG 9 ORB 1965 PG 196 ORB 6095 PG 926		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY LAKE FRONTAGE (0103)	0	0		1.820	Acre		\$163,800.00	\$163,800.00
2	WETLAND (9600)	0	0		0.200	Acre		\$9.00	\$9.00

[Click here for Zoning Info](#) ①
 [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$153,619.00		
Summary			
Year Built: 1946	Total Living Area: 1870 ①	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ①			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
CARPORT/POLE SHED UNFINISHED (CPU)		1.00	210

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-02100		3801167	00LL

CHIDO DAVID L
39526 CAROLINA AVE
LADY LAKE, FL 32159

39526 CAROLINA AVE

LADY LAKE, SLIGH & TEAGUE'S ADD BEG AT
NW COR OF LOT 23, RUN S 0-01-22 W 125
FT, N 89-55-11 E 658.87 FT TO E LINE OF
SW 1/4 OF SEC 16, N

See Additional Legal on Tax Roll



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR - PO BOX 327 - TAVARES, FL 32778-0327 - 352-343-9602

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES DEDUCT	
LAKE COUNTY GENERAL	77,310	50,000	27,310	5.0364	137.54	
AMBULANCE MSTU	77,310	50,000	27,310	0.4629	12.64	
ENVIRON LAND PURCHASE	77,310	50,000	27,310	0.0918	2.51	
FIRE MSTU	77,310	50,000	27,310	0.4800	13.11	
WATER AUTHORITY	77,310	50,000	27,310	0.2940	8.03	
PUBLIC SCHOOLS						
BY STATE LAW	77,310	25,000	52,310	3.1240	163.42	
BY LOCAL BOARD	77,310	25,000	52,310	2.9980	156.83	
TOWN OF LADY LAKE	77,310	50,000	27,310	3.6510	99.71	
ST JOHNS WATER MGMT	77,310	50,000	27,310	0.1793	4.90	
N LAKE CNTY HOSP	77,310	50,000	27,310	0.4100	11.20	
TOTAL:				16.7274	\$609.89	

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	RATE	AMOUNT	
F043 FIRE RESIDENTIAL		415.00	
CL56 LADY LAKE SOLID WASTE		185.00	
NON-AD VALOREM ASSESSMENTS:			\$600.00

COMBINED TAXES AND ASSESSMENTS: \$1,209.89

PAID BY	Nov 30, 2024			
PLEASE PAY	\$0.00			

Paid 11/13/2024 Receipt # 2024-00166824 \$1,161.49

DAVID W. JORDAN

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

LAKE COUNTY TAX COLLECTOR

2024 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR - PO BOX 327 - TAVARES, FL 32778-0327 - 352-343-9602

PAID BY	Nov 30, 2024			
PLEASE PAY	\$0.00			

39526 CAROLINA AVE

CHIDO DAVID L
39526 CAROLINA AVE
LADY LAKE, FL 32159

LADY LAKE, SLIGH & TEAGUE'S ADD BEG AT
NW COR OF LOT 23, RUN S 0-01-22 W 125 FT,
N 89-55-11 E 658.87 FT TO E LINE OF SW 1/4
OF SEC 16, N

See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-02100		3801167	00LL

Paid 11/13/2024 Receipt # 2024-00166824 \$1,161.49





This instrument prepared by/return to:
Katherine A. Barski, Esquire
Bogin, Munns & Munns, P.A.
8564 E. County Road 466, Suite 102
The Villages, FL 32162
Telephone: 352-391-6031

Parcel Identification No.: 16-18-24-0600-000-02100

WARRANTY DEED

THIS WARRANTY DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

THIS INDENTURE, made this 14th day of February, 2023, by David Chiodo, an unmarried widower, whose address is 39526 Carolina Ave., Lady Lake, FL 32159 (the "Grantor") and David Lynn Chiodo, as Trustee of the David Lynn Chiodo Revocable Trust, dated February 14, 2023, as may be amended, with full power and authority to protect, conserve, and to sell or to lease or to encumber or otherwise to manage and dispose of the real property described herein, whose address is 39526 Carolina Ave., Lady Lake, FL 32159 (the "Grantee").

WITNESSETH, that the Grantor for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee's successors and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, to wit:

See attached Exhibit "A".

SUBJECT TO restrictions, reservations, covenants, easements, and limitations of record.

Together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

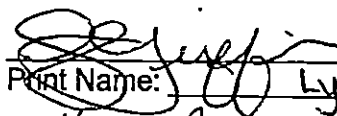
IT IS HEREBY CERTIFIED that David Lynn Chiodo is entitled to the use and occupancy as to an equitable life estate in real property under the terms of the David Lynn Chiodo Revocable Trust, dated February 14, 2023; therefore, having sufficient title to claim homestead exemption in compliance with the Rules of the State of Florida, Department of Revenue, Division of Ad Valorem Tax, Chapter 12D-7.011 (AGO 90-70).

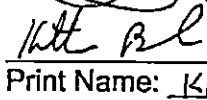
Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

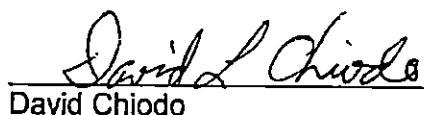
This transaction is exempt from documentary stamps pursuant to Florida Administrative Code § 12B-4.013.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

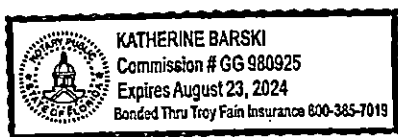

Print Name: Lynda Griffin


Print Name: Katherine Barski


David Chiodo

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of physical presence, this 14th day of February, 2023, by David Chiodo, who [] is personally known to me or who [] produced FL DL as identification.




Notary Public State of Florida

Exhibit "A"

That part of Lot 37 and the North 125 feet of Lots 21, 22 and 23, (as measured parallel to the South line of Lot 37) of Sligh and Teague Addition, to the Town of Lady Lake, Florida. According to the Official Record Plat thereof as recorded in Plat Book 8, Page 9, Public Records of lake County, Florida, described as follows: Begin at the Northwest corner of aforementioned Lot 23, Run South 0°01'22" West along the West line of said Lot 23, 125.00 feet, thence North 89°55'11" East Parallel to the South line of aforesaid Lot 35, 658.87 feet to the East line of the Southwest ¼ of Section 16, Township 18 South, Range 24 East, thence North 56°23'59" West 288.05 feet, thence North 86°35'04" West 419.61 feet to the West line of aforementioned Lot 37, thence South 0°01'22" West along said West line 60.32 feet To the Point of Beginning. Less the West 20 feet Thereof for road right of way.

TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
OWNER'S AFFIDAVIT- ANNEXATION

STATE OF FLORIDA

COUNTY OF LAKE

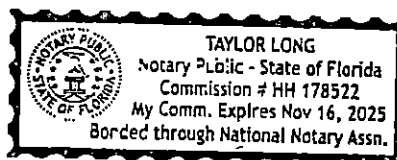
Before me, the undersigned authority personally appeared Hayla J. Davis, who
being by me first duly sworn on oath, deposes and says:

1. That he is the fee-simple owner of the property legally described on page
one of this application.
2. That he desires approval for annexation with Lake County zoning
classification to allow De-Annexation from City of Lady Lake.
3. That he has appointed Taylor Long to act as agent in
his behalf to accomplish the above. The Owner is required to complete the
APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in
his stead.

Hayla J. Davis
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 23 day of march,
2025 by Hayla J. Davis, who is personally known to me or who has
produced FL DL as identification and who did (did not) take an oath.

[Signature]
Notary Public



NOTE

All applications shall be signed by the owner of the property, or some person duly
authorized by the owner to sign. This authority authorizing a person other than the
owner to sign must be attached.

APPLICANT'S AFFIDAVIT- ANNEXATION

STATE OF FLORIDA

COUNTY OF LAKE

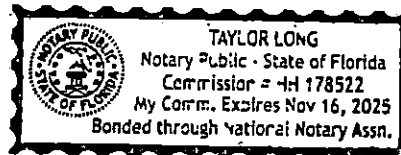
Before me, the undersigned authority personally appeared Mayla J. Davis, who being by me first duly sworn on oath, deposes and says:

1. That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
2. That the submittal requirements for the application have been completed and attached hereto as part of this application.
3. That the applicant desires Annexation with a Lake County zoning classification to allow: De-Annexation from City of Lady Lake.
4. That the sign cards will be posted two weeks prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

Mayla J. Davis
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 23 day of March, 2025, by Mayla J. Davis, who is personally known to me or who has produced FLDL as identification and who did (did not) take an oath.

[Signature]
Notary Public



PROPERTY RECORD CARD

General Information

Name:	DAVIS DANIEL C & KAYLA J	Alternate Key:	3801614
Mailing Address:	421 CAROLINA AVE LADY LAKE, FL 32159 Update Mailing Address	Parcel Number: ⓘ	16-18-24-0600-000-02101
		Millage Group and City:	00LL Lady Lake
		2024 Total Certified Millage Rate:	16.7274
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	421 CAROLINA AVE LADY LAKE FL, 32159	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LADY LAKE, SLIGH & TEAGUE'S ADD FROM SW COR OF LOT 37 RUN N 0-01-22 E ALONG W LINE OF SAID LOT 37 A DIST OF 60.32 FT FOR POB, CONT N 0-01-22 E 151.97 FT, N 89-52-50 E 412 FT, S 36-11-27 E 417.85 FT TO E LINE OF SW 1/4 OF SEC 16-18-24, N 56-23-59 W 288.05 FT, N 86-35-04 W 419.61 FT TO POB--LESS W 20 FT FOR RD R/W--BEING PART OF LOTS 21, 22, 23, 37 PB 8 PG 9 ORB 5074 PG 395		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY LAKE FRONTAGE (0103)	0	0		1.760	Acre		\$158,400.00	\$158,400.00
2	WETLAND (9600)	0	0		0.220	Acre		\$10.00	\$10.00

[Click here for Zoning Info ⓘ](#)
[FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$181,218.00		
Summary			
Year Built: 2011	Total Living Area: 1320 ⓘ	Central A/C: Yes	Fireplaces: 1
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-02101	CL-0041427	3801614	00LL

DAVIS DANIEL C & KAYLA J
421 CAROLINA AVE
LADY LAKE, FL 32159

421 CAROLINA AVE

LADY LAKE, SLIGH & TEAGUE'S ADD FROM
SW COR OF LOT 37 RUN N 0-01-22 E
ALONG W LINE OF SAID LOT 37 A DIST OF
60.32 FT FOR POB, CONT N 0-01-2
See Additional Legal on Tax Roll



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	226,530	50,000	176,530	5.0364	889.08
AMBULANCE MSTU	226,530	50,000	176,530	0.4629	81.72
ENVIRON LAND PURCHASE	226,530	50,000	176,530	0.0918	16.21
FIRE MSTU	226,530	50,000	176,530	0.4800	84.73
WATER AUTHORITY	226,530	50,000	176,530	0.2940	51.90
PUBLIC SCHOOLS					
BY STATE LAW	226,530	25,000	201,530	3.1240	629.58
BY LOCAL BOARD	226,530	25,000	201,530	2.9980	604.19
TOWN OF LADY LAKE	226,530	50,000	176,530	3.6510	644.51
ST JOHNS WATER MGMT	226,530	50,000	176,530	0.1793	31.65
N LAKE CNTY HOSP	226,530	50,000	176,530	0.4100	72.38
TOTAL:				16.7274	\$3,105.95

NON-AD VALOREM ASSESSMENTS		
TAXING AUTHORITY	RATE	AMOUNT
F043 FIRE RESIDENTIAL		415.00
CL56 LADY LAKE SOLID WASTE		185.00
NON-AD VALOREM ASSESSMENTS:		\$600.00

COMBINED TAXES AND ASSESSMENTS: \$3,705.95

If Paid By	Nov 30, 2024			
Please Pay	\$0.00			

Paid 11/26/2024 Receipt # 2024-00213218 \$3,557.71

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602

If Paid By	Nov 30, 2024			
Please Pay	\$0.00			

421 CAROLINA AVE

DAVIS DANIEL C & KAYLA J
421 CAROLINA AVE
LADY LAKE, FL 32159

LADY LAKE, SLIGH & TEAGUE'S ADD FROM SW
COR OF LOT 37 RUN N 0-01-22 E ALONG W
LINE OF SAID LOT 37 A DIST OF 60.32 FT FOR
POB, CONT N 0-01-2
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-02101	CL-0041427	3801614	00LL

Paid 11/26/2024 Receipt # 2024-00213218 \$3,557.71



① 10.00-K
1365-00-DS

Prepared by: Donna Dolan
Affiliated Title of Central Florida, Ltd.
10935 SE 177 Place, Suite 302 & 303
Summerfield, Florida 34491
File Number: 18-160

Return to:
271
Road #1
671



General Warranty Deed

Made this February 22, 2018 A.D. By Michelle Marie Boone, a single person, hereinafter called the grantor, to Daniel Cody Davis and Kayla Joy Davis, husband and wife, address: 421 Carolina Ave., Lady Lake, FL, hereinafter called the grantee: 32159

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Florida, viz:

Tract 2

That part of Lot 37 and the North 125 feet of Lots 21, 22 and 23 (as measured parallel to the South line of Lot 37) of SLIGH AND TEAGUE ADDITION, to the Town of Lady Lake, Florida, according to the Official Record Plat thereof as recorded in Plat Book 8, Page 9, Public Records of Lake County, Florida, described as follows:

Commence at the Southwest corner of aforementioned Lot 37, run North 0°01'22"East along the West line of said Lot 37, 60.32 feet to the point of beginning; thence continue North 0°01'22"East along said West line 151.97 feet, thence North 89°52'50"East 412.00 feet, thence South 36°11'27"East 417.85 feet to the East line of the Southwest 1/4 of Section 16, Township 18 South, Range 24 East, thence North 56°23'59"West 288.05 feet, thence North 86°35'04"West 419.61 feet to the point of beginning. Less the West 20 feet thereof for road right of way.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 Sign:

Witness 1 Print:

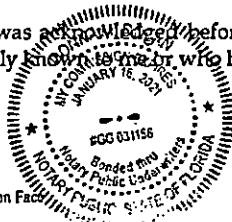
Witness 2 Sign:

Witness 2 Print:

State of Florida County of Marion

The foregoing instrument was acknowledged before me this 22nd day of February, 2018, by Michelle Marie Boone, who is/are personally known to me or who has produced driver's license as identification.

NOTARY SEAL



Michelle Marie Boone

address: 10712 CR 209
Oxford, FL 34484

Notary Public Signature:
Print Name:
My Commission Expires:

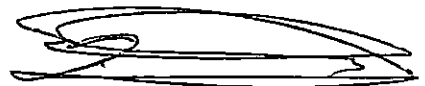
Donna M. Dolan
1-16-21

TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
OWNER'S AFFIDAVIT- ANNEXATION

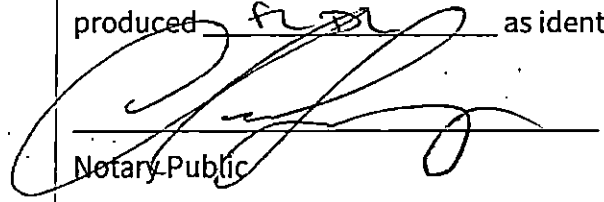
STATE OF FLORIDA
COUNTY OF LAKE

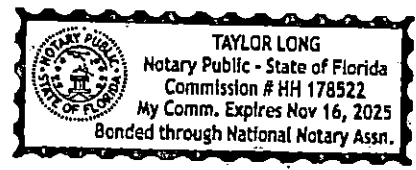
Before me, the undersigned authority personally appeared David Carnecchia, who
being by me first duly sworn on oath, deposes and says:

1. That he is the fee-simple owner of the property legally described on page one of this application.
2. That he desires approval for annexation with Lake County zoning classification to allow De-Annexation from City of Lady Lake.
3. That he has appointed Taylor Long to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.


Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 13 day of march, 2025 by David Carnecchia, who is personally known to me or who has produced FL ID as identification and who did (did not) take an oath.


Notary Public



NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

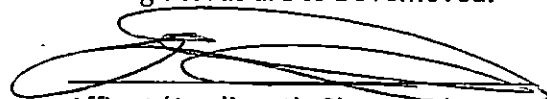
APPLICANT'S AFFIDAVIT- ANNEXATION

STATE OF FLORIDA

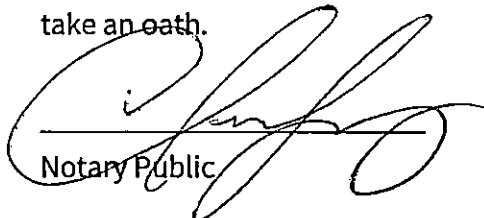
COUNTY OF LAKE

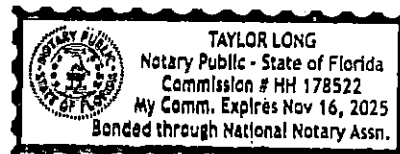
Before me, the undersigned authority personally appeared David Carneccchia, who being by me first duly sworn on oath, deposes and says:

1. That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
2. That the submittal requirements for the application have been completed and attached hereto as part of this application.
3. That the applicant desires Annexation with a Lake County zoning classification to allow: De-Annexation from City of Lady Lake.
4. That the sign cards will be posted two weeks prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.


Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 13 day of March, 2025 by David Carneccchia, who is personally known to me or who has produced FLDL as identification and who did (did not) take an oath.


Notary Public



PROPERTY RECORD CARD

General Information

Name:	CARNECCHIA DAVID P	Alternate Key:	1132584
Mailing Address:	39545 CAROLINA AVE LADY LAKE, FL 32159 Update Mailing Address	Parcel Number: ①	16-18-24- 0600-000- 03600
		Millage Group and City:	00LL Lady Lake
		2024 Total Certified Millage Rate:	16.7274
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	39545 CAROLINA AVE LADY LAKE FL, 32159	Property Name:	-- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	LADY LAKE, SLIGH & TEAGUE'S ADD N 208.50 FT OF LOT 36 PB 8 PG 9 ORB 2192 PG 2150		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	MANUFACTURED HOME (0230)	0	0		3.010	Acre		\$148,995.00	\$148,995.00

[Click here for Zoning Info](#) ① [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$217,733.00		
Summary			
Year Built: 2002	Total Living Area: 2108 ①	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
<i>Incorrect Bedroom, Bath, or other information?</i> ①			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH. (01)	1.00	2108

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-03600	CL-0012251	1132584	00LL

CARNECCHIA DAVID P
39545 CAROLINA AVE
LADY LAKE, FL 32159

39545 CAROLINA AVE

LADY LAKE, SLIGH & TEAGUE'S ADD N
208.50 FT OF LOT 36 PB 8 PG 9 ORB 2192
PG 2150



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	131,330	50,000	81,330	5.0364	409.61
AMBULANCE MSTU	131,330	50,000	81,330	0.4629	37.65
ENVIRON LAND PURCHASE	131,330	50,000	81,330	0.0918	7.47
FIRE MSTU	131,330	50,000	81,330	0.4800	39.04
WATER AUTHORITY	131,330	50,000	81,330	0.2940	23.91
PUBLIC SCHOOLS					
BY STATE LAW	131,330	25,000	106,330	3.1240	332.17
BY LOCAL BOARD	131,330	25,000	106,330	2.9980	318.78
TOWN OF LADY LAKE	131,330	50,000	81,330	3.6510	296.94
ST JOHNS WATER MGMT	131,330	50,000	81,330	0.1793	14.58
N LAKE CNTY HOSP	131,330	50,000	81,330	0.4100	33.35
TOTAL:				16.7274	\$1,513.50

NON-AD VALOREM ASSESSMENTS	RATE	AMOUNT
F043 FIRE RESIDENTIAL		415.00
CL56 LADY LAKE SOLID WASTE		185.00
NON-AD VALOREM ASSESSMENTS:		\$600.00

COMBINED TAXES AND ASSESSMENTS: \$2,113.50

If Paid By	Nov 30, 2024			
Please Pay To	\$0.00			

Paid 11/26/2024 Receipt # 2024-00213361 \$2,028.96

DAVID W. JORDAN

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

LAKE COUNTY TAX COLLECTOR

2024 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602

If Paid By	Nov 30, 2024			
Please Pay To	\$0.00			

39545 CAROLINA AVE

CARNECCHIA DAVID P
39545 CAROLINA AVE
LADY LAKE, FL 32159

LADY LAKE, SLIGH & TEAGUE'S ADD N 208.50
FT OF LOT 36 PB 8 PG 9 ORB 2192 PG 2150

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-03600	CL-0012251	1132584	00LL

Paid 11/26/2024 Receipt # 2024-00213361 \$2,028.96



CFN 2002111809
Bk 02192 Pg 2150; (1pg)
DATE: 10/18/2002 10:43:53 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 5.00
TRUST FUND 1.00
DEED DOC 290.50

Prepared by and return to:
Terry T. Neal
Attorney at Law
Terry T. Neal, P.A.
Post Office Box 490327
Leesburg, FL 34749-0327
352-323-8000
File No.: 1838

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of October, 2002 between

Jerold Francis, a married man, whose post office address is 33625 Dolores Court, Leesburg, FL 34788,
grantor, and David P. Carnecchia, a married man, whose post office address is 38848 Lake Ella Drive, Lady
Lake, FL 32159, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County Florida to-wit:

The North 208.50 feet of Lot 36 of Sligh and Teague Addition to the Town of Lady Lake, Florida, according to the plat or map thereof recorded in Plat Book 8, Page 9, Public Records of Lake County, Florida.

Parcel Identification Number: 161824-0900-000-03600

and

The South 123.92 feet of the North 332.43 feet of Lot 36 of Sligh and Teague Addition to the Town of Lady Lake, Florida, according to the plat or map thereof recorded in Plat Book 8, Page 9, Public Records of Lake County, Florida.

Parcel Identification Number: 161824-0900-000-03602

THE ABOVE-REFERENCED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001, and subject to all easements and restrictions of record.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Terry T. Neal
Witness Name: Teresa Myrman

Jerold Francis (Seal)
Jerold Francis

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 17th day of October, 2002 by Jerold Francis, who [X] is personally known or [] has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____

PROPERTY RECORD CARD

General Information

Name:	CARNECCHIA JUSTINE M LIFE ESTATE	Alternate Key:	3809658
Mailing Address:	39531 CAROLINA AVE LADY LAKE, FL 32159-3304 Update Mailing Address	Parcel Number: ①	16-18-24- 0600-000- 03602
		Millage Group and City:	00LL Lady Lake
		2024 Total Certified Millage Rate:	16.7274
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	39531 CAROLINA AVE LADY LAKE FL, 32159	Property Name:	Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	LADY LAKE, SLIGH & TEAGUE'S ADD S 123.92 FT OF N 332.42 FT OF LOT 36 PB 8 PG 9 ORB 2551 PG 2287 ORB 5809 PG 2037		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MANUFACTURED HOME (0230)	0	0		1.780	Acre	\$97,900.00	\$97,900.00

[Click here for Zoning Info](#) ①
 [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$77,206.00		
Summary			
Year Built: 2004	Total Living Area: 1296 ①	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
<i>Incorrect Bedroom, Bath, or other information?</i> ①			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	1.00	1296
OPEN PORCH MFD (OPM)		1.00	288

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-03602	CL-0012301	3809658	00LL

CARNECCHIA JUSTINE M LIFE ESTATE
39531 CAROLINA AVE
LADY LAKE, FL 32159-3304

39531 CAROLINA AVE

LADY LAKE, SLIGH & TEAGUE'S ADD S
123.92 FT OF N 332.42 FT OF LOT 36 PB 8
PG 9 ORB 2551 PG 2287 ORB 5809 PG 2037



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	80,670	50,000	30,670	5.0364	154.47
AMBULANCE MSTU	80,670	50,000	30,670	0.4629	14.20
ENVIRON LAND PURCHASE	80,670	50,000	30,670	0.0918	2.82
FIRE MSTU	80,670	50,000	30,670	0.4800	14.72
WATER AUTHORITY	80,670	50,000	30,670	0.2940	9.02
PUBLIC SCHOOLS					
BY STATE LAW	80,670	25,000	55,670	3.1240	173.91
BY LOCAL BOARD	80,670	25,000	55,670	2.9980	166.90
TOWN OF LADY LAKE	80,670	50,000	30,670	3.6510	111.98
ST JOHNS WATER MGMT	80,670	50,000	30,670	0.1793	5.50
N LAKE CNTY HOSP	80,670	50,000	30,670	0.4100	12.57
TOTAL:				16.7274	\$666.09

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F043 FIRE RESIDENTIAL		415.00
CL56 LADY LAKE SOLID WASTE		185.00
NON-AD VALOREM ASSESSMENTS:		\$600.00

COMBINED TAXES AND ASSESSMENTS: \$1,266.09

If Paid By:	Nov 30, 2024			
Please Pay To:	\$0.00			

Paid 11/26/2024 Receipt # 2024-00213027 \$1,215.45

DAVID W. JORDAN

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

LAKE COUNTY TAX COLLECTOR

2024 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602

If Paid By:	Nov 30, 2024			
Please Pay To:	\$0.00			

39531 CAROLINA AVE

CARNECCHIA JUSTINE M LIFE ESTATE
39531 CAROLINA AVE
LADY LAKE, FL 32159-3304

LADY LAKE, SLIGH & TEAGUE'S ADD S 123.92
FT OF N 332.42 FT OF LOT 36 PB 8 PG 9 ORB
2551 PG 2287 ORB 5809 PG 2037

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-03602	CL-0012301	3809658	00LL

Paid 11/26/2024 Receipt # 2024-00213027 \$1,215.45



Prepared By:
david carnecchia

After Recording Return To:
39430 CAROLINA AVE
Lady Lake, Florida 32159

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

WITNESSETH, on _____ THE GRANTOR(S),

- Justine Carnecchia, a single person,

for and in consideration of the sum of: One Dollar (\$1.00) and/or other good and valuable consideration to the below Grantee(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged:

- David P. Carnecchia, a single person, residing at 39430 CAROLINA AVE, Lady Lake, Lake County, Florida 32159

Grantor does hereby remise, release, and quit-claim unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in and to the following described land in the County of Lake, state of FLORIDA to wit:

39531 Carolina ave
Lady Lake, Florida
32159

Legal Description:

LADY LAKE, SLIGH & TEAGUE'S ADD S 123.92 FT OF N 332.42 FT
OF LOT 36 PB 8 PG 9
ORB 2551 PG 2287

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

Justine Carnecchia is my mother and is giving me David Carnecchia, Justine's son and P.O.A rights to the property

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 16-18-24-0600-000-03602

Mail Tax Statements To:
David Carnecchia
39430 CAROLINA AVE
Lady Lake, Florida 32159

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATE Justine
Carnecchia

Justine Carnecchia
39531 Carolina ave
Lady Lake, Florida, 32159

In Witness Whereof:

Lynda Smith

Marguerite King

Witness

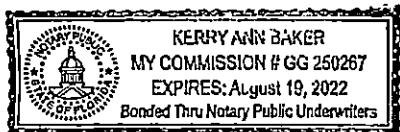
Lynda Smith

Witness

Marguerite King

STATE OF FLORIDA, COUNTY OF LAKE, ss:

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 3 day of JUNE 2021 by Justine Carnecchia, who are personally known to me or who have produced personally known as identification.



Kerry Ann Baker
Signature of person taking acknowledgment

Kerry Ann Baker
Name typed, printed, or stamped

Notary
Title or rank

Serial number (if applicable)

**TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
OWNER'S AFFIDAVIT- ANNEXATION**

STATE OF FLORIDA

COUNTY OF LAKE

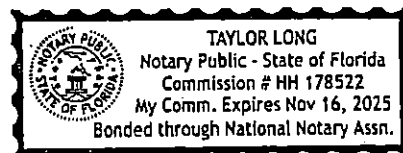
Before me, the undersigned authority personally appeared Debra Clare ^{aka Debra Francis} who being by me first duly sworn on oath, deposes and says:

1. That he is the fee-simple owner of the property legally described on page one of this application.
2. That he desires approval for annexation with Lake County zoning classification to allow De-Annexation from City of Lady Lake.
3. That he has appointed Taylor Long to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Debra Clare
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 12 day of March, 2025, by Debra Clare, who is personally known to me or who has produced FDL as identification and who did (did not) take an oath.

[Signature]
Notary Public



NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

APPLICANT'S AFFIDAVIT- ANNEXATION

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared Debra Clare who being by me first duly sworn on oath, deposes and says:

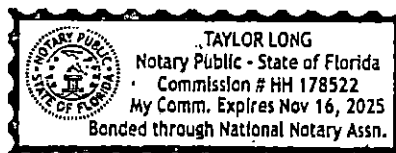
1. That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
2. That the submittal requirements for the application have been completed and attached hereto as part of this application.
3. That the applicant desires Annexation with a Lake County zoning classification to allow: De-Annexation from City of Lady Lake.
4. That the sign cards will be posted two weeks prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

Debra Clare

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 12 day of march, 2025, by Debra Clare, who is personally known to me or who has produced FLDL as identification and who did (did not) take an oath.

[Signature]
Notary Public



PROPERTY RECORD CARD

General Information

Name:	FRANCIS DEBRA J	Alternate Key:	3801615
Mailing Address:	39412 CAROLINA AVE LADY LAKE, FL 32159 Update Mailing Address	Parcel Number: ①	16-18-24-0600-000-03601
		Millage Group and City:	00LL Lady Lake
		2024 Total Certified Millage Rate:	16.7274
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	39412 CAROLINA AVE LADY LAKE FL, 32159	Property Name:	Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	LADY LAKE, SLIGH & TEAGUE'S ADD N 231.34 FT OF E 198.08 FT OF S 1/2 OF LOT 36 PB 8 PG 9 ORB 1962 PG 842		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MANUFACTURED HOME (0230)	0	0		1.050	Acre	\$63,525.00	\$63,525.00

[Click here for Zoning Info ①](#)
[FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$61,573.00		
Summary			
Year Built: 2001	Total Living Area: 1188 ①	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ①			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	1.00	1188
View Larger / Print / Save			

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-03601	CL-0012265	3801615	00LL

FRANCIS DEBRA J
39412 CAROLINA AVE
LADY LAKE, FL 32159

39412 CAROLINA AVE

LADY LAKE, SLIGH & TEAGUE'S ADD N
231.34 FT OF E 198.08 FT OF S 1/2 OF LOT
36 PB 8 PG 9 ORB 1962 PG 842



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES DEDUCTIBLE	
LAKE COUNTY GENERAL	65,010	40,010	25,000	5.0364	125.91	
AMBULANCE MSTU	65,010	40,010	25,000	0.4629	11.57	
ENVIRON LAND PURCHASE	65,010	40,010	25,000	0.0918	2.30	
FIRE MSTU	65,010	40,010	25,000	0.4800	12.00	
WATER AUTHORITY	65,010	40,010	25,000	0.2940	7.35	
PUBLIC SCHOOLS						
BY STATE LAW	65,010	25,000	40,010	3.1240	124.99	
BY LOCAL BOARD	65,010	25,000	40,010	2.9980	119.95	
TOWN OF LADY LAKE	65,010	40,010	25,000	3.6510	91.28	
ST JOHNS WATER MGMT	65,010	40,010	25,000	0.1793	4.48	
N LAKE CNTY HOSP	65,010	40,010	25,000	0.4100	10.25	
TOTAL:				16.7274	\$510.08	

NON-AD VALOREM ASSESSMENTS			
ISSUING AUTHORITY	ASSESSMENT TYPE	RATE	AMOUNT
F043 FIRE RESIDENTIAL			415.00
CL56 LADY LAKE SOLID WASTE			185.00
NON-AD VALOREM ASSESSMENTS:			\$600.00

COMBINED TAXES AND ASSESSMENTS: \$1,110.08

If Paid By	Nov 30, 2024			
Please Pay	\$0.00			

Paid 11/26/2024 Receipt # 2024-00213105 \$1,065.68

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602

If Paid By	Nov 30, 2024			
Please Pay	\$0.00			

39412 CAROLINA AVE

FRANCIS DEBRA J
39412 CAROLINA AVE
LADY LAKE, FL 32159

LADY LAKE, SLIGH & TEAGUE'S ADD N 231.34
FT OF E 198.08 FT OF S 1/2 OF LOT 36 PB 8
PG 9 ORB 1962 PG 842

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-03601	CL-0012265	3801615	00LL

Paid 11/26/2024 Receipt # 2024-00213105 \$1,065.68



QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 12 day of June, 2001 (year),
by first party, Grantor, JEROLD FRANCIS
whose post office address is 2325 LAKE GRIFFIN ROAD, LADY LAKE, FL. 32159
to second party, Grantee, ^{R-}DEBRA J. FRANCIS
whose post office address is 2325 LAKE GRIFFIN ROAD, LADY LAKE, FL. 32159

WITNESSETH, That the said first party, for good consideration and for the sum of
TEN DOLLARS 00/100. Dollars (\$10.00) paid by the said second
party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim
unto the said second party forever, all the right, title, interest and claim which the said first party
has in and to the following described parcel of land, and improvements and appurtenances there-
to in the County of LAKE, State of FLORIDA to wit:

THE EAST 188.3 FEET OF THE NORTH 231.34 FEET OF THE SOUTH $\frac{1}{2}$ OF
LOT 36, ACCORDING TO THE PLAT OF SLIGH AND TEAGUE ADDITION TO
LADY LAKE, FILED APRIL 20, 1885 IN THE PUBLIC RECORDS OF SUMTER
COUNTY, FLORIDA, AND RE-RECORDED IN PLAT BOOK 8, PAGE 9, PUBLIC
RECORDS OF LAKE COUNTY, FLORIDA.

THE NORTH 231.34 FEET OF THE EASE 198.08 FEET OF THE SOUTH $\frac{1}{2}$ OF
LOT 36, ACCORDING TO THE PLAT OF SLIGH AND TEAGUE ADDITION TO
LADY LAKE, FILED APRIL 20, 1885, IN THE PUBLIC RECORDS OF SUMTER
COUNTY, FLORIDA, AND RE-RECORDED IN PLAT BOOK 8, PAGE 9, PUBLIC
RECORDS OF LAKE COUNTY, FLORIDA.

CLAUSE:

THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS NOT THE HOMESTEAD
OF THE GRANTOR WHO MAINTAINS HIS HOMESTEAD AT 2325 LAKE GRIFFIN
ROAD, LADY LAKE, FLORIDA 32159, NOR IS THE PROPERTY CONTIGUOUS
THERE TO.

DEED DOC 8.78
TRUST FUND 1.50
RECORDING FEES 9.00
LAKE COUNTY

JAMES C. WATKINS, CLERK OF COURT
DATE: 06/18/2001 12:20:28 PM
BOOK 01962 PAGE 0842 - 0843
CFN 2001056856

The quality of this image
is equivalent to the quality
of the original document.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Madeline Kubarosky
Signature of Witness

Jerald Francis
Signature of First Party JEROLD FRANCIS

Madeline Kubarosky
Print name of Witness

Print name of First Party

Barbara Kreidel
Signature of Witness

Signature of First Party

BARBARA KREIDEL
Print name of Witness

Print name of First Party

State of FLORIDA)

County of

On

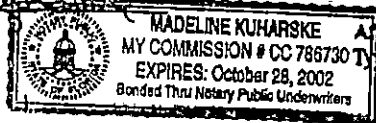
before me,

appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Madeline Kubarosky
Signature of Notary



Affiant ☒ Known ☒ Produced ID
Type of ID FL 22-425-39-1820
(Seal)

State of FLORIDA

County of

On

before me,

appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant ☐ Known ☐ Produced ID

Type of ID _____
(Seal)

Debra Francis
Signature of Preparer

Debra Francis
Print Name of Preparer

2325 Lake Griffin Rd
Address of Preparer
Lady Lake Fl. 32159

(2)

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.

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is equivalent to the quality
of the original document.

TOTAL P.02

7

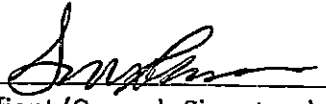
**TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
OWNER'S AFFIDAVIT- ANNEXATION**

STATE OF FLORIDA

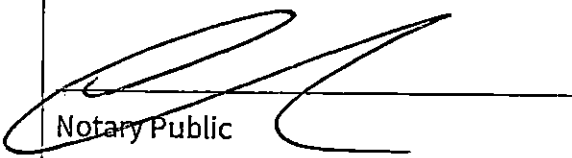
COUNTY OF LAKE

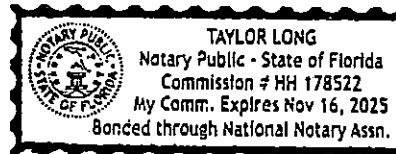
Before me, the undersigned authority personally appeared Scott Doree, who being by me first duly sworn on oath, deposes and says:

1. That he is the fee-simple owner of the property legally described on page one of this application.
2. That he desires approval for annexation with Lake County zoning classification to allow De-Annexation from City of Lady Lake.
3. That he has appointed Taylor Long to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.


Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 23 day of April, 2025, by Scott Doree, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.


Notary Public



NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

PROPERTY RECORD CARD

General Information

Name:	DOREE SCOTT N	Alternate Key:	1261023
Mailing Address:	2325 LAKE GRIFFIN RD LADY LAKE, FL 32159 Update Mailing Address	Parcel Number: ①	16-18-24-0600- 000-02501
		Millage Group and City:	00LL Lady Lake
		2024 Total Certified Millage Rate:	16.7274
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	2325 LAKE GRIFFIN RD LADY LAKE FL, 32159	Property Name:	Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	LADY LAKE, SLIGH & TEAGUE'S ADD LOT 25--LESS W 10.84 FT, E 198.08 FT OF S 1/2 OF LOT 36--LESS N 231.34 FT--PB 8 PG 9 ORB 2136 PG 1569 ORB 2191 PG 950		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	MANUFACTURED HOME (0230)	0	0		3.750	Acre		\$185,625.00	\$185,625.00

[Click here for Zoning Info ①](#)
[FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$49,843.00		
Summary			
Year Built: 1999	Total Living Area: 1512 ①	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
<i>Incorrect Bedroom, Bath, or other information? ①</i>			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	1.00	1512
View Larger / Print / Save			

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-02501		1261023	00LL

DOREE SCOTT N
2325 LAKE GRIFFIN RD
LADY LAKE, FL 32159

2325 LAKE GRIFFIN RD

LADY LAKE, SLIGH & TEAGUE'S ADD LOT
25--LESS W 10.84 FT, E 198.08 FT OF S 1/2
OF LOT 36--LESS N 231.34 FT--PB 8 PG 9
ORB 2136 PG 1569 O

See Additional Legal on Tax Roll



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR - PO BOX 327 - TAVARES, FL 32778-0327 - 352-343-9602

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	86,860	50,000	36,860	5.0364	185.64
AMBULANCE MSTU	86,860	50,000	36,860	0.4629	17.06
ENVIRON LAND PURCHASE	86,860	50,000	36,860	0.0918	3.38
FIRE MSTU	86,860	50,000	36,860	0.4800	17.69
WATER AUTHORITY	86,860	50,000	36,860	0.2940	10.84
PUBLIC SCHOOLS					
BY STATE LAW	86,860	25,000	61,860	3.1240	193.25
BY LOCAL BOARD	86,860	25,000	61,860	2.9980	185.46
TOWN OF LADY LAKE	86,860	50,000	36,860	3.6510	134.58
ST JOHNS WATER MGMT	86,860	50,000	36,860	0.1793	6.61
N LAKE CNTY HOSP	86,860	50,000	36,860	0.4100	15.11
TOTAL:				16.7274	\$769.62

NON-AD VALOREM ASSESSMENTS		
ISSUING AUTHORITY	RATE	AMOUNT
F043 FIRE RESIDENTIAL		415.00
CL56 LADY LAKE SOLID WASTE		185.00
NON-AD VALOREM ASSESSMENTS:		\$600.00

COMBINED TAXES AND ASSESSMENTS: \$1,369.62

If Paid By	Nov 30, 2024			
Please Pay	\$0.00			

Paid 11/27/2024 Receipt # 2024-00219238 \$1,314.84

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR - PO BOX 327 - TAVARES, FL 32778-0327 - 352-343-9602

If Paid By	Nov 30, 2024			
Please Pay	\$0.00			

2325 LAKE GRIFFIN RD

DOREE SCOTT N
2325 LAKE GRIFFIN RD
LADY LAKE, FL 32159

LADY LAKE, SLIGH & TEAGUE'S ADD LOT
25--LESS W 10.84 FT, E 198.08 FT OF S 1/2
OF LOT 36--LESS N 231.34 FT--PB 8 PG 9 ORB
2136 PG 1569 O
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-02501		1261023	00LL

Paid 11/27/2024 Receipt # 2024-00219238 \$1,314.84



Prepared by and return to:

Terry T. Neal, P.A.
Post Office Box 490327
Leesburg, Florida 34749
352-323-8000
File No.: 1739

CFN 2002110759

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Corrective Warranty Deed

This Corrective Warranty Deed made this 3rd day of September, 2002 between Jerold Francis, a married man, whose post office address is 33625 Dolores Court, Leesburg, Florida 34748, grantor, and

Scott N. Doree, a single man, whose post office address is 2325 Lake Griffin Road, Lady Lake, Florida 32159, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

The East 198.3 feet of Lot 25; and the East 198.3 feet of the South 1/2 of Lot 36, LESS the North 231.34 feet thereof, of Sligh and Teague Addition to the Town of Lady Lake, Florida, according to the plat thereof as recorded in Plat Book 8, Page 9, Public Records of Lake County, Florida.

Property Appraiser's Parcel ID No. 161824-0900-000-02501

THIS CORRECTIVE WARRANTY DEED IS MADE TO CORRECT THE LEGAL DESCRIPTION AS CONTAINED IN THAT CERTAIN WARRANTY DEED DATED JUNE 20, 2002 AND RECORDED IN OFFICIAL RECORDS BOOK 2136, PAGE 1569 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THE ABOVE-REFERENCED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001, and subject to all easements and restrictions of record.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Anne Louise Smith
Witness Name: ANNE LOUISE SMITH
Teresa Meryman
Witness Name: TERESA MERYMAN

Jerold Francis
Jerold Francis

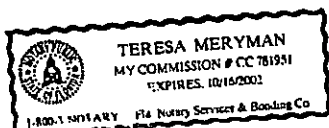
State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 3rd day of September, 2002 by Jerold Francis who is [X] personally known to me or [] has produced a Driver's License as Identification.

[Notary Seal]

Teresa Meryman
Notary Public

Printed Name: _____
My Commission Expires: _____



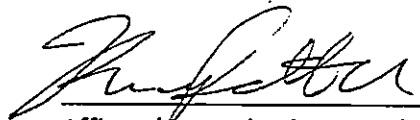
TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
OWNER'S AFFIDAVIT- ANNEXATION

STATE OF FLORIDA

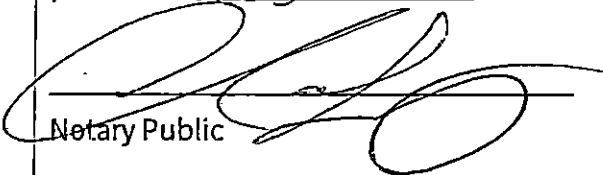
COUNTY OF LAKE

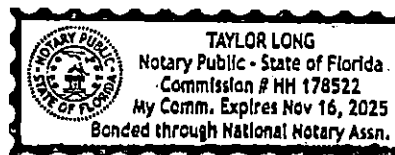
Before me, the undersigned authority personally appeared Kristen Pettis, who being by me first duly sworn on oath, deposes and says:

1. That he is the fee-simple owner of the property legally described on page one of this application.
2. That he desires approval for annexation with Lake County zoning classification to allow De-Annexation from City of Lady Lake.
3. That he has appointed Taylor Long to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.


Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 16 day of July, 2025 by Kristen Pettis, who is personally known to me or who has produced FIDL as identification and who did (did not) take an oath.


Notary Public



NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

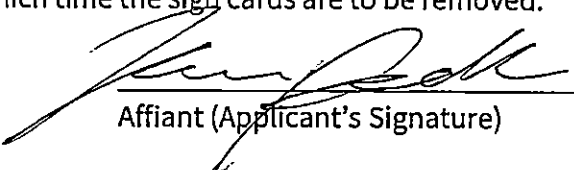
APPLICANT'S AFFIDAVIT- ANNEXATION

STATE OF FLORIDA

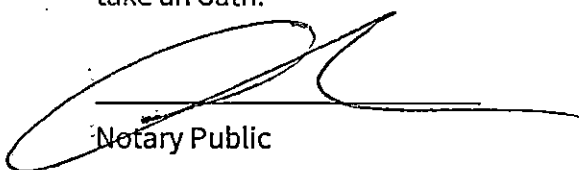
COUNTY OF LAKE

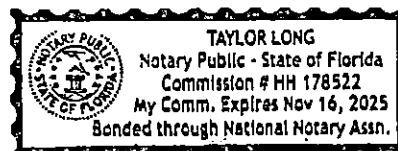
Before me, the undersigned authority personally appeared Kristen Pettis, who being by me first duly sworn on oath, deposes and says:

1. That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
2. That the submittal requirements for the application have been completed and attached hereto as part of this application.
3. That the applicant desires Annexation with a Lake County zoning classification to allow: De-Annexation from City of Lady Lake.
4. That the sign cards will be posted two weeks prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.


Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 16 day of July, 2025, by Kristen Pettis, who is personally known to me or who has produced FLDL as identification and who did (did not) take an oath.


Notary Public



PROPERTY RECORD CARD

General Information

Name:	PETTIS KRISTEN M & WADE G	Alternate Key:	3871935
Mailing Address:	433 CAROLINA AVE LADY LAKE, FL 32159 Update Mailing Address	Parcel Number: ①	16-18-24-0600- 000-02103
		Millage Group and City:	00LL Lady Lake
		2024 Total Certified Millage Rate:	16.7274
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	433 CAROLINA AVE LADY LAKE FL, 32159	Property Name:	Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	LADY LAKE, SLIGH & TEAGUE'S ADD FROM SW COR OF LOT 37 RUN N 0-01-22 E ALONG W LINE 363.29 FT FOR POB, CONT N 0-01-22 E 151 FT TO A POINT THAT IS S 0-01-22 W 151 FT FROM NW COR OF SAID LOT 37, N 89-52-50 E 658.57 FT TO E LINE OF LOT 37, S 0-0-12 E 639.74 FT, N 18-37-57 W 515.42 FT, S 89-52-50 W 494 FT TO POB--LESS W 20 FT FOR RD R/W--BEING PART OF LOTS 21, 22, 37 PB 8 PG 9 ORB 5861 PG 656		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY LAKE FRONTAGE (0103)	0	0		2.750	Acre		\$247,500.00	\$247,500.00
2	WETLAND (9600)	0	0		0.400	Acre		\$18.00	\$18.00

[Click here for Zoning Info ①](#)
[FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$208,245.00		
Summary			
Year Built: 2023	Total Living Area: 1765 ①	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ①			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-02103	LE-98126	3871935	00LL

PETTIS KRISTEN M & WADE G
WADE G PETTIS
433 CAROLINA AVE
LADY LAKE, FL 32159

433 CAROLINA AVE

LADY LAKE, SLIGH & TEAGUE'S ADD FROM
SW COR OF LOT 37 RUN N 0-01-22 E
ALONG W LINE 363.29 FT FOR POB, CONT N
0-01-22 E 151 FT TO A POINT TH
See Additional Legal on Tax Roll



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	450,543	50,000	400,543	5.0364	2,017.29
AMBULANCE MSTU	450,543	50,000	400,543	0.4629	185.41
ENVIRON LAND PURCHASE	450,543	50,000	400,543	0.0918	36.77
FIRE MSTU	450,543	50,000	400,543	0.4800	192.26
WATER AUTHORITY	450,543	50,000	400,543	0.2940	117.76
PUBLIC SCHOOLS					
BY STATE LAW	450,543	25,000	425,543	3.1240	1,329.40
BY LOCAL BOARD	450,543	25,000	425,543	2.9980	1,275.78
TOWN OF LADY LAKE	450,543	50,000	400,543	3.6510	1,462.38
ST JOHNS WATER MGMT	450,543	50,000	400,543	0.1793	71.82
N LAKE CNTY HOSP	450,543	50,000	400,543	0.4100	164.22
TOTAL:				16.7274	\$6,853.09

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F043 FIRE RESIDENTIAL		415.00
CL56 LADY LAKE SOLID WASTE		185.00
NON-AD VALOREM ASSESSMENTS:		\$600.00

COMBINED TAXES AND ASSESSMENTS: \$7,453.09

If Paid By	Dec 31, 2024			
Please Pay	\$0.00			

Paid 12/02/2024 Receipt # 2024-00222880 \$7,154.97

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602

If Paid By	Dec 31, 2024			
Please Pay	\$0.00			

433 CAROLINA AVE

PETTIS KRISTEN M & WADE G
WADE G PETTIS
433 CAROLINA AVE
LADY LAKE, FL 32159

LADY LAKE, SLIGH & TEAGUE'S ADD FROM SW
COR OF LOT 37 RUN N 0-01-22 E ALONG W
LINE 363.29 FT FOR POB, CONT N 0-01-22 E
151 FT TO A POINT TH
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1618240600-000-02103	LE-98126	3871935	00LL

Paid 12/02/2024 Receipt # 2024-00222880 \$7,154.97



Prepared by and return to:

Taylor Long
Magnolia Closing Co
2703 Kurt Street
Eustis, FL 32726
(352) 354-2575

File No 1-21-10426

Total Consideration: 100,000.00

Parcel Identification No 16-18-24-0600-000-02103

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WARRANTY DEED

This indenture made the 30 day of November, 2021 between Rory F. Pettis and Sherry Pettis, husband and wife, whose post office address is 5695 Marion County Road, Lady Lake, FL 32159, Grantors, to Kristen Marie Pettis and Wade Garrett Pettis, wife and husband, whose post office address is Carolina Avenue, Lady Lake, FL 32159, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Lake, Florida, to-wit:

That part of Lot 37 and the North 125 feet of Lots 21 and 22 (as measured parallel to the South line of Lot 37) of SLIGH AND TEAGUE ADDITION, TO THE TOWN OF LADY LAKE, FLORIDA, according to the Official Record plat thereof as recorded in Plat Book 8, Page 9, Public Records of Lake County, Florida, described as follows: Commence at the Southwest corner of aforementioned Lot 37, run North 0 degrees 01 minutes 22 seconds East along the West line of said Lot 37, 363.29 feet to the POINT OF BEGINNING; thence continue North 0 degrees 01 minutes 22 seconds East along said West line of said Lot 37, 151.00 feet to a point that is South 0 degrees 01 minutes 22 seconds West 151.00 feet from the Northwest corner of aforesaid Lot 37; thence North 89 degrees 52 minutes 50 seconds East parallel to the North line of Lot 37, 658.57 feet to the East line of Lot 37, also being the North-South mid-section line of Section 16, Township 18 South, Range 24 East; thence South 0 degrees 00 minutes 12 seconds East along said mid-section line 639.74 feet; thence North 18 degrees 37 minutes 57 seconds West 515.42 feet; thence South 89 degrees 52 minutes 50 seconds West 494.00 feet to the POINT OF BEGINNING. Less the West 20 feet thereof for road right of way.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Turner Long
WITNESS Signature)

TURNER LONG
WITNESS Printed Name

Taylor Long
WITNESS Signature

TAYLOR LONG
WITNESS Printed Name

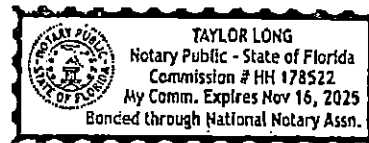
Rory F. Pettis
Rory F. Pettis

Sherry Pettis
Sherry Pettis

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of NOV, 2021, by Rory F Pettis and Sherry Pettis.

Taylor Long
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: FL DL

PROPERTY RECORD CARD

General Information

Name:	Not public record per F.S. 119.071	Alternate Key:	3871936
Mailing Address:	Update Mailing Address	Parcel Number: ①	16-18-24-0600-000-02102
		Millage Group and City:	00LL Lady Lake
		2024 Total Certified Millage Rate:	16.7274
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	427 CAROLINA AVE LADY LAKE FL, 32159	Property Name:	Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	LADY LAKE, SLIGH & TEAGUE'S ADD FROM SW COR OF LOT 37 RUN N 0-01-22 E ALONG W LINE 212.29 FT FOR POB, CONT N 0-01-22 E 151 FT, N 89-52-50 E 494 FT, S 18-37-57 E 515.42 FT TO E LINE OF SW 1/4 OF SEC 16-18-24, N 36-11-27 W 417.85 FT, S 89-52-50 W 412 FT TO POB--LESS W 20 FT FOR RD RW--BEING PART OF LOTS 21, 22, 37 PB 8 PG 9		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY LAKE FRONTAGE (0103)	0	0		2.000	Acre		\$180,000.00	\$180,000.00
2	WETLAND (9600)	0	0		0.250	Acre		\$11.00	\$11.00

[Click here for Zoning Info ①](#)
[FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$271,328.00		
Summary			
Year Built: 2019	Total Living Area: 2368 ①	Central A/C: Yes	Fireplaces: 0
Bedrooms: 4	Full Bathrooms: 3	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ①			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area



August 25, 2025

RE: Notification Letter – Deannexation

Dear Property Owner:

This is to inform you that an application has been submitted to the Town of Lady Lake by Taylor Long, requesting the deannexation of nine properties located along Carolina Avenue, totaling approximately 20.69 acres. These properties are currently within the Town Limits of Lady Lake, and the applicant is seeking to remove them from the Town's incorporated boundaries.

The public hearing for this petition has been scheduled for the following dates. You are invited to attend these public hearings in the Town Hall Commission Chambers, at 409 Fennell Boulevard, Lady Lake, Florida.

PLANNING AND ZONING BOARD - Monday, September 8, 2025 at 5:30 p.m.
TOWN COMMISSION MEETING - Monday, September 15, 2025 at 6:00 p.m.
TOWN COMMISSION MEETING- Monday, October 6, 2025 at 6:00 p.m.

The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department.

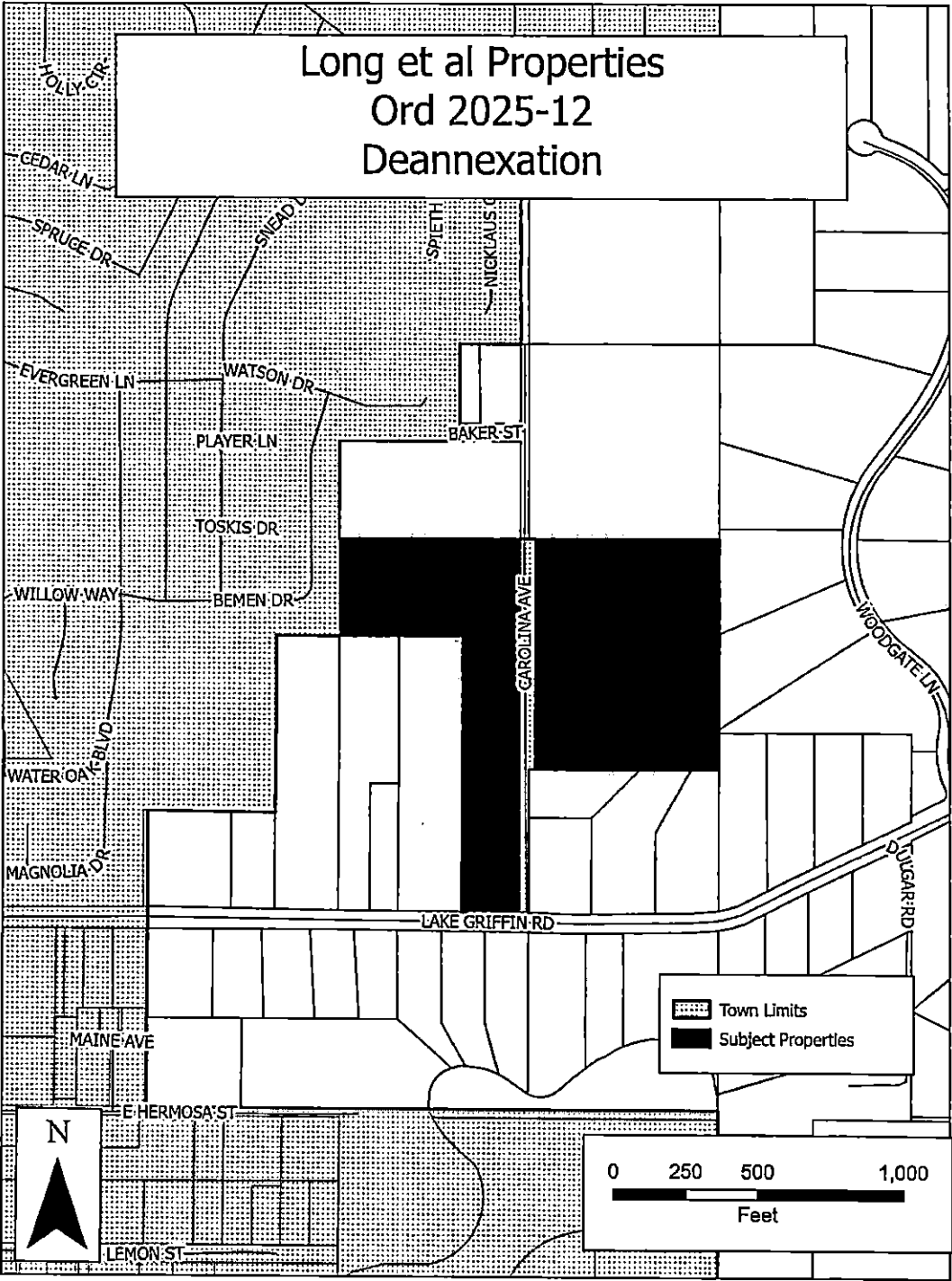
If any person decides to appeal any decision made by the board/commission with respect to any matter considered at such hearing, s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you have any questions regarding this matter, please call (352) 751-1511 or via email at planning@ladylake.org.

Sincerely,

Rebecca Schneider
Senior Town Planner

LOCATION MAP



OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip
CARNECCHIA DAVID	39430 CAROLINA AVE	LADY LAKE	FL	32159
CARNECCHIA DAVID P	39545 CAROLINA AVE	LADY LAKE	FL	32159
CARNECCHIA JUSTINE M LIFE ESTATE	39531 CAROLINA AVE	LADY LAKE	FL	32159-3304
CHALIFOUX JACQUELINE &	2318 LAKE GRIFFIN RD	LADY LAKE	FL	32159
CHIODO DAVID L	39526 CAROLINA AVE	LADY LAKE	FL	32159
DAVIS DANIEL C & KAYLA J	421 CAROLINA AVE	LADY LAKE	FL	32159
DE PAOLO FAMILY REVOCABLE TRUST	4270 NW 160TH ST	TRENTON	FL	32693
DOREE SCOTT N	2325 LAKE GRIFFIN RD	LADY LAKE	FL	32159
EMILY HANNAH M & JAMIE R	2443 LAKE GRIFFIN RD	LADY LAKE	FL	32159
FRANCIS DEBRA J	39412 CAROLINA AVE	LADY LAKE	FL	32159
GERGER STEPHEN M & MELODY S	2217 LAKE GRIFFIN RD	LADY LAKE	FL	32159
HADLEY PATRICK M	2425 LAKE GRIFFIN RD	LADY LAKE	FL	32159
KAUFFMAN WILLIAM C & PEGGY C TRUSTEES	39636 CAROLINA AVE	LADY LAKE	FL	32159
LONG TAYLOR & TURNER	439 CAROLINA AVE	LADY LAKE	FL	32159
LOVELL SANDRA & TIMOTHY	2349 LAKE GRIFFIN RD	LADY LAKE	FL	32159
MESKILL ELIZIA & BRIAN HOFMANN	2501 LAKE GRIFFIN RD	LADY LAKE	FL	32159
CURRENT RESIDENT	427 CAROLINA AVE	LADY LAKE	FL	32159
PALMER RONALD & ERIKA	39513 WOODGATE LN	LADY LAKE	FL	32159
PAYMANI MAHRAD & MARJORIE	2627 MADERA CT	LADY LAKE	FL	32159
PENNA LIVING TRUST	39501 WOODGATE LN	LADY LAKE	FL	32159
PETTIS KRISTEN M & WADE G	433 CAROLINA AVE	LADY LAKE	FL	32159
SMITH SCOTT A & TERRY D	2400 LAKE GRIFFIN RD	LADY LAKE	FL	32159
STONE CARL E & FRANCES R TRUSTEES	2307 LAKE GRIFFIN RD	LADY LAKE	FL	32159
SUN COMMUNITIES FINANCE LLC	27777 FRANKLIN RD STE 200	SOUTHFIELD	MI	48034-8205
SUNDAHL TERRY L	2235 LAKE GRIFFIN RD	LADY LAKE	FL	32159
THERESA ANN MORRIS FAMILY TRUST	10135 US 441 STE 3	LEESBURG	FL	34788
TRSTE LLC	PO BOX 547945	ORLANDO	FL	32854-7945
TYLER ROGER M & NANCY J	2334 LAKE GRIFFIN RD	LADY LAKE	FL	32159

The Villages DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

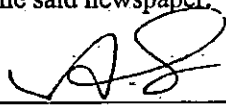
Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # 01267245 in the matter of

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE

was published in said newspaper in the issues of

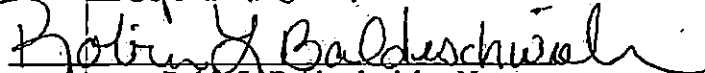
SEPTEMBER 1, 2025
SEPTEMBER 8, 2025

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

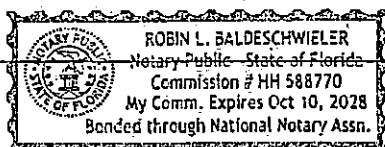


(Signature Of Affiant)

Sworn to and subscribed before me this 8
day of September 2025.


Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



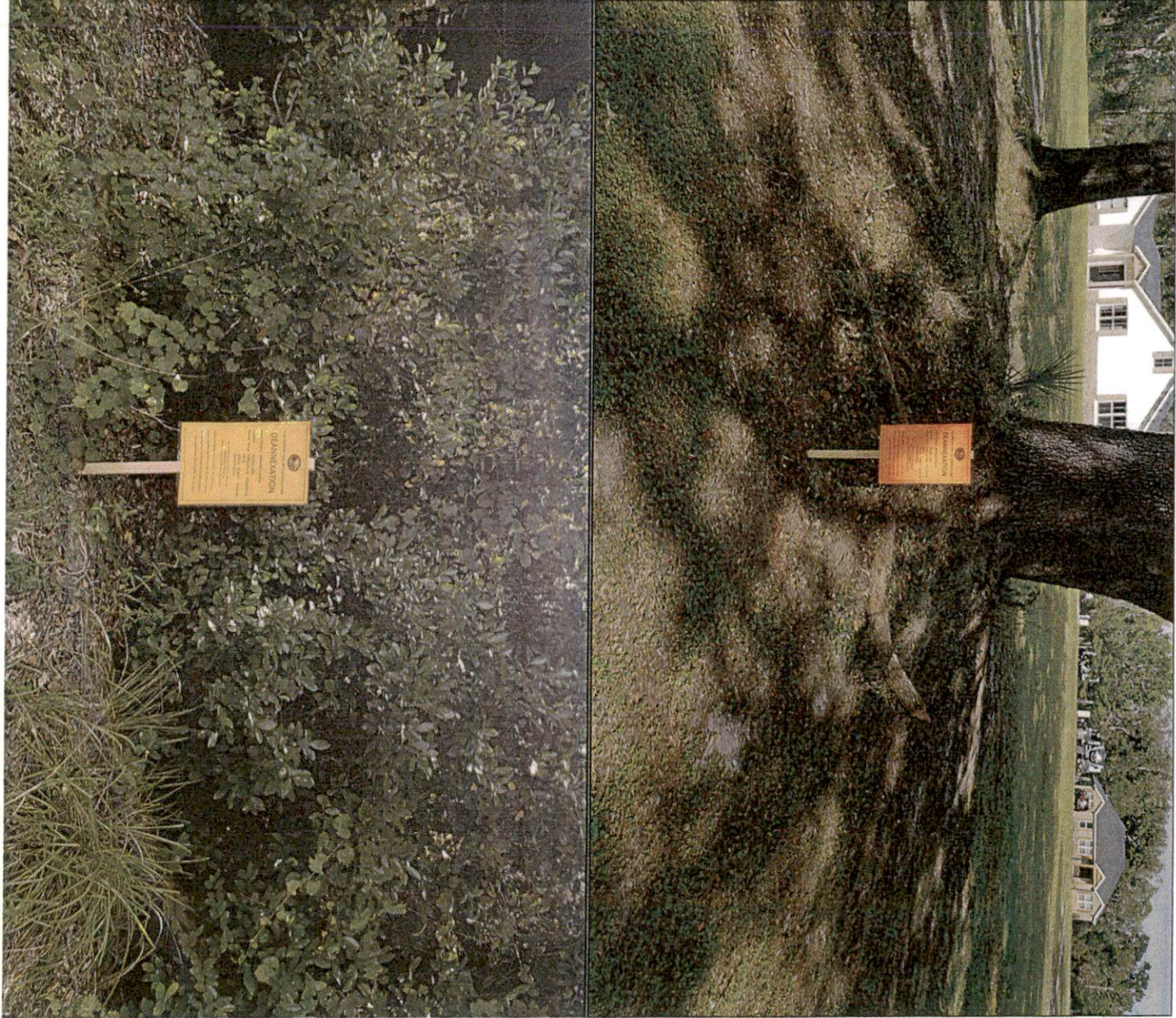
TOWN OF LADY LAKE NOTICE OF PROPOSED ENACTMENT OF ORDINANCE 2025-12

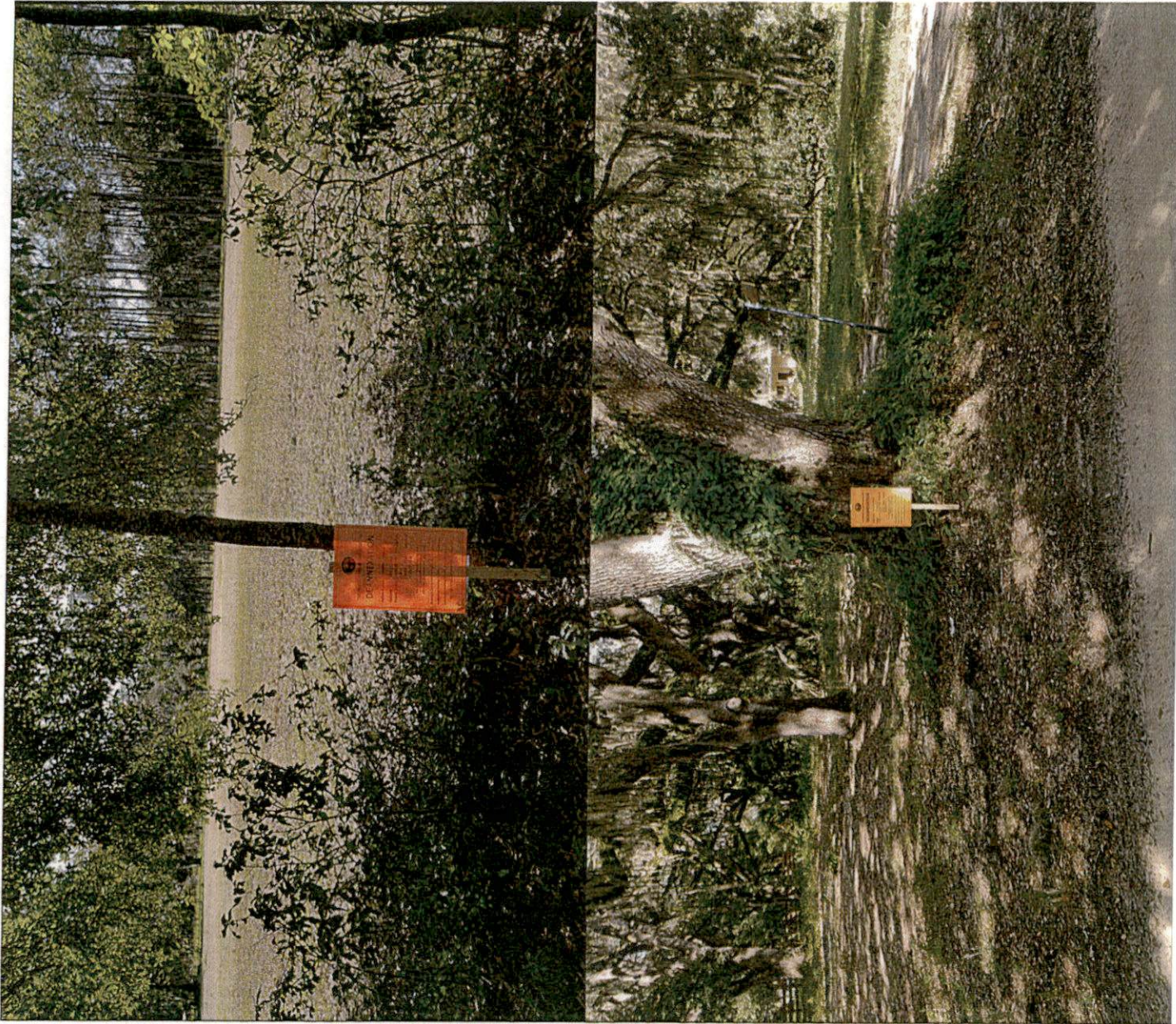
AN ORDINANCE
VOLUNTARILY
CONTRACTING THE TOWN
BOUNDARY BY
DEANNEXING NINE
PROPERTIES BEING
APPROXIMATELY 20.69
ACRES, LOCATED NORTH
OF LAKE GRIFFIN ROAD,
ALONG CAROLINA AVENUE,
MORE PARTICULARLY AND
LEGALLY DESCRIBED IN
EXHIBIT A, ATTACHED
HERETO AND FULLY
INCORPORATED HEREIN BY
THIS REFERENCE,
PROVIDING FOR
REDEFINITION OF THE LAND
BOUNDARIES OF THE TOWN
OF LADY LAKE; PROVIDING
FOR FILING OF THIS
ORDINANCE; REPEALING
ALL ORDINANCES IN
CONFLICT HERewith;
PROVIDING FOR
SEVERABILITY; PROVIDING
FOR AN EFFECTIVE DATE
AND PROVIDING FOR
PUBLICATION IN
ACCORDANCE WITH LAW
SEVERABILITY, AND AN
EFFECTIVE DATE.

Shall come up for the First
Reading by the Planning and
Zoning Board, Town of Lady
Lake, Florida, at its regular
meeting on Monday,
September 8, at 5:30 p.m.
First reading by Town
Commission on Monday,
September 15, 2025, at 6
p.m., and for adoption at the
Second and Final Reading by
the Town Commission at its
regular meeting on Monday,
October 6, 2025, 6 p.m. in the
Commission Chambers, Lady
Lake Municipal Complex, 409
Fennell Blvd., Lady Lake, FL
32159.

Said Ordinance may be
inspected by the public during
regular business hours at the
office of the Town Clerk, Lady
Lake Municipal Complex, Lady
Lake, FL. Interested parties
may appear and be heard with
respect to the proposed
Ordinance. Any person wishing
to appeal a decision of this
public body should ensure that
a verbatim record of the
proceedings is made.

Kathleen Rosado
Town Clerk
409 Fennell Blvd.
Lady Lake, Florida 32159
#01267245 September 1, 2025
September 8, 2025







Letters of support from neighboring property owners have been submitted, indicating community approval of the proposal.

Ms. Higgins presented location maps, a survey map, a site plan and photographs of the subject property.

Notices to inform the surrounding 22 property owners within 150 feet of the subject property were mailed on Monday, August 25, 2025. Notification signs were posted on the property Monday, August 25, 2025. Two letters of support from neighboring property owners have been received to date.

The Town Commission's first and final reading of Resolution 2025-108 is scheduled for Monday, September 15, 2025, at 6:00 p.m.

Chairman Saunders asked the board members for questions or comments. Hearing none, Chairman Saunders asked if anyone in the audience would like to speak regarding this agenda item. Hearing none, he asked for a vote.

Member Masso made a motion to forward Ordinance 2025-108 to the Town Commission with the recommendation of approval; Member Brinson seconded the motion.

Member	Vote
Brinson	YES
Masso	YES
Galloway	YES
Saunders	YES

Motion carried 4-0.

2. Ordinance 2025-12 — Deannexation – Taylor Long et al – An Ordinance Voluntarily Deannexing Nine Properties Totaling Approximately 20.69 acres, owned by Taylor and Turner Long, Kristen and Wade Pettis, (Owner's Information Exempt Under Florida Law), Kayla and Daniel Davis, David Chiodo, David Carnecchia, Justine Carnecchia Life Estate, Debra Francis, and Scott Doree, located on the East and West of Carolina Avenue and North of Lake Griffin Road, within Lake County, Florida. (Rebecca Higgins)

Senior Planner Higgins stated that on Thursday, July 31, 2025, an application was filed with the Town of Lady Lake by Talyor Long on behalf of the owners of nine properties requesting to de-annex said properties from the incorporated limits of the Town of Lady Lake. These properties are located on the east and west sides of Carolina Avenue and north of Lake Griffin Road, referenced by alternate keys 3871934, 3871935, 3871936, 3801614, 3801167, 1132584, 3809658, 3801615, and 1261023. The application requests the de-annexation of

1 approximately 20.69 acres from the incorporated limits of the Town of Lady Lake into
2 unincorporated Lake County.

3 The Future Land Use Designation — Single Family Medium Density

4 Zoning Designation — Single Family Medium Density

5 Present Use of the Property — Residential Homes

6 Growth Management staff recommends approval of Ord. 2025-12.

7 Ms. Higgins stated that the appropriate legal descriptions and location maps were included
8 with the submitted application. The properties are located along an unpaved road that is not
9 maintained by the town and are not provided with town utilities. She stated that the
10 properties are currently receiving police services and an additional day garbage collection.

11 The Town of Lady Lake incorporated the subject properties west of Carolina Avenue by the
12 recording of the original Town of Lady Lake plat on February 1, 1926, and the subject
13 properties to the east of Carolina Avenue were annexed by Ordinance 2001-01 on January
14 3rd, 2001.

15 Ms. Higgins presented location map of the subject properties. She stated that the only area
16 that is contiguous to the incorporated town limits is along the Water Oak community. She
17 advised that there are no plans to construct utilities to this area due to its location.

18 Fiscal Impact — Approximately \$4,619.29 in ad valorem taxes would not be collected
19 annually, based on 2024 tax bills.

20 Notices to inform the surrounding 28 property owners within 150 feet of the properties were
21 mailed on Monday, August 25, 2025. The property was also posted on Monday, August 25,
22 2025. To date, staff has not received any correspondence in support or opposition of this
23 application.

24 The Town Commission's first reading of Ordinance 2025-12 is scheduled for Monday,
25 September 15, 2025, at 6:00 p.m. The second and final reading is scheduled for Monday,
26 October 6, 2025, at 6:00 p.m.

27 Chairman Saunders asked the board members for questions or comments. Hearing none,
28 Chairman Saunders asked if anyone in the audience would like to speak regarding this
29 agenda item. Hearing none, he asked for a vote.

30 **Member Galloway made a motion to forward Ordinance 2025-12 to the Town Commission**
31 **with the recommendation of approval; Member Brinson seconded the motion.**

Member	Vote
Brinson	YES
Masso	YES
Galloway	YES
Saunders	YES

~~Motion carried 4-0.~~

~~3. Ordinance 2025-13—Rezoning—Lake Ella PUD—An Ordinance Modifying the Existing Zoning Entitlements and Boundary Under the Lady Lake Development (PUD) Designation for Five Properties Totaling Approximately 50.9 acres; Referenced by Alternate Key Numbers 3922235, 337491, 1282608, 3793911, and 1282594 within Lake County, Florida. (Rebecca Higgins)~~

~~Senior Planner Higgins stated that on Wednesday, August 13, 2025, an application was made to the Town of Lady Lake by Jason Bullard with EXO Limited, LLC, on behalf of property owner Lake County Development Partners, LLC, amend the current boundaries and entitlements of the existing Memorandum of Agreement within Ordinance 2020-04, for approximately 50.9 acres located north of Lake Ella Road and west of South Highway 27/441.~~

~~Ms. Higgins presented location maps of the subject properties:~~

~~The applicant wishes to amend the existing memorandum of agreement to remove condominium as an allowed use and to add the following uses:~~

~~Office complex/Office warehouse facility~~

~~Adult care facility/Assisted living facility/Nursing home~~

~~Multi-family dwelling, age restricted 55+~~

~~The ordinance proposes the following use changes:~~

~~Permitted Uses. Professional/Business Offices/Office Complex/Office warehouse facility~~

~~Medical Offices/Clinic~~

~~Adult Care Facility/Assisted Living Facility/Nursing Home~~

~~Commercial/Retail Sales Business~~

~~Hotels~~

~~Restaurants (w/o drive-through window)~~



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Resolution 2025-107 – First and Final Reading - A Resolution of the Town Commission of the Town of Lady Lake, Florida; Vacating a Portion of the Public Right-of-Way of County Road 25, also Referenced as Teague Trail, lying within the Northeast $\frac{1}{4}$ of Section 17, Township 18 South, Range 24 East, Lake County, Florida. (Thad Carroll)

AGENDA ITEM ID

20250915

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Growth Management Staff recommend approval of Resolution 2025-107, a Resolution of the Town Commission of the Town of Lady Lake, Florida, vacating a Portion of the Public Right-of-Way of County Road 25, Also Referenced as Teague Trail, Lying Within the Northeast $\frac{1}{4}$ of Section 17, Township 18 South, Range 24 East, Lake County, Florida.

Applicant Steven Longo, on behalf of SRK Lady Lake 43 Associates, LLC, applied for the vacation of right-of-way being a portion of the public right-of-way of County Road 25, also referenced as Teague Trail, Lying Within the Northeast $\frac{1}{4}$ of Section 17, Township 18 South, Range 24 East, Lake County, Florida.

The application for the right-of-way vacation was submitted in conjunction with a site plan application which is currently being considered to develop the adjacent 35.56 acres of property as an expansion of the Lady Lake Crossing Shopping Center. The property owner already owns the parcels to the west of the right-of-way, subject to the vacation request. The right-of-way presently terminates in a cul-de-sac which is southwest of the newly widened Highway 27/441. Prior to the highway widening project, the roadway provided passage under a bridge which carried traffic north on County Road 25/Teague Trail.

At present, the only entity which has a need to utilize the roadway is Duke Energy which has a substation located east of the portion of right-of-way proposed to be vacated. The applicant, SRK Lady Lake 43 Associates, LLC, has already granted an Access Road Easement to ensure that Duke Energy has access to their facilities after the right-of-way vacation occurs. There are five commercial parcels which currently use that portion of County Road 25/Teague Trail north of the intersection with Oak Street; however, that portion of right-of-way along their commercial frontage is not part of the right-of-way vacation

application. Therefore, access to their properties will not be impeded.

On January 22, 2025, the Lake County Board of County Commissioners transferred that portion of Teague Trail/ CR 25 lying southwest of Highway 27/441, to the west of the intersection at Water Oaks Boulevard. Should Resolution 2025-107 be approved, the northern half, roughly 928 feet, will be vacated and become real property of the adjacent property owners. The remaining portion of County Road 25/Teague Trail west of Highway 27/441 will continue in operation and be maintained by the Town of Lady Lake.

As part of the right-of-way vacation application, the utility review form for vacation of a right-of-way was submitted to the following local utility companies:

**UTILITY REVIEW RESPONSES RECEIVED BY:
SECO**

Please see comments below pertaining to whether utility companies have utilities in the right-of-way, whether they would approve the right-of-way vacation to move forward, and whether the right-of-way vacation would interfere with use of the property in terms of maintenance and operation of their utility services.

UTILITY NAME	UTILITIES ON SITE	APPROVED/DENY	COMMENTS
Lady Lake PW	No	Approve	No Utilities Found
Duke Energy	No Reply	Approve	Agreement Drafted
SECO	No	Approve	No Utilities Found
TECO	No Reply	Approve	No Utilities Found
Lumen Technologies	No Reply	Approve	No Utilities Found

Five adjacent property owners within 150 feet of the right-of-way, which is the subject of vacation, were notified of the receipt of the application on Thursday, August 28, 2025. No responses of support or opposition were received. The property was also posted to identify the subject right-of-way to be vacated on Wednesday, August 27, 2025.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

PAST ACTIONS

The Technical Review Committee members individually reviewed Resolution 2025-108 for the right-of-way vacation and found the application ready for consideration by the Town Commission.

The Planning and Zoning Board does not review Right-of-Way Vacation applications.

RESOLUTION 2025-107
TOWN OF LADY LAKE, FLORIDA

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA;
VACATING A PORTION OF THE PUBLIC RIGHT-OF-WAY OF COUNTY ROAD 25, ALSO
REFERENCED AS TEAGUE TRAIL, LYING WITHIN THE NORTHEAST ¼ OF SECTION 17,
TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.**

WHEREAS, the Town of Lady Lake, owner of public right-of way known as Teague Trail, or County Road 25, has agreed to the vacation of that portion of the right-of-way lying south of State Road 500/U.S. Highway 441 and lying north of the intersection of Oak Street and Teague Trail as described by the attached Exhibit “A,” in Lake County, Florida, as presented to the Town Commission of the Town of Lady Lake, on behalf of applicant SRK Lady Lake 43 Associates LLC, and,

WHEREAS, a notice of consideration of said petition to vacate the right-of-way has been published in the *The Villages Daily Sun*, a newspaper of general circulation; and

WHEREAS, the above described right-of-way no longer has benefit to the Town of Lady Lake, and is unnecessary for the purposes of ingress and egress access to abutting parcels and for the provision or maintenance of public utilities within the Town; and

WHEREAS, Teague Trail/ County Road 25, through the dedications to the Town of Lady Lake by Lake County, Florida, is to be partially vacated and subsequently deeded to the applicant for the development of a private road.

NOW THEREFORE, BE IT RESOLVED, that the Town Commission of the Town of Lady Lake, Florida, hereby vacates, disclaims and quit claims any and all interest in the above-described property and releases itself of any and all maintenance obligations for the purpose of vacating said right-of-way.

This Resolution shall take effect immediately upon its final adoption by the Town Commission.

RESOLVED this 15th day of **September 2025**, in Lady Lake, Florida, by the Lady Lake Town Commission.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Kathy Rosado, Town Clerk

Approved as to form:

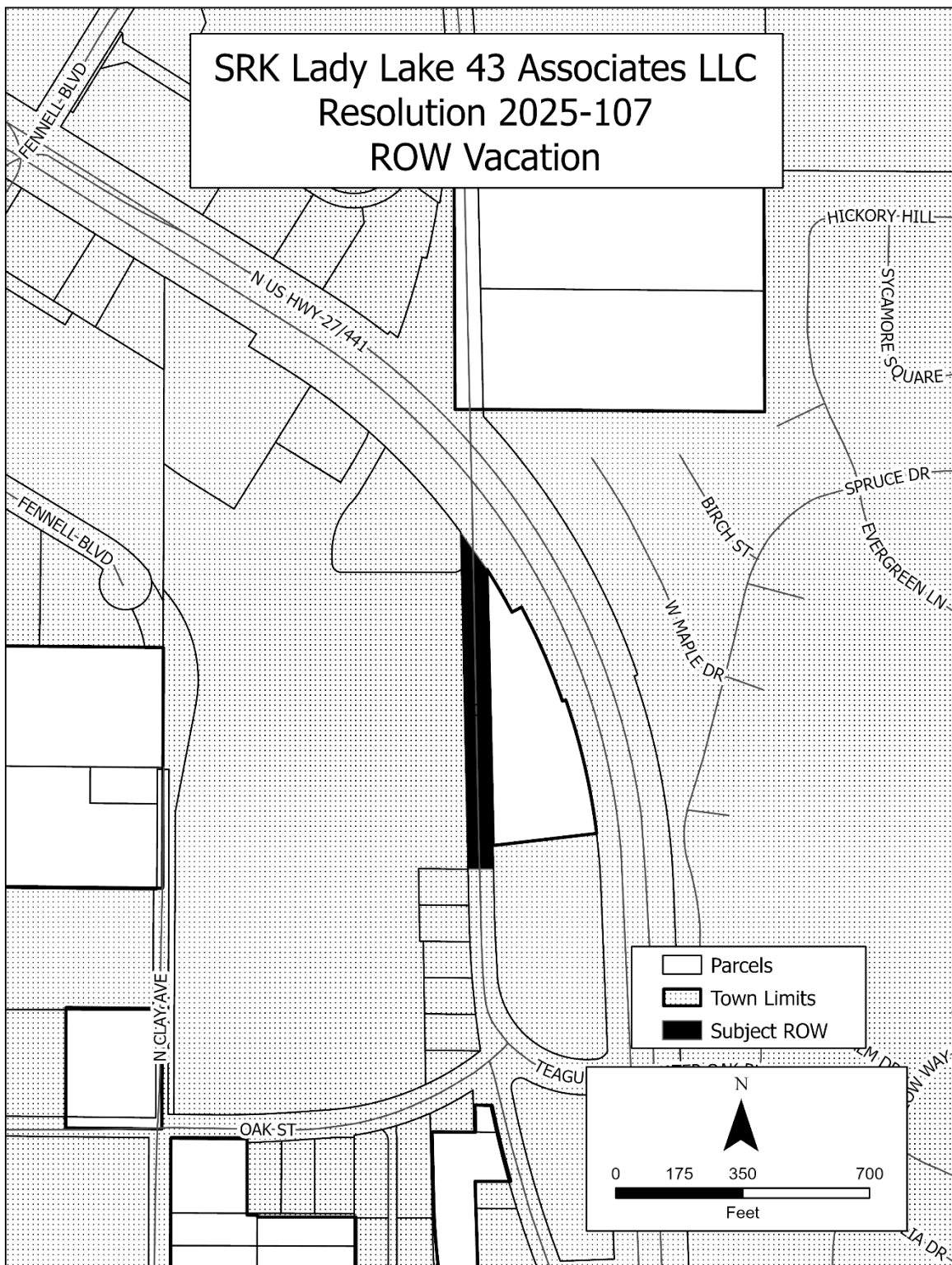
Derek Schroth, Town Attorney

EXHIBIT A—Legal Description and Map

A PORTION OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH ¼ CORNER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S 00°09'59" W, ALONG THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 17, A DISTANCE OF 302.63 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27 & 441 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11040, F.P. NO.238395 5, DATED 6-08; THENCE S 58°09'15" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 298.06 FEET; THENCE S 31°50'45" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 40.00 FEET; THENCE S 58°09'15" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 109.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,770.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 21°45'59", A DISTANCE OF 672.96 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. 27/441 AND THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 25, A 66.00 FOOT RIGHT OF WAY, PER SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11040 AND LAKE COUNTY ROAD PLAT BOOK 1, PAGE 10, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°54'30" A DISTANCE OF 120.74 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. 27/441 AND THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 25; THENCE S 01°16'28" E, ALONG SAID EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 25, A DISTANCE OF 827.42 FEET; THENCE S 88°43'32" W, DEPARTING SAID EAST RIGHT OF WAY LINE, 66.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD 25, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1982, PAGE 475 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N 01°16'28" W, ALONG SAID WEST RIGHT OF WAY LINE, 928.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 58,028 SQUARE FEET OR 1.3321 ACRES, MORE OR LESS.



TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
RIGHT-OF-WAY ABANDONMENT APPLICATION

Alternate Key # 1279445, 1770556

I, SRK Lady Lake 43 Associates, LLC, hereby petition the Town of Lady Lake to vacate
a portion of Teague Trail, _____, more particularly described as:

Lots _____, located in see legal

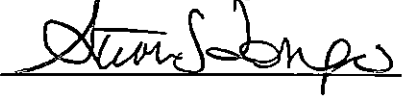
(Name of Subdivision)

lying in Section 17, Township 18, Range 24, as recorded in Plat Book _____, Page
_____, Public Records of Lake County, Florida

The reason for this request is:

Teague Trail has been severed when the SR-441 bridge was removed. The dead end segment of Teague
Trail, south of SR-441 does not serve the community any more.

I certify that the statements in this application are true to the best of my knowledge.

 VP

(Signature of Applicant)

4053 Maple Rd.
Amherst, NY 14226

(Address of Applicant)

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND
TEN COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY
LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH
MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE
REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN
COMMISSION MEETINGS.

Office Use:

Date Application Received: 8/28/25 Received by: T. Carroll

Fees Paid: \$725.00

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S 00°09'59" W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 302.63 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27 & 441 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11040, F.P. NO. 238395 5, DATED 6-08; THENCE S 58°09'15" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 298.06 FEET; THENCE S 31°50'45" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 40.00 FEET; THENCE S 58°09'15" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 109.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,770.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 21°46'59", A DISTANCE OF 672.96 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. 27/441 AND THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 25, A 66.00 FOOT RIGHT OF WAY, PER SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11040 AND LAKE COUNTY ROAD PLAT BOOK 1, PAGE 10, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°54'30" A DISTANCE OF 120.74 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. 27/441 AND THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 25; THENCE S 01°16'28" E, ALONG SAID EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 25, A DISTANCE OF 827.42 FEET; THENCE S 88°43'32" W, DEPARTING SAID EAST RIGHT OF WAY LINE, 66.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD 25, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1982, PAGE 475 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N 01°16'28" W, ALONG SAID WEST RIGHT OF WAY LINE, 928.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 58,028 SQUARE FEET OR 1.3321 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. DIRECTIONS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, PER THE STATED RIGHT OF WAY MAP.
3. INFORMATION SHOWN HEREON IS BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 25 & 500, F.P. NUMBERS 238395 5, SECTION 11040, LAKE COUNTY, FLORIDA, APPROVED 6/13/2008. THIS RIGHT OF WAY MAP MAKES REFERENCES TO LAKE COUNTY ROAD PLAT BOOK 1, PAGE 10 FOR INFORMATION RELATED TO COUNTY ROAD 25.
4. NO ADDITIONS OR DELETIONS CAN BE MADE TO THIS DOCUMENT EXCEPT BY THE SIGNING SURVEYOR. THERE ARE NO EXCEPTIONS.

THIS IS SHEET 1 OF A 2 SHEET DOCUMENT. THIS DOCUMENT IS NOT COMPLETE OR VALID WITHOUT BOTH SHEETS

**Michael
Cummins**

Digitally signed by: Michael Cummins
DN: CN = Michael Cummins email =
mc5592@bellsouth.net C = US O =
Cummins Surveying
Date: 2025.08.01 14:17:26 -04'00'
Reason: I am approving this document

MICHAEL D. CUMMINS, JR. PSM, LS 5592
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
NOT VALID UNLESS ELECTRONICALLY
SIGNED PER CHAPTER 5J-17.062 OF
THE FLORIDA ADMINISTRATIVE CODE

PREPARED FOR: **THE BENCHMARK GROUP**

**CUMMINS SURVEYING
AND MAPPING, INC.**

2758 Susanday Drive
Orlando, Florida 32812
321-377-0564

e-mail: mc5592@bellsouth.net
Certificate of Authorization LB 6983

TECHNICIAN: MDC

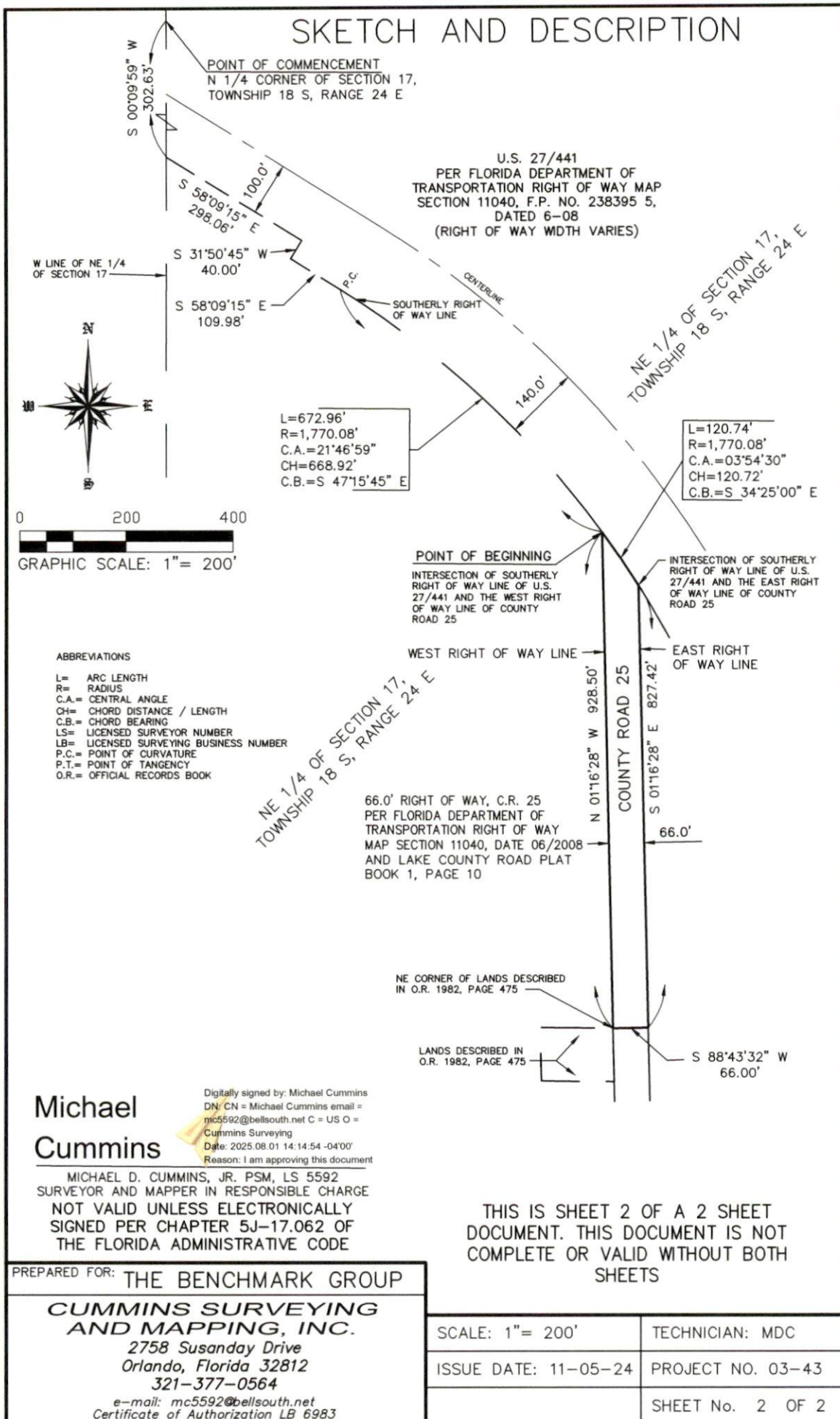
ISSUE DATE: 8-01-25

PROJECT NO. 03-43

FILE: 03-43 SP/SD CR 25 RW SD

SHEET No. 1 OF 2

SKETCH AND DESCRIPTION



Owners within 150 feet of ROW

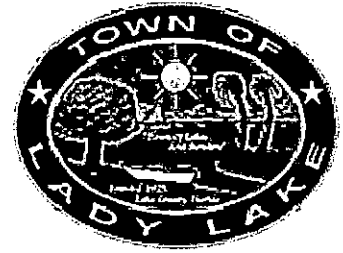
AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
1279330	DUKE ENERGY CENTER	PO BOX 37996	CHARLOTTE	NC	28237-7996
1698618	STATE OF FLORIDA	719 S WOODLAND BLVD	DELAND	FL	32720-6834
1770556	SRK LADY LAKE 43 ASSOCIATES LLC	4053 MAPLE RD	AMHERST	NY	14226
3527771	HERITAGE DENTAL REAL ESTATE HOLDINGS LLC	422 TEAGUE TRL	LADY LAKE	FL	32159
3527780	OTTO ADRIANA	513 N DILLARD ST	WINTER GARDEN	FL	34787

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159

(352) 751-1500

FAX (352) 751-1510

www.ladylake.org



August 28, 2025

RE: Right of Way Vacation – Teague Trail/CR 25 - Resolution No. 2025-107

Dear Property Owner:

This is to notify you that an application has been filed with the Town of Lady Lake, by SRK Lady Lake 43 Associates, LLC to vacate the portion of the right-of-way lying south of State Road 500/U.S. Highway 441 and lying north of the intersection of Oak Street and Teague Trail, within the town limits of the Town of Lady Lake, Florida.

Resolution No. 2025-107

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VACATING A PORTION OF THE PUBLIC RIGHT-OF-WAY OF COUNTY ROAD 25, ALSO REFERENCED AS TEAGUE TRAIL, LYING WITHIN THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

The public hearing on the petition is scheduled for the following date:

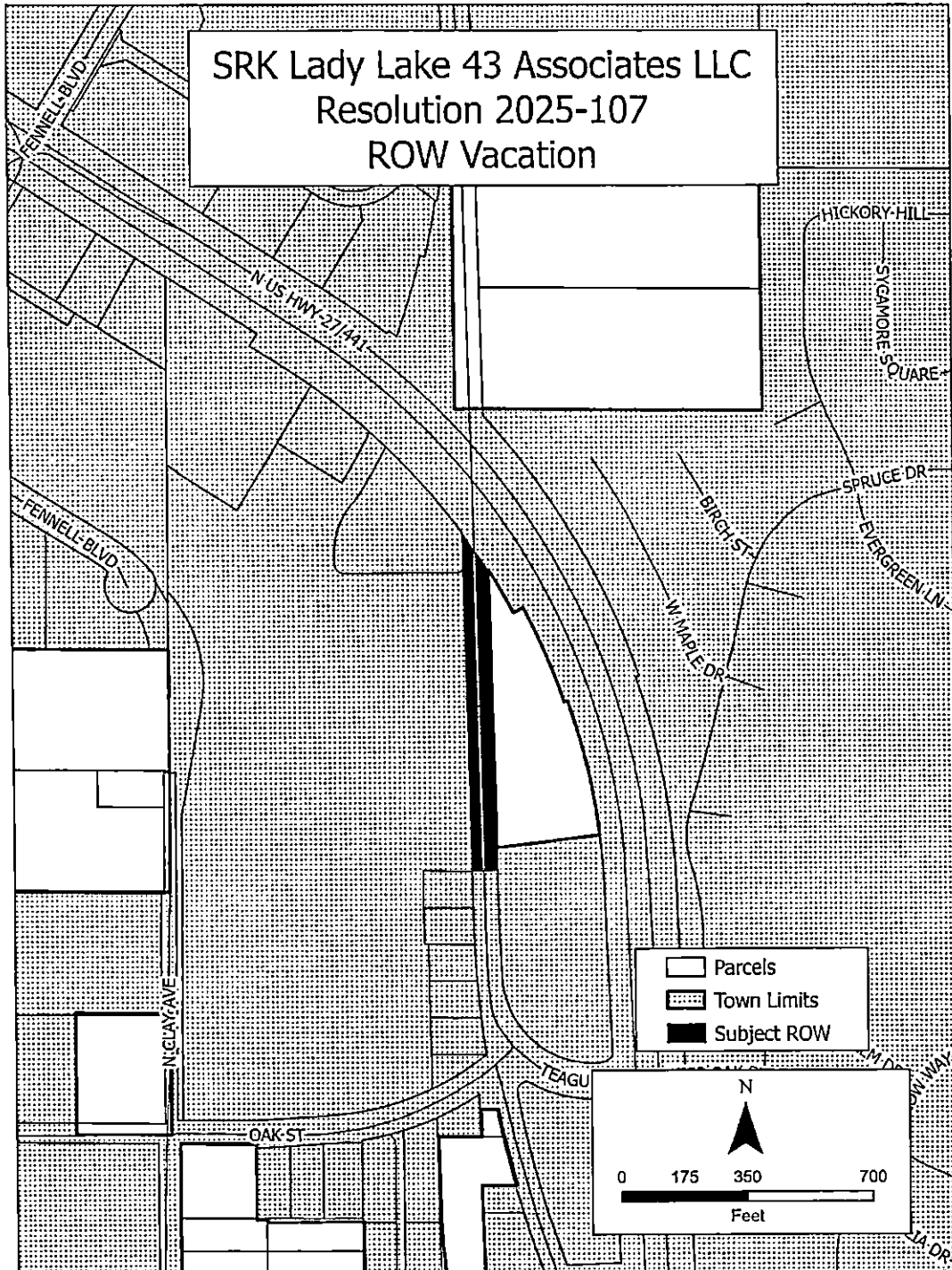
COMMISSION MEETING- Monday, September 15, 2025 at 6:00 p.m.

You are invited to attend the public hearing to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petition may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call (352) 751-1511 or via email at planning@ladylake.org.

Sincerely,

Rebecca Schneider
Senior Planner

LOCATION MAP



The Villages DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared
Amber Sevison, who on oath says that she is Legal Ad
Coordinator of the DAILY SUN, a daily newspaper
published at Lady Lake in Lake County, Florida with
circulation in Lake, Sumter and Marion Counties; that the
attached copy of advertisement, being a Legal # 01265940
in the matter of

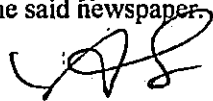
NOTICE OF PROPOSED ENACTMENT OF RESOLUTION

was published in said newspaper in the issues of

SEPTEMBER 1, 2025
SEPTEMBER 8, 2025

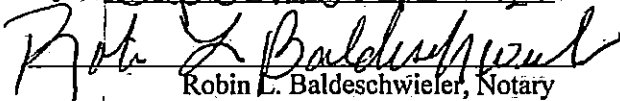
Affiant further says that the said Daily Sun is a newspaper
published at Lady Lake in said Lake County, Florida, and
that the said newspaper has heretofore been continuously

published in said Lake County, Florida each week and has
been entered as second-class mail matter at the post office in
Lady Lake, in said Lake County, Florida, for a period of one
year next preceding the first publication of the attached copy
of advertisements; and affiant further says that he has
neither paid nor promised any person, firm, or
Corporation any discount, rebate, commission or refund
for the purpose of securing this advertisement for
Publication in the said newspaper.

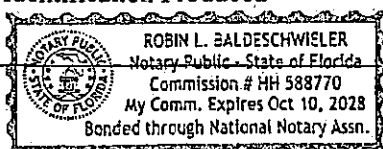


(Signature Of Affiant)

Sworn to and subscribed before me this 8
day of September, 2025.


Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



**TOWN OF LADY LAKE
NOTICE OF PROPOSED
ENACTMENT OF
RESOLUTION NO. 2025-107
TITLED AS FOLLOWS:**

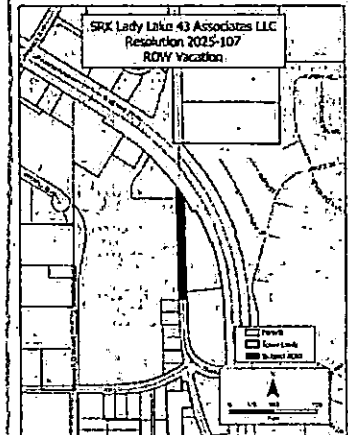
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VACATING A PORTION OF THE PUBLIC RIGHT-OF-WAY OF COUNTY ROAD 25, ALSO REFERENCED AS TEAGUE TRAIL, LYING WITHIN THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

Shall come up for adoption at First/Final Reading by the Town Commission, Town of Lady Lake, Florida, at its regular meeting on Monday, **September 15, 2025**, at 6 p.m. in the Commission Chambers, Lady Lake Municipal Complex, 409 Fennell Blvd., Lady Lake, FL 32159. Said Resolution may be inspected by the public during regular business hours at the office of the Town Clerk, Lady Lake Municipal Complex, Lady Lake, FL. Interested parties may appear and be heard with respect to the proposed Resolution.

Interested parties may appear and be heard with respect to the proposed Resolution. Any person wishing to appeal a decision of this public body should ensure that a verbatim record of the proceedings is made. In accordance with the Americans with Disabilities Act (ADA), any persons with disabilities needing assistance to participate in any of these proceedings should contact the Town Clerk's Office, at 352-751-1501, 48 hours in advance of the meeting.

**EXHIBIT A--Legal
Description and Map**
A PORTION OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTH ¼ CORNER OF SECTION 17, TOWNSHIP 18, SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S 00°09'59" W, ALONG THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 17, A DISTANCE OF 302.63 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27 & 441 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11040, F.P. NO. 238395-5, DATED 6-08; THENCE S 58°09'15" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 298.06 FEET; THENCE S 31°50'45" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 40.00 FEET; THENCE S 58°09'15" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 109.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,770.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 21°45'59", A DISTANCE OF 672.96 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. 27/441 AND THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 25, A 66.00 FOOT RIGHT OF WAY, PER SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11040 AND LAKE COUNTY ROAD PLAT BOOK 1, PAGE 10, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG

THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°54'30" A DISTANCE OF 120.74 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. 27/441 AND THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 25; THENCE S 01°16'28" E, ALONG SAID EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 25, A DISTANCE OF 827.42 FEET; THENCE S 88°43'32" W, DEPARTING SAID EAST RIGHT OF WAY LINE, 66.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD 25, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1982, PAGE 475 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N 01°16'28" W, ALONG SAID WEST RIGHT OF WAY LINE, 928.50 FEET TO THE POINT OF BEGINNING, CONTAINING 58,028 SQUARE FEET OR 1.3321 ACRES, MORE OR LESS.



Kathleen Rosado
Town Clerk
409 Fennell Blvd.
Lady Lake, Florida 32159
#01265940 September 1, 2025
September 8, 2025

**ROAD TRANSFER AGREEMENT
(CR 25 (7804) Teague Trail)**

THIS IS A ROAD TRANSFER AGREEMENT ("Agreement") by and between Lake County, Florida, a political subdivision of the State of Florida ("County") and the Town of Lady Lake, a municipal corporation pursuant to the Laws of Florida, ("Town"), collectively the "parties," regarding the transfer of jurisdiction and maintenance of County Road ("CR") 25 (7804) Teague Trail.

WHEREAS, Section 163.01, Florida Statutes, provides that local governments may enter into interlocal agreements to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage; and

WHEREAS, Section 335.0415, Florida Statutes, provides that public roads may be transferred between jurisdictions by mutual agreement of the affected governmental entities; and

WHEREAS, prior to execution of this Agreement, a portion of CR 25 (7804) presently named Teague Trail comprised of a County-maintained paved road beginning at US 441 and continuing south approximately 1,860 feet to US 441 as depicted on map Exhibit A, attached hereto and incorporated herein. Teague Trail being a portion of CR 25 (formerly State Road 25) and recorded as follows: (1) Road Map Book 1, Pages 10-15, Exhibit B; (2) Road Map Book 2, Page 29, Exhibit C; and (3) Road Map Book 3, Pages 72-77, Exhibit D, all of the Public Records of Lake County, Florida, being more particularly described in Exhibit E, together with those lands described in Official Records Book 2055, Pages 745-748, Public Records of Lake County, Florida, as shown in Exhibit F, attached hereto and incorporated herein; and

WHEREAS, the County and the Town desire to transfer jurisdiction of CR 25 (7804) Teague Trail to the Town, to facilitate development occurring within the Town, in which the Town will handle permitting and management of the construction of any road improvements by the Developer(s); and

WHEREAS, the County and the Town agree that entry of this Agreement between them benefits residents of both jurisdictions and is in the best interests of the public health, safety and welfare of all residents of Lake County.

NOW THEREFORE, IN CONSIDERATION of the mutual terms, understandings, conditions, premises, and covenants hereinafter set forth, and intending to be legally bound, the parties hereby agree as follows:

1. **Legal Findings of Fact.** The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this Agreement upon adoption hereof.

2. **County Obligations.**

A. In accordance with Section 335.0415, Florida Statutes, the County transfers to the Town any and all jurisdiction, ownership interest, operation and maintenance responsibilities that the County may have in CR 25 (7804) Teague Trail (as generally shown in Exhibit A), in its entirety, boundaries as depicted in the legal description and sketch attached hereto and incorporated herein as **Exhibit B** and **Exhibit D**. Additionally, the County transfers ownership and maintenance responsibilities to the Town of any and all of County's ownership interest, operation and maintenance responsibilities and obligations and rights of any kind associated with the Statutory Warranty Deed, recorded in Official Records Book 2055, Page 745 of the Public Records of Lake County, Florida, attached hereto and incorporated herein as **Exhibit F**.

3. **Town Obligations.**

A. As of the Effective Date of the Transfer, the Town accepts any and all of County's ownership interest, operation and maintenance responsibilities of CR 25 (7804) Teague Trail, in its entirety.

B. The County will record an Affidavit Affecting Real Property pursuant to Section 695.26, Florida Statutes, which shall be in substantially similar form to the Affidavit attached hereto and incorporated herein as **Exhibit G**, reflecting the effective date of the ownership and maintenance transfer. Town will cooperate fully to execute this Affidavit and with any requests of County related to this Affidavit.

C. Additionally, the Town accepts the transfer of ownership and maintenance responsibilities from the County of any and all of County's ownership interest, operation and maintenance responsibilities and obligations and rights of any kind associated with the Statutory Warranty Deed attached hereto and incorporated herein as **Exhibit F**. The County will record a County Deed reflecting the transfer. The Town will cooperate fully to execute this County Deed and with any requests of County related to this County Deed.

4. **Termination.** This Agreement cannot be terminated unless mutually agreed upon by the parties in writing.

5. Modifications. Unless otherwise specified herein, no modification, amendment, or alteration of the terms or conditions contained herein shall be effective unless contained in a written document executed by the parties hereto, with the same formality and of equal dignity herewith.

6. Notices. All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

COUNTY

Lake County
County Manager
P.O. Box 7800
Tavares, Florida 32778

TOWN

Town of Lady Lake
Town Manager
409 Fennell Boulevard
Lady Lake, FL 32159

A. All notices required, or which may be given hereunder, shall be considered properly given if (1) personally delivered, (2) sent by certified United States mail, return receipt requested, or (3) sent by Federal Express or other equivalent overnight letter delivery company.

B. The effective date of such notices shall be the date personally delivered, or if sent by certified mail, the date the notice was signed for, or if sent by overnight letter delivery company, the date the notice was delivered by the overnight letter delivery company.

C. Parties may designate other parties or addresses to which notice shall be sent by notifying, in writing, the other party in a manner designated for the filing of notice hereunder.

7. Entire Agreement. This document embodies the entire agreement between the parties. It may not be modified or terminated except as provided herein.

8. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid, it shall be considered deleted herefrom, and shall not invalidate the remaining provisions.

9. Effective Date. This Agreement shall become effective upon the date the last party hereto executes it.

10. Exhibits. This Agreement includes the following exhibits, all of which are incorporated in this Agreement as essential and material terms

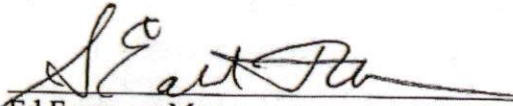
Exhibit ACR 25 (7804) Teague Trail General Location E

Exhibit B.....Road Map Book 1, Pages 10-15 A
Exhibit C.....Road Map Book 2, Page 29 F
Exhibit D.....Road Map Book 3, Pages 72-77 B
Exhibit E.....Road Map Book G
Exhibit FOfficial Records Book 2055, Pages 745-748 C
Exhibit G.....Affidavit as to Real Property D

IN WITNESS WHEREOF, the parties through their duly authorized representatives have signed and entered this agreement on the dates under each signature.

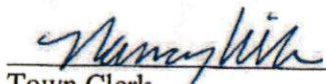
TOWN

TOWN OF LADY LAKE, FLORIDA

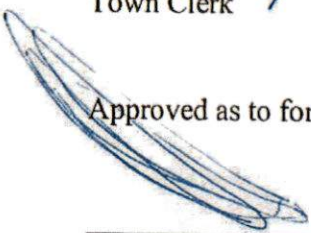

Ed Freeman, Mayor

This 16 day of DECEMBER, 2024.

ATTEST:


Town Clerk

Approved as to form and legality:


Town Attorney

COUNTY

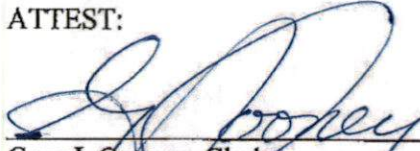
LAKE COUNTY, FLORIDA by and through its
BOARD OF COUNTY COMMISSIONERS



Leslie Campione, Chairman

This 22nd day of January, 2024.

ATTEST:



Gary J. Cooney, Clerk
Board of County Commissioners
of Lake County, Florida



Approved as to form and legality:

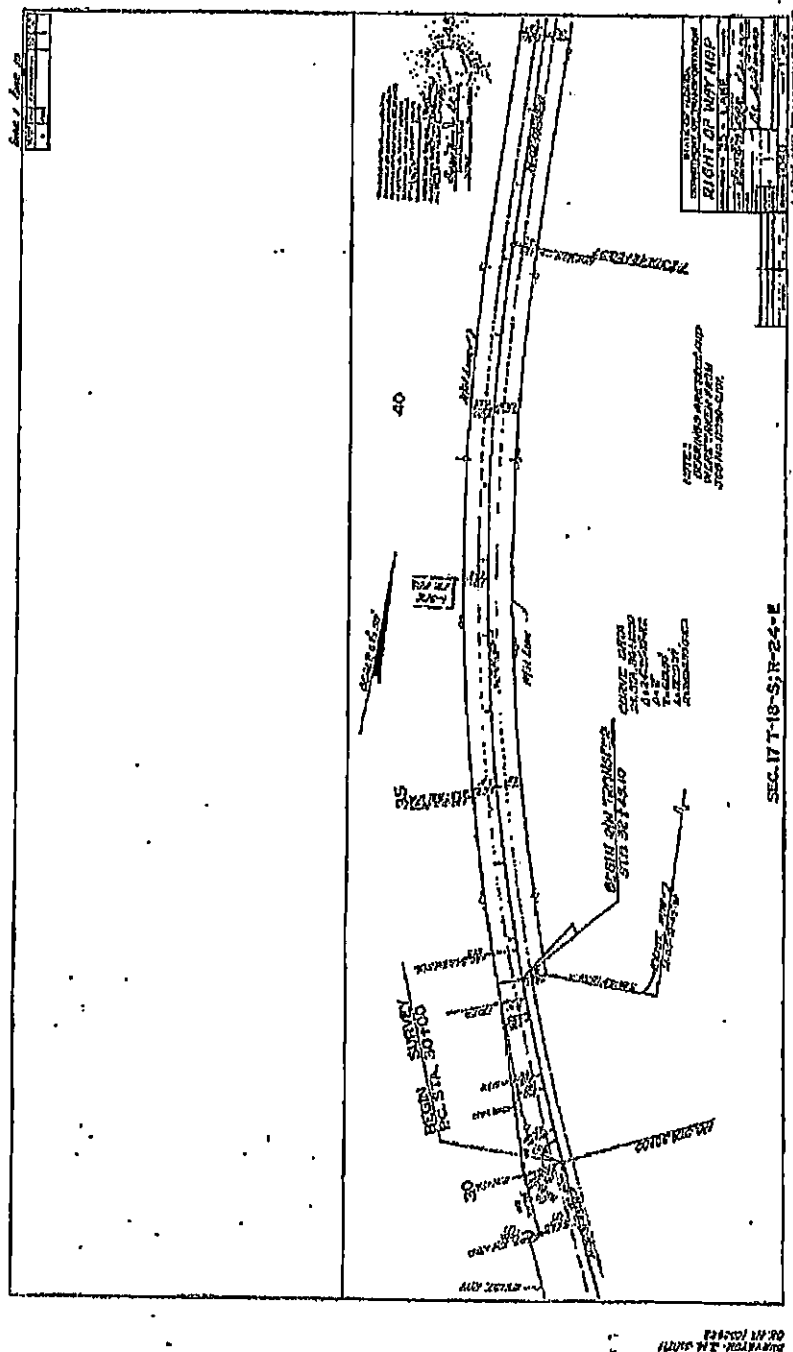


Melanie Marsh
County Attorney

EXHIBIT A
CR 25 (7804) Teague Trail General Location



EXHIBIT B:
CR 25 (7804) Teague Trail (Maintenance Map)
 Exhibit B Road Map Book 1, Pages 10-15



8

ROAD PLANS\Teguo Trail Road Transfer\2025-12-5\Transfer Agreement Teguo Lady Lake_12.2.2024.docx

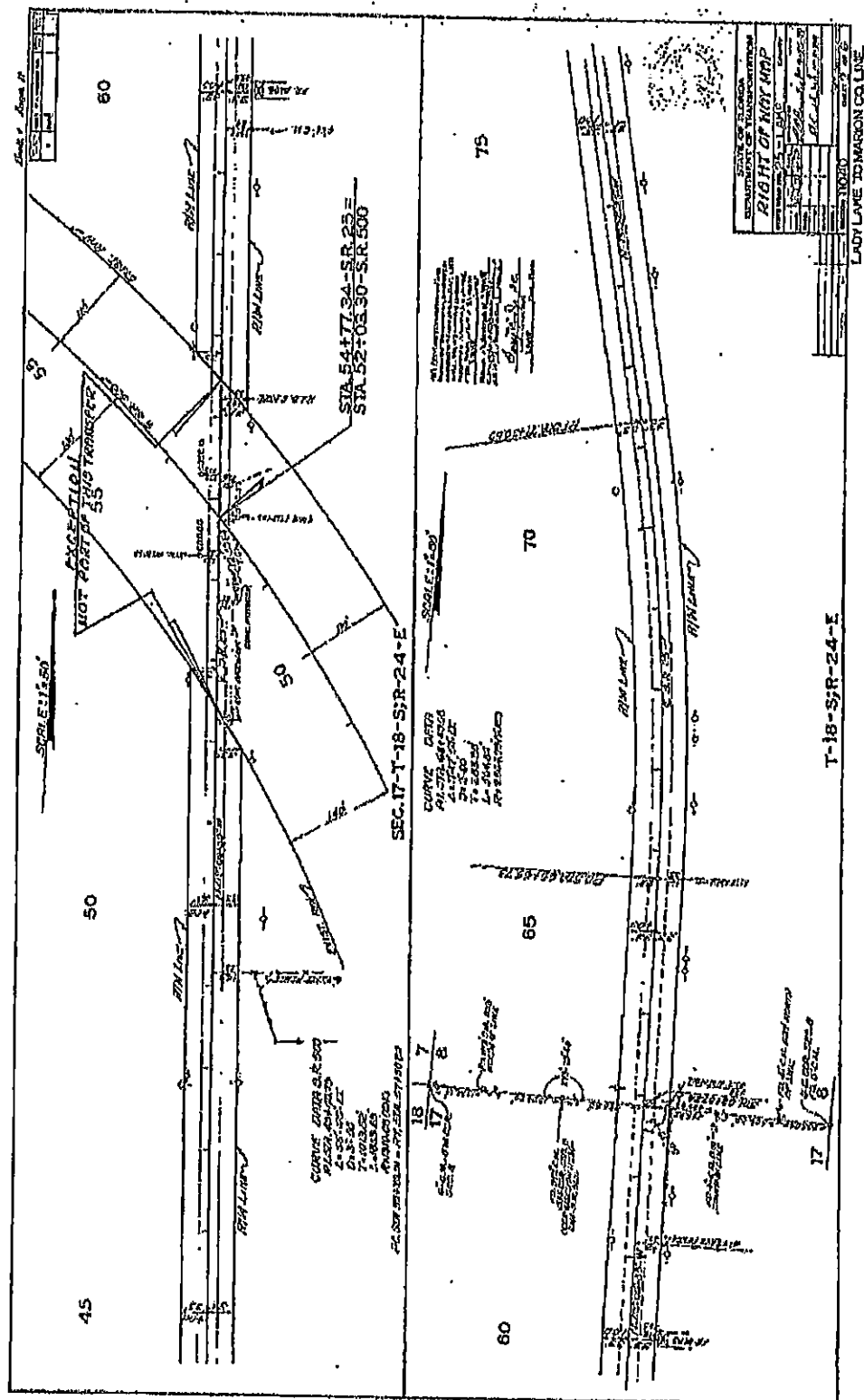


EXHIBIT C
CR 25 (7084) Teague Trail (Right of Way Map)
Road Map Book 2, Page 29

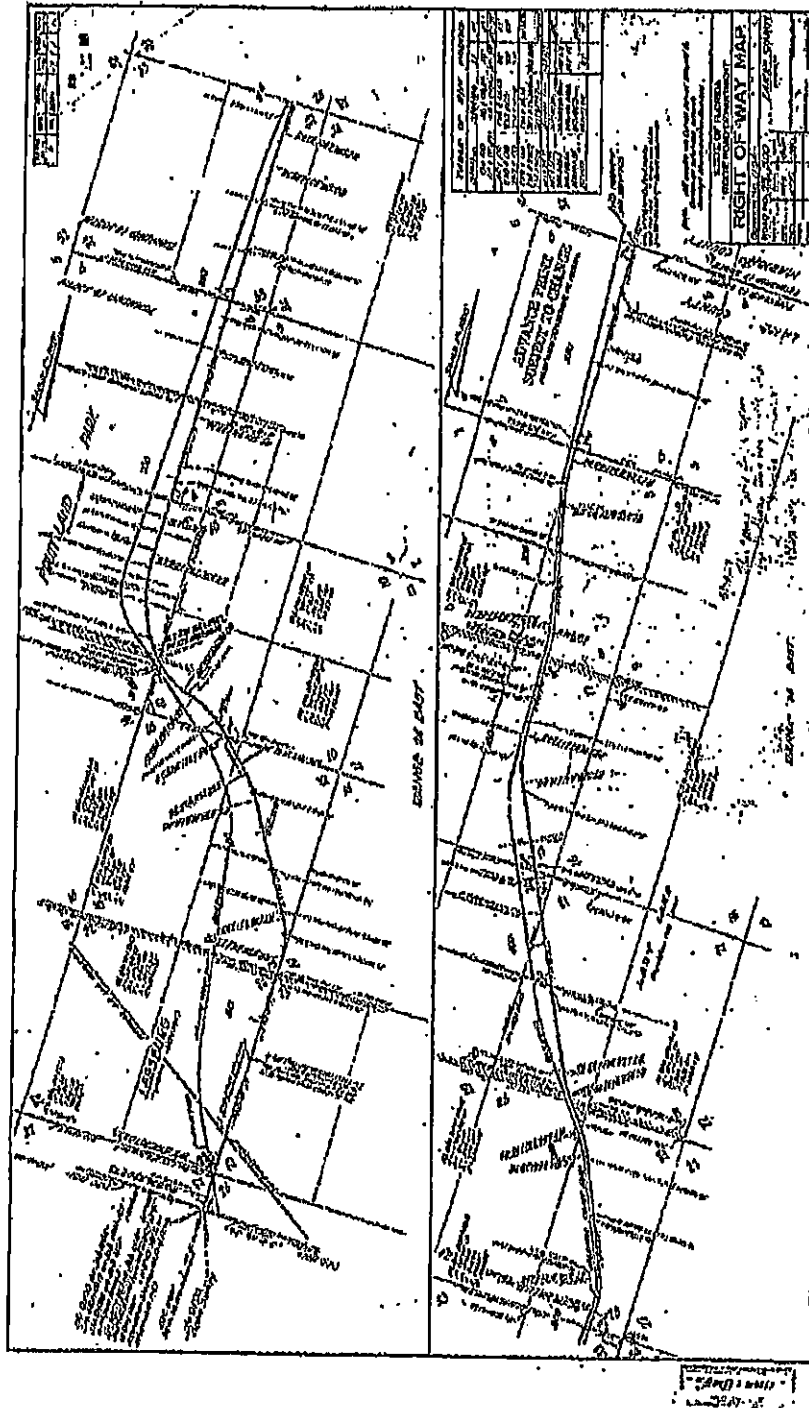
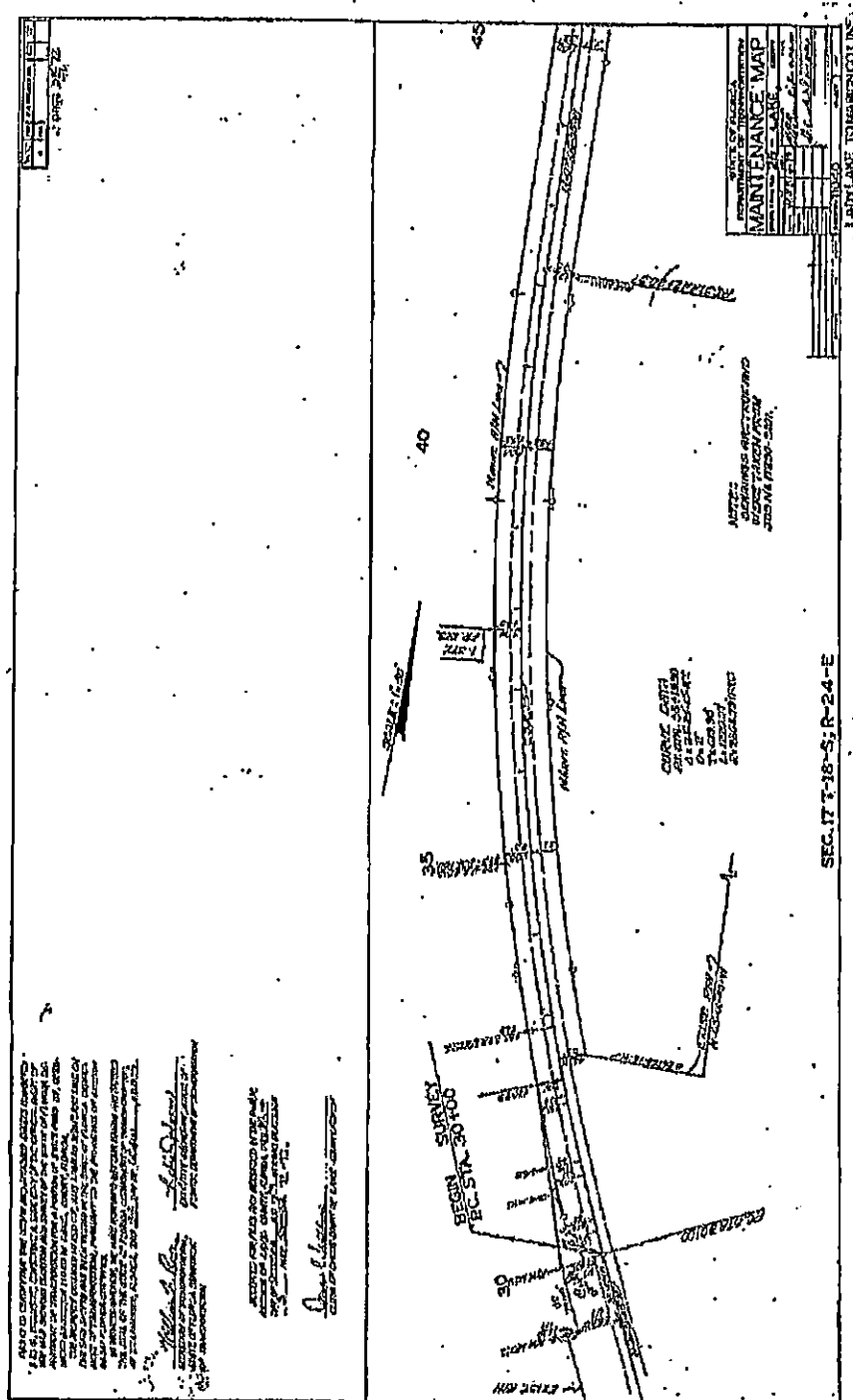


EXHIBIT D
CR 25 (7084) Teague Trail (Maintenance Map)
Road Map Book 3, Pages 72-77



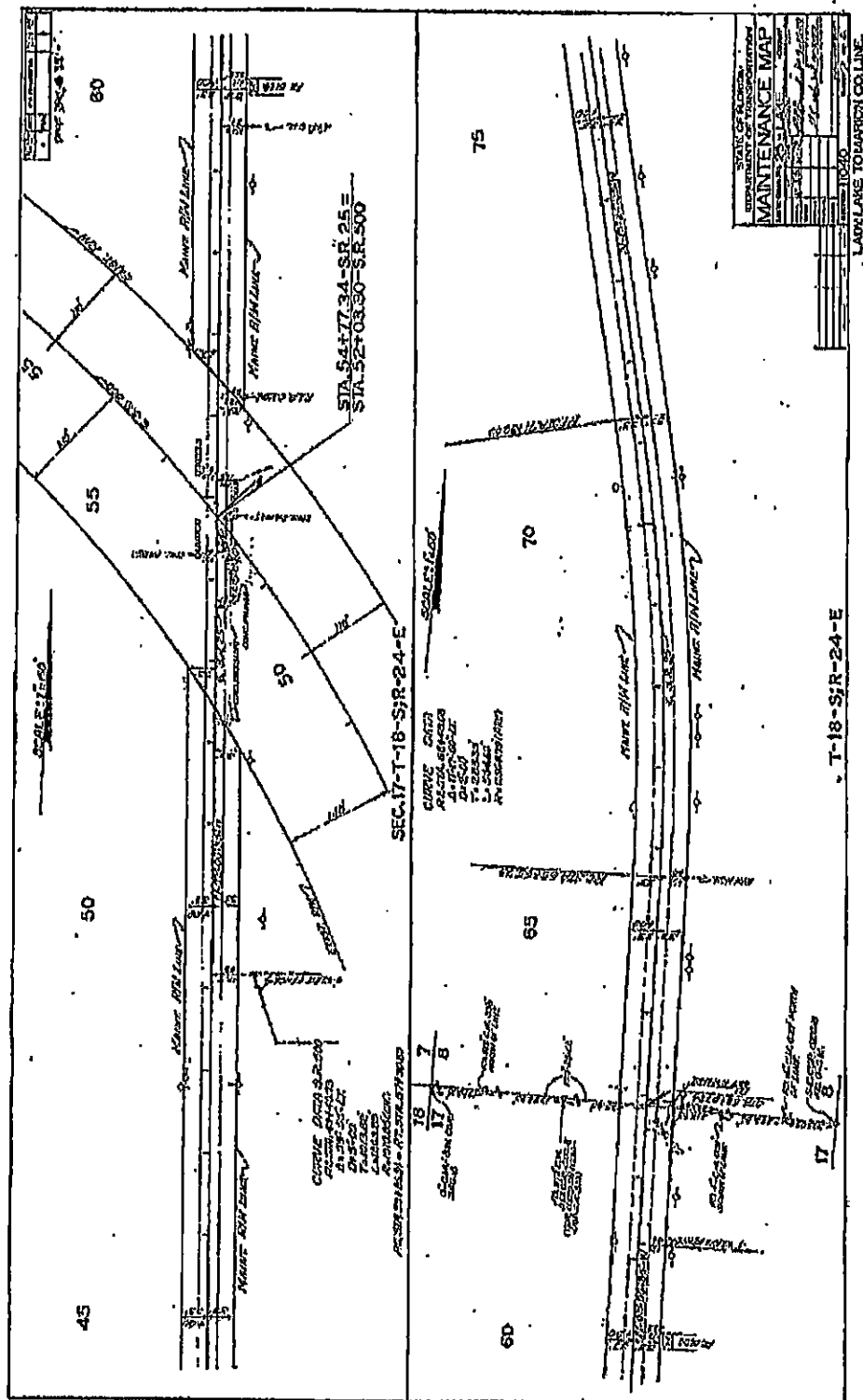


EXHIBIT E:

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

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CONTAINING 98,794 SQUARE FEET OR 2.2000 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. DIRECTIONS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, PER THE STATED RIGHT OF WAY MAP.
3. INFORMATION SHOWN HEREON IS BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 25 & 800, F.P. NUMBERS 238398 B, SECTION 11040, LAKE COUNTY, FLORIDA, APPROVED 0/13/2000. THIS RIGHT OF WAY MAP MAKES REFERENCES TO LAKE COUNTY ROAD PLAT BOOK 1, PAGE 10 FOR INFORMATION RELATED TO COUNTY ROAD 25.

PREPARED FOR: **THE BENCHMARK GROUP**

**CUMMINS SURVEYING
AND MAPPING, INC.**

2758 Susandy Drive
Orlando, Florida 32812
321-377-0584

e-mail: mc55920@earthlink.net
Certificate of Authorization LA 6984

THIS IS SHEET 1 OF A 2 SHEET
DOCUMENT. THIS DOCUMENT IS NOT
COMPLETE OR VALID WITHOUT BOTH
SHEETS

Michael
Cummins LS5592

Digitally signed by Michael
Cummins LS5592
Reason: I am approving this
document
Date: 2024.09.10 15:51:10 -0400

MICHAEL D. CUMMINS, J.R. P.S.M. LS 5592
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
NOT VALID UNLESS ELECTRONICALLY
SIGNED PER CHAPTER 6J-17.062 OF
THE FLORIDA ADMINISTRATIVE CODE

	TECHNICIAN: MDC
ISSUE DATE: 9-18-24	PROJECT NO. 03-43
	SHEET No. 1 OF 2

EXHIBIT F:
STATUTORY WARRANTY DEED FOR CURVE

17-18-24-0001-000-05600
C 25/Oak Street Road Project



CFN 2002004422
BK 02055 Pgs 0745 - 749; (4pgs)
DATE: 01/11/2002 02:47:27 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 17.00
TRUST FUND 2.50
DEED VOL 8.78

This instrument prepared by:
James A. Stivender, Jr., P.E./P.L.S.
Lake County Public Works Dept.
123 N. Sinclair Ave., Tavares, FL 32778
Return to: R/W Office

STATUTORY WARRANTY DEED
(Individual)

THIS INDENTURE, made this 2nd day of November, 2001, between
JAMES H. MAYFIELD and JOAN MAYFIELD KIRBY, as tenants in common
P.O. Box 478, Lady Lake, FL 32158
County of Lake, State of Florida,
hereinafter referred to as "Grantor"; and

Lake County, a political subdivision of the State of Florida, P.O. Box 7800, Tavares,
FL 32778-7800, as grantee.

WITNESSETH, that Grantor, for and in consideration, of the sum of TEN DOLLARS
(\$10.00) and other good and valuable consideration, the receipt and adequacy of which
are hereby acknowledged, has granted, bargained, sold, and conveyed to Lake County,
its successors and assigns, the following described land, situate, lying, and being in Lake
County, Florida:

AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Said land does not constitute the Homestead of the Grantor, as defined by the laws
or the Constitution of the State of Florida.

Grantor does hereby fully warrant the title to said land, and will defend the same
against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument in the manner
provided by law, on the day and year first above written, Signed, Sealed, and Delivered in
our presence as witnesses:

Witnesses:

Grantor(s):

(1) Sign: Kathryn R. Powell

Print Name: Kathryn R. Powell

(2) Sign: Delaine M. Henderson

Print Name: Delaine M. Henderson

James H. Mayfield (Seal)
JAMES H. MAYFIELD

ROAD TRANSFER AGREEMENT - CR 25 (7804) TEAGUE TRAIL

OR BOOK 02055 PAGE 0746

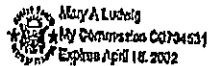
Witnesses:

Grantor(s):

(1) Sign: Kathryn R. Powell Joan Mayfield Kirby (Seal)
Print Name: Kathryn R. Powell JOAN MAYFIELD KIRBY
(2) Sign: Delaine M. Henderson
Print Name: Delaine M. Henderson

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 2nd day of November
2001, by JAMES H. MAYFIELD and JOAN MAYFIELD KIRBY, who are personally known
to me or who have produced Joan M. Kirby - Rtd - 193-38-583-0
James Mayfield - 1443-448-26-087-0
as identification.



Mary A. Ludwig
Notary Public (Signature)
Print Name:
Title or Rank:
Serial Number (if any):
My Commission Expires:

17-18-24-0001-000-05800
 C 25/Oak Street Road Project

EXHIBIT "A"

That part of the Southwest ¼ of the Northeast ¼ of Section 17, Township 18 South, Range 24 East, Lake County, Florida, described as follows: Commence at the North ¼ corner of said Section 17 and run South 89°38'13" East along the North line of the Northeast ¼ of said Section 17 for a reference bearing a measured distance of 826.64 feet to a point on the centerline of C 25 as recorded in a right of way map filed 12/04/79 by the State of Florida Department of Transportation in Road Plat Book 1, Pages 10-15, Public Records of Lake County, Florida; thence run South 01°16'34" East along said centerline a measured distance of 2084.57 feet to P.T. station 42+20.97 as shown on said map, being a found railroad spike in the center of pavement of said C 25; thence leaving said centerline, continue South 01°16'34" East, 146.55 feet; thence run North 88°43'26" East, 36.79 to a point on the Easterly line of the 66.00 feet wide right of way of said C 25 and the Point of Beginning of this description; thence continue North 88°43'26" East, 1.21 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 248.00 feet, to which point a radial line bears South 88°43'26" West; thence run Southeasterly along said curve, having a central angle of 89°59'59", an arc distance of 389.56 feet; thence run North 88°43'27" East, 9.21 feet to the beginning of a curve concave Northwesterly, having a radius of 40.00 feet; thence run Northeasterly along said curve, having a central angle of 90°58'14", an arc distance of 63.51 feet to a point on the Southwesterly line of the right of way of U.S. 27/441; thence run South 02°14'47" East along said Southwesterly line of right of way, 180.03 feet to the point of cusp of a non-tangent curve, concave Southwesterly, having a radius of 40.00 feet and to which point a radial line bears North 87°45'13" East; thence run Northeasterly along said curve, having a central angle of 96°01'45", an arc distance of 82.15 feet; thence run South 88°43'27" West, 12.26 feet to the beginning of a curve concave Northeasterly, having a radius of 348.00 feet; thence run Northwesterly along said curve, having a central angle of 30°23'12", an arc distance of 184.56 feet to the beginning of a compound curve, concave Southeasterly, having a radius of 25.00 feet; thence run Southwesterly along said curve, having a central angle of 120°59'21", an arc distance of 56.72 feet to a point on the Easterly line of the aforesaid right of way of C 25, said point also being the point of cusp of a non-tangent curve, concave Northeasterly, having a radius of 2831.79 feet and to which point a radial line bears South 79°07'10" West; thence run Northwesterly along said line of right of way and along said curve, having a central angle of 06°38'17", an arc distance of 328.08 feet to the Point of Beginning.

Initial: _____ Initial: _____

Date: _____ Date: _____

FILED C:\Users\PROJ\Documents\2025-12-5\Transfer Agreement Teague Lady Lake_12.2.2024.docx

EXHIBIT G:
AFFIDAVIT AFFECTING REAL PROPERTY
{Pursuant to Section 695.26, Florida Statutes}

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned authority, on this day personally appeared, ED FREEMAN, as Town Major for the Town of Lady Lake, 409 Pennell Boulevard, Lady Lake, FL 32159, who being first duly sworn, deposes and says:

1. This is an Affidavit Affecting Real Property pursuant to Section 695.26, Florida Statutes, by which an interest in real property is assigned to the Town of Lady Lake, Florida ("Town") via an Interlocal Agreement Between Lake County, Florida and Town of Lady Lake, Florida ("Interlocal Agreement"), recorded in Official Record Book ___, Pages ___, recorded in the public records of Lake County, Florida on _____ (date).
2. As of _____ (date), the Effective Date of the transfer, as defined in the Road Transfer Agreement, any and all jurisdiction, ownership interest, operation and maintenance responsibilities that the County may have in Teague Trail and related right of way, comprises of a County-paved road beginning at US 441 and continuing south approximately 1,860 feet to US 441, Said Teague Trail being a portion of CR 25 (formerly State Road 25) as recorded as follows: (1) Road Map Book 1, Pages 10-15; (2) Road Map Book 2, Page 29; and (3) Road Map Book 3, Pages 72-77, all of the Public Records of Lake County, Florida, being more particularly described in Exhibit A, together with those lands described in Official Records Book 2055, Pages 745-748, Public Records of Lake County, Florida, were transferred to the Town.
3. This Affidavit is being recorded to provide notice to third parties that the Town, its successors and assigns, are fully responsible for the maintenance of the herein described roadway and related right of way, that the County has assigned all responsibilities to the Town, its successors and assigns for the property described in Exhibit A, attached hereto and incorporated herein by reference.

FURTHER AFFIANT SAYETH NOT.

Ed Freeman
Town of Lady Lake, Mayor

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by Ed Freeman, as Town Mayor for the Town of Lady Lake, who is personally known to be or produced _____ as identification.

Notary Public - State of Florida
Printed Name: _____

EXHIBIT A TO AFFIDAVIT

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S 00°09'59" W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 302.03 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27 N 441 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11040, F.P. NO. 238303 J, DATED 8-08; THENCE S 58°09'19" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 288.06 FEET; THENCE S 31°09'48" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 40.08 FEET; THENCE S 88°13'48" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 109.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,776.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 81°46'59", A DISTANCE OF 672.85 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. 27/441 AND THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 28, A 66.00 FOOT RIGHT OF WAY, PER SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11040 AND LAKE COUNTY ROAD PLAT BOOK 1, PAGE 10, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°34'30", A DISTANCE OF 120.74 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. 27/441 AND THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 28; THENCE S 01°18'28" E, ALONG SAID EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 28, A DISTANCE OF 884.80 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 2,891.78 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°37'50", A DISTANCE OF 146.82 FEET TO THE BEGINNING POINT OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2083, PAGE 748 OF THE PUBLIC RECORDS OF AFORESAID LAKE COUNTY, FLORIDA; THENCE CONTINUING SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°07'17", A DISTANCE OF 328.08 FEET TO THE MOST SOUTHWESTERLY POINT OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2083, PAGE 748; THENCE S 79°07'16" W, DEPARTING SAID CURVE AND SAID EAST RIGHT OF WAY LINE, 66.00 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD 28, SAID POINT ALSO LYING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,891.78 FEET; A CHORD BEARING OF N 05°04'38" W AND A CHORD LENGTH OF 465.20 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°36'17", A DISTANCE OF 488.78 FEET TO THE POINT OF TANGENCY; THENCE N 01°16'28" W, ALONG SAID WEST RIGHT OF WAY LINE, 1,093.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 86,704 SQUARE FEET OR 2.2000 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

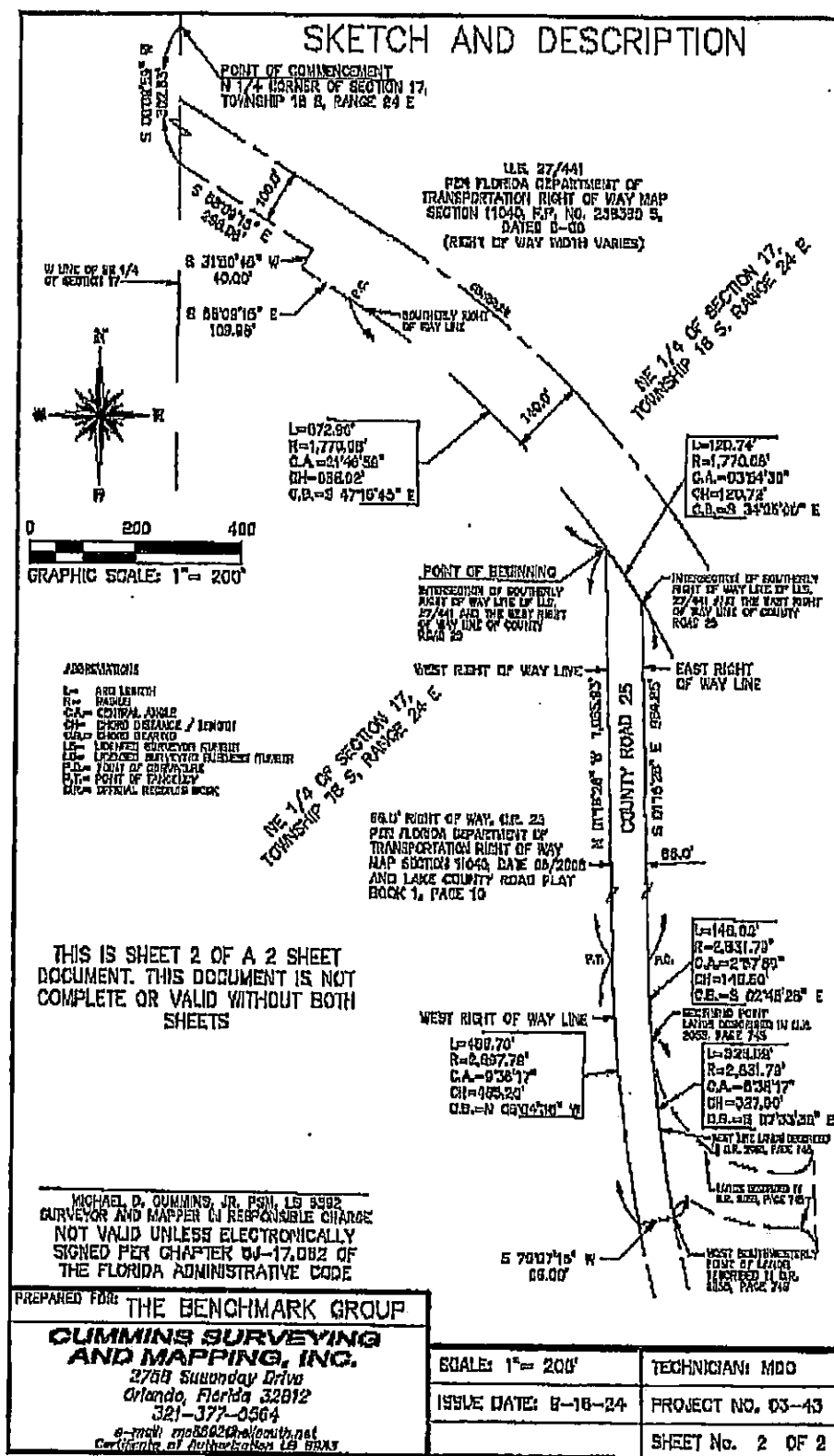
1. THIS IS NOT A BOUNDARY SURVEY.
2. DIRECTIONS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, PER THE STATED RIGHT OF WAY MAP.
3. INFORMATION SHOWN HEREON IS BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 28 & 600, F.P. NUMBERS 238303 J, SECTION 11040, LAKE COUNTY, FLORIDA, APPROVED 8/13/2008. THIS RIGHT OF WAY MAP MAKES REFERENCES TO LAKE COUNTY ROAD PLAT BOOK 1, PAGE 10 FOR INFORMATION RELATED TO COUNTY ROAD 28.

PREPARED FOR: **THE BENCHMARK GROUP**
CUMMINS SURVEYING AND MAPPING, INC.
 2788 Sewardway Drive
 Orlando, Florida 32812
 321-377-0604
 e-mail: mc55926@earthlink.net
 Certificate of Authorization 19 0583

THIS IS SHEET 1 OF A 2 SHEET DOCUMENT. THIS DOCUMENT IS NOT COMPLETE OR VALID WITHOUT BOTH SHEETS

MICHAEL D. CUMMINS, JR. P.S.M., L.S. 6532
 SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
 NOT VALID UNLESS ELECTRONICALLY
 SIGNED PER CHAPTER 6J-17.082 OF
 THE FLORIDA ADMINISTRATIVE CODE

	TECHNICIAN: MDO
ISSUE DATE: 8-18-24	PROJECT NO. 03-43
	SHEET No. 1 OF 2



Teague Trail
Town of Lady Lake Area



EXHIBIT A
CR 25 (7804) Teague Trail General Location



SRK Lady Lake 43 Assoc., LLC
Lady Lake Substation Driveway
Project #:
Site #: Land Unit:



Prepared By:
Manny R. Vilaret, Esquire
Vilaret Law, PLLC
10901 Danka Circle, Suite C
Saint Petersburg, Florida 33716

ACCESS ROAD EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, its successors and assigns (GRANTOR herein), in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby grant and convey to **DUKE ENERGY FLORIDA, LLC, a Florida limited liability company d/b/a DUKE ENERGY** (GRANTEE herein), Post Office Box 14042, St. Petersburg, Florida 33733, its successors, assigns, lessees, licensees, transferees, permittees, and apportionees, the right, privilege and authority to occupy and utilize, until the use thereof is abandoned, an easement for an access road and any necessary related improvements for the ingress and egress of vehicles, equipment and personnel over, upon and across the following-described tract of land situate and being in Lake County, Florida, and referred to hereinafter as the Easement Area to wit:

See Exhibit "A", attached hereto, incorporated herein, and by this reference made a part hereof.

Tax Parcel Number: 17-18-24-0001-000-00701

GRANTEE shall have the right and privilege to use said Easement Area, with the understanding that said Easement Area is to be used in common with GRANTOR herein.

GRANTEE shall have the right and privilege to construct, reconstruct, repair, maintain and use said Easement Area for such access road improvements and purposes, including the right to trim, cut and keep clear trees, limbs and undergrowth within said Easement Area.

GRANTOR covenants that it has the right to convey to GRANTEE this Easement Area, and that GRANTEE shall have quiet and peaceful possession, use and enjoyment of same.

GRANTOR by such route or routes, including private roads and ways then existing thereon, on foot or by conveyance, with materials, supplies, and equipment as may be desirable for the purpose of exercising all rights herein granted and further including (iii) the right to install gates a minimum of sixteen (16) feet in width if GRANTOR has installed a fence within or across the Easement Area, along with GRANTEE's lock linked with GRANTOR's lock and further including (iv) the right to relocate any listed or protected plant or animal species found within the Easement Area to another location within the Easement Area. As a result of said relocations, GRANTEE hereby agrees to restore the Easement Area to as near as practicable to the original condition.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees and assigns of the respective parties thereto.

...continued on next page...

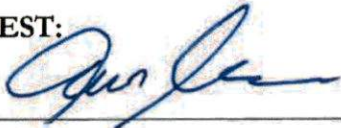
Return to: Duke Energy
Attn: Land Services - Florida
3300 Exchange Place, NP04
Lake Mary, FL 32746

IN WITNESS WHEREOF, the said GRANTOR has hereunto affixed its hand and seal this 22nd day of July, 2025.

GRANTOR:

SRK LADY LAKE 43 ASSOCIATES., LLC

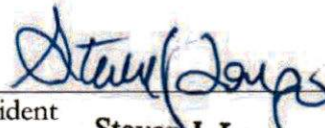
ATTEST:



Secretary

Arthur Geuman

Print or Type Name


V. President

Steven J. Longo
Vice President

Print or Type Name

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Signature of First Witness

Michelle P. Hager

Print or Type Name of First Witness

Address: 4053 MAPLE Rd, Amherst NY 14226



Signature of Second Witness

Karen A. Allen

Print or Type Name of Second Witness

Address: 4053 MAPLE Rd, Amherst NY 14226

Grantor's mailing address:

4053 Maple Road, Suite 200
Amherst, NY 14226

CORPORATE SEAL

(Names and addresses (street number, street, city, state and zip code) must be typed or printed clearly under each signature)

State of

New York

County of

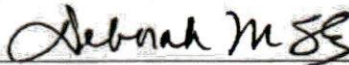
Erie

) ss

The foregoing Easement was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of July, 2025, by Steven J. Longo and Arthur Geuman, its President and its Secretary, respectively of SRK Lady Lake 43 Associates LLC, a New York (State) ~~Corporation~~, on behalf of the Corporation who are personally known to me or who have produced limited liability company as identification.

NOTARY SEAL

DEBORAH M. SLISZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SL5081669
Qualified in Erie County
Commission Expires July 7, 2027



Notary Public

Deborah M. SLISZ

Name typed, printed or stamped

My Commission Expires: 7/7/27

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
UTILITY REVIEW FORM FOR VACATION OF RIGHT OF WAY

Date: August 26, 2025
To: Utility and/or Communications Provider
From: Town of Lady Lake, Growth Management Department

The Town of Lady Lake has received a petition requesting approval for the vacation the vacation of that portion of the right-of-way lying south of State Road 500/U.S. Highway 441 and lying north of the intersection of Oak Street and Teague Trail.

(Legal Description)

See attached description and Map

The attached map indicates the location of the subject right-of-way. Do you have existing utilities in the above-described location?

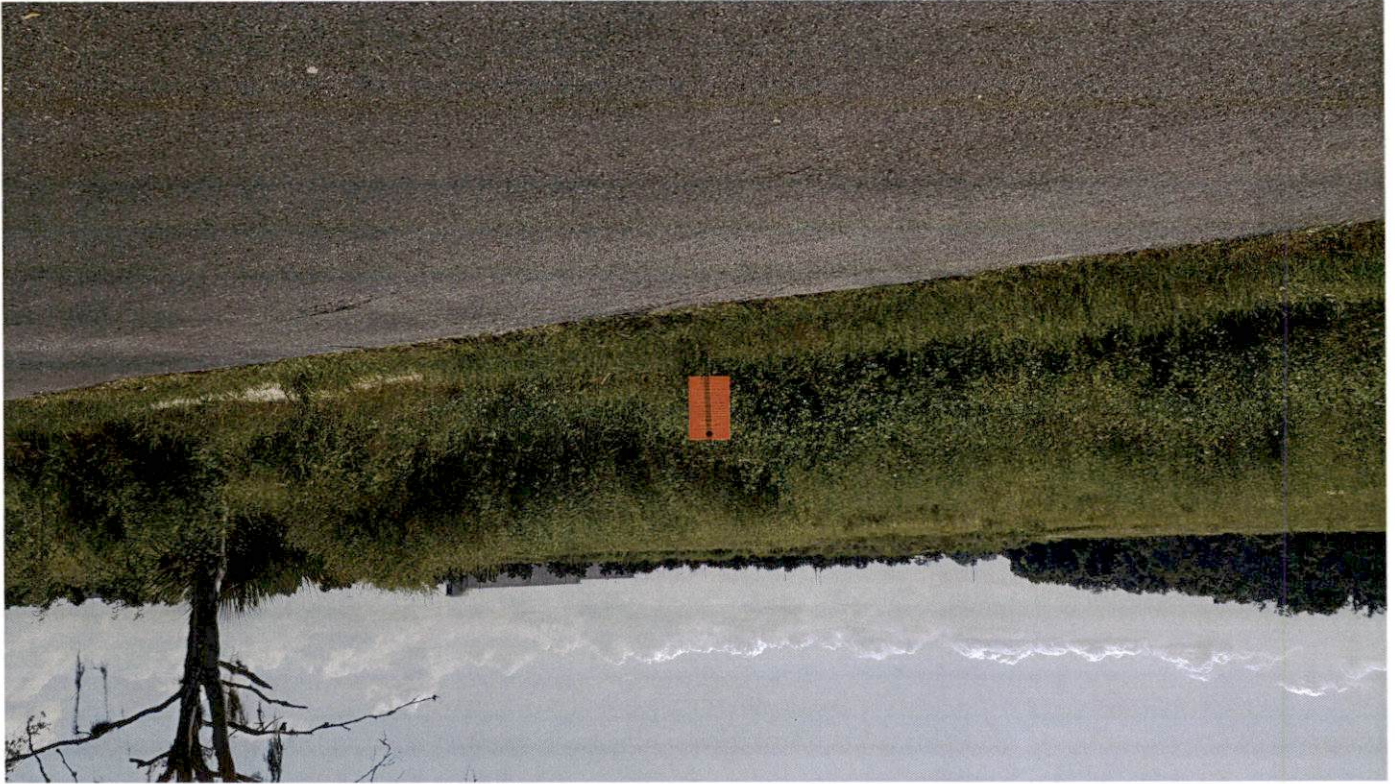
_____ Yes _____ ☒ No

Would the vacation of the described portion of the right-of-way interfere with the maintenance and operation of your service? _____ Yes _____ ☒ No If yes, please explain:

Signed:  Title: Land Rights Specialist II

Please return this form within five days to:

Town of Lady Lake, Growth Management Department
planning@ladylake.org







TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Resolution 2025-108 – First and Final Reading - Variance — A Resolution Granting a Variance from the Provisions of Chapter 5). Chart 5-2, of the Town of Lady Lake Land Development Regulations which Requires the Side Yard Setback Abutting a Local Roadway to be a Minimum of 20 feet within the MX-8 “Mixed Residential Medium Density” Zoning District. The Variance Request is to Allow a Minimum of 12.5 foot West Side Yard Setback on Property Owned by Dennis and Patricia Farrington Trustees, located at 718 Saint Andrews Boulevard, within the Town Limits of Lady Lake, Florida. (Thad Carroll)

AGENDA ITEM ID

20250915

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Growth Management staff recommends approval of Resolution 2025-108.

On Tuesday, July 29, 2025, a variance application was filed with the Town of Lady Lake, by Licciardello Construction Inc on behalf of property owners, Dennis and Patricia Farrington Trustees, for property located at 718 Saint Andrews Boulevard, within the Town Limits of Lady Lake, Florida.

The variance request is pursuant to Chapter 5, Chart 5-2, of the Land Development Regulations (LDRs) which requires the side yard abutting a local roadway setback to be a minimum of 20 feet within the MX-8 "Mixed Residential Medium Density" Zoning District. The variance request is to allow a 12.5-foot west side yard setback.

JUSTIFICATION STATEMENT

The request for a side yard setback encroachment is based on several justifications provided by the applicant. Due to the larger setbacks required for corner lots, the buildable area on this property is significantly reduced. The homeowner is seeking to relocate the driveway to Bay Meadows Lane, where reduced traffic would provide a safer environment for entering and exiting the property. The proposed garage would offer secure storage for the owner's car and golf cart, replacing the existing golf cart storage shed, which will be removed. The existing golf cart garage is located 13.9 feet from the property line—within the required 20-foot setback. The proposed garage will not appear to extend beyond the footprint of the existing shed that has been in place for years. The northwest corner of the new structure will

align with the current shed, while the southwest corner will have a slightly reduced setback due to the curvature of the road. Additionally, the location of the proposed garage does not interfere with any drainage or utility easements. Finally, letters of support from neighboring property owners have been submitted, indicating community approval of the proposal.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

No diminution in value of surrounding properties would be suffered; granting the permit would be of benefit to the public interest; denial of the permit would result in unnecessary hardship to the owner seeking it; the use must not be contrary to the spirit of this Code.

Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

Notices to inform the surrounding 22 property owners within 150' of the subject property of the proposed variance were mailed on Monday, August 25, 2025. The property was also posted on Monday, August 25, 2025.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

PAST ACTIONS

The Technical Review Committee reviewed Resolution 2025-108 and found it was ready for consideration by the Planning and Zoning (P&Z) Board.

At the September 8, 2025, meeting, the Planning and Zoning Board voted 4-0 to forward Resolution 2025-108 to the Town Commission with the recommendation of approval

1 **DRAFT RESOLUTION 2025-108**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF**
4 **CHAPTER 5). CHART 5-2, OF THE TOWN OF LADY LAKE LAND DEVELOPMENT**
5 **REGULATIONS WHICH REQUIRES THE SIDE YARD SETBACK TO BE A**
6 **MINIMUM OF 20 FEET WHEN ADJOINING A LOCAL ROADWAY LOCATED**
7 **WITHIN THE MX-8 "MIXED RESIDENTIAL MEDIUM DENSITY" ZONING**
8 **DISTRICT. THE VARIANCE REQUEST IS TO ALLOW A MINIMUM OF A 12.5**
9 **FOOT WEST SIDE YARD SETBACK ON PROPERTY OWNED BY DENNIS W &**
10 **PATRICIA A FARRINGTON TRUSTEES, LOCATED AT 718 SAINT ANDREWS**
11 **BOULEVARD, WITHIN THE TOWN LIMITS OF LADY LAKE, FLORIDA.**

12 **WHEREAS**, Dennis and Patricia Farrington are the owners of certain real property located in
13 the Town of Lady Lake, Florida, more particularly described in Exhibit "A"; and

14 **WHEREAS**, the Property Owner petitioned for a variance from the provisions of Chapter 5,
15 Chart 5-2, of the Town of Lady Lake Land Development Regulations which requires the side
16 yard setback to be a minimum of 20 feet when adjoining a local roadway located within the
17 MX-8 "Mixed Residential Medium Density" zoning district; and

18 **WHEREAS**, the variance request is to allow the west side yard setback to be 12.5 feet from the
19 property line to allow for the construction of a 20' x 20' garage to be located at property
20 addressed as 718 Saint Andrews Boulevard, referenced by Alternate Key Number 2914483,
21 within the town limits of the Town of Lady Lake, Florida; and

22 **WHEREAS**, the Town Commission of the Town of Lady Lake held a public hearing to consider
23 the variance request, and having heard evidence and testimony on said request, found it to
24 be consistent with the Lady Lake Comprehensive Plan and requirements for variances set
25 forth in the Land Development Regulations of the Town of Lady Lake.

26 **NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady Lake,
27 Florida, hereby grants a variance from the provisions of Chapter 5, Chart 5-2, of the Town of
28 Lady Lake Land Development Regulations which requires the side yard setback to be a
29 minimum of 20 feet when adjoining a local roadway located within the MX-8 "Mixed
30 Residential Medium Density" zoning district. The variance approval allows for a 20' x 20'
31 garage to be constructed on property addressed as 718 Saint Andrews Boulevard, referenced
32 by Alternate Key Number 2914483, owned by Dennis W & Patricia A Farrington Trustees,
33 within the town limits of the Town of Lady Lake, Florida.

This Resolution shall take effect immediately upon its adoption by the Town Commission of the Town of Lady Lake.

RESOLVED this ____ day of _____ 2025, in Lady Lake, Florida, by the Lady Lake Town Commission.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Kathleen Rosado, Town Clerk

Approved as to form:

EXHIBIT A—Legal Description and Map

LADY LAKE, ORANGE BLOSSOM GARDENS UNIT 10 LOT 2431 PB 28 PGS 86-92 ORB 4349 PG 934
ORB 4822 PG 1649 ORB 4796 PG 2307 ORB 4834 PG 314



TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
VARIANCE APPLICATION

Owner's Information

Owner's Name: Patricia Farrington
Mailing Address: 31 Livermore Ave. Redin, NH. 03570
Telephone Number: _____ Email Address: _____

Applicant's Information

Applicant's Name: Licciardello Construction
Mailing Address: P.O. Box 401 Summerfield, FL 34492
Telephone Number: 352-603-4403 Email Address: LCIpermits@yahoo.com
Applicant is: ☐ Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Other

Property Information

Property Address/Location: 718 St. Andrews Blvd. Lady Lake, FL 32159
Alternate Key: 2914483

Legal Description:

Lady Lake, Orange Blossom Gardens unit 10, Lot 2431 PB 28 pg 86-92
ORB 4349 pg 934 ORB 482289 1649 ORB 4716 pg 2307 ORB 4834 pg 314

Justification for Request

The variance request is as follows:

VARIANCE FOR PROPOSED GARAGE *SEE ATTACHED LETTER*

The variance is necessary for the following reason(s):

the proposed Garage Addition would be a few
feet into the Set Back on Corner Lot

Is your situation due to unique circumstances not created by you or your predecessor in title?

Explain such circumstance:

yes, the Set Back Requirements on Corner Lot
because less buildable area than other lots.

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT

Do special conditions and circumstances exist which are peculiar to your land or structure and which are not applicable to other lands or structures in the same district? Explain such conditions or circumstances:

Corner lot - larger set backs

Would literal interpretation of the provisions of the Code deprive you of rights commonly enjoyed by other property owners in the same district? Explain such rights:

Set Back Requirements on Corner lot are larger

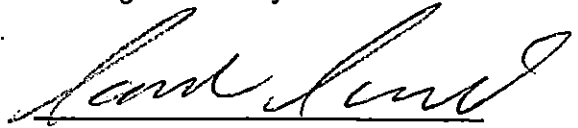
A variance, as requested, will not permit, establish or enlarge any use or structure which is not permitted in the district. Does your request meet this criteria?

yes

Have any land use applications been file within the last year in connection with this property?

Yes ☒ No. If yes, briefly describe the nature of the request:

This application must be accompanied by proof of ownership and authorization form the owner if represent by an agent or contract purchaser. It must also include an up-to-date survey, a site plan showing the exact locations and dimensions of existing and proposed building and additions, required setbacks, existing easements, elevation drawings and clearly delineate the specific variance requested.



Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND SIX COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE COMMUNITY DEVELOPMENT DEPARTMENT.

Office Use:

Date Application Received: 7/29/25 Received by: 

Fees Paid: \$900

PROPERTY RECORD CARD

General Information

Name:	FARRINGTON DENNIS W & PATRICIA A TRUSTEES	Alternate Key:	2914483
Mailing Address:	31 LIVERMORE AVE BERLIN, NH 03570 Update Mailing Address	Parcel Number: ①	06-18-24- 0392-000- 24310
		Millage Group and City:	FOLL Lady Lake
		2024 Total Certified Millage Rate:	16.2474
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	718 ST ANDREWS BLVD LADY LAKE FL, 32159	Property Name:	Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	LADY LAKE, ORANGE BLOSSOM GARDENS UNIT 10 LOT 2431 PB 28 PGS 86-92 ORB 4349 PG 934 ORB 4822 PG 1649 ORB 4796 PG 2307 ORB 4834 PG 314		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MANUFACTURED HOME IN SUB (0200)	0	0		1.000	Lot	\$63,250.00	\$63,250.00

[Click here for Zoning Info](#) ① [FEMA Flood Map](#)

Residential Building(s)

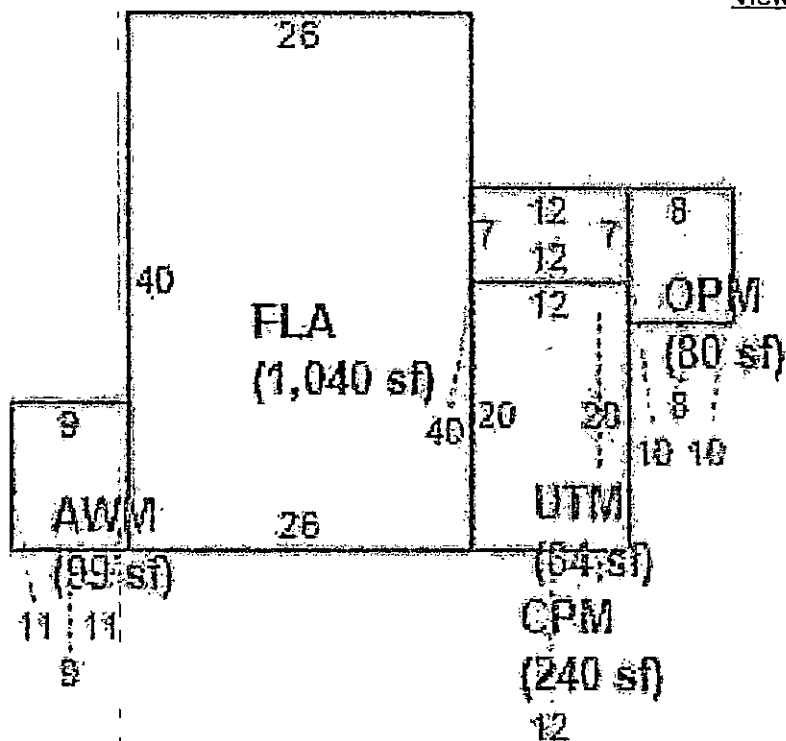
Building 1

Residential	Building Value: \$106,267.00		
Summary			
Year Built: 1987	Total Living Area: 1040 ①	Central A/C: Yes	Fireplaces: 0
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ①			

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
ALL WEATHER ROOM MFD (AWM)		1.00	99
CARPORT MFD (CPM)		1.00	240
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	1.00	1040
OPEN PORCH MFD (OPM)		1.00	80
UTILITY MFD (UTM)		1.00	84

[View Larger](#) / [Print](#) / [Save](#)



Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name.

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4834 / 314	04/20/2016	Warranty Deed	Unqualified	Improved	\$0.00
4796 / 2307	04/20/2016	Warranty Deed	Unqualified	Improved	\$100.00

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
VARIANCE
OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Patricia Farrington, who being by me first duly sworn on oath, deposes and says:

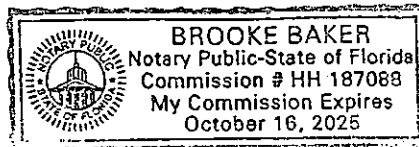
1. That he or she is the fee-simple owner of the property legally described on page one of this application.
2. That he or she desires approval for:
Licciardello Construction / Sandra Licciardello
3. That he or she has appointed Sandra Licciardello to act as agent in his or her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his or her stead.

Patricia Farrington

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 28 day of JULY 2025, by Patricia Farrington, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

Burke
Notary Public



NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
VARIANCE
APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared

Patricia Farrington, who being by me first duly sworn on oath, deposes and says:

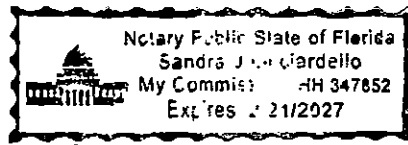
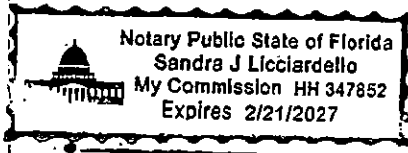
1. That he or she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
2. That he or she desires approval for:
VARIANCE FROM SET BACK ON CORNER LOT
3. That the submittal requirements for the application have been completed and attached hereto as part of this application.

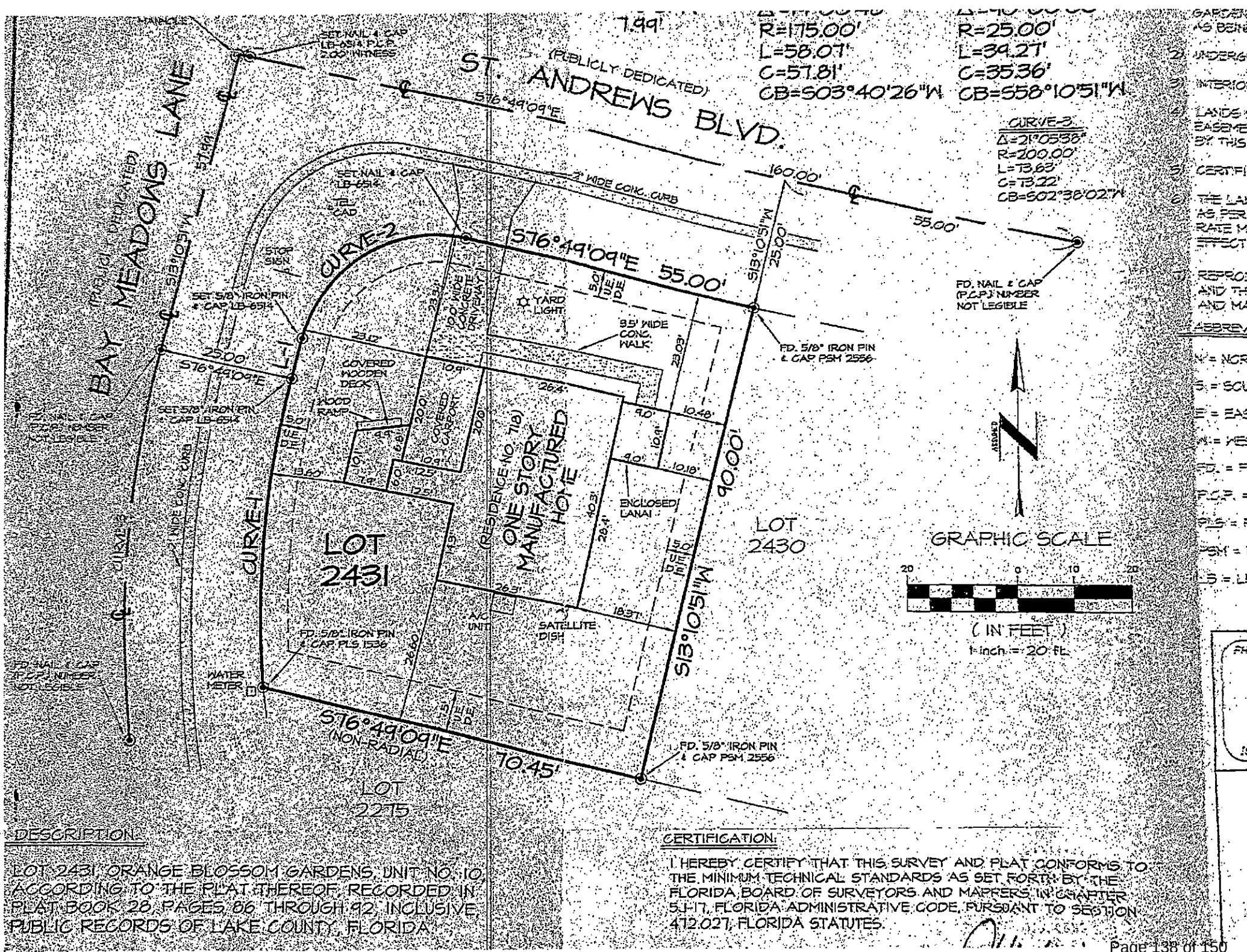
Patricia Farrington

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 28 day of JULY, 2025, by Patricia Farrington, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

Sandra J Licciardello
Notary Public





DESCRIPTION

LOT 2431, ORANGE BLOSSOM GARDENS, UNIT NO. 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 THROUGH 92, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORMS TO THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.027, FLORIDA STATUTES.

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- 14. P.C.P. =
- 15. PLS = F
- 16. PSM = 1
- 17. LS = L

TOWN OF LADY LAKE

409 Fennell Boulevard
Lady Lake, Florida 32159

Building Department
352-751-1511

FOR INSPECTIONS

Call The Preceding Day Before 4:00 PM

352-751-1515

PERMIT Application Number:	02-0563	Date:	6-12-02
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NOTE: Value \$2,500.00 + Mechanical Value \$5,000.00		Notice of Commencement required prior to any inspection.	
Property Address/Lot No.:		718 St. Andrews Blvd Unit 10 Lot 2431	
Parcel ID Number:			
Alternate Key Number:		2914483	
Tenant Name/Number:		Johnson, Jane	
Application Description:		8 x 10 utility shed	
Subdivision Name:		Villages	
Property Use:		Residence	
Property Zoning:		MX-8	
Application Valuation:		\$800.00	
Owner:	Johnson, Jane	Contractor:	Owner
Phone:	352-259-1076	Phone:	
	Residential	Flood Zone:	
Permit Type:		Setbacks:	F-20 S-20/5 R-10
Additional Description:			

Permit Fee	321	001-00-32-2-0-00-01	\$ 25.00
DOUBLE FEE	323	001-00-32-2-0-00-99	\$
Radon Fee/DCA	301	001-00-22-0-0-10-00	\$.40
Radon Fee/DPR	308	001-00-22-0-0-25-00	\$.40
School Impact Fee	303	001-00-22-0-0-15-00	\$
Road Impact Fee	305	001-00-22-0-0-20-00	\$
Fire Impact Fee	309	001-00-22-0-0-30-00	\$
Plan/Review Fee	325	001-00-32-9-0-00-01	\$
Re-Inspection Fee	332	001-00-32-9-0-00-02	\$
Tree/Permit	350	001-00-32-9-0-00-03	\$
Sign/Permit	355	001-00-32-9-0-00-04	\$
Recording Fee	315	001-00-22-9-0-10-00	\$
Copies	645	001-00-34-9-0-00-01	\$
Misc.	695	001-00-36-9-0-50-00	\$
TOTAL:			\$ 25.80

Date:			Check No.:			Payor:					
Cash:	\$100	\$50	\$20	\$10	\$5	\$1	\$50	\$25	\$10	\$05	\$01
No.:											

*I/We Hereby Certify That I/We Will Comply With All Ordinances
of the Town of Lady Lake, Florida*

OWNER/AGENT _____ APPROVED BY _____

Variance Request for:

Patrica Farrington
718 St. Andrew Blvd.
Lady Lake, Fl. 32159

Contractor:

Licciardello Construction
CRC 1331152
P.O. Box 401
Summerfield, Fl. 34492

Rep: Sandra Licciardello 352-427-7774

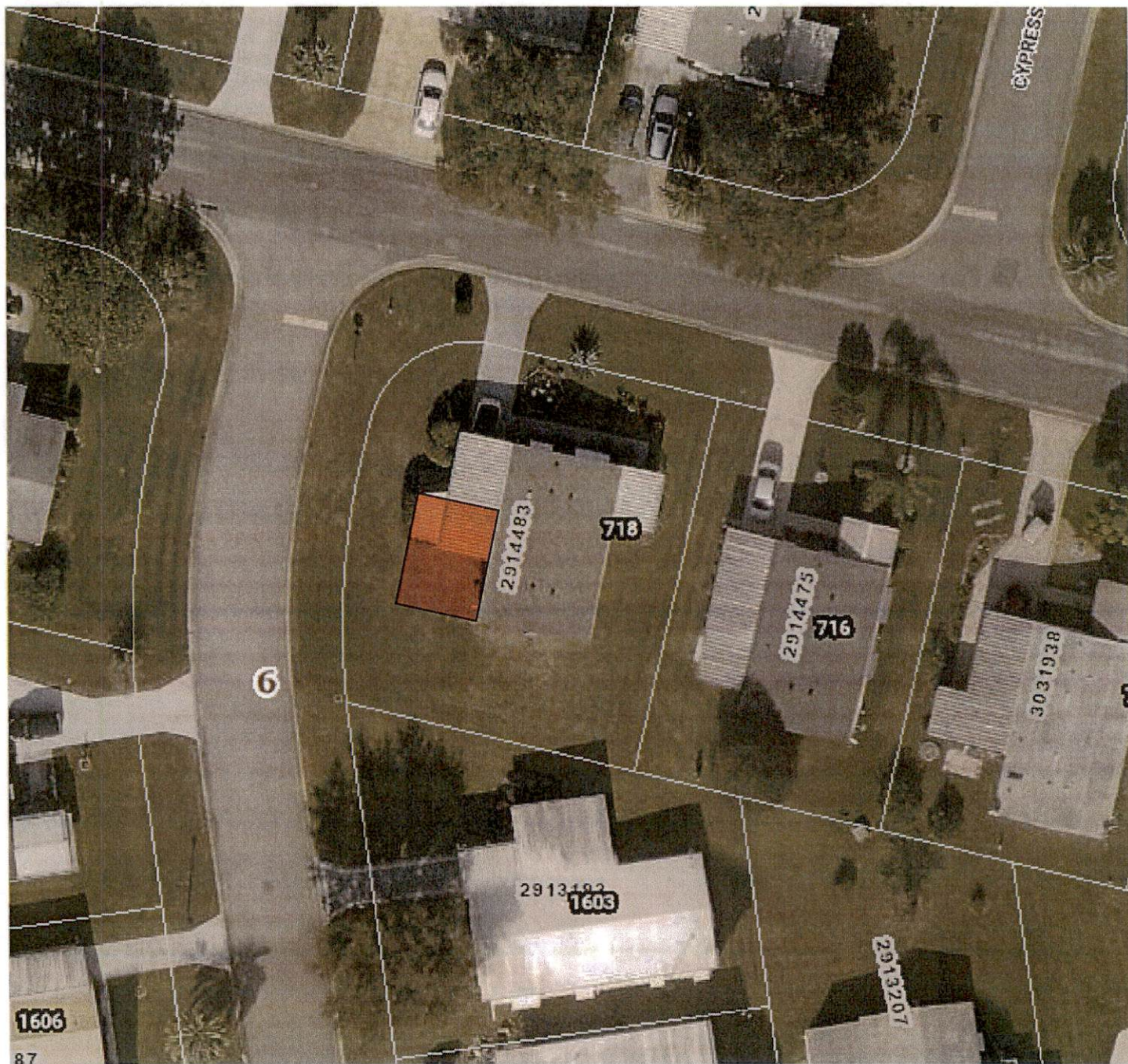
RE: Building a 22' X 20' attached garage. See attached proposed Site Plan. We are asking that you grant the variance for 12' (+/-) on the left side facing Bay Meadows Lane, and 10' (+/-) on the right side facing Bay Meadow Lane. The proposed building will still be behind the 5' utility/drainage easement.

Licciardello Construction representing the owner Mrs. Farrington on the garage project. We are requesting a variance for the set back on her corner lot. As you know a corner lot have less buildable area because of the larger setback requirements.

Our Site plan shows we are planning to remove the St. Andrews Blvd. Driveway and relocating it to Bay Meadows Lane, reason for the change in the orientation of the driveway there is less traffic on Bay Meadows Lane. Also removing the existing Golf Cart storage shed, which is already encroaching on the Set back.

The variance approval would give Mrs. Farrington the garage she would love to have for safe storage of her car, and golf cart and still be able to keep the carport she loves to sit under.

The variance approval for the garage would only be approximately a few feet on each side into the current set back, Which will not affect any neighbors or cause any adverse effects on the neighborhood.



Intersection of St. Andrews Blvd and Bay Meadows – Facing South



Farrington



06/21/2025

© All EagleView Technology Corporation

WE are next door neighbors Tom and Jill Swanson at 720 St Andrews Blvd. And feel a driveway entrance on Bay Meadows would be a wonderful place for a driveway! Not only would it look great, add value, but be much safer than backing out of the existing driveway on to one of the most traveled roads in country club hills.

We are in favor of the new driveway location, and feel it would enhance all of the property in the neighborhood, The safety of the new location is the prime reason it should be allowed.

please feel free to contact us if we can be of any further help.

Tom and Jill Swanson at phone 716 499 0943 or email tpjswanson@yahoo.com

Sincerely

Tom Swanson

Town of Lady Lake Variance Committee,

I strongly support the Farrington's proposed garage at 718 St. Andrews Boulevard. I believe the architectural plans minimize any negative visual impact on the neighborhood.

Sincerely,

Patty and Will Philbrick
711 St. Andrews Boulevard

OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip
ARNOLD L SCHILL TRUST	705 BAYMEADOWS CIR	LADY LAKE	FL	32159
AUSTIN MATTHEW E	712 SAINT ANDREWS BLVD	LADY LAKE	FL	32159
BALOGH JOSEPH A III & JULIA A	9 CLEVELAND AVE	BINGHAMTON	NY	13905
BOVEE GARY J & MARLENE A	1604 BAY MEADOWS LN	LADY LAKE	FL	32159
CARROLL ALLAN L TRUSTEE	1029 VANCE TRL	THE VILLAGES	FL	32162
CONVERY THOMAS J	1569 HILLCREST DR	LADY LAKE	FL	32159
COTE JANICE M LIFE ESTATE	1608 BAY MEADOWS LN	LADY LAKE	FL	32159
DYE CHARLES H	710 OWL CREEK PKWY	ODESSA	MO	64076
FARRINGTON DENNIS W & PATRICIA A TRUSTEES	31 LIVERMORE AVE	BERLIN	NH	03570
GERBER JAN	709 ST ANDREWS BLVD	LADY LAKE	FL	32159
HEWLETT RANDY W	707 ST ANDREWS BLVD	LADY LAKE	FL	32159
HOWELL GERALD P &	714 ST ANDREWS BLVD	LADY LAKE	FL	32159
KASSIE ROBYN L	703 BAY MEADOWS CIR	LADY LAKE	FL	32159
KOH ABRAHAM N & EUN J	1571 HILLCREST DR	LADY LAKE	FL	32159
MC KISSOCK FAMILY TRUST	1567 HILLCREST DR	LADY LAKE	FL	32159
NORMAND LILLIAN P	1603 BAY MEADOWS LN	LADY LAKE	FL	32159
PHILBRICK WILLIAM F & PATRICIA A	711 SAINT ANDREWS BLVD	LADY LAKE	FL	32159
SALZANO RICHARD & PATRICIA KELLY	1624 BAY MEADOWS LN	LADY LAKE	FL	32159
SAUSSER ROSE M LIFE ESTATE	716 ST ANDREWS BLVD	LADY LAKE	FL	32159
SERAFINI ELLEN F	722 ST ANDREWS BLVD	LADY LAKE	FL	32159
SONSINI JOSEPHINE J	1604 CYPRESS PT	LADY LAKE	FL	32159
SWANSON THOMAS P & JILL W LIFE ESTATE	720 ST ANDREWS BLVD	LADY LAKE	FL	32159

1 **1. Resolution 2025-108 — Variance — A Resolution Granting a Variance from the Provisions**
2 **of Chapter 5). Chart 5-2, of the town of Lady Lake Land Development regulations which**
3 **Requires the Side Yard Setback Abutting a Local Roadway to be a Minimum of 20 Feet**
4 **Within the MX-8 “Mixed Residential Medium Density” Zoning District. The Variance Request**
5 **is to Allow a Minimum of 12.5 Foot West Side Yard Setback on property Owned by Dennis**
6 **and Patricia Farrington Trustees, located at 718 Saint Andrews Boulevard, within the Town**
7 **Limits of Lady Lake, Florida. (Rebecca Higgins)**

8 Senior Planner Becky Higgins stated that on Tuesday, July 29, 2025, a variance application
9 was filed with the Town of Lady Lake, by Licciardello Construction, Inc. on behalf of property
10 owners, Dennis and Patricia Farrington Trustees, for property located at 718 Saint Andrews
11 Boulevard. She stated that the property is approximately 0.158 acres.

12 Future Land Use Designation: Mobile Home High Density

13 Zoning: Mixed Residential Medium Density

14 Present Use of the Property: Residential

15 Growth Management staff recommends approval of Resolution 2025-108.

16 Ms. Higgins explained that this is property is a corner lot and there are two frontages. If the
17 property abuts a road, town code requires a 20-foot setback from each frontage, regardless of
18 whether it is a side yard setback or front yard setback. The variance request is to allow a 12.5-
19 foot west side yard setback.

20 Applicant's justification:

21 Due to the larger setbacks required for corner lots, the buildable area on this property is
22 significantly reduced.

23 The homeowner is seeking to relocate the driveway to Bay Meadows Lane, where reduced
24 traffic would provide a safer environment for entering and exiting the property.

25 The proposed garage would offer secure storage for the owner's car and golf cart, replacing
26 the existing golf cart storage shed, which will be removed.

27 The existing golf cart garage is located 13.9 feet from the property line—within the required
28 20-foot setback.

29 The proposed garage will not appear to extend beyond the footprint of the existing shed that
30 has been in place for years. The northwest corner of the new structure will align with the
31 current shed, while the southwest corner will have a slightly reduced setback due to the
32 curvature of the road.

33 The location of the proposed garage does not interfere with any drainage or utility easements

Letters of support from neighboring property owners have been submitted, indicating community approval of the proposal.

Ms. Higgins presented location maps, a survey map, a site plan and photographs of the subject property.

Notices to inform the surrounding 22 property owners within 150-feet of the subject property were mailed on Monday, August 25, 2025. Notification signs were posted on the property Monday, August 25, 2025. Two letters of support from neighboring property owners have been received to date.

The Town Commission's first and final reading of Resolution 2025-108 is scheduled for Monday, September 15, 2025, at 6:00 p.m.

Chairman Saunders asked the board members for questions or comments. Hearing none, Chairman Saunders asked if anyone in the audience would like to speak regarding this agenda item. Hearing none, he asked for a vote.

Member Masso made a motion to forward Ordinance 2025-108 to the Town Commission with the recommendation of approval; Member Brinson seconded the motion.

Member	Vote
Brinson	YES
Masso	YES
Galloway	YES
Saunders	YES

Motion carried 4-0.

~~2. Ordinance 2025-12—Deannexation—Taylor Long et al—An Ordinance Voluntarily Deannexing Nine Properties Totaling Approximately 20.69 acres, owned by Taylor and Turner Long, Kristen and Wade Pettis, (Owner's Information Exempt Under Florida Law), Kayla and Daniel Davis, David Chiodo, David Carnecchia, Justine Carnecchia Life Estate, Debra Francis, and Scott Doree, located on the East and West of Carolina Avenue and North of Lake Griffin Road, within Lake County, Florida. (Rebecca Higgins)~~

~~Senior Planner Higgins stated that on Thursday, July 31, 2025, an application was filed with the Town of Lady Lake by Talyor Long on behalf of the owners of nine properties requesting to de-annex said properties from the incorporated limits of the Town of Lady Lake. These properties are located on the east and west sides of Carolina Avenue and north of Lake Griffin Road, referenced by alternate keys 3871934, 3871935, 3871936, 3801614, 3801167, 1132584, 3809658, 3801615, and 1261023. The application requests the de-annexation of~~