



**TOWN COMMISSION MEETING AGENDA  
TOWN OF LADY LAKE, FLORIDA  
JANUARY 5, 2026**

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

**PROCEDURE**

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

**1. CALL TO ORDER**

**2. INVOCATION** Led by Joseph Wheeler – Village Church of Christ

**3. PLEDGE OF ALLEGIANCE**

**4. PRESENTATIONS**

- a. 2025 Year in Review - Presented by Elisha Pappacoda, Communications Director & William Lawrence, Town Manager

**5. ROLL CALL**

**6. CONSENT - (PUBLIC COMMENT TAKEN)**

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

- a. **Town Clerk's Office** — Approval of the Town Commission Meeting Minutes —

December 15, 2025

**7. PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS (PUBLIC COMMENT TAKEN)**

**8. NEW BUSINESS – (PUBLIC COMMENT TAKEN)**

- a. Growth Management - RESOLUTION 2025-112** — A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VACATING A SEWER UTILITY EASEMENT, APPROXIMATELY 25 FEET IN WIDTH DEDICATED TO THE TOWN OF LADY LAKE, RECORDED IN OFFICIAL RECORDS BOOK 1150, PAGE 2423 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.(Thad Carroll)
  
- b. Growth Management RESOLUTION 2025-113** — A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VACATING A DRAINAGE AND UTILITY EASEMENT, BEING 25 FEET IN WIDTH DEDICATED TO THE TOWN OF LADY LAKE, RECORDED IN OFFICIAL RECORDS BOOK 1287 PAGE 124 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA. (Thad Carroll)
  
- c. Growth Management RESOLUTION 2025-114** — A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VACATING A UTILITY EASEMENT, BEING 0.948 ACRES LYING WEST OF TEAGUE TRAIL AND NORTH OF OAK STREET, DEDICATED TO THE TOWN OF LADY LAKE, RECORDED IN OFFICIAL RECORDS BOOK 1494 PAGE 747 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA. (Thad Carroll)

**9. MAYOR AND COMMISSIONER’S REPORTS**

**10. TOWN MANAGER’S REPORT**

**11. TOWN ATTORNEY’S REPORT**

**12. PUBLIC COMMENTS**

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

**13. ADJOURN**

**NOTICES:** Pursuant to Section 286.0105, Florida Statutes, If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he/she may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) One or more members of any other Town Board or Committee may be in attendance at this meeting but will not be conducting business.

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

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



# TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

## **AGENDA ITEM TITLE**

2025 Year in Review - Presented by Elisha Pappacoda, Communications Director & William Lawrence, Town Manager

## **AGENDA ITEM ID**

2025-901

## **DEPARTMENT**

Communications

## **SUMMARY**

## **STAFF RECOMMENDATION**

## **FISCAL IMPACT**

## **FUNDING SOURCE**



# TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

## **AGENDA ITEM TITLE**

**Town Clerk's Office** — Approval of the Town Commission Meeting Minutes — December 15, 2025

## **AGENDA ITEM ID**

2025-856

## **DEPARTMENT**

## **SUMMARY**

## **STAFF RECOMMENDATION**

## **FISCAL IMPACT**

## **FUNDING SOURCE**

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

3                                   **December 15, 2025**

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

7   **1. CALL TO ORDER**

8   **2. INVOCATION**

9   Led by Pastor Tony Omerzu – Crossroad Community Church

10 **3. PLEDGE OF ALLEGIANCE**

11 **4. ROLL CALL**

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

12 **STAFF PRESENT**

13 Bill Lawrence, Town Manager; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management  
14 Director; Becky Higgins, Senior Planner; Lady Lake Police Chief Steve Hunt; Lt. Robert  
15 Tempesta, Lady Lake Police Department; C.T. Eagle, Public Works Director; and Carol  
16 Osborne, Deputy Town Clerk.

17 Town Attorney Derek Schroth was also in attendance.

18 **5. CONSENT**

- 19       **a. Town Clerk’s Office — Approval of the Special Conceptual Commission Meeting**  
20       **Minutes — November 17, 2025**
- 21       **b. Town Clerk’s Office — Approval of the Town Commission Meeting Minutes —**  
22       **November 17, 2025**

- 1       c. **Growth Management - Consideration of the Acceptance and Conveyance of Sewer,**  
2       **Water, and Reuse Infrastructure constructed within Hammock Oaks Phase 1A, as**  
3       **recorded in Plat Book 83, Page 1; Hammock Oaks Phase 1B, as recorded in Plat**  
4       **Book 83, Page 9; and Hammock Oaks Phase 1C, as recorded in Plat Book 83, Page**  
5       **12, of the Public Records of Lake County, Florida, from SK Hammock Oaks LLC, to**  
6       **the Town of Lady Lake, Florida. (Thad Carroll)**
- 7       d. **Growth Management - Consideration of the Acceptance and Conveyance of Sewer,**  
8       **Water, and Reuse Infrastructure constructed within Hammock Oaks Phase 2A, as**  
9       **recorded in Plat Book 85, Page 39, of the Public Records of Lake County, Florida,**  
10       **from SK Hammock Oaks LLC to the Town of Lady Lake, Florida. (Thad Carroll)**
- 11       e. **Growth Management - Consideration of the Acceptance and Conveyance of Sewer,**  
12       **Water, and Reuse Infrastructure constructed within Hammock Oaks Phase 2D, as**  
13       **recorded in Plat Book 85, Page 77, of the Public Records of Lake County, Florida,**  
14       **from SK Hammock Oaks LLC to the Town of Lady Lake, Florida. (Thad Carroll)**

15 **Upon a motion by Commissioner Gourlie and seconded by Commissioner Roberts, the**  
16 **Commission approved the Consent Agenda as presented. Motion carried 4-0.**

17 **8. NEW BUSINESS — (Public Comment Taken)**

- 18       a. **Growth Management** — Consideration of the request for refund of overpaid reuse  
19       impact fee credits to SK Hammock Oaks, LLC, the developer of Hammock Oaks, The  
20       Reserve at Hammock Oaks, and The Highlands at Hammock Oaks Planned Unit  
21       Development (PUD) subdivisions. (Thad Carroll)

22 Growth Management Thad Carroll stated that the Town entered into an agreement with the  
23 developer of SK Hammock Oaks in June 2024. The developer paid the impact fees to serve  
24 water, sewer and reuse water. Subsequently, The Reserve at Hammock Oaks was added as  
25 part of their developments and with this second amendment the developer purchased  
26 common area reuse credits (areas that are not on individual properties). He stated that their  
27 engineer overestimated how many ERUs were needed for those areas, and because the  
28 developer does not have a need for these reuse credits in the common areas, they are  
29 requesting a refund of \$218,424.00. Mr. Carroll advised that should reuse credits may be  
30 required for future phases they will be purchased at the rate implemented at that time. He  
31 explained further that estimated impact fees are calculated by the developer's engineer. Per  
32 the Town's LDRs, an audit may be conducted to confirm the development is utilizing the  
33 correct amount of purchased ERUs and adjusted if needed.

34 Commissioner Regan inquired if this could happen in the future as the project progresses.

1 Mr. Carroll replied affirmatively stating that he is contact with the developer and the PUD  
2 could be amended if necessary. He clarified that the reuse impact fees are not transferred to  
3 sewer impact fees since they are purchased at different rates.

4 Commissioner Roberts confirmed with Mr. Carroll that the excess 1,437 Reuse ERUs will be  
5 added back to the Town's Reuse total.

6 Mr. Carroll replied affirmatively stating that the ERUs are available to sell to another  
7 developer.

8 Commissioner Gourlie stated that Hammock Oaks has been a great benefit to the Town of  
9 Lady Lake, and it is appropriate for the Town to authorize the refund request.

10 Mayor Freeman concurred.

11 **Upon a motion by Commissioner Roberts and seconded by Commissioner Gourlie, the**  
12 **Commission approved refunding SK Hammond Oaks \$218,424.00 for the overestimated**  
13 **ERUs of Reuse Water. Motion carried 4-0.**

14 **b. Discussion - Developer's Disposal of Brush and Trees when Clearing Land for**  
15 **Development.**

16 Mayor Ed Freeman stated that it is an acceptable and common practice for developers to  
17 burn trees and brush when clearing land. He stated that when trees are burned, carbon is  
18 released into the atmosphere, the environment loses the benefit of the trees, and that there  
19 are alternative ways for developers to utilize the tree debris. He stated that he is considering  
20 implementing an ordinance to prevent developers from burning tree debris when clearing  
21 property.

22 Town Attorney Derek Schroth stated that the town has discretion to prohibit certain types of  
23 burning. He stated that the Florida Department of Environmental Protection and the Florida  
24 Forest Service allow most open burning, yet the Town can regulate it.

25 Commissioner Regan is in favor of chipping tree debris as an alternative to burning.

26 Public Works Director C.T. Eagle stated that tree debris from Hurricane Irma and Hurricane  
27 Milton was chipped and sold.

28 Commissioner Roberts stated that she is not opposed to an alternative way to remove tree  
29 debris and desires more information. She stated that it may cost the developer more money  
30 in site development, and there may not be a lot of undeveloped land remaining in Lady Lake  
31 that this proposed ordinance would affect.

32 Commissioner Gourlie stated there should be an alternative for the developer to utilize.

1 Mayor Freeman stated that a developer hires someone to monitor the burning of tree debris.  
2 A contractor could be hired to chip the trees and sell the chips. He stated open burning is not  
3 permitted in certain areas around the country, and chipping trees serves as an alternative  
4 method.

5 Commissioner Gourlie stated that Waste Management hauls their debris to the incinerator in  
6 Okahumpka.

7 Mayor Freeman stated that the incinerator is a closed system resulting in a very small amount  
8 of pollution emitted from the building.

9 Town Attorney Schroth stated that he will draft a list of the most restrictive types of burning  
10 to the greatest extent the law would allow for the Commission to review.

## 11 **9. MAYOR AND COMMISSIONER'S REPORT**

12 Commissioner Regan stated the Christmas parade was spectacular and commended  
13 everyone involved. He stated he is proud of Town staff is glad to live in the Town of Lady Lake.

14 Commissioner Roberts stated that she and Senior Planner Becky Higgins attended the School  
15 Concurrency meeting. She stated that the public school attendance is not rising in tandem  
16 with the population growth, and the public schools remain underfunded. She stated that the  
17 state government's funding of charter schools and homeschooling could be the reason for  
18 this, adding that they were unwilling to specify the reason simply noting that it existed.

19 Commissioner Gourlie inquired how are the schools underfunded if the school population is  
20 not growing.

21 Commissioner Roberts stated that a new high school is needed due to the growth in the  
22 southern part of the county, and not enough money to conduct regular maintenance.

23 Mayor Freeman stated that he enjoyed the Christmas events. He stated that Light Up Lady  
24 Lake and the Christmas parade were a great success. He thanked the Parks and Recreation  
25 department, the Police department, the Public Works department, the sponsors, and all who  
26 were a part of the parade.

27 Mayor Freeman stated that he attended the Florida League of Mayors event. He stated that  
28 the group discussed various ways to improve communication with their respective  
29 constituents. He stated that he also went to the Florida League of Cities to help prepare for  
30 Legislative Action Week. He stated that the main topic of discussion was the proposed  
31 property tax amendments.

32 Mayor Freeman stated that he will be sworn in as the President of the Heartland League of  
33 Cities at the next monthly meeting on January 9<sup>th</sup>. He stated that the League includes

1 municipalities from Lake and Sumter County, and is encouraging Marion County  
2 municipalities to join. The League is lobbying for working toward improving their odds in the  
3 legislature session.

4 Mayor Freeman asked the Commission for their approval for the meeting on January 9<sup>th</sup> to be  
5 held at the Lady Lake Community Building. He stated that the guest speaker is the President  
6 of the Florida League of Cities and invited the Commission to attend.

7 **It is the consensus of the Commission to allow Mayor Freeman to utilize the Lady Lake**  
8 **Community Building for the Heartland League of Cities meeting on January 9<sup>th</sup>, 2026.**

9 **10. TOWN MANAGER’S REPORT**

10 Mr. Lawrence stated that he appreciates the kind words for all Town staff and departments  
11 who were involved with the Christmas events.

12 Mr. Lawrence reminded everyone that the staff Christmas Party is on Wednesday.

13 Mr. Lawrence stated that Stockton Reeves has completed the Needs and Cost Study for a new  
14 police department and he will present the findings at a Commission Workshop on  
15 Wednesday, January 7, 2026, at 4:30 p.m.

16 Mr. Lawrence stated that he received an email from Lake County late this afternoon regarding  
17 the State of the County address on Tuesday, December 16, at 9 AM. He stated that he is  
18 unable to attend as he and the department managers are meeting to discuss alternative  
19 revenue streams if the proposed property tax amendment is approved by voters.

20 Mr. Lawrence stated that Congressman Randy Fine recognized the Town of Lady Lake on the  
21 House floor for its Centennial.

22 **11. TOWN ATTORNEY’S REPORT**

23 No report.

24 **12. PUBLIC COMMENTS**

25 There were no public comments.

26 **13. ADJOURN**

27 There being no further business to discuss, the meeting adjourned at 6:32 p.m.

28 \_\_\_\_\_  
29 Kathleen Rosado, Town Clerk

30 \_\_\_\_\_  
31 Ed Freeman, Mayor



# TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

## AGENDA ITEM TITLE

**Growth Management - RESOLUTION 2025-112** — A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VACATING A SEWER UTILITY EASEMENT, APPROXIMATELY 25 FEET IN WIDTH DEDICATED TO THE TOWN OF LADY LAKE, RECORDED IN OFFICIAL RECORDS BOOK 1150, PAGE 2423 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.(Thad Carroll)

## AGENDA ITEM ID

2025-902

## DEPARTMENT

Growth Management

## SUMMARY

Applicant Robert Robb, on behalf of SRK Lady Lake 43 Associates, LLC, has applied for the vacation of a sewer easement being approximately 25 Feet in width dedicated to the Town of Lady Lake, lying west of Teague Trail in Section 17, Township 18 South, Range 24 East, Lake County, Florida.

The application for the easement vacation was submitted as a result of the relocation and construction of utility infrastructure associated with the development of 35.56 acres of property as an expansion of the Lady Lake Crossing Shopping Center. The Development Order for the site was issued October 22, 2025, and construction is presently ongoing on the property.

The sewer utility easement was granted to the Town on February 19, 1992. The applicant has recently drafted a new easement which contains the constructed utility infrastructure on the property. The easement was recorded on Tuesday, December 23, 2025, dedicated to the Town of Lady Lake, recorded in Official Records Book 6654 Page 1454 of the Public Records of Lake County Florida. The easement provides the necessary access to service and maintain the public utilities on the property.

Twelve adjacent property owners within 150 feet of the easement, which is the subject of vacation, were notified of the receipt of the application on Tuesday, December 23, 2025. No responses of support or opposition were received. The property was also posted to identify the subject easements to be vacated on Monday, December 29, 2025.

## PAST ACTIONS

The Technical Review Committee members individually reviewed Resolution 2025-112 for the easement vacation and found the application ready for consideration by the Town Commission.

The Planning and Zoning Board does not review Easement Vacation applications.

**STAFF RECOMMENDATION**

Growth Management Staff recommend approval of Resolution 2025-112, a Resolution of the Town Commission of the Town of Lady Lake, Florida; Vacating a Sewer Utility Easement, approximately 25 Feet in Width Dedicated to the Town of Lady Lake, Recorded in Official Records Book 1150, Page 2423 of the Public Records of Lake County Florida, Within the Town Limits of the Town of Lady Lake, Florida.

**FISCAL IMPACT**

None.

**FUNDING SOURCE**

None.

1 **DRAFT RESOLUTION 2025-112**

2 **TOWN OF LADY LAKE, FLORIDA**

3 **A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA;**  
4 **VACATING A SEWER UTILITY EASEMENT, APPROXIMATELY 25 FEET IN WIDTH**  
5 **DEDICATED TO THE TOWN OF LADY LAKE, RECORDED IN OFFICIAL RECORDS BOOK**  
6 **1150, PAGE 2423 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, WITHIN THE**  
7 **TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.**

8 **WHEREAS**, the Town of Lady Lake, holder of a twenty-five-foot sewer utility maintenance  
9 easement, has agreed to vacate the entirety of an easement, as shown on the attached Exhibit  
10 “A,” as presented to the Town Commission of the Town of Lady Lake, on behalf of owners SRK  
11 Lady Lake 43 Associates LLC; and

12 **WHEREAS**, the twenty-five-foot easement, through the dedication as recorded in Lake County  
13 Official Records Book 1150 Page 2423, is to be vacated in its entirety and re-established through  
14 the recording of a new easement to construct, operate, and maintain utilities.

15 **NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady Lake,  
16 Florida, hereby vacates, and disclaims any and all interest in the easement as recorded in Lake  
17 County Official Records Book 1150 Page 2423, and releases itself of any and all maintenance  
18 obligations for the purpose of vacating said easement, within the town limits of the Town of  
19 Lady Lake, Florida.

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

22 **RESOLVED** this 5<sup>th</sup> day of **January 2026**, in Lady Lake, Florida, by the Lady Lake Town  
23 Commission.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11

Town of Lady Lake, Florida

\_\_\_\_\_  
Ed Freeman, Mayor

Attest:

\_\_\_\_\_  
Kathleen Rosado, Town Clerk

Approved as to form:

\_\_\_\_\_  
Derek Schroth, Town Attorney

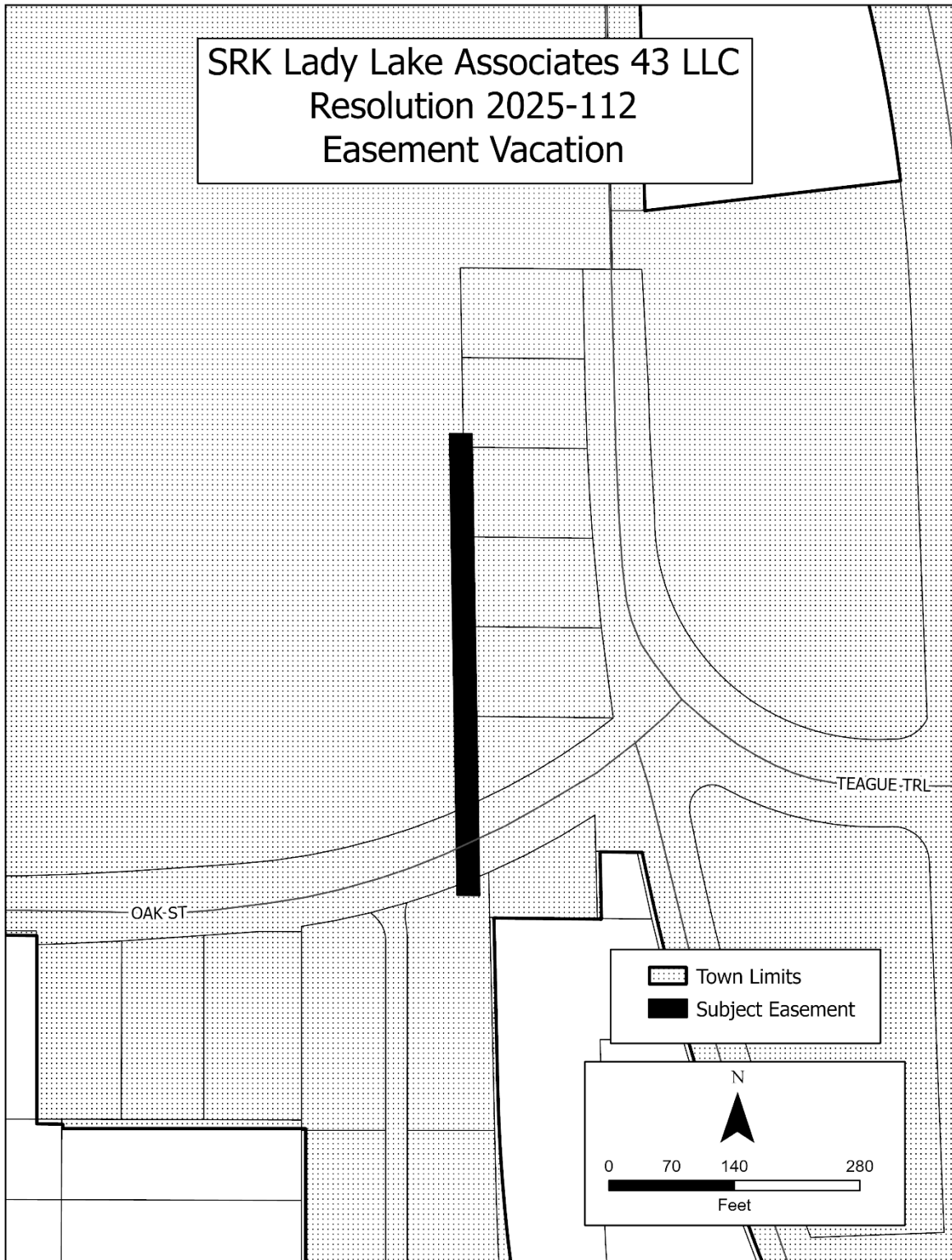
**EXHIBIT A — LEGAL DESCRIPTION AND MAP**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23

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

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1 / 4 OF THE NORTHEAST 1 / 4 OF SECTION 17, TOWNSHIP 18 SOU TH , RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S 89°23'13" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 730.06 FEET; THENCE N 00°56'53" W, DEPARTING SAID SOUTH LINE, 25.00 FEET FOR THE POINT OF BEGINNING; THENCE N 89°23'13" W, 25.01 FEET; THENCE N 00°56'53" W, 515.00 FEET; THENCE S 89°23'13" E, 25.01 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5838, PAGE 905 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; SAID LINE ALSO BEING THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOKS 5230. PAGE 1140 AND OFFICIAL RECORDS BOOK 1455, PAGE 1578 AND OFFICIAL RECORDS BOOK 2289, PAGE 83 OF SAID PUBLIC RECORDS; THENCE S 00°55'53" E, ALONG SAID WEST LINE, 409.65 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF OAK STREET AS RECORDED IN OFFICIAL RECORDS BOOK 2055, PAGE 757 AND SAID WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2289, PAGE 83 ALL BEING RECORDED IN SAID PUBLIC RECORDS; THENCE CONTI NUE S 00°56'53" E, 105.35 FEET TO THE POINT OF BEGINNING.

CONTAINING: 12,875 SQUARE FEET OR 0.296 ACRES, MORE OR LESS.



# SKETCH AND DESCRIPTION

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

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S 89°23'13" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 730.06 FEET; THENCE N 00°56'53" W, DEPARTING SAID SOUTH LINE, 25.00 FEET FOR THE POINT OF BEGINNING; THENCE N 89°23'13" W, 25.01 FEET; THENCE N 00°56'53" W, 515.00 FEET; THENCE S 89°23'13" E, 25.01 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5838, PAGE 905 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; SAID LINE ALSO BEING THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOKS 5230, PAGE 1140 AND OFFICIAL RECORDS BOOK 1455, PAGE 1578 AND OFFICIAL RECORDS BOOK 2289, PAGE 83 OF SAID PUBLIC RECORDS; THENCE S 00°56'53" E, ALONG SAID WEST LINE, 409.65 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF OAK STREET AS RECORDED IN OFFICIAL RECORDS BOOK 2055, PAGE 757 AND SAID WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2289, PAGE 83 ALL BEING RECORDED IN SAID PUBLIC RECORDS; THENCE CONTINUE S 00°56'53" E, 105.35 FEET TO THE POINT OF BEGINNING.

CONTAINING: 12,875 SQUARE FEET OR 0.296 ACRES, MORE OR LESS.

**ABBREVIATIONS**

- L= ARC LENGTH
- R= RADIUS
- C.A.= CENTRAL ANGLE
- CH= CHORD DISTANCE
- C.B.= CHORD BEARING
- LS= LICENSED SURVEYOR NUMBER
- LB= LICENSED SURVEYING BUSINESS NUMBER

**SURVEYOR'S NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. DIRECTIONS AND DISTANCES ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST (901), PROJECTION OF THE NORTH AMERICAN DATUM OF 1983, REVISED 2011, (NAD83). BEING REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST,
3. THIS SKETCH AND DESCRIPTION DEPICTS AND DESCRIBES THE SEWER LINE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1150, PAGE 2423. THE DIRECTIONS AND DISTANCES ARE BASED ON A FIELD SURVEY BY CUMMINS SURVEYING AND MAPPING, INC.

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

\_\_\_\_\_  
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: 8-14-25	PROJECT NO. 03-43
FILE NAME: 03-43 RTG BOUNDARY SURVEY	SHEET No. 1 OF 2



REC 13.00 RECEIVED FOR  
TF 2.00 EXCISE TAXES  
DOC. 60 JAMES C. WATKINS  
INT. CLERK LAKE CO FL

BY \_\_\_\_\_ D.C.

BOOK 1150 PAGE 2423

(individual) 92 9699

THIS GRANT OF EASEMENT, made and executed this 19th day of February, A.D. 1992, by, James H. Mayfield and Joan Mayfield Kirby, whose mailing address is P. O. Box 478, Lady Lake, FL 32158-0478 hereinafter called GRANTOR, to

THE TOWN OF LADY LAKE, a political subdivision of the State of Florida, 225 West Guava Street, Lady Lake, FL 32159, hereinafter called GRANTEE.

(Whenever used herein, the terms GRANTOR and GRANTEE include all the parties to this instrument and their heirs, legal representatives, successors, and assigns.)

WITNESSETH: That Grantor for and in consideration of the sum of ONE DOLLAR and other valuable consideration receipt of which is hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, a perpetual easement for a sewer line over, across, and beneath the following described land, situate in Lake County, Florida, to-wit:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF Hall, Farmer & Assoc, Project # 91-0929, Dated 9-19-91 AND Grantor hereby covenants with said Grantee that they are lawfully seized of said servient land in fee simple, and that they have good right and lawful authority to convey the easement established hereby and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Margaret H. Mayfield  
Witness  
Margaret H. Mayfield  
Witness  
Margaret H. Mayfield

James H. Mayfield  
James H. Mayfield  
Joan Mayfield Kirby  
Joan Mayfield Kirby

STATE OF  
COUNTY OF

BEFORE ME, the undersigned authority, this day appeared James H. Mayfield and Joan Mayfield Kirby and me to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same for the purposes therein expressed.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. DEC. 7, 1994  
BONDED THRU GENERAL INS. UND.



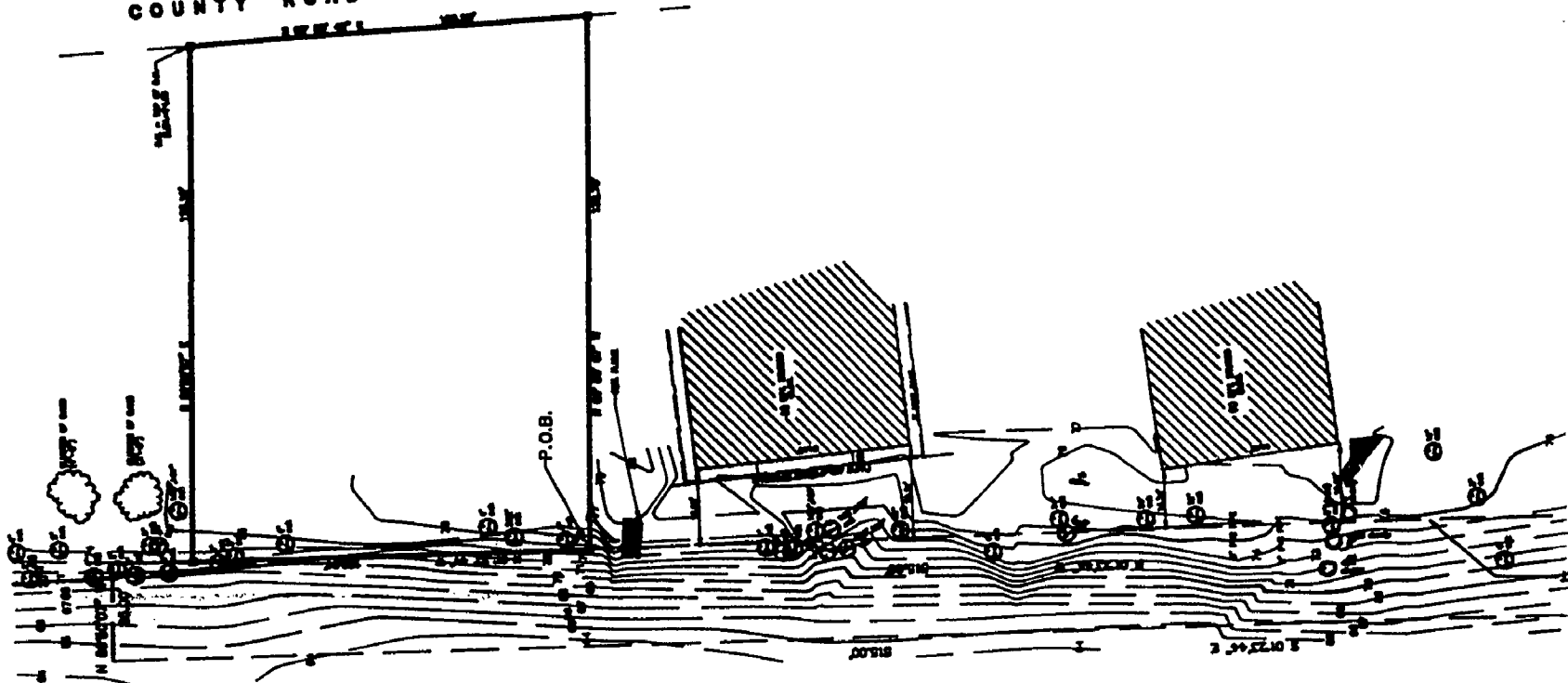
Margaret H. Mayfield  
Notary Public

Prepared By: John F. Lang, Public Works Director  
Town of Lady Lake  
grteas.ind 225 W. Guava Street  
Lady Lake, Florida 32159

FEB 26 1 11 PM 1992



COUNTY ROAD 25 (OLD HIGHWAY 441)



8 = PVD. C.M. (NLS 3852)

LEGAL DESCRIPTION  
 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST,  
 THAT PART OF THE 1/2 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH,  
 RANGE 24 EAST, LANE COUNTY, FLORIDA, AS FOLLOWS: FROM THE S.W. CORNER OF  
 SAID 1/2 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST,  
 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND FROM SAID POINT OF  
 BEGINNING CONTAINING 1,020.00 FEET, THENCE S 89°07'07" E, 122.18 FEET TO A POINT  
 ON THE WEST RIGHT-OF-WAY OF STATE ROAD 25-A, SOUBRELYNLY ALONG THE WESTERLY LINE OF  
 SAID RIGHT-OF-WAY TO A POINT THAT IS S 89°07'07" E, 132.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND THE END OF THIS  
 DESCRIPTION.

SANITARY SEWER LAYOUT  
 FROM THE S.W. CORNER OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH,  
 RANGE 24 EAST, LANE COUNTY, FLORIDA, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND FROM SAID POINT OF  
 BEGINNING CONTAINING 1,020.00 FEET, THENCE N 01°31'47" W, 28.00 FEET  
 TO THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT OF BEGINNING CONTAINING  
 N 01°31'47" W, 618.00 FEET, THENCE N 89°07'07" E, 28.00 FEET, THENCE S 01°31'47" E,  
 618.00 FEET, THENCE S 89°07'07" E, 28.00 FEET TO THE POINT OF BEGINNING.

NOTE:  
 1) DESCRIPTION FURNISHED BY CLIENT.  
 2) ELEVATIONS BASED ON U.S.C. & G.S. DATUM.

Property Owners within 150 Feet of Easements

OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
BASCOM ENTERPRISES LLC	418 TEAGUE TRL	LADY LAKE	FL	32159
DUKE ENERGY CENTER	PO BOX 37996	CHARLOTTE	NC	28237-7996
FARRELL CHARLES M	39475 COUNTY ROAD 25	LADY LAKE	FL	32159
HERITAGE DENTAL REAL ESTATE HOLDINGS LLC	422 TEAGUE TRL	LADY LAKE	FL	32159
JBGC PROPERTIES LLC	1919 JACKSONVILLE RD STE 102-103	OCALA	FL	34470
MAYFIELD JAMES H & MARGARET H TRUSTEES	1604 LOVES POINT DR	LEESBURG	FL	34748
MERRITT JOSEPH & TINA B	414 COUNTY ROAD 25	LADY LAKE	FL	32159
OAK STREET PROPERTY LLC	305 TERRACOTTA TER	HOWEY IN THE HILLS	FL	34737
OTTO ADRIANA	513 N DILLARD ST	WINTER GARDEN	FL	34787
RONCI EVA A	39513 COUNTY ROAD 25	LADY LAKE	FL	32159-3718
SRK LADY LAKE 43 ASSOCIATES LLC	4053 MAPLE RD	AMHERST	NY	14226
STATE OF FLORIDA	719 S WOODLAND BLVD	DELAND	FL	32720-6834



December 23, 2025

RE: Public Hearing Notice – Vacation of Utility Easements

Dear Property Owner:

This letter serves to notify you that applications have been filed with the Town of Lady Lake by SRK Lady Lake 43 Associates LLC, to vacate three utility easements in their entirety. The applicant will re-establish a new easement to construct, operate, and maintain utilities in the vicinity where these easements are being vacated.

- Resolution 2025-112 Vacation of Easement
- Resolution 2025-113 Vacation of Easement
- Resolution 2025-114 Vacation of Easement

The public hearing for this petition has been scheduled as follows, and your participation is encouraged should you have any concerns regarding the applications. All meetings will take place at the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida:

COMMISSION MEETING – Monday, January 5, 2026, at 6:00 p.m.

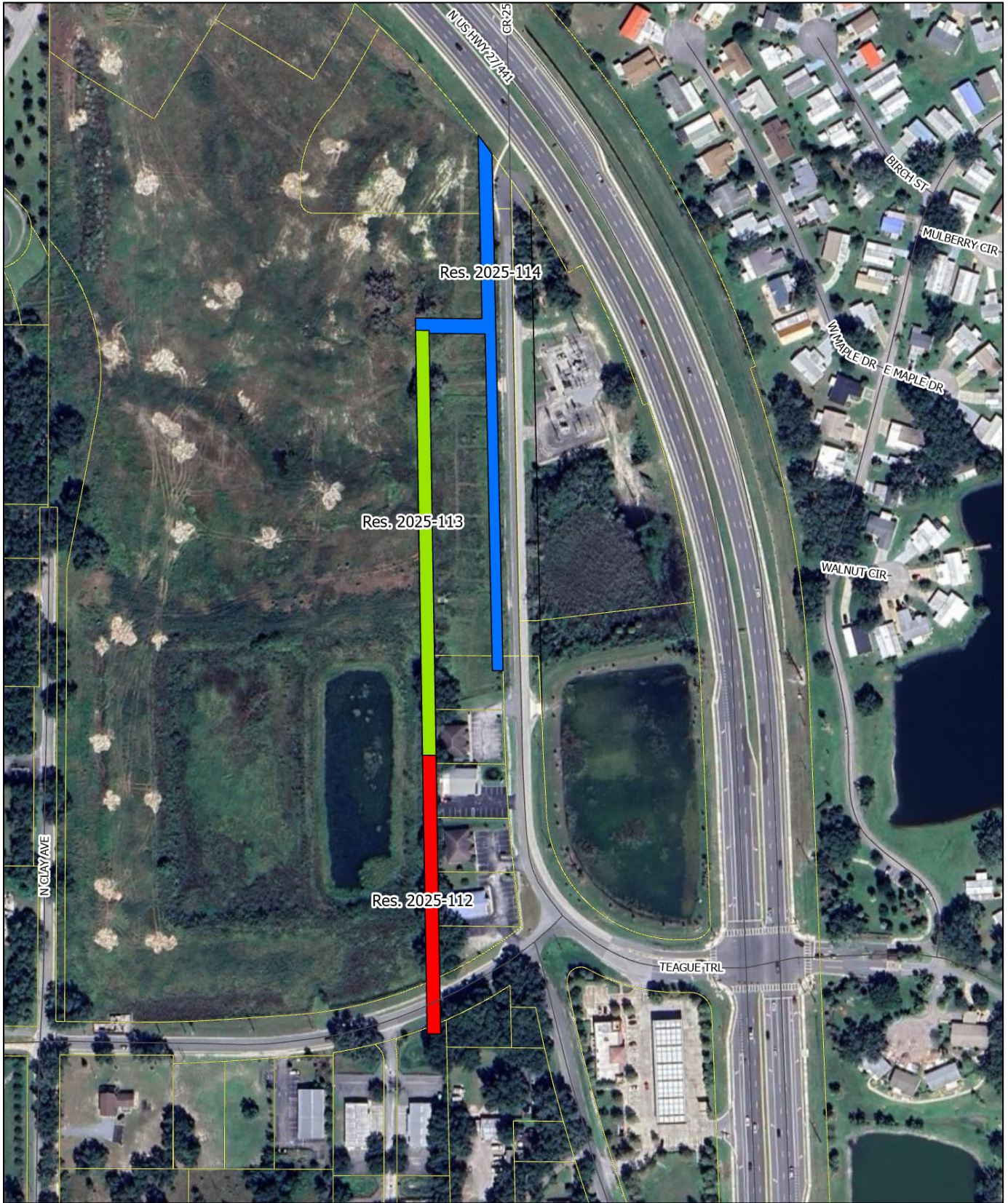
Petition details are available for inspection at the Municipal Annex located at 221 W. Guava Street during regular business hours (7:30 a.m. to 6 p.m., Monday through Thursday) in the Growth Management Department. If you wish to appeal a decision made by the board or commission, you will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal will be based.

If you have any questions or need additional information, please feel free to contact the Planning Department at (352) 751-1511 or via email at [planning@ladylake.org](mailto:planning@ladylake.org).

Sincerely,

Rebecca Schneider  
Senior Town Planner

LOCATION MAP





# TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

## AGENDA ITEM TITLE

**Growth Management RESOLUTION 2025-113** — A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VACATING A DRAINAGE AND UTILITY EASEMENT, BEING 25 FEET IN WIDTH DEDICATED TO THE TOWN OF LADY LAKE, RECORDED IN OFFICIAL RECORDS BOOK 1287 PAGE 124 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA. (Thad Carroll)

## AGENDA ITEM ID

2025-903

## DEPARTMENT

Growth Management

## SUMMARY

Applicant Robert Robb, on behalf of SRK Lady Lake 43 Associates, LLC, has applied for the vacation of a drainage and utility easement being approximately 25 Feet in width dedicated to the Town of Lady Lake, lying west of Teague Trail in Section 17, Township 18 South, Range 24 East, Lake County, Florida.

The application for the easement vacation was submitted as a result of the relocation and construction of utility infrastructure associated with the development of 35.56 acres of property as an expansion of the Lady Lake Crossing Shopping Center. The Development Order for the site was issued October 22, 2025, and construction is presently ongoing on the property.

The drainage and utility easement was granted to the Town on April 5, 1994. The applicant has recently drafted a new easement which contains the constructed utility infrastructure on the property and provides for drainage across the property. The easement was recorded on Tuesday, December 23, 2025, dedicated to the Town of Lady Lake, recorded in Official Records Book 6654 Page 1454 of the Public Records of Lake County, Florida. The recorded easements provide the necessary access to service and maintain the public utilities on the property.

Twelve adjacent property owners within 150 feet of the easement, which is the subject of vacation, were notified of the receipt of the application on Tuesday, December 23, 2025. No responses of support or opposition were received. The property was also posted to identify the subject easements to be vacated on Monday, December 29, 2025.

## **PAST ACTIONS**

The Technical Review Committee members individually reviewed Resolution 2025-113 for the easement vacation and found the application ready for consideration by the Town Commission.

The Planning and Zoning Board does not review Easement Vacation applications.

## **STAFF RECOMMENDATION**

Growth Management Staff recommend approval of Resolution 2025-113, a Resolution of the Town Commission of the Town of Lady Lake, Florida; Vacating a Drainage and Utility Easement, being 25 Feet in width dedicated to the Town of Lady Lake, Recorded in Official Records Book 1287 Page 124 of the Public Records of Lake County Florida, Within the Town Limits of the Town of Lady Lake, Florida.

## **FISCAL IMPACT**

None.

## **FUNDING SOURCE**

None.

1 **DRAFT RESOLUTION 2025-113**

2 **TOWN OF LADY LAKE, FLORIDA**

3 **A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA;**  
4 **VACATING A DRAINAGE AND UTILITY EASEMENT, BEING 25 FEET IN WIDTH DEDICATED**  
5 **TO THE TOWN OF LADY LAKE, RECORDED IN OFFICIAL RECORDS BOOK 1287 PAGE 124**  
6 **OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, WITHIN THE TOWN LIMITS OF**  
7 **THE TOWN OF LADY LAKE, FLORIDA.**

8 **WHEREAS**, the Town of Lady Lake, holder of a twenty-five-foot drainage and utility easement,  
9 has agreed to vacate the entirety of an easement, as shown on the attached Exhibit “A,” as  
10 presented to the Town Commission of the Town of Lady Lake, on behalf of owners SRK Lady  
11 Lake 43 Associates LLC; and

12 **WHEREAS**, the twenty-five-foot easement, through the dedication as recorded in Lake County  
13 Official Records Book 1287 Page 124, is to be vacated in its entirety and re-established through  
14 the recording of a new easement to construct, operate, and maintain utilities.

15 **NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady Lake,  
16 Florida, hereby vacates, and disclaims any and all interest in the easement as recorded in Lake  
17 County Official Records Book 1287 Page 124, and releases itself of any and all maintenance  
18 obligations for the purpose of vacating said easement, within the town limits of the Town of  
19 Lady Lake, Florida.

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

22 **RESOLVED** this 5<sup>th</sup> day of **January 2026**, in Lady Lake, Florida, by the Lady Lake Town  
23 Commission.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11

Town of Lady Lake, Florida

\_\_\_\_\_  
Ed Freeman, Mayor

Attest:

\_\_\_\_\_  
Kathleen Rosado, Town Clerk

Approved as to form:

\_\_\_\_\_  
Derek Schroth, Town Attorney

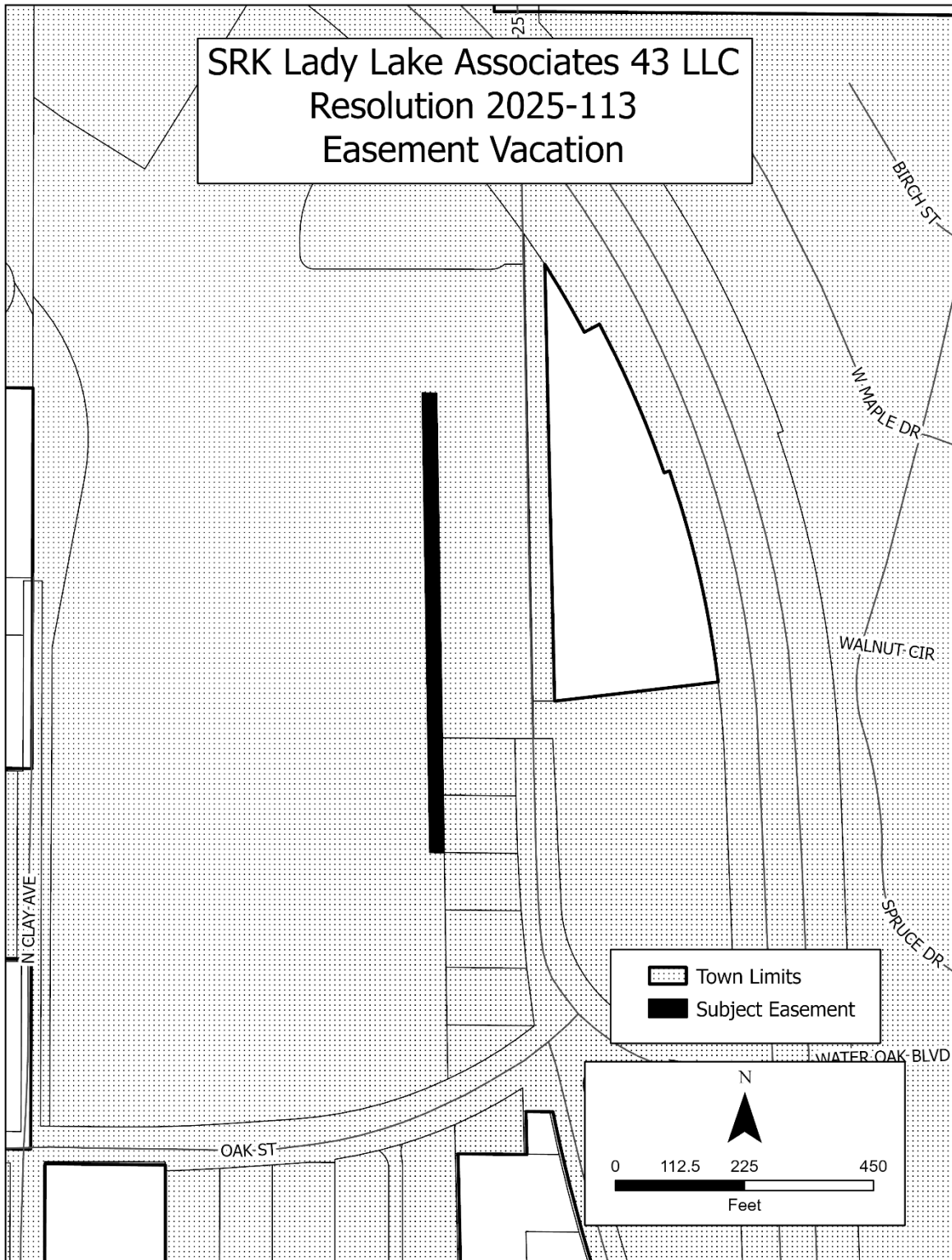
**EXHIBIT A — LEGAL DESCRIPTION AND MAP**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12

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

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S 89°23'13" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 730.13 FEET; THENCE N 00°56'50" W, DEPARTING SAID SOUTH LINE, 525.20 FEET FOR THE POINT OF BEGINNING; THENCE N 89°23'13" W, 25.00 FEET; THENCE N 00°56'50" W, 800.32 FEET; THENCE S 89°23'13" E, 25.00 FEET; THENCE S 00°56'50" E, 800.32 FEET TO THE POINT OF BEGINNING.

CONTAINING: 20,001 SQUARE FEET OR 0.459 ACRES, MORE OR LESS.



# SKETCH AND DESCRIPTION

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

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S 89°23'13" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 730.13 FEET; THENCE N 00°56'50" W, DEPARTING SAID SOUTH LINE, 525.20 FEET FOR THE POINT OF BEGINNING; THENCE N 89°23'13" W, 25.00 FEET; THENCE N 00°56'50" W, 800.32 FEET; THENCE S 89°23'13" E, 25.00 FEET; THENCE S 00°56'50" E, 800.32 FEET TO THE POINT OF BEGINNING.

CONTAINING: 20,001 SQUARE FEET OR 0.459 ACRES, MORE OR LESS.

#### ABBREVIATIONS

L= ARC LENGTH  
R= RADIUS  
C.A.= CENTRAL ANGLE  
CH= CHORD DISTANCE  
C.B.= CHORD BEARING  
LS= LICENSED SURVEYOR NUMBER  
LB= LICENSED SURVEYING BUSINESS NUMBER

#### SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. DIRECTIONS AND DISTANCES ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST (901), PROJECTION OF THE NORTH AMERICAN DATUM OF 1983, REVISED 2011, (NAD83). BEING REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST,
3. THIS SKETCH AND DESCRIPTION DEPICTS AND DESCRIBES THE DRAINAGE AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1287, PAGE 124. THE DIRECTIONS AND DISTANCES ARE BASED ON A FIELD SURVEY BY CUMMINS SURVEYING AND MAPPING, INC.

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

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

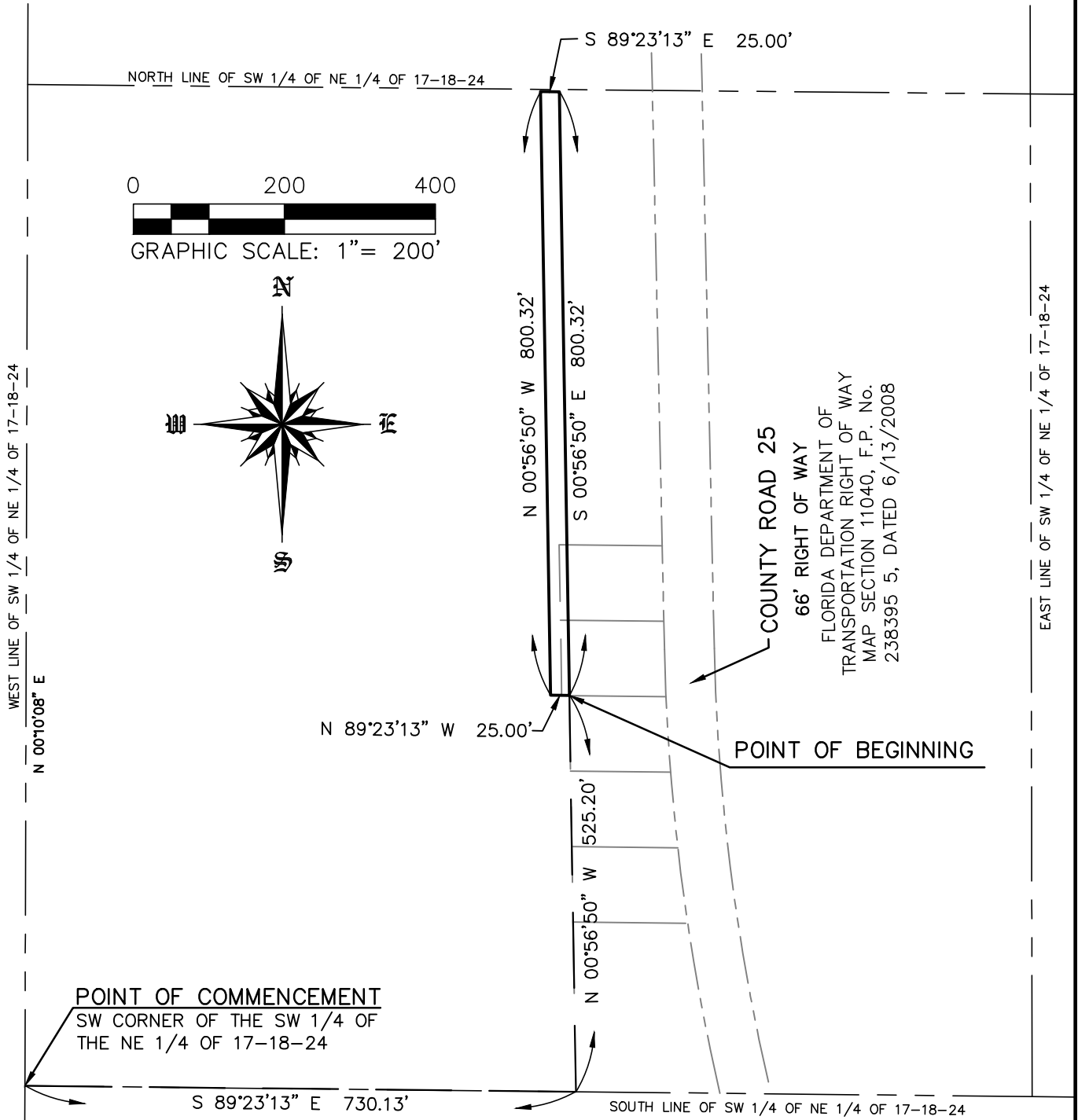
ISSUE DATE: 8-14-25

PROJECT NO. 03-43

FILE NAME: 03-43 RTG BOUNDARY SURVEY

SHEET No. 1 OF 2

# SKETCH AND DESCRIPTION



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

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

SCALE: 1" = 200'

TECHNICIAN: MDC

ISSUE DATE: 8-14-25

PROJECT NO. 03-43

FILE NAME: 03-43 RTG BOUNDARY SURVEY

SHEET No. 2 OF 2

This Instrument Prepared By and Return To:  
Michael D. Millhorn, Attorney at Law  
416 County Road 25, Lady Lake, Florida 32159

REC 9.00 RECEIVED FOR  
TF 1.50 EXCISE TAXES  
DOC .70 JAMES C. WATKINS  
INT 6 CLERK LAKE CO FL  
BY CD D.C.

**94 20124**

**WARRANTY DEED**

BOOK **1287** PAGE **0124**

THIS INDENTURE, made this 5<sup>th</sup> day of April, 1994 between JAMES H. MAYFIELD, Box 478, Lady Lake, FL 32159 and JOAN MAYFIELD KIRBY, 100 E. Oak Terrace Dr., Leesburg, FL 34748-4468, as Tenants-in-Common, Grantor(s) AND THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, 225 W. Guava Street, Lady Lake, FL 32159, Grantee(s).

WITNESSETH, that said Grantor(s), for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration to Grantor(s) in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, has GRANTED, BARGAINED AND SOLD to the Grantee(s) and said Grantee(s) assigns forever an easement for drainage and utilities on the following described land, situate, lying and being in Lake County, Florida, to wit:

Attached Exhibit "A"

Subject to: Restrictions, limitations and zoning regulations of record.

Said Grantor(s) 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, the Grantor(s) has hereunto set Grantor(s) hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of:

Michael D. Millhorn  
Michael D. Millhorn, Witness

James H. Mayfield  
JAMES H. MAYFIELD, Grantor

Mary E. Wysong  
Mary E. Wysong, Witness

Joan Mayfield Kirby  
JOAN MAYFIELD KIRBY, Grantor

APR 6 2 10 PM 1994  
RECORDED  
LAKE COUNTY, FL  
NOTARY PUBLIC

STATE OF FLORIDA  
COUNTY OF LAKE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JAMES H. MAYFIELD and JOAN MAYFIELD KIRBY, who produced Florida Drivers Licenses as identification, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that same was duly executed.

WITNESS MY HAND AND OFFICIAL SEAL in the State and County aforesaid this 5<sup>th</sup> day of April, 1994.

Mary E. Wysong  
NOTARY PUBLIC  
Mary E. Wysong  
MY COMMISSION EXPIRES: May 31, 1997



## PROPOSED DRAINAGE AND UTILITY EASEMENT

That part of the South 1/2 of the Northeast 1/4 of Section 17, Township 18 South, Range 24 East in the Town of Lady Lake, Lake County, Florida, described as follows: Commence at the Southwest corner of the South 1/2 of the Northeast 1/4 of Section 17, Township 18 South, Range 24 East in the Town of Lady Lake, Lake County, Florida, run thence South 89°50'07" East along the South line of the South 1/2 of the Northeast 1/4 of said Section 17, a distance of 730.13 feet; thence North 01°23'44" West, a distance of 525.20 feet to the Point of Beginning of this description: From said Point of Beginning, run North 89°50'07" West a distance of 25.00 feet; thence North 01°23'44" West a distance of 800.32 feet; thence South 89°50'07" East a distance of 25.00 feet; thence South 01°23'44" East a distance of 800.32 feet to the Point of Beginning.

Property Owners within 150 Feet of Easements

OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
BASCOM ENTERPRISES LLC	418 TEAGUE TRL	LADY LAKE	FL	32159
DUKE ENERGY CENTER	PO BOX 37996	CHARLOTTE	NC	28237-7996
FARRELL CHARLES M	39475 COUNTY ROAD 25	LADY LAKE	FL	32159
HERITAGE DENTAL REAL ESTATE HOLDINGS LLC	422 TEAGUE TRL	LADY LAKE	FL	32159
JBGC PROPERTIES LLC	1919 JACKSONVILLE RD STE 102-103	OCALA	FL	34470
MAYFIELD JAMES H & MARGARET H TRUSTEES	1604 LOVES POINT DR	LEESBURG	FL	34748
MERRITT JOSEPH & TINA B	414 COUNTY ROAD 25	LADY LAKE	FL	32159
OAK STREET PROPERTY LLC	305 TERRACOTTA TER	HOWEY IN THE HILLS	FL	34737
OTTO ADRIANA	513 N DILLARD ST	WINTER GARDEN	FL	34787
RONCI EVA A	39513 COUNTY ROAD 25	LADY LAKE	FL	32159-3718
SRK LADY LAKE 43 ASSOCIATES LLC	4053 MAPLE RD	AMHERST	NY	14226
STATE OF FLORIDA	719 S WOODLAND BLVD	DELAND	FL	32720-6834



December 23, 2025

RE: Public Hearing Notice – Vacation of Utility Easements

Dear Property Owner:

This letter serves to notify you that applications have been filed with the Town of Lady Lake by SRK Lady Lake 43 Associates LLC, to vacate three utility easements in their entirety. The applicant will re-establish a new easement to construct, operate, and maintain utilities in the vicinity where these easements are being vacated.

- Resolution 2025-112 Vacation of Easement
- Resolution 2025-113 Vacation of Easement
- Resolution 2025-114 Vacation of Easement

The public hearing for this petition has been scheduled as follows, and your participation is encouraged should you have any concerns regarding the applications. All meetings will take place at the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida:

COMMISSION MEETING – Monday, January 5, 2026, at 6:00 p.m.

Petition details are available for inspection at the Municipal Annex located at 221 W. Guava Street during regular business hours (7:30 a.m. to 6 p.m., Monday through Thursday) in the Growth Management Department. If you wish to appeal a decision made by the board or commission, you will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal will be based.

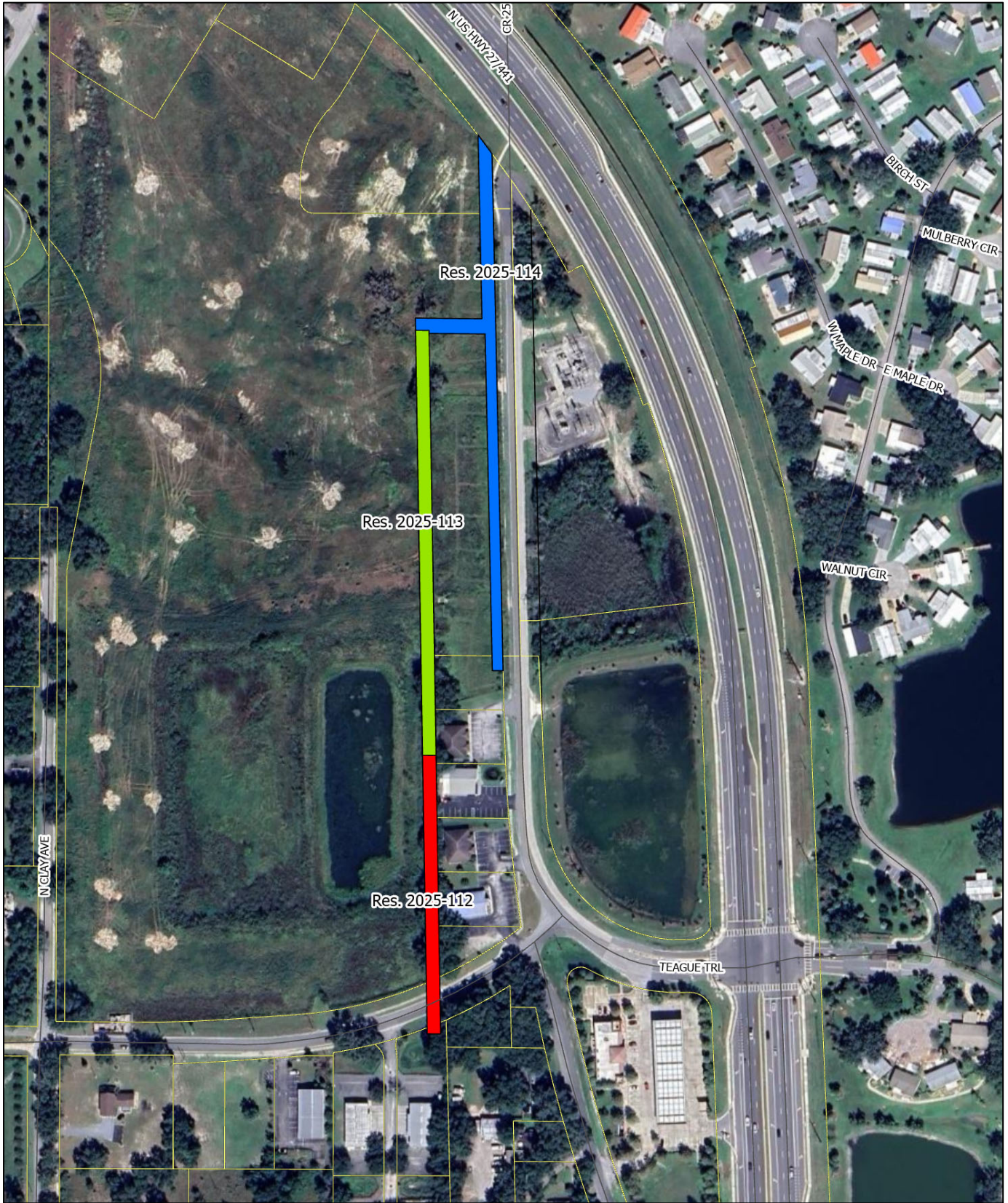
If you have any questions or need additional information, please feel free to contact the Planning Department at (352) 751-1511 or via email at [planning@ladylake.org](mailto:planning@ladylake.org).

Sincerely,

A handwritten signature in black ink that reads 'Rebecca Schneider'.

Rebecca Schneider  
Senior Town Planner

LOCATION MAP





# TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

## AGENDA ITEM TITLE

**Growth Management RESOLUTION 2025-114** — A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VACATING A UTILITY EASEMENT, BEING 0.948 ACRES LYING WEST OF TEAGUE TRAIL AND NORTH OF OAK STREET, DEDICATED TO THE TOWN OF LADY LAKE, RECORDED IN OFFICIAL RECORDS BOOK 1494 PAGE 747 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA. (Thad Carroll)

## AGENDA ITEM ID

2025-904

## DEPARTMENT

Growth Management

## SUMMARY

Applicant Robert Robb, on behalf of SRK Lady Lake 43 Associates, LLC, has applied for the vacation of a utility easement being approximately 0.948 acres lying west of Teague Trail and north of Oak Street dedicated to the Town of Lady Lake, lying west of Teague Trail in Section 17, Township 18 South, Range 24 East, Lake County, Florida.

The application for the easement vacation was submitted as a result of the relocation and construction of utility infrastructure associated with the development of 35.56 acres of property as an expansion of the Lady Lake Crossing Shopping Center. The Development Order for the site was issued October 22, 2025, and construction is presently underway on the property.

The drainage and utility easement, granted to the Town, was recorded on February 5, 1997. The applicant has recently drafted a new easement which contains the constructed utility infrastructure on the property and provides for drainage and stormwater retention across the property. The easement was recorded on Tuesday, December 23, 2025, dedicated to the Town of Lady Lake, Recorded in Official Records Book 6654 Page 1454 of the Public Records of Lake County Florida. The easement grants the necessary access to service and maintain the public utilities on the property, as well as providing the necessary drainage and stormwater retention areas on the property.

Twelve adjacent property owners within 150 feet of the easement, which is the subject of vacation, were notified of the receipt of the application on Tuesday, December 23, 2025. No responses of support or opposition were received. The property was also posted to identify

the subject easements to be vacated on Monday, December 29, 2025.

#### **PAST ACTIONS**

The Technical Review Committee members individually reviewed Resolution 2025-114 for the easement vacation and found the application ready for consideration by the Town Commission.

The Planning and Zoning Board does not review Easement Vacation applications.

#### **STAFF RECOMMENDATION**

Growth Management Staff recommend approval of Resolution 2025-114, a Resolution of the Town Commission of the Town of Lady Lake, Florida; Vacating a Utility Easement, Being 0.948 Acres Lying West of Teague Trail and North of Oak Street, Dedicated to the Town of Lady Lake, Recorded in Official Records Book 1494 Page 747 of the Public Records of Lake County Florida, Within the Town Limits of the Town of Lady Lake, Florida.

#### **FISCAL IMPACT**

None.

#### **FUNDING SOURCE**

None.

1 **DRAFT RESOLUTION 2025-114**

2 **TOWN OF LADY LAKE, FLORIDA**

3 **A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA;**  
4 **VACATING A UTILITY EASEMENT, BEING 0.948 ACRES LYING WEST OF TEAGUE TRAIL**  
5 **AND NORTH OF OAK STREET, DEDICATED TO THE TOWN OF LADY LAKE, RECORDED IN**  
6 **OFFICIAL RECORDS BOOK 1494 PAGE 747 OF THE PUBLIC RECORDS OF LAKE COUNTY**  
7 **FLORIDA, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.**

8 **WHEREAS**, the Town of Lady Lake, holder of a twenty-five-foot drainage and utility easement,  
9 has agreed to vacate the entirety of an easement, as shown on the attached Exhibit “A,” as  
10 presented to the Town Commission of the Town of Lady Lake, on behalf of owners SRK Lady  
11 Lake 43 Associates LLC; and

12 **WHEREAS**, the easement, through the dedication as recorded in Lake County Official Records  
13 Book 1494 Page 747, is to be vacated in its entirety and re-established through the recording of  
14 a new easement to construct, operate, and maintain utilities.

15 **NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady Lake,  
16 Florida, hereby vacates, and disclaims any and all interest in the easement as recorded in Lake  
17 County Official Records Book 1494 Page 747, and releases itself of any and all maintenance  
18 obligations for the purpose of vacating said easement, within the town limits of the Town of  
19 Lady Lake, Florida.

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

22 **RESOLVED** this 5<sup>th</sup> day of **January 2026**, in Lady Lake, Florida, by the Lady Lake Town  
23 Commission.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11

Town of Lady Lake, Florida

\_\_\_\_\_  
Ed Freeman, Mayor

Attest:

\_\_\_\_\_  
Kathleen Rosado, Town Clerk

Approved as to form:

\_\_\_\_\_  
Derek Schroth, Town Attorney

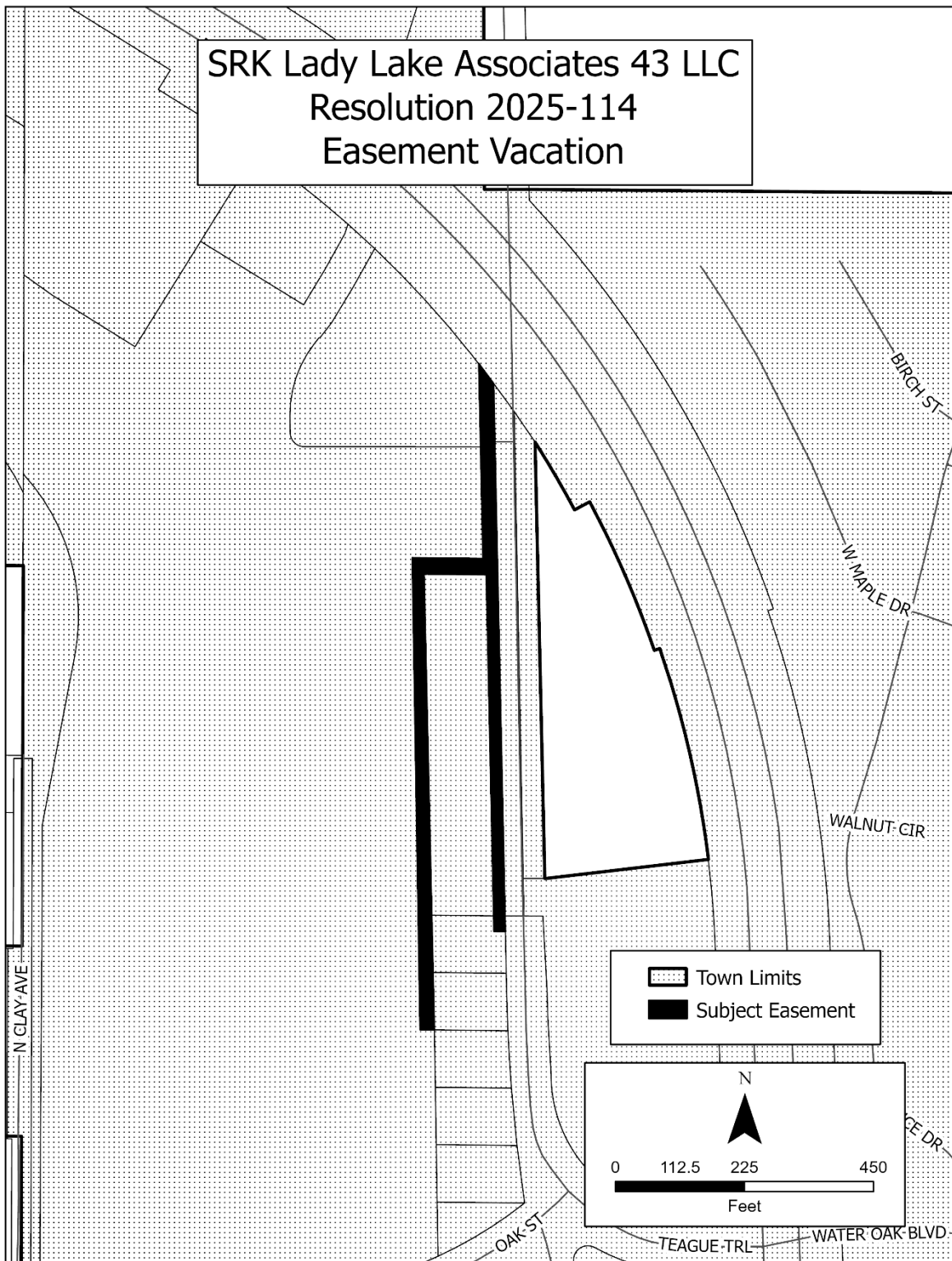
**EXHIBIT A — LEGAL DESCRIPTION AND MAP**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

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 SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S 89°23'13" E ALONG THE SOUTH LINE OF THE SOUTH WEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 730.06 FEET; THENCE N 00°56'53" W, 515.01 FEET FOR THE POINT OF BEGINNING; THENCE N 89°23'16" W, 25.01 FEET; THENCE N 00°56' 49" W, 823.01 FEET; THENCE S 89°23'12" E, 123.32 FEET TO A POINT ON A LINE LYING 25.00 FEET WEST OF AND PARALLEL TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 25, A 66.00 FOOT WIDE RIGHT OF WAY PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11040, F.P. No. 238395 5, DATED 6/13/2008; THENCE N 01°14'26" W, ALONG SAID PARALLEL LINE, 349.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. 27 / 441, A VARIABLE WIDTH RIGHT OF WAY, PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11040, F.P. No. 238395 5, DATED 6- 08, SAID POINT ALSO LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,770.08 FEET, A CHORD LENGTH OF 42.75 FEET AND A CHORD BEARING OF S 37°01 '36" E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLIE OF 1°23'02, A DISTANCE OF 42.75 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 25; THENCE S 01°14'26" E, ALONG SAID WEST RIGHT OF WAY LINE, 962.25 FEET; THENCE S 88°45'38" W, DEPARTING SAID WEST RIGHT OF WAY LINE, 15.00 FEET TO A POINT ON A LINE LYING 15.00 FEET WEST OF AND PARALLEL TO SAID WEST RIGHT OF WAY LINE; THENCE N 01°14'26" W, ALONG SAID PARALLEL LINE, 622.27 FEET; THENCE N 89°23'12" W, DEPARTING SAID PARALLEL LINE, 108.44 FEET; THENCE S 00°56' 49" E, 798.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 41,303 SQUARE FEET OR 0.948 ACRES, MORE OR LESS.



1  
2  
3  
4

# SKETCH AND 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 SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S 89°23'13" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 730.06 FEET; THENCE N 00°56'53" W, 515.01 FEET FOR THE POINT OF BEGINNING; THENCE N 89°23'16" W, 25.01 FEET; THENCE N 00°56'49" W, 823.01 FEET; THENCE S 89°23'12" E, 123.32 FEET TO A POINT ON A LINE LYING 25.00 FEET WEST OF AND PARALLEL TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 25, A 66.00 FOOT WIDE RIGHT OF WAY PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11040, F.P. No. 238395 5, DATED 6/13/2008; THENCE N 01°14'26" W, ALONG SAID PARALLEL LINE, 349.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. 27/441, A VARIABLE WIDTH RIGHT OF WAY, PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11040, F.P. No. 238395 5, DATED 6-08, SAID POINT ALSO LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,770.08 FEET, A CHORD LENGTH OF 42.75 FEET AND A CHORD BEARING OF S 37°01'36" E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°23'02", A DISTANCE OF 42.75 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 25; THENCE S 01°14'26" E, ALONG SAID WEST RIGHT OF WAY LINE, 962.25 FEET; THENCE S 88°45'38" W, DEPARTING SAID WEST RIGHT OF WAY LINE, 15.00 FEET TO A POINT ON A LINE LYING 15.00 FEET WEST OF AND PARALLEL TO SAID WEST RIGHT OF WAY LINE; THENCE N 01°14'26" W, ALONG SAID PARALLEL LINE, 622.27 FEET; THENCE N 89°23'12" W, DEPARTING SAID PARALLEL LINE, 108.44 FEET; THENCE S 00°56'49" E, 798.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 41,303 SQUARE FEET OR 0.948 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. DIRECTIONS AND DISTANCES ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST (901), PROJECTION OF THE NORTH AMERICAN DATUM OF 1983, REVISED 2011, (NAD83). BEING REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST,
3. THIS SKETCH AND DESCRIPTION DEPICTS AND DESCRIBES THE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1494, PAGE 747. THE DIRECTIONS AND DISTANCES ARE BASED ON A FIELD SURVEY BY CUMMINS SURVEYING AND MAPPING, INC.

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

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

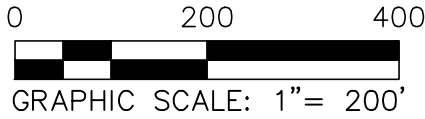
e-mail: mc5592@bellsouth.net  
Certificate of Authorization LB 6983

	TECHNICIAN: MDC
ISSUE DATE: 8-08-25	PROJECT NO. 03-43
FILE NAME: 03-43 RTG BOUNDARY SURVEY	SHEET No. 1 OF 2

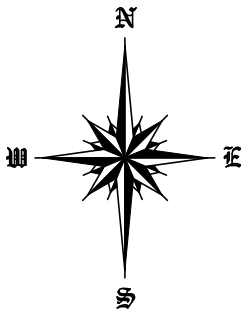
# SKETCH AND DESCRIPTION

U.S. 27/441  
 PER FLORIDA DEPARTMENT OF TRANSPORTATION  
 RIGHT OF WAY MAP SECTION 11040, F.P. NO.  
 238395 5, DATED 6-08  
 (RIGHT OF WAY WIDTH VARIES)

L=42.75'  
 R=1,770.08'  
 C.A.=1°23'02"  
 CH=42.75'  
 C.B.=S 37°01'36" E



NORTH LINE OF SW 1/4 OF NE 1/4 OF 17-18-24



**ABBREVIATIONS**

- L= ARC LENGTH
- R= RADIUS
- C.A.= CENTRAL ANGLE
- CH= CHORD DISTANCE
- C.B.= CHORD BEARING
- LS= LICENSED SURVEYOR NUMBER
- LB= LICENSED SURVEYING BUSINESS NUMBER

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

WEST LINE OF NW 1/4 OF NE 1/4 OF 17-18-24

WEST LINE OF SW 1/4 OF NE 1/4 OF 17-18-24

EAST LINE OF NW 1/4 OF NE 1/4 OF 17-18-24

EAST LINE OF SW 1/4 OF NE 1/4 OF 17-18-24

N 00°10'08" E

N 00°56'49" W 823.01'

S 89°23'13" E 730.06'

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

SCALE: 1" = 200'	TECHNICIAN: MDC
ISSUE DATE: 8-08-25	PROJECT NO. 03-43
FILE NAME: 03-43 RTG BOUNDARY SURVEY	SHEET No. 2 OF 2

**POINT OF COMMENCEMENT**  
 SW CORNER OF NE 1/4 OF 17-18-24

**POINT OF BEGINNING**

SOUTH LINE OF SW 1/4 OF NE 1/4 OF 17-18-24

N 00°56'53" W 515.01'

N 89°23'16" W 25.01'

S 88°45'38" W 15.00'

S 00°56'49" E 798.00'

N 01°14'26" W 349.32'

N 01°14'26" W 622.27'

N 89°23'12" W 108.44'

S 01°14'26" E 962.25'

S 89°23'12" E 123.32'

S 89°23'12" E 123.32'

25.00'

15.00'

15.00'

66.0' RIGHT OF WAY, S.R. 25  
 PER FLORIDA DEPARTMENT OF  
 TRANSPORTATION RIGHT OF  
 WAY MAP SECTION 11040,  
 DATE 6-79

WEST RIGHT OF WAY LINE

EAST RIGHT OF WAY LINE

SOUTHERLY RIGHT OF WAY LINE

COUNTY ROAD 25  
 66' RIGHT OF WAY  
 FLORIDA DEPARTMENT OF  
 TRANSPORTATION RIGHT OF WAY  
 MAP SECTION 11040, F.P. No.  
 238395 5, DATED 6/13/2008

97 07394

REC 9.00 RECEIVED FOR  
TF 1.50 EXCISE TAXES  
MORT. DOC ~~Ø~~  
DEED DOC .70  
INT ~~Ø~~  
JAMES C. WATKINS, CLERK LAKE CO. FL  
BY Lea D.C.

Prepared By/Return to:  
Leslie Campione  
c/o Bowen & Campione, P.A.  
Post Office Box 926  
Eustis, FL 32727-0926

O.P. BOOK 1494 PAGE 747

(P)

Grantor S.S. JUAN MAYFIELD KIRBY  
Grantee S.S.#:  
Parcel ID #: 171824000100006100

JAMES H. MAYFIELD

EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That the undersigned in consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, grants and conveys to the Town of Lady Lake, Florida, in Lake County, Florida, its successors and assigns, the right, privilege and easement to construct, operate and maintain for such period of time as it may use the same or until the use thereof is abandoned, utilities for the purposes of serving the area with water, sewer, stormwater retention and all such other surface and subsurface utilities as may be necessary or desirable, connected with the said Grantee's utilities and facilities upon and across the following described land is Lake County, Florida, to-wit:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S89°50'07"E ALONG THE SOUTH LINE OF THE ABOVE SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 A DISTANCE OF 730.19 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N01°23'44"W A DISTANCE OF 515.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N01°23'44"W A DISTANCE OF 797.82 FEET; THENCE RUN S89°50'07"E A DISTANCE OF 108.45 FEET TO A POINT ON A LINE, SAID LINE LYING 15.00 FEET WEST OF (BY PERPENDICULAR MEASUREMENT) THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 25-A; THENCE RUN S01°41'17"E ALONG SAID PARALLEL LINE A DISTANCE OF 622.28 FEET; THENCE RUN N88°18'43"E A DISTANCE OF 15.00 FEET TO THE ABOVE MENTIONED WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 25-A; THENCE RUN N01°41'17"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 965.94 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 500 (441/27); SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1769.86 FEET TO WHICH A RADIAL LINE BEARS N53°08'40"E; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°22'54" A DISTANCE OF 42.68 FEET TO A POINT ON A LINE, SAID LINE LYING 25.00 FEET WEST OF (BY PERPENDICULAR MEASUREMENT) THE WESTERLY RIGHT-OF-WAY LINE OF ABOVE SAID COUNTY ROAD 25-A; THENCE RUN S01°41'17"E ALONG SAID PARALLEL LINE A DISTANCE OF 352.91 FEET; THENCE DEPARTING SAID LINE RUN N89°50'07"W A DISTANCE OF 123.31 FEET; THENCE RUN S01°23'44"E A DISTANCE OF 822.82 FEET; THENCE RUN S89°50'07"E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

FEB 5 10 13 AM '97

RECORDED  
RECORD VERIFIED  
LAKE COUNTY, FL

together with the right to excavate, grade, fill, dig ditches, construct stormwater retention areas and related improvements, clear away trees and obstructions, to grade and construct streets; to lay pipe and line for such purpose and privilege necessary or convenient for the enjoyment or use thereof for the purposes above described, including the right to keep clear the ground above the said pipes and accessories laid underground; to cut or trim all trees or obstructions adjacent thereto that may endanger the proper operation of same; to repair and maintain any underground utilities, including making taps thereto; and to include the reasonable right to enter upon said easement land at all times for such purposes.

\*\*Town of Lady Lake  
225 W. Guava St.  
Lady Lake, FL 32159

The Grantor covenants that it has the right to convey said easement and the Grantee, its successors and assigns shall have quiet and peaceable possession, use and enjoyment of said easement.

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

Signed, sealed and delivered in the presence of:

Amber D. Sillery  
(First Witness)

Amber D. Sillery  
(Printed/typed name)

Felicia Presley  
(Second Witness)

FELICIA PRESLEY  
(Printed/typed name)

James H. Mayfield  
GRANTOR

James H. Mayfield  
P.O. Box 478  
Lady Lake, Florida 32159

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me this 13<sup>TH</sup> day of DECEMBER, 1996, by James H. Mayfield who  is personally known to me or who has produced \_\_\_\_\_ as identification and who \_\_\_\_\_ did  did not take an oath.



Phyllis A. Gray  
Notary Public

PHYLLIS A. GRAY  
My Commission Expires: FEBRUARY 16, 1999

Signed, sealed and delivered in the presence of:

Amber D. Sillery  
(First Witness)

Amber D. Sillery  
(Printed/typed name)

Felicia Presley  
(Second Witness)

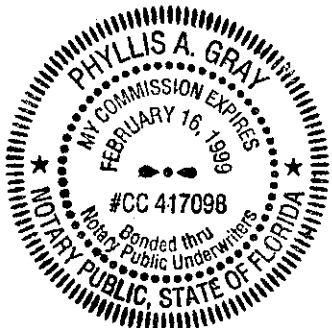
FELICIA PRESLEY  
(Printed/typed name)

Joan Mayfield Kirby  
GRANTOR

Joan Mayfield Kirby  
P.O. Box 478  
Lady Lake, Florida 32159

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me this 13<sup>TH</sup> day of DECEMBER, 1996, by Joan Mayfield Kirby who \_\_\_\_\_ is personally known to me or who has produced FL. DRIVERS LICENSE as identification and who \_\_\_\_\_ did  did not take an oath.



Phyllis A. Gray  
Notary Public

PHYLLIS A. GRAY  
My Commission Expires: FEBRUARY 16, 1999

Property Owners within 150 Feet of Easements

OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
BASCOM ENTERPRISES LLC	418 TEAGUE TRL	LADY LAKE	FL	32159
DUKE ENERGY CENTER	PO BOX 37996	CHARLOTTE	NC	28237-7996
FARRELL CHARLES M	39475 COUNTY ROAD 25	LADY LAKE	FL	32159
HERITAGE DENTAL REAL ESTATE HOLDINGS LLC	422 TEAGUE TRL	LADY LAKE	FL	32159
JBGC PROPERTIES LLC	1919 JACKSONVILLE RD STE 102-103	OCALA	FL	34470
MAYFIELD JAMES H & MARGARET H TRUSTEES	1604 LOVES POINT DR	LEESBURG	FL	34748
MERRITT JOSEPH & TINA B	414 COUNTY ROAD 25	LADY LAKE	FL	32159
OAK STREET PROPERTY LLC	305 TERRACOTTA TER	HOWEY IN THE HILLS	FL	34737
OTTO ADRIANA	513 N DILLARD ST	WINTER GARDEN	FL	34787
RONCI EVA A	39513 COUNTY ROAD 25	LADY LAKE	FL	32159-3718
SRK LADY LAKE 43 ASSOCIATES LLC	4053 MAPLE RD	AMHERST	NY	14226
STATE OF FLORIDA	719 S WOODLAND BLVD	DELAND	FL	32720-6834



December 23, 2025

RE: Public Hearing Notice – Vacation of Utility Easements

Dear Property Owner:

This letter serves to notify you that applications have been filed with the Town of Lady Lake by SRK Lady Lake 43 Associates LLC, to vacate three utility easements in their entirety. The applicant will re-establish a new easement to construct, operate, and maintain utilities in the vicinity where these easements are being vacated.

- Resolution 2025-112 Vacation of Easement
- Resolution 2025-113 Vacation of Easement
- Resolution 2025-114 Vacation of Easement

The public hearing for this petition has been scheduled as follows, and your participation is encouraged should you have any concerns regarding the applications. All meetings will take place at the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida:

COMMISSION MEETING – Monday, January 5, 2026, at 6:00 p.m.

Petition details are available for inspection at the Municipal Annex located at 221 W. Guava Street during regular business hours (7:30 a.m. to 6 p.m., Monday through Thursday) in the Growth Management Department. If you wish to appeal a decision made by the board or commission, you will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal will be based.

If you have any questions or need additional information, please feel free to contact the Planning Department at (352) 751-1511 or via email at [planning@ladylake.org](mailto:planning@ladylake.org).

Sincerely,

A handwritten signature in black ink that reads "Rebecca Schneider". The signature is written in a cursive, flowing style.

Rebecca Schneider  
Senior Town Planner

LOCATION MAP

