



**TOWN COMMISSION MEETING AGENDA
TOWN OF LADY LAKE, FLORIDA**

FEBRUARY 2, 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. ROLL CALL**
- 3. INVOCATION** Led by Pastor Keith Johnson – Chapel of Christian Faith
- 4. PLEDGE OF ALLEGIANCE**
- 5. 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** — Approval of the Town Commission Meeting Minutes — January 5, 2026
- b. Town Clerk** — Approval of the Town Commission Workshop Minutes — January 21, 2026.

- c. **Growth Management** — Consideration of Approval of the First Amendment to the Proportionate Share Mitigation Agreement between The School Board of Lake County, Florida, The Town of Lady Lake, and Linden Street Development, LLC, for the Lady Lake Luxury Apartments. (Thad Carroll)
- d. **Town Clerk** - Reappointment of Three Planning and Zoning Advisory Board Members. (Kathy Rosado)

6. NEW BUSINESS – (PUBLIC COMMENT TAKEN)

- a. **Code Enforcement** - Consideration of reduction of a lien for Code Enforcement Case Number 20-7631, in the amount of \$41,550 for property located at 218 Skyline Drive. Violations: Town of Lady Lake Code of Ordinances Sections 7-67, Certain Conditions, Accumulations Deemed Public Nuisance; 7-46, Storage of junk, etc., prohibited. (Lori Crain)

7. MAYOR AND COMMISSIONER’S REPORTS

8. TOWN MANAGER’S REPORT

9. TOWN ATTORNEY’S REPORT

10. 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.

11. 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.

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

3 **January 5, 2026**

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 Joseph Wheeler – Village Church of Christ

10 **3. PLEDGE OF ALLEGIANCE**

11 **4. PRESENTATIONS**

- 12 a. Year in Review — Presented by Elisha Pappacda, Communications Director and
13 Williams Lawrence, Town Manager.

14 Mr. Lawrence gave a brief overview of each department’s activities in 2025. He stated more
15 information will be included in this week’s Manager’s Report.

16 Communications Director Elisha Pappacoda presented a video of 2025 Year in Review.

17 **5. ROLL CALL**

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

18 **STAFF PRESENT**

19 Bill Lawrence, Town Manager; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management
20 Director; Becky Higgins, Senior Planner; Lady Lake Police Chief Steve Hunt; Lady Lake Deputy
21 Police Chief Jason Brough; C.T. Eagle, Public Works Director; Joella LeDonne, Finance
22 Director; Cindy Stenerson, Finance Department Accountant II; and Carol Osborne, Deputy
23 Town Clerk.

1 Town Attorney Derek Schroth was also in attendance.

2 **6. CONSENT**

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

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

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

8 **a. Growth Management — Resolution 2025-112 —** A Resolution of the Town of Lady
9 Lake, Florida; Vacating a Sewer Utility Easement, approximately 25 Feet in Width
10 Dedicated to the Town of Lady Lake, Recorded in Official Records Book 1150, Page
11 2423, of the Public Records of Lake County, Florida, within the Town Limits of the
12 Town of Lady Lake, Florida. (Thad Carroll)

13 Growth Management Director Thad Carroll stated that there are three resolutions before the
14 Commission this evening that pertain to the same property easements. He stated that the
15 applicant is Robert Robb on behalf of SRK Lady Lake 43 Associates, LLC. The present use of
16 the property is retail, and it is currently under construction.

17 Staff's recommendation is for approval.

18 Mr. Carroll presented a sketch map of the details of the subject easement. He explained that
19 the developer is improving the property, having shifted some of the sewer and water lines,
20 while others have been relocated or abandoned.

21 Mr. Carroll advised that the developer has recorded an easement that encompasses all
22 utilities under one document, thereby eliminating the need for three individual easements
23 associated with this property. He stated that after these resolutions are recorded, the
24 developer may proceed with finalizing the closing on the properties. He stated that the
25 development order for Chase Bank has been issued.

26 Mr. Carroll presented an aerial map of the subject area with the three subject easements
27 highlighted. He stated this map was included with the notices that were sent to the adjacent
28 property owners.

29 The sewer utility easement was granted to the Town on February 19, 1992. The applicant has
30 recently drafted a new easement that contains the constructed utility infrastructure on the
31 property.

1 Mr. Carroll presented a sketch map that included the description of the old easement, and a
2 sketch map of the one easement that the developer has recorded that encompasses the three
3 easements that are being abandoned.

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

8 Staff have not received any correspondence regarding this application.

9 The Technical Review Committee members individually reviewed Resolution 2025-112 for the
10 easement vacation and found the application ready for consideration by the Town
11 Commission. The Planning and Zoning Board does not review Easement Vacation
12 applications.

13 Mayor Freeman inquired if the easement impedes on property outside of this property, such
14 as the two office buildings and dentist office.

15 Mr. Carroll stated that the easements are located behind those properties. The developer's
16 intention is to clean up those areas by relocating those lines.

17 Commissioner Regan confirmed with Mr. Carroll that the area currently has water and sewer.

18 Mr. Carroll replied affirmatively adding that this property is not serviced with reuse water.

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

21 **Upon a motion by Commissioner Roberts and seconded by Commissioner Gourlie, the**
22 **Commission approved the first and final reading of Resolution 2025-112, Vacating a Sewer**
23 **Utility Easement, by the following roll call vote:**

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

24 **Motion passed by a vote of 5-0.**

1 **b. Growth Management — Resolution 2025-113 — A Resolution of the Town of Lady**
2 **Lake, Florida; Vacating a Drainage and Utility Easement, being 25 Feet in Width**
3 **Dedicated to the Town of Lady Lake, Recorded in Official Records Book 1287, Page**
4 **124, of the Public Records of Lake County, Florida, within the Town Limits of the**
5 **Town of Lady Lake, Florida. (Thad Carroll)**

6 Growth Management Director Thad Carroll stated that the applicant is Robert Robb on behalf
7 of SRK Lady Lake 43 Associates, LLC, and Resolution 2025-113 pertains to the same 35.56
8 acres.

9 Staff's recommendation is for approval.

10 Mr. Carroll presented a sketch map of the subject easement, explaining that it lies north of the
11 easement referenced in Resolution 2025-112. He stated the aerial map of the subject area
12 with the three subject easements highlighted was included with the notices that were sent to
13 the adjacent property owners.

14 Mr. Carroll presented an aerial view of the property with the three easements highlighted. He
15 stated that this document was included with the notices to the adjacent property owners.

16 Mr. Carroll stated that the drainage and utility easement was granted to the Town on April 5,
17 1994. He reiterated that the applicant recently drafted a new easement that encompasses the
18 constructed utility infrastructure on the property and provides for drainage across the
19 property. The new easement was recorded on Tuesday, December 23, 2025. The recorded
20 easement provides the necessary access to service and maintain the public utilities on the
21 property. A sketch map and description of the subject property were presented.

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

26 The Technical Review Committee members individually reviewed Resolution 2025-113 for the
27 easement vacation and found the application ready for consideration by the Town
28 Commission. The Planning and Zoning Board does not review Easement Vacation
29 applications.

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

32 **Commissioner Gourlie made a motion to approve the first and final reading of Resolution**
33 **2025-113, Vacating a Drainage and Utility Easement, as a new easement has been recorded**

- 1 making the old easements obsolete. Commissioner Regan seconded the motion. The
- 2 Commission approved Resolution 2025-113 by the following roll call vote:

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

- 3 Motion passed by a vote of 5-0.

- 4 a. **Growth Management — Resolution 2025-114** — A Resolution of the Town Commission
- 5 of the Town of Lady Lake, Florida; Vacating a Utility Easement, being 0.948 Acres Lying
- 6 West of Teague Trail and North of Oak Street, Dedicated to the Town of Lady Lake,
- 7 Recorded in Official Records Book 1494, Page 747, of the Public Records of Lake
- 8 County, Florida, within the Town Limits of the Town of Lady Lake, Florida. (Thad
- 9 Carroll)

10 Growth Management Director Thad Carroll stated that Resolution 2025-114 is the final
11 vacation easement application. The applicant is Robert Robb on behalf of SRK Lady Lake 43
12 Associates, LLC.

13 Staff’s recommendation is for approval.

14 Mr. Carroll presented a sketch map of the subject easement, noting that it slightly overlaps
15 one of the other easements. He stated that the drainage and utility easement was granted to
16 the Town on February 5, 1997.

17 Mr. Carroll reiterated that the applicant has recently drafted a new easement which contains
18 the constructed utility infrastructure on the property and provides for drainage and
19 stormwater retention across the property. The easement was recorded on Tuesday,
20 December 23, 2025. He stated that the new easement grants the necessary access to service
21 and maintain the public utilities on the property, as well as providing the necessary drainage
22 and stormwater retention areas on the property.

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

1 The Technical Review Committee members individually reviewed Resolution 2025-114 for the
2 easement vacation and found the application ready for consideration by the Town
3 Commission. The Planning and Zoning Board does not review Easement Vacation
4 applications.

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

7 **Upon a motion by Commissioner Gourlie and seconded by Commissioner Sage, the**
8 **Commission approved the first and final reading of Resolution 2025-114, Vacating a Utility**
9 **Easement, by the following roll call vote:**

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

10 **Motion passed by a vote of 5-0.**

11 **9. MAYOR AND COMMISSIONER’S REPORT**

12 Commissioner Gourlie wished everyone a Happy New Year.

13 Commissioner Roberts wished everyone a Happy New Year as well. She stated that she will be
14 participating in a Zoom meeting regarding the Florida League of Cities Legislative Action Days
15 in Tallahassee at the end of January.

16 Commissioner Sage wished everyone a Happy New Year. He stated that he met with the town
17 manager to discuss the impact on town services in the event the Florida voters approve the
18 elimination of property taxes. He suggested scheduling a workshop to discuss the
19 implications.

20 Mayor Freeman stated that he is hosting The Heartland League of Cities luncheon on Friday,
21 January 9, at the Community Center. He stated that this is a meeting of elected officials and
22 invited the Commissioners to attend. Lunch is catered and is \$20 per person.

23 Mayor Freeman stated that he has a meeting with Representative Nan Cobb on Thursday,
24 January 8, regarding amending the limits for sovereign immunity and the proposed
25 elimination of property taxes.

1 Mayor Freeman advised that the town manager and the department managers have already
2 begun discussing how the elimination of property taxes will affect their respective
3 departments, and they have proposed alternative revenue streams. He stated that he has
4 discussed this issue with neighboring municipal officials and learned that they are not
5 preparing for the impact to their budgets if this law passes.

6 **10. TOWN MANAGER'S REPORT**

7 Town Manager Bill Lawrence asked Finance Director Joella LeDonne to introduce Cindy
8 Stenerson, the new Accountant II staff member in the Finance Department.

9 Mr. Lawrence acknowledged the Communications Department staff, who mainly work behind
10 the scenes. He stated they have put the Town of Lady Lake on the map.

11 Mr. Lawrence stated that a workshop is scheduled for Wednesday, January 21, 2026, at 4:30
12 p.m. to discuss how the elimination of property taxes will affect each department and
13 alternative revenue proposals that can be implemented now. He stated the goal to keep the
14 current level of services if the new law passes.

15 **11. TOWN ATTORNEY'S REPORT**

16 Town Attorney Derek Schroth stated that the last round of public filings in the Grand Oaks
17 case was completed last week. He advised that the Grand Oaks attorney has requested a
18 hearing to argue their points. He stated that the judge in an appellate capacity will grant oral
19 argument approximately one-third of the time. He stated that if the judge grants this request,
20 the hearing would take place via Zoom, and he will forward the link.

21 **12. PUBLIC COMMENTS**

22 Faith Ramnanan, District Aide to Representative Nan Cobb, introduced herself and advised
23 that the State Officials will be in Tallahassee beginning next week, and she will be at the local
24 office to address any concerns or questions.

25 Dr. Reverend Paul Harsh, First Baptist Church of Lady Lake

26 Dr. Harsh stated that when he and others expressed their stance on the proclamation for
27 Pride Month, it occurred to him that biblical Christianity could be misunderstood. He
28 expressed his interpretation of bible verses.

29 Debra Hobbs, 540 Loma Paseo Place

30 Ms. Hobbs expressed her opinion regarding everyone's right to exist without persecution, the
31 many proclamations that are read by the Mayor throughout the year, and that government
32 meetings are not a church.

1 Ruth Kussard, Lady Lake

2 Ms. Kussard expressed her concern regarding the negative treatment of an elected Town
3 official. She stated that personal religious convictions do not give anyone the right to police
4 another person's life, including their right to participate in civic leadership.

5 **13. ADJOURN**

6 There being no further business to discuss, the meeting adjourned at 6:41 p.m.

7 _____

8 Kathleen Rosado, Town Clerk

9 _____

10 Ed Freeman, Mayor

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

3 **January 21, 2026**

4 The workshop 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 4:30 p.m.

7 Before the start of the meeting, Police Chief Steve Hunt informed the Commission of recent
8 incidents where the Town’s drone was used. He stated that the department received a call
9 that a resident with dementia had not been seen in approximately four hours. The drone was
10 dispatched, and the resident was found near his home. Chief Hunt stated that the heat-
11 seeking function worked efficiently, the person was located quickly and taken safely to his
12 home, where EMS was waiting to evaluate his condition.

13 Chief Hunt stated the department was contacted to assist in locating a suicidal person who
14 left their home and went into the woods. The person was located safely and received
15 assistance without incident.

16 Chief Hunt stated that there were two store burglaries over the weekend. He stated that the
17 suspects in the video surveillance appeared to be juveniles. He stated that while investigating
18 suspicious activity in an apartment complex, the police noticed suspects attempting to break
19 into a car. They identified these suspects as the same suspects in the burglaries. They were
20 taken into custody and confessed to the burglary. He stated that Training Officer Chausse did
21 a Zoom meeting with Orlando Fox 35.

22 Chief Hunt stated that the police department recently hired another officer, and the
23 department is now fully staffed.

24 Chief Hunt thanked the Commission for all their support.

25 **CALL TO ORDER**

26 **ROLL CALL**

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

Commissioner (Ward)	Present
Freeman (Three)	YES

1 **STAFF PRESENT**

2 Bill Lawrence, Town Manager; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management
3 Director; Becky Higgins, Senior Planner; Lady Lake Police Chief Steve Hunt; C.T. Eagle, Public
4 Works Director; Mike Burske, Parks and Recreation Director; John Pearl, Information
5 Technology Director; Joella LeDonne, Finance Director; Brandi Carson, Assistant Finance
6 Director; Tamika DeLee, Human Resources Director; Aly Herman, Library Director; Elisha
7 Pappacoda, Communications Director; and Carol Osborne, Deputy Town Clerk.

8 **A. Discussion – Funding the Future Without Property Taxes – Motto: If It’s Going to Be, It’s**
9 **Up to Me.**

10 Town Manager Bill Lawrence stated that in researching this subject with neighboring
11 community leaders, he learned that they are preparing their budgets in the event this law
12 passes. He stated that their attitude is that the law would not pass and, if it does, they would
13 deal with it at that time.

14 Mr. Lawrence stated that he and the department managers are hoping for the best yet
15 preparing for the worst.

16 Mr. Lawrence advised that the town’s general fund is \$27M, and \$7M of that comes from
17 property taxes, which is 25% of the town’s budget. The research showed that the Town of
18 Lady Lake collects the least amount of property taxes in this region. He stressed that this loss
19 in revenue will impact town services.

20 Mr. Lawrence stated that the department managers focused on fiscal responsibility while
21 maintaining the level of service residents expect. This includes aligning fees with actual
22 service costs, re-implementing past fees, bringing fees up to par with neighboring
23 municipalities, and exploring self-sustaining operations such as charging for events.

24 Mr. Lawrence stated that at the first meeting with the department managers, it was
25 depressing as the first impact for each department is the loss of personnel. He stated that it is
26 a detriment to lose good employees. He reviewed the potential impacts as follows:

27 **Police Department** - Loss of 8-10 officers and 2-3 civilian staff; operational reductions to
28 vehicles, Community Outreach, etc.

29 **Parks & Recreation** - Cancellation of most events; 3-4 personnel cuts; reduced park
30 maintenance.

1 **Library** - Reduction of 4-5 staff; significantly decreasing book budget, software, and office
2 supplies.

3 **Finance** - Support 1-2 positions using different funding sources

4 **IT** - 1-2 positions; Total reduction of \$266,348, including \$153,991 in personnel costs.

5 **Public Works** - Cut of 50% of employees (9); reduction of services like Motor Pool, Facilities
6 Maintenance, right of way maintenance, new purchases, etc.

7 **Human Resources** - 25% budget reduction; elimination of employee programs.

8 **Growth Management** - Reduction of 3-4 employees; Third-party fire inspections would be
9 cut.

10 **Communications** - 50% staff reduction; elimination of livestream, digital signage and
11 multimedia.

12 **Clerk** - Elimination of one position and reduction of operating expenses by 50%.

13 Mr. Lawrence stated the goal was to present alternative revenue streams to prevent
14 departmental cuts. He stated that all municipal governments in all 50 states rely on property
15 taxes. He stated that if this law passes, Florida would be the first state to operate without
16 property tax revenue. He stressed that the Town of Lady Lake could be the only municipality
17 to survive.

18 Mr. Lawrence outlined three phases of implementation for the alternative revenue streams,
19 with Commission approval.

20 **Phase 1** – First priority implementation with Commission approval, includes adjusting current
21 fee schedules, bringing back fees that were phased out.

22 Implement a **Stormwater Utility** as a means of enhancing resilience to flooding, protecting
23 water quality, and promoting sustainable growth (Approximately \$500,000K - \$2 M). He stated
24 that the Town is the only municipality in our region that does not have storm water fees.

25 **Townwide:** Implement impact fees for the Police Department; increase fees for the Library
26 and Parks & Recreation.

27 Public Works Director C.T. Eagle stated that he recently met with StanTec, to discuss
28 potentially developing impact fees for the police department, and revitalizing the impact fees
29 for the Parks and Recreation department, and the Library. He stated that he is researching a
30 GAP impact fee as well. He stated that Stantec conducted utility impact fee study
31 approximately six years ago.

1 Mr. Eagle stated that another potential impact fee is a General Government Infrastructure
2 impact fee, which cover the replacement of town hall, fiber optic lines or any potential large
3 town projects. Revenue from these impact fees would be significant.

4 Mr. Lawrence stated that the impact fees for the police department would enable the
5 purchase of new vehicles.

6 Mr. Eagle added that the impact fees would cover any capital infrastructure, such as a new
7 police department or a new town hall.

8 Mr. Eagle stated that implementing the stormwater utility fee would offset the estimated loss
9 in the utility fund. The reduction impact for the Public Works department is potentially
10 \$736,000K and the lowest revenue for the stormwater assessment is approximately
11 \$500,000K. By implementing the stormwater assessment fee at the mid-rate, it would offset
12 the entire loss of the Public Works department.

13 Mr. Eagle emphasized that one of the commissioners who voted against the stormwater
14 assessment last year must recommend it to the town manager to place it on an upcoming
15 agenda.

16 **Police Department/Code Enforcement:** Institute fees for alarm permits and false alarms.

17 Police Chief Hunt advised that the police department responded to 532 alarms in 2025. He
18 stated that the current program has not been impactful and has been used mainly for
19 businesses with repeated false alarms.

20 **Library:** Increase existing room rental fees; begin charging for services that have been free,
21 such as notary services, faxing, scanning, and test proctoring; sell branded merchandise
22 and/or memorial plaques or bricks (Approx. \$50,000-60,000)

23 Library Director Aly Herman stated that the new meeting room has state-of-the-art
24 equipment, and the rental fee will be increased. Regarding notary fees, she stated there is no
25 set fee for notary services. A donation is requested, and many people do not comply with that
26 request.

27 Ms. Herman stated that many people asked for Lady Lake Library merchandise.

28 Mayor Freeman asked if notaries have incurred any expenses.

29 Ms. Herman advised that the Town pay for their license fee.

30 **Parks & Recreation:** Seek Tourist Development Tax grants and corporate sponsorships,
31 begin charging for services that have been free, such as event entry; increase facility-rental
32 fees (Approx. \$50,000).

1 Parks and Recreation Director Mike Burske stated that currently there is no fee to use the ball
2 fields during open play and would implement a pay-to-play policy. The ball field usage has
3 increased significantly in the past five years.

4 Mr. Burske stated that the community building's current rental fees would be increased. He
5 stated the Town's events would transition from municipal recreation to quasi-public
6 recreation with fees.

7 Mr. Burske stressed that if the law passes, the Parks and Recreation department would
8 become a for-profit recreation center.

9 **Clerk:** Institute lien search fees; bring back Business Tax Receipts (Approx. \$60,000).

10 Town Clerk Kathy Rosado stated that lien searches are currently processed at no charge. She
11 stated that many municipalities charge for this service. She stated that business tax receipts
12 would be reinstated. She cautioned that a bill to eliminate them throughout the state is
13 currently pending.

14 Mr. Lawrence stated that one position in the clerk's office would be saved by implementing
15 these two revenue streams.

16 **Communications:** Sell branded Town merchandise; seek publishing partnership to share
17 ad sales (Approx. \$1,500).

18 Communications Director Elisha Pappacoda stated that, as a support department, it is
19 difficult to generate revenue. She stated that she will present an RFP for a Public Relations
20 graphic design company to move forward with branding. This year's budget includes funding
21 for this item. There will be new merchandise for purchase.

22 **Phase 2** - Second priority, to be discussed if the referendum passes. Includes less popular
23 alternatives.

24 Increase administrative rates for **Solid Waste Assessment** (Approx. \$200,000).

25 Mr. Eagle stated that the town has a franchise agreement with and contracts with Waste
26 Management for solid waste. He stated that the town does not receive much revenue with
27 this contract. This service fee is on the property's tax bill. He stated if the rates were raised by
28 10%, the present solid waste budget of approximately \$2M would increase by an additional
29 \$190,000K. He stated that the town could recoup expenses for staff time and administration
30 by charging this as an increase for administrative services. The general fund would increase
31 to \$397,000 K.

32 Re-evaluate fees for additional **Police services**.

1 Chief Hunt stated that administrative fees are not charged for police outside detail. He stated
2 that The Villages no longer has a contract with the town for this service and currently hires
3 police detail when needed.

4 Chief Hunt stated that Operation Holiday Shield is an overtime detail where officer provide
5 additional security at the shopping plazas. This detail could be offered to the businesses at a
6 cost.

7 Mr. Lawrance reiterated that when our officers are hired for outside details, the
8 administrative services costs are not included.

9 **Parks & Recreation** to split revenue with **Driving Range** operators (Approx. \$125k-\$400k
10 annually)

11 Mr. Burske stated that American Legion Post 347 and the Orange Blossom Gardens Lions Club
12 have a partnership to operate the driving range on Rolling Acres Road. These organizations
13 utilize volunteers and the driving range gross' approximately \$400K annually, and pay the
14 town \$500 annually to rent the driving range.

15 Mr. Burske proposed three options when renegotiating the lease agreement as follows:

- 16 • The town receives one-third of the gross receipts.
- 17 • The town solely operates the driving range. This entails hiring personnel and
18 purchasing equipment.
- 19 • Place the driving range operation out for bid.

20 Mr. Burske acknowledged that these options would not be received well. However, the town
21 must take care of itself.

22 **Pay applicable** salaries through **Utility Fund** (such as Finance Department –
23 Approximately \$160,000)

24 Mr. Lawrence stated that a portion of funds from the Enterprise Fund is transferred to the
25 General Fund as part of the salaries for the finance director, the assistant finance director, the
26 town manager, and the public works director.

27 Mr. Eagle concurred with Mr. Lawrence.

28 **Phase 3** - Operating as a service provider to neighboring communities. Phase 3 includes
29 collaborative yet challenging methods of revenue generation.

30 Mr. Lawrence stated that this phase would be implemented if the law passes. He stated that
31 staff is hopeful that these proposals would prevent the town from losing any employees while
32 maintaining the same level of services.

1 **Operating as a service provider** of Town services to other jurisdictions at a cost.

2 Mr. Lawrence stated that if the law passes and neighboring municipalities do not have a plan
3 in place, the town will offer certain services at a cost. This would include IT services, human
4 resources, growth management, police services, and essentially any of the town's services.

5 **Install red light and school zone cameras** (Approximately \$1 M per year in other cities)

6 Police Chief Hunt stated that school zone violations would be a \$100 fine, and a portion is
7 distributed to the town. He stated that Red Light cameras have been controversial yet could
8 be a revenue source.

9 **Annual golf cart** registrations (\$25 per cart per year – approximately \$175,000 annually)

10 Mr. Lawrence stated that there are many communities that utilize required golf cart
11 registrations.

12 **Institute bed tax** to pay for tourism capital improvements.

13 **Implement hospitality tax** at restaurants.

14 Mr. Burske stated that currently Dade County and Broward County are the only municipalities
15 in the state who are permitted to utilize this tax. There would need to be a change at the state
16 level to allow all municipalities to utilize this tax.

17 **Explore short-term rental** registration fees.

18 **Monetize fiber infrastructure.**

19 IT Director John Pearl, stated the Fiber wide Area Network project was purposely overbuilt in
20 anticipation of utilizing it as a revenue source. The biggest cost is opening the ground.

21 Subsequent costs are considerably less. The town completed the second year of a nine-year
22 project. He stated that there is interest currently from parties that are coming to our area in
23 doing communications projects and asked if the town has capacity. He stated that these
24 opportunities have not been entertained because fiber wide project is still in its early stages.

25 Mr. Pearl stated that there are several ways to monetize this by leasing dark fiber, conduit
26 capacity, among other options. He cautioned that legally, the town cannot operate as a
27 utility, cannot sell directly, and cannot compete with the local internet service provider.

28 Mr. Lawrence stated that alternative sources of revenue are an ongoing discussion and
29 invited the commission to present ideas as well. He commended the department managers
30 for their teamwork in presenting these potential revenue sources.

31 Mr. Lawrence stated the commission will begin to see some of these items on upcoming
32 agendas. He stated that the goal is to continue to provide the same level of services if the

1 town loses \$7M of property tax revenue. He stressed that the town will survive and wants the
2 town to be in a strong position to take advantage of an opportunity if the law passes.

3 Commissioner Roberts inquired if an MTSU stormwater fund is considered a property tax and
4 one of the items that the state is considering eliminating.

5 Mr. Eagle stated that the state has considered eliminating this in the past. He stated that the
6 state is currently considering eliminating the ad valorem tax. He clarified that the MTSU is a
7 service fee, not a tax.

8 Commissioner Sage thanked the department managers for their proposals and
9 acknowledged their efforts.

10 Commissioner Sage inquired how the stormwater utility fee would be utilized and would it
11 reduce the utility fund. He stated that when this was presented to the commission last year,
12 he believed the town would provide additional services with this revenue. Would the money
13 generated from this source reduce the public works budget?

14 Mr. Eagle stressed that this is not a tax. It is a service fee based on estimated residential units
15 (ERUs), \$2 per ERU or the size of an impervious area of a lot.

16 Mr. Eagle stated that the stormwater utility revenue would cover mowing rights-of-way and
17 retention ponds, repair of retention ponds among other duties that are currently being done
18 by the maintenance and utilities departments. He stated the stormwater fund would
19 centralize these duties and add services ultimately offsetting much of the public works
20 budget. He stated that it would not cover facilities maintenance or motor pool, along with
21 other duties.

22 Mayor Freeman thanked Mr. Lawrence for his leadership with this plan and the department
23 managers for their time with these proposals.

24 Mayor Freeman stated that he met with Representative Nan Cobb who stated that
25 amendments to joint resolutions require 60% majority of the vote, which she believes is high.

26 Mayor Freeman stated that he is unsure how this law would affect those who do not live on
27 homesteaded property, such as himself. He stated this tax elimination proposal is unfair to
28 those who do not live on homesteaded property. He stated that Rep. Cobb does not believe
29 this issue will go very far in the legislature.

30 Mayor Freeman stated regardless of whether this tax amendment is passed, what the
31 department managers have proposed is proactive.

1 Commissioner Sage stated that the town should inform the town residents via a press release
2 of the anticipated impact to town services. He stated that the residents get a good value from
3 their tax dollars in Lady Lake.

4 Mayor Freeman stated that the Florida League of Cities is currently working on an education
5 program for the public as to the effect this will have across the state. He stated that some
6 municipalities will go out of business if this law passes because much of their budget comes
7 from ad valorem taxes.

8 Mr. Lawrence stated that even though the Florida League of Cities will send information, Ms.
9 Pappacoda has begun compiling our information to educate the town residents.

10 Ms. Pappacoda stated that the information will show the value of what the tax money is
11 funding. She stated that the challenge is to educate without promoting a referendum. She
12 stated that the town may utilize the information from the Florida League of Cities as well.

13 Commissioner Gourlie stated that he understands that there will be cuts if this law passes. He
14 stressed that not all property taxes will be eliminated. He stated it will affect those properties
15 that have a homestead exemption, and it is just the ad valorem that will be eliminated.

16 Commissioner Gourlie stated that commercial properties, rental properties, and residential
17 properties that do not have a homestead exemption will not be affected. He stated that it is
18 admirable that the town is preparing to increase revenue, yet he stated that he did not hear
19 how the town would cut expenditures.

20 Commissioner Gourlie stated that not all property taxes will be lost. He stated that it is
21 misleading to use that information to scare the public that there will not be services because
22 there will not be taxes. He stated that taxes have increased to the degree that many retired
23 residents must now find part-time work to pay their taxes.

24 Mr. Lawrence stated that there are 11 bills regarding property tax proposals in Committee.
25 There is no way to know which ones will be approved. He stressed that the town is preparing
26 for the worst scenario, and that Phase 3 of this presentation showed that staff and services
27 would be cut. He stated that is the final option and he does not want that to come to fruition.

28 Mr. Lawrence stated that he is open to hear any proposal for life without property taxes from
29 the commissioners.

30 Commissioner Regan stated that Florida may be the first state to eliminate ad valorem
31 property tax. He stated that the cost of homeowner's insurance has increased due to the
32 growth in home values and hurricanes. He stated that this is before the legislature as well and
33 the people in Tallahassee are not in touch with the residents.

1 Commissioner Regan stated that a lot of people have expressed to him that their property tax
2 brings a lot of value to them.

3 **ADJOURN**

4 There being no discussion, the meeting adjourned at 5:23 p.m.

5 _____
6 Kathleen Rosado, Town Clerk

7 _____
8 Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management — Consideration of Approval of the First Amendment to the Proportionate Share Mitigation Agreement between The School Board of Lake County, Florida, The Town of Lady Lake, and Linden Street Development, LLC, for the Lady Lake Luxury Apartments. (Thad Carroll)

AGENDA ITEM ID

2026-23

DEPARTMENT

Growth Management

SUMMARY

On August 21, 2023, the Town Commission approved MJSP 07/22-002 a Major Site Plan for a multi-family apartment complex totaling 330 units, zoned Planned Commercial (CP), located on a 27.82-acre property on South Highway 27/441.

As part of the process of securing entitlements for the project, Linden Street Development, LLC, submitted a request to the School Board of Lake County, Florida for concurrency determination and school capacity availability for the Lady Lake Luxury Apartments. In a letter dated August 9, 2023, the school board informed the applicants that the project is anticipated to generate a demand of 92 student seats: 50 at the elementary level, 20 at the middle school level, and 22 at the high school level. However, the school board further determined that 14 high school seats are not available to serve the project. Therefore, a proportionate share mitigation agreement was entered into to satisfy the concurrency requirement pursuant to the First Amended Interlocal Agreement for School Facilities Planning and Siting recorded in Official Records Book 3644, Page 1, in the public records of Lake County, Florida.

The applicant's proportionate share mitigation payment is \$600,838. There is a cost of \$42,917 per student station multiplied by the deficit demand generation of the 14 students. The payment must be made to the School Board of Lake County, Florida, prior to issuance of building permits. The payments will be made across multiple phases of the development.

The original agreement was executed by the applicant on October 6, 2023, and subsequently executed by the Board Chair of the School Board of Lake County on October 23, 2023. On November 6, 2023, the Town Commission approved the agreement as well.

At this time, Linden Street Development LLC would like to extend the term of the agreement

through August 28, 2026. The extension will run concurrently with the Town's Final Development Order extension for the project. The Lake County School Board executed the amendment to the agreement on Monday, December 8, 2025. At this time, the Town Commission must also execute the amendment to the agreement to establish the agreement's validity prior to collection of the mitigation payment from the applicant.

There will be no fiscal impact to the Town of Lady Lake as a result of being a party to the agreement, nor is there any obligation of the Town to collect the mitigation payment on behalf of the school board or further responsibilities of the Town pertaining to school concurrency mitigation in association with the Lady Lake Luxury Apartments project.

STAFF RECOMMENDATION

Staff recommend approval of the First Amendment to the Proportionate Share Mitigation Agreement.

FISCAL IMPACT

None. Fees are collected and used by the Lake County School Board.

FUNDING SOURCE

N/A

Return to:
Lake County Schools – Growth Planning Dept.
201 W. Burleigh Blvd.
Tavares, FL 32778

**FIRST AMENDMENT TO PROPORTIONATE SHARE
MITIGATION AGREEMENT FOR
LADY LAKE LUXURY APARTMENTS
Case#2023-19**

THIS FIRST AMENDMENT is made effective this ___ day of _____, 2025 by and between The School Board of Lake County, Florida, a political subdivision of the State of Florida, whose address is 201 West Burleigh Boulevard, Tavares, Florida 32778 (“**School Board**”), Linden Street Development, LLC, a Florida limited liability corporation, whose address is 9508 Windy Ridge Road, Windermere, Florida 34786, (“**Applicant**”); and the Town of Lady Lake, a Florida municipal corporation, whose address is 409 Fennell Blvd. Lady Lake, FL. 32159 (“**Town**”). School Board, Applicant, and Town may also be referred to herein each as a “**Party**”.

WHEREAS, School Board, Applicant, and Town previously entered into that certain Proportionate Share Mitigation Agreement recorded November 30, 2023 in Official Records Book 6249, Page 1708, in the Public Records of Lake County, Florida (the “**Agreement**”).

WHEREAS, under Section 3 of the Agreement, the Agreement is subject to termination if Applicant fails to record a plat approval by November 30, 2025, unless Applicant has proceeded in good faith and in a diligent and timely manner.

WHEREAS, School Board finds that Applicant has demonstrated a good faith effort to proceed in a diligent and timely manner toward obtaining or recording the necessary approvals.

WHEREAS, Applicant has requested a time extension of the recorded Agreement and the School Board and Town are willing to provide such extension under the terms and conditions contained herein. The time extension shall run concurrently with the Town’s final Development Order extension of August 28, 2026.

WHEREAS, Applicant, School Board, and Town desire to amend the Agreement in accordance with Section 16 of the Agreement.

NOW, THEREFORE, in consideration of the mutual promises, covenants, terms, and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Applicant, School Board, and Town agree to make the following terms and conditions part of the Agreement:

1. The above recitals are true and correct and fully incorporated herein.
2. The term of the Agreement shall end on August 28, 2026.

3. Paragraph 7 of the Agreement is hereby deleted in its entirety and replaced with the following: This Agreement shall automatically terminate if Applicant fails to obtain the applicable final approval(s) by August 28, 2026. If the Agreement is terminated, then Applicant, School Board, and Town shall have no further duties or obligations hereunder and Applicants shall (a) forfeit all administrative or application fees paid to School Board, (b) forfeit the current school concurrency reservation associated with the Project, (c) cease all construction activities associated with the Project, and (c) re-apply for any future school concurrency reservation associated with the Project.

4. Applicant shall record this First Amendment, at Applicant's sole expense, in the public records of Lake County, Florida within ten (10) days after full execution by Applicant, School Board, and County. Failure to timely record this First Amendment shall render it void and unenforceable.

5. Within thirty (30) days after receiving the proportionate share mitigation payment described in the Agreement, School Board, at School Board's sole expense, shall record a notice of satisfaction, which references the recording information of the Agreement, as amended, and acknowledges receipt of such proportionate share mitigation payment, in the public records of Lake County, Florida.

6. This First Amendment may be executed in as many counterparts as may be required, each of which when so executed shall be deemed an original, but all of which when taken together shall constitute a single instrument. An electronic or facsimile copy of this First Amendment and any signatures hereon shall be considered for all purposes as originals.

7. Time is of the essence as to all due dates, deadlines, and time periods set forth herein.

8. All capitalized terms not otherwise defined herein shall have the same definition as contained in the Agreement.

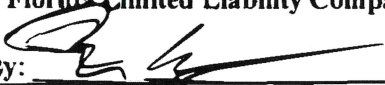
9. All terms and conditions of the Agreement not otherwise modified hereby shall remain in full force and effect.

10. Each person signing below represents and warrants they possess full authority to enter into this Agreement and to lawfully and effectively bind the entity they purport to represent.

Remainder of Page Left Blank Intentionally


IN WITNESS WHEREOF, Applicant, School Board, and Town have executed this Agreement as of the dates set forth below.

**Linden Street Development LLC,
a Florida Limited Liability Company**

By: 
Jeffrey B. Gelman
As Registered Agent and Manager

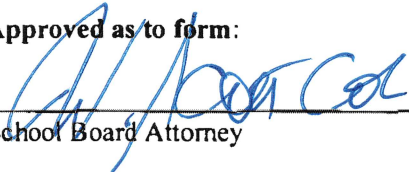
Date: 11/03/25

The School Board of Lake County, Florida

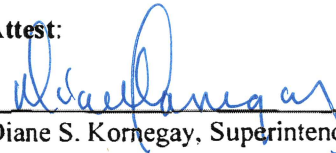
By: 
William J. Mathias, MAOM, Board Chair

Date: 12-8-2025

Approved as to form:


School Board Attorney

Attest:


Diane S. Kornegay, Superintendent

Town of Lady Lake, Florida

By: _____
Ed Freeman, Mayor

Date: _____

Approved as to form:

Town Attorney

Attest:

Town Clerk

Return to:
Helen LaValley
Lake County Schools – Growth Planning Dept.
201 W. Burleigh Blvd.
Tavares, FL 32778

PROPORTIONATE SHARE MITIGATION AGREEMENT

Project Name: Lady Lake Luxury Apartments School Concurrency Case# 2023-19

THIS PROPORTIONATE SHARE MITIGATION AGREEMENT, is entered into by and between School Board of Lake County, Florida, a political subdivision of the State of Florida, whose address is 201 West Burleigh Boulevard, Tavares, Florida 32778 (“**School Board**”), Linden Street Development, LLC, a Florida limited liability corporation, whose address is 9508 Windy Ridge Road, Windermere, Florida 34786, (“**Applicant**”); and the Town of Lady Lake, a Florida municipal corporation, whose address is 409 Fennell Blvd. Lady Lake, FL. 32159 (“**Town**”). School Board, Applicant, and Town may also be referred to herein each as a “**Party**”.

WHEREAS, School Board, the municipalities located within Lake County, Florida, and the Board of County Commissioners of Lake County, Florida (“**County**”) entered into that certain First Amended Interlocal Agreement For School Facilities Planning and Siting recorded June 23, 2008 in Official Records Book 3644, Page 1, in the public records of Lake County, Florida (the “**Interlocal Agreement**”).

WHEREAS, pursuant to Section 5 of the Interlocal Agreement an application for a subdivision, site plan, or plat for residential dwelling units that will generate students in a Concurrency Service Area in which there is insufficient School Capacity to accommodate the anticipated students must enter into a Proportionate Share Mitigation Agreement to mitigate the school overcrowding attributable to the anticipated students, all as specified in the Interlocal Agreement.

WHEREAS, Applicant is the contract purchaser of those certain tract(s) of land located in Lady Lake, Florida, commonly identified by Alternate Key 1771421 and more particularly described on Exhibit “A” attached hereto, and illustratively depicted on Exhibit “B” attached hereto (the “**Property**”).

WHEREAS, Applicant has requested Town approval to allow development of three hundred thirty (330) total dwelling units (the “**Total Units**”) on the Property (the “**Project**”), as depicted on the site plan attached hereto as Exhibit “C”.

WHEREAS, based on the current adopted Level of Service standards of the Concurrency Service Area in which the Property is currently located, School Board has determined existing school capacity is insufficient for the number of students anticipated to be generated by the Project.

WHEREAS, School Board has determined the anticipated deficit created by the Project as of the date of School Board’s capacity review is fourteen (14) high school students (the “**Capacity Deficit**”).

WHEREAS, Town’s approval of the final site plan or plat without requiring mitigation of the Capacity Deficit will either create or worsen school overcrowding.

WHEREAS, the Applicant has agreed to enter into this Agreement to provide mitigation proportionate to the demand on Public School Facilities to be created by the actual development of the Project.

NOW, THEREFORE, in consideration of the mutual promises, covenants, terms, and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, School Board, Applicant, and Town hereby agree as follows:

1. **Recitals.** The above recitals are true and correct and fully incorporated herein.
2. **Definitions.** Any capitalized terms used but not defined herein shall have the same meaning as set forth in the Interlocal Agreement.
3. **Term.** The term of this Agreement shall commence on the date this Agreement is recorded in the Public Records of Lake County, Florida (the “**Effective Date**”) and, unless earlier terminated in accordance herewith, shall end on the date that is two (2) years after the Effective Date (the “**Expiration Date**”). The term of this Agreement may be extended once for a period of one (1) year if (i) requested by Applicant by delivering a sworn affidavit to School Board, no later than thirty (30) days prior to the Expiration Date, that demonstrates Applicant’s good faith efforts to obtain all development approvals required to proceed with the Project, and (ii) School Board and Town agree to extend the term of this Agreement. Any extension of this Agreement shall be evidenced by an Amendment to this Agreement signed by Applicant, School Board, and Town and recorded, at Applicant’s sole expense, in the public records of Lake County, Florida.
4. **Mitigation Payment.** Applicant shall pay to School Board the cost to mitigate the Capacity Deficit as follows:
 - a. **Amount.** Applicant’s proportionate share mitigation payment is Six Hundred Thousand Eight Hundred Thirty Eight and 00/100 Dollars (\$600,838.00 USD) (the “**Mitigation Payment**”). The Mitigation Payment is the product of the Capacity Deficit multiplied by the applicable Cost of Student Station (i.e. $14 \times \$42,917.00 = \$600,838.00$).
 - b. **Due Date.** The Mitigation Payment shall be made prior to the issuance of the first building permit by Town for the Project (the “**Due Date**”). This provision shall survive the expiration of this Agreement.
 - c. **Delivery Instructions.** Applicant shall deliver the Mitigation Payment with the completed payment form, a copy of which is attached hereto as **Exhibit “D”**, to School Board’s Growth Planning Department at 201 West Burleigh Boulevard, Tavares, FL 32778.
5. **Mitigation Payment Credit.** The Mitigation Payment shall be credited against the total educational impact fees due for the Project. Applicant shall remain obligated for payment of all remaining educational impact fees due after application of the Mitigation Payment credit in accordance with the Lake County Impact Fee Ordinance. Notwithstanding anything contained herein to the contrary,

Applicant shall not be entitled to a credit for the Mitigation Payment unless and until such payment is actually made and delivered to School Board. School Board will notify all applicable local governments once the Mitigation Payment is received by School Board.

6. **Termination.** This Agreement shall automatically terminate if (a) Town does not approve Applicant's approval request of the Property within one hundred eighty (180) days of the Effective Date of this Agreement, or (b) Applicant fails to fully pay the Mitigation Payment when due hereunder and such breach remains uncured for a period of thirty (30) days.

7. **Effect of Termination.** Except as otherwise provided for herein, if this Agreement is terminated, then Applicant and School Board shall have no further duties or obligations hereunder and Applicant shall (a) forfeit all administrative or application fees paid to School Board, (b) forfeit the current school concurrency reservation associated with the Project, (c) cease all construction activities associated with the Project, and (d) re-apply for any future school concurrency reservation associated with the Project.

8. **Acknowledgements.** Applicant, School Board, and Town each hereby acknowledge and agree that (a) this Agreement constitutes a legally binding commitment, pursuant to Section 163.3180, Florida Statutes, to provide mitigation proportionate to the demand for public school facilities to be created by actual development of the Project, (b) this Agreement does not constitute, and shall not be construed as, a development permit, development agreement, development order, or any other instrument or governmental act permitting the development of the Property, and (c) development of the Property and the Project is and shall remain subject to all land development rules, regulations, and approvals of Town and all other governmental bodies, agencies, or authorities having jurisdiction over development of the Property or the Project.

9. **Assignability.** This Agreement shall run with the land and be binding on and shall inure to the benefit of Applicant, School Board, Town, and their respective successors and assigns. Notwithstanding anything contained herein to the contrary, Applicant may only assign its rights or obligations contained herein to a successor to the Property after obtaining the prior written consent of School Board. Any such assignment shall be evidenced by an instrument signed by Applicant, accepted by Applicant's assignee, consented to by School Board, and recorded, at Applicant's sole expense, in the public records of Lake County, Florida.

10. **Notices.** Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to be given if delivered by hand, sent by United States registered or certified mail (return receipt requested), sent by recognized overnight courier, or sent by email addressed as follows:

If to School Board: School Board of Lake County
 Attn: Superintendent of Schools
 201 West Burleigh Blvd.
 Tavares, FL 32778
 Email contact – lavalleyh@lake.k12.fl.us

If to Town: Town of Lady Lake
 Attn: Town Manager
 409 Fennell Boulevard
 Lady Lake, FL 32159

If to Applicant: Linden Street Development, LLC
 Attn: Mr. Jeffrey B. Gelman, Registered Agent
 9508 Windy Ridge Road
 Windermere, FL 34786
 Email contact: Matt@Gelcorp.net

Notices shall be deemed effective only if sent to each address listed for the intended recipient Party, or such other address as may be subsequently provided by that Party in writing. Notices personally delivered, sent by United States registered or certified mail, or sent by overnight courier shall be deemed given on the date of receipt. Notices sent by e-mail shall be deemed sent upon transmission if sent to the recipient Party's e-mail address shown above and the e-mail message is not returned to the sender as being undeliverable.

11. **Incorporation.** All exhibits attached hereto are fully incorporated herein and made a part hereof.

12. **Recording of this Agreement.** Applicant shall submit this Agreement to the Lake County Clerk of Court for recording, at Applicant's sole expense, in the public records of Lake County, Florida within ten (10) days after full execution by Applicant, School Board, and Town. Failure to timely submit this Agreement for recording shall render it null and void.

13. **Recording Notice of Satisfaction.** Within thirty (30) days after receiving full payment of the Mitigation Payment, School Board, at School Board's sole expense, shall record a notice of satisfaction, which references the recording information of this Agreement and acknowledges receipt of the Mitigation Payment, in the public records of Lake County, Florida.

14. **Entire Agreement.** This Agreement, including all exhibits attached hereto, constitutes the entire agreement between and among Applicant, School Board, and Town, and replaces all prior communications, understandings, representations, arrangements, and agreements, whether oral or written, between or among them, related to the terms and subject matter of this Agreement that were not otherwise reduced to writing and incorporated herein.

15. **Construction.** This Agreement shall be construed as if Applicant, School Board, and Town jointly prepared this Agreement, and any uncertainty or ambiguity shall not be construed against any one Party. Whenever applicable in this Agreement, the use of the singular shall include the plural and the use of the plural shall include the singular. The headings used in this Agreement are solely for convenience of reference and shall not control the meaning or interpretation of this Agreement.

16. **Modification; Waiver.** This Agreement may not be modified or amended nor shall any provision of this Agreement be waived except in writing signed by Applicant, School Board, and Town or their respective agents acting under express written authority to do so. No oral agreement, statement, promise, undertaking, understanding, arrangement, act, or omission of any Party, occurring after the date hereof may be deemed an amendment or modification to this Agreement unless reduced to writing and signed by Applicant, School Board, and Town or their respective agents acting under express written authority to do so.

17. **Counterparts.** This Agreement may be executed in as many counterparts as may be required, each of which when so executed shall be deemed an original, but all of which when taken together shall constitute a single agreement. An electronic or facsimile copy of this Agreement and any signatures hereon shall be considered for all purposes as originals.

18. **Severability.** If for any reason any of the covenants, agreements, terms, or provisions contained herein shall be determined or declared to be invalid or unenforceable by a court of competent jurisdiction, then the validity and enforceability of the remaining covenants, agreements, terms, and provisions hereof shall be in no way affected, prejudiced, or disturbed by said determination or declaration and this Agreement shall be automatically conformed to the law and shall continue in full force and effect.

19. **Governing Law.** The laws of the State of Florida shall apply to and control any dispute concerning the interpretation, construction, performance, or enforcement of this Agreement. Applicant, School Board, and Town each hereby agree that the exclusive jurisdiction for any legal proceeding arising out of or relating to this Agreement shall be the courts serving Lake County, Florida and Applicant, School Board, and Town hereby waive any challenge to personal jurisdiction or venue in such courts.

20. **Prevailing Party Attorney's Fees.** If Applicant, School Board, or Town brings a legal action or proceeding arising out of or relating to this Agreement or because of an alleged dispute, breach, default, or misrepresentation hereof or for a declaration of the rights and obligations in connection with this Agreement, then the prevailing Party shall be entitled to reasonable attorney's fees and other costs incurred in that action or proceeding in addition to any other relief to which the prevailing Party may otherwise be entitled.

21. **Change in Circumstances.** If, prior to the Due Date, the Total Units or any other part of the Project is altered or amended in a manner that increases the Capacity Deficit, then Applicant shall submit a separate application for such increase, which shall be subject to a separate review for school concurrency purposes.

22. **Time of the Essence.** Time is of the essence as to all due dates, deadlines, and time periods set forth herein.

23. **Authority.** Each person signing below represents and warrants they possess full authority to enter into this Agreement and to lawfully and effectively bind the entity they purport to represent.

IN WITNESS WHEREOF, Applicant, School Board, and Town have executed this Agreement as of the dates set forth below.

**Linden Street Development LLC,
a Florida Limited Liability Company**

By: [Signature]
Jeffrey B. Gelman
As Registered Agent and Manager

Date: 10-06-23

The School Board of Lake County, Florida

By: [Signature]
Marc A. Dodd, Board Chair

Date: 10-23-2023

Approved as to form:

[Signature]
School Board Attorney

Attest:

[Signature]
Diane S. Kornegay, Superintendent

Town of Lady Lake, Florida

By: [Signature]
James Rietz, Mayor

Date: 11/6/2023

Approved as to form:

[Signature]
Town Attorney

Attest:

[Signature]
Nancy Wilson, Town Clerk

Exhibit A

Legal Description

925 S Highway 27/441 Lady Lake FL, 32159 #28-18-24-0001-000-00300

The Southwest 1/4 of the Northeast 1/4 AND the West 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 18 South, Range 24 East, Lake County, Florida, lying Northeast of the Northeasterly Right-of-Way of State Road 500.

ALSO

The East 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4, AND the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4, all in Section 28, Township 18 South, Range 24 East, Lake County, Florida.

ALSO

The East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4, Section 28, Township 18 South, Range 24 East, Lake County, Florida.

LESS AND EXCEPT:

That portion of the Southwest 1/4 of the Northeast 1/4, lying East of the Easterly Right-of-Way of State Road 500, and the West 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 18 South, Range 24 East, Lake County, Florida, more particularly described as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 28, run thence N 89°46'08" W (bearings related to Florida Grid East Zone) along the North boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 28 a distance of 741.54 feet, more or less, to a point on said Easterly Right-of-Way line of State Road 500; thence S 23°16'50" E along said Right-of-Way line a distance of 1,187.86 feet to the point of beginning; thence continue S 23°16'50" E along said Easterly Right-of-Way line a distance of 259.46 feet to a point on the South boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 28; from said point, departing said Right-of-Way, run thence S 89°48'40" E along the South boundary of the Northeast 1/4 of said Section 28 a distance of 497.31 feet to the East line of the West 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 18 South, Range 24 East; thence N 00°08'30" E along said East line of the West 1/4 of the Southeast 1/4 of the Northeast 1/4, a distance of 238.00 feet to a point; thence departing said East line, N 89°48'40" W a distance of 600.45 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

That portion of the South 1/2 of the Northeast 1/4, of Section 28, Township 18 South, Range 24 East, Lake County, Florida, lying East of the Easterly Right-of-Way of Highway 27 & 441 (State Road 500) being more particularly described as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 28, thence run N 89°46'08" W along the North boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 28, a distance of 741.54 feet to a point on said Easterly Right-of-Way line of Highway 27 & 441 (State Road 500); thence run S 23°16'50" E along said Right-of-Way line a distance of 637.86 feet to the Point of Beginning; thence run S 89°48'40" E, 819.07 feet to the East boundary line of the West 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 28; thence run S 00°08'30" W along said East line of the West 1/4 of the Southeast 1/4 of the Northeast 1/4, a distance of 504.50 feet to the Northeast corner of a tract of land described in O.R. Book 4120. Page 134, Public Records of Lake County, Florida; thence run N 89°48'40" W along the North boundary of said parcel, 600.45 feet to a point on said Easterly Right-of-Way; thence run N 23°16'50" W along said Easterly Right-of-Way, 550.00 feet to the Point of Beginning.

Exhibit B Location Map



Exhibit C Site Plan/Improvement Plan/Engineering Plan

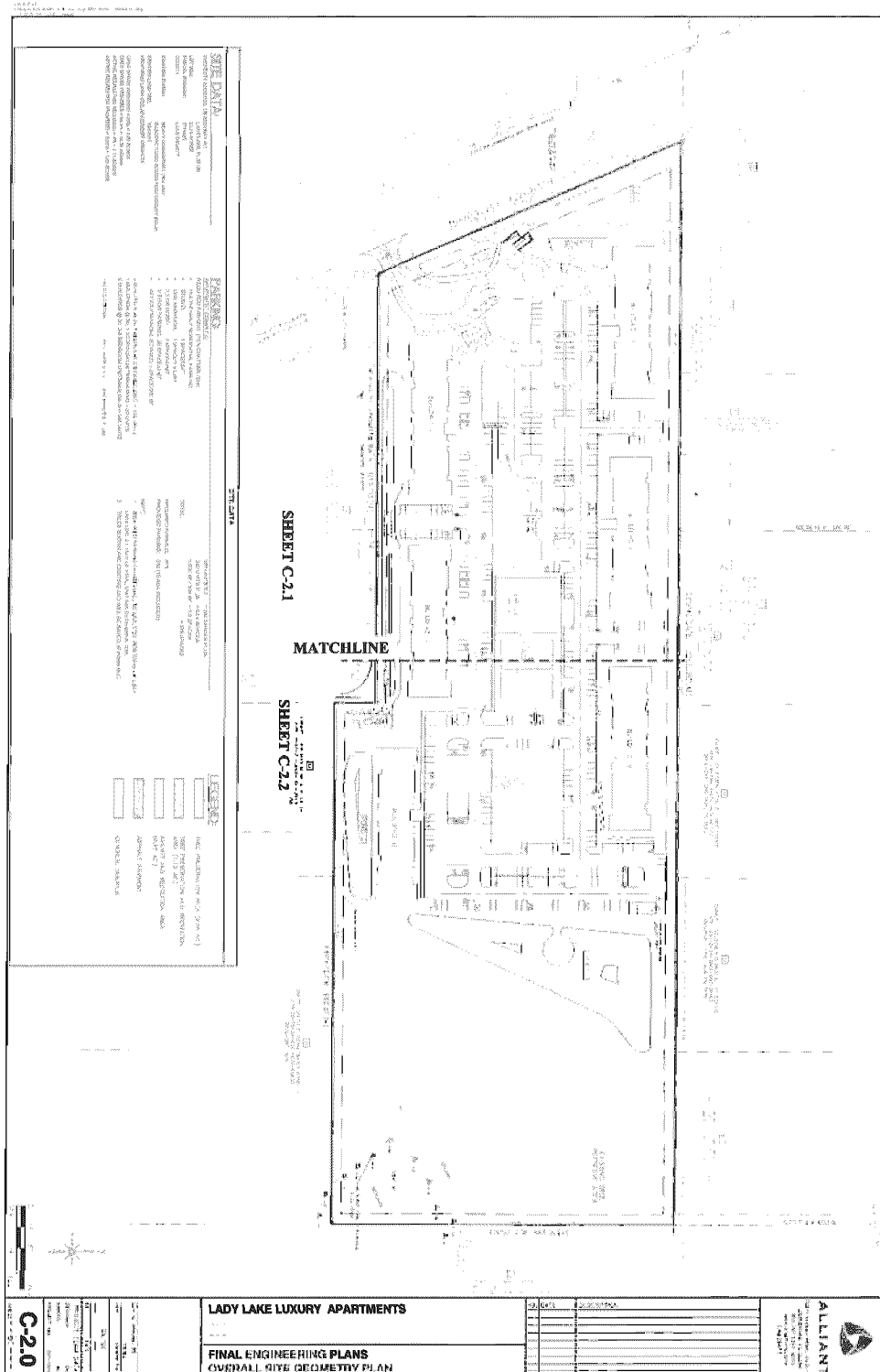



Exhibit D Proportionate Share Mitigation Payment Form

Section 1	Proportionate Share Mitigation Information
LCS#:	2023-19
Project Title:	Lady Lake Luxury Apartments
Local Jurisdiction:	Lady Lake
Parcel ID's/Alt Keys: <small>(list all parcel identification numbers or alternate keys that apply to this agreement project boundaries)</small>	1771421
Permit Type: <small>(Plat, preliminary plat or final site plan, final subdivision plan, etc.)</small>	final site plan or final plat, whichever is applicable
Section 2	Applicant Information (to be completed by Applicant for each payment)
Date:	
Name:	
Company/Firm:	
Contact phone number:	
Email Address:	
Section 3	Residential Development Project Information
Plat/Site Plan Title: <small>(as it appears on the document)</small>	Lady Lake Luxury Apartments
Total Units:	330
Unit Type: SF, MF, MH	Multi-Family
Section 4	Payment Information
Payment Amount:	\$
Mitigation Review Fee (if applicable):	N/A Previously paid
Total Amount of This Payment	\$



Instructions
<p>Complete form and return with payment to: Lake County Schools Growth Planning Department – Attn: Helen LaValley 201 West Burleigh Boulevard Tavares, FL 32778</p> <p>For more information contact Helen LaValley, Growth Planning Department at 352-253-6694 or by email at lavalleyh@lake.k12.fl.us</p>

Town of Lady Lake
409 Fennell Boulevard
Lady Lake, Florida 32159
Main Phone Number – 352-751-1545
Website - www.ladylake.org



July 7, 2025

Linden Street Development LLC
9508 Windy Ridge Road
Windermere, FL 34786

Re: Final Development Order Extension for Lady Lake Luxury Apartments MJSP 07/22-003

Dear Mr. Basaraba:

On July 17, 2024, a request to extend the Lady Lake Luxury Apartments MJSP 07/22-003 Development Order, which was issued on August 28, 2023, was submitted to the Growth Management Department via email to satisfy Chapter 7, Section 10, b) which requires that all requests of extensions of approval for projects that have not commenced construction within twelve (12) months from the date of Development Order issuance must be submitted in writing to the Town Manager. On August 1, 2024, the one-year extension was granted an additional twelve (12) months, thus allowing all site improvements and construction to commence on or before August 28, 2025.

On Monday, July 7, 2025, the applicant made a request to extend the Development Order for the second and final time. The applicant is requesting that the Development Order for the Lady Lake Luxury Apartments MJSP 07/22-003, which is due to expire on August 28, 2025, be extended an additional twelve (12) months, thus allowing all site improvements and construction to commence on or before August 28, 2026. The applicant has again cited difficulty in obtaining financing for the project due to the large amount of equity which is required at present by lenders in the multifamily construction industry.

Town of Lady Lake hereby finds that after review of the written request for the Development Extension and other documents submitted by the applicant upon which the Town of Lady Lake has relied in issuing a twelve (12) months Development Order extension are consistent with the goals, objectives and policies of the Town's Land Development Regulations, Chapter 7- Site Development Plan Regulations, Section 10, b).

Please don't hesitate to call Becky Higgins at the Growth Management Department at 352-751-1555 if you have any questions regarding this approval.

Sincerely,

A handwritten signature in black ink, appearing to read "William Lawrence", is written over the word "Sincerely,".

William Lawrence
Town Manager

Cc: Thad Carroll, Growth Management Director
C.T. Eagle, Public Works Director



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Town Clerk - Reappointment of Three Planning and Zoning Advisory Board Members.
(Kathy Rosado)

AGENDA ITEM ID

2026-26

DEPARTMENT

Town Clerk

SUMMARY

The terms of Planning and Zoning Advisory Board members Ronald Auger, John Brinson, and James Tim Saunders all expire at the end of February. All members have submitted their applications and would like to be reappointed for a term ending 02/2028..

STAFF RECOMMENDATION

Staff recommends the reappointment of three current members to the Planning and Zoning Advisory Board for a term ending 02/2028. .

FISCAL IMPACT

\$7200 Annually

FUNDING SOURCE

General Fund

**TOWN OF LADY LAKE
BOARD APPLICATION**

RECEIVED
JAN 08 2026
BY: *[Signature]*

Date: 01/15/2026

Name: Ronald Auger

Mailing Address: 801 Stadler St.

Location of residence: Lady Lake, FL 32159

Business Location (If applicable):

Home Phone: (401) 829-8427

Work Phone:

Cell Phone: (401) 829-8427 E-Mail Address: ronaugermd@gmail.com

Check below the Committees or Boards that you are willing to serve on:

Planning and Zoning Board

Police Pension Board

Occupation: Retired

Training or experience related to activities of boards or committees to which appointment is sought:

Owned American Industrial Casting Inc and served on several local, state and federal boards including the local Chamber of Commerce, the national Manufacturing Extensions Partership's National Advisory Board.

Member of the following professional or business organizations:

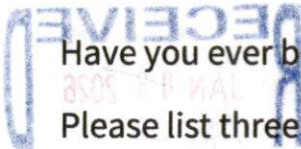
Several prior to retiring.

Have you served on a Town of Lady Lake board or committee in the past?

If yes, name of committees/boards and dates:

Planing & Zoning 2025

Nationality: (optional) _____ (This information is used for the Annual Florida Department of State report only.)



Have you ever been convicted of a crime or felony? No

Please list three references that the Town may contact (excluding Town employees and Commissioners); include name, address and phone number:

1. Pete Toom 10882 179th St. Stonecrest, FL 32159 603 494-6949
2. Dennis LaPerle LaPerle 816 Stadler St. Lady Lake FL 352 205-1565
3. Don Phillips 10989 NE 1330 Tegan Terrace, The Villages, FL 410 919-7230

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

Ronald N Auger
Signature of Applicant

Please return application to:

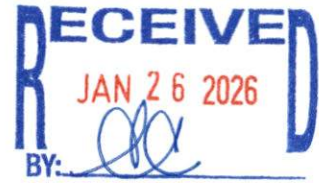
clerk@ladylake.org

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: Members of the Planning and Zoning Board and Police Pension Board will be required to fill out a Florida Financial Disclosure Form 1 which is filed electronically through the Electronic Financial Disclosure Management System (EFDMS).

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR.

TOWN OF LADY LAKE
BOARD APPLICATION



Date: 01/25/2026

Name: John W Brinson Jr

Mailing Address: 320 Woodland Trail, Lady Lake, FL 32159

Location of residence: LADY LAKE

Business Location (If applicable):

Home Phone: (352) 233-8086 Work Phone:

Cell Phone: (352) 233-8086 E-Mail Address: littlejohn63@gmail.com

Check below the Committees or Boards that you are willing to serve on:

Planning and Zoning Board

Police Pension Board

Occupation:

Training or experience related to activities of boards or committees to which appointment is sought:

Member of the following professional or business organizations:

Have you served on a Town of Lady Lake board or committee in the past?

If yes, name of committees/boards and dates:

Planning and Zoning Board

Nationality: (optional) _____ (This information is used for the Annual Florida Department of State report only.)

Have you ever been convicted of a crime or felony? No

Please list three references that the Town may contact (excluding Town employees and Commissioners); include name, address and phone number:

1. Fred Snow 319 Woodland Trail, Lady Lake, FL 32159 (352) 801-1397
2. Marsha Brinson 320 Woodland Trail, Lady Lake, FL 32159 (352) 603-3807
3. Sarah Strickland 320 Woodland Trail, Lady Lake FL (352) 427-7889

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.



Signature of Applicant

Please return application to:

clerk@ladylake.org

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: Members of the Planning and Zoning Board and Police Pension Board will be required to fill out a Florida Financial Disclosure Form 1 which is filed electronically through the Electronic Financial Disclosure Management System (EFDMS).

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR.

TOWN OF LADY LAKE
BOARD APPLICATION



Date: 1-6-26

Name: James T. Saunders (Tim)

Mailing Address: 715 Camelia Court

Location of residence: Lady Lake

Business Location (If applicable):

Home Phone:

Work Phone:

Cell Phone: 919 632 8003

E-Mail Address: jtimsaunders@gmail.com

Check below the Committees or Boards that you are willing to serve on:

Planning and Zoning Board

Police Pension Board

Occupation: retired

Training or experience related to activities of boards or committees to which appointment is sought:

worked at UNC CH as campus planner.
Responsible for detours bus routing and management

Member of the following professional or business organizations:

Have you served on a Town of Lady Lake board or committee in the past? YES

If yes, name of committees/boards and dates:

Lady Lake Planning and Zoning Board currently
willing to continue service.

Nationality: (optional) American (This information is used for the Annual Florida Department of State report only.)

Have you ever been convicted of a crime or felony? Yes **NO**

Please list three references that the Town may contact (excluding Town employees and Commissioners); include name, address and phone number:

1. Frank Wilmoth 480 516 9453 9175 Argyll St. The Villages
2. Mike Vermillion 352 530 1331 2545 Pravidia The Villages
3. Don Saunders 336 299 2996 726 Westminster Dr. Greensboro NC

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.


Signature of Applicant

Please return application to:

clerk@ladylake.org

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: Members of the Planning and Zoning Board and Police Pension Board will be required to fill out a Florida Financial Disclosure Form 1 which is filed electronically through the Electronic Financial Disclosure Management System (EFDMS).

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Code Enforcement - Consideration of reduction of a lien for Code Enforcement Case Number 20-7631, in the amount of \$41,550 for property located at 218 Skyline Drive. Violations: Town of Lady Lake Code of Ordinances Sections 7-67, Certain Conditions, Accumulations Deemed Public Nuisance; 7-46, Storage of junk, etc., prohibited. (Lori Crain)

AGENDA ITEM ID

2026-20

DEPARTMENT

Growth Management

SUMMARY

The subject property is a residential lot located at Skyline Hills Lot 9. Code Enforcement Case 20-7631 was opened August 5, 2020, when this officer observed high grass, weeds, junk, brush pile and 2 unlicensed, possibly inoperable vehicles on the property. The required Code Enforcement process was followed for notifying the owners of the violations. The property owner at the time, Jeremias Francisco, did not comply. The case was presented to the Special Magistrate on December 17, 2020. A daily fine of \$25 that commenced on January 22, 2021, was imposed and an administrative fee of \$87 also assessed. An Order of Fine hearing occurred on March 23, 2021, during which the Special Magistrate entered the Order of Fine including administrative and recording fees to be recorded as a lien against the property and property owner. The \$25 daily fine would continue to accrue until complete compliance is obtained. The lien was recorded in Lake County on May 4, 2021, in Official Record Book 5701, Pages 1381-1383, Instrument #2021061234 at 9:27 AM.

On August 12, 2025, the property was observed to be in compliance with all violations and the daily fine ceased to accrue on that date. The total accrual of that fine is \$41,550.00. The administrative and recording fees were an additional \$201.

On October 29, 2025, I spoke with Ms. Dolores Francisco, who is also a listed owner of the property. She stated that after the recording of the lien in late 2021, Mr. and Mrs. Francisco were divorced. We discussed the process of requesting a reduction of the lien. She did pay the outstanding administrative and recording fees and submitted a written request to reduce the lien on that date.

The property is currently assessed at \$64,350. The request for reduction was presented to the Special Magistrate on January 22, 2026. Magistrate Bills accepted the Staff Recommendation and entered an Order to reduce the lien from \$41,550 to \$5,000. Per Town

of Lady Lake Land Development Regulations, Chapter 1, section 83(h) and 83(h)(5)(a), the Town Commission may reduce liens to \$5,000 or 25% of the appraised value of the property, whichever is less. In this case, 25% is equal to \$16,087. The property is in complete compliance and has been maintained in good appearance and condition since August 2025. Before and after photos are located in your packets. The goal of the Code Enforcement process is to obtain voluntary and cooperative compliance and not financially penalize property owners.

STAFF RECOMMENDATION

Staff recommends reduction of the lien for Code Enforcement Case Number 20-7631, in the amount of \$41,550 for Violation of Town of Lady Lake Code of Ordinances Sections 7- 67, Certain Condition, Accumulations Deemed Public Nuisance, and 7-46 Storage of junk, etc. prohibited. The property is located at 218 Skyline Drive.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

PROPERTY RECORD CARD

General Information

Name:	FRANCISCO JEREMIAS M & DOLORES	Alternate Key:	1439906
Mailing Address:	218 SKYLINE DR LADY LAKE, FL 32159 Update Mailing Address	Parcel Number: ⓘ	28-18-24-0500-00B-00900
		Millage Group and City:	00LL Lady Lake
		2025 Total Certified Millage Rate:	16.6035
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	218 SKYLINE DR LADY LAKE FL, 32159	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LADY LAKE, SKYLINE HILLS LOT 9 BLK B PB 16 PG 32 ORB 4917 PG 2147 ORB 6233 PG 236		
<p>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.</p>			

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	\$36,000.00	\$36,000.00
					Click here for Zoning Info ⓘ		FEMA Flood Map	

Residential Building(s)

Building 1

Residential	Building Value: \$28,350.00		
Summary			
Year Built: 1996	Total Living Area: 1216 ⓘ	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	1.00	1216
PATIO MFD (PAM)		1.00	300

80.00

80.00

SKYLINE DR

80.10

80.10

80.10

80.10

21218931

1439884
214

1439892
216

124.00

1439896
216

1

124.00

1439214
214

123.99

1432922
214

123.99

80.01

25.02

54.99

80.01

28.85

51.17

1282624

165.60

23.62

161.38

73

3284623

904

3362969

906

3314450

902

3277

901

112.63

PARADE DR

218 Skalline Dr



8/5/2020





I, Nancy Slaton, Interim Town Clerk of the Town of Lady Lake, certify that this is a true & accurate copy of an Order of Fine/Imposition of Fine for Jeremias Francisco, 218 Skyline Dr. (AK#1439906) 04/29/2021 Nancy Slaton, Interim Town Clerk

BEFORE THE SPECIAL MAGISTRATE, CODE ENFORCEMENT
TOWN OF LADY LAKE

Record and return to:
Town of Lady Lake
409 Fennell Blvd
Lady Lake, FL 32159



CASE NO. 20-7631

TOWN OF LADY LAKE

V.

JEREMIAS FRANCISCO
218 SKYLINE DR
LADY LAKE, FL 32159

INSTRUMENT #2021061234
OR BK 5701 PG 1381 - 1383 (3 PGS)
DATE: 5/4/2021 9:27:16 AM
**GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA**
RECORDING FEES \$27.00

ORDER OF FINE

This cause came on for hearing on the **23RD day of March 2021**, before the Special Magistrate of the Town of Lady Lake, Florida upon the petition of the Town of Lady Lake Code Enforcement Department, and the Special Magistrate having heard testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of law are made:

FINDINGS OF FACT

1. That Respondent, **Jeremias Francisco, 218 Skyline Dr, Lady Lake, FL, 32159, DID NOT** appear at the proceeding on **December 17, 2020**.
2. The violation which is the subject of this proceeding occurred on real property located in the Town of Lady Lake, Lake County, Florida, Described as **218 Skyline Dr, Lady Lake, FL 32159, Parcel No. 28-18-24-0500-00B-00900** (the "Property"), **Alternate key #1439906 with legal description of:**

LADY LAKE, SKYLINE HILLS LOT 9 BLK B PB 16 PG 32 ORB 4917 PG 2147

3. Since on or before **August 5, 2020**, the Property has been in violation of Town of Lady Lake **Code of Ordinances Section 7-67 Certain conditions, accumulations deemed public nuisance and Section 7-46 Storage of junk, etc. prohibited.**

CONCLUSIONS OF LAW

The Respondent has violated the provisions of the Town of Lady Lake **Code of Ordinances Section 7-67 Certain conditions, accumulations deemed public nuisance and Section 7-46 Storage of junk, etc. prohibited.**

1. The Respondent has not complied with the Order of Enforcement dated **December 17th, 2020.**
2. Based on the information provided through the evidence and testimony in this case, an Order of Fine is warranted.

IMPOSITION OF FINE

Respondent shall pay fine in the amount of **\$25.00** per day commencing on **January 22, 2021**, for each day the property is not in compliance and shall continue to accrue at the daily rate of **\$25.00** until such time as the property is brought into compliance with the Town of Lady Lake **Code of Ordinances**. **Current total of Fine at the date of this Order is \$1500.00.**

Respondent shall pay costs associated with the case in the amount of \$87.00. All fines and costs shall be paid to the Town of Lady Lake, 409 Fennell Blvd, Lady Lake, FL 32159, **by 5:00 pm April 23, 2021**, and bring the property into compliance to cure the violation described above.

The Town Clerk is hereby ordered to record a certified copy of this Order of Fine and said Fine and costs shall constitute a lien against the Property and upon any other real or personal property owned by the Respondent in the State of Florida. Upon recordation of this Order, Respondent shall be assessed all costs incurred in the recording and satisfying of this lien.

Respondent shall contact the Code Enforcement Officer at 352-751-1562 to advise that the Property has been brought into compliance and request an inspection to verify the same.

DONE AND ORDERED at Town of Lady Lake, Lake County, Florida, this **23rd day of March 2021**.

SPECIAL MAGISTRATE OF THE TOWN OF LADY LAKE

BY: 
Joshua Bills, Esquire
Special Magistrate

STATE OF FLORIDA
COUNTY OF LAKE

Being an officer duly authorized to administer oaths and take acknowledgments, I hereby certify that on this day personally appeared before me, Joshua E. Bills, Esq. and known to me to be the person who executed said instrument for the purpose herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Town of Lady Lake, Lake County, Florida, this **23rd day of March 2021**.


Notary Public



CAROL OSBORNE
Commission # HH 019129
Expires August 8, 2024
Bonded Thru Budget Notary Services

10/29/25

FILE #20-000-7631

218 skyline dr lady lake

FL 32159

My name is Dolores Francisco
this letter written for a
Request Reduction of lien
thank you

Dolores Francisco

Email:

lola Francisco 6@gmail.com

772 559 7470



218

