



**PLANNING AND ZONING BOARD AGENDA**  
**APRIL 2, 2025 AT 6:30 PM**  
**AT TOWN HALL**  
**17404 SIXTH STREET**  
**MONTVERDE, FLORIDA 34756**

The Montverde Staff and Council invite you to join the meeting in person or on your computer; you can watch and listen to the meeting from home by clicking the link below.

<https://southlake.tv/player/44150/44150>

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**BOARD MEMBERS**

Karin Arellano  
Josie Weiss  
Thomas Johnson  
Holly Broecker  
Aaron Wadsworth

**STAFF**

Paul Larino, Town Manager  
Anita Geraci-Carver, Town Attorney  
Sean Parks, Town Planner  
Lisa Busto, Associate Town Planner  
Caroline Trepanier, Administrative Assistant

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**Call to Order and Opening Ceremonies**

- Call to Order
- Pledge of Allegiance
- Roll Call

I. **Approval Of Minutes**

A. Minutes of December 11, 2024 Planning & Zoning Board Meeting.

II. **Discussion Items**

A. P & Z Training

### III. Public Hearings, Ordinance and Resolutions

- A. **ORDINANCE No. 2025-55** An Ordinance of the Town of Montverde, Florida, amending regulations in Chapter 10 of The Town of Montverde Land Development code relating to setbacks for accessory structures; providing for codification and severability; providing for the repeal of Ordinances in conflict herewith; and providing for an effective date.
- B. **ORDINANCE No. 2025-46** An Ordinance extending and increasing the corporate limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; Annexing 1.82 +/- Acres of Real Property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of this Ordinance after approval with the Clerk of the Circuit Court, The County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.
- C. **ORDINANCE No. 2025-47** An Ordinance extending and increasing the Corporate Limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; Annexing five parcels of real property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to records certified copies of this ordinance after approval with the Clerk of the Circuit Court, The County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.
- D. **ORDINANCE No. 2025-48** An Ordinance extending and increasing the corporate limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; Annexing Two Parcels of Real Property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of this Ordinance after approval with the Clerk of The Circuit Court, the County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.
- E. **ORDINANCE No. 2025-49** An Ordinance extending and increasing the Corporate Limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; Annexing real property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of the Ordinance after approval with the Clerk of the Circuit Court, the County Manager of Lake County, and the Secretary of The State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

#### IV. Adjournment

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The Town reserves the right to move any Agenda item to an earlier time during the meeting as its schedule permits, except for items and appointments that have been advertised in a newspaper for a specific time.

According to the provisions of Chapter 286 Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by the Town Council with respect to any matter considered at this Council meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based.

Persons with disabilities who need assistance to participate in any of these proceedings should contact Town Hall at (407) 469-2681 48 business hours before the scheduled meeting.

Notice is hereby given, that one or more Members of the Montverde Town Council may be present at this meeting.

## **CALL TO ORDER & OPENING CEREMONIES**





## **Approval of Minutes**



# **PLANNING AND ZONING BOARD MINUTES**

## **December 11, 2024 6:30 PM**

### **BOARD MEMBERS PRESENT**

Karin Arellano  
Thomas Johnson  
Holly Broecker  
Aaron Wadsworth

### **BOARD MEMBERS ABSENT**

Josie Weiss

### **STAFF PRESENT**

Paul Larino, Town Manager  
Anita Geraci-Carver, Town Attorney  
Sean Parks, Town Planner  
Lisa Busto, Associate Town Planner  
Sandy Johnson, Town Clerk  
Paddy Daitanarayan, Permitting Clerk

### **Call to Order and Opening Ceremonies**

Chairperson Arellano called the meeting to order and lead the Pledge of Allegiance.

Town Attorney swore the new Member, Aaron Wadsworth into office as a Board Member.

### **Approval Of Minutes**

Minutes of November 6, 2024, Planning & Zoning Board Meeting. Board Member Johnson moved to approve the November 6, 2024, meeting. Board Member Broecker seconded. Minutes approved 5-0.

### **Public Hearings, Ordinance and Resolutions**

*Chairperson Arellano recused herself from the first three items on the agenda. Board Member Johnson took the gavel.*

**RESOLUTION NO. 2023-87** A Resolution Of The Town Council Of The Town Of Montverde, Florida, Granting A Conditional Use Permit In A R-1I Single-Family Low Density Zoning District In The Town Of Montverde To Permit An Outdoor Storage Business For Boats, RVs, And Trailers On The Herein Described Property Generally Located At Fosgate Road And Ridgewood Avenue, Montverde, Florida, Owned By Parque Verde, LLC; Providing For Conditions; Providing For An Expiration Date; And Providing For An Effective Date.

Town Attorney Geraci-Carver read the Resolution by title only.

Town Manager Larino stated this is the same resolution we have been discussing and the applicant has presented all items requested.

Town Planner Parks gave a summary of the resolution and the conditions.

Grant Roberts, applicant, submitted letters from surrounding homeowners that do not have a problem with the plans. We plan to install a privacy fence and landscaping as a buffer.

Town Planner Parks stated that there is a wetland buffer. No mechanical problems will be repaired on site.

Board Member Wadsworth stated that he is concerned with a 35' trailer entering and exiting the property.

Grant Roberts stated that he has been able to pull his 35' trailer onto the property without any problems.

Town Manager Larino stated that there is no history or evidence of this property being a dump in the past.

Board Member Johnson stated there had been code violations on the property have those all been addressed.

Grant Roberts stated this variance was a result of code violations.

Board Member Johnson opened the public hearing.

Bob Tomlinson, 16634 Magnolia Terrace, there is a right way and wrong way of doing things. He received code violations, and the Town had to place fines on the property in order for him to do what was right. The old timers in the town stated this was a dump area for Tower Chemical. If this were professionally handled it would be different. Point of purchase on the Ag property. Recommends denial.

Larry Contny, 16506 Magnolia Terrace, this is not the use for a residential property. The other property on the corner is going to be used as retail.

Town Attorney Geraci-Carver stated you are discussing a property that is not part of the agenda tonight should not be addressed.

Board Member Johnson closed the public hearing.

Grant Roberts address the wells; the old groves have to have encased wells (Trails of Montverde). Plan B for the property is to go Ag, removing all trees, etc. Prior to purchasing this property, the EPA came out and tested the property for chemicals and there was nothing found. We have a letter confirming that finding.

There was extensive discussion.

Town Attorney Geraci-Carver stated that the land is gravel, and the land is not being disturbed. You can include a recommendation in your motion.

Board Member Wadsworth moved to approve Resolution No. 2023-87 with the conditions stated in the staff report and an additional condition to have minimal liability insurance. Board Member Broecker seconded. Resolution No. 2023-87 approved 3-0 (Karin Arellano recused herself and Josie Weiss was absent) with a roll call vote:

Board Member Broecker	Yes
Board Member Wadsworth	Yes
Board Member Johnson	Yes

**ORDINANCE NO. 2024-43** An Ordinance Of The Town Council Of The Town Of Montverde, Lake County, Florida, Amending The Town Of Montverde's Comprehensive Plan Pursuant To 163.3187, Florida Statutes, By Amending The Comprehensive Land-Use Plan Designation From Town Of Montverde Single-Family Medium To Town Of Montverde Office, Residential, Commercial (ORC) On The Future Land-Use Map For The Herein Described Property Consisting Of Approximately 0.365 +/- Acres ; Providing For Severability And Scrivener's Errors; Directing The Town Manager To Amend Said Comprehensive Plan; Repealing All Ordinances In Conflict Herewith; Providing For The Forwarding Of This Ordinance To The State Of Florida Department Of Economic Opportunity; And Providing For An Effective Date. **(TABLED 11-6-2024)**

Town Attorney Geraci-Carver read the Ordinance by title only. This is a policy changing decision.

Town Manager Larino gave a brief summary. This was tabled at the last meeting. Currently at R1M and requested ORC. The uses are what you need to look at.

Town Planner Parks gave a brief description of the property. The applicant is seeking a future land use change from R1M to ORC – Office, Residential, Commercial.

Theresa Kay, the Applicant, addressed the Board with a summary of what she would like to do.

Public Hearing opened.

No one spoke in favor of or against the Ordinance.

Public Hearing closed.

There was brief discussion.

Board Member Wadsworth moved to approve Ordinance 2024-43. Viced chair Johnson seconded. Ordinance 2024-43 approved 2-1 (Chairperson Arellano recused, Board Member Weiss absent) with a roll call vote:

Board Member Broecker	No
Board Member Wadsworth	Yes
Board Member Johnson	Yes

**ORDINANCE NO. 2024-42** An Ordinance Of The Town Council Of The Town Of Montverde Changing The Zoning Designation Of Real Property Owned By Michael And Marie Theresa Kay And Located At 17510 County Road 455, Montverde, Lake County, Florida From A Single-Family Medium Density (R1M) To Office, Residential, Commercial (ORC); Providing For Directions To The Town Manager; Providing For Severability And Scrivener's Errors; Providing For Conflict; And Setting An Effective Date. **(TABLED 11-6-2024)**

Town Attorney Geraci-Carver read the Ordinance by title only. This is a Quasi-Judicial hearing. Any disclosures on contact.

Board Member Wadsworth stated he walked around the property.

Town Manager Larino gave a summary.

Public Hearing opened.

No one spoke in favor of or against the Ordinance.

Public Hearing closed.

There was brief discussion.

Board Member Wadsworth moved to approve Ordinance 2024-42. Board Member Johnson seconded. Ordinance 2024-42 approved 2-1 (Chairperson Arellano recused, Board Member Weiss absent) with a roll call vote:

Board Member Broecker	No
Board Member Wadsworth	Yes
Board Member Johnson	Yes

**RESOLUTION NO. 2024-156** A Resolution Of The Town Council Of The Town Of Montverde, Florida, Granting A Variance From Section 10-52 In Chapter 10 Of The Montverde Land Development Code From The Rear Yard Setback For The Real Property Located At 17632 9<sup>th</sup> Street, Montverde, Florida, Owned By Giovanni Cunha; Providing For Conditions; And Providing For An Effective Date.

Town Attorney Geraci-Carver read the Resolution by title only. This is a Quasi-Judicial hearing. Members will need to disclose any contacts they have had with applicant, Board Member Wadsworth did meet with Giovanni Cunha prior to being appointed to the board. Outlined the six reasons a variance can be approved.

Town Planner Parks gave a review of the site and what is being requested.

Giovanni Cunha presented the reasons he needs to place the shed in the back corner.

Public Hearing opened.

No one spoke in favor of or against the Resolution.

Public Hearing closed.

There was brief discussion.

Board Member Johnson moved to approve Resolution 2024-156. Board Member Broecker seconded. Resolution 2024-156 approved 4-0 (Board Member Weiss absent).

**ORDINANCE NO. 2024-44** An Ordinance Of The Town Council Of The Town Of Montverde, Florida, To Change The Zoning From Lake County Agriculture To Town Of Montverde Single-Family Residential PUD For The Herein Described Property Owned By Montverde Landco, LLC And Located North Of Osgood Road, West Of Lake Apopka And Partially East Of Kirk Island Rd; Directing The Town Manager To Amend The Zoning Map As Herein Provided After The Passage Of This Ordinance; Approving Variances From Town Code With Conditions; Providing For Severability; Repealing All Ordinances In Conflict Herewith; Providing For Scrivener's Errors, And Providing For An Effective Date.

Town Attorney Geraci-Carver read the Ordinance by title only. This is a Quasi-Judicial hearing. Members will need to disclose any contacts they have had with applicant, Chairperson Arellano stated that she had walked the area and measured the streets on 8<sup>th</sup>, 9<sup>th</sup> and Temple.

Town Planner Parks gave a review of the site and the development.

Montverde Landco LLC made a presentation of what they see the development look like. Discussing the lot sizes, the entrances/exits, improvements to streets, common area, etc.

The Town has requested a listing of all lots and their measurements.

There was extensive discussion.

Board Member Wadsworth stated that setbacks concern him.

Public Hearing opened.

Giovanni Cunha, 17632 9<sup>th</sup> Street, is there going to be improvements for some of the side streets on 8<sup>th</sup>, 9<sup>th</sup> and Temple, such as Cherry.

Town Manager Larino, stated no improvements to side streets,

Christy Anthony, 18850 Kirk Island Lane, three concerns; overflow pipe from new subdivision to wetlands. Floods road during heavy rains. Has his easement been altered? Eight-foot wall, then to the wetlands. Tractors, trucks, etc. coming in and out of his property there is a safety problem. I have seen the following wildlife in the past years; panthers, foxes, bob cats, coyotes, bears, water moccasins and alligators. Safety problem with children playing in the wetlands.

Town Manager Larino, Mr. Christy, can travel on this easement for entering and exiting – it is not a road and he can't build on it but can use it to access his property. Water retention is done in compliance with St. Johns Water Authority. Would like the petitioner to note this and discuss during rebuttal.

George Ganzenmuller, 17740 Neal Drive, is the grate coming towards us or away from us. The elevation will need to be shaved down.

Town Planner Parks stated there will be swales by the lake and drainage will be determined at a later time.

Pam Cox, 17705 Broad Street is there a parking lot for the boat ramp. People that buy in this development are going to have boats and where are they going to park these boats? Single car garage, the boat trailers are going to be a problem.

Jim Oliver, 17727 Sugar Pine Way, what were the notice requirements for the notices. I was called today about this meeting. What are the number of cars in this study? This is not going to work in this space.

George Ganzenmuller, 17740 Neal Drive why do not we have a copy of these. This traffic is a joke. Give the people an idea of what this is.

Pam Cox 17705 Broad Street why are they not required to have their own boat ramp for their development.

Public Hearing closed.

Montverde Landco LLC, the access easement is not going to be touched. It is not an exclusive easement but we are not going to touch it. We must meet all requirements of the stormwater management, which is a state and St. Johns River Water Management. We will be retaining within the ponds and percolating that unto the soil. We are at the zoning stage, not the engineering stage. At the engineering stage this will be done in compliance with state and local statutes. The traffic study is based on 1366 trips per day, for this development. That is equivalent to ten trips per day per house. Some on street parking. Did not include a boat ramp but has provided the town with additional land to enhance their current boat ramp.

Board Member Wadsworth what is the land that they have donated to the town.



Town Attorney Geraci-Carver the developer has offered forty feet for an eighty-foot-wide right of way.

Several people wanted to make comments after the public hearing was closed and Town Attorney Geraci Carver stated the public comment has been closed.

There was discussion.

Board Member Broecker was concerned about the space between the lots is very small.

Board Member Wadsworth concurred with Board Member Broecker.

Town Attorney Geraci-Carver stated you can make a recommendation to change the set back or frontage.

Board Member Wadsworth moved to approve Ordinance 2024-44 amended with a minimum 60-foot lot frontage and 7 ½ foot set back requirement for all lots. Board Member Johnson seconded. Resolution 2024-156 approved 4-0 (Board Member Weiss absent) with a roll call vote:

Board Member Broecker	No
Board Member Wadsworth	Yes
Board Member Johnson	Yes
Chairwoman Arellano	Yes

**RESOLUTION 2024-158** A Resolution Of The Town Council Of The Town Of Montverde, Florida, Granting Preliminary Plat Approval For A 139 Single Family Lot Residential Subdivision Generally Located North Of Osgood Road, East Of County Road 455, And West Of Lake Apopka Within The Town Of Montverde, Lake County, Florida; And Providing For An Effective Date.

Town Attorney Geraci-Carver read the Ordinance by title only. This is a Quasi-Judicial hearing. Members will need to disclose any contacts they have had with applicant, Chairperson Arellano stated that she had walked the area and measured the streets on 8<sup>th</sup>, 9<sup>th</sup> and Temple.

Board Member Wadsworth moved to table Resolution 2024-158 until applicant can return with an adjusted plot that shows how they are implementing the changes discussed during approval of Ordinance 2024-44. Board Member Johnson seconded. Resolution 2024-158 tabled 4-0 (Board Member Weiss absent). With a roll call vote:

Board Member Broecker	Yes
Board Member Wadsworth	Yes
Board Member Johnson	Yes
Chairwoman Arellano	Yes

### **DISCUSSION ITEMS**

Town Manager's Updates – Merry Christmas

Town Planner's Updates - Merry Christmas

Town Attorney's Updates - Merry Christmas

**ADJOURNMENT**

Board Member Johnson moved to adjourn the meeting. Board Member Wadsworth seconded.

Meeting adjourned at 10:15 p.m.

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Karin Arellano, Chairwoman

Attest


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Sandy Johnson, Town Clerk

## Petition of Support for Boat/RV/Storage Facility

I, Jeffrey Horvath, a resident located at  
16819 Florence View Dr., approve of the proposed

Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of  
Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

Signed:  Date: 12/10/24

Notes/Comments/Concerns: HOA constantly complains if  
trailers/boats are in neighborhood and within the  
town. Need a local storage unit so they don't end  
up having to stay in the neighborhood!!

## Petition of Support for Boat/RV/Storage Facility

I, Phyllis Nordberg, a resident located at  
15625 PADDOCK DRIVE, approve of the proposed

Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of  
Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

12/09/2024

Notes/Comments/Concerns: \_\_\_\_\_

It's a great idea for this community.  
It'll benefit our area —  
very needed!

## Petition of Support for Boat/RV/Storage Facility

I, Haley Morse, a resident located at  
15022 Paddock drive, approve of the proposed

Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of  
Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

Signed: Haley Morse Date: 12/9/24

Notes/Comments/Concerns: We think this would be perfect for  
our area. We love to see this property blossom!

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## Petition of Support for Boat/RV/Storage Facility

I, Justin Kaim, a resident located at

16023 Appaloosa Trail Montverde, FL 34756, approve of the proposed

Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of  
Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

Signed:  Date: 12/9/24

Notes/Comments/Concerns: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Petition of Support for Boat/RV/Storage Facility

I, Jennifer Merhige, a resident located at  
15932 Thoroughbred Lane Montverde, FL 34756, approve of the proposed

Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of

Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

Signed: Jennifer Merhige Date: \_\_\_\_\_


Notes/Comments/Concerns: \_\_\_\_\_

I'm across the street, and I have  
no problem with what he's building.

## Petition of Support for Boat/RV/Storage Facility

I, Ferrell J. Gaisious, SR., a resident located at  
Thoroughbred Lane - Montverde, approve of the proposed

Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of  
Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

Signed:  Date: 12-9-2024


Notes/Comments/Concerns: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## Petition of Support for Boat/RV/Storage Facility

I, Anjanette Mercer, a resident located at  
16006 Ridgewood Drive, approve of the proposed

Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of  
Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

Signed:  Date: 12/9/24

Notes/Comments/Concerns: Please maintain an easement to  
the residence of four Lakes.

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## Petition of Support for Boat/RV/Storage Facility

I, Linda Hutchings, a resident located at  
16021 Ridgewood Ave, approve of the proposed

Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of  
Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

Signed: Linda Hutchings Date: 12-9-24

Notes/Comments/Concerns: Good fit for our neighbor-  
hood.

## Petition of Support for Boat/RV/Storage Facility

I, Brett Minnie, a resident located at  
16048 Ridgewood Ave, approve of the proposed  
Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of  
Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

Signed: Brett Minnie Date: 12/9/24

Notes/Comments/Concerns:

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## Petition of Support for Boat/RV/Storage Facility

I, Danny Robinson, a resident located at  
16120 Ridgewood Ave, approve of the proposed  
Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of  
Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

Signed: [Signature] Date: 12-9-24

Notes/Comments/Concerns: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Petition of Support for Boat/RV/Storage Facility

I, LAURA & Wes ELDRIDGE, a resident located at  
16040 RIDGEWOOD AVE, approve of the proposed

Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of  
Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

Signed:

Laura Eldridge Date: 12-9-24

Notes/Comments/Concerns:

Maintain Privacy & Buffer along  
Pond

## Petition of Support for Boat/RV/Storage Facility

I, FRANK REDWOOD, a resident located at  
16161 RIDGEWOOD, approve of the proposed

Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of  
Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

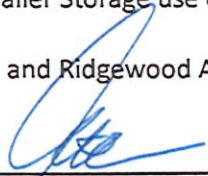
Signed: [Signature] Date: 12/2/24

Notes/Comments/Concerns: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Petition of Support for Boat/RV/Storage Facility

I, JOHN ARELAND, a resident located at  
17531 CR 45T, approve of the proposed

Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of  
Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

Signed:  Date: 12/7/24

Notes/Comments/Concerns: CONCERN ADD TO THE COMMUNITY

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## Petition of Support for Boat/RV/Storage Facility

I, Sandra Lucas, a resident located at  
15453 Thoroughbred Lane, approve of the proposed

Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of  
Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

Signed: Sandra Lucas Date: 12/11/24

Notes/Comments/Concerns: A real need for this!  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## Petition of Support for Boat/RV/Storage Facility

I, Katie Dodd, a resident located at  
15011 Arabian Way Montverde FL 34756, approve of the proposed

Boat/RV/Trailer Storage use on the property owned by Parque Verde LLC located near the corner of  
Fosgate Rd and Ridgewood Ave in the town of Montverde, FL.

Signed:  Date: 12/11/24

Notes/Comments/Concerns: I support Grant & what he  
wants to do to his property.



## **Public Hearings, Ordinance & Resolutions**



## **Ordinance No. 2025-55**

## ORDINANCE 2025-55

**AN ORDINANCE OF THE TOWN OF MONTVERDE, FLORIDA, AMENDING REGULATIONS IN CHAPTER 10 OF THE TOWN OF MONTVERDE LAND DEVELOPMENT CODE RELATING TO SETBACKS FOR ACCESSORY STRUCTURES; PROVIDING FOR CODIFICATION AND SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town finds that location of accessory structures and their distance from abutting properties have impacts on adjacent properties, including but not limited to potential noise and mass disturbance, and infringement on quiet enjoyment of property and; and

**WHEREAS**, the Town of Montverde desires to impose clear setback requirements applicable to address these impacts; and

**WHEREAS**, the Town of Montverde has determined that it is necessary to amend the Town's Land Development Code to protect the health, safety, and welfare of its citizens;

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Montverde, Florida, as follows:

**SECTION 1. Legislative Findings and Intent.** The findings set forth in the recitals above are hereby adopted as legislative findings pertaining to this Ordinance.

**SECTION 2.** That Section 10-82 of Article III in Chapter 10, Part III (Land Development Code) of the Montverde Code of Ordinances shall be amended to read as follows:

**Sec. 10-82. Location, design and maximum floor area of accessory buildings and uses in residential districts.**

- (a) The first floor area of an accessory building within a residential district shall be no greater than 800 square feet or 50 percent of the square footage of the primary structure whichever is lesser and shall not exceed a height of 14 feet or the height of the primary structure whichever is lesser.
- (b) When an accessory building is attached to a main structure by a breezeway or any other structure requiring a Town of Montverde building permit it shall comply with the setback requirements of the main building.
- (c) All accessory buildings must be issued a permit by the town prior to installation or construction.
- (d) Accessory buildings 120 square feet or less shall be set back and located a minimum of seven and one-half feet from the side and rear property lines. Accessory buildings greater than 120 square feet shall conform to the applicable side yard building zoning setbacks of the applicable zoning district and a minimum of fifteen feet from the rear property line.

- (e) Accessory buildings greater than 120 square feet<sup>2</sup> must be constructed or installed to be similar to the architectural style, colors and materials of the principal structure. Properties located in agriculture zoning district are exempt from this requirement.
- (f) Each residential lot (determined by ALT key or parcel identification number) may have no more than two accessory buildings.
- (g) Temporary storage structures shall be limited to 60 consecutive days and no more than 120 days in any calendar year and shall be located a minimum of ten feet from all property lines.
- (h) Accessory buildings may not be placed in the front yard. Accessory buildings shall be placed in side or rear yards only, except if a corner lot, then accessory buildings shall only be placed in the rear yard.

**SECTION 3. Codification.** It is the intent of the Town Council of the Town of Montverde that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in renumbering and codifying the provision of this Ordinance.

**SECTION 4. Severability.** If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

**SECTION 5. Conflicts.** In any case where a provision of this Ordinance is found to be in conflict with a provision of any other ordinance of this Town, the provision of this Ordinance shall govern.

**SECTION 6. Effective Date.** This Ordinance shall become effective immediately upon adoption.

**PASSED AND DULY ADOPTED** by the Town of Montverde, Lake County, Florida this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Joe Wynkoop, Mayor

Attest:

\_\_\_\_\_  
Sandy Johnson, Town Clerk

Approved as to form and legality:

\_\_\_\_\_  
Anita Geraci-Carver, Town Attorney

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Councilmember Allan Hartle		
Councilmember VACANT		
Councilmember Joe Morganelli		
Vice Mayor Carol Womack		
Mayor Joe Wynkoop		





# STAFF REPORT

## LAND DEVELOPMENT CODE (LDC) AMENDMENT

**Public Hearings:** Planning & Zoning: April 2, 2025  
Town Council: April 8, 2025

**Ordinance No.:** 2025-55

**Applicant/Owner:** Town of Montverde

**Requested Action:** The Town seeks to amend the Land Development Code Section 10-82 to allow accessory structures to be closer to the rear property line than is currently allowed.

**Staff Recommendation:** Staff recommends approval of this amendment as it will help reduce variance requests as well as allow residents to have more usable space in their backyards.

*The purpose of this proposed change is to protect property values and property rights of adjacent neighbors and ensure clarity in the Town's Planning & Zoning clearance process.*

*In comparison to other municipalities, the proposed changes and existing code are similar or less stringent.*

### **Sec. 10-82. Location, design and maximum floor area of accessory buildings and uses in residential districts.**

- (a) The first-floor area of an accessory building within a residential district shall be no greater than 800 square feet or 50 percent of the square footage of the primary structure whichever is lesser and shall not exceed a height of 14 feet or the height of the primary structure whichever is lesser.
- (b) When an accessory building is attached to a main structure by a breezeway or any other structure requiring a Town of Montverde building permit it shall comply with the setback requirements of the main building.
- (c) All accessory buildings must be issued a permit by the town prior to installation or construction.



# STAFF REPORT

- (d) Accessory buildings 120 square feet or less shall be set back and located a minimum of seven and one-half feet from the side and rear property lines. Accessory buildings greater than 120 square feet shall conform to the applicable side yard building zoning setbacks of the applicable zoning district and a minimum of fifteen feet from the rear property line.
- (e) Accessory buildings greater than 120 square feet<sup>2</sup> must be constructed or installed to be similar to the architectural style, colors and materials of the principal structure. Properties located in agriculture zoning district are exempt from this requirement.
- (f) Each residential lot (determined by ALT key or parcel identification number) may have no more than two accessory buildings.
- (g) Temporary storage structures shall be limited to 60 consecutive days and no more than 120 days in any calendar year and shall be located a minimum of ten feet from all property lines.
- (h) Accessory buildings may not be placed in the front yard. Accessory buildings shall be placed in side or rear yards only, except if a corner lot, then accessory buildings shall only be placed in the rear yard.





## **NOTICE OF PUBLIC HEARING**

The Town of Montverde Planning & Zoning Board will hold a public hearing on **Wednesday, April 2, 2025 at 6:30 p.m.**, and the Town Council will hold a public hearing on **Tuesday, April 8, 2025 at 7:00 p.m.**, at the Town Hall Auditorium located at 17404 Sixth Street, Montverde, Florida to deliberate on the following:

### **ORDINANCE 2025-55**

**AN ORDINANCE OF THE TOWN OF MONTVERDE, FLORIDA, AMENDING REGULATIONS IN CHAPTER 10 OF THE TOWN OF MONTVERDE LAND DEVELOPMENT CODE RELATING TO SETBACKS FOR ACCESSORY STRUCTURES; PROVIDING FOR CODIFICATION AND SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.**

Interested parties may appear at the public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in this proceeding should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

This ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth Street, Montverde, Florida, for inspection on Monday through Thursday, from 7:00 a.m. to 6:00 p.m.

Persons are advised that if they decide to appeal any decision made at this meeting, they will need a record of the proceeding, and for such purposes, they may need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

Paul Larino, Town Manager

Town of Montverde



Bella Collina - Annexation of 9 Parcels		
Ord #	Alt Key #	Acreage
2025-46	1037247	1.82
2025-47	1592038	1.24362147
	1592054	1.92180506
	1592071	0.35616099
	1592089	1.14460929
	1814120	1.0093033
2025-48	3809249	0.05497656
	1592020	1.57905314
2025-49	1592101	0.7833324
		<b>9.91286221</b>

**5.67550011**

**1.6340297**

## **Ordinance No. 2025-46**

V1 3/23/2025

**ORDINANCE 2025-46**

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING 1.82 +/- ACRES OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**WHEREAS, DCS REAL ESTATE INVESTMENTS LLC, a property owner in an unincorporated area of Lake County, has petitioned the Town Council of the Town of Montverde, Florida, to annex property into the Town of Montverde; and**

**WHEREAS, the subject property consists of 1.82+/- acres is located in unincorporated Lake County, and is more particularly described in Exhibit "A" attached hereto, consisting of Lake County Parcel Id No. 11-22-26-0004-000-10000, Alt. Key No. 1037247;**

**WHEREAS, the property, as hereafter defined, is eligible for annexation; and**

**WHEREAS, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and**

**WHEREAS, all other procedural and notice requirements mandated by State law and the Town's Code of Ordinances have been followed and satisfied; and**

**WHEREAS, the Town of Montverde Planning and Zoning Board held a public hearing on this ordinance and made a recommendation to the Town Council; and**

**WHEREAS, the Town Council has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and**

**NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Montverde, Florida, as follows:**

**Section 1: Legislative Findings.** The recitals set forth above are hereby adopted as legislative findings of the Town Council of the Town of Montverde.

**Section 2: Annexation.** The corporate limits of the Town of Montverde, Florida, are hereby extended and increased to include and embrace within the corporate limits of the Town of Montverde, the real property described as:

V1 3/23/2025

**Legal Description:** See attached Exhibit A (the "Property").

The Property is hereby annexed and declared to be a part of the Town of Montverde. The Property is depicted in the map attached hereto as **Exhibit B**.

**Section 3: Applicability and Effect.** Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the Town of Montverde, and shall be entitled to the same privileges and benefits as other parts of the Town of Montverde upon the effective date of the annexation.

**Section 4: Directions.** In accordance with Section 171.044(3), Florida Statutes within seven (7) days of the adoption of this Ordinance, certified copies of this shall be provided to the Clerk of the Circuit Court (Recording), and the Secretary of State of the State of Florida. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

**Section 5: Conflicts.** All ordinances and parts of ordinances to the extent in conflict with this Ordinance are hereby repealed.

**Section 6: Severability.** If any provision or portion of this ordinance is declared by any court competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 7: Scrivener's Errors.** Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 8: Effective Date.** This ordinance shall become effective immediately upon passage by the Town Council of the Town of Montverde in accordance with law.

**ADOPTED AND APPROVED** by the Town Council of the Town of Montverde, Lake County, Florida this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Joe Wynkoop, Mayor

Attest:

\_\_\_\_\_  
Town Clerk



V1 3/23/2025

Approved as to form and legality:

\_\_\_\_\_  
Anita Geraci-Carver, Town Attorney

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Vice Mayor Carol Womack		
Vacant		
Councilmember Allan Hartle		
Councilmember Joe Morganelli		
Mayor Joe Wynkoop		

V1 3/23/2025

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

**PARCEL 1**

**ALT KEY NO. 1037247**

**PARCEL ID: 11-22-26-0004-000-10000**

V1 3/23/2025

**EXHIBIT B**

**MAP DEPICTING PROPERTY**

**SEE ATTACHED MAP – PARCEL 1**

**ALT KEY NO. 1037247**

**PARCEL ID: 11-22-26-0004-000-10000**



### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-46 annexing real property into the Town of Montverde. The Planning and Zoning Board (P & Z) will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 on April 2, 2025 at 6:30 p.m. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on April 8, 2025. The title of the ordinance is as follows:

#### ORDINANCE 2025-46

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING 1.82 +/- ACRES OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**SEE FIGURE 1**

**ALT KEY NO. 1037247**

**PARCEL ID: 11-22-26-0004-000-10000**

**OWNER: DCS REAL ESTATE INVESTMENTS LLC**

Interested parties may appear at the Planning and Zoning Board and the Town Council public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in the proceedings should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

This ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth St., Montverde, Florida 34756, for inspection on Monday through Thursday, from 7:00 a.m. to 6:00 p.m. If you have any other questions concerning the hearing, please contact the Town Clerk at 407-469-2681.

Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

**FIGURE 1**





## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-46 annexing real property into the Town of Montverde. The Planning and Zoning Board (P & Z) will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 on April 2, 2025 at 6:30 p.m. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on April 8, 2025. The title of the ordinance is as follows:

### **ORDINANCE 2025-46**

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING 1.82 +/- ACRES OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**SEE FIGURE 1**

**ALT KEY NO. 1037247**

**PARCEL ID: 11-22-26-0004-000-10000**

**OWNER: DCS REAL ESTATE INVESTMENTS LLC**

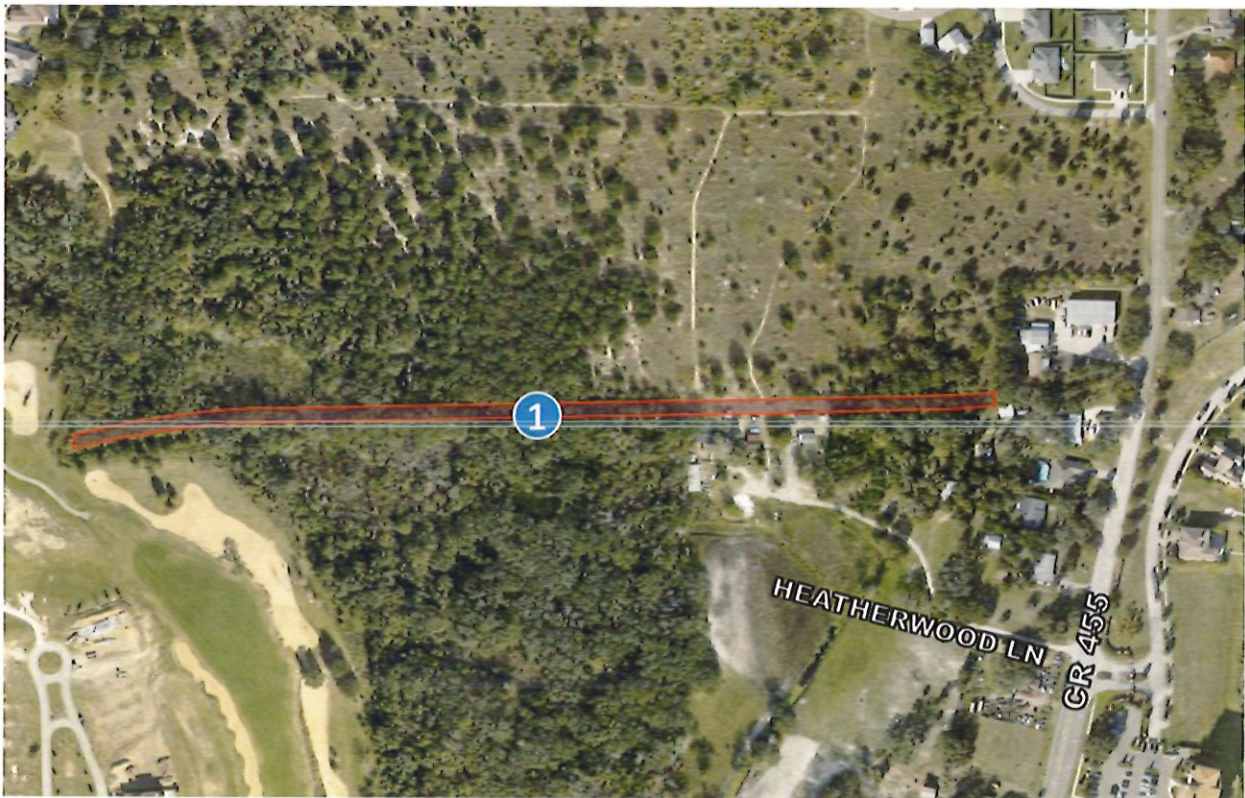


Interested parties may appear at the Planning and Zoning Board and the Town Council public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in the proceedings should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

The ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth St., Montverde, Florida 34756, for inspection on Monday through Thursday, from 8:00 a.m. to 5:00 p.m. If you have any other questions concerning the hearing, please contact the Town Clerk at 352-407-469-2681.

Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

FIGURE 1

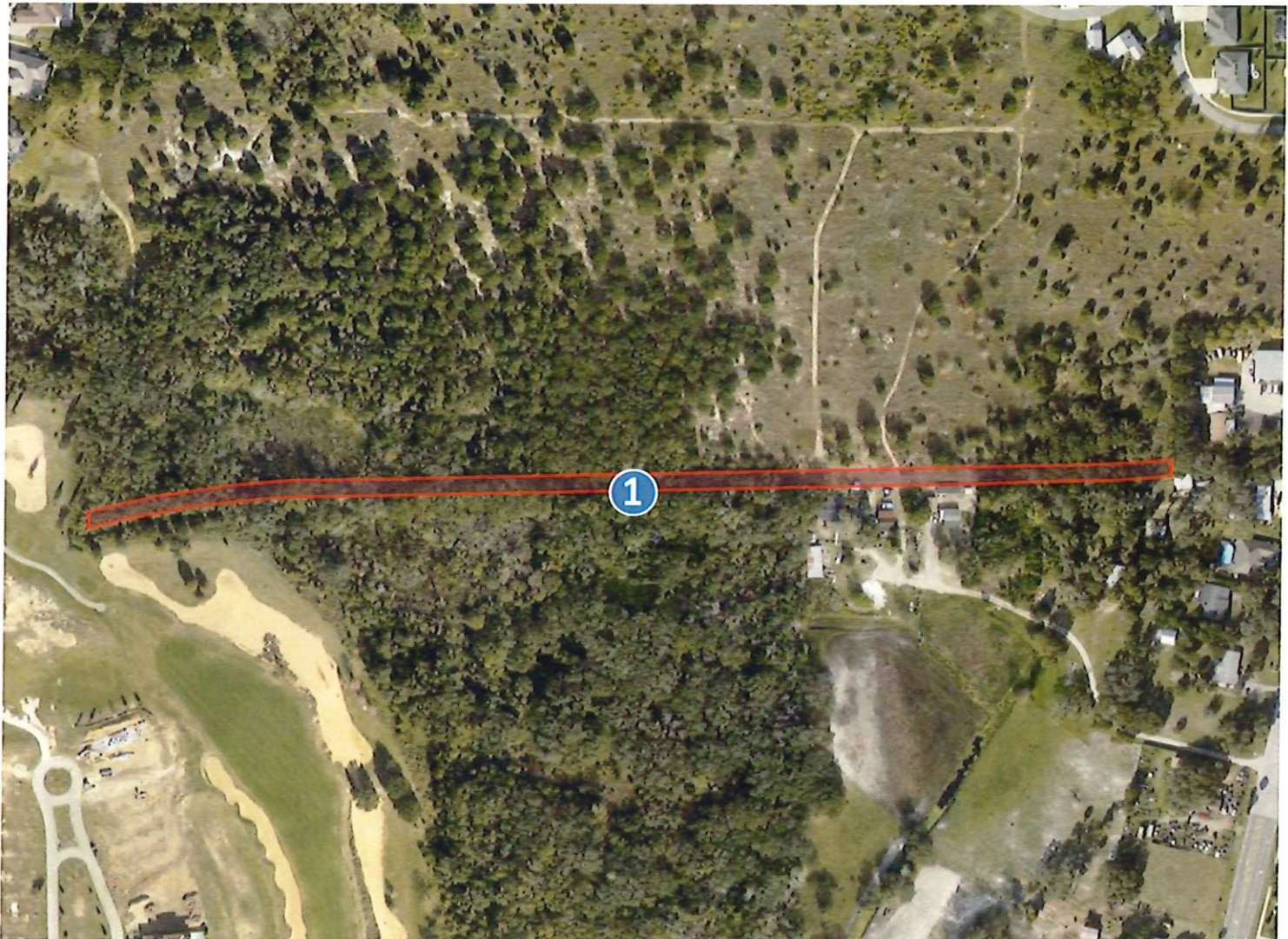


ALT KEY NO. 1037247

11-22-26-0004-000-10000

DCS REAL ESTATE INVESTMENTS LLC





(1) ALT KEY NO. 1037247 11-22-26-0004-000-10000 DCS REAL ESTATE INVESTMENTS LLC

Source: Lake County Property Appraiser



March 3, 2025

**Location Map**  
**Ordinance 2025-46**  
**Bella Collina Annexation**  
**into Town of Montverde**  
**CR 455 & Heatherwood Lane**



12135 Topaz Street  
Clermont, FL 34711  
[www.parksconsultingfl.com](http://www.parksconsultingfl.com)  
352-988-7099





## **Ordinance No. 2025-47**

**ORDINANCE 2025-47**

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING FIVE PARCELS OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**WHEREAS**, Wilmington Development Services Inc., a property owner in an unincorporated area of Lake County, has petitioned the Town Council of the Town of Montverde, Florida, to annex property into the Town of Montverde; and

**WHEREAS**, the subject properties consist of five parcels totaling 5.68 +/- acres, is located in unincorporated Lake County, and are more particularly described in **Exhibit "A"** attached hereto, consisting of Lake County Parcel Id Nos. 11-22-26-0004-000-02801, 11-22-26-0004-000-03600, 11-22-26-0004-000-02809, 11-22-26-0004-000-02802, and 11-22-26-0004-000-03500; Alt. Key Nos. 1592038, 1592054, 1592071, 1592089 and 1814120;

**WHEREAS**, the property, as hereafter defined, is eligible for annexation; and

**WHEREAS**, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

**WHEREAS**, all other procedural and notice requirements mandated by State law and the Town's Code of Ordinances have been followed and satisfied; and

**WHEREAS**, the Town of Montverde Planning and Zoning Board held a public hearing on this ordinance and made a recommendation to the Town Council; and

**WHEREAS**, the Town Council has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Montverde, Florida, as follows:

**Section 1: Legislative Findings.** The recitals set forth above are hereby adopted as legislative findings of the Town Council of the Town of Montverde.

V2 3/26/2025

**Section 2: Annexation.** The corporate limits of the Town of Montverde, Florida, are hereby extended and increased to include and embrace within the corporate limits of the Town of Montverde, the real property described as:

**Legal Description:** See attached Exhibit A (the "Property").

The Property is hereby annexed and declared to be a part of the Town of Montverde. The Property is depicted in the map attached hereto as **Exhibit B**.

**Section 3: Applicability and Effect.** Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the Town of Montverde, and shall be entitled to the same privileges and benefits as other parts of the Town of Montverde upon the effective date of the annexation.

**Section 4: Directions.** In accordance with Section 171.044(3), Florida Statutes within seven (7) days of the adoption of this Ordinance, certified copies of this shall be provided to the Clerk of the Circuit Court (Recording), and the Secretary of State of the State of Florida. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

**Section 5: Conflicts.** All ordinances and parts of ordinances to the extent in conflict with this Ordinance are hereby repealed.

**Section 6: Severability.** If any provision or portion of this ordinance is declared by any court competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 7: Scrivener's Errors.** Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 8: Effective Date.** This ordinance shall become effective immediately upon passage by the Town Council of the Town of Montverde in accordance with law.

**ADOPTED AND APPROVED** by the Town Council of the Town of Montverde, Lake County, Florida this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Joe Wynkoop, Mayor

Attest:

\_\_\_\_\_  
Town Clerk

V2 3/26/2025

Approved as to form and legality:

\_\_\_\_\_  
Anita Geraci-Carver, Town Attorney

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Vice Mayor Carol Womack		
Vacant		
Councilmember Allan Hartle		
Councilmember Joe Morganelli		
Mayor Joe Wynkoop		



# **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-47 annexing real property into the Town of Montverde. The Planning and Zoning Board (P & Z) will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 on April 2, 2025 at 6:30 p.m. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on April 8, 2025. The title of the ordinance is as follows:

## **ORDINANCE 2025-47**

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING FIVE PARCELS OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

### **SEE FIGURE 1**

ALT KEY NO. 1592038	PARCEL ID 11-22-26-0004-000-02801
ALT KEY NO. 1592054	PARCEL ID 11-22-26-0004-000-03600
ALT KEY NO. 1592071	PARCEL ID 11-22-26-0004-000-02809
ALT KEY NO. 1592089	PARCEL ID 11-22-26-0004-000-02802
ALT KEY NO. 1814120	PARCEL ID 11-22-26-0004-000-03500

**OWNER: WILMINGTON DEVELOPMENT SERVICES INC.**

Interested parties may appear at the Planning and Zoning Board and the Town Council public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in the proceedings should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

This ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth St., Montverde, Florida 34756, for inspection on Monday through Thursday, from 7:00 a.m. to 6:00 p.m. If you have any other questions concerning the hearing, please contact the Town Clerk at 407-469-2681.

Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

**FIGURE 1**



### **ALT KEY #**

(1)	1592038	11-22-26-0004-000-02801	WILMINGTON DEVELOPMENT SERVICES INC
(2)	1592054	11-22-26-0004-000-03600	WILMINGTON DEVELOPMENT SERVICES INC
(3)	1592071	11-22-26-0004-000-02809	WILMINGTON DEVELOPMENT SERVICES INC
(4)	1592089	11-22-26-0004-000-02802	WILMINGTON DEVELOPMENT SERVICES INC
(5)	1814120	11-22-26-0004-000-03500	WILMINGTON DEVELOPMENT SERVICES INC



## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-47 annexing real property into the Town of Montverde. The Planning and Zoning Board (P & Z) will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 on April 2, 2025 at 6:30 p.m. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on April 8, 2025. The title of the ordinance is as follows:

### **ORDINANCE 2025-47**

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING FIVE PARCELS OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**SEE FIGURE 1**

<b>ALT KEY NO. 1592038</b>	<b>PARCEL ID 11-22-26-0004-000-02801</b>
<b>ALT KEY NO. 1592054</b>	<b>PARCEL ID 11-22-26-0004-000-03600</b>
<b>ALT KEY NO. 1592071</b>	<b>PARCEL ID 11-22-26-0004-000-02809</b>
<b>ALT KEY NO. 1592089</b>	<b>PARCEL ID 11-22-26-0004-000-02802</b>
<b>ALT KEY NO. 1814120</b>	<b>PARCEL ID 11-22-26-0004-000-03500</b>

**OWNER: WILMINGTON DEVELOPMENT SERVICES INC.**

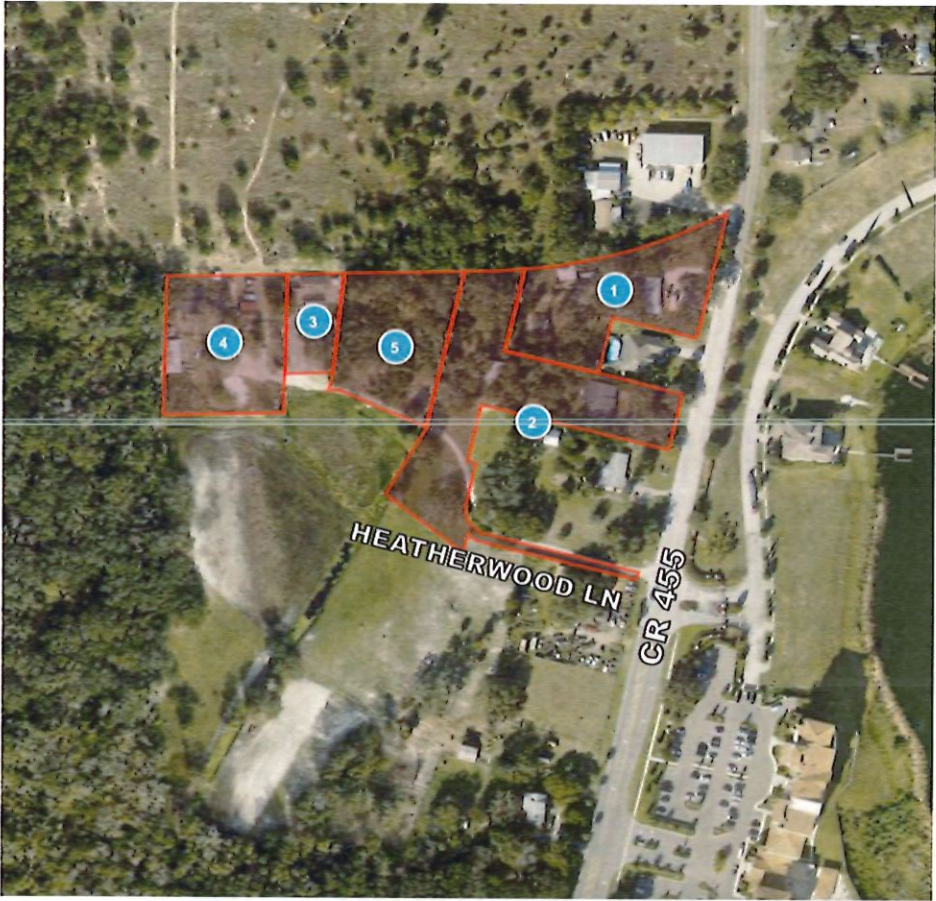


Interested parties may appear at the Planning and Zoning Board and the Town Council public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in the proceedings should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

The ordinance is available at the Town Clerk’s Office, at Town Hall located at 17404 Sixth St., Montverde, Florida 34756, for inspection on Monday through Thursday, from 8:00 a.m. to 5:00 p.m. If you have any other questions concerning the hearing, please contact the Town Clerk at 352-407-469-2681.

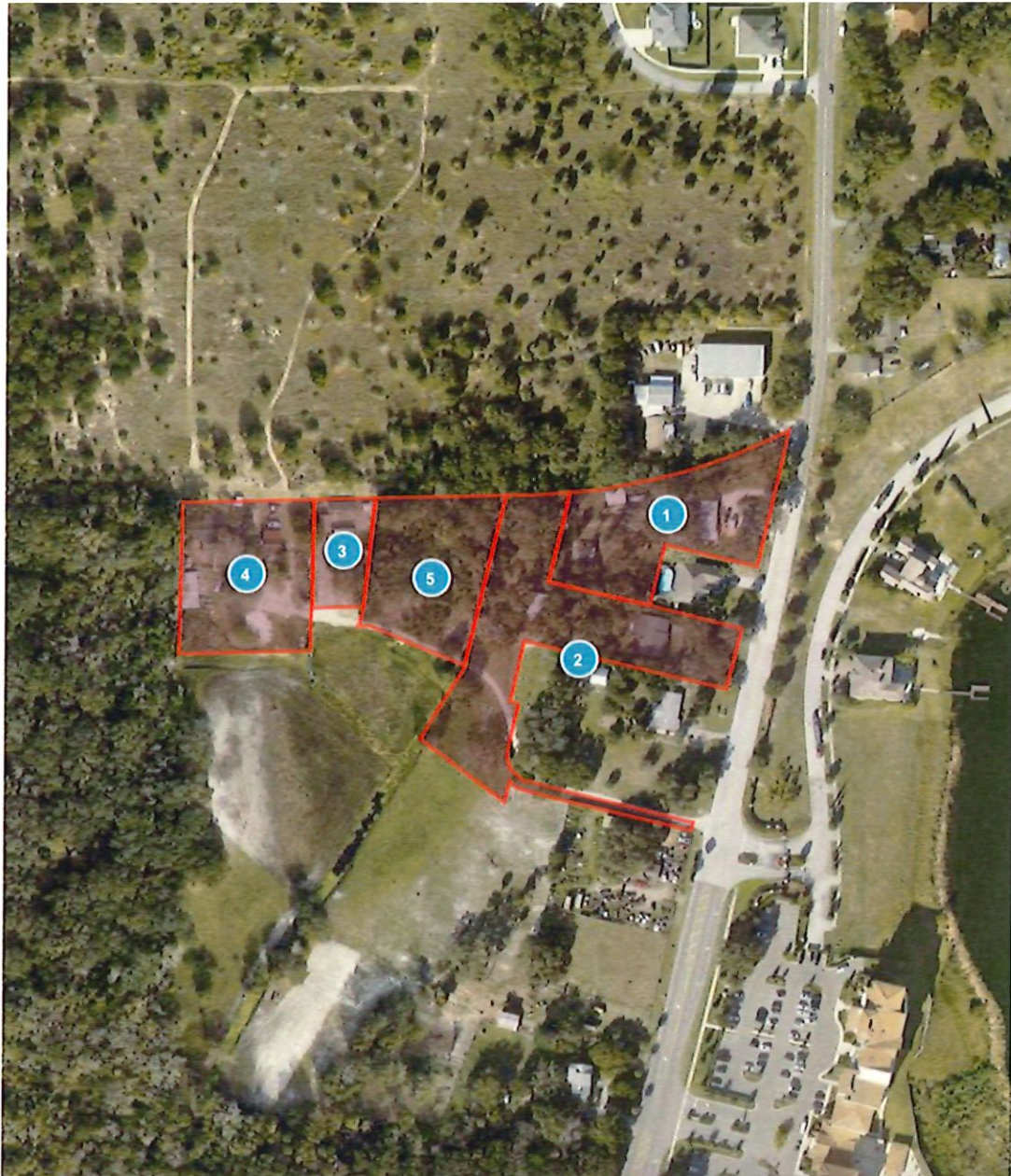
Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

FIGURE 1



<u>ALT KEY #</u>		
(1)	1592038	11-22-26-0004-000-02801
(2)	1592054	11-22-26-0004-000-03600
(3)	1592071	11-22-26-0004-000-02809
(4)	1592089	11-22-26-0004-000-02802
(5)	1814120	11-22-26-0004-000-03500
		WILMINGTON DEVELOPMENT SERVICES INC
		WILMINGTON DEVELOPMENT SERVICES INC
		WILMINGTON DEVELOPMENT SERVICES INC
		WILMINGTON DEVELOPMENT SERVICES INC
		WILMINGTON DEVELOPMENT SERVICES INC





ALT KEY #

(1)	1592038	11-22-26-0004-000-02801	WILMINGTON DEVELOPMENT SERVICES INC
(2)	1592054	11-22-26-0004-000-03600	WILMINGTON DEVELOPMENT SERVICES INC
(3)	1592071	11-22-26-0004-000-02809	WILMINGTON DEVELOPMENT SERVICES INC
(4)	1592089	11-22-26-0004-000-02802	WILMINGTON DEVELOPMENT SERVICES INC
(5)	1814120	11-22-26-0004-000-03500	WILMINGTON DEVELOPMENT SERVICES INC

Source: Lake County Property Appraiser



March 3, 2025

**Location Map**  
**Ordinance 2025-47**  
**Bella Collina Annexation**  
**into Town of Montverde**  
**CR 455 & Heatherwood Lane**



12135 Topaz Street  
 Clermont, FL 34711  
[www.parksconsultingfl.com](http://www.parksconsultingfl.com)  
 352-988-7099



V2 3/26/2025

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

**PARCELS 4, 5, 6, 7 & 9**

<b>ALT KEY NO. 1592038</b>	<b>PARCEL ID 11-22-26-0004-000-02801</b>
<b>ALT KEY NO. 1592054</b>	<b>PARCEL ID 11-22-26-0004-000-03600</b>
<b>ALT KEY NO. 1592071</b>	<b>PARCEL ID 11-22-26-0004-000-02809</b>
<b>ALT KEY NO. 1592089</b>	<b>PARCEL ID 11-22-26-0004-000-02802</b>
<b>ALT KEY NO. 1814120</b>	<b>PARCEL ID 11-22-26-0004-000-03500</b>

V2 3/26/2025

**EXHIBIT B**

**MAP DEPICTING PROPERTY**

**SEE ATTACHED MAPS – PARCELS 4, 5, 6, 7 & 9**

<b>ALT KEY NO. 1592038</b>	<b>PARCEL ID 11-22-26-0004-000-02801</b>
<b>ALT KEY NO. 1592054</b>	<b>PARCEL ID 11-22-26-0004-000-03600</b>
<b>ALT KEY NO. 1592071</b>	<b>PARCEL ID 11-22-26-0004-000-02809</b>
<b>ALT KEY NO. 1592089</b>	<b>PARCEL ID 11-22-26-0004-000-02802</b>
<b>ALT KEY NO. 1814120</b>	<b>PARCEL ID 11-22-26-0004-000-03500</b>



## **Ordinance No. 2025-48**

V2 3/26/2025

**ORDINANCE 2025-48**

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING TWO PARCELS OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**WHEREAS**, Wilmington Development Services Inc., a property owner in an unincorporated area of Lake County, has petitioned the Town Council of the Town of Montverde, Florida, to annex property into the Town of Montverde; and

**WHEREAS**, the subject properties consist of two parcels totaling 1.63 +/- acres, is located in unincorporated Lake County, and are more particularly described in **Exhibit "A"** attached hereto, consisting of Lake County Parcel Id Nos. 11-22-26-0004-000-04200, and 11-22-26-0004-000-02807; Alt. Key Nos. 3809249 and 1592020;

**WHEREAS**, the property, as hereafter defined, is eligible for annexation; and

**WHEREAS**, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

**WHEREAS**, all other procedural and notice requirements mandated by State law and the Town's Code of Ordinances have been followed and satisfied; and

**WHEREAS**, the Town of Montverde Planning and Zoning Board held a public hearing on this ordinance and made a recommendation to the Town Council; and

**WHEREAS**, the Town Council has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

**NOW, THEREFORE**, BE IT ORDAINED by the Town Council of the Town of Montverde, Florida, as follows:

**Section 1: Legislative Findings.** The recitals set forth above are hereby adopted as legislative findings of the Town Council of the Town of Montverde.

**Section 2: Annexation.** The corporate limits of the Town of Montverde, Florida, are hereby extended and increased to include and embrace within the corporate limits of the Town of Montverde, the real property described as:

V2 3/26/2025

**Legal Description:** See attached Exhibit A (the “Property”).

The Property is hereby annexed and declared to be a part of the Town of Montverde. The Property is depicted in the map attached hereto as **Exhibit B**.

**Section 3: Applicability and Effect.** Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the Town of Montverde, and shall be entitled to the same privileges and benefits as other parts of the Town of Montverde upon the effective date of the annexation.

**Section 4: Directions.** In accordance with Section 171.044(3), Florida Statutes within seven (7) days of the adoption of this Ordinance, certified copies of this shall be provided to the Clerk of the Circuit Court (Recording), and the Secretary of State of the State of Florida. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

**Section 5: Conflicts.** All ordinances and parts of ordinances to the extent in conflict with this Ordinance are hereby repealed.

**Section 6: Severability.** If any provision or portion of this ordinance is declared by any court competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 7: Scrivener’s Errors.** Scrivener’s errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 8: Effective Date.** This ordinance shall become effective immediately upon passage by the Town Council of the Town of Montverde in accordance with law.

**ADOPTED AND APPROVED** by the Town Council of the Town of Montverde, Lake County, Florida this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Joe Wynkoop, Mayor

Attest:

\_\_\_\_\_  
Town Clerk

Approved as to form and legality:

V2 3/26/2025

\_\_\_\_\_  
Anita Geraci-Carver, Town Attorney

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Vice Mayor Carol Womack		
Vacant		
Councilmember Allan Hartle		
Councilmember Joe Morganelli		
Mayor Joe Wynkoop		

V2 3/26/2025

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

**PARCELS 2 & 3**

<b>ALT KEY NO. 3809249</b>	<b>PARCEL ID 11-22-26-0004-000-04200</b>
<b>ALT KEY NO. 1592020</b>	<b>PARCEL ID 11-22-26-0004-000-02807</b>



V2 3/26/2025

**EXHIBIT B**

**MAP DEPICTING PROPERTY**

**SEE ATTACHED MAPS – PARCELS 2 & 3**

<b>ALT KEY NO. 3809249</b>	<b>PARCEL ID 11-22-26-0004-000-04200</b>
<b>ALT KEY NO. 1592020</b>	<b>PARCEL ID 11-22-26-0004-000-02807</b>



### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-48 annexing real property into the Town of Montverde. The Planning and Zoning Board (P & Z) will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 on April 2, 2025 at 6:30 p.m. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on April 8, 2025. The title of the ordinance is as follows:

#### ORDINANCE 2025-48

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING TWO PARCELS OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

SEE FIGURE 1

ALT KEY NO. 3809249      PARCEL ID 11-22-26-0004-000-04200

ALT KEY NO. 1592020      PARCEL ID 11-22-26-0004-000-02807

OWNER: WILMINGTON DEVELOPMENT SERVICES INC.

Interested parties may appear at the Planning and Zoning Board and the Town Council public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in the proceedings should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

This ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth St., Montverde, Florida 34756, for inspection on Monday through Thursday, from 7:00 a.m. to 6:00 p.m. If you have any other questions concerning the hearing, please contact the Town Clerk at 407-469-2681.

Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

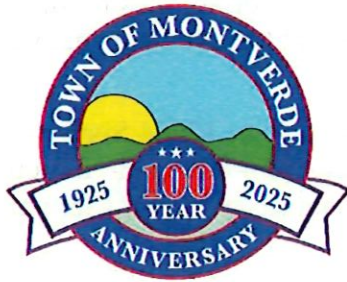
FIGURE 1



LF-41403769

#### ALT KEY #

(1)	3809249	11-22-26-0004-000-04200	WILMINGTON DEVELOPMENT SERVICES INC
(2)	1592020	11-22-26-0004-000-02807	WILMINGTON DEVELOPMENT SERVICES INC



## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-48 annexing real property into the Town of Montverde. The Planning and Zoning Board (P & Z) will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 on April 2, 2025 at 6:30 p.m. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on April 8, 2025. The title of the ordinance is as follows:

### **ORDINANCE 2025-48**

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING TWO PARCELS OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**SEE FIGURE 1**

**ALT KEY NO. 3809249      PARCEL ID 11-22-26-0004-000-04200**  
**ALT KEY NO. 1592020      PARCEL ID 11-22-26-0004-000-02807**

**OWNER: WILMINGTON DEVELOPMENT SERVICES INC.**

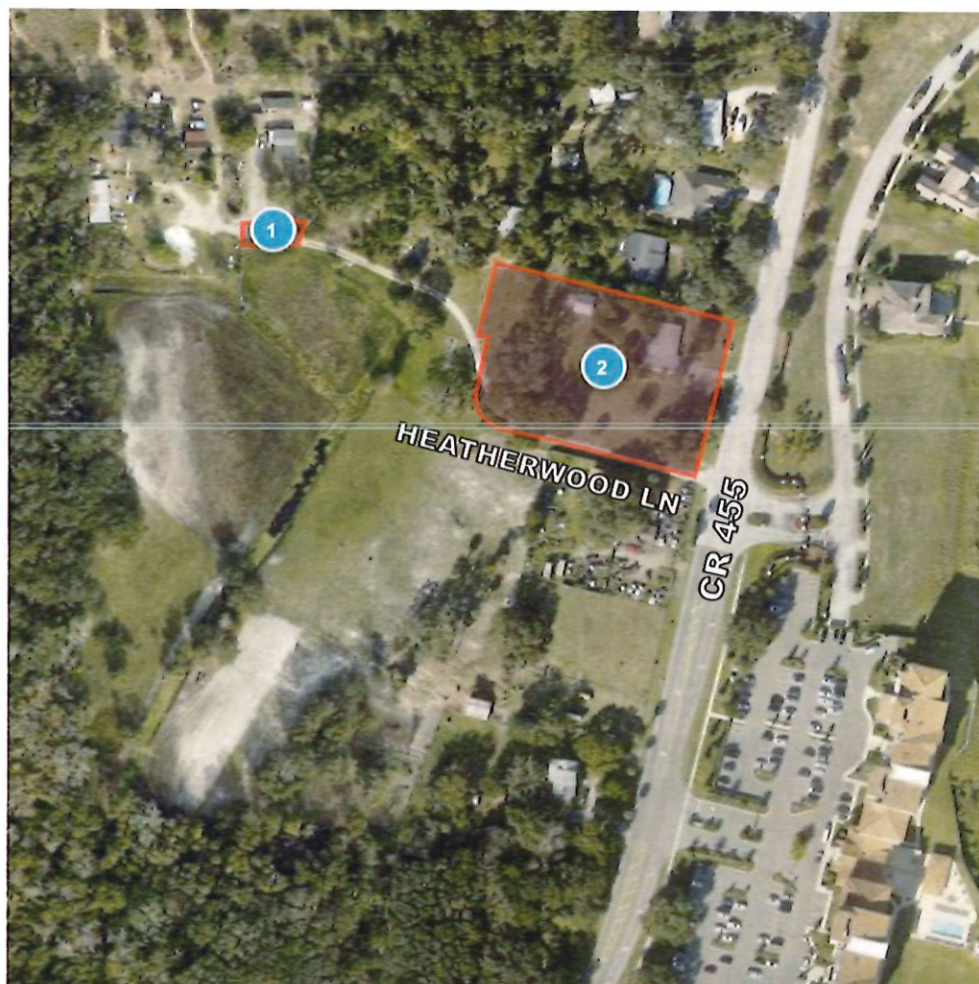


Interested parties may appear at the Planning and Zoning Board and the Town Council public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in the proceedings should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

The ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth St., Montverde, Florida 34756, for inspection on Monday through Thursday, from 8:00 a.m. to 5:00 p.m. If you have any other questions concerning the hearing, please contact the Town Clerk at 352-407-469-2681.

Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

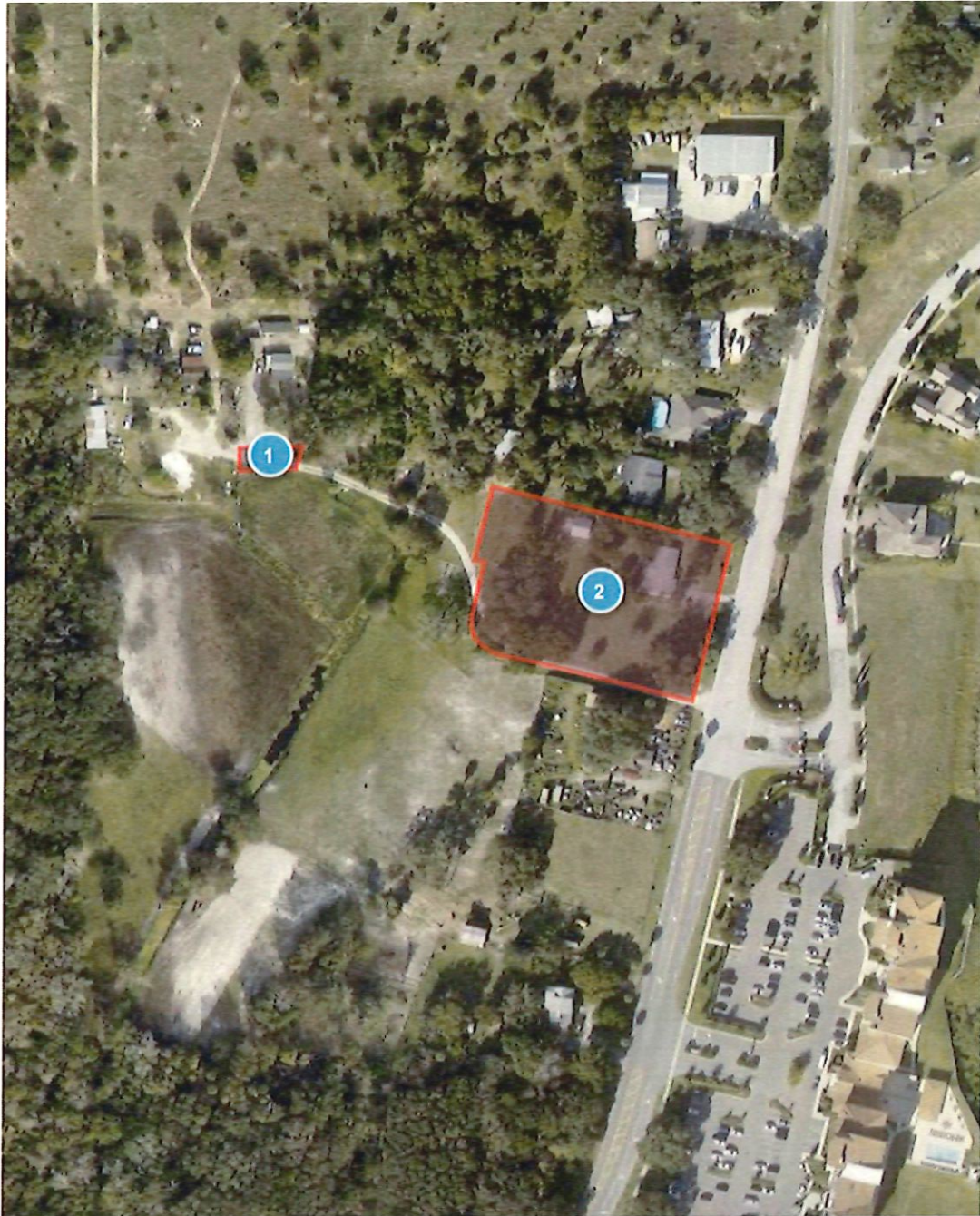
FIGURE 1



ALT KEY #

(1)	3809249	11-22-26-0004-000-04200	WILMINGTON DEVELOPMENT SERVICES INC
(2)	1592020	11-22-26-0004-000-02807	WILMINGTON DEVELOPMENT SERVICES INC





ALT KEY #

(1)	3809249	11-22-26-0004-000-04200	WILMINGTON DEVELOPMENT SERVICES INC
(2)	1592020	11-22-26-0004-000-02807	WILMINGTON DEVELOPMENT SERVICES INC

Source: Lake County Property Appraiser



March 3, 2025

**Location Map**  
**Ordinance 2025-48**  
**Bella Collina Annexation**  
**into Town of Montverde**  
**CR 455 & Heatherwood Lane**



12135 Topaz Street  
 Clermont, FL 34711  
[www.parksconsultingfl.com](http://www.parksconsultingfl.com)  
 352-988-7099



## **Ordinance No. 2025-49**

## **ORDINANCE 2025-49**

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**WHEREAS**, Wilmington Development Services Inc., a property owner in an unincorporated area of Lake County, has petitioned the Town Council of the Town of Montverde, Florida, to annex property into the Town of Montverde; and

**WHEREAS**, the subject property consists of .78 +/- acres is located in unincorporated Lake County, and is more particularly described in **Exhibit "A"** attached hereto, consisting of Lake County Parcel Id No. 11-22-26-0004-000-02805, Alt. Key No. 1592101;

**WHEREAS**, the property, as hereafter defined, is eligible for annexation; and

**WHEREAS**, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

**WHEREAS**, all other procedural and notice requirements mandated by State law and the Town's Code of Ordinances have been followed and satisfied; and

**WHEREAS**, the Town of Montverde Planning and Zoning Board held a public hearing on this ordinance and made a recommendation to the Town Council; and

**WHEREAS**, the Town Council has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

**NOW, THEREFORE**, BE IT ORDAINED by the Town Council of the Town of Montverde, Florida, as follows:

**Section 1: Legislative Findings.** The recitals set forth above are hereby adopted as legislative findings of the Town Council of the Town of Montverde.

**Section 2: Annexation.** The corporate limits of the Town of Montverde, Florida, are hereby extended and increased to include and embrace within the corporate limits of the Town of Montverde, the real property described as:

V2 3/26/2025



**Legal Description:** See attached **Exhibit A** (the “Property”).

The Property is hereby annexed and declared to be a part of the Town of Montverde. The Property is depicted in the map attached hereto as **Exhibit B**.

**Section 3: Applicability and Effect.** Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the Town of Montverde, and shall be entitled to the same privileges and benefits as other parts of the Town of Montverde upon the effective date of the annexation.

**Section 4: Directions.** In accordance with Section 171.044(3), Florida Statutes within seven (7) days of the adoption of this Ordinance, certified copies of this shall be provided to the Clerk of the Circuit Court (Recording), and the Secretary of State of the State of Florida. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

**Section 5: Conflicts.** All ordinances and parts of ordinances to the extent in conflict with this Ordinance are hereby repealed.

**Section 6: Severability.** If any provision or portion of this ordinance is declared by any court competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 7: Scrivener’s Errors.** Scrivener’s errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 8: Effective Date.** This ordinance shall become effective immediately upon passage by the Town Council of the Town of Montverde in accordance with law.

**ADOPTED AND APPROVED** by the Town Council of the Town of Montverde, Lake County, Florida this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Joe Wynkoop, Mayor

Attest:

\_\_\_\_\_  
Town Clerk

V2 3/26/2025

Approved as to form and legality:

\_\_\_\_\_  
Anita Geraci-Carver, Town Attorney

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Vice Mayor Carol Womack		
Vacant		
Councilmember Allan Hartle		
Councilmember Joe Morganelli		
Mayor Joe Wynkoop		

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

**PARCEL 8**

**ALT KEY NO. 1592101**

**PARCEL ID 11-22-26-0004-000-02805**

**EXHIBIT B**

**MAP DEPICTING PROPERTY**

**SEE ATTACHED MAP – PARCEL 8**

**ALT KEY NO. 1592101  
PARCEL ID 11-22-26-0004-000-02805**



### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-49 annexing real property into the Town of Montverde. The Planning and Zoning Board (P & Z) will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 on April 2, 2025 at 6:30 p.m. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on April 8, 2025. The title of the ordinance is as follows:

#### ORDINANCE 2025-49

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**SEE FIGURE 1**

**ALT KEY NO. 1592101**

**PARCEL ID 11-22-26-0004-000-02805**

**WILMINGTON DEVELOPMENT SERVICES INC.**

Interested parties may appear at the Planning and Zoning Board and the Town Council public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in the proceedings should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

This ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth St., Montverde, Florida 34756, for inspection on Monday through Thursday, from 7:00 a.m. to 6:00 p.m. If you have any other questions concerning the hearing, please contact the Town Clerk at 407-469-2681.

Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

**FIGURE 1**



ALT KEY NO. 1592101 11-22-26-0004-000-02805 WILMINGTON DEVELOPMENT SERVICES INC



## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-49 annexing real property into the Town of Montverde. The Planning and Zoning Board (P & Z) will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 on April 2, 2025 at 6:30 p.m. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on April 8, 2025. The title of the ordinance is as follows:

### **ORDINANCE 2025-49**

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**SEE FIGURE 1**

**ALT KEY NO. 1592101**

**PARCEL ID 11-22-26-0004-000-02805**

**WILMINGTON DEVELOPMENT SERVICES INC.**

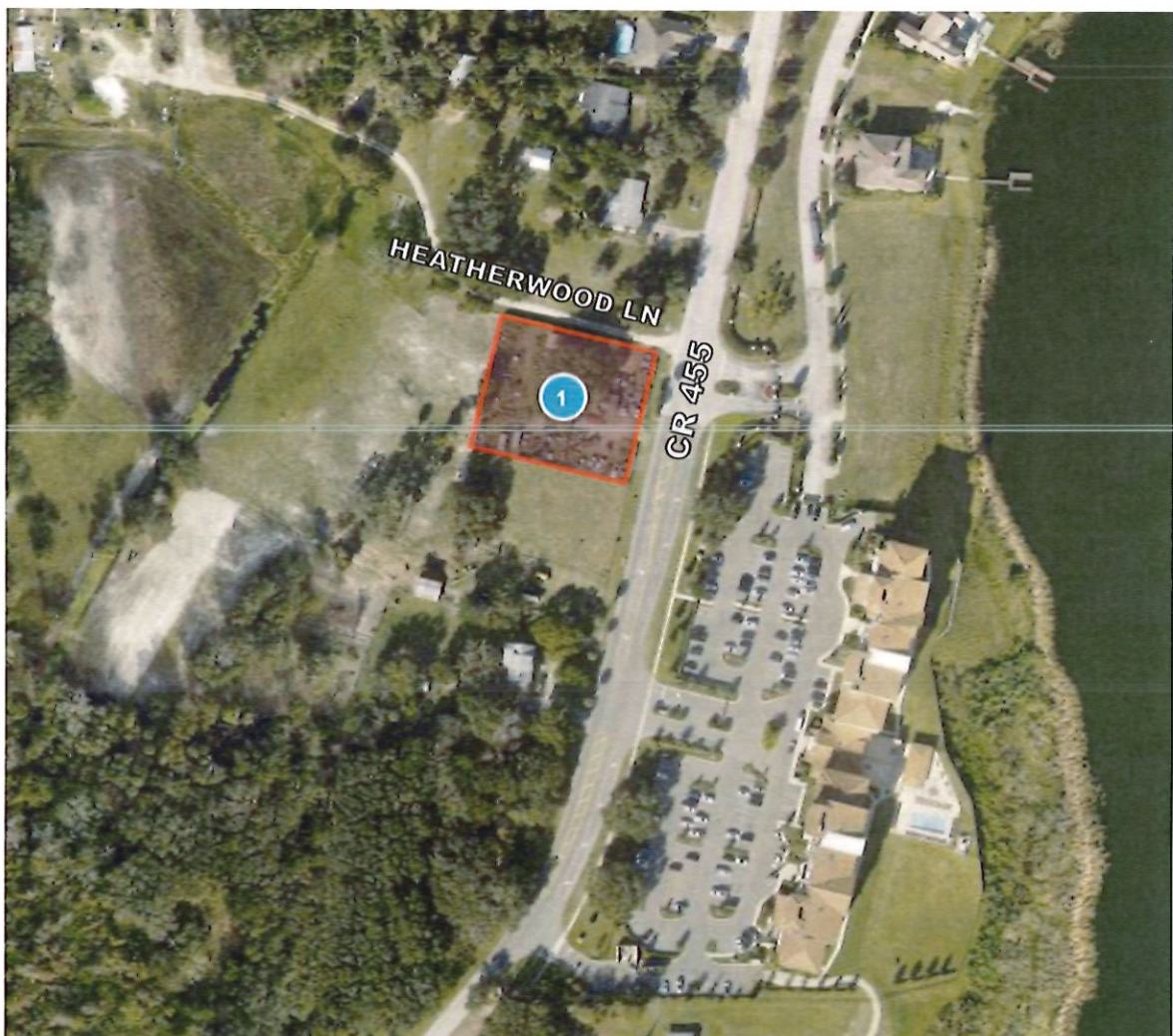


Interested parties may appear at the Planning and Zoning Board and the Town Council public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in the proceedings should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

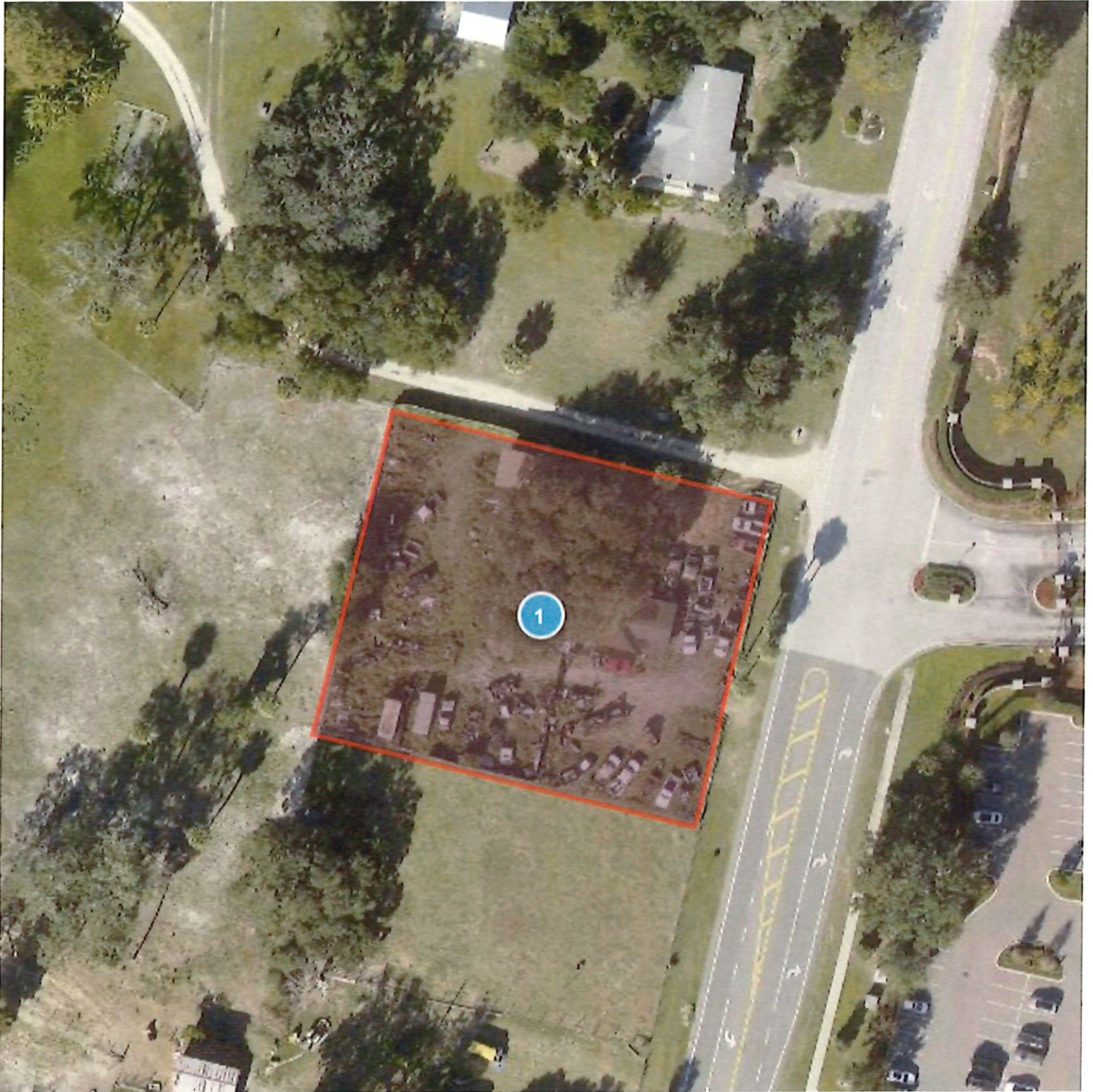
The ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth St., Montverde, Florida 34756, for inspection on Monday through Thursday, from 8:00 a.m. to 5:00 p.m. If you have any other questions concerning the hearing, please contact the Town Clerk at 352-407-469-2681.

Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

FIGURE 1







(1) ALT KEY NO. 1592101 11-22-26-0004-000-02805 WILMINGTON DEVELOPMENT SERVICES INC

Source: Lake County Property Appraiser



March 3, 2025

**Overview Map**  
**Ordinance 2025-49**  
**Bella Collina Annexation**  
**into Town of Montverde**  
**CR 455 & Heatherwood Lane**



12135 Topaz Street  
Clermont, FL 34711  
[www.parksconsultingfl.com](http://www.parksconsultingfl.com)  
352-988-7099







# STAFF REPORT

## ANNEXATION APPLICATION

**Public Hearings:** Planning & Zoning: April 2, 2025  
Town Council: April 8, 2025

**Ordinance No.:** 2025-46, 2025-47, 2025-48, and 2025-49

**Applicant/Owner:** Wilmington Development Services, Inc.

**Application No.:** Z25-000001

**Requested Action:** The applicant seeks to annex approximately 10 acres which are comprised of 9 parcels of land into the Town of Montverde.

**Staff Determination:** Staff finds the annexation application consistent with the Comprehensive Plan and Land Development Code (LDC) if the minimum lot size is one-acre per the requirements of LDC Sec. 10-13.

### Subject Property Information

**Size:** +/- 10 Acres

**Location:** 16819 Heatherwood Lane, Montverde, FL. 34756

**Alternate Key No.'s:** 1037247, 1592038, 1592054, 1592071, 1592089, 1814120, 3809249, 1592020, 1592101

**Existing Zoning District:** Lake County - Light Industrial (LM)

**Proposed Zoning District:** Montverde Single Family Residential (R1L)

**Future Land Use Designation:** Lake County - Rural Transition



# STAFF REPORT

## Adjacent Property Land Use

Direction	Zoning	Existing Use	Comments
North	R1M and R1L	Residential	Within Town Limits
East	Bella Collina	Residential	Lake County
South	Bella Collina	Residential	Lake County
West	Bella Collina	Residential	Lake County

R1M: Single Family Medium Density

R1L: Single Family Low Density

## Existing and Proposed Development Standards Zoning District Maximum

	Zoning District	Maximum Density/Intensity	Maximum Floor Area Ratio	Maximum ISR	Minimum Open Space*	Maximum Building Height
Existing	LM	NA	1.0	.70		50 feet
Proposed	R1L	1-Acre Lots	NA	50%	25%	35 feet

LM – Light Industrial

R1L – Single-Family Low-Density

\* Please note that a Comprehensive Plan Amendment is currently being processed by the Town that will require a minimum of 25% Open Space for R1L and PUD.

## Background Information

Ordinance 2005-01 amended the Town of Montverde Zoning Map from Agriculture to R1-L for the 58.31 acres known at that time as Montverde Estates (Bella Collina). The proposed parcels for annexation, if granted, would be combined with this 58.31 acres (already within town limits) for a total +/- 68 acres. These +/- 68 acres are proposed to be utilized for residential development purposes.

## Staff Analysis

- 1) Land Development Code (LDC) Sec 2-5(g). The planning and zoning committee shall hear and make recommendations to the town council for requests for annexation into the municipal boundaries of the town. If directed by town council, the planning and zoning committee shall hear and make recommendations to the town council for any requests relating to development approvals which are not already enumerated within the town code or land development code. The town council has discretion to





# STAFF REPORT

refer any requests relating to development approvals to the planning and zoning committee for it to hear and make recommendations to the town council unless otherwise prohibited by law. **Staff is requesting the Planning and Zoning board to make a recommendation to the Town Council for this annexation application.**

- 2) Land Development Code (LDC) Sec. 2-51 requires the following steps be taken for annexation. This supports the request for annexation from Lake County Light Industrial to Montverde Single Family Low Density (R1L).
  - a) The existing town limits should be referenced to determine if the parcel is contiguous to the town. **The parcels are contiguous to the Town.**
  - b) The future land use map of the comprehensive plan should be referenced to determine if the parcel is within the town's planning area. Annexations outside the planning area may also be considered. **The parcels proposed for annexation are within the Town's Utility Service Area.**
  - c) Town staff should be consulted to determine service capabilities, permitted land uses and the role of the county and other cities. **The Town is capable of providing potable water to the residential properties. The applicant is providing its own sewer services. No other services are required from the county or other cities.**
  - d) The petition for annexation must include: a) proof of ownership; b) name, address & signature of owner; c) survey, including legal description of property, and street/road address; d) requested land use designation and zoning; e) method of providing services including water, sanitary sewer, roads, drainage, schools and police protection; f) justification for the proposal in relation to the comp plan and the county for ultimate review by the department of community affairs (now Florida Commerce – State Planning Agency); and g) processing fee. **The applicant has provided the required documentation for (a-d) and (g).**

## 3) Land Development Code (LDC) Sec. 10-13

*Minimum.* All property annexed into the town after March 7, 2000, that is subsequently used for residential purposes, shall maintain a minimum residential lot size of one acre, except as provided herein. Right-of-way, utility easements and easements of a similar nature, including right-of-way



# STAFF REPORT

and easements dedicated to the town or other political subdivisions for public purpose, may be included when calculating the size of a lot upon the approval of the town council. All property annexed into the town after March 7, 2000, that is subsequently used for residential purposes, and which is located in areas accessible to employment and commercial areas as well as being located north and west of Blackstill Lake Road may develop residential lots at less than one acre in size but may not exceed two residential units per gross acre. **A minimum size of one-acre lots will be required for this proposed annexation into the Town because it is located East of Blackstill Lake Road.**





# STAFF REPORT

## Planning & Zoning Motion Considerations: Quasi-Judicial Action

### Ordinances 2025-46, 2025-47, 2025-48, 2025-49

1. **Recommend approval** of Ordinances 2025-46, 2025-47, 2025-48, and 2025-49, annexing property from Lake County Light Industrial (LM) to Montverde Single Family Low Density. Alt Key Numbers: 1037247, 1592038, 1592054, 1592071, 1592089, 1814120, 3809249, 1592020, and 1592101.
2. **Recommend denial** of Ordinances 2025-46, 2025-47, 2025-48, and 2025-49, annexing property from Lake County Light Industrial (LM) to Montverde Single Family Low Density. Alt Key Numbers: 1037247, 1592038, 1592054, 1592071, 1592089, 1814120, 3809249, 1592020, and 1592101 based on the following reasons inconsistent with the Comprehensive Plan and Land Development Code. [Provide specific reasons for recommendation of denial.]
3. **Continue action** on Ordinances 2025-46, 2025-47, 2025-48, and 2025-49, annexing property from Lake County Light Industrial (LM) to Montverde Single Family Low Density. Alt Key Numbers: 1037247, 1592038, 1592054, 1592071, 1592089, 1814120, 3809249, 1592020, and 1592101 pending additional information requested by the Planning and Zoning Board. [Provide specific additional information requested.]





# STAFF REPORT

Overview Map 1







# STAFF REPORT

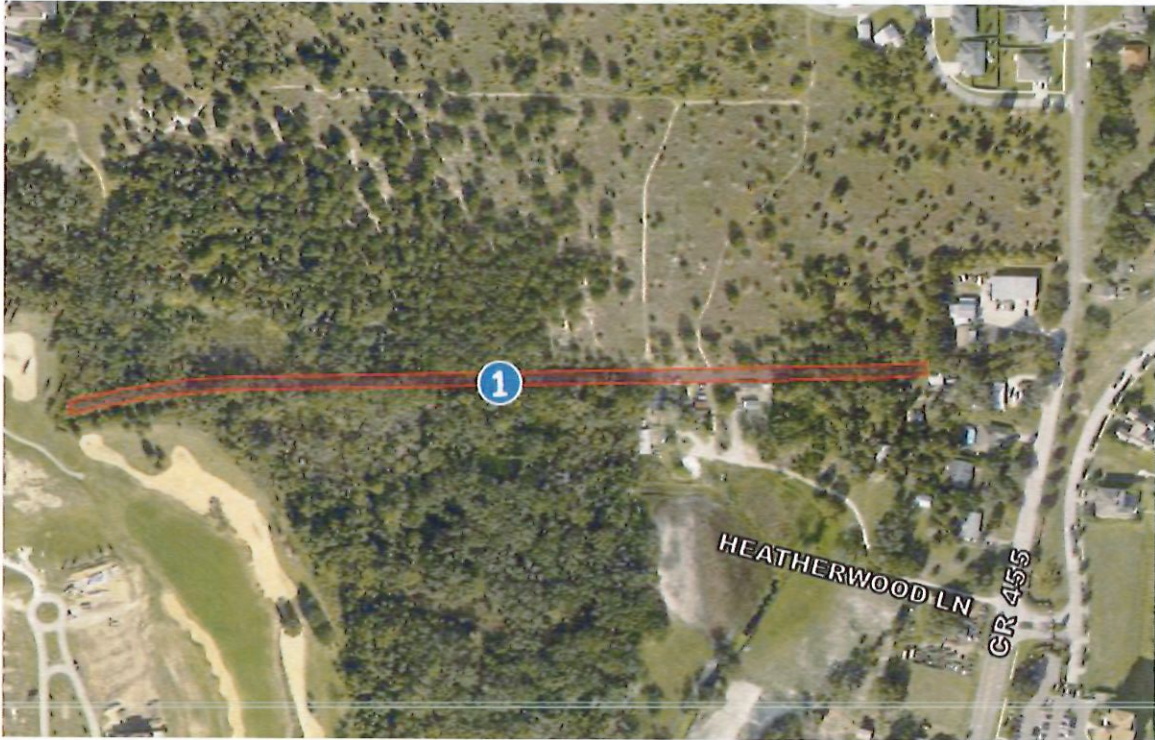
Overview Map 2





# STAFF REPORT

Ordinance 2025-46  
Location Map



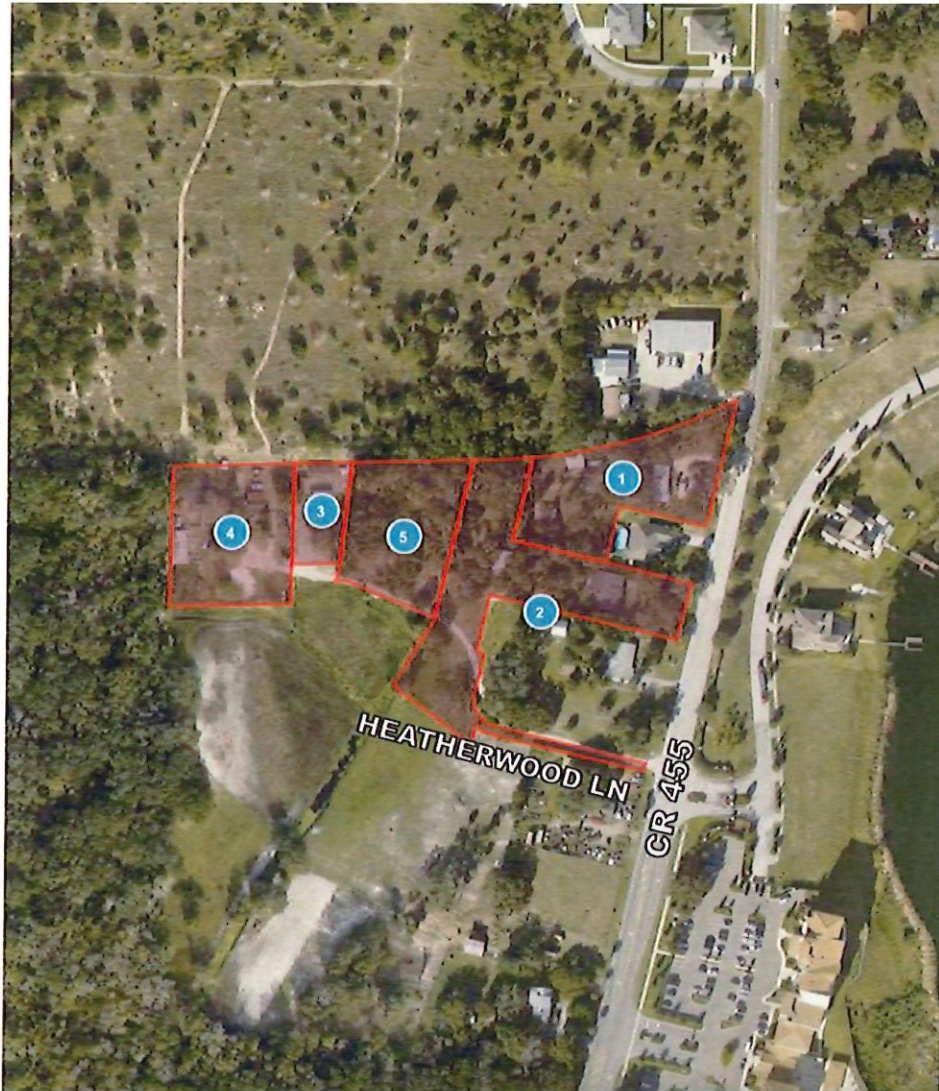
(1) ALT KEY NO. 1037247 11-22-26-0004-000-10000 DCS REAL ESTATE INVESTMENTS LLC





# STAFF REPORT

Ordinance 2025-47  
Location Map



ALT KEY #

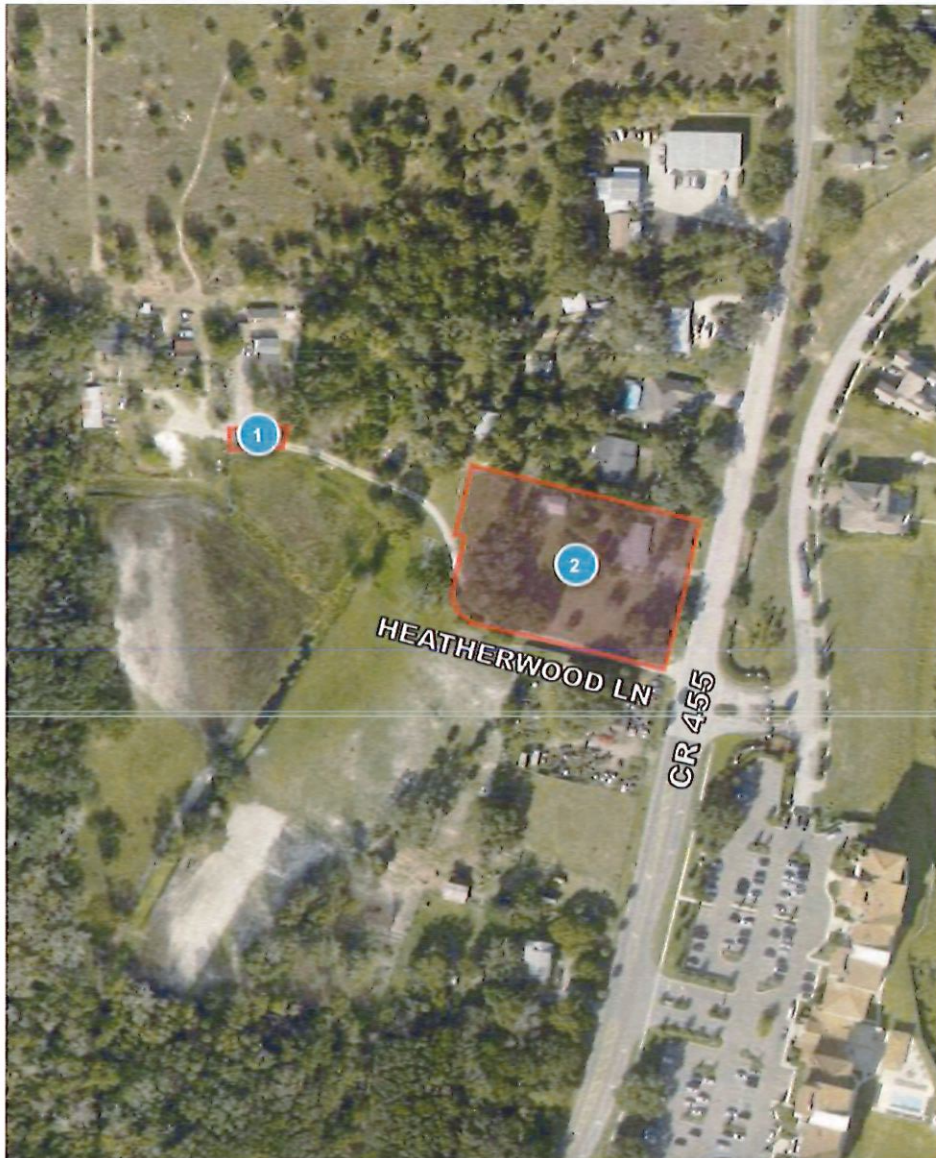
(1)	1592038	11-22-26-0004-000-02801	WILMINGTON DEVELOPMENT SERVICES INC
(2)	1592054	11-22-26-0004-000-03600	WILMINGTON DEVELOPMENT SERVICES INC
(3)	1592071	11-22-26-0004-000-02809	WILMINGTON DEVELOPMENT SERVICES INC
(4)	1592089	11-22-26-0004-000-02802	WILMINGTON DEVELOPMENT SERVICES INC
(5)	1814120	11-22-26-0004-000-03500	WILMINGTON DEVELOPMENT SERVICES INC





# STAFF REPORT

Ordinance 2025-48  
Location Map



ALT KEY #

(1)	3809249	11-22-26-0004-000-04200	WILMINGTON DEVELOPMENT SERVICES INC
(2)	1592020	11-22-26-0004-000-02807	WILMINGTON DEVELOPMENT SERVICES INC





# STAFF REPORT

Ordinance 2025-49  
Location Map



(1) ALT KEY NO. 1592101    11-22-26-0004-000-02805    WILMINGTON DEVELOPMENT SERVICES INC



The map displays the City of San Diego with various planning units and projects. Key features include:

- Planning Units:** PUD (Planned Urban Development), LM (Local Municipality), and CF (Community Facility).
- Projects:** ORB 151/153, ORB 151/153, ORB 400/159, and ORB 1127/499.
- Areas:** LM Rural Transition, LM, and LM.
- Other Labels:** PUD, LM, CF, and LM.

Current Future Land Use: Rural Transition  
Current Zoning: Light Industrial





# STAFF REPORT

Town of Montverde Future Land Use Map



Proposed Annexation into Town of Montverde  
+/- 10 Acres

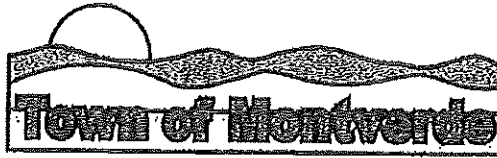






# STAFF REPORT

## APPLICATION



## ANNEXATION APPLICATION

Tax Identification # Alternate Key: 1592020

1. Owner's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054
2. Applicant's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054
3. Applicant Is: Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Optionee ☐  
(If other than the owner, please attach owner's affidavit)
4. Property Address/Location: 16333 County Road 455, Montverde, FL 34756
5. Legal Description of Property to be annexed: See Exhibit "A"
6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455
7. Area of the property: \_\_\_\_\_ Square feet 1.57905314 Acres
8. Utilities: Central Water ☐ Central Sewer ☐ Well ☐ Septic Tank ☐
9. Existing County zoning of property: Lake County - Light Industrial (LM)
10. Requested zoning of property: Single Family Low Density (R-1L)
11. Number, square footage and present use of the existing structures on the property:  
N/A
12. Proposed use of the property: Single-Family Low Density (R-1L)
13. Has any land use application been filed within the last year in connection with this property? ☐ Yes ☒ No. If yes, briefly describe the nature of the request:  
\_\_\_\_\_
14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:

Additional Anticipated Students: TBD

Have you conferred with Lake County School Board concerning the school impacts of this application?

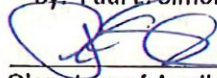
     Yes   X   No

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By: Paul E. Simonson, President



, President 01/31/2025

Signature of Applicant

TBD  
**APPLICANT'S AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared  
Paul E. Simonson, President of Wilmington Development Services, Inc., who being by me first duly  
sworn on oath, deposes and says:

- (1) That he affirms and certifies that he understands and will  
comply with all ordinances, regulations, and provisions of the Town  
of Montverde, Florida, and that all statements and diagrams  
submitted herewith are true and accurate to the best of his  
knowledge and belief, and further, that this application and  
attachments shall become part of the Official Records of the Town  
of Montverde, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been  
completed and attached hereto as part of this application.
- (3) That the applicant desires approval for:

Town of Montverde Annexation



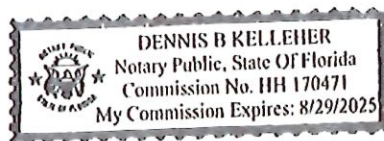
, President

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of  
January, 2025, by Paul E. Simonson, who is personally known to me or  
who has produced \_\_\_\_\_ as identification and who did  
(did not) take an oath.

DK

Notary Public





## **EXHIBIT A**

Address: 16333 County Road 455, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-02807

FROM SE COR OF NE 1/4 OF SE 1/4 RUN W 586.56 FT, N 13-03-0 E ALONG W'LY R/W LINE OF CR 455 A DIST OF 446.40 FT FOR POB, RUN N 76-57-0 W 270 FT, NW'LY ON CURVE WITH RADIUS OF 45 FT, A DIST OF 70.68 FT, N 13-03-0 E 70 FT, N 76-57-0 W 15 FT, N 13-03-0 E 100 FT, S 76-57-0 E 330 FT TO W'LY R/W LINE OF CR 455, S 13-03-0 W ALONG SAID W'LY R/W LINE 215 FT TO POB ORB 6236 PG 1675

PREPARED BY & RETURN TO:  
WADE BOYETTE, ESQUIRE  
BOYETTE, CUMMINS & NAILOS, PLLC  
1635 East Highway, Suite 300  
Clermont, Florida 34711

**Warranty Deed**

MADE AND EXECUTED this 1 day of November 2023,

BY Lynda A. Blackford fka Lynda A. Riddle, individually and as trustee of Lynda A. Blackford Revocable Living Trust dated January 25, 1994 fka the Lynda A. Riddle Revocable Living Trust Dated January 15, 1994 and amended April 11, 2002, whose address is PO Box 560434, Montverde, FL 34756-0434, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of SEVEN HUNDRED SEVENTY-FIVE THOUSAND DOLLARS and No/100 (\$775,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

See exhibit "A" attach hereto and made part of

Tax Parcel I.D. No 11-22-26-0004-000-02807

This is the Homestead property of Grantor.

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

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

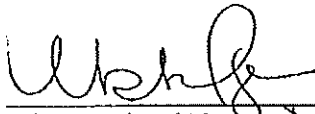
AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

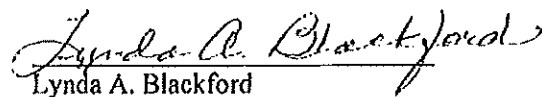
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

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

Signed, sealed and delivered  
in the presence of:

Lynda A. Blackford fka Lynda A.  
Riddle, individually and as trustee of  
Lynda A. Blackford Revocable Living  
Trust dated January 25, 1994 fka the  
Lynda A. Riddle Revocable Living  
Trust Dated January 15, 1994 and  
amended April 11, 2002

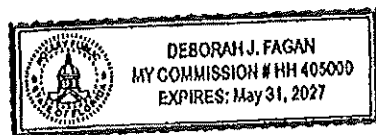
  
Witness Printed Name: Deborah J. Fagan

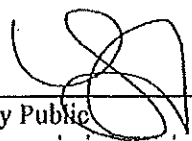
  
Lynda A. Blackford

  
Witness Printed Name: Clare L. Cole

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this 1 day of November, 2023, by Lynda A. Blackford fka Lynda A. Riddle, individually and as trustee of Lynda A. Blackford Revocable Living Trust dated January 25, 1994 fka the Lynda A. Riddle Revocable Living Trust Dated January 15, 1994 and amended April 11, 2002alph M. Lusk, Jr. ( ) who is personally known to me or ( ) has produced a driver's license as identification.



  
Notary Public  
My Commission Expires:

## Legal Description

File Number: 23-01-767

From the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West along 40 line 586.56 feet; thence North 13° 03' East 561.4 feet to a point on the West right-of-way line of Highway No. 455; thence North 76° 57' West 150 feet to the Point of Beginning; thence North 76° 57' West 180 feet; thence North 13° 03' East 100 feet; thence South 76° 57' East 180 feet; thence South 13° 03' West 100 feet to the Point of Beginning; a 15 foot strip along the West boundary of said tract to be used as easement for one-half street width.

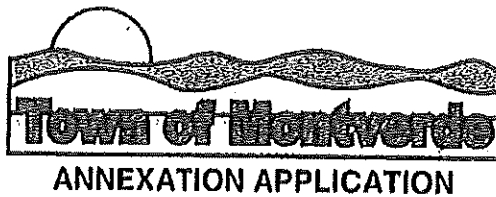
From the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West along 40 line 586.56 feet; thence North 13° 03' East 561.4 feet to the Point of Beginning on the West Right-of-Way line of Highway Number 455; thence North 76° 57' West 150 feet; thence North 13° 03' East 100 feet; thence South 76° 57' East 150 feet; thence South 13° 03' West along the Right-of-way line 100 feet to the Point-of-Beginning.

Tract #1. From the Southeast corner of NE 1/4 of SE 1/4 of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West along 40 line 586.56 feet; thence North 13° 03' East 446.4 feet to Point of Beginning on the West right-of-way line of Highway No. 455; thence North 76° 57' West 150 feet; thence North 13° 03' East 115 feet; thence South 76° 57' East 150 feet; thence South 13° 03' West along right-of-way line 115 feet to Point of Beginning, a 15 foot strip along the South boundary of said tract to be used as easement for one half street width.

From the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West along 40 line 586.56 feet; thence North 13° 30' East 446.4 feet to a point on the West right-of-way line of Highway No. 455; thence North 76° 57' West 150 feet to the Point of Beginning; thence North 76° 57' West 120 feet; thence along the arc of a curve with a radius of 45 feet to the West and North a distance of 70.68 feet; thence North 13° 03' East 70 feet; thence South 76° 57' East 165 feet; thence South 13° 03' West 115 feet to the Point of Beginning, a 15 foot strip along the South and West boundaries of said tract to be used as easement for one-half street width.







Tax Identification # Alternate Key: 1592054

1. Owner's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054
2. Applicant's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054
3. Applicant is: Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Optionee ☐  
(If other than the owner, please attach owner's affidavit)
4. Property Address/Location: 16345 County Road 455, Montverde, FL 34756
5. Legal Description of Property to be annexed: See Exhibit "A"
6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455
7. Area of the property: \_\_\_\_\_ Square feet 1.92180506 Acres
8. Utilities: Central Water ☐ Central Sewer ☐ Well ☐ Septic Tank ☐
9. Existing County zoning of property: Lake County - Light Industrial (LM)
10. Requested zoning of property: Single Family Low Density (R-1L)
11. Number, square footage and present use of the existing structures on the property:  
N/A
12. Proposed use of the property: Single-Family Low Density (R-1L)
13. Has any land use application been filed within the last year in connection with this property? ☐ Yes ☒ No. If yes, briefly describe the nature of the request:  
\_\_\_\_\_
14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:

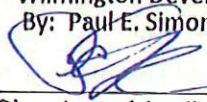
Additional Anticipated Students: TBD

Have you conferred with Lake County School Board concerning the school impacts of this application?  
     Yes   X   No

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By:  Paul E. Simonson, President

, President 01/31/2025

Signature of Applicant

**APPLICANT'S AFFIDAVIT**

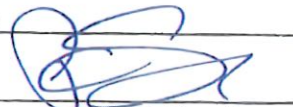
**STATE OF FLORIDA  
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared Paul E. Simonson, President of Wilmington Development Services, Inc., who being by me first duly sworn on oath, deposes and says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Montverde, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Montverde, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.

(3) That the applicant desires approval for:

Town of Montverde Annexation



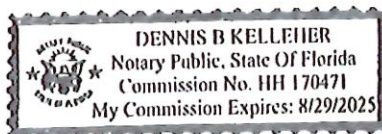
\_\_\_\_\_, President

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2025, by Paul E. Simonson, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.



\_\_\_\_\_  
Notary Public



## **EXHIBIT A**

Address: 16345 County Road 455, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-03600

FROM SE COR OF NE 1/4 OF SE 1/4 RUN W ALONG S LINE OF SAID NE 1/4 OF SE 1/4 586.56 FT TO A PT ON W'LY R/W LINE OF SR 455, N 13DEG 03MIN E ALONG SAID R/W LINE 431.4 FT TO POB, RUN N 76DEG 57MIN W 270 FT TO PT OF CURVATURE, THENCE ALONG ARC OF A CURVE TO THE RT, HAVING A RADIUS OF 60 FT, A DIST OF 31.42 FT THRU A CENTRAL ANGLE OF 30DEG, THENCE S 13DEG 03MIN W 31.87 FT, N 54DEG 11MIN 18SEC W 169 FT THENCE N 31DEG 46MIN 15SEC E 133.74 FT TO A PT ON A CURVE, THENCE NW'LY ALONG ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 112.08 FT, A DIST OF 2.15 FT THRU A CENTRAL ANGLE OF 1DEG 06MIN 06SEC, N 13DEG 03MIN E 279.34 FT TO PT A ON CENTERLINE OF ABANDONED RR R/W, N 88DEG 41MIN E ALONG SAID R/W CENTERLINE 103.23 FT, S 13DEG 03MIN W 143.72 FT, S 76DEG 57MIN E 315 FT TO A PT ON W'LY R/W LINE OF SR 455, S 13DEG 03MIN W ALONG SAID R/W 100 FT, N 76DEG 57MIN W 330 FT, S 13DEG 03MIN W 100 FT, S 76DEG 57MIN E 15 FT, S 13DEG 03MIN W 70 FT TO A PT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45 FT, A DIST OF 70.69 FT THRU A CENTRAL ANGLE OF 90DEG TO A PT OF TANGENCY, S 76DEG 57MIN E 270 FT TO A PT ON W'LY R/W LINE OF SR 455, S 13DEG 03MIN W ALONG SAID W'LY R/W LINE 15 FT TO POB ORB 6243 PG 219

PREPARED BY & RETURN TO:  
WADE BOYETTE, ESQUIRE  
BOYETTE, CUMMINS & NAILOS, PLLC  
1635 East Highway, Suite 300  
Clermont, Florida 34711

**Warranty Deed**

MADE AND EXECUTED this 15 day of November 2023,

BY Ralph M. Agostini, Jr. and Chong Im Agostini, husband and wife, whose address is 16345 County Road 455, Montverde, FL 34756, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of NINE HUNDRED FIFTY THOUSAND DOLLARS and No/100 (\$950,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

See exhibit "A" attach hereto and made part of

Tax Parcel I.D. No 11-22-26-0004-000-03600

This is the Homestead property of Grantor.

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

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

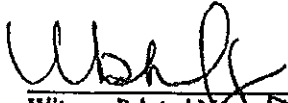
AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

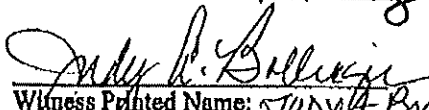


IN WITNESS WHEREOF, Grantor has set his hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Witness Printed Name: John A. Agostini

  
Ralph M. Agostini, Jr.

  
Witness Printed Name: Judy R. Bollinger

  
Chong Im Agostini

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of November, 2023, by Ralph M. Agostini, JR and Chong Im Agostini, husband and wife ☐ who is personally known to me or ☐ has produced a driver's license as identification.



  
Notary Public  
My Commission Expires

### Legal Description

File Number: 23-01-776

FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 586.56 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 455; THENCE NORTH 13 DEGREES 03' 00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 431.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES 57' 00" WEST 270.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A DISTANCE OF 31.42' THROUGH A CENTRAL ANGLE OF 30 DEGREES 00' 00"; THENCE SOUTH 13 DEGREES 03' 00" WEST 31.87 FEET; THENCE NORTH 54 DEGREES 11' 18" WEST 169.00 FEET; THENCE NORTH 31 DEGREES 46' 15" EAST 133.74 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 112.08 FEET, A DISTANCE OF 2.15 FEET THROUGH A CENTRAL ANGLE OF 1 DEGREE 06' 06"; THENCE NORTH 13 DEGREES 03' 00" EAST 279.34 FEET TO POINT "A" ON THE CENTERLINE OF AN ABANDONED RAILROAD RIGHT-OF-WAY THENCE NORTH 88 DEGREES 41' 00" EAST ALONG SAID RIGHT OF WAY CENTERLINE 103.23 FEET; THENCE SOUTH 13 DEGREES 03' 00" WEST 143.72 FEET; THENCE SOUTH 76 DEGREES 57' 00" EAST 315.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 455; THENCE SOUTH 13 DEGREES 03' 00" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 100.00 FEET; THENCE NORTH 76 DEGREES 57' 00" WEST 330.00 FEET; THENCE SOUTH 13 DEGREES 03' 00" WEST 100.00 FEET; THENCE SOUTH 76 DEGREES 57' 00" WEST 15.00 FEET; THENCE SOUTH 13 DEGREES 03' 00" WEST 70.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A DISTANCE OF 70.69 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 00' 00" TO A POINT OF TANGENCY; THENCE SOUTH 76 DEGREES 57' 00" EAST 270.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 455; THENCE SOUTH 13 DEGREES 03' 00" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 15.00 FEET TO THE POINT OF BEGINNING.





## ANNEXATION APPLICATION

Tax Identification # Alternate Key: 1592089

1. Owner's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054
2. Applicant's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054
3. Applicant is: Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Optionee ☐  
(If other than the owner, please attach owner's affidavit)
4. Property Address/Location: 16739 Heatherwood Lane, Montverde, FL 34756
5. Legal Description of Property to be annexed: See Exhibit "A"
6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455
7. Area of the property: \_\_\_\_\_ Square feet 1.14460929 Acres
8. Utilities: Central Water ☐ Central Sewer ☐ Well ☐ Septic Tank ☐
9. Existing County zoning of property: Lake County - Light Industrial (LM)
10. Requested zoning of property: Single Family Low Density (R-1L)
11. Number, square footage and present use of the existing structures on the property:  
N/A
12. Proposed use of the property: Single-Family Low Density (R-1L)
13. Has any land use application been filed within the last year in connection with this property? ☐ Yes ☒ No. If yes, briefly describe the nature of the request:  
\_\_\_\_\_
14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:

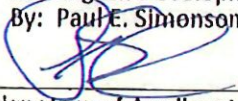
Additional Anticipated Students: TBD

Have you conferred with Lake County School Board concerning the school impacts of this application?  
     Yes   X   No

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By:  Paul E. Simonson, President

, President 01/31/2025

Signature of Applicant



TBD  
**APPLICANT'S AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared Paul E. Simonson, President of Wilmington Development Services, Inc., who being by me first duly sworn on oath, deposes and says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Montverde, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Montverde, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.

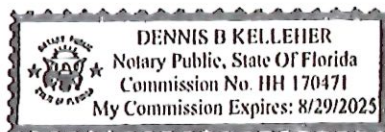
(3) That the applicant desires approval for:

Town of Montverde Annexation

  
\_\_\_\_\_, President  
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2025, by Paul E. Simonson, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

DK  
Notary Public



## **EXHIBIT A**

Address: 16739 Heatherwood Lane, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-02802

FROM SE COR NE 1/4 OF SE 1/4 RUN W 586.56 FT TO W LINE OF HWY, NE'LY ALONG HWY 431.4 FT,  
N 76DEG 57MIN W 300 FT, N 13DEG 03MIN E 446.82 FT, S 88DEG 41MIN W 415.61 FT TO POB, S  
1DEG 12MIN W 208.7 FT, S 88DEG 41MIN W 208.7 FT, N 1DEG 12MIN E 208.7 FT, N 88DEG 41MIN E  
208.7 FT TO POB ORB 6198 PG 12

PREPARED BY & RETURN TO:  
WADE BOYETTE, ESQUIRE  
BOYETTE, CUMMINS & NAILOS, PLLC  
1635 East Highway, Suite 300  
Clermont, Florida 34711

Warranty Deed

MADE AND EXECUTED this 14 day of August, 2023,

BY James M. Moore, attorney in fact for James Moore, whose address is 5430 Crest Highway, Thomaston, GA 30286, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of THREE HUNDRED NINETY-FIVE THOUSAND DOLLARS and No/100 (\$395,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in Lake County, Florida, to-wit:

See exhibit "A" attach hereto and made part of

Tax Parcel I.D. No.11-22-26-0004-000-02802

This is NOT the Homestead property of Grantor.

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

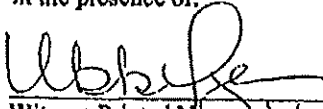
TO HAVE AND TO HOLD, the same in fee simple forever.


AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

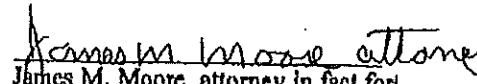
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

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

Signed, sealed and delivered  
in the presence of:

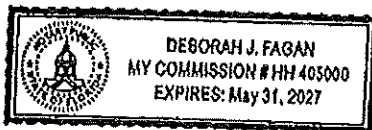
  
Witness Printed Name: Debbie Page

  
Witness Printed Name: Christopher Remolton

  
James M. Moore, attorney in fact for  
James Moore in Part for James Moore

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ( X ) physical presence or ( ) online notarization, this 14 day of August, 2023, by James M. Moore attorney in fact for James Moore ( ) who is personally known to me or ( ) has produced a driver's license as identification.



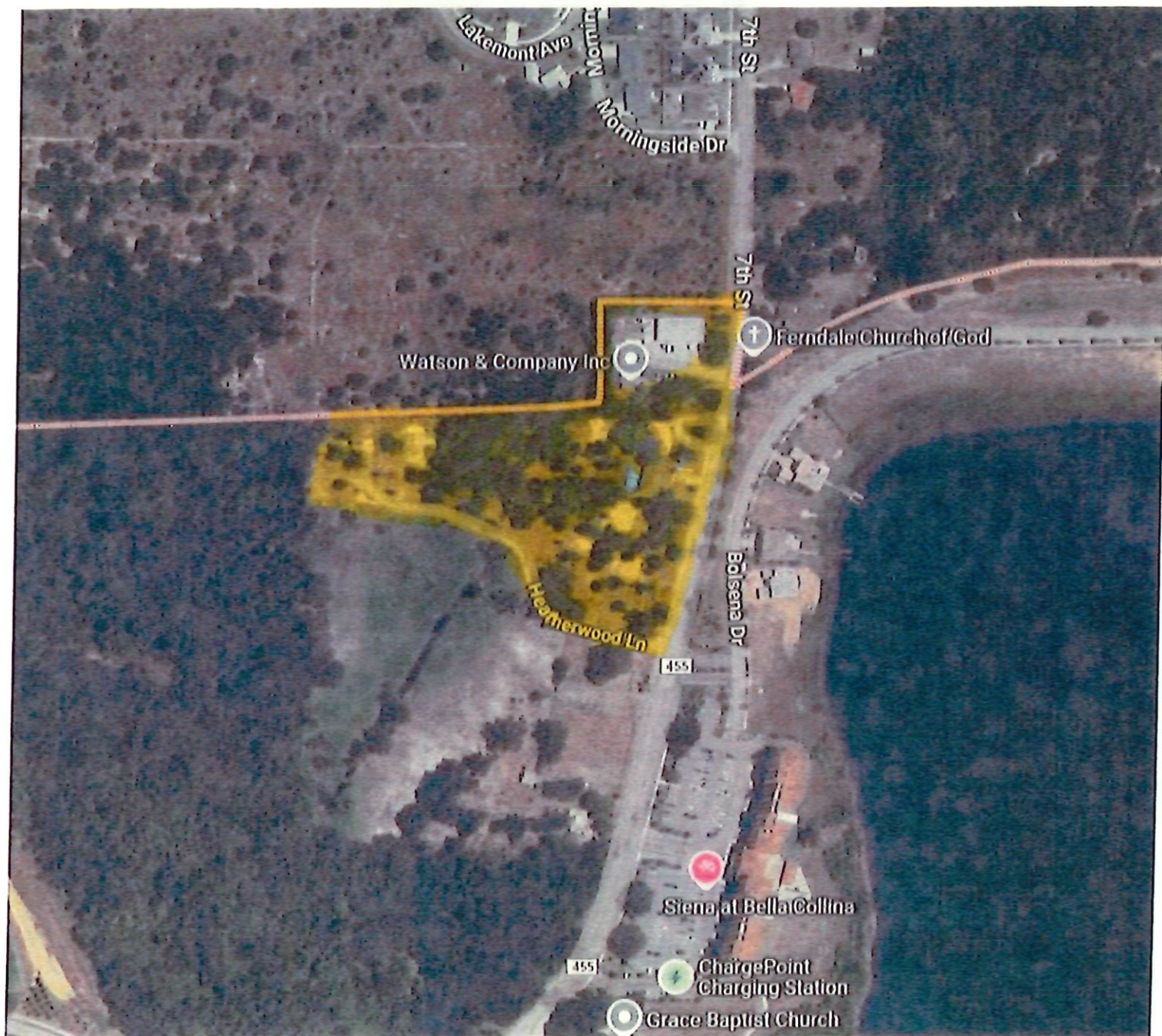
  
Notary Public  
My Commission Expires:

Exhibit "A"

From the Southeast corner of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section 11, Township 22 South Range 26 East, Lake County, Florida, run West 586.56 feet more or less to the West right of way line of Highway No. 455; thence North 13 degrees 03 minutes East along highway right of way line 431.4 feet; thence North 76 degrees 57 minutes West 300 feet; thence North 13 degrees 03 minutes East 446.82 feet more or less to a point 30 feet from the center line of the Tavares & Gulf Railroad thence South 88 degrees 41 minutes West, parallel to and 30 feet from the center line of railroad, 415.61 feet to the point of beginning; thence South 1 degree 12 minutes West 208.7 feet; thence South 88 degrees 41 minutes West 208.7 feet more or less to the West line of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section 11, Township 22 South, Range 26 East, thence North 1 degree 12 minutes East along the West line of said Northeast quarter (NE 1/4) of Southeast quarter (SE 1/4) 208.7 feet to a point 30 feet from the center line of the Tavares & Gulf Railroad; thence North 88 degrees 41 minutes East 208.7 feet more or less to the Point of Beginning.

18







# ANNEXATION APPLICATION

1. Owner's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054

2. Applicant's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054

3. Applicant is: Owner X Agent \_\_\_ Purchaser \_\_\_ Lessee \_\_\_ Optionee \_\_\_  
(If other than the owner, please attach owner's affidavit)

4. Property Address/Location: 16309 County Road 455, Montverde, FL 34756

5. Legal Description of Property to be annexed: See Exhibit "A"

6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455

7. Area of the property: \_\_\_\_\_ Square feet 0.78333324 Acres

8. Utilities: Central Water \_\_\_\_\_ Central Sewer \_\_\_\_\_ Well \_\_\_\_\_ Septic Tank \_\_\_\_\_

9. Existing County zoning of property: Lake County - Light Industrial (LM)

10. Requested zoning of property: Single Family Low Density (R-1L)

11. Number, square footage and present use of the existing structures on the property:  
N/A

12. Proposed use of the property: Single-Family Low Density (R-1L)

13. Has any land use application been filed within the last year in connection with this property? \_\_\_ Yes X No. If yes, briefly describe the nature of the request:

14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:

Additional Anticipated Students: TBD

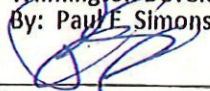
Have you conferred with Lake County School Board concerning the school impacts of this application?  
     Yes   X   No X

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By: Paul E. Simonson, President

 , President 01/31/2025  
Signature of Applicant



**APPLICANT'S AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared Paul E. Simonson, President of Wilmington Development Services, Inc., who being by me first duly sworn on oath, deposes and says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Montverde, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Montverde, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.

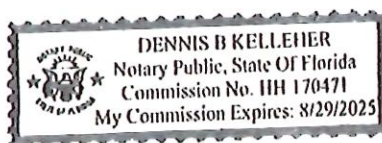
- (3) That the applicant desires approval for:

Town of Montverde Annexation

  
\_\_\_\_\_, President  
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2025, by Paul E. Simonson, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

  
\_\_\_\_\_  
Notary Public



## **EXHIBIT A**

Address: 16309 County Road 455, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-02805

FROM SE COR OF NE 1/4 OF SE 1/4 RUN W 586.56 FT, N 13DEG 03MIN E 261.4 FT FOR POB, CONTINUE N 13DEG 03MIN E ALONG HWY 170 FT, N 76DEG 57MIN W 200 FT, S 13DEG 03MIN W 170 FT, S 76DEG 57MIN E 200 FT TO POB ORB 6295 PG 1243



PREPARED BY & RETURN TO:  
WADE BOYETTE, ESQUIRE  
BOYETTE, CUMMINS & NAILOS, PLLC  
1635 East Highway, Suite 300  
Clermont, Florida 34711

**Warranty Deed**

MADE AND EXECUTED this \_\_\_\_ day of March, 2024,

BY Edward D. Banas, Jr. aka Edward Banas aka Edward S Banas, Jr., a married man, whose address is 15720 Arabian Way, Montverde, FL 34756, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of SEVEN HUNDRED FIFTY THOUSAND DOLLARS and No/100 (\$750,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

See exhibit "A" attach hereto and made part of

Tax Parcel I.D. No 111-22-26-0004-000-02805

This is the Homestead property of Grantor.

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

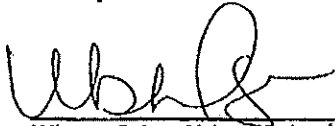
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

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

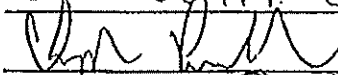
Signed, sealed and delivered  
in the presence of:



Witness Printed Name: Deborah J. Fagan

Address: 1635 F Highway 50, H300

Clermont, FL 34711



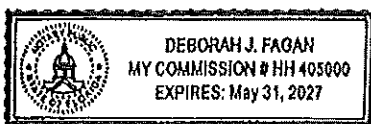
Witness Printed Name: Christopher Penick


Address: 1635 F Highway 50 Ste 300

Clermont, FL 34711

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( )  
online notarization, this 1 day of March, 2024, by Edward D. Banas, Jr., a married man ( ) who  
is personally known to me or ( ) has produced a driver's license as identification.



  
Notary Public  
My Commission Expires:



### Legal Description

File Number: 23-01-792

FROM THE SOUTHEAST CORNER OF NORTHEAST 1/4. OF SOUTHEAST 1/4, SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4 A DISTANCE OF 586.56 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 455, THENCE NORTH 13°13' EAST ALONG SAID RIGHT-OF-WAY LINE 311.4 FEET, THENCE NORTH 76°57' WEST 150 FEET TO THE POINT OF BEGINNING; THENCE NORTH 76°57' WEST 50 FEET, THENCE NORTH 13°03' EAST 120 FEET THENCE SOUTH 76°57' EAST 50 FEET, THENCE SOUTH 13°03' WEST 120 FEET TO THE POINT OF BEGINNING.

AND

FROM THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF SOUTHEAST 1/4, SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4, 586.56 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 455, THENCE NORTH 13°03' EAST ALONG SAID RIGHT-OF-WAY LINE 311.4 FEET TO THE POINT OF BEGINNING, THENCE NORTH 76°57' WEST 150 FEET, THENCE NORTH 13°03' EAST 120 FEET, THENCE SOUTH 76°57' EAST 150 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 455, THENCE SOUTH 13°03' WEST ALONG RIGHT-OF-WAY LINE 120 FEET TO THE POINT OF BEGINNING.

AND

FROM THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF SOUTHEAST 1/4, SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4 A DISTANCE OF 586.56 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 455, THENCE NORTH 13°03' EAST ALONG SAID RIGHT-OF-WAY LINE 311.4 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 76°57' WEST 200 FEET, THENCE SOUTH 13°03' WEST 50 FEET, THENCE SOUTH 76°57' EAST 200 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE, THENCE NORTH 13°03' EAST 50 FEET TO THE POINT OF BEGINNING.





## ANNEXATION APPLICATION

Tax Identification # Alternate Key: 1814120

1. Owner's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054
2. Applicant's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054
3. Applicant is: Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Optionee ☐  
(If other than the owner, please attach owner's affidavit)
4. Property Address/Location: 16819 Heatherwood Lane, Montverde, FL 34756
5. Legal Description of Property to be annexed: See Exhibit "A"
6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455
7. Area of the property: \_\_\_\_\_ Square feet 1.0093033 Acres
8. Utilities: Central Water ☐ Central Sewer ☐ Well ☐ Septic Tank ☐
9. Existing County zoning of property: Lake County - Light Industrial (LM)
10. Requested zoning of property: Single Family Low Density (R-1L)
11. Number, square footage and present use of the existing structures on the property:  
N/A
12. Proposed use of the property: Single Family Low Density (R-1L)
13. Has any land use application been filed within the last year in connection with this property? ☐ Yes ☒ No. If yes, briefly describe the nature of the request:  
\_\_\_\_\_
14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:



Additional Anticipated Students: TBD

Have you conferred with Lake County School Board concerning the school impacts of this application?


     Yes   X   No

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By: Paul E. Simonson, President

 , President 01/31/2025

Signature of Applicant

**APPLICANT'S AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared Paul E. Simonson, President of Wilmington Development Services, Inc., who being by me first duly sworn on oath, deposes and says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Montverde, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Montverde, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.

- (3) That the applicant desires approval for:  
Town of Montverde Annexation



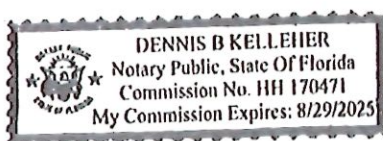
, President

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2025, by Paul E. Simonson, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.



Notary Public



## **EXHIBIT A**

Address: 16819 Heatherwood Lane, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-03500

FROM SE COR OF NE 1/4 OF SE 1/4 RUN W 586.56 FT TO A PT ON W'LY R/W LINE OF SR 455, N 13DEG 03MIN E ALONG SAID R/W 431.4 FT, N 76DEG 57MIN W 270 FT, THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 60 FT, A DIST OF 94.25 FT THRU A CENTRAL ANGLE OF 90DEG TO A PT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 112.08 FT, A DIST OF 157.21 FT THRU A CENTRAL ANGLE OF 80DEG 22MIN TO A PT OF TANGENCY, N 67DEG 19MIN W 63.8 FT TO THE POB, CONT N 67DEG 19MIN W 106.82 FT, N 15DEG 25MIN 57SEC E 31.52 FT, N 8DEG 44MIN 36SEC E 169.89 FT TO CENTERLINE OF ABANDONED RR R/W, N 88DEG 41MIN E 101.56 FT, S 8DEG 44MIN 36SEC W 244.67 FT TO POB, FROM SE COR OF NE 1/4 OF SE 1/4 RUN W ALONG S LINE OF NE 1/4 OF SE 1/4 586.56 FT TO A PT ON W'LY R/W LINE OF SR 455, N 13DEG 03MIN E ALONG SAID R/W 431.4 FT, N 76DEG 57MIN W 270 FT, THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 60 FT, A DIST OF 94.25 FT THRU A CENTRAL ANGLE OF 90DEG TO A PT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 112.08 FT, A DIST OF 157.21 FT THRU A CENTRAL ANGLE OF 80DEG 22MIN TO A PT OF TANGENCY & POB, RUN N 67DEG 19MIN W 63.8 FT, N 8DEG 44MIN 36SEC E 244.67 FT, N 88DEG 41MIN E ALONG CENTERLINE OF ABANDONED RR 92.49 FT TO PT A, S 13DEG 03MIN W 279.34 FT TO A PT OF CURVE, THENCE ALONG ARC OF SAID CURVE TO THE LEFT, HAVING RADIUS OF 112.08 FT, A DIST OF 10.66 FT THRU CENTRAL ANGLE OF 5DEG 27MIN TO A PT OF TANGENCY & POB ORB 6194 PG 2402

PREPARED BY & RETURN TO:  
WADE BOYETTE, ESQUIRE  
BOYETTE, CUMMINS & NAILOS, PLLC  
1635 East Highway, Suite 300  
Clermont, Florida 34711

**Warranty Deed**

MADE AND EXECUTED this 14/day of August, 2023,

BY Terrie A. Satterfield fka Terrie A. Vacek, a married woman, whose address is 1259 Highway 39, Somerset, KY 42503, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of TWO HUNDRED FIFTY-FIVE THOUSAND DOLLARS and No/100 (\$255,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

See exhibit "A" attach hereto and made part of

Tax Parcel I.D. No. 11-22-26-0004-000-03500

This is NOT the Homestead property of Grantor.

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

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

AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

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

Signed, sealed and delivered  
in the presence of:

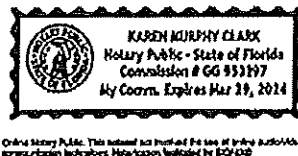
Thomas Clark   
Witness Printed Name: Thomas Clark

Terrie A. Satterfield   
Terrie A. Satterfield fka Terrie A. Vacek

Karen Murphy Clark   
Witness Printed Name: Karen Murphy Clark

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (X) online notarization, this 11th day of August, 2023, by Terrie A. Satterfield fka Terrie A. Vacek, a married woman ( ) who is personally known to me or (X) has produced a driver's license as identification.



Karen Murphy Clark   
Notary Public Karen Murphy Clark  
My Commission Expires: March 29, 2024



## Legal Description

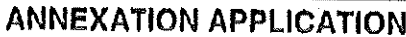
File Number: 23-01-490

From the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West along the South line of said Northeast 1/4 of the Southeast 1/4 586.56 feet to a point on the Westerly Right-of-Way line of State Road No. 455; thence North  $13^{\circ}03'00''$  East along said Westerly Right-of-Way line 431.40 feet; thence North  $76^{\circ}57'00''$  West 270.00 feet to a point of curvature; thence along the arc of a curve to the right, having a radius of 60.00 feet, a distance of 94.25 feet through a central angle of  $90^{\circ}00'00''$  to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 112.08 feet, a distance of 157.21 feet through a central angle of  $80^{\circ}22'00''$  to a point of tangency; thence North  $67^{\circ}19'00''$  West 63.80 feet to the Point of Beginning; thence continue North  $67^{\circ}19'00''$  West 106.82 feet; thence North  $15^{\circ}25'57''$  East 31.52 feet, thence North  $8^{\circ}44'36''$  East 169.89 feet to the centerline of an abandoned railroad Right-of-Way; thence North  $88^{\circ}41'00''$  East along said Right-of-Way centerline 101.56 feet; thence South  $8^{\circ}44'36''$  West 244.67 feet to the Point of Beginning.

AND

From the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West along the South line of said Northeast 1/4 of the Southeast 1/4 586.56 feet to a point on the Westerly Right-of-Way line of State Road No. 455; thence North  $13^{\circ}03'00''$  East along said Westerly Right-of-Way line 431.40 feet; thence North  $76^{\circ}57'00''$  West 270.00 feet to a point of curvature; thence along the arc of a curve to the right, having a radius of 60.00 feet, a distance of 94.25 feet through a central angle  $90^{\circ}00'00''$  to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 112.00 feet, a distance of 157.21 feet through a central angle of  $80^{\circ}22'00''$  to a point of tangency and Point of Beginning; thence North  $67^{\circ}19'00''$  West 63.80 feet; thence North  $08^{\circ}44'36''$  East 244.67 feet to the centerline of an abandoned railroad Right-of-Way; thence North  $88^{\circ}41'00''$  East along said Right-of-Way centerline 92.49 feet; thence South  $13^{\circ}03'00''$  West 279.34 feet to point of curve; thence along the arc of said curve to the left, having a radius of 112.08 feet, a distance of 10.66 feet through a central angle of  $05^{\circ}27'00''$  to a point of tangency and the Point of Beginning.





1. Owner's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054

2. Applicant's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054

3. Applicant is: Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Optionee ☐  
(If other than the owner, please attach owner's affidavit)

4. Property Address/Locallon: TBD Heatherwood Lane, Montverde, FL 34756

5. Legal Description of Property to be annexed: See Exhibit "A"

6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455

7. Area of the property: \_\_\_\_\_ Square feet 0.05497656 Acres

8. Utilities: Central Water \_\_\_\_\_ Central Sewer \_\_\_\_\_ Well \_\_\_\_\_ Septic Tank \_\_\_\_\_

9. Existing County zoning of property: Lake County - Light Industrial (LM)

10. Requested zoning of property: Single Family Low Density (R-1L)

11. Number, square footage and present use of the existing structures on the property:  
N/A

12. Proposed use of the property: Single-Family Low Density (R-1L)

13. Has any land use application been filed within the last year in connection with this property? ☐ Yes ☒ No. If yes, briefly describe the nature of the request:  
\_\_\_\_\_

14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:

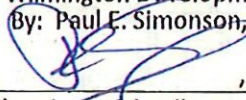
Additional Anticipated Students: TBD

Have you conferred with Lake County School Board concerning the school impacts of this application?  
     Yes   X   No

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By:  Paul E. Simonson, President

, President 01/31/2025

Signature of Applicant



TBD  
**APPLICANT'S AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared Paul E. Simonson, President of Wilmington Development Services, Inc., who being by me first duly sworn on oath, deposes and says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Montverde, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Montverde, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.

(3) That the applicant desires approval for:

Town of Montverde Annexation



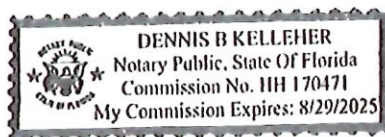
, President

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2025, by Paul E. Simonson, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.



Notary Public





## **EXHIBIT A**

Address: TBD Heatherwood Lane, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-04200

FROM SE COR OF NE 1/4 OF SE 1/4 RUN W 586.56 FT TO W'LY R/W LINE OF SR 455, N 13DEG 03MIN 00SEC E ALONG SAID W'LY R/W LINE 431.40 FT, N 76DEG 57MIN 00SEC W 270 FT TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60 FT, A DIST OF 94.25 FT THRU A CENTRAL ANGLE OF 90DEG 00MIN 00SEC TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 112.08 FT, A DIST OF 157.21 FT THRU A CENTRAL ANGLE OF 80DEG 22MIN 00SEC TO A POINT OF TANGENCY, THENCE N 67DEG 19MIN 00SEC W 170.62 FT FOR POB, RUN S 87DEG 06MIN 00SEC W 76.08 FT, N 01DEG 12MIN 00SEC E 30 FT, N 87DEG 06MIN 00SEC E 83.85 FT, S 15DEG 25MIN 57SEC W 31.52 FT TO POB ORB 6231 PG 1945

PREPARED BY & RETURN TO:  
WADE BOYETTE, ESQUIRE  
BOYETTE, CUMMINS & NAILOS, PLLC  
1635 East Highway, Suite 300  
Clermont, Florida 34711

Warranty Deed

MADE AND EXECUTED this 18 day of October, 2023,

BY Ralph M. Lusk, Jr., 42140 Pine Valley Drive, Paisley, Florida 32767, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of TWO THOUSAND DOLLARS and No/100 (\$2,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

See exhibit "A" attach hereto and made part of

Tax Parcel I.D. No 11-22-26-0004-000-04200

This is NOT the Homestead property of Grantor.

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

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

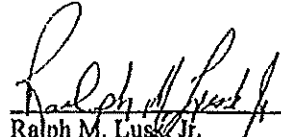
AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

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

Signed, sealed and delivered  
in the presence of:

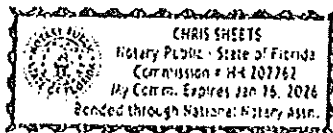
  
Witness Printed Name: Connie Britwell

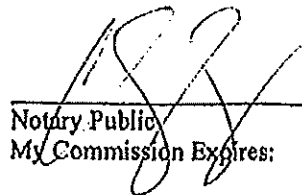
  
Ralph M. Lusk, Jr.

  
Witness Printed Name: Steven Glass

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of October, 2023, by Ralph M. Lusk, Jr. ☒ who is personally known to me or ☐ has produced a driver's license as identification.



  
Notary Public  
My Commission Expires:

## Legal Description

File Number 23-01-747

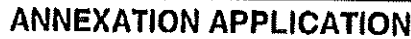
Commence at Point "A" of the above-described property; thence run S 88 degrees 41 minutes 00 seconds W 194.05 feet; thence S 08 degrees 44 minutes 36 seconds W 168.89 feet to the Point of Beginning; thence S 15 degrees 25 minutes 57 seconds W 31.52 feet; thence S 87 degrees 06 minutes 00 seconds W 76.08 feet; thence N 01 degrees 12 minutes 00 seconds E 30.00 feet; thence N 87 degrees 06 minutes 00 seconds E 83.85 feet to the Point of Beginning; subject to all right-of-ways and easements of record. Said lands being more particularly described as follows:

A Parcel of land, situated in Section 11, Township 22 South, Range 26 East, lying within Lake County and being more particularly described as follows:

Commence at the Northeast corner of Tract F, Bella Collina West, according to the Map or Plat thereof as recorded in Plat Book 54, Page 2 of the Public Records of Lake County, Florida, said corner also being a point on the centerline of an abandoned railroad described in Official Records Book 4201, Page 1928 of the Public Records of Lake County, Florida; thence, along the said centerline, run North 88 degrees 33'02" East, a distance of 208.75 feet to the Northwest corner of lands described in Official Records Book 4908, Page 1417 of the Public Records of Lake County, Florida; thence, along the Westerly lines of said lands, run the following two (2) courses: (1) thence, departing said centerline, run South 01 degrees 20'13" East, a distance of 30.00 feet to a point on the Southerly Right-of-Way line of said abandoned railroad; (2) thence run South 01 degrees 12'00" West, a distance of 140.00 feet to the Southwest corner of aforesaid lands and the Point of Beginning; thence, departing said Westerly line and along the Southerly line of aforesaid lands, run North 87 degrees 06'00" West, a distance of 86.99 feet; thence run South 08 degrees 44'37" West, a distance of 0.13 feet; thence run South 15 degrees 25'58" West, a distance of 31.39 feet; thence run South 87 degrees 06'00" West a distance of 79.24 feet; to the Southwest corner of aforesaid lands; thence run North 01 degrees 12'00" West, a distance of 30.00 feet to the Point of Beginning.







1. Owner's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054

2. Applicant's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054

3. Applicant is: Owner X Agent \_\_\_ Purchaser \_\_\_ Lessee \_\_\_ Optionee \_\_\_  
(If other than the owner, please attach owner's affidavit)

4. Property Address/Locallon: 16411 County Road 455, Montverde, FL 34756

5. Legal Description of Property to be annexed: See Exhibit "A"

6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455

7. Area of the property: \_\_\_\_\_ Square feet 1.24362147 Acres

8. Utilities: Central Water\_\_\_\_\_ Central Sewer\_\_\_\_\_ Well\_\_\_\_\_ Septic Tank\_\_\_\_\_

9. Existing County zoning of property: Lake County - Light Industrial (LM)

10. Requested zoning of property: Single Family Low Density (R-1L)

11. Number, square footage and present use of the existing structures on the property:  
N/A

12. Proposed use of the property: Single-Family Low Density (R-1L)

13. Has any land use application been filed within the last year in connection with this property? \_\_\_ Yes X No. If yes, briefly describe the nature of the request:

14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:

Additional Anticipated Students: TBD

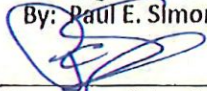
Have you conferred with Lake County School Board concerning the school impacts of this application?

     Yes   X   No

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By:  Paul E. Simonson, President

, President 01/31/2025

Signature of Applicant

**APPLICANT'S AFFIDAVIT**


**STATE OF FLORIDA  
COUNTY OF LAKE**

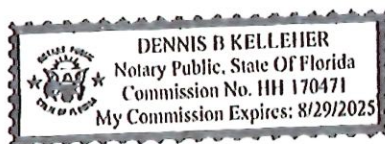
Before me, the undersigned authority personally appeared Paul E. Simonson, President of Wilmington Development Services, Inc., who being by me first duly sworn on oath, deposes and says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Montverde, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Montverde, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.
- (3) That the applicant desires approval for:  
Town of Montverde Annexation

  
\_\_\_\_\_, President  
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2025, by Paul E. Simonson, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

  
\_\_\_\_\_  
Notary Public



## **EXHIBIT A**

Address: 16411 County Road 455, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-02801

FROM SW COR OF NE 1/4 OF SE 1/4, RUN E 747.64 FT TO W'LY R/W OF HWY 455, N 13DEG 03MIN E 761.4 FT, N 76DEG 57MIN W 150 FT TO POB, CONT N 76DEG 57MIN W 165 FT, N 13DEG 03MIN E TO CENTERLINE OF ABANDONED RR R/W, NE'LY ALONG SAID CENTER- LINE TO A POINT ON W'LY R/W OF SAID HWY, S 13DEG 03MIN W 199.40 FT, N 76DEG 57MIN W 150 FT, S 13DEG 03MIN W TO POB ORB 6256 PG 668

PREPARED BY & RETURN TO:  
WADE BOYETTE, ESQUIRE  
BOYETTE, CUMMINS & NAILOS, PLLC  
1635 East Highway, Suite 300  
Clermont, Florida 34711

Warranty Deed

MADE AND EXECUTED this 12 day of December 2023,

BY Steven C. Theodore, a single man, whose address is 116411 County Road 455, Montverde, FL 34756, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of SEVEN HUNDRED THOUSAND DOLLARS and No/100 (\$700,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

See exhibit "A" attach hereto and made part of

Tax Parcel I.D. No11-22-26-0004-000-02801

This is the Homestead property of Grantor.

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

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

AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)




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

Signed, sealed and delivered  
in the presence of:

  
Witness Printed Name: Deborah J. Fagan

Address: 1635 E High St, #30  
Cherest 1F 34711

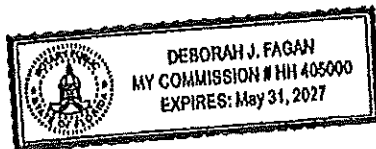
  
Witness Printed Name: Judy A. Bollinger

Address: 16690 Cavallo Drive  
Montverde FL 34756

  
Steven C. Theodore

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of (2) physical presence or ( ) online notarization, this 12 day of December, 2023, by Steven C. Theodore, a single man ( ) who is personally known to me or ( ) has produced a driver's license as identification.



  
Notary Public  
My Commission Expires:



## Legal Description

File Number: 23-01-768

### Parcel 1:

Begin at the Southwest corner of NE 1/4 of SE 1/4 of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run thence East 747.64 feet, to the Westerly right-of-way line of State Road No. 455, thence North  $13^{\circ}03'$  East 761.4 feet for Point of Beginning; thence to the left an angle of  $90^{\circ}$  and run Northwesterly 315.0 feet, thence North  $13^{\circ}03'$  East 117 feet, more or less, to right-of-way of T & G Railroad; thence back to said Point of Beginning and run North  $13^{\circ}03'$  East 100 feet, thence turn to the left an angle of  $90^{\circ}$  and run Northwesterly 150 feet, thence North  $13^{\circ}03'$  East 65.5 feet, more or less, to right-of-way of T & G Railroad, thence in a Southwesterly direction along said right-of-way to point intersecting the Western boundary of this described tract of land, being otherwise known as Lots 7 and 8 of unrecorded Plat of Ranch View.

AND

### Parcel 2:

From the Southeast corner of the NE 1/4 of the SE 1/4 of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West along 40 line 586.56 feet; thence North  $13^{\circ}03'$  East 861.4 feet to the Point of Beginning on the West right-of-way line of Highway No. 455; thence North  $76^{\circ}57'$  West 150 feet; thence North  $13^{\circ}03'$  East 65.5 feet, more or less, to the South right-of-way line of the Tavares and Gulf Railroad; thence Northeasterly along said railroad right-of-way line to a point on the West right-of-way line of said Highway No. 455; thence South  $13^{\circ}03'$  West along highway right-of-way line 164.4 feet, more or less, to the Point of Beginning.

AND

### Parcel 3:

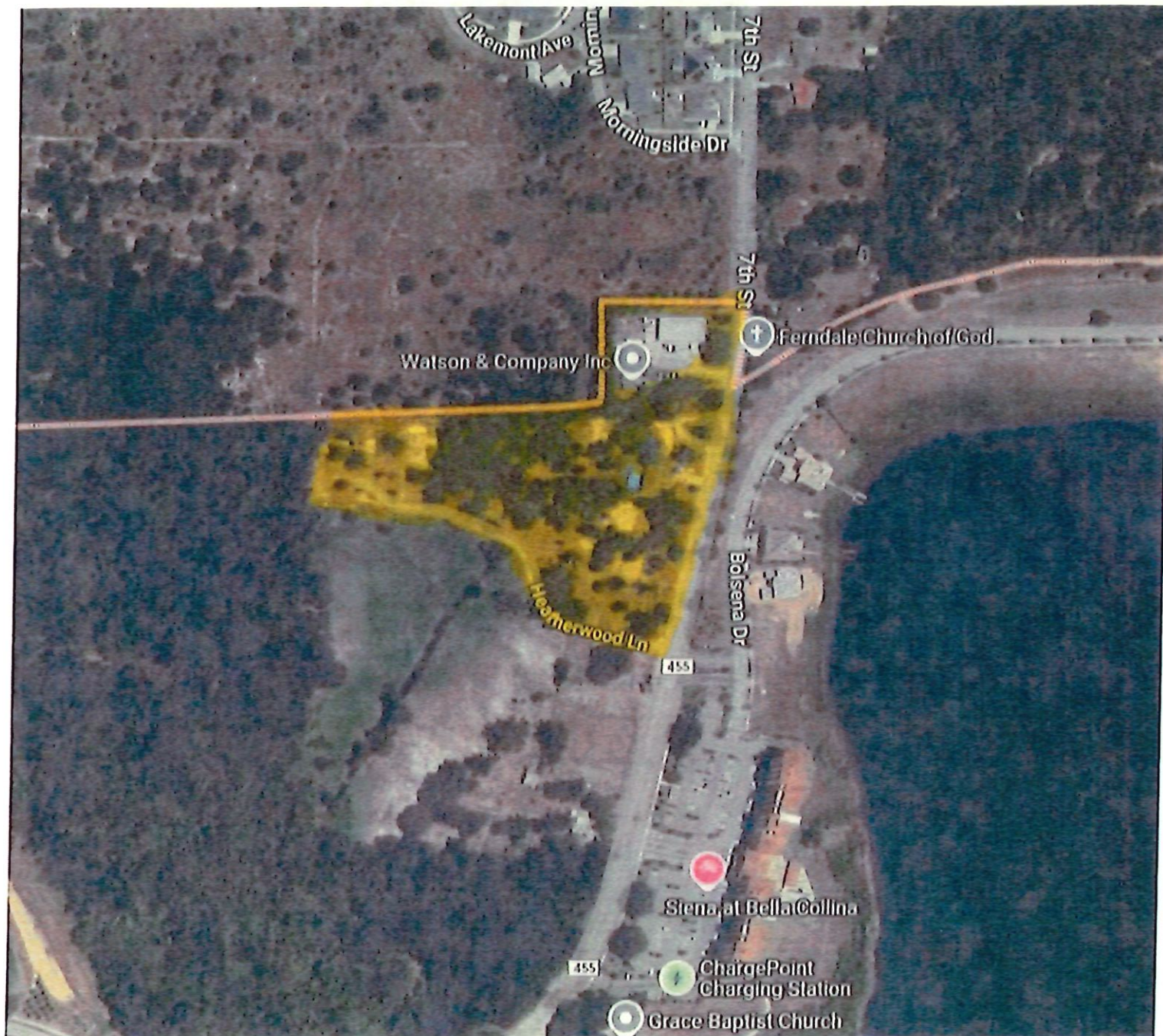
The Southerly one-half of that part of the right-of-way of the T and G Railroad (now Seaboard Coast Line Railroad) adjoining the above-described Parcel 1.

AND

### Parcel 4:

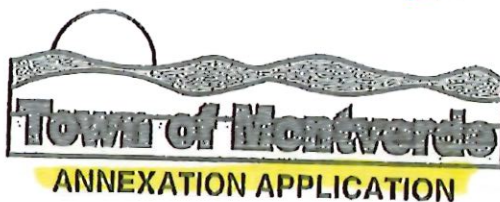
A strip of land 30 feet in width by approximately 180 feet in length; comprising the southeasterly 30 feet of the railroad right-of-way adjoining the northerly property line of the property described in deed dated April 21, 1969, recorded in Official Records Book 379, Page 907, Public Records of Lake County, Florida; being shown on print attached to deed recorded in Official Records Book 962, Page 1395, of the Public Records of Lake County, Florida.

LESS AND EXCEPT from the above-described parcels the following described property: Begin at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run thence East 747.64 feet to the Westerly right-of-way line of State Road 455, thence North  $13^{\circ}03'$  East 761.4 feet for the Point of Beginning; thence turn to the left on angle of 90 degrees and run Northwesterly 150 feet; thence North  $13^{\circ}03'$  East 100 feet; thence back to said Point of Beginning and run North  $13^{\circ}03'$  East 100 feet, thence turn to the left an angle of 90 degrees and run Northwesterly 150 feet to a point intersecting the Westerly boundary of this described tract of land, being otherwise known as Lot 7 of an unrecorded Plat of Ranch View.





Z25-000001



Tax Identification # Alternate Key: 1592071

1. Owner's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054
2. Applicant's Name: Wilmington Development Services, Inc.  
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401  
Telephone #: (561) 308-3054
3. Applicant is: Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Optionee ☐  
(If other than the owner, please attach owner's affidavit)
4. Property Address/Location: 16801 Heatherwood Lane, Montverde, FL 34756
5. Legal Description of Property to be annexed: See Exhibit "A"
6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455
7. Area of the property: \_\_\_\_\_ Square feet .35616099 Acres
8. Utilities: Central Water ☐ Central Sewer ☐ Well ☐ Septic Tank ☐
9. Existing County zoning of property: Lake County - Light Industrial (LM)
10. Requested zoning of property: Single Family Low Density (R-1L)
11. Number, square footage and present use of the existing structures on the property:  
N/A
12. Proposed use of the property: Single-Family Low Density (R-1L)
13. Has any land use application been filed within the last year in connection with this property? ☐ Yes ☒ No. If yes, briefly describe the nature of the request:  
\_\_\_\_\_
14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:

Additional Anticipated Students: TBD

Have you conferred with Lake County School Board concerning the school impacts of this application?

Yes ☒ No

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By: Paul E. Simonson, President

01/31/2025, President

Signature of Applicant



PROPERTY RECORD CARD

General Information

Name:	DCS REAL ESTATE INVESTMENTS LLC	Alternate Key:	1037247
Mailing Address:	217 PERUVIAN AVE STE 2 PALM BEACH, FL 33480-4688 <a href="#">Update Mailing Address</a>	Parcel Number: ⓘ	11-22-26-0004-000-10000
		Millage Group and City:	0003 Unincorporated
		2024 Total Certified Millage Rate:	13.1621
		Trash/Recycling/Water/Info:	<a href="#">My Public Services Map</a> ⓘ
Property Location:	HEATHERWOOD LN MONTVERDE FL, 34756	Property Name:	-- <a href="#">Submit Property Name</a> ⓘ
		School Information:	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
Property Description:	ABANDONED FORMER T & G R/W--LESS PART SOLD TO LINEBERGER CREWS & CARPENTER & HOLBROOK--& MOORE IN ORB 916 PG 2352 & LESS PART SOLD TO MONTVERDE PROPERTY LTD & LESS PART DEED IN ORB 1610 PG 2070-- ORB 4181 PG 1145 ORB 4201 PG 1928		
<small>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.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	UTILITY (9100)	0	0		1.820	Acre		\$6,552.00	\$6,552.00
				<a href="#">Click here for Zoning Info</a> ⓘ	<a href="#">FEMA Flood Map</a>				

Miscellaneous Improvements

There is no improvement information to display.
---

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">4201 / 1928</a>	06/27/2012	Warranty Deed	Unqualified	Vacant	\$0.00
<a href="#">4181 / 1145</a>	06/27/2012	Warranty Deed	Unqualified	Vacant	\$3,750,000.00
<a href="#">2973 / 932</a>	10/03/2005	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">2721 / 2336</a>	12/16/2004	Quiet Title	Unqualified	Vacant	\$0.00
<a href="#">2668 / 1009</a>	09/28/2004	Warranty Deed	Unqualified	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

## Values and Estimated Ad Valorem Taxes ⓘ

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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$6,552	\$6,552	\$6,552	5.0364	\$33.00
SCHOOL BOARD STATE	\$6,552	\$6,552	\$6,552	3.1240	\$20.47
SCHOOL BOARD LOCAL	\$6,552	\$6,552	\$6,552	2.9980	\$19.64
LAKE COUNTY WATER AUTHORITY	\$6,552	\$6,552	\$6,552	0.2940	\$1.93
ST JOHNS RIVER FL WATER MGMT DIST	\$6,552	\$6,552	\$6,552	0.1793	\$1.17
LAKE COUNTY MSTU STORMWATER	\$6,552	\$6,552	\$6,552	0.4957	\$3.25
LAKE COUNTY MSTU AMBULANCE	\$6,552	\$6,552	\$6,552	0.4629	\$3.03
LAKE COUNTY VOTED DEBT SERVICE	\$6,552	\$6,552	\$6,552	0.0918	\$0.60
LAKE COUNTY MSTU FIRE	\$6,552	\$6,552	\$6,552	0.4800	\$3.14
				<b>Total:</b> 13.1621	<b>Total:</b> \$86.23

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data updated nightly.  
**Site Notice**

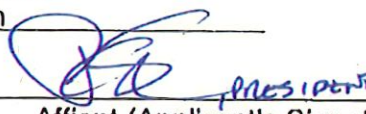


**APPLICANT'S AFFIDAVIT**


**STATE OF FLORIDA  
COUNTY OF LAKE**

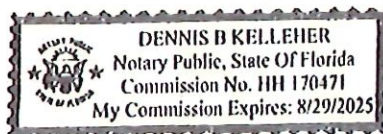
Before me, the undersigned authority personally appeared Paul E. Simonson, President of Wilmington Development Services, Inc., who being by me first duly sworn on oath, deposes and says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Montverde, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Montverde, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.
- (3) That the applicant desires approval for:  
Town of Montverde Annexation

  
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31 day of January, 2025, by Paul E. Simonson, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

  
Notary Public



## **EXHIBIT A**

Address: 16801 Heatherwood Lane, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-02809

FROM SE COR OF NE 1/4 OF SE 1/4, RUN W 586.56 FT, N 13-03-00 E 431.4 FT, N 76-57-00 W 300 FT, N 13-03-00 E 446.82 FT, S 88-41-00 W 319.45 FT FOR POB, RUN S 88-41-00 W 96.16 FT, S 01-12-00 W 140 FT, N 87-06-00 E 83.85 FT, NE'LY TO POB, S 30 FT TO ABANDONED RR R/W LYING N OF PARCEL DESCRIBED & LYING BETWEEN N'LY EXTENSION OF E'LY & W'LY LINES OF SAID PARCEL ORB 6170 PG 1584



## PROPERTY RECORD CARD

### General Information

Name:	DCS REAL ESTATE INVESTMENTS LLC	Alternate Key:	1037247
Mailing Address:	217 PERUVIAN AVE STE 2 PALM BEACH, FL 33480-4688 <a href="#">Update Mailing Address</a>	Parcel Number: ⓘ	11-22-26-0004-000-10000
		Millage Group and City:	0003 Unincorporated
		2024 Total Certified Millage Rate:	13.1621
		Trash/Recycling/Water/Info:	<a href="#">My Public Services Map</a> ⓘ
Property Location:	HEATHERWOOD LN MONTVERDE FL, 34756	Property Name:	-- <a href="#">Submit Property Name</a> ⓘ
		School Information:	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
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Property data updated nightly.  
**Site Notice**



PREPARED BY & RETURN TO:  
WADE BOYETTE, ESQUIRE  
BOYETTE, CUMMINS & NAILOS, PLLC  
1635 East Highway, Suite 300  
Clermont, Florida 34711

Warranty Deed

MADE AND EXECUTED this 3 day of July, 2023,

BY Joseph A. Kingman and Jenice R. Kingman, whose address is 1028 Scenic View Circle, Minneola, FL 34715, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS and No/100 (\$375,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

From the Southeast corner of the Northeast 1/4 of the Southeast 1/4, Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West 586.56 feet, more or less, to the West right-of-way line of Highway No. 455; thence North 13°03' East along highway right-of-way line 431.4 feet; thence North 76°57' West 300 feet; thence North 13°03' East, 446.82 feet, more or less, to a point 30 feet from the center line of the Tavares and Gulf Railroad; thence South 88°41' West parallel to and 30 feet from the center line of railroad 319.45 feet to the Point of Beginning; thence South 88°44' West 96.16 feet; thence South 1°12' West 140 feet; thence North 87°06' East 83.85 feet; thence Northeasterly to the Point of Beginning.

And

A strip of land 30 feet in width and 96.16 feet in length, comprising the Southerly 30 feet of Seaboard Coastline Railroad right-of-way adjoining and lying North of Bonnie Belle Moore's Northerly property line as described in deed from Robert B. Lineberger to Grantee recorded in Official Records Book 260, Page 21, Public records of Lake County, Florida

Tax Parcel I.D. No.11-22-26-0004-000-02809

This is NOT the Homestead property of Grantor.

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

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

AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

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

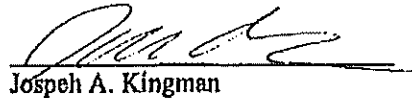
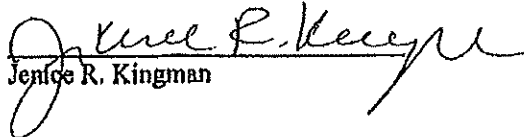
Signed, sealed and delivered  
in the presence of:



Witness Printed Name: Ken Costello

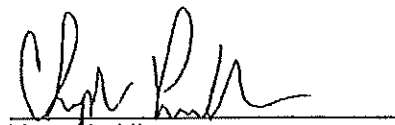
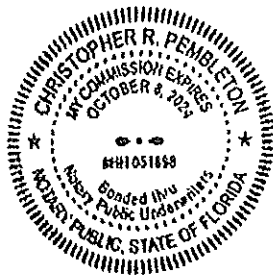


Witness Printed Name: Christopher Pembleton

  
Joseph A. Kingman  
Jenice R. Kingman

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization, this 3 day of July, 2023, by Joseph A. Kingman and Jenice R. Kingman, husband and wife, ( ) who is personally known to me or ☒ has produced a driver's license as identification.

  
Notary Public  
My Commission Expires: 10-8-2024





# STAFF REPORT

## ADVERTISING INFORMATION



## **NOTICE OF PUBLIC HEARINGS**

**You are receiving this notice because you own property within 600-feet of a property requesting annexation into the Town of Montverde (see below). The Town of Montverde is required by law to notify you of the upcoming hearings. If you have no questions, or do not wish to attend the meetings, you may disregard this notice. No action is required of you.**

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-46 annexing real property into the Town of Montverde. The Planning and Zoning Board (P & Z) will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 on April 2, 2025 at 6:30 p.m. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on April 8, 2025. The title of the ordinance is as follows:

### **ORDINANCE 2025-46**

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING 1.82 +/- ACRES OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**SEE FIGURE 1**

**ALT KEY NO. 1037247**

**PARCEL ID: 11-22-26-0004-000-10000**

**OWNER: DCS REAL ESTATE INVESTMENTS LLC**

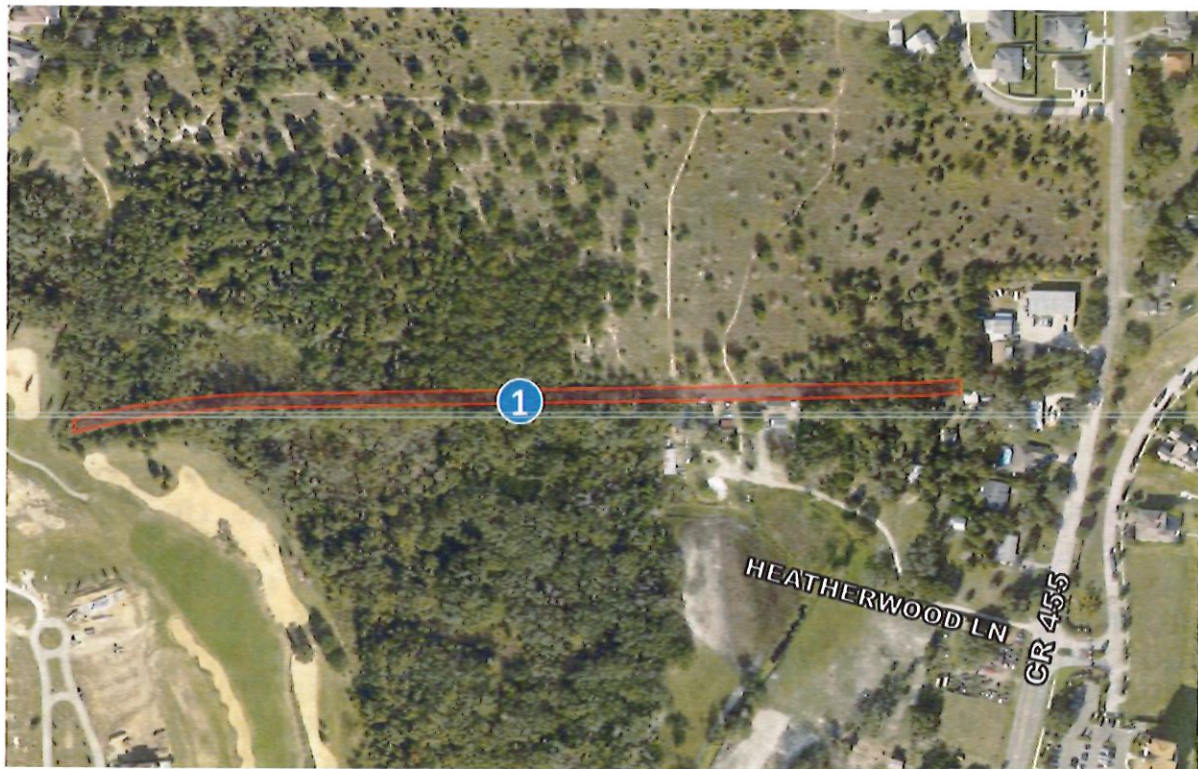


Interested parties may appear at the Planning and Zoning Board and the Town Council public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in the proceedings should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

The ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth St., Montverde, Florida 34756, for inspection on Monday through Thursday, from 8:00 a.m. to 5:00 p.m. If you have any other questions concerning the hearing, please contact the Town Clerk at 352-407-469-2681.

Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

FIGURE 1



ALT KEY NO. 1037247

11-22-26-0004-000-10000

DCS REAL ESTATE INVESTMENTS LLC





## **NOTICE OF PUBLIC HEARINGS**

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Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-47 annexing real property into the Town of Montverde. The Planning and Zoning Board (P & Z) will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 on April 2, 2025 at 6:30 p.m. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on April 8, 2025. The title of the ordinance is as follows:

### **ORDINANCE 2025-47**

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING FIVE PARCELS OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**SEE FIGURE 1**

<b>ALT KEY NO. 1592038</b>	<b>PARCEL ID 11-22-26-0004-000-02801</b>
<b>ALT KEY NO. 1592054</b>	<b>PARCEL ID 11-22-26-0004-000-03600</b>
<b>ALT KEY NO. 1592071</b>	<b>PARCEL ID 11-22-26-0004-000-02809</b>
<b>ALT KEY NO. 1592089</b>	<b>PARCEL ID 11-22-26-0004-000-02802</b>
<b>ALT KEY NO. 1814120</b>	<b>PARCEL ID 11-22-26-0004-000-03500</b>

**OWNER: WILMINGTON DEVELOPMENT SERVICES INC.**

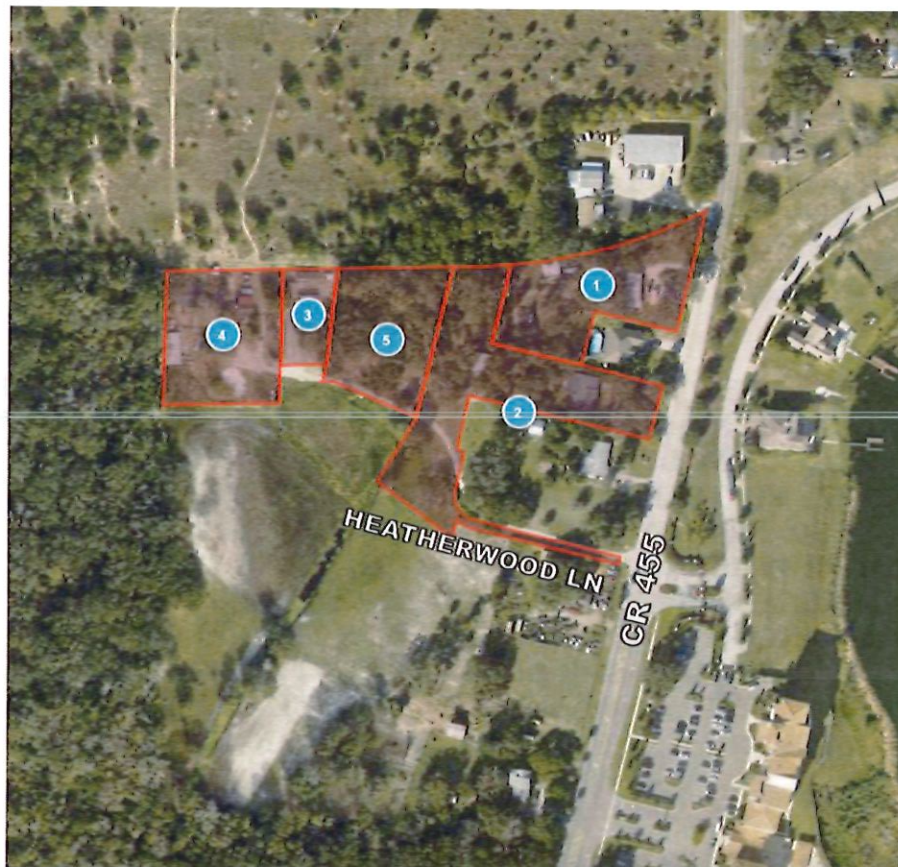


Interested parties may appear at the Planning and Zoning Board and the Town Council public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in the proceedings should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

The ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth St., Montverde, Florida 34756, for inspection on Monday through Thursday, from 8:00 a.m. to 5:00 p.m. If you have any other questions concerning the hearing, please contact the Town Clerk at 352-407-469-2681.

Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

FIGURE 1



ALT KEY #

(1)	1592038	11-22-26-0004-000-02801	WILMINGTON DEVELOPMENT SERVICES INC
(2)	1592054	11-22-26-0004-000-03600	WILMINGTON DEVELOPMENT SERVICES INC
(3)	1592071	11-22-26-0004-000-02809	WILMINGTON DEVELOPMENT SERVICES INC
(4)	1592089	11-22-26-0004-000-02802	WILMINGTON DEVELOPMENT SERVICES INC
(5)	1814120	11-22-26-0004-000-03500	WILMINGTON DEVELOPMENT SERVICES INC





## **NOTICE OF PUBLIC HEARINGS**

**You are receiving this notice because you own property within 600-feet of a property requesting annexation into the Town of Montverde (see below). The Town of Montverde is required by law to notify you of the upcoming hearings. If you have no questions, or do not wish to attend the meetings, you may disregard this notice. No action is required of you.**

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-48 annexing real property into the Town of Montverde. The Planning and Zoning Board (P & Z) will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 on April 2, 2025 at 6:30 p.m. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on April 8, 2025. The title of the ordinance is as follows:

### **ORDINANCE 2025-48**

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING TWO PARCELS OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**SEE FIGURE 1**

**ALT KEY NO. 3809249      PARCEL ID 11-22-26-0004-000-04200**  
**ALT KEY NO. 1592020      PARCEL ID 11-22-26-0004-000-02807**

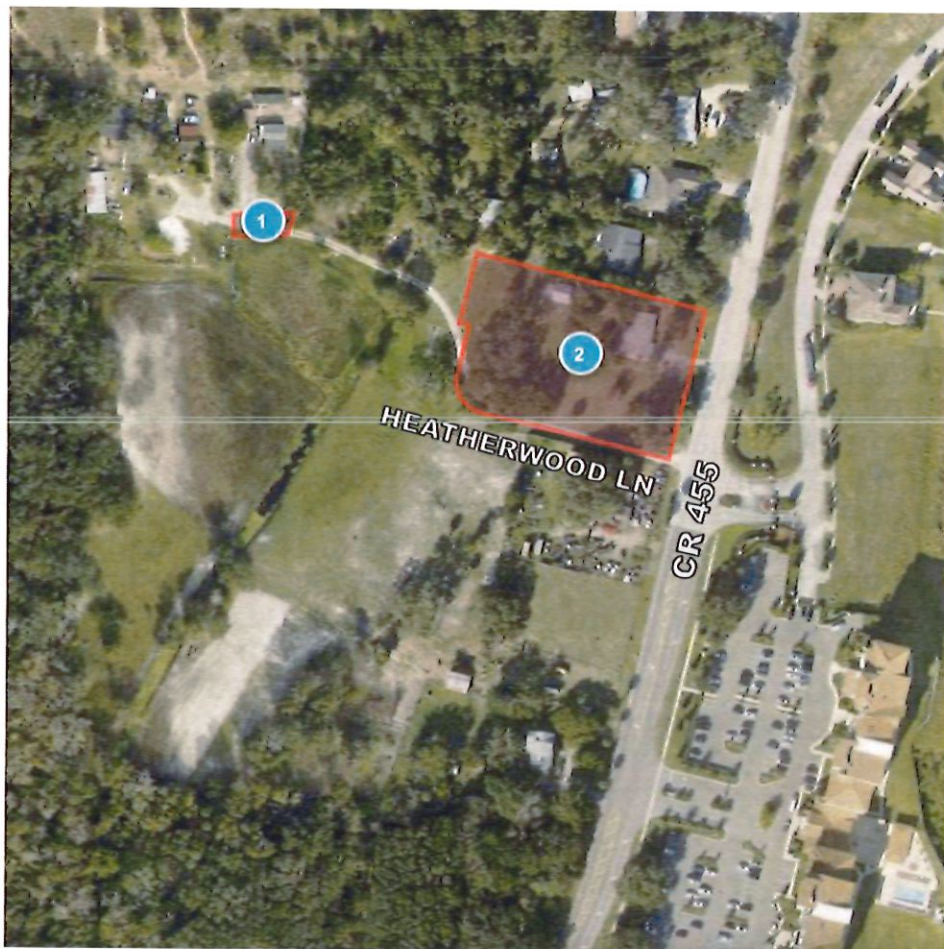
**OWNER: WILMINGTON DEVELOPMENT SERVICES INC.**

Interested parties may appear at the Planning and Zoning Board and the Town Council public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in the proceedings should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

The ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth St., Montverde, Florida 34756, for inspection on Monday through Thursday, from 8:00 a.m. to 5:00 p.m. If you have any other questions concerning the hearing, please contact the Town Clerk at 352-407-469-2681.

Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

FIGURE 1



ALT KEY #

(1)	3809249	11-22-26-0004-000-04200	WILMINGTON DEVELOPMENT SERVICES INC
(2)	1592020	11-22-26-0004-000-02807	WILMINGTON DEVELOPMENT SERVICES INC





## **NOTICE OF PUBLIC HEARINGS**

**You are receiving this notice because you own property within 600-feet of a property requesting annexation into the Town of Montverde (see below). The Town of Montverde is required by law to notify you of the upcoming hearings. If you have no questions, or do not wish to attend the meetings, you may disregard this notice. No action is required of you.**

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-49 annexing real property into the Town of Montverde. The Planning and Zoning Board (P & Z) will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 on April 2, 2025 at 6:30 p.m. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on April 8, 2025. The title of the ordinance is as follows:

### **ORDINANCE 2025-49**

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**SEE FIGURE 1**

**ALT KEY NO. 1592101**

**PARCEL ID 11-22-26-0004-000-02805**

**WILMINGTON DEVELOPMENT SERVICES INC.**

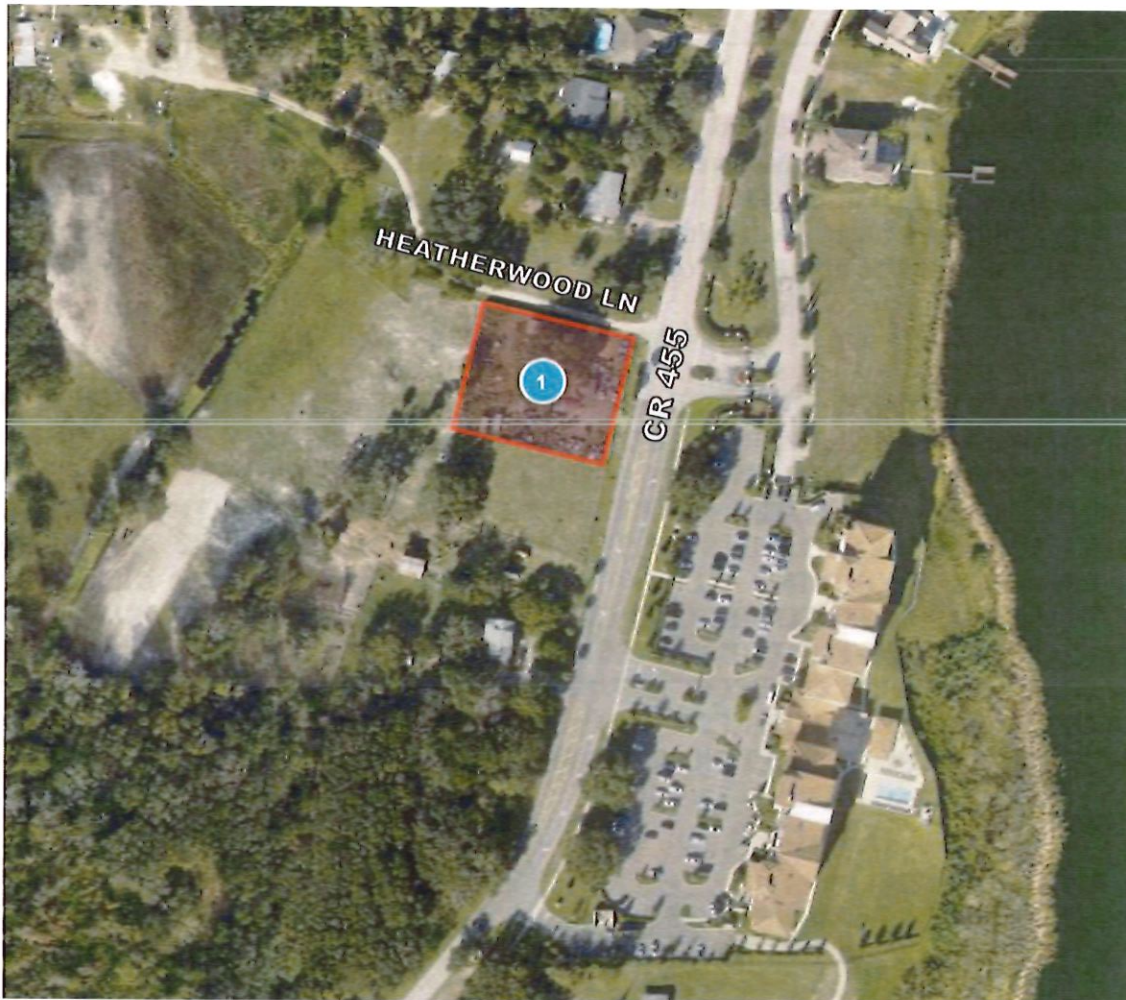


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Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

FIGURE 1



ALT KEY NO. 1592101    11-22-26-0004-000-02805    WILMINGTON DEVELOPMENT SERVICES INC

OwnerName	IUI	MAX_OwnerAddress	MAX_OwnerCity	JwnoX_Owner
1603955 ONTARIO LIMITED INC	1	362 ELMGROVE DR	ONTARIO N8N 3S4	
320REI INC	1	3813 GREYSTONE LEGEND PL	OVEDO	FL 32765
AVANTIME INTERNATIONAL LLC	1	100 BAYVIEW DR UNIT 505	SUNNY ISLES BEACIFL	33160
BARRETO GUILHERME L & GISELE C	1	17121 COLLINS AVE UNIT 1101	SUNNY ISLES BEACIFL	33160
BEERS KEVIN M & KELSEY C	1	15817 VETTA DR	BELLA COLLINA	FL 34756
BELLA COLLINA TOWERS LLC	4	505 S FLAGER DR # 900	WEST PALM BEACH FL	33480
BELTRAM ANDREA & DANIEL G	1	102 W HIAWATHA ST	TAMPA	FL 33604
BENNETT AMY L & RAYMOND	1	16300 COUNTY ROAD 455 UNIT 6	BELLA COLLINA	FL 34756
BRAGA ROMULO J &	1	16300 COUNTY ROAD 455 N UNIT	MONTVERDE	FL 34756
BROWN NICOLAS & AMY BENSON	1	16300 COUNTY ROAD 455 RD 711	MONTVERDE	FL 34756
BRUFF NORMA	1	16300 COUNTY ROAD 455 UNIT 2	BELLA COLLINA	FL 34756
BURTON KYLE & SARA	1	16300 COUNTY ROAD 455 UNIT 6	BELLA COLLINA	FL 34756
BWJ LLC	1	11030 ULLSWATER LN	WINDERMERE	FL 34786
CARAIBA FLORIDA TRUST	1	16300 COUNTY ROAD 455 UNIT 5	MONTVERDE	FL 34758
CAROL A PREVOST REVOCABLE LIVI	1	28296 CARLTON WAY DR	NOVI	MI 48377
CARPENTER MICHAEL & ANTONETTE	1	16300 COUNTY ROAD 455 UNIT 2	BELLA COLLINA	FL 34756
CARROLL JOHN B	1	17638 GLADYS ST	MONTVERDE	FL 34756
CLINKSCALES FRANCES H & PHILLIP	1	122 SEA MARSH RD	AMELIA ISLAND	FL 32034
DE FRAIN ERIC M & JO ANN	1	9 CHEDWORTH WAY	ARDEN	NC 28704
DE MORAES BARROS ANTONIO C	1	16300 CR 455	MONTVERDE	FL 34756
DI STEFANO JOSEPH & DOROTHY	1	231 IDA RED LN	ROCHESTER	NY 14626
DOSS JAMES E & ERIKA	1	16300 COUNTY ROAD 455 UNIT 4	MONTVERDE	FL 34756
DU SIHAI & BAIWEI FU	1	1318 236TH PL NE	SAMMAMISH	WA 98074-72
EQUITY TRUST COMPANY CUSTODIA	1	15928 CITRUS KNOLL DR	WINTER GARDEN	FL 34787
FAITHS PROMISE LLC	1	203 MOHAWK RD	CLERMONT	FL 34715
FAN PENG	1	406 E 50TH ST	NEW YORK	NY 10022
FAWN L LEWIS REVOCABLE TRUST	1	2700 MARIOTTA RDG	CLERMONT	FL 34715-00
FERRANTELO DANIELLE L AND FRA	1	16300 COUNTY ROAD 455 UNIT 4	BELLA COLLINA	FL 34756
FIERRO DIEGO AND LARISSA M CORI	1	16300 COUNTY ROAD 455 UNIT 5	MONTVERDE	FL 34756
FITZGERALD MARY K	1	16300 COUNTY ROAD 455 # 714	MONTVERDE	FL 34756
FOREIGN INVESTMENTS AND FINAN	1	13509 MAGNOLIA PARK CT	WINDERMERE	FL 34786
FOREIGN INVESTMENTS AND FINAN	1	13509 MAGNOLIA PARK CT	WINDERMERE	FL 34786
GANT EBONI & DEVIN D	1	16528 BOLSENA DR	MONTVERDE	FL 34756
GAVAGNI DANIELLE	1	16300 COUNTY ROAD 455	MONTVERDE	FL 34756
GORENER NICHOLAS	1	2203 E 18TH ST	AUSTIN	TX 78702
GRIMM GAYLE A & STEPHEN	1	16300 COUNTY ROAD 455 UNIT 7	MONTVERDE	FL 34756
HAMILTON MARY E	1	16300 COUNTY ROAD 455 UNIT 5	MONTVERDE	FL 34756
HEARD DANIEL D	1	16300 COUNTY ROAD 455 UNIT 5	MONTVERDE	FL 34756
HEATHMAN DALE J & DEBRA A	1	PO BOX 560186	MONTVERDE	FL 34756-01
JANSONS MARKUS W & KRISTINA	1	5108 YORKTON WAY	SAN JOSE	CA 95130
JOHNSON MATTHEW &	1	16401 COUNTY ROAD 455	MONTVERDE	FL 34756
KINDER WENDY & WILLIAM H	1	16300 COUNTY ROAD 455 # UNIT	BELLA COLLINA	FL 34756
KLEIN ANN D	1	16300 COUNTY ROAD 455-NORTI	MONTVERDE	FL 34756
KOREK FARIAS PAULO S & KARLA A	1	9188 HOLLISTON CREEK PL	WINTER GARDEN	FL 34787
KUYKENDOLL DUSTIN AND KIRSTEN	1	16300 COUNTY ROAD 455 UNIT 7	BELLA COLLINA	FL 34756
LAKE APOPKA NATURAL GAS DISTRI	1	PO BOX 771275	WINTER GARDEN	FL 34777-12
LARAKI GHISLAINE AND IHSAIN CHA	1	16300 COUNTY ROAD 455 UNIT 6	BELLA COLLINA	FL 34756
LOPEZ-RAMIREZ CARMEN L	1	1535 HAWKESBURY CT	WINTER GARDEN	FL 34787
LOVERIDGE RUTH L	1	16300 COUNTY ROAD 455 UNIT 4	MONTVERDE	FL 34756
LOWE JOSHUA E	1	16300 COUNTY ROAD 455 UNIT 6	BELLA COLLINA	FL 34756
MANION RUSSELL C	1	16300 COUNTY ROAD 455 UNIT 5	MONTVERDE	FL 34756
MASTERSON MARK J & CHRISTINA M	1	16338 RAVENNA CT	BELLA COLLINA	FL 34756
MATHUR ADESH & RUCHIKA	1	16524 BOLSENA DR	MONTVERDE	FL 34756
MC DONOUGH JAY M & DONNA M	1	600 7TH AVE	PARKESBURG	PA 19365
MEDEIROS DE AZEVEDO OTTO JR	1	16300 COUNTY ROAD 455 N UNIT	MONTVERDE	FL 34756
MORALES MARIBEL	1	16300 COUNTY ROAD 455 UNIT 4	BELLA COLLINA	FL 34756
NOLASKO WAGNER & RENATA ORNA	1	16300 COUNTY ROAD 455 UNIT 5	MONTVERDE	FL 34756
PORTO RALPH	1	16300 COUNTY ROAD 455 UNIT 6	MONTVERDE	FL 34756
POULSEN BO & IRMA URBIZO-	1	16300 COUNTY ROAD 455 UNIT 3	MONTVERDE	FL 34756
QUISPE GLADYS AND METODIO QUI	1	16300 COUNTY ROAD 455 # UNIT	BELLA COLLINA	FL 34756
RICHMOND PAUL I	1	16300 COUNTY ROAD 455 # UNIT	BELLA COLLINA	FL 34756



RLSD HOLDINGS LLC	1	3900 CENTENNIAL DR STE C	MIDLAND	MI	48642
ROBERT KIM DREHER AND JANET SL	1	14114 TIMBERLINE DR	URBANDALE	IA	50323
SADOWSKI BRIAN M	1	16300 COUNTY ROAD 455 UNIT 2	MONTVERDE	FL	34756
SALBER ZANE M & KAELA Y	1	16450 COUNTY ROAD 455	MONTVERDE	FL	34756
SANTOS JESUS M & MARISELA GONZ	1	73 CAUTIVA CALLE ALMACIGOS	CAGUAS	PR	00727
SCHARICH RICKY L &	1	16300 COUNTY ROAD 455 UNIT 1	MONTVERDE	FL	34756
SECORD PATRICK C	1	16300 COUNTY ROAD 455 UNIT 3	MONTVERDE	FL	34756
SHAMSIE-MC CABE TAMMY K & MAUF	1	16300 COUNTY ROAD 455 # UNIT	BELLA COLLINA	FL	34756
SHOOK RANDY & SHEILA	1	16300 COUNTY ROAD 455 UNIT 7	MONTVERDE	FL	34756
SICELOFF CARLA M	1	16300 COUNTY ROAD 455 # UNIT	BELLA COLLINA	FL	34756
SIENA AT BELLA COLLINA RENTALS I	3	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401
SOOGRIM KAVETA K AND VIJAYA L S	1	95-09 111TH ST	RICHMOND HILL	NY	11419
SOWITCH BRYCE W & MICHELLE L	1	16300 COUNTY ROAD 455 UNIT 4	MONTVERDE	FL	34756
TRENTINI MATHEUS E ET AL	1	735 CATERPILLAR RUN	WINTER GARDEN	FL	34787
TRILLIAM PROPERTIES LLC	1	4545 NW 24TH TER	BOCA RATON	FL	33431
UHLER EDWARD N & COLLEEN L COI	1	5454 SW 28TH AVE	OCALA	FL	34471
UNIT 305 CR 455 16300 LLC	1	17537 COUNTY ROAD 455	MONTVERDE	FL	34756
VARMA ADARSH B & AMRIT B	1	15150 MAROON BELLS LN	FRISCO	TX	75035-02
WELSH MARK & CYNTHIA	1	16300 COUNTY ROAD 455 UNIT 6	BELLA COLLINA	FL	34756
WHITE JOHN S & MONICA K	1	33 HARBOR COVE DR	OLD HICKORY	TN	37138
WILLS LISA	1	16300 COUNTY ROAD 455 UNIT 6	BELLA COLLINA	FL	34756
YONKER MICHAEL J & TANYA R YONI	1	16300 COUNTY ROAD 455 UNIT 7	BELLA COLLINA	FL	34756
ZIRCONPRO HOLDINGS LLC	1	511 WEKIVA COMMONS CIR	APOPKA	FL	32712



## **DISCUSSION ITEMS**

## **Bella Collina Annexation**



## **P & Z Training**

## **ADJOURNMENT**