

Deed Compliance Public Hearings Districts 4, 8, 11-15 and Lady Lake/Lake County



July 20, 2026 at 2:00 PM
District Office
3571 Kiessel Road
The Villages, FL 32163

AGENDA

DISCLAIMER

This Agenda has been prepared for the convenience of the Architectural Review Committee in discussing matters before them. Every effort has been made to include all items to be discussed at this Architectural Review Committee meeting, however, this Agenda can be amended to include or delete items at the discretion of Architectural Review Committee members. While it has been the goal to present error-free information, we do not represent that this document is without errors or omissions.

1. Call to Order

- 1.A. Roll Call
- 1.B. Pledge of Allegiance
- 1.C. Observation of Moment of Silence
- 1.D. Welcome Meeting Attendees
- 1.E. Audience Comments

2. Public Hearings

- 2.A. Public Hearing Case No. D4-15-26 - Kathleen Mary Stringer, Life Estate - 17910 SE 83rd Melody Avenue
 - A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
- 2.B. Public Hearing Case No. LL-10-26 - Penso Trust Co. FBO Mary B. Hughard IRA as to an Undivided 50% - 134 Costa Mesa Drive
 - A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
- 2.C. Public Hearing Case No. D4-16-26 - To The Estate of Harold K. Wilson and Patricia S. Wilson - 9319 SE 170th Humphrey's Loop
 - A. District Counsel Overview of Public Hearing Process

- B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
- 2.D. Public Hearing Case No. D4-17-26 - To the Estate of Robert E. Luquer and Helen T. Luquer - 16839 SE 80th Bathurst Court
- A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
- 2.E. Public Hearing Case No. D4-18-26 - James I. Shephard, Jr - 7056 SE 173rd Arlington Loop
- A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
- 2.F. Public Hearing Case No. D4-19-26 - Bernadette McGinnis - 17443 SE 81st Newberry Court
- A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
- 2.G. Public Hearing Case No. D4-20-26 - Caroline E. Robinson, Individually, and as Trustee of the Lilypad Revocable Trust, u/a/d October 12, 2000
- A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
- 2.H. Public Hearing Case No. D8-11-26 - John W. Davis and Eileen J. Davis, Individually, and as Trustees of the Davis Family Trust, dated 03/28/2016 - 1988 Dove Hollow Run
- A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts

- E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
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- 2.I. Public Hearing Case No. D8-12-26 - Myron L. Beach and Kathy L. Beach - 2375 Ansley Path
 - A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
 - 2.J. Public Hearing Case No. D8-13-26 - Jeffrey L. Leonard and Patricia D. Leonard, Individually, and as Trustees of The Leonard Family Trust dated 09/03/2020 - 2190 Markridge Loop
 - A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
 - 2.K. Public Hearing Case No. D8-14-26 - Rafael L. Buonomo - 2468 Mackintosh Court
 - A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
 - 2.L. Public Hearing Case No. D8-15-26 - Cynthia Barrett - 2017 Royal Elm Road
 - A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
 - 2.M. Public Hearing Case No. D11-08-26 - Dennis McGrath-Wagner - 3268 Webster Way
 - A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
 - 2.N. D12 - 12-06-26 - Thomas A. Tegtmeyer, Life Estate - 1814 Alton Avenue
 - A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony

- C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
- 2.O. Public Hearing Case No. D12-07-26 - Deborah Ann Quintana-Hegtvedt - 6016 Polacheck Place
- A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
- 2.P. Public Hearing Case No. D12-08-26 - James B. McNally - 5689 Cedar Waxwing Drive
- A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
- 2.Q. Public Hearing Case No. D13-09-26 - Joseph G. Murphy and Marta A. Murphy - 4173 Silvana Way
- A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination
- 2.R. Public Hearing Case No. D13-10-26 - Edward L. Lepsik and Kathleen R. Lepsik - 1419 Turner Terrace
- A. District Counsel Overview of Public Hearing Process
 - B. Swearing In of Those Providing Evidence or Testimony
 - C. Open Public Hearing
 - D. Staff Presentation of the Facts
 - E. Owner/Interested Party Presentation
 - F. Close Public Hearing
 - G. Board Discussion/Determination

3. Adjourn

HOSPITALITY

STEWARDSHIP

INNOVATION & CREATIVITY

HARD WORK

NOTICE

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Audio recordings of Board meetings, workshops or public hearings are available for purchase per Florida Statute 119.07 through the District Clerk for \$1.00 per CD requested. Any person requiring special

accommodations at this meeting because of disability of physical impairment should contact the District Office at (352) 751-3939 at least five calendar days prior to the meetings.