



**506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731**

**PHONE: 352 360-6727  
FAX: 352 360-6652**

**TRC COFP Members:**

City Manager Gary La Venia, Chairman  
Police Chief Eric Luce, Vice Chair  
Attorney  
Building Official  
CDD Tracy Kelley  
Code Enforcement Officer  
Engineer BESH/Halff  
Fire Chief  
Fire Inspector  
Land Planner LPG  
Public Works Director

**TRC Members:**

City of Leesburg Utilities  
Lake County School Board  
Lake County Public Works Department  
Lake County Economic Development

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**AGENDA**  
**TECHNICAL REVIEW COMMITTEE**  
**FEBRUARY 2, 2021**  
**10:00AM**

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- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from January 5, 2021 included for review/comment.
- IV. OLD BUSINESS: NONE**

**NEW BUSINESS:**

A. San Felippo - 3911 & 3919 Picciola Road Lot Variance (Alternate Key 1289254)

Lot Variance development application submitted by George Maltezos on behalf of John Sanfelippo, Amy Sanfelippo and George Maltezos, owners. The subject property includes three (3) residences, one approximately 912 square feet, with two smaller residences of 380 square feet each on 28,750 +/- square feet of parent tract. The proposed minor lot split is to create two parcels, the south parcel containing the larger residence, and the north parcel containing the two smaller residences. The parcel is located within R3 zoning, with FLU Multi-Family High Density Residential.

B. 110 SWFP LLC Minor Lot Split (Alternate key: 1431271)

A Minor Lot Split development application submitted by George Maltezos on behalf of 110 SWFP, LLC. Parcel zoned R2 and identified as Fruitland Park, Dream Lake Lots 25, 26. The applicant is requesting a minor lot split for future single family residence (SFR) on Lot 26 leaving Lot 25 a vacant parcel.

**MEMBERS' COMMENTS:**

**ADJOURNMENT:**



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FRUITLAND PARK, FL 34731

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Attorney  
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Public Works Director  
Lake County Public Works Department

**TRC Members:**

City of Leesburg Utilities  
Lake County School Board  
Lake County Public Works  
Lake County Economic Development

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**MEETING NOTES**  
**TECHNICAL REVIEW COMMITTEE**  
**JANUARY 5, 2021**  
**10:00AM**

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- I. **MEETING START TIME:** Meeting called to order by the City Manager at 10:04AM.
- II. **MEMBERS PRESENT:** All members present with the exception of City Land Planner LPG, Public Works, Fire Inspector, Fire Chief, Lake County Public Works, Lake County Schools, Leesburg Electric and Leesburg Gas. Also present Administrative Assistant Sharon Williams and applicant, Mr. Greg Thomas.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from November 3, 2020 included for review/comment.
- IV. **OLD BUSINESS:** NONE
- V. **NEW BUSINESS:**
  - A. Valley Plaza Minor Site Plan (Alternate Key 3559614)

CDD Kelley introduced Minor Site Plan application submitted by Greg Thomas on behalf of Valley Plaza, LLC for a change of use from professional office to hair salon. Parcel is identified by Alternate Key 3559614 and is located at 1213 W Miller Street, Unit 5. Personal Services are a permitted use within C-1 zoning. Proposed current plan is for a max of 5 chairs.

Attorney Geraci-Carver stated since the development application is a minor site plan with a change of use, it will not trigger need to meet the updated code for bicycle parking. Attorney Geraci-Carver additionally stated that the aforementioned requirement, stated in the development letter to the applicant dated 12/16/20, should be voided. Note: City Engineer Brett Tobias will send an official "approval" letter for the record. Additionally, based on the current LDRs, parking spaces meet code requirements.

Applicant Thomas stated that the salon would have 5 styling stations, 3 sinks, washer/dryer and 1 unisex restroom which would be ADA compliant.

A notice of site plan approval with the condition to provide life safety page with square footage and occupant loads will need to be provided prior to renovations.

Chairman LaVenia stated that due to straightforward request of development application, no additional action required and the application should be approved. Committee members were in agreement motion made to approve the request.

With no further comments and/or concerns the meeting was adjourned at 10:09AM.

**MEMBERS' COMMENTS:** No additional comments.

**ADJOURNMENT:** Meeting adjourned at 10:09AM.



**City of Fruitland Park, Florida**  
**Community Development Department**  
 506 W. Berckman St., Fruitland Park, Florida 34731  
 Tel: (352) 360-6727 Fax: (352) 360-6652  
 www.fruitlandpark.org

Sta Use Only  
 Case No.: Incomplete 12/14/20  
 Fee Paid: \_\_\_\_\_  
 Receipt No.: \_\_\_\_\_

## Development Application

Contact Information:

Owner Name: John SanFelippo  
 Address: 28901 SANDY LANE TAVARES FLORIDA 32778  
 Phone: 407-284-7743 Email: san269@live.com

Applicant Name: George Maltezos  
 Address: 28345 Columbia Road, Tavares, Florida 32778  
 Phone: 407-832-8840 Email: gfm766@yahoo.com

Engineer Name: Donald Lee Holt, FL LS3989  
 Address: 2575 Madrid Drive, Melbourn, Florida 32940  
 Phone: 352-606-8411 Email: donhtravel@yahoo.com

RECEIVED  
 COMMUNITY DEVELOPMENT  
 DEC 14 2020  
 CITY OF FRUITLAND PARK DEPARTMENT

Revised App. Rec'd 12/16/20

Property and Project Information:

**PROJECT NAME\*:** 3911 and 3919 Picciola lot Variance

\*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 3911 and 3919 Picciola Road Fruitland Park, Florida 34731

Parcel Number(s): 10-19-24-0001-222-01400 Section: 10 Township: 19 Range: 24

Area of Property: 28, 838 SQUARE FEET Nearest Intersection: Corner of Picciola Rd and Picciola Cutoff Rd

Existing Zoning: R3 Existing Future Land Use Designation: Dry SFR Lot

Proposed Zoning: R3 Proposed Future Land Use Designation: Dry SFR Lot

The property is presently used for: RESIDENTIAL

The property is proposed to be used for: RESIDENTIAL

Do you currently have City Utilities? YES

Application Type:

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Annexation          | <input type="checkbox"/> Comp Plan Amendment   | <input type="checkbox"/> Rezoning               | <input type="checkbox"/> Planned Development |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat          |
| <input type="checkbox"/> Minor Lot Split     | <input type="checkbox"/> Preliminary Plan      | <input type="checkbox"/> Construction Plan      | <input type="checkbox"/> ROW/Plat Vacate     |
| <input type="checkbox"/> Site Plan           | <input type="checkbox"/> Minor Site Plan       | <input type="checkbox"/> Replat of Subdivision  |  |

Please describe your request in detail: Requesting variance for 2 SFR at 3911 and 3919 Picciola Road to remain land of 14,210.67 Sq. Ft. after lot is split for 3907 Picciola Road SFR to be on it's own parcell. The remainder of land is short of the required minimum lot size.

**Required Data, Documents, Forms & Fees**

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

Printed Name: George Maltezos

Signature: [Handwritten Signature]

Date: 12-11-2020

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared George MALTEZOS

\_\_\_\_\_, who being by me first duly sworn on oath deposes and says:

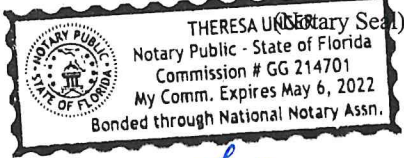
- 1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.
- 2) That the submittal requirements for the application have been completed and attached hereto as part of that application.
- 3) That he/she desires CITY OF FRUITLAND PARK to allow LOT VARIANCE AT 3911 AND 3919 PICCIOLA ROAD, FRUITLAND PARK, FLORIDA 34731.

[Signature]  
Affiant (Applicant's Signature)

State of Florida

County of ORANGE

The Foregoing instrument was acknowledged before me this 1<sup>TH</sup> day of Nov, 20 20, by George Maltezos who is personally known to me or has produced as identification and who did not take an oath



Notary Public - State of Florida  
Commission No \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

[Signature]  
Signature

Printed Name

## QUITCLAIM DEED

**THIS QUITCLAIM DEED**, executed this 9<sup>th</sup> day of April 2014, by first party, Gantor, Amy M Sanfelippo a married women 2/3 ownership and George F Maltezos a married man 1/3 ownership whose post office address is 3125 Lake Margaret dr Orlando Fl. 32806

To second party, Grantee, John D and Amy M Sanfelippo a married 50% ownership and George F Maltezos a married man 50% ownership whose post office address is 28529 Atlantis rd Tavares Florida 32778.



**WITNESSETH**, That the said first party, for good consideration and for the sum of \_\_\_\_\_ Dollars (\$) \_\_\_\_\_ )  
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of \_\_\_\_\_, State of \_\_\_\_\_ to wit:

### LEGAL DESCRIPTION

FROM SE COR OF SW 1/4 OF NE 1/4 RUN N 0-23-20 E ALONG E LINE |  
OF SW 1/4 OF NE 1/4 A DIST OF 20 FT FOR POB, RUN S 89-58-40 |  
W ALONG N LINE OF R/W OF CLAY RD A DIST OF 163.36 FT, N |  
29-45-20 E 254.60 FT, S 89-35-40 E 125.15 FT, SW'LY TO |  
POB--LESS SR 466A-- |  
ORB 4294 PG 211 |

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

Carla L Ogden  
Signature of Witness

Carla L Ogden  
Print name of Witness

Stephanie Cash  
Signature of Witness

Stephanie Cash  
Print name of Witness

Amy Sanfelippo  
Signature of First Party

Amy Sanfelippo  
Print name of First Party

Georgios F. Mattezos  
Signature of First Party

Georgios F. Mattezos  
Print name of First Party

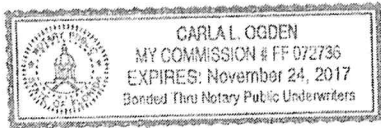
State of Florida  
County of Lake }

On April 9, 2014 before me,  
appeared Amy Sanfelippo & Georgios F. Mattezos

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

WITNESS my hand and official seal.

Carla L Ogden  
Signature of Notary



Affiant Known  Produced ID  
Type of ID FL DL (Seal)

State of \_\_\_\_\_  
County of \_\_\_\_\_  
On \_\_\_\_\_ before me,  
appeared \_\_\_\_\_

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

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary

Affiant Known  Produced ID  
Type of ID \_\_\_\_\_ (Seal)

\_\_\_\_\_  
Signature of Preparer

\_\_\_\_\_  
Print Name of Preparer

\_\_\_\_\_  
Address of Preparer



# George Maltezos

City of Fruitland Park

506 W Berckman Street

Fruitland Park Florida 34731

352-360-6727

Re: Property Card 3907, 3911, and 3919 Picciola Road, Fruitland Park, Florida 34731

Dear Sharon,

Regarding the property card for 3907, 3911, and 3919 Picciola Road having 1 owner on it and the quit claim deed has 3 owners on it. I contacted Lake County Property Appraiser office and requested a correction be done. They informed me that their system only allows for 1 name and they default back to the deed for reference. I spoke with Nora at 352-253-2150 in their office.

Thank You,

A handwritten signature in black ink, appearing to read 'George Maltezos', with a long horizontal line extending to the right.

George Maltezos

**PO Box 692**

**Tavares, Florida 32778**

**407-832-8840 / gfm766@yahoo.com**

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared George MALTEZOS

\_\_\_\_\_, who being by me first duly sworn on oath deposes and says:

1) That he/she is the fee-simple owner of the property legally described on attached page of this application.

2) That he/she desires CITY OF FRUITLAND PARK to allow LOT VARIANCE

AT 3911 and 3919 PICCIOLA RD, FRUITLAND PARK, FLORIDA

34731

3) That he/she has appointed George MALTEZOS to act as agent on his/her behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this application if no agent is appointed to act on his/her behalf.

[Signature]  
Affiant (Owner's Signature)

State of Florida

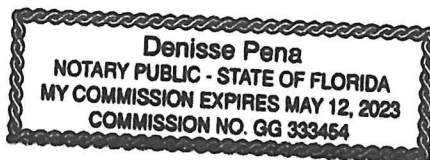
County of Orange

The Foregoing instrument was acknowledged before me this 15th day of Dec., 20 20,  
by George MALTEZOS who is personally known to me or has produced  
\_\_\_\_\_ as identification and who did or did not take an oath

(Notary Seal)

Notary Public - State of Florida  
Commission No \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

[Signature]  
Signature  
Denisse Pena  
Printed Name



OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared JOHN SAN FELIPPO

\_\_\_\_\_, who being by me first duly sworn on oath deposes and says:

1) That he/she is the fee-simple owner of the property legally described on attached page of this application.

2) That he/she desires CITY OF FRUITLAND PARK to allow LOT VARIANCE

AT 3911 and 3919 PICCIOLA ROAD, FRUITLAND PARK,  
FLORIDA 34731

3) That he/she has appointed George MALTEZOS to act as agent on his/her behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this application if no agent is appointed to act on his/her behalf.

[Signature]  
Affiant (Owner's Signature)

State of Florida

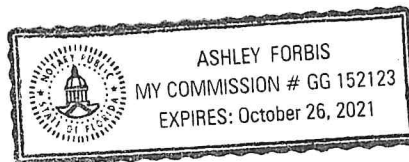
County of Orange

The Foregoing instrument was acknowledged before me this 14 day of Nov, 20 20,  
by John Sanfelippo who is personally known to me or has produced  
FL DL as identification and who did or did not take an oath

(Notary Seal)

Notary Public - State of Florida  
Commission No GG152123  
My Commission Expires 10/26/2021

[Signature]  
Signature  
Ashley Forbis  
Printed Name



OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared AMY SANFELIPPO

\_\_\_\_\_, who being by me first duly sworn on oath deposes and says:

1) That he/she is the fee-simple owner of the property legally described on attached page of this application.

2) That he/she desires CITY OF FRUITLAND PARK to allow LOT VARIANCE

AT 3911 and 3919 PICCIOLA ROAD, FRUITLAND PARK, FLORIDA  
34731.

3) That he/she has appointed George MALTEZOS to act as agent on his/her behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this application if no agent is appointed to act on his/her behalf.

*Amy Sanfelippo*  
Affiant (Owner's Signature)

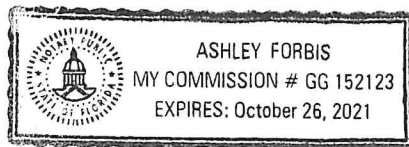
State of Florida

County of Orange

The Foregoing instrument was acknowledged before me this 16 day of Nov, 20 20,  
by Amy Sanfelippo who is personally known to me or has produced  
FL DL as identification and who did or did not take an oath  
(Notary Seal)

Notary Public - State of Florida  
Commission No GG 152123  
My Commission Expires 10/26/2021

*Ashley Forbis*  
Signature  
Ashley Forbis  
Printed Name



# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	SANFELIPPO JOHN D ET AL	<b>Alternate Key:</b>	1289254
<b>Mailing Address:</b>	28901 SANDY LN TAVARES, FL 32778 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	10-19-24-0001- 000-01400
		<b>Millage Group and City:</b>	000F (FRUITLAND PARK)
		<b>2020 Total Certified Millage Rate:</b>	17.6785
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	3907 PICCIOLA RD FRUITLAND PARK FL 34731 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	FROM SE COR OF SW 1/4 OF NE 1/4 RUN N 0-23-20 E ALONG E LINE OF SW 1/4 OF NE 1/4 A DIST OF 20 FT FOR POB, RUN S 89-58-40 W ALONG N LINE OF R/W OF CLAY RD A DIST OF 163.36 FT, N 29-45-20 E 254.60 FT, S 89-35-40 E 125.15 FT, SW'LY TO POB--LESS SR 466A--ORB 4294 PG 211 ORB 4462 PG 890		
<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	SINGLE FAMILY (0100)	123	242		123	FF	\$0.00		\$28,782.00

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

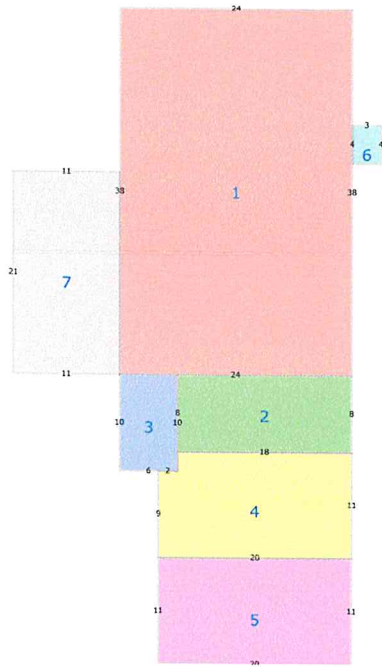
## Residential Building(s)

### Building 001

Residential	Single Family	Building Value: \$45,895.00						
<b>Summary</b>								
Year Built: 1955	Total Living Area: 912 ⓘ	Central A/C: Yes	Attached Garage: Yes					
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 1					
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ								
<b>Section(s)</b>								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Map Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	912	N	0%	0%	<input type="checkbox"/>
2	ENCLOSED PORCH	Wood (001)	1	144	N	0%	0%	<input type="checkbox"/>

	WOOD (EPA)							
3	UTILITY / STORAGE UNFINISHED STONE (SCU)	Stucco/Brick (003)	1	60	N	0%	0%	<input type="checkbox"/>
4	ENCLOSED PORCH WOOD (EPA)	Wood (001)	1	216	N	0%	0%	<input type="checkbox"/>
5	GARAGE FINISHED STONE (GCF)	Stucco/Brick (003)	1	220	N	0%	0%	<input type="checkbox"/>
6	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	12	N	0%	0%	<input type="checkbox"/>
7	SCREEN PORCH UNFINISHED (SPU)	No Wall Type (000)	1	231	N	0%	0%	<input type="checkbox"/>

[View Larger / Print / Save](#)



**Building 002**

Residential	Single Family	Building Value: \$19,879.00
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**Summary**

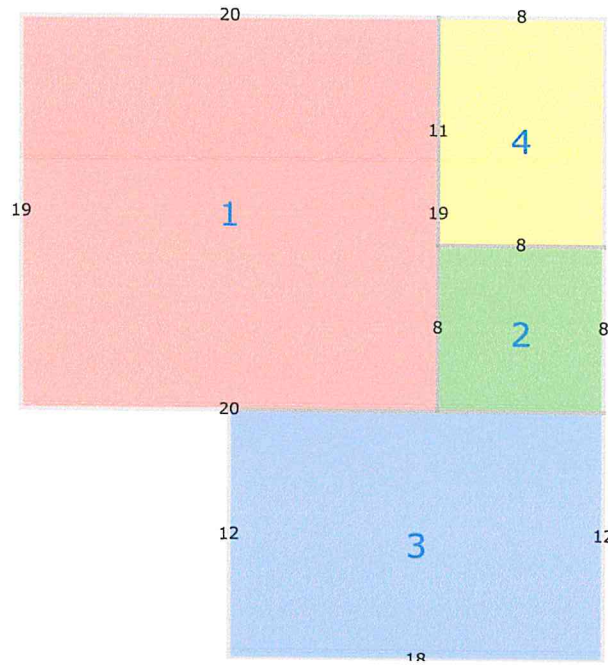
Year Built: 1948	Total Living Area: 468	Central A/C: Yes	Attached Garage: No
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

[Incorrect Bedroom, Bath, or other information?](#)

**Section(s)**

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	380	N	0%	0%	<input type="checkbox"/>
2	SCREEN PORCH FINISHED (SPF)	No Wall Type (000)	1	64	N	0%	0%	<input type="checkbox"/>
3	CARPORIT FINISHED (CPF)	No Wall Type (000)	1	216	N	0%	0%	<input type="checkbox"/>
4	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	88	N	0%	0%	<input type="checkbox"/>

[View Larger / Print / Save](#)

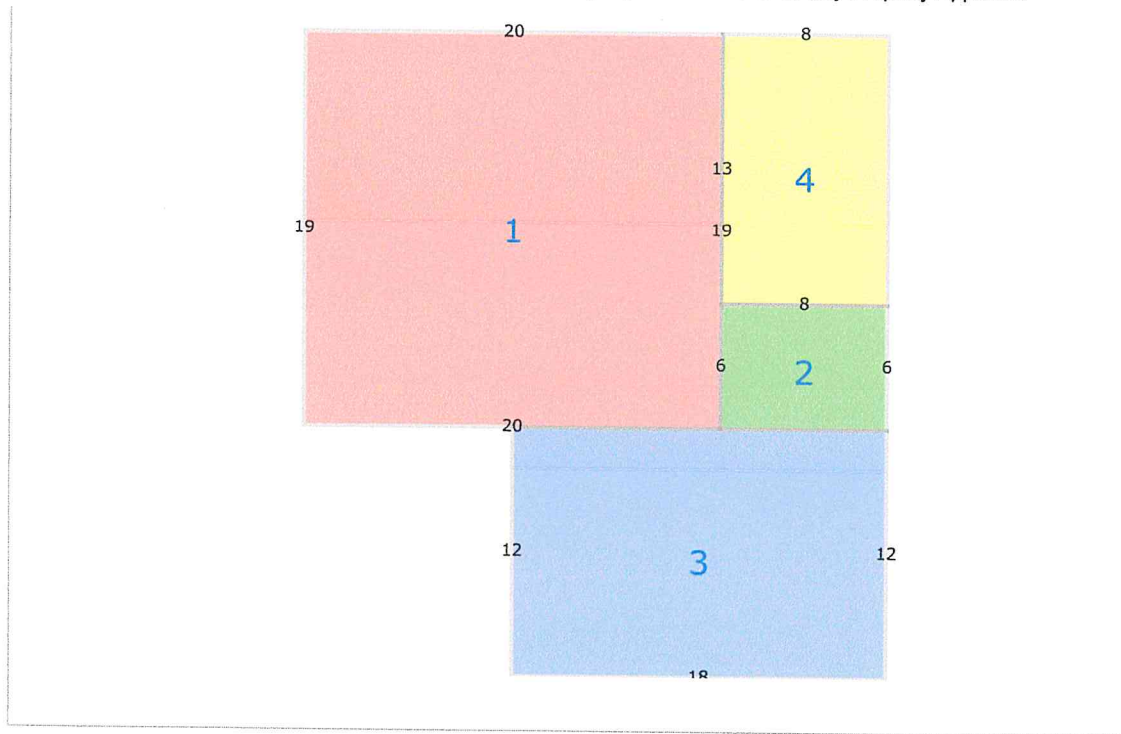


**Building 003**

Residential	Single Family	Building Value: \$20,235.00	
<b>Summary</b>			
Year Built: 1948	Total Living Area: 484	Central A/C: Yes	Attached Garage: No
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0
<a href="#">Incorrect Bedroom, Bath, or other information?</a>			

<b>Section(s)</b>								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	380	N	0%	0%	<input type="checkbox"/>
2	SCREEN PORCH FINISHED (SPF)	No Wall Type (000)	1	48	N	0%	0%	<input type="checkbox"/>
3	CARPORT FINISHED (CPF)	No Wall Type (000)	1	216	N	0%	0%	<input type="checkbox"/>
4	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	104	N	0%	0%	<input type="checkbox"/>

[View Larger / Print / Save](#)



## Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	UTILITY BUILDING - FINISHED (UBF)	99	SF	1948	\$446.00

## 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="#">4462 / 890</a>	4/9/2014	Quit Claim Deed	Unqualified	Improved	\$29,700.00
<a href="#">4294 / 211</a>	3/13/2013	Warranty Deed	Unqualified	Improved	\$50,000.00
<a href="#">4105 / 2139</a>	12/7/2011	Probate Order	Unqualified	Improved	\$0.00
<a href="#">896 / 1166</a>	10/1/1986	Warranty Deed	Qualified	Improved	\$56,500.00
<a href="#">714 / 710</a>	11/1/1980	Warranty Deed	Qualified	Improved	\$56,000.00
<a href="#">646 / 429</a>	1/1/1978	Misc Deed/Document	Qualified	Improved	\$32,000.00

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

## Values and Estimated Ad Valorem Taxes

Values shown below are 2021 WORKING VALUES that are subject to change until certified.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$115,237	\$115,237	\$115,237	5.03270	\$579.95
LAKE COUNTY MSTU AMBULANCE	\$115,237	\$115,237	\$115,237	0.46290	\$53.34
SCHOOL BOARD STATE	\$115,237	\$115,237	\$115,237	3.70100	\$426.49
SCHOOL BOARD LOCAL	\$115,237	\$115,237	\$115,237	2.99800	\$345.48
CITY OF FRUITLAND PARK	\$115,237	\$115,237	\$115,237	3.91340	\$450.97
ST JOHNS RIVER FL WATER MGMT DIST	\$115,237	\$115,237	\$115,237	0.22870	\$26.35
LAKE COUNTY VOTED DEBT SERVICE	\$115,237	\$115,237	\$115,237	0.11000	\$12.68



LAKE COUNTY WATER AUTHORITY	\$115,237	\$115,237	\$115,237	0.33680	\$38.81
NORTH LAKE HOSPITAL DIST	\$115,237	\$115,237	\$115,237	0.89500	\$103.14
				<b>Total:</b>	<b>Total:</b>
				17.6785	\$2,037.21

## 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 \$500)	<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 \$500)	<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 (\$5000)	<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>

## Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

## Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a>	<a href="#">View the Law</a>

## Assessment Reduction Savings ⓘ

PARENT TRACT

QUIT CLAIM DEED OFFICIAL RECORDS BOOK 4462, PAGE 890

FROM SE COR OF SW 1/4 OF NE 1/4 RUN N 0-23-20 E ALONG E LINE OF SW 1/4 OF NE 1/4 A DIST OF 20 FT FOR POB, RUN S 89-58-40 W ALONG N LINE OF RW OF CLAY RD A DIST OF 163.36 FT, N 29-45-20 E 254.60 FT, S 89-35-40 E 125.15 FT, SWLY TO POB-LESS SR 466A- ORB 4294 PG 211

NORTH TRACT

A TRACT OF LAND LYING WITHIN SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST; THENCE RUN N00°47'39"E, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, A DISTANCE OF 19.97 FEET TO A POINT ON A EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF PICCIOLA CUTOFF, ALSO KNOWN AS CLAY ROAD, BEING A 40.00 FEET WIDE RIGHT OF WAY; THENCE RUN N89°37'01"W, ALONG SAID EASTERLY EXTENSION LINE, A DISTANCE OF 66.88 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1165.92 FEET, A CENTRAL ANGLE OF 4°45'35" WITH A CHORD BEARING OF S87°35'25"W AND A CHORD LENGTH OF 96.83 FEET; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 96.86 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, RUN N29°45'20"E, A DISTANCE OF 155.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N29°45'20"E, A DISTANCE OF 98.12 FEET; THENCE RUN S89°30'58"E, A DISTANCE OF 125.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PICCIOLA ROAD, BEING AN 80.00 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 1153-150 FOR STATE ROAD S-466-A DATED 4/7/1952; THENCE RUN S29°28'48"W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 54.58 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 859.02 FEET, A CENTRAL ANGLE OF 6°49'09" WITH A CHORD BEARING OF S25°29'04"W AND A CHORD LENGTH OF 102.18 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 102.24 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, RUN N61°36'12"W, A DISTANCE OF 116.95 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 14210.67 SQUARE FEET, 0.33 ACRES, MORE OR LESS.

SOUTH PARCEL

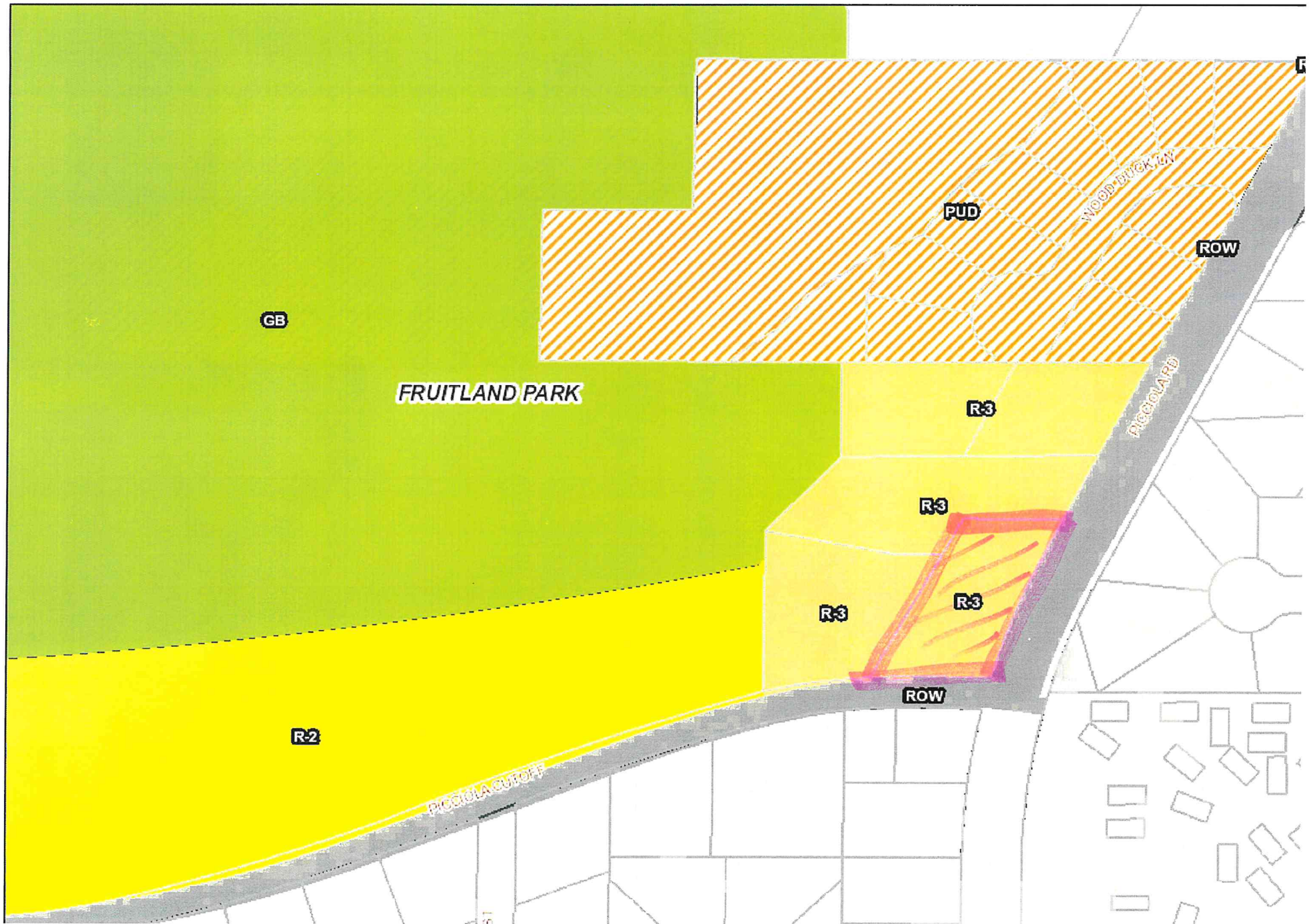
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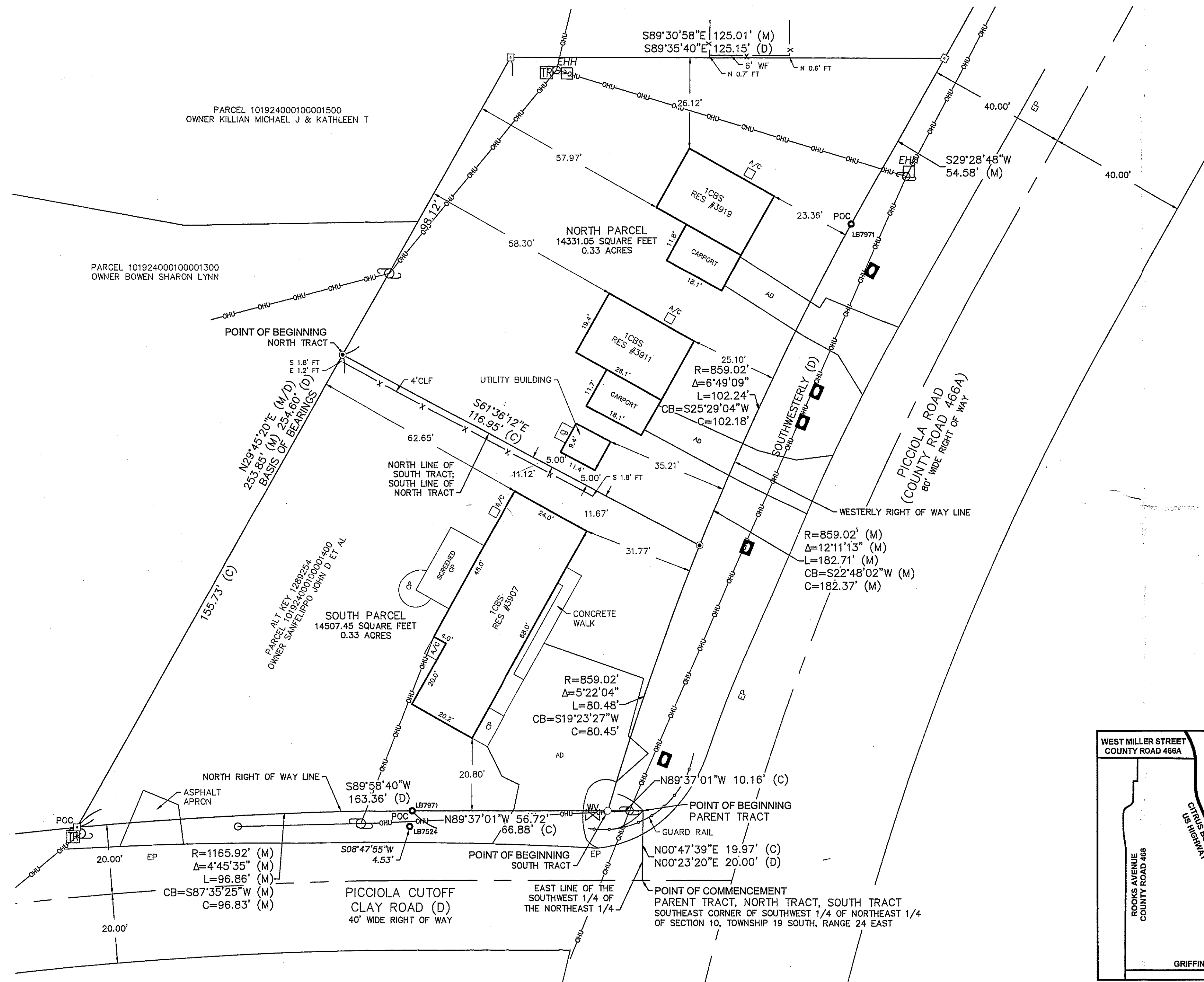
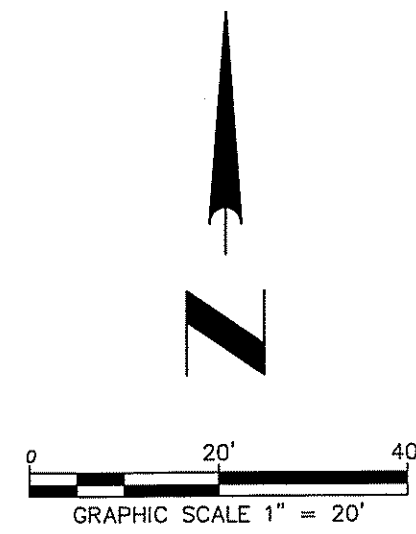
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Aerial Photo 3907,3911,3919 Picciola Road, I



# Location Map 3907,3911,3919 Picciola Road,





**LEGEND**

- A/C AIR CONDITIONER PAD
- AD ASPHALT DRIVEWAY
- A CENTRAL ANGLE
- CLF CHAIN LINK FENCE
- CB CHORD BEARING
- C CHORD LENGTH
- CP CONCRETE PAD
- (D) DESCRIBED INFORMATION
- EP EDGE OF PAVEMENT
- EH ELECTRIC HAND HOLE
- FT FENCE TIE
- FOUND 4"x4" CONCRETE MONUMENT, NO ID
- FOUND 5/8" IRON, NO ID
- FOUND 5/8" IRON WITH ID
- ID IDENTIFICATION
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- (M) MEASURED INFORMATION
- ▣ MITERED END SECTION
- 1CBS RES ONE STORY CONCRETE BLOCK RESIDENCE
- OHU- OVERHEAD UTILITY LINE
- POC POINT ON A CURVE
- R RADIUS
- ⊙ SET 5/8" IRON ROD AND CAP LS3989
- ☐ TELEPHONE RISER
- ☐ UTILITY POLE AND GUY WIRE
- ☐ WATER VALVE
- ☐ WOOD FENCE

**PARENT TRACT**

QUIT CLAIM DEED OFFICIAL RECORDS BOOK 4462, PAGE 890

FROM SE COR OF SW 1/4 OF NE 1/4 RUN N 0-23-20 E ALONG E LINE OF SW 1/4 OF NE 1/4 A DIST OF 20 FT FOR POB, RUN S 89-58-40 W ALONG N LINE OF RW OF CLAY RD A DIST OF 163.36 FT, N 29-45-20 E 254.60 FT, S 89-35-40 E 125.15 FT, SWLY TO POB-LESS SR 466A- ORB 4294 PG 211

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**SOUTH PARCEL**

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**SURVEYOR NOTES**

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE PARENT TRACT DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 4462, PAGE 890 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA HAVING AN BEARING OF N29°45'20"E BETWEEN RECOVERED MONUMENTS.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT ASSOCIATION FLOOD MAP PANEL NUMBER 12069C0370E WITH AN EFFECTIVE DATE OF 12/18/2012 THIS SITE LIES WITHIN ZONE X - AREA OF MINIMAL FLOODING.
3. THIS SITE IS ADDRESSED AS 110 SUNSET WAY, FRUITLAND PARK, FLORIDA.
4. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
5. THE OWNERSHIP OF FENCES IF ANY EXIST ON OR NEAR PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF 110 SWFP, LLC. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
7. NOTICE THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER.
8. SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
9. THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
10. THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
11. THIS SURVEY WAS PERFORMED WITHOUT THE ASSISTANCE OF AN UPDATED TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS SITE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEYOR HAS NOT ABSTRACTED THE SUBJECT LAND FOR ROAD RIGHT OF WAY INFORMATION.
12. PER CITY OF FRUITLAND PARK, FLORIDA, THIS SITE AND THE ABUTTING LOTS ARE ZONED R-3.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

*(Signature)*  
9-29-20

DONALD LEE HOLT  
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NUMBER LS3989

THIS SURVEY IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (UNLESS AN ELECTRONIC SEAL IS USED). ADDITIONS OR DELETIONS HERETO ARE NOT VALID WITHOUT THE EXPRESS WRITTEN CONSENT OF THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.

DONALD LEE HOLT  
2575 MADRID DRIVE,  
MELBOURNE, FLORIDA, 32940  
352-606-8411  
dontravel@yahoo.com

**BOUNDARY SURVEY**  
3907, 3911 AND 3919 PICCIOLA ROAD  
LOT SPLIT

DATE: 8-16-2020  
DRAWN BY: VVG  
REVIEWED BY: DLH  
JOB ID: 3907PicciolaRoad  
SHEET: 1 of 1



**City of Fruitland Park, Florida**  
**Community Development Department**  
 506 W. Berckman St., Fruitland Park, Florida 34731  
 Tel: (352) 360-6727 Fax: (352) 360-6652  
 www.fruitlandpark.org

<i>Sta Use Only</i>	
Case No.:	_____
Fee Paid:	_____
Receipt No.:	_____

## Development Application

Contact Information:

Owner Name: 110 SWFP LLC

Address: PO Box 692, Tavares, Florida 32778

Phone: 407-832-8840 Email: gfm766@yahoo.com

Applicant Name: George Maltezos of 110 SWFP LLC

Address: PO Box 692, Tavares, Florida 32778

Phone: 407-832-8840 Email: gfm766@yahoo.com

Engineer Name: Donald Lee Holt, FL LS3989

Address: 2575 Madrid Drive, Melbourne, Florida 32940

Phone: 352-606-8411 Email: donhtravel@yahoo.com

Original App. R' vel 12/14/20  
 Incomplete App. Sub 12/14/20  
 Revised App R' vel 12/16/20

Property and Project Information:

**PROJECT NAME\*:** 110 Sunset Way minor lot split.

\*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 110 Sunset Way, Fruitland Park, Florida 34731

Parcel Number(s): 09-19-24-0500-000-02500 Section: 09 Township: 19 Range: 24

Area of Property: 13,318.56 Square Feet Nearest Intersection: S Dixie Avenue and Sunset Way

Existing Zoning: R-2 Existing Future Land Use Designation: Dry SFR Lot

Proposed Zoning: Same R-2 Proposed Future Land Use Designation: Dry SFR Lot

The property is presently used for: Single family residential home

The property is proposed to be used for: Vacant lot and to build single family residential home

Do you currently have City Utilities? Yes

Application Type:

<input type="checkbox"/> Annexation	<input type="checkbox"/> Comp Plan Amendment	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Planned Development
<input type="checkbox"/> Variance	<input type="checkbox"/> Special Exception Use	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Minor Lot Split	<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Construction Plan	<input type="checkbox"/> ROW/Plat Vacate
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Replat of Subdivision	

Please describe your request in detail: We are requesting lot with single family residents be split from current configuration of 1 home on lots 26 and 25 to 1 single family residents on lot 26 leaving lot 25 off as its own lot parcel.

**Required Data, Documents, Forms & Fees**

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

Printed Name: George Maltezos as Registered Agent of 110 SWFP LL

Signature:  Date: 12-11-20

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared George MALTEZOS

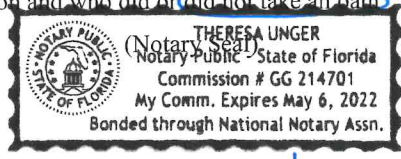
OF 110SWFP LLC, who being by me first duly sworn on oath deposes and says:

- 1) That he/she affirms and certifies that he/she understandings and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.
- 2) That the submittal requirements for the application have been completed and attached hereto as part of that application.
- 3) That he/she desires CITY OF FRUITLAND PARK to allow LOT SPLIT AT 110 SUNSET WAY, FRUITLAND PARK, FLORIDA 34731.

[Signature]  
Affiant (Applicant's Signature)

State of Florida  
County of ORANGE

The Foregoing instrument was acknowledged before me this 17<sup>th</sup> day of Nov, 20 20, by GEORGE MALTEZOS who is personally known to me or has produced \_\_\_\_\_ as identification and who did or did not take an oath



Notary Public - State of Florida  
Commission No \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

[Signature]  
Signature  
THERESA UNGER  
Printed Name



OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared SWFP, LLC

\_\_\_\_\_, who being by me first duly sworn on oath deposes and says:

1) That he/she is the fee-simple owner of the property legally described on attached page of this application.

2) That he/she desires CITY OF FRUITLAND PARK to allow LOT SPLIT

AT 110 SUNSET WAY, FRUITLAND PARK, FLORIDA

34731

3) That he/she has appointed George MALTEZOS to act as agent on his/her behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this application if no agent is appointed to act on his/her behalf.

*[Handwritten Signature]*

Affiant (Owner's Signature)

State of Florida

County of Orange

The Foregoing instrument was acknowledged before me this 15<sup>th</sup> day of Dec., 20 20

by George MALTEZOS who is personally known to me or has produced \_\_\_\_\_ as identification and who did or did not take an oath

(Notary Seal)

Notary Public - State of Florida

Commission No \_\_\_\_\_

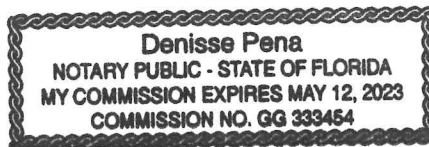
My Commission Expires \_\_\_\_\_

*[Handwritten Signature]*

Signature

Denisse Pena

Printed Name



Prepared by, Record, and Return to:  
Jennifer Larsen, an employee of  
Brokers Title of Leesburg, LLC  
9800 U.S. Hwy 441, Suite #106  
Leesburg, Florida 34788  
Prepared incidental to the issuance of  
a policy of title insurance

File Number: 17-310

Consideration: \$43,253.00

**General Warranty Deed**

Made this December 22, 2017 A.D. By **Matthew L. Sprowl and Sharon P. Sprowl, husband and wife**, whose address is: <sup>1389</sup> ~~1388~~ Sugar Hill Lane, Xenia, Ohio 45385, hereinafter called the grantor, to **110 SWFP, LLC, a Florida Limited Liability Company**, whose post office address is: P.O. Box 692, Tavares, Florida 32778, hereinafter called the grantee:

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

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

Lots 25 and 26, Dream Lake, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 39, of the Public Records of Lake County, Florida.

Said property did not constitute the Grantor(s) homestead, nor was it adjacent to or contiguous with their homestead, the homestead of the spouse of the Grantor(s) nor any member of the household of the Grantor(s) reside thereon, as defined by Article X, Section 4 of the Florida Constitution or laws.

Parcel ID Number: 0919240500-000-02500

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

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

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

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

Signed, sealed and delivered in our presence:

Tovah Gibson  
Witness Printed Name Tovah Gibson

Matthew L. Sprowl (Seal)  
Matthew L. Sprowl  
Address: ~~1388~~ <sup>1389</sup> Sugar Hill Lane, Xenia, Ohio 45385  
1389

Melissa A Taylor  
Witness Printed Name Melissa A Taylor

State of Ohio  
County of Montgomery

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2017, by Matthew L. Sprowl, a married man, who is/are personally known to me or who has produced  DL as identification.



Theresa M. Cory  
Notary Public  
Print Name: Theresa Cory  
My Commission Expires Sept. 2, 2020  
My Commission Expires: 9-2-2020

**General Warranty Deed (Continued)**

Signed, sealed and delivered in our presence:

*Emily Linker*

Witness Printed Name Emily Linker

*Sarah Denny*

Witness Printed Name Sarah Denny

State of OHIO

County of MONTGOMERY

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of December, 2017, by Sharon P. Sprowl, a married woman, who is/are personally known to me or who has produced  DL as identification. OH

*Sharon P. Sprowl* (Seal)  
Sharon P. Sprowl  
Address: ~~1389~~ Sugar Hill Lane, Xenia, Ohio 45385  
1389

*Sharon K Seaton*  
Notary Public  
Print Name: SHARON K SEATON  
My Commission Expires: 03/02/2020



Sharon K. Seaton, Notary Public  
In and For the State of Ohio  
My Commission Expires March 2, 2020



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
110 SWFP LLC

### Filing Information

**Document Number** L17000254835  
**FEI/EIN Number** 82-3857330  
**Date Filed** 12/13/2017  
**Effective Date** 12/10/2017  
**State** FL  
**Status** ACTIVE

### Principal Address

110 SUNSET WAY  
FRUITLAND PARK, FL 32742

### Mailing Address

PO BOX 692  
TAVARES, FL 32778

### Registered Agent Name & Address

MALTEZOS, GEORGE  
46 N. ORANGE AVENUE  
ORLANDO, FL 32801

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MALTEZOS, GEORGE F  
PO BOX 692  
TAVARES, FL 32778 UN

Title MGR

SANFELIPPO, JOHN D  
PO BOX 692  
TAVARES, FL 32778 UN

### Annual Reports

Report Year	Filed Date

2018	04/25/2018
2019	04/27/2019
2020	05/04/2020

**Document Images**

<a href="#">05/04/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/13/2017 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	110 SWFP LLC	<b>Alternate Key:</b>	1431271
<b>Mailing Address:</b>	PO BOX 692 TAVARES, FL 32778-0692 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	09-19-24-0500-000-02500
		<b>Millage Group and City:</b>	00F2 (FRUITLAND PARK)
		<b>2020 Total Certified Millage Rate:</b>	17.6785
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	110 SUNSET WAY FRUITLAND PARK FL 34731 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> <a href="#">School Boundary Maps</a>
<b>Property Description:</b>	FRUITLAND PARK, DREAM LAKE LOTS 25, 26, LAND BETWEEN LOTS & LAKE PB 2 PG 39 ORB 5046 PG 1389		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	142	301		142	FF		\$0.00	\$24,681.00

[Click here for Zoning Info](#)

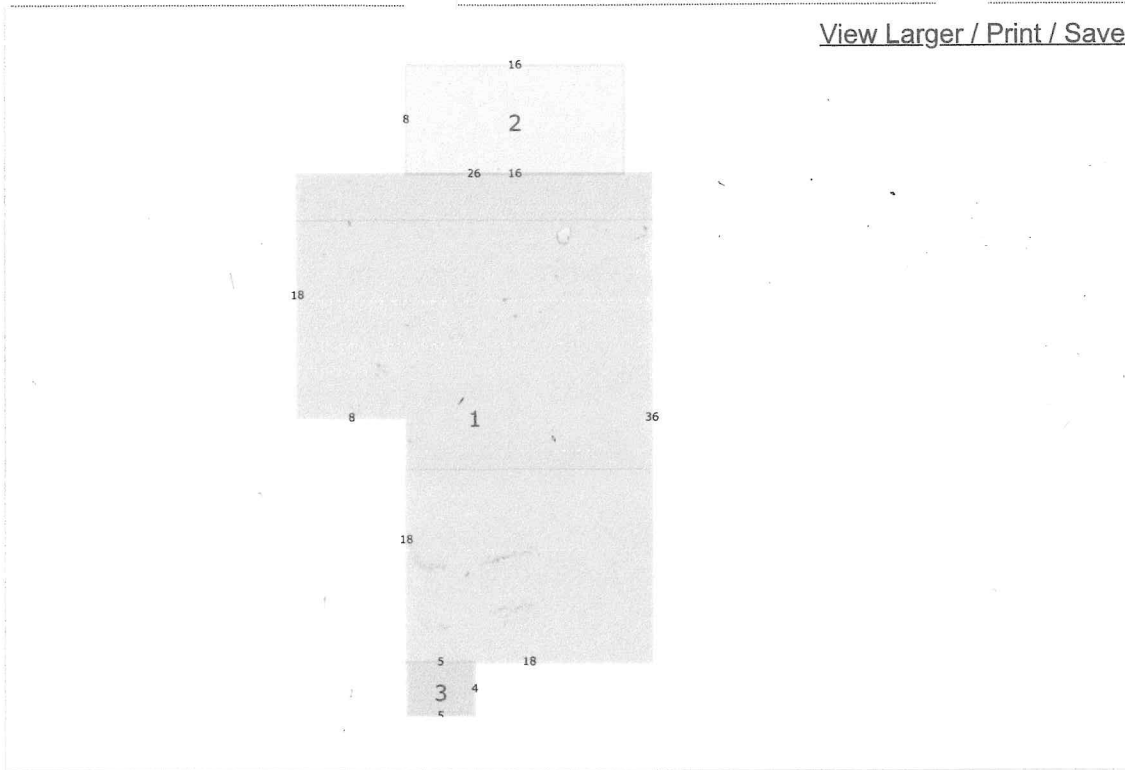
[FEMA Flood Map](#)

## Residential Building(s)

### Building 002

Residential	Single Family	Building Value: \$23,337.00						
<b>Summary</b>								
Year Built: 1929	Total Living Area: 792	Central A/C: No	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<b><u>Incorrect Bedroom, Bath, or other information?</u></b>								
<b>Section(s)</b>								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	792	N	39%	10%	
2	ENCLOSED PORCH WOOD (EPA)	Wood (001)	1	128	N	0%	0%	
3	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	20	N	0%	0%	

[View Larger / Print / Save](#)



**Miscellaneous Improvements**

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0002	UTILITY BUILDING - UNFINISHED (UBU)	144	SF	1935	\$230.00
0001	GARAGE DETACHED (DGF)	210	SF	1935	\$1,093.00

**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="#">5046 / 1389</a>	12/22/2017	Warranty Deed	Qualified	Improved	\$43,300.00
<a href="#">4838 / 1104</a>	7/22/2016	Warranty Deed	Qualified	Improved	\$255,000.00
<a href="#">429 / 854</a>	4/19/1971	Executors Deed	Unqualified	Improved	\$8,900.00

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

**Values and Estimated Ad Valorem Taxes**

Values shown below are 2021 WORKING VALUES that are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$49,341	\$49,341	\$49,341	5.03270	\$248.32
LAKE COUNTY MSTU AMBULANCE	\$49,341	\$49,341	\$49,341	0.46290	\$22.84
SCHOOL BOARD STATE	\$49,341	\$49,341	\$49,341	3.70100	\$182.61
SCHOOL BOARD LOCAL	\$49,341	\$49,341	\$49,341	2.99800	\$147.92
CITY OF FRUITLAND PARK	\$49,341	\$49,341	\$49,341	3.91340	\$193.09
ST JOHNS RIVER FL WATER MGMT DIST	\$49,341	\$49,341	\$49,341	0.22870	\$11.28
LAKE COUNTY VOTED DEBT SERVICE	\$49,341	\$49,341	\$49,341	0.11000	\$5.43
LAKE COUNTY WATER	\$49,341	\$49,341	\$49,341	0.33680	\$16.62

**AUTHORITY**

NORTH LAKE HOSPITAL DIST	\$49,341	\$49,341	\$49,341	0.89500	\$44.16
				<b>Total:</b>	<b>Total:</b>
				17.6785	\$872.27

**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 \$500)	<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 \$500)	<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 (\$5000)	<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>

**Exemption Savings**

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

**Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)**

**This property is benefitting from the following assessment reductions with a checkmark ✓**

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a> <a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a> <a href="#">View the Law</a>

**Assessment Reduction Savings**

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**



LOT 25, WEST TRACT

LOT 25, DREAM LAKE, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4, SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, PLAT BOOK 2, PAGE 39 AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONTAINING THEREIN 13318.56 SQUARE FEET, 0.31 ACRES, MORE OR LESS.

LOT 26, EAST TRACT

LOT 26, DREAM LAKE, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4, SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, PLAT BOOK 2, PAGE 39 AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONTAINING THEREIN 13350.04 SQUARE FEET, 0.31 ACRES, MORE OR LESS.

Aerial Photo 110 Sunset Way, Fruitland



# Location Map 110 Sunset Way, Fruitlar

