



**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

AGENDA
TECHNICAL REVIEW COMMITTEE
APRIL 6, 2021
10:00AM

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from February 2, 2021 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. New Life Presbyterian Church (Alternate Keys: 1639492 & 1248744)

Re-zoning applications submitted by Justin Richey, President, on behalf of New Life Presbyterian Church:

115 S. Villa Avenue currently zoned PFD (Public Facilities District) and the church is seeking rezoning to RP (Residential Professional). Property is under contract to sell as a single-family residential home.

212 E. LaVista Street is currently zoned RP (Residential Professional). Applicant seeking rezoning to PFD (Public Facilities District). Upon pre-application meeting the church became aware the property was not zoned PFD or the same as other church owned property. Applicant requesting rezoning to be

consistent with other properties owned by New Life Presbyterian Church. The property is presently used for storage and parking and future with no proposed change is use.

B. 7-Eleven (Alternate Key: 2748770)

A Major Site Plan application submitted by William “Bill” Lloyd (441 Lake Ella, LLC) on behalf of Fruitland Lake Ella, LLC. Parcel currently zoned General Commercial (C-2). Applicant proposing development of a 4,650 sf 7-Eleven gas station and convenience store at the intersection of Eagle’s Nest Road and US HWY 27. Applicant also proposing 996 sf car wash on property.

**C. Reserve at Spring Lake Cove – PUD Rezoning and Major Site Plan; ROW Vacate
(Alternate Keys: 1287251, 1287600, 1504333, 1504341, 1504350, 1504368, 2669306, 3038550,
3801592, 3823815, 3823816, 3839947)**

Major Site Plan, PUD Rezoning, and ROW Vacate application submitted by applicant Paul Missigman and David Stokes of Madden, Moorehead & Stokes, LLC on behalf of The Reserve at Spring Lake Cove, LLC. Existing zoning is R1 (Single-Family Low Density Residential), R3 (Multi-Family High Density Residential) and PUD (Planned Unit Development). Applicant desires to rezoning all parcels to PUD. Applicant plans to develop 128 multi-family units on property. The referenced parcels consist of both vacant land and structures that will be removed. Applicant also submitted development application for ROW Vacate to address vacating driveways per City Attorney.

MEMBERS’ COMMENTS:

ADJOURNMENT:



**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

MEETING MINUTES
TECHNICAL REVIEW COMMITTEE
FEBRUARY 2, 2021
10:00AM

- I. MEETING START TIME:** Meeting called to order by the City Manager at 10:04 AM.
- II. MEMBERS PRESENT:** All TRC members present with the exception of Police Chief, Fire Chief, Fire Inspector, City of Leesburg Utilities and Representatives from Lake County (School Board, Public Works and Economic Development). Also present was Administrative Assistant Sharon Williams.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from January 5, 2021 included for review/comment.
- IV. OLD BUSINESS:** NONE

NEW BUSINESS:

A. 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.

Clarification provided that minor lot split parcel was applicable to Sunset Way only; previously submitted development applications for variance and minor lot split of Picciola properties were formally withdrawn by Mr. Maltezos.

Building Official Gerling had no concerns as long as the newly created lot sizes satisfy current zoning and LDR specifics.

BESH (Brett Tobias) stated applicant should address previous comments provided in the CDD Development Review Letter (dated 1/14/21): newly created parcels should be specifically described by metes and bounds vice calling them lot 25 and 26; additionally, applicant should coordinate with surveyor on how property lines should be properly prorated between plat and measured.

The importance of applicant providing submittal of aforementioned information in time for P&Z meeting, scheduled February 18, 2021, is critical and was stressed.

With no further issues/concerns to discuss, meeting was adjourned at 10:24 AM.

MEMBERS' COMMENTS: No additional comments.

ADJOURNMENT: Meeting adjourned at 10:24AM

2/23/21 Incomplete Application
Returned to Applicant



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.:	_____
Fee Paid:	_____
Receipt No.:	_____

Development Application

Contact Information:

Owner Name: NEW LIFE PRESBYTERIAN CHURCH OF LAKE CO INC
 Address: 201 La Vista St. Fruitland Park, FL 34731
 Phone: 352-551-7712 Email: justin.richey jr@gmail.com

Applicant Name: NEW LIFE PRESBYTERIAN CHURCH OF LAKE CO INC
 Address: 115 S Villa Ave Fruitland Park, FL 34731
 Phone: 352-551-7712 Email: justin.richey jr@gmail.com

Engineer Name: _____
 Address: _____
 Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: Villa Ave House Rezoning
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 115 S Villa Ave Fruitland Park, FL 34731

Parcel Number(s): 09-19-24-0400-024-00005 Section: 09 Township: 19s Range: 24E

Area of Property: 11,280 SF Nearest Intersection: S Villa + E. La Vista
 Existing Zoning: PFD Existing Future Land Use Designation: Institutional
 Proposed Zoning: R-P Proposed Future Land Use Designation: CBDMU

The property is presently used for: vacant dwelling (Central Business District mix)
 The property is proposed to be used for: Residential Single Family Home
 Do you currently have City Utilities? Yes

Application Type:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input checked="" 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 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: Property under contract to sell as a single family home.

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: Justin Richey

Signature: [Handwritten Signature]

Date: Feb 16, 2021

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

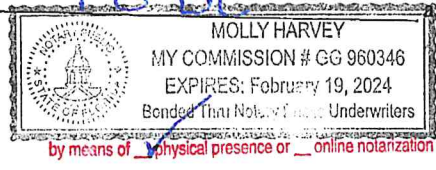
Before me the undersigned authority, personally appeared Justin Richey,
President, who being by me first duly sworn on oath deposes and says:

- 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 _____ to allow Brittany
Meany or Lena Williams to represent
Newlife Presbyterian Church and act on
their behalf.

[Signature]
Affiant (Applicant's Signature)

State of Florida
County of Sumter

The Foregoing instrument was acknowledged before me this 18 day of Feb, 20 21
by Justin Richey who is personally known to me or has produced
FL DL identification and who did or did not take an oath



(Notary Seal)

Notary Public - State of Florida
Commission No GG 960346
My Commission Expires 2/19/2024

[Signature]
Signature
Molly Harvey
Printed Name

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

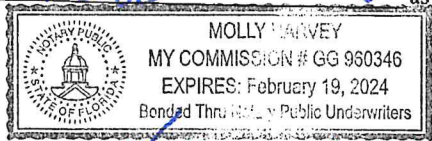
Before me the undersigned authority, personally appeared Justin Richey,
President, who being by me first duly sworn on oath deposes and says:

- 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 _____ to allow Brittany
Meany or Lena Williams to act as applicant
on behalf of NewLife Presbyterian Church
- 3) That he/she has appointed Brittany Meany or Lena Williams 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.

Justin Richey
Affiant (Owner's Signature)

State of Florida
County of Sumter

The Foregoing instrument was acknowledged before me this 18th day of Feb, 20 24,
by Justin Richey who is personally known to me or has produced
FLDL as identification and who did or did not take an oath
(Notary Seal)



by means of physical presence or online notarization

Notary Public - State of Florida
Commission No GG960346
My Commission Expires 2/19/2024

Molly Harvey
Signature
Molly Harvey
Printed Name



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

Detail by Entity Name

Florida Not For Profit Corporation

NEW LIFE PRESBYTERIAN CHURCH OF LAKE COUNTY, INC.

Filing Information

Document Number 748250
FEI/EIN Number 59-2050661
Date Filed 07/30/1979
State FL
Status ACTIVE

Principal Address

201 LAVISTA ST
FRUITLAND PARK, FL 34731

Changed: 03/02/1984

Mailing Address

201 LAVISTA ST
FRUITLAND PARK, FL 34731

Changed: 03/02/1984

Registered Agent Name & Address

Johnson, Charles
907 WEBSTER ST
LEESBURG, FL 34785

Name Changed: 01/19/2015

Address Changed: 03/28/2007

Officer/Director Detail

Name & Address

Title PD

Richey, Justin
1007 Ridgewind Ct.
Fruitland Park, FL 34731

Title SD

Marynell, Cathy
2265 Clearwater Ru
The Villages, FL 32162

Title TR

Specci, Carl
33844 Silver Pine Drive
Leesburg, FL 34788-3850

Annual Reports

Report Year	Filed Date
2018	01/29/2018
2019	01/28/2019
2020	02/04/2020

Document Images

02/04/2020 -- ANNUAL REPORT	View image in PDF format
01/28/2019 -- ANNUAL REPORT	View image in PDF format
01/29/2018 -- ANNUAL REPORT	View image in PDF format
02/20/2017 -- ANNUAL REPORT	View image in PDF format
02/16/2016 -- ANNUAL REPORT	View image in PDF format
01/19/2015 -- ANNUAL REPORT	View image in PDF format
03/24/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
02/21/2012 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
02/22/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
01/18/2008 -- ANNUAL REPORT	View image in PDF format
03/28/2007 -- ANNUAL REPORT	View image in PDF format
02/10/2006 -- ANNUAL REPORT	View image in PDF format
03/30/2005 -- ANNUAL REPORT	View image in PDF format
05/21/2004 -- ANNUAL REPORT	View image in PDF format
04/30/2003 -- ANNUAL REPORT	View image in PDF format
04/26/2002 -- ANNUAL REPORT	View image in PDF format
02/03/2001 -- ANNUAL REPORT	View image in PDF format
02/24/2000 -- ANNUAL REPORT	View image in PDF format
06/24/1999 -- ANNUAL REPORT	View image in PDF format
03/10/1998 -- ANNUAL REPORT	View image in PDF format
02/14/1997 -- ANNUAL REPORT	View image in PDF format
02/16/1996 -- ANNUAL REPORT	View image in PDF format
03/03/1995 -- ANNUAL REPORT	View image in PDF format

PROPERTY RECORD CARD

General Information

Name:	NEW LIFE PRESBYTERIAN CHURCH OF LAKE CO INC	Alternate Key:	1639492
Mailing Address:	201 LA VISTA ST FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ⓘ	09-19-24-0400-024-00005
		Millage Group and City:	00F1 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	115 SOUTH VILLA AVE FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FRUITLAND PARK S 94 FT OF W 120 FT OF BLK 24 PB 3 PGS 8-9 ORB 2398 PG 1743		
<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	CHURCH SECONDARY BUILDING (7102)	0	0		11280	SF	\$0.00	\$14,664.00

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

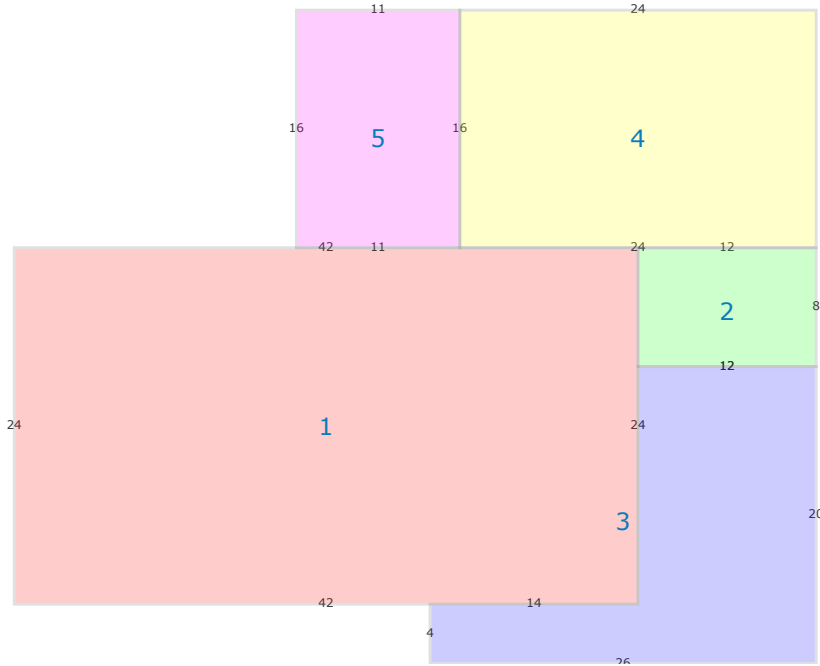
Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$63,872.00						
Summary								
Year Built: 1970	Total Living Area: 1392 ⓘ	Central A/C: Yes				Attached Garage: No		
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0				Fireplaces: 1		
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)	Block (002)	1	1008	N	0%	0%	<input type="checkbox"/>
2	UTILITY / STORAGE	Block	1	96	N	0%	0%	<input type="checkbox"/>

	FINISHED BLOCK (SBF)	(002)						
3	CARPORT FINISHED (CPF)	No Wall Type (000)	1	296	N	0%	0%	<input type="checkbox"/>
4	FINISHED LIVING AREA (FLA)	Block (002)	1	384	N	0%	0%	<input type="checkbox"/>
5	SCREEN PORCH FINISHED (SPF)	No Wall Type (000)	1	176	N	0%	0%	<input type="checkbox"/>

[View Larger / Print / Save](#)



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
2398 / 1743	8/28/2003	Warranty Deed	Qualified	Improved	\$80,000.00
417 / 120	11/5/1970	Warranty Deed	Qualified	Improved	\$16,100.00

[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	\$78,536	\$78,536	\$0	5.03270	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$78,536	\$78,536	\$0	0.46290	\$0.00
LAKE COUNTY MSTU FIRE	\$78,536	\$78,536	\$0	0.47040	\$0.00
SCHOOL BOARD STATE	\$78,536	\$78,536	\$0	3.70100	\$0.00
SCHOOL BOARD LOCAL	\$78,536	\$78,536	\$0	2.99800	\$0.00
CITY OF FRUITLAND PARK	\$78,536	\$78,536	\$0	3.91340	\$0.00

ST JOHNS RIVER FL WATER MGMT DIST	\$78,536	\$78,536	\$0	0.22870	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$78,536	\$78,536	\$0	0.11000	\$0.00
LAKE COUNTY WATER AUTHORITY	\$78,536	\$78,536	\$0	0.33680	\$0.00
NORTH LAKE HOSPITAL DIST	\$78,536	\$78,536	\$0	0.89500	\$0.00
				Total: 18.1489	Total: \$0.00

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to \$500)	Learn More	View the Law
Blind Exemption (up to \$500)	Learn More	View the Law
Disability Exemption (up to \$500)	Learn More	View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
✓ Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$1,425.33

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)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
Conservation Classification Assessment Limitation	Learn More	View the Law

New Life Presbyterian Church of Lake County Inc.

Property Rezoning

115 S Villa Ave, Fruitland Park, FL 34731

Property Description:

FRUITLAND PARK S 94 FT OF W 120 FT OF BLK 24 PB 3 PGS 8-9
ORB 2398 PG 1743

CFN 2003111893
Bk 02398 Pgs 1743 - 1744; (2pgs)
DATE: 09/04/2003 09:20:08 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 9.00
TRUST FUND 1.50
DEED DOC 560.00

This Instrument Prepared by/Return to:
Stephen G. Sewell
Attorney at Law
Post Office Box 492722
Leesburg, FL 34749-2722

Property Appraisers Parcel Identification Number(s):

Grantee(s) Social Security Number(s):

WARRANTY DEED

THIS WARRANTY DEED Made the 28th day of August, A. D. 2003, by **PEGGY H. TREEN, A/K/A PEGGY TREEN, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR HER HUSBAND, JAMES P. TREEN, A/K/A JAMES TREEN**, whose mailing address is 303 North Valley Rd., Fruitland Park, Fl. 34731, hereinafter called the Grantors, to **NEW LIFE PRESBYTERIAN CHURCH OF LAKE COUNTY, INC., a Florida Corporation**, whose mailing address is 201 LaVista Street, Fruitland Park, FL 34731, hereinafter called the Grantee*

(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 corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 -----Dollars (\$10.00), and other valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the following described land, situate, lying and being in Lake County, Florida, to-wit:

The South 94 feet of the West 120 feet of Block 24,
A MAP OF FRUITLAND PARK, according to the plat thereof,
Recorded in Plat Book 3, Page 9, of the Public Records
Of Lake County, Florida.

SUBJECT TO restrictions reservations and easements as indicated and/or shown on that certain Plat recorded in Plat Book 3, Page 9, of the Public Records of Lake County, Florida.

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, 2002.

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:

Stephen G. Sewell
First Witness Signature
Stephen G. Sewell
First Witness Printed Name

Peggy H. Treen, A/K/A
Peggy Treen, attorney-in-fact for James P. Treen (SEAL)
PEGGY H. TREEN, A/K/A
PEGGY TREEN ATTORNEY-IN-FACT FOR JAMES P. TREEN,
A/K/ JAMES TREEN

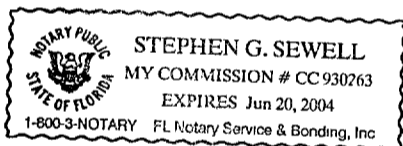
Elinor T. McDonald
Second Witness Signature
Elinor T. McDonald
Second Witness Printed Name

Peggy H. Treen, A/K/A (SEAL)
PEGGY H. TREEN, A/K/A
PEGGY TREEN

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 28th day of August, 2003, by **PEGGY H. TREEN, A/K/A PEGGY TREEN, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR JAMES P. TREEN, A/K/A JAMES TREEN,**

- who is personally known to me; or
- who has produced a motor vehicle driver's license as identification
- who has produced _____ as identification



Stephen G. Sewell
Notary Public Signature
Stephen G. Sewell

Name of Notary Printed, Typed, or Stamped
My Commission Expires:

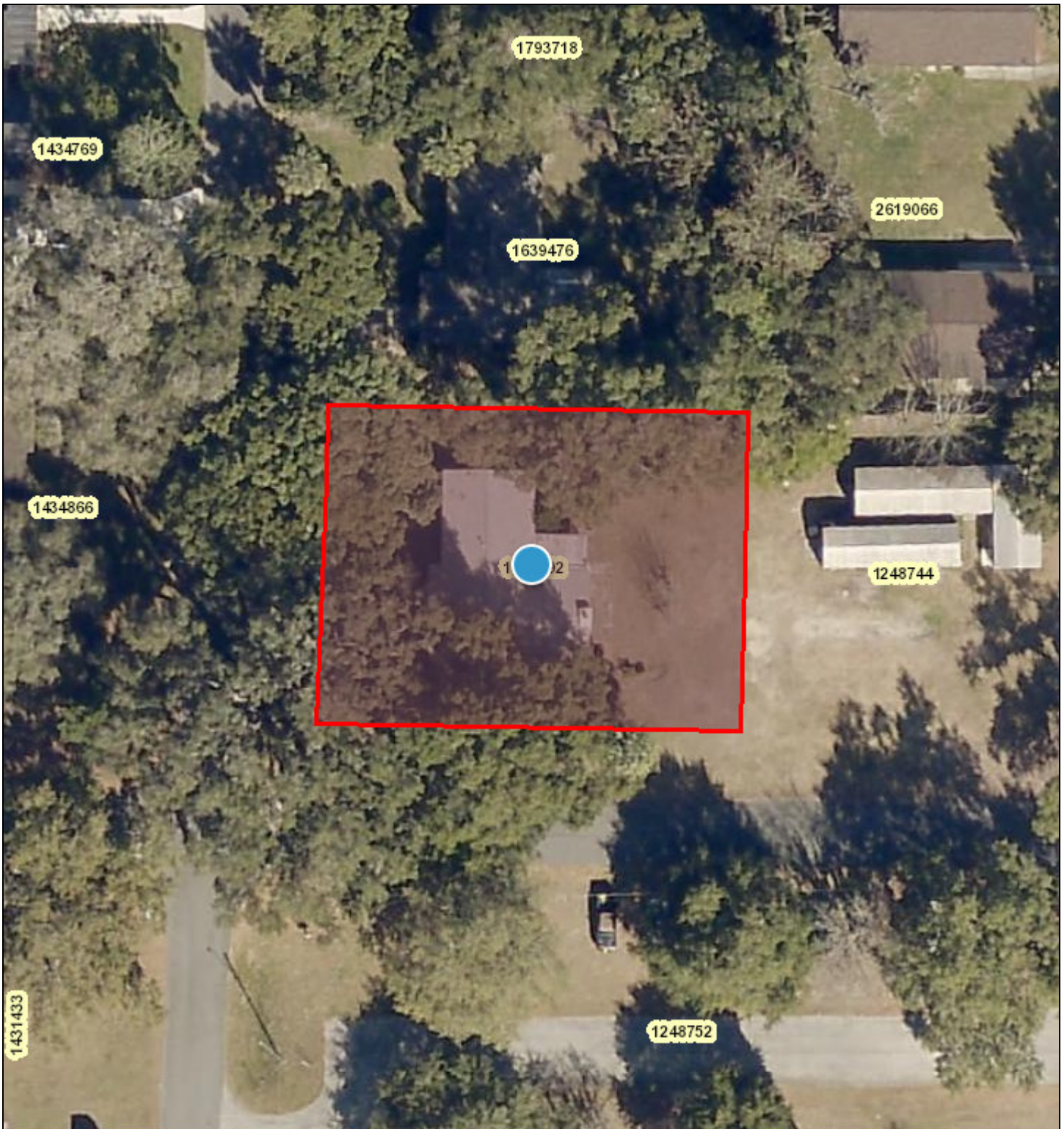
[treendeed]

115 S Villa Aerial Photo



© All Pictometry


115 S Villa Location Map

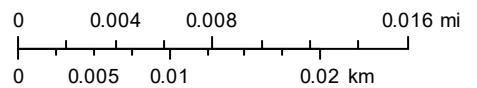



February 23, 2021

1:500

pointLayer

 Surrounding Counties



 Override 1

polygonLayer

 Override 1

Lake County Property Appraiser
Lake BCC

Tax Parcels Alternate Key

New Life Church Fruitland Park
PO Box 789
Fruitland Park, FL 34731




City of Fruitland Park
Community Development Department
506 W Berckman St.
Fruitland Park, FL 34731

RE: Rezoning 115 S. Villa St

New Life Presbyterian Church of Lake County, Inc. has the property at 115 S. Villa Avenue, under contract for sale as a single family home. We are asking to have this property rezoned from PFD to R-P so that the sale can move forward.

Sincerely,


Justin Richey, President
New Life Presbyterian Church

New Life Church Fruitland Park
PO Box 789
Fruitland Park, FL 34731

2/23/21 Incomplete Application Returned to Applicant



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.: _____
Fee Paid: _____
Receipt No.: _____

Development Application

Contact Information:

Owner Name: New Life Presbyterian Church of Lake County INC
 Address: 201 E LaVista St. Fruitland Park, FL 34731
 Phone: 352-551-7712 Email: justin.richey.jr@gmail.com
 Applicant Name: New Life Presbyterian Church of Lake County, INC
 Address: 212 E. La Vista St. Fruitland Park, FL, 34731
 Phone: 352-551-7712 Email: justin.richey.jr@gmail.com
 Engineer Name: _____
 Address: _____
 Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: La Vista St. property rezove
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.
 Property Address: 212 E. La Vista St. Fruitland Park, FL 34731
 Parcel Number(s): 09-19-24-0400-024-00007 Section: 24 Township: 19 Range 26
 Area of Property: 11,092 SF Nearest Intersection: E LaVista + Ruser-City Ave
 Existing Zoning: RP Existing Future Land Use Designation: MC
 Proposed Zoning: PPD Proposed Future Land Use Designation: CBOMU
 The property is presently used for: Storage + parking
 The property is proposed to be used for: Storage + parking (Central Business District Mix)
 Do you currently have City Utilities? yes

Application Type:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input checked="" 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 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: _____

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: Justin Richey, President

Signature: [Handwritten Signature]

Date: 2/18/2021

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

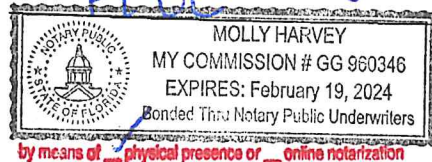
Before me the undersigned authority, personally appeared Justin Richey,
President, who being by me first duly sworn on oath deposes and says:

- 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 MEANY or Lena Williams to allow Brittany
NewLife Presbyterian Church and act on
their behalf.

Justin Richey
Affiant (Applicant's Signature)

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 18th day of Feb, 20 21
by Justin Richey 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 960346
My Commission Expires 2/19/2024

Molly Harvey
Signature
Molly Harvey
Printed Name

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Justin Richey,
President, who being by me first duly sworn on oath deposes and says:

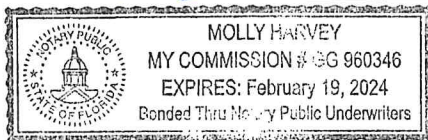
- 1) That he/she is the fee-simple owner of the property legally described on attached page of this application.
- 2) That he/she desires _____ to allow Brittany
Meany or Lena Williams to act as applicant
on behalf of NewLife Presbyterian Church
- 3) That he/she has appointed Brittany Meany or Lena Williams 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 Sumter

The foregoing instrument was acknowledged before me this 18 day of Feb, 2021,
by Justin Richey who is personally known to me or has produced
FLDL as identification and who did or did not take an oath



(Notary Seal)
by means of physical presence or online notarization

Notary Public - State of Florida
Commission No. 960346
My Commission Expires 2/19/2024

[Signature]
Signature
Molly Harvey
Printed Name



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

Detail by Entity Name

Florida Not For Profit Corporation

NEW LIFE PRESBYTERIAN CHURCH OF LAKE COUNTY, INC.

Filing Information

Document Number 748250
FEI/EIN Number 59-2050661
Date Filed 07/30/1979
State FL
Status ACTIVE

Principal Address

201 LAVISTA ST
FRUITLAND PARK, FL 34731

Changed: 03/02/1984

Mailing Address

201 LAVISTA ST
FRUITLAND PARK, FL 34731

Changed: 03/02/1984

Registered Agent Name & Address

Johnson, Charles
907 WEBSTER ST
LEESBURG, FL 34785

Name Changed: 01/19/2015

Address Changed: 03/28/2007

Officer/Director Detail

Name & Address

Title PD

Richey, Justin
1007 Ridgewind Ct.
Fruitland Park, FL 34731

Title SD

Marynell, Cathy
2265 Clearwater Ru
The Villages, FL 32162

Title TR

Specci, Carl
33844 Silver Pine Drive
Leesburg, FL 34788-3850

Annual Reports

Report Year	Filed Date
2018	01/29/2018
2019	01/28/2019
2020	02/04/2020

Document Images

02/04/2020 -- ANNUAL REPORT	View image in PDF format
01/28/2019 -- ANNUAL REPORT	View image in PDF format
01/29/2018 -- ANNUAL REPORT	View image in PDF format
02/20/2017 -- ANNUAL REPORT	View image in PDF format
02/16/2016 -- ANNUAL REPORT	View image in PDF format
01/19/2015 -- ANNUAL REPORT	View image in PDF format
03/24/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
02/21/2012 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
02/22/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
01/18/2008 -- ANNUAL REPORT	View image in PDF format
03/28/2007 -- ANNUAL REPORT	View image in PDF format
02/10/2006 -- ANNUAL REPORT	View image in PDF format
03/30/2005 -- ANNUAL REPORT	View image in PDF format
05/21/2004 -- ANNUAL REPORT	View image in PDF format
04/30/2003 -- ANNUAL REPORT	View image in PDF format
04/26/2002 -- ANNUAL REPORT	View image in PDF format
02/03/2001 -- ANNUAL REPORT	View image in PDF format
02/24/2000 -- ANNUAL REPORT	View image in PDF format
06/24/1999 -- ANNUAL REPORT	View image in PDF format
03/10/1998 -- ANNUAL REPORT	View image in PDF format
02/14/1997 -- ANNUAL REPORT	View image in PDF format
02/16/1996 -- ANNUAL REPORT	View image in PDF format
03/03/1995 -- ANNUAL REPORT	View image in PDF format

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	\$20,738	\$20,738	\$0	5.03270	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$20,738	\$20,738	\$0	0.46290	\$0.00
LAKE COUNTY MSTU FIRE	\$20,738	\$20,738	\$0	0.47040	\$0.00
SCHOOL BOARD STATE	\$20,738	\$20,738	\$0	3.70100	\$0.00
SCHOOL BOARD LOCAL	\$20,738	\$20,738	\$0	2.99800	\$0.00
CITY OF FRUITLAND PARK	\$20,738	\$20,738	\$0	3.91340	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$20,738	\$20,738	\$0	0.22870	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$20,738	\$20,738	\$0	0.11000	\$0.00
LAKE COUNTY WATER AUTHORITY	\$20,738	\$20,738	\$0	0.33680	\$0.00
NORTH LAKE HOSPITAL DIST	\$20,738	\$20,738	\$0	0.89500	\$0.00
				Total: 18.1489	Total: \$0.00

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
 Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$376.37**

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)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings ⓘ

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

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on February 15, 2021.

Site Notice

New Life Presbyterian Church of Lake County Inc.

Property Rezoning

212 E LaVista St, Fruitland Park, FL 34731

Property Description:

FRUITLAND PARK E 117.73 FT OF W 240 FT OF S 94 FT OF BLK 24

PB 3 PGS 8-9

ORB 2398 PG 1732

CFN 2003111888
Bk 02398 Pgs 1732 - 1733; (2pgs)
DATE: 09/04/2003 09:16:15 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 9.00
TRUST FUND 1.50
DEED DOC 217.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Stephen G. Sewell
Sellar, Sewell, Russ, Saylor & Johnson, P.A.
907 Webster Street
Leesburg, Florida 34748

Property Appraisers Parcel Identification (Folio) Numbers:
09-19-24-0400-024-00007
Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 19 day of August, 2003 by **MICHELLE D. HAND**, a single woman, herein called the grantor, to **NEW LIFE PRESBYTERIAN CHURCH OF LAKE COUNTY, INC.**, a Florida Corporation whose post office address is **201 LaVista Street, Fruitland Park, FL 34731**, hereinafter called the Grantee:

(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 corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz:

The South 94 feet of the West 1/2 of Block 24, according to the official map of Fruitland Park, Florida, as recorded in Plat Book 3, Pages 8 and 9, Public Records of Lake County, FLorida, LESS the East 30.00 feet for road right of way, ALSO LESS the West 120.0 feet.

SUBJECT TO restrictions, reservations and easements as indicated and/or shown on that certain Plat recorded in Plat Book 3, Pages 8 and 9, of the Public Records of Lake County, Florida.

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, and hereby 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, 2002.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Stephen G. Sewell

Witness #1 Signature

Stephen G. Sewell

Michelle D. Hand

L.S.

MICHELLE D. HAND

P.O. Box 1302, Sorrento, FL 32776

Witness #1 Printed Name

William R. Adcock

WILLIAM R. ADCOCK

Witness #2 Signature

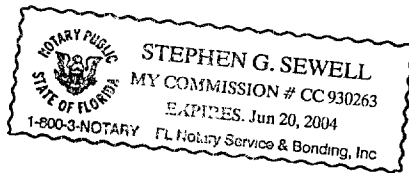
Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 19 day of August, 2003 by MICHELLE D. HAND who is personally known to me or has produced FL driver license as identification.

SEAL

My Commission Expires:



Stephen G. Sewell

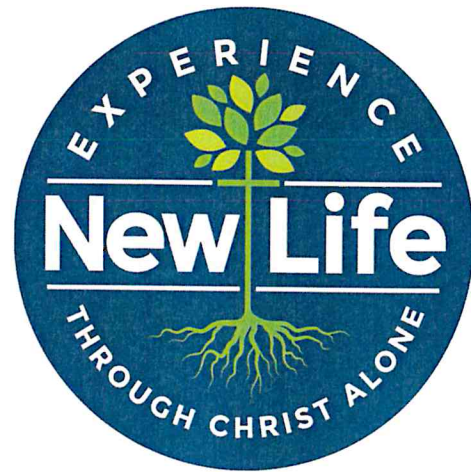
Notary Signature

Stephen G. Sewell

Printed Notary Signature

New Life Church Fruitland Park
PO Box 789
Fruitland Park, FL 34731

City of Fruitland Park
Community Development Department
506 W Berckman St.
Fruitland Park, FL 34731



RE: Rezoning 212 E LaVista St.

New Life Presbyterian Church of Lake County, Inc. owns the property at 212 E LaVista St. During a review of signage meeting for a contiguous property, it was noticed that this property was not rezoned to PFD along with our other property. We request that the zoning be changed from R-P to PFD.

Sincerely,

A handwritten signature in black ink that reads "Justin Richey". The signature is written in a cursive style.

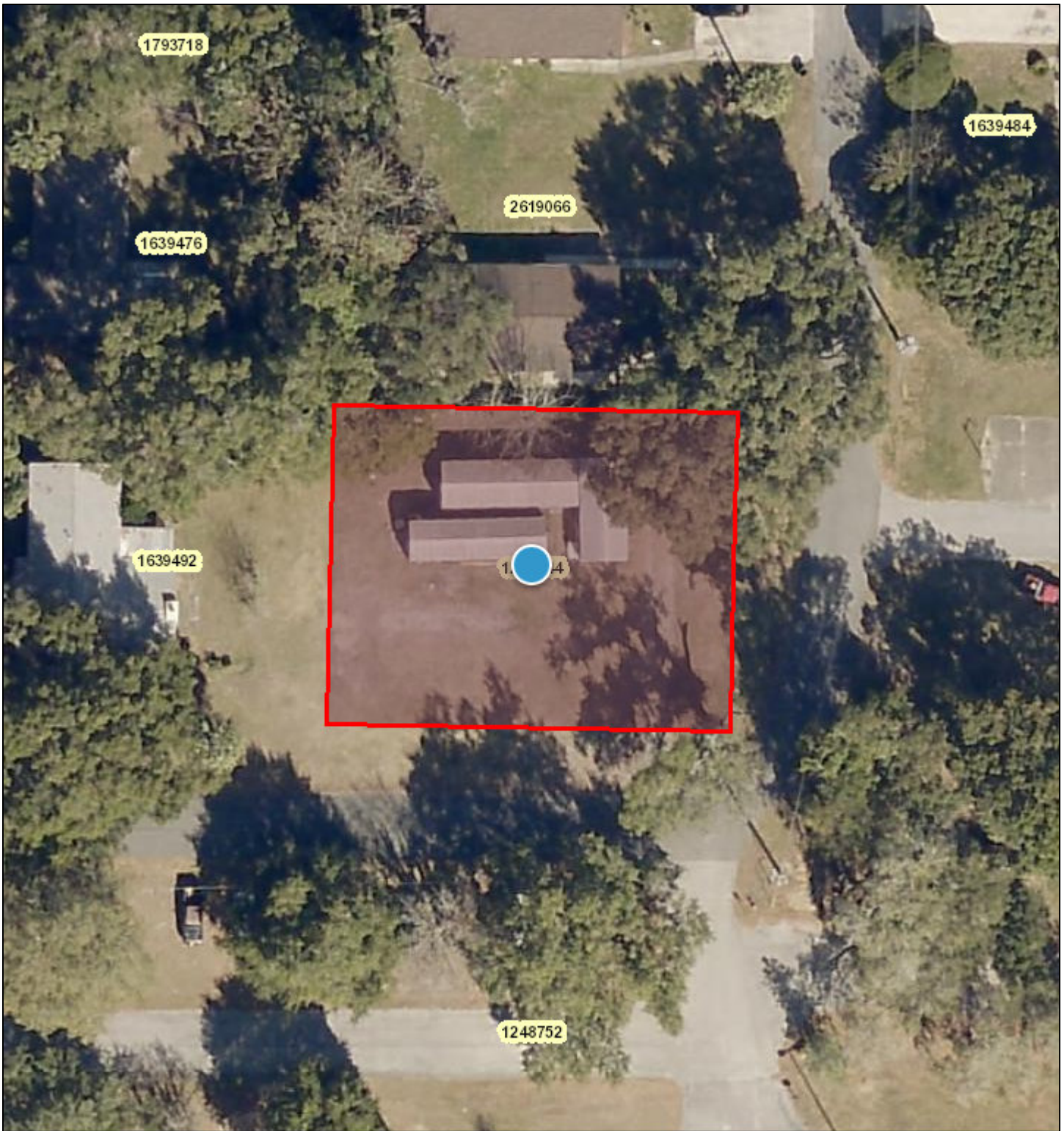
Justin Richey, President
New Life Presbyterian Church

New Life Church Fruitland Park
PO Box 789
Fruitland Park, FL 34731

212 E LaVista Aerial Photo



212 E Lavista Location Map



February 23, 2021

1:500

pointLayer



Override 1



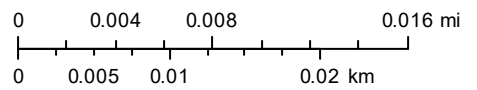
Surrounding Counties

polygonLayer



Override 1

Tax Parcels Alternate Key



Lake County Property Appraiser
Lake BCC



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: Fruitland Lake Ella LLC - Levy Wong, Managing Partner
 Address: 133602 SW 128th St., Miami, FL 33186
 Phone: (305) 213-9124 Email: levyw@aol.com

Applicant Name: Bill Lloyd of 441 Lake Ella, LLC
 Address: 147 2nd Ave South, Suite 400, St Petersburg, FL 33701
 Phone: (727) 828-4911 Email: seth@rkmdev.com

Engineer Name: Gary Murray
 Address: 333 North Alabama St, Suite 200, Indianapolis, IN 46204
 Phone: (317) 291-5805 Email: gary.murray@woolpert.com

Property and Project Information:

PROJECT NAME*: Convenience Store Lake Ella Road & US Highway 27/441
 *A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: US Hwy 27/441 Fruitland Park, FL 34731

Parcel Number(s): 33-18-24-0001-000-00400 Section: 33 Township: 18 S Range: 24 E

Area of Property: 1.87 Nearest Intersection: Eagle's Nest Rd and US Highway 27

Existing Zoning: C-2 Existing Future Land Use Designation: Mixed Community

Proposed Zoning: _____ Proposed Future Land Use Designation: _____

The property is presently used for: Vacant

The property is proposed to be used for: Gas Station and Convenience Store

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 type="checkbox"/> Minor Lot Split | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Construction Plan | <input type="checkbox"/> ROW/Plat Vacate |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: Request to construct a gas station and convenience store and all associated utilities, grading, paving and landscaping required.

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: William C Lloyd

Signature: *William C Lloyd* Date: 3-4-2021

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 Fruitland Lake Ella, 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 Bill Lloyd, 441 Lake Ella, LLC to allow and act on behalf of the development application for the proposed 7-Eleven major site plan.

Bill Lloyd
Affiant (Applicant's Signature)

State of Florida
County of Pinellas

The Foregoing instrument was acknowledged before me this 11th day of March, 20 21,
by Bill Lloyd who is personally known to me or has produced
_____ as identification and who did or did not take an oath

(Notary Seal)



ANGELA L THOMPSON
Commission # GG 294010
Expires August 21, 2022
Bonded Thru Budget Notary Services

Notary Public - State of Florida
Commission No GG294010
My Commission Expires 08/21/2022

Angela L Thompson
Signature
Angela L Thompson
Printed Name

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Fruitland Lake Ella 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 approval _____ to allow for permitting with the following agencies:

Lake County, SJRWMD, City of Fruitland Park, FDOT, and FDEP.

- 3) That he/she has appointed Bill Lloyd of 441 Lakeella, LLC 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 Miami-Dade

The Foregoing instrument was acknowledged before me this 3rd day of Dec, 20 20,
by LELY WAWS who is personally known to me or has produced
DRIVERS LICENSE 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
Joseph T Washenko
Printed Name

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L20000317853
FILED 8:00 AM
October 07, 2020
Sec. Of State
agent05

Article I

The name of the Limited Liability Company is:
441 LAKE ELLA, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
147 2ND AVE SOUTH
SUITE 400
ST PETERSBURG, FL. 33701

The mailing address of the Limited Liability Company is:
147 2ND AVE SOUTH
SUITE 400
ST PETERSBURG, FL. 33701

Article III

Other provisions, if any:
ANY AND ALL LAWFUL BUSINESS

Article IV

The name and Florida street address of the registered agent is:
JAMES C ROWE
147 2ND AVE SOUTH
SUITE 400
ST PETERSBURG, FL. 33701

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JAMES C ROWE

Article V

The name and address of person(s) authorized to manage LLC:

Title: AMBR
WILLIAM C LLOYD
147 2ND AVE SOUTH, SUITE 400
ST PETERSBURG, FL. 33701

L20000317853
FILED 8:00 AM
October 07, 2020
Sec. Of State
agent05

Article VI

The effective date for this Limited Liability Company shall be:

10/07/2020

Signature of member or an authorized representative

Electronic Signature: WILLIAM C LLOYD

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



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

Detail by Entity Name

Florida Limited Liability Company
FRUITLAND LAKE ELLA, LLC

Filing Information

Document Number L03000006434
FEI/EIN Number 81-0604979
Date Filed 02/20/2003
State FL
Status ACTIVE

Principal Address

13362 S.W. 128 ST.
MIAMI, FL 33186

Mailing Address

13362 S.W. 128 ST.
MIAMI, FL 33186

Registered Agent Name & Address

WONG, LEVY A
13362 S.W. 128 ST.
MIAMI, FL 33186

Name Changed: 04/27/2011

Authorized Person(s) Detail

Name & Address

Title MGRM

WONG, LEVY A
13362 SW 128 STREET
MIAMI, FL 33186

Title MGRM

WONG, SYLVAN
4550 SW 151 PLACE
MIAMI, FL 33185

Annual Reports

Report Year	Filed Date
-------------	------------

2019	03/06/2019
2020	03/20/2020
2021	02/12/2021

Document Images

02/12/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
03/06/2019 -- ANNUAL REPORT	View image in PDF format
04/12/2018 -- ANNUAL REPORT	View image in PDF format
03/19/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/16/2015 -- ANNUAL REPORT	View image in PDF format
04/14/2014 -- ANNUAL REPORT	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
04/17/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/02/2010 -- ANNUAL REPORT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
06/27/2008 -- ANNUAL REPORT	View image in PDF format
04/02/2007 -- ANNUAL REPORT	View image in PDF format
07/05/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/19/2004 -- ANNUAL REPORT	View image in PDF format
02/20/2003 -- Florida Limited Liabilites	View image in PDF format

PROPERTY RECORD CARD

General Information

Name:	FRUITLAND LAKE ELLA LLC	Alternate Key:	2748770
Mailing Address:	13362 SW 128TH ST MIAMI, FL 33186 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0001- 000-00400
		Millage Group and City:	000F (FRUITLAND PARK)
		2019 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	US HWY 27/441 FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	THAT PART OF NW 1/4 OF NE 1/4 OF NE 1/4 LYING W OF HWY ORB 2405 PG 24 ORB 3578 PG 2451		
<p><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></p>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	TIMBER S I 70 (5400)	0	0	MGMT	5.49	AC		\$1,922.00	\$71,370.00

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

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
3578 / 2451	1/30/2008	Judicial	Multi-Parcel	Vacant	\$100.00
2405 / 24	9/3/2003	Warranty Deed	Qualified	Vacant	\$375,000.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2020 CERTIFIED VALUES.

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	\$71,370	\$1,922	\$1,922	5.03270	\$9.67
LAKE COUNTY MSTU AMBULANCE	\$71,370	\$1,922	\$1,922	0.46290	\$0.89
SCHOOL BOARD STATE	\$71,370	\$1,922	\$1,922	3.70100	\$7.11

SCHOOL BOARD LOCAL	\$71,370	\$1,922	\$1,922	2.99800	\$5.76
CITY OF FRUITLAND PARK	\$71,370	\$1,922	\$1,922	3.91340	\$7.52
ST JOHNS RIVER FL WATER MGMT DIST	\$71,370	\$1,922	\$1,922	0.22870	\$0.44
LAKE COUNTY VOTED DEBT SERVICE	\$71,370	\$1,922	\$1,922	0.11000	\$0.21
LAKE COUNTY WATER AUTHORITY	\$71,370	\$1,922	\$1,922	0.33680	\$0.65
NORTH LAKE HOSPITAL DIST	\$71,370	\$1,922	\$1,922	0.89500	\$1.72
				Total: 17.6785	Total: \$33.97

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law

Conservation Classification Assessment Limitation

[Learn More](#) [View the Law](#)

✓ Agricultural Classification

[Learn More](#) [View the Law](#)

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$1,227.74**

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on September 7, 2020.

[Site Notice](#)

Legal Description:

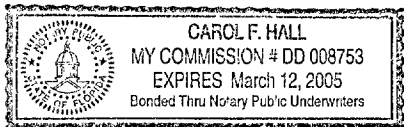
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA LYING WEST OF THE HIGHWAY, LESS AND EXCEPT RAILROAD RIGHT-OF-WAY.

TOGETHER WITH THAT PORTION OF THE LANDS DESCRIBED IN THAT FINAL JUDGEMENT QUIETING TITLE RECORDED IN OFFICIAL RECORDS BOOK 3578, PAGE 2451 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF THE HIGHWAY.

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this ^{28th} ~~3rd~~ day of ^{AUG.} ~~September~~, 2003 by CRAWFORD A. DEEMS, II and CONSTANCE D. GILBERT, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Carol F. Hall
Notary Public

Printed Name: _____

My Commission Expires: _____

State of Georgia
County of _____

The foregoing instrument was acknowledged before me this 3rd day of September, 2003 by CONSTANCE D GILBERT, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

Prepared by and return to:

Carol F. Hall
Cummins & Nalos, P.A.
1009 N. 14th Street P. O. Box 491656
Leesburg, FL 34748
File Number: 03-246

The quality of this image
is equivalent to the quality
of the original document.

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of September, 2003 between CRAWFORD A. DEEMS, II, a married man and CONSTANCE D. GILBERT, a married woman, individually and as surviving heirs of LUCILLE W. DEEMS, Deceased whose post office address is P. O. Box 490423, Leesburg, FL 34749-0423, grantor, and FRUITLAND LAKE ELLA, LLC, a Florida Limited Liability Corporation whose post office address is 13362 S.W. 128th Street, Miami, FL 33186, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF THE HIGHWAY, LESS AND EXCEPT RAILROAD RIGHT OF WAY.

Parcel Identification Number: 3318240001-000-00400

The above described property does not constitute the homestead property of either grantor named above.

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, 2002.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence

Holly Brazel
Witness Name: _____

(Seal)
CRAWFORD A. DEEMS, II

Witness Name: _____

#1 SIGN → ~~Holly Brazel~~ Holly Brazel
PRINT Witness Name: Holly Brazel

Constance D. Gilbert
CONSTANCE D. GILBERT

#2 SIGN → Diane Stone
PRINT Witness Name: Diane Stone

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 3rd day of September, 2003 by CRAWFORD A. DEEMS, II and CONSTANCE D. GILBERT, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

State of Georgia
County of Thomas

The foregoing instrument was acknowledged before me this 3rd day of September, 2003 by CONSTANCE D. GILBERT, who are personally known or have produced a driver's license as identification.



Notary Public

Printed Name:

My Commission Expires:

Lindsay Beck
Lindsay Beck
Aug 20, 2007

The quality of this image
is equivalent to the quality
of the original document.

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR LAKE COUNTY, FLORIDA

FRUITLAND LAKE ELLA, LLC,
a Florida limited liability company

CASE NO. 07CA2794

Plaintiff,

vs.

CSX TRANSPORTATION, INC., a foreign
corporation registered to do business in
Florida,

Defendant.
-----/

FINAL JUDGMENT QUIETING TITLE

THIS CASE came before the Court for consideration of the motion by the Plaintiff for entry of judgment by default in this action. Based on the motion and the record, it is hereby,

ORDERED AND ADJUDGED that:

1. This Court has jurisdiction of the subject matter of this action and of the parties before it, the Plaintiff and CSX Transportation, Inc.
2. Process was duly served on CSX Transportation, Inc. Because CSX Transportation, Inc., failed to file or serve any answer or other paper in response to the complaint, the Clerk entered a default against the Defendant on January 16, 2008.
3. Because the complaint does not seek damages or other unliquidated relief, the Plaintiff is entitled to entry of judgment by default entered against the Defendant has the effect of admitting all well pleaded allegations of the complaint.
4. The Plaintiff is hereby declared to be the owner of the following-described real property in Lake County, Florida:

CLERK OF CIRCUIT
AND COUNTY COURT
LAKE COUNTY
FLORIDA

2008 JAN 30 PM 12:19

Case: 2007 CA 002794
00060134105
BK: FINAL

NEIL KELLY, CLERK OF COURT, LAKE COUNTY CFN 2008015513
BK/PG 03578/Pgs 2451 - 2454 (4pgs) DATE: 02/06/2008 09:58:53 AM

A PORTION OF THE C.S.X. TRANSPORTATION RAILROAD RIGHT OF WAY (FORMERLY THE ATLANTIC COAST LINE RAILROAD) AS SHOWN ON THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY AND TRACK MAP, PALATKA TO BROOKSVILLE, STATION 4809+92.5 TO STATION 4915+52.5, DATED JUNE 30, 1917, BOUNDED ON THE NORTH BY THE NORTH LINE OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA AND BOUNDED ON THE SOUTH BY THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 33, SAID PORTION OF RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SAID NORTHEAST 1/4 OF SECTION 33, RUN THENCE ALONG THE NORTH LINE THEREOF, S. 89°51'38" E., FOR A DISTANCE OF 1589.24 FEET MORE OR LESS TO THE WEST RIGHT OF WAY OF SAID RAILROAD, SAID RIGHT OF WAY BEING LOCATED 17.50 FEET WEST (AT RIGHT ANGLES) FROM THE CENTERLINE THEREOF AND THE POINT OF BEGINNING, THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, CONTINUE ALONG SAID NORTH LINE OF THE NORTHEAST 1/4, S. 89°51'38" E., FOR A DISTANCE OF 36.34 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID C.S.X. TRANSPORTATION RAILROAD, BEING A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1927.20 FEET AND A CHORD BEARING AND DISTANCE OF S. 16°18'28" W., 46.20 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE FOR THE NEXT FOUR (4) COURSES: RUN THENCE ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 01°22'25", A DISTANCE OF 46.20 FEET; THENCE S. 16°59'40" W., 992.56 FEET TO THE EAST LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 33; THENCE ALONG SAID EAST LINE, S. 00°15'56" W., 147.65 FEET TO A RIGHT OF WAY LINE 60.00 FEET EAST OF THE RAILROAD CENTERLINE; THENCE DEPARTING SAID EAST LINE, S. 16°59'40" W., ALONG SAID RIGHT OF WAY LINE, 192.01 FEET TO THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33; THENCE DEPARTING THE AFORESAID EASTERLY RAILROAD RIGHT OF WAY LINE, AND RUN ALONG SAID SOUTH LINE, N. 89°49'58" W., 125.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF AFORESAID RAILROAD SAID CENTERLINE BEING 60.00 FEET FROM THE CENTERLINE THEREOF; THENCE DEPARTING SAID SOUTH LINE, RUN NORTHERLY ALONG SAID WESTERLY RAILROAD RIGHT OF WAY LINE FOR THE NEXT FOUR (4) COURSES: RUN THENCE N. 16°59'40" E., 627.55 FEET TO THE AFORESAID EAST LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33; THENCE ALONG THE EAST LINE THEREOF, S. 00°15'56" W., 147.65 FEET TO A RIGHT OF WAY LINE 17.5 FEET EAST OF SAID RAILROAD CENTERLINE; THENCE DEPARTING SAID EAST LINE, N. 16°59'40" E., 876.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1892.20 FEET; THENCE NORTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 01°04'47", A DISTANCE OF 35.66 FEET TO THE POINT OF

BEGINNING. LESS ANY PORTION THEREOF LYING WITHIN THE SOUTH 100.00 FEET OF THE NORTH 400.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33.

ALL LYING AND SITUATED WITHIN THE FOLLOWING DESCRIBED PROPERTY:

Parcel #1:

The South 1/2 of the Northwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, Section 33, Township 18 South, Range 24 East, Lake County, Florida. ALSO: The Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4, Section 33, Township 18 South, Range 24 East, Lake County, Florida.

Parcel #2:

That part of Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, lying West of the Highway.

Parcel #3:

The North 100 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

Parcel #4:

The South 100 feet of the North 200 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS and EXCEPT that part conveyed to the State of Florida by Special Warranty Deed recorded in Official Records Book 68, Page 297, Public Records of Lake County, Florida.

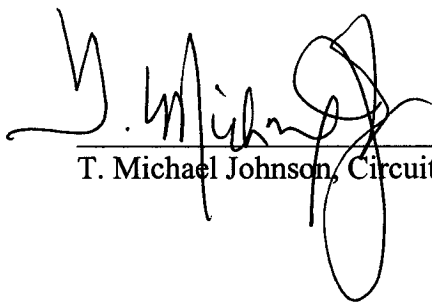
Parcel #5:

The South 100 feet of the North 300 feet of the West 1/2 of the Southwest 1/4 of

the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS and EXCEPT that part conveyed to the State of Florida by Special Warranty Deed recorded in Official Records Book 68, Page 297, Public Records of Lake County, Florida.

free and clear of any right, title, interest or claim of the Defendant, CSX Transportation, Inc., or anyone claiming by, through, under or against it since the filing of the lis pendens in this action. All right, title, and interest of the Defendant in and to the above-described real property is hereby terminated and the Defendant is enjoined from asserting or claiming any further right, title, interest or claim in and to the property.

DATED in Chambers, at Tavares, Lake County, Florida, this 30 day of Jan, 2008.



T. Michael Johnson, Circuit Court Judge

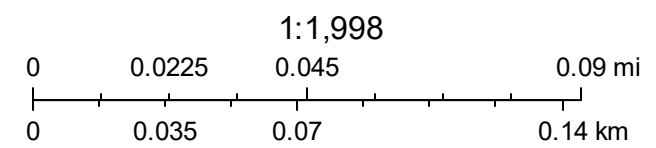
COPIES FURNISHED TO:

Richard P. Newman, P. O. Box 491357, Leesburg, FL 34749-1357; and
CSX Transportation, Inc., c/o Corporation Service Company, as Registered Agent, 1201 Hays Street,
Tallahassee, FL 32301-2525.



October 12, 2020

- County Boundary
- Street Names
- Local Streets
- Subdivision Lot Numbers
- Address Locations
- Property Name
- Tax Parcels Alternate Key
- Tax Parcels
- Surrounding Counties



Lake County Property Appraiser
Lake BCC



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

Development Application

Contact Information:

Owner Name: SEE PAGE 2 OF APPLICATION FOR LIST OF OWNERS

Address: _____

Phone: _____ Email: _____

Applicant Name: The Reserve at Spring Lake Cove, L.L.C.

Address: 200 East Canton Avenue, Suite 102, Winter Park, FL 32789

Phone: 407-741-8666 Email: m.gauthier@atlantichousing.com

Engineer Name: Madden, Moorhead & Stokes, LLC (David A. Stokes, P.E., Vice President)

Address: 431 E. Horatio Ave., Ste. 260, Maitland, FL 32751

Phone: 407-629-8330 Email: dstokes@madden-eng.com

Property and Project Information:

PROJECT NAME*: The Reserve at Spring Lake Cove

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

Property Address: See attached list of addresses

Parcel Number(s): see attached list of parcel ids Section: 33 Township: 18S Range: 24E

Area of Property: 35.99 acres Nearest Intersection: Spring Lake Rd/Tommy Lane

Existing Zoning: R1, R3 & PUD Existing Future Land Use Designation: MFHD

Proposed Zoning: PUD Proposed Future Land Use Designation: MFHD

The property is presently used for: vacant land and structures that will be removed

The property is proposed to be used for: 128 multi-family units

Do you currently have City Utilities? City Utilities are available to the site.

Application Type:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input checked="" 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 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: Rezone from R1, R3 & PUD to PUD to allow for multi-family units.

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.

The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company

Printed Name: Paul M. Missigman, Manager

Signature: _____ Date: 10/14/20

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.

W

Alt Key	Parcel Number	OwnerName	OwnerAddress	City	State	OwnerZip	PropertyAddress
1287600	04-19-24-0001-000-01100	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35935 BREEZE LN FRUITLAND PARK FL 34731
1504341	04-19-24-2175-00A-00400	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35851 BREEZE LANE FRUITLAND PARK FL 34731
1504350	4-19-24-2175-00A-00500	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35915 BREEZE LN FRUITLAND PARK FL 34731
1504368	04-19-24-2175-00A-01500	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	BREEZE LN FRUITLAND PARK FL 34731
3801592	33-18-24-0004-000-09400	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	TOMMY LN FRUITLAND PARK FL 34731
3823815	33-18-24-0004-000-09500	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	36033 FAIR OAKS DR FRUITLAND PARK FL 34731
3823816	33-18-24-0004-000-09600	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	FAIR OAKS DR FRUITLAND PARK FL 34731
3839947	04-19-24-2175-00A-00900	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	COOKE DR FRUITLAND PARK FL 34731
1287251	04-19-24-0001-000-01000	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	BREEZE LN FRUITLAND PARK FL 34731
1504333	04-19-24-2175-00A-00300	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35819 BREEZE LN FRUITLAND PARK FL 34731
2669306	33-18-24-0004-000-08300	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	TOMMY LN FRUITLAND PARK FL 34731
3038550	33-18-24-0004-000-04702	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON VE STE 102	WINTER PARK	FL	32789	36221 FAIR OAKS DR FRUITLAND PARK FL 34731

Development Application Checklist

The Following are Required for ALL Development Applications:

- Legal Description (Word file req'd) Current Deed Aerial Photo
 Property Appraiser Information Electronic Copy of Application Location Map

Pre-application conferences are strongly encouraged. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. . Legal Descriptions should also come with a MS Word file of the legal description. Most maps are accessible through www.lakecountyfl.gov/maps/. Note: All maps are required to depict adjacent properties at a minimum.

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

Maps: Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation

Analyses: Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis
 Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey

Rezoning Applications: Requested Zoning Map Justification for Rezoning

Planned Development Applications:

Maps/Plans: Conceptual Plan as Described in LDRs Chapter 154, Section 154.030,10,G Environmental Constraints

Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications: Justification for Variance

Special Exception Use Applications:

- Justification for Special Exception Use
 Site Sketch List of Special Requirements as Described in LDRs, Chapter 155

Conditional Use Permit Applications:

- Proposed List of Conditions and Safeguards
 Site Plan as Described in LDRs, Chapter 155 Written Statement as Described in LDRs, Chapter 155

Subdivision Applications:

(Preliminary Plan, Improvement Plan and Final Plat)

- As Described in LDRs, Chapter 157

Minor Subdivision Applications:

- As Described in LDRs, Chapter 157

Site Plan Applications:

- As Described in LDRs, Chapter 160

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Paul M. Missigman, Manager

The Reserve at Spring Lake Cove, L.L.C., 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 THE CITY OF FRUITLAND PARK to allow REZONING & SITE PLAN APPROVALS FOR THE RESERVE AT SPRING LAKE COVE

[Handwritten Signature]

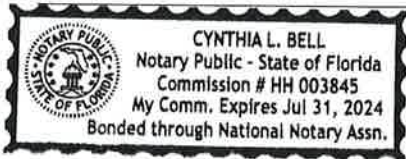
Affiant (Applicant's Signature)

The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company
Paul M. Missigman, Manager

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 19th day of Nov, 2020,
by Paul M. Missigman 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

CYNTHIA L. BELL

Printed Name

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Paul M. Missigman, Manager

The Reserve at Spring Lake Cove II, L.L.C., 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 The City of Fruitland Park to allow Rezoning and Site Plan

Approvals for The Reserve at Spring Lake Cove

- 3) That he/she has appointed SELF and Madden, Moorhead & Stokes, LLC (as engineer) 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)

The Reserve at Spring Lake Cove II, LLC, a Florida limited liability company
Paul M. Missigman, Manager

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 19th day of Nov, 2020, by Paul M. Missigman 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 CYNTHIA L. BELL

Printed Name

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Paul M. Missigman, Manager

The Reserve at Spring Lake Cove, L.L.C., 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 The City of Fruitland Park to allow Rezoning and Site Plan

Approvals for The Reserve at Spring Lake Cove

- 3) That he/she has appointed SELF and Madden, Moorhead & Stokes, LLC (as engineer) 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.

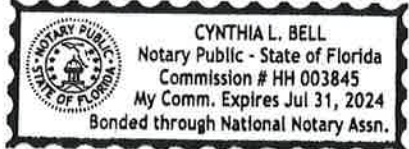
[Handwritten Signature]

Affiant (Owner's Signature)
The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company
Paul M. Missigman, Manager

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 19th day of Nov, 2020,
by Paul M. Missigman 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 **CYNTHIA L. BELL**

Printed Name

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	1287251
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	04-19-24-0001-000-01000
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	BREEZE LN FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	BEG 466.2 FT S 89-57-0 E OF NW COR OF NE 1/4, RUN S 89-57-0 E 563.1 FT TO ACL RR, S'LY ALONG RR 763.5 FT, W 443 FT, N 475 FT, W 120.16 FT, N 0-39-40 W TO POB, W 1/2 OF 80 FT WIDE ACL RR R/W LYING E OF ABOVE PARCEL ORB 5408 PG 2069		
<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	VACANT RESIDENTIAL (0000)	0	0		8.7	AC	\$0.00	\$104,400.00

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

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
5408 / 2069	1/17/2020	Warranty Deed	Multi-Parcel	Vacant	\$470,000.00
5409 / 724	1/13/2020	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00
3550 / 836	11/8/2007	Quiet Title	Multi-Parcel	Vacant	\$0.00
3192 / 935	4/24/2006	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1881 / 2118	10/11/2000	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
1320 / 1517	9/1/1994	Warranty Deed	Qualified	Vacant	\$36,000.00

979 / 2151	6/1/1988	Personal Rep Deed	Unqualified	Vacant	\$0.00
667 / 165	1/1/1979	Misc Deed/Document	Qualified	Vacant	\$25,000.00

[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	\$104,400	\$104,400	\$104,400	5.03270	\$525.41
LAKE COUNTY MSTU AMBULANCE	\$104,400	\$104,400	\$104,400	0.46290	\$48.33
SCHOOL BOARD STATE	\$104,400	\$104,400	\$104,400	3.70100	\$386.38
SCHOOL BOARD LOCAL	\$104,400	\$104,400	\$104,400	2.99800	\$312.99
CITY OF FRUITLAND PARK	\$104,400	\$104,400	\$104,400	3.91340	\$408.56
ST JOHNS RIVER FL WATER MGMT DIST	\$104,400	\$104,400	\$104,400	0.22870	\$23.88
LAKE COUNTY VOTED DEBT SERVICE	\$104,400	\$104,400	\$104,400	0.11000	\$11.48
LAKE COUNTY WATER AUTHORITY	\$104,400	\$104,400	\$104,400	0.33680	\$35.16
NORTH LAKE HOSPITAL DIST	\$104,400	\$104,400	\$104,400	0.89500	\$93.44
				Total:	Total:
				17.6785	\$1,845.63

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings

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

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on November 15, 2020.

[Site Notice](#)

PROPERTY RECORD CARD

General Information

Name:	RESERVE AT APRING LAKE COVE II LLC	Alternate Key:	1287600
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	04-19-24- 0001-000- 01100
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	35935 BREEZE LN FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM NW COR OF NE 1/4 RUN S 89-57-0 E 275 FT FOR POB, CONT S 89-57-0 E 191.20 FT, S 0-39-40 E 295.50 FT, S 89-20-20 W 270.05 FT, N 0-06-50 E 98.80 FT, N 89-57-0 W 75 FT, NE'LY 250.10 FT TO POB ORB 5409 PG 716		
<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 LAKEFRONT (0103)	0	0		1.77	AC	\$0.00	\$44,250.00

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

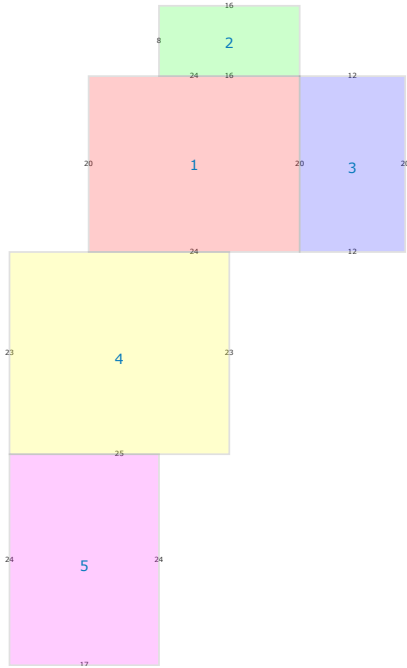
Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$58,645.00					
Summary							
Year Built: 1955	Total Living Area: 1055 ⓘ	Central A/C: No			Attached Garage: No		
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0			Fireplaces: 1		
Incorrect Bedroom, Bath, or other information? ⓘ							
Section(s)							
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Map Finished Color

1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	480	N	0%	0%	<input type="checkbox"/>
2	ENCLOSED PORCH STONE (EPC)	Stucco/Brick (003)	1	128	N	0%	0%	<input type="checkbox"/>
3	ENCLOSED PORCH STONE (EPC)	Stucco/Brick (003)	1	240	N	0%	0%	<input type="checkbox"/>
4	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	575	N	0%	0%	<input type="checkbox"/>
5	ENCLOSED PORCH WOOD (EPA)	Wood (001)	1	408	N	0%	0%	<input type="checkbox"/>

[View Larger / Print / Save](#)



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
5409 / 716	1/17/2020	Warranty Deed	Multi-Parcel	Improved	\$130,000.00
5409 / 724	1/13/2020	Quit Claim Deed	Multi-Parcel	Improved	\$100.00
3762 / 1633	2/3/2009	Warranty Deed	Unqualified	Improved	\$100.00
3210 / 927	7/12/2006	Warranty Deed	Qualified	Improved	\$190,000.00
1560 / 135	10/27/1997	Warranty Deed	Unqualified	Improved	\$25,500.00
658 / 2253	1/1/1978	Misc Deed/Document	Qualified	Improved	\$20,000.00

[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	Assessed	Taxable	Millage	Estimated
---------------	--------	----------	---------	---------	-----------

	Value	Value	Value		Taxes
LAKE COUNTY BCC GENERAL FUND	\$102,895	\$102,895	\$102,895	5.03270	\$517.84
LAKE COUNTY MSTU AMBULANCE	\$102,895	\$102,895	\$102,895	0.46290	\$47.63
SCHOOL BOARD STATE	\$102,895	\$102,895	\$102,895	3.70100	\$380.81
SCHOOL BOARD LOCAL	\$102,895	\$102,895	\$102,895	2.99800	\$308.48
CITY OF FRUITLAND PARK	\$102,895	\$102,895	\$102,895	3.91340	\$402.67
ST JOHNS RIVER FL WATER MGMT DIST	\$102,895	\$102,895	\$102,895	0.22870	\$23.53
LAKE COUNTY VOTED DEBT SERVICE	\$102,895	\$102,895	\$102,895	0.11000	\$11.32
LAKE COUNTY WATER AUTHORITY	\$102,895	\$102,895	\$102,895	0.33680	\$34.66
NORTH LAKE HOSPITAL DIST	\$102,895	\$102,895	\$102,895	0.89500	\$92.09
				Total:	Total:
				17.6785	\$1,819.03

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings ⓘ

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

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on November 15, 2020.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	1504333
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	04-19-24-2175-00A-00300
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	35819 BREEZE LN FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FRUITLAND PARK, ZEPHYR LAKE LOTS 3, 8, N 1/2 LOT 12, LOTS 13, 14 BLK A PB 11 PG 78 ORB 3152 PG 1673		
<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 LAKEFRONT (0103)	0	0		2.58	AC	\$0.00	\$61,920.00

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

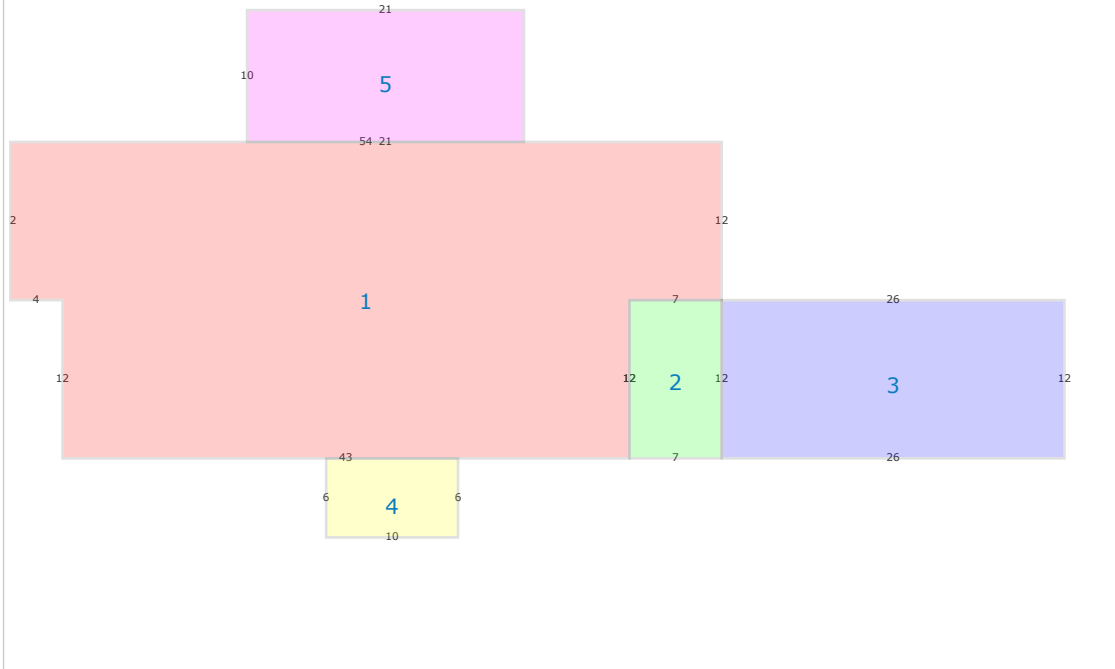
Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$47,182.00						
Summary								
Year Built: 1956	Total Living Area: 1164 ⓘ	Central A/C: No			Attached Garage: No			
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 1			Fireplaces: 1			
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)	Block (002)	1	1164	N	0%	0%	<input type="checkbox"/>

2	UTILITY / STORAGE FINISHED BLOCK (SBF)	Block (002)	1	84	N	0%	0%	<input type="checkbox"/>
3	CARPORT FINISHED (CPF)	No Wall Type (000)	1	312	N	0%	0%	<input type="checkbox"/>
4	CANOPY (CAN)	No Wall Type (000)	1	60	N	0%	0%	<input type="checkbox"/>
5	CANOPY (CAN)	No Wall Type (000)	1	210	N	0%	0%	<input type="checkbox"/>

[View Larger / Print / Save](#)



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
5408 / 2069	1/17/2020	Warranty Deed	Multi-Parcel	Improved	\$470,000.00
5409 / 724	1/13/2020	Quit Claim Deed	Multi-Parcel	Improved	\$100.00
3152 / 1673	4/24/2006	Warranty Deed	Multi-Parcel	Improved	\$215,000.00
1660 / 827	11/5/1998	Warranty Deed	Multi-Parcel	Improved	\$1.00

[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	\$109,102	\$109,102	\$109,102	5.03270	\$549.08
LAKE COUNTY MSTU AMBULANCE	\$109,102	\$109,102	\$109,102	0.46290	\$50.50
SCHOOL BOARD STATE	\$109,102	\$109,102	\$109,102	3.70100	\$403.79

SCHOOL BOARD LOCAL	\$109,102	\$109,102	\$109,102	2.99800	\$327.09
CITY OF FRUITLAND PARK	\$109,102	\$109,102	\$109,102	3.91340	\$426.96
ST JOHNS RIVER FL WATER MGMT DIST	\$109,102	\$109,102	\$109,102	0.22870	\$24.95
LAKE COUNTY VOTED DEBT SERVICE	\$109,102	\$109,102	\$109,102	0.11000	\$12.00
LAKE COUNTY WATER AUTHORITY	\$109,102	\$109,102	\$109,102	0.33680	\$36.75
NORTH LAKE HOSPITAL DIST	\$109,102	\$109,102	\$109,102	0.89500	\$97.65
				Total:	Total:
				17.6785	\$1,928.77

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law

PROPERTY RECORD CARD

General Information

Name:	RESERVE AT SPRING LAKE COVE II LLC	Alternate Key:	1504341
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	04-19-24-2175-00A-00400
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	35851 BREEZE LANE FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FRUITLAND PARK, ZEPHYR LAKE LOT 4 BLK A PB 11 PG 78 ORB 5409 PG 716		
<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 LAKEFRONT (0103)	0	0		1.13	AC	\$0.00	\$40,680.00

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

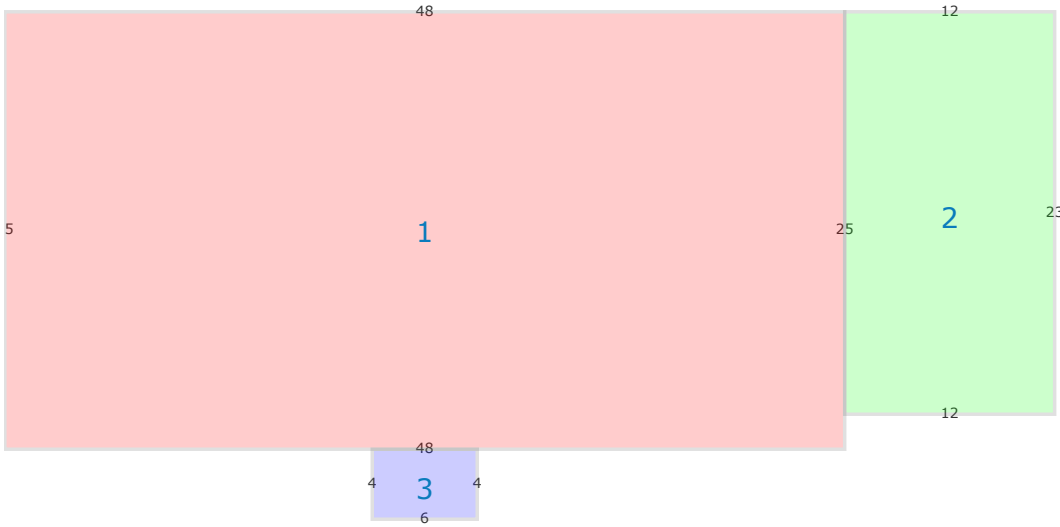
Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$45,999.00						
Summary								
Year Built: 1944		Total Living Area: 1200 ⓘ		Central A/C: Yes		Attached Garage: No		
Bedrooms: 3		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)	Block (002)	1	1200	N	0%	0%	<input type="checkbox"/>
2	ENCLOSED PORCH BLOCK (EPB)	Block (002)	1	276	N	0%	0%	<input type="checkbox"/>

3 OPEN PORCH No Wall 1 24 N 0% 0%
 FINISHED (OPF) Type (000)

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	CARPOR/POLE SHED - UNFINISHED (UCP)	240	SF	1944	\$288.00
0002	UTILITY BUILDING - UNFINISHED (UBU)	100	SF	1944	\$160.00

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
5409 / 716	1/17/2020	Warranty Deed	Multi-Parcel	Improved	\$130,000.00
5409 / 724	1/13/2020	Quit Claim Deed	Multi-Parcel	Improved	\$100.00
3199 / 1700	4/24/2006	Quit Claim Deed	Unqualified	Improved	\$0.00
3199 / 1701	4/24/2006	Warranty Deed	Unqualified	Improved	\$100,000.00
2581 / 1007	5/24/2004	Probate Order	Unqualified	Improved	\$0.00
258 / 923	4/2/1964	Warranty Deed	Qualified	Improved	\$15,500.00

[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	\$87,127	\$87,127	\$87,127	5.03270	\$438.48
LAKE COUNTY MSTU AMBULANCE	\$87,127	\$87,127	\$87,127	0.46290	\$40.33
SCHOOL BOARD STATE	\$87,127	\$87,127	\$87,127	3.70100	\$322.46

SCHOOL BOARD LOCAL	\$87,127	\$87,127	\$87,127	2.99800	\$261.21
CITY OF FRUITLAND PARK	\$87,127	\$87,127	\$87,127	3.91340	\$340.96
ST JOHNS RIVER FL WATER MGMT DIST	\$87,127	\$87,127	\$87,127	0.22870	\$19.93
LAKE COUNTY VOTED DEBT SERVICE	\$87,127	\$87,127	\$87,127	0.11000	\$9.58
LAKE COUNTY WATER AUTHORITY	\$87,127	\$87,127	\$87,127	0.33680	\$29.34
NORTH LAKE HOSPITAL DIST	\$87,127	\$87,127	\$87,127	0.89500	\$77.98
				Total:	Total:
				17.6785	\$1,540.27

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law

PROPERTY RECORD CARD

General Information

Name:	RESERVE AT SPRING LAKE COVE II LLC	Alternate Key:	1504350
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	04-19-24-2175-00A-00500
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	35915 BREEZE LN FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FRUITLAND PARK, ZEPHYR LAKE LOT 5 BLK A PB 11 PG 78 ORB 5409 PG 716		
<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 LAKEFRONT (0103)	0	0		1.46	AC	\$0.00	\$45,260.00

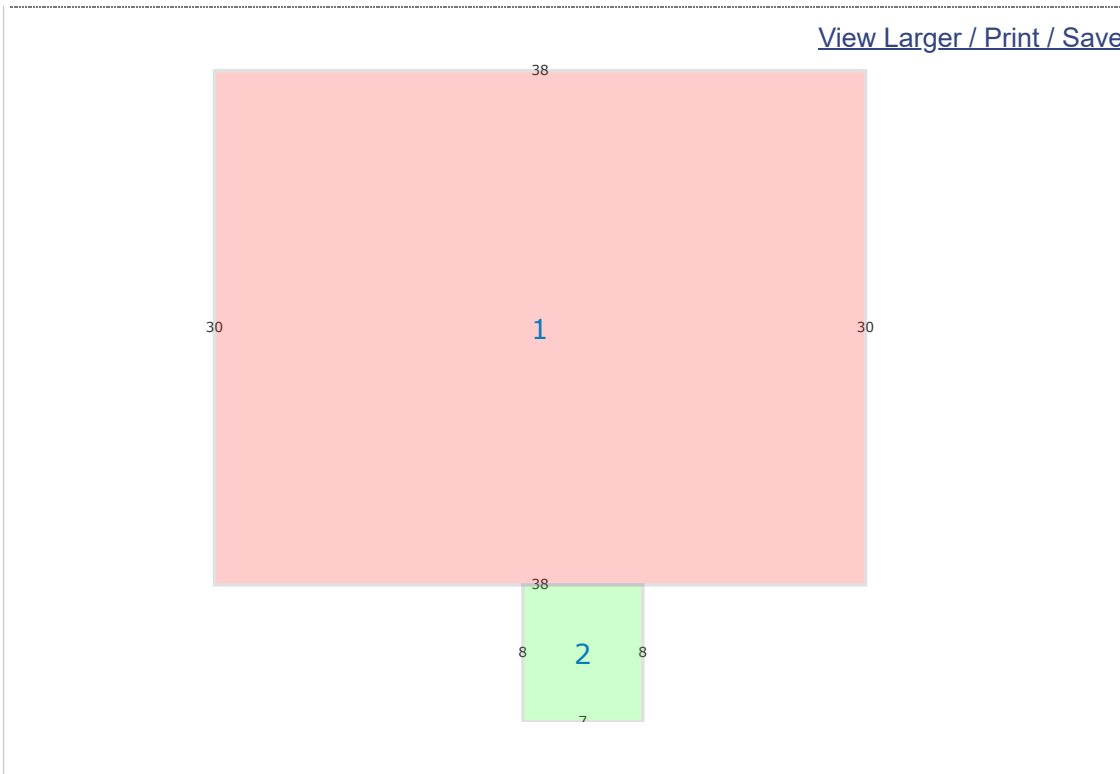
[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$41,190.00						
Summary								
Year Built: 1982		Total Living Area: 1140 ⓘ		Central A/C: Yes		Attached Garage: No		
Bedrooms: 3		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)	Wood (001)	1	1140	N	0%	0%	<input type="checkbox"/>
2	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	56	N	0%	0%	<input type="checkbox"/>

[View Larger / Print / Save](#)



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
5409 / 716	1/17/2020	Warranty Deed	Multi-Parcel	Improved	\$130,000.00
5409 / 724	1/13/2020	Warranty Deed	Multi-Parcel	Improved	\$100.00
3192 / 935	4/24/2006	Warranty Deed	Multi-Parcel	Improved	\$1.00
1881 / 2118	10/11/2000	Quit Claim Deed	Multi-Parcel	Improved	\$1.00
992 / 954	12/1/1988	Warranty Deed	Qualified	Improved	\$67,500.00
752 / 2167	6/1/1982	Warranty Deed	Unqualified	Vacant	\$18,000.00
744 / 1719	3/1/1982	Warranty Deed	Qualified	Vacant	\$13,000.00

[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	\$86,450	\$86,450	\$86,450	5.03270	\$435.08
LAKE COUNTY MSTU AMBULANCE	\$86,450	\$86,450	\$86,450	0.46290	\$40.02
SCHOOL BOARD STATE	\$86,450	\$86,450	\$86,450	3.70100	\$319.95
SCHOOL BOARD LOCAL	\$86,450	\$86,450	\$86,450	2.99800	\$259.18
CITY OF FRUITLAND PARK	\$86,450	\$86,450	\$86,450	3.91340	\$338.31
ST JOHNS RIVER FL WATER MGMT DIST	\$86,450	\$86,450	\$86,450	0.22870	\$19.77

LAKE COUNTY VOTED DEBT SERVICE	\$86,450	\$86,450	\$86,450	0.11000	\$9.51
LAKE COUNTY WATER AUTHORITY	\$86,450	\$86,450	\$86,450	0.33680	\$29.12
NORTH LAKE HOSPITAL DIST	\$86,450	\$86,450	\$86,450	0.89500	\$77.37
				Total:	Total:
				17.6785	\$1,528.31

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to \$500)	Learn More	View the Law
Blind Exemption (up to \$500)	Learn More	View the Law
Disability Exemption (up to \$500)	Learn More	View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

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)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
Conservation Classification Assessment Limitation	Learn More	View the Law
Agricultural Classification	Learn More	View the Law

Assessment Reduction Savings ⓘ

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

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on November 15, 2020.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	1504368
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	04-19-24-2175-00A-01500
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	BREEZE LN FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FRUITLAND PARK, ZEPHYR LAKE LOTS 15, 16, N 73 FT OF LOT 17 BLK A PB 11 PG 78, W 1/2 OF 80 FT WIDE ACL RR R/W LYING E OF ABOVE PARCEL ORB 5408 PG 2069		
<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	VACANT RESIDENTIAL (0000)	0	0		1.18	AC	\$0.00	\$20,355.00

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

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
5408 / 2069	1/17/2020	Warranty Deed	Multi-Parcel	Vacant	\$470,000.00
5409 / 724	1/13/2020	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00
3550 / 836	11/8/2007	Quiet Title	Multi-Parcel	Vacant	\$0.00
3152 / 1673	4/24/2006	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1660 / 827	11/5/1998	Warranty Deed	Multi-Parcel	Vacant	\$1.00

[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	\$20,355	\$20,355	\$20,355	5.03270	\$102.44
LAKE COUNTY MSTU AMBULANCE	\$20,355	\$20,355	\$20,355	0.46290	\$9.42
SCHOOL BOARD STATE	\$20,355	\$20,355	\$20,355	3.70100	\$75.33
SCHOOL BOARD LOCAL	\$20,355	\$20,355	\$20,355	2.99800	\$61.02
CITY OF FRUITLAND PARK	\$20,355	\$20,355	\$20,355	3.91340	\$79.66
ST JOHNS RIVER FL WATER MGMT DIST	\$20,355	\$20,355	\$20,355	0.22870	\$4.66
LAKE COUNTY VOTED DEBT SERVICE	\$20,355	\$20,355	\$20,355	0.11000	\$2.24
LAKE COUNTY WATER AUTHORITY	\$20,355	\$20,355	\$20,355	0.33680	\$6.86
NORTH LAKE HOSPITAL DIST	\$20,355	\$20,355	\$20,355	0.89500	\$18.22
				Total: 17.6785	Total: \$359.85

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings ⓘ

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

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on November 15, 2020.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	2669306
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0004-000-08300
		Millage Group and City:	00F2 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	TOMMY LN FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	BEG AT INTERSECTION OF E R/W OF RR & N LINE OF SW 1/4 OF SE 1/4, RUN S ALONG SAID R/W 228.72 FT, S 89DEG 58MIN 20SEC W 258.72 FT, N 0DEG 34MIN 30SEC W 228.72 FT, N 89DEG 58MIN 20SEC E TO POB--LESS CO RD R/W-- ORB 5407 PG 606		
<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	VACANT COMMERCIAL (1000)	0	0		1.27	AC	\$0.00	\$44,450.00

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

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
5407 / 606	1/10/2020	Warranty Deed	Multi-Parcel	Vacant	\$280,600.00
2753 / 2367	1/28/2005	Warranty Deed	Qualified	Vacant	\$70,000.00
2731 / 945	12/27/2004	Warranty Deed	Qualified	Vacant	\$20,000.00
2576 / 1937	4/26/2004	Personal Rep Deed	Unqualified	Vacant	\$0.00
787 / 2487	9/1/1983	Executors Deed	Unqualified	Vacant	\$1.00
797 / 1194	7/1/1983	Personal Rep Deed	Unqualified	Vacant	\$1.00

[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	\$44,450	\$44,450	\$44,450	5.03270	\$223.70
LAKE COUNTY MSTU AMBULANCE	\$44,450	\$44,450	\$44,450	0.46290	\$20.58
SCHOOL BOARD STATE	\$44,450	\$44,450	\$44,450	3.70100	\$164.51
SCHOOL BOARD LOCAL	\$44,450	\$44,450	\$44,450	2.99800	\$133.26
CITY OF FRUITLAND PARK	\$44,450	\$44,450	\$44,450	3.91340	\$173.95
ST JOHNS RIVER FL WATER MGMT DIST	\$44,450	\$44,450	\$44,450	0.22870	\$10.17
LAKE COUNTY VOTED DEBT SERVICE	\$44,450	\$44,450	\$44,450	0.11000	\$4.89
LAKE COUNTY WATER AUTHORITY	\$44,450	\$44,450	\$44,450	0.33680	\$14.97
NORTH LAKE HOSPITAL DIST	\$44,450	\$44,450	\$44,450	0.89500	\$39.78
				Total:	Total:
				17.6785	\$785.81

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings ⓘ

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

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on November 15, 2020.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3038550
Mailing Address:	200 E CANTON VE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0004-000-04702
		Millage Group and City:	00F2 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	36221 FAIR OAKS DR FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM SW COR OF SE 1/4 RUN S 89-53-0 E 600 FT, N 15-0-0 W 771.86 FT, N 0-01-0 E 179.60 FT, N 65-23-48 E 220 FT FOR POB, RUN N 0-01-0 E 315 FT TO N LINE OF S 1/2 OF SE 1/4, N 89-58-20 E 220.39 FT, S 0-34-30 E 660 FT, S 89-58-20 W TO A POINT THAT IS S 0-01-0 W OF POB, N 0-01-0 E TO POB--LESS SPRING LAKE RD R/W-- ORB 5407 PG 574		
<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	STORE/RESIDENCE COMBO (1200)	0	0		3.08	AC	\$0.00	\$107,800.00

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

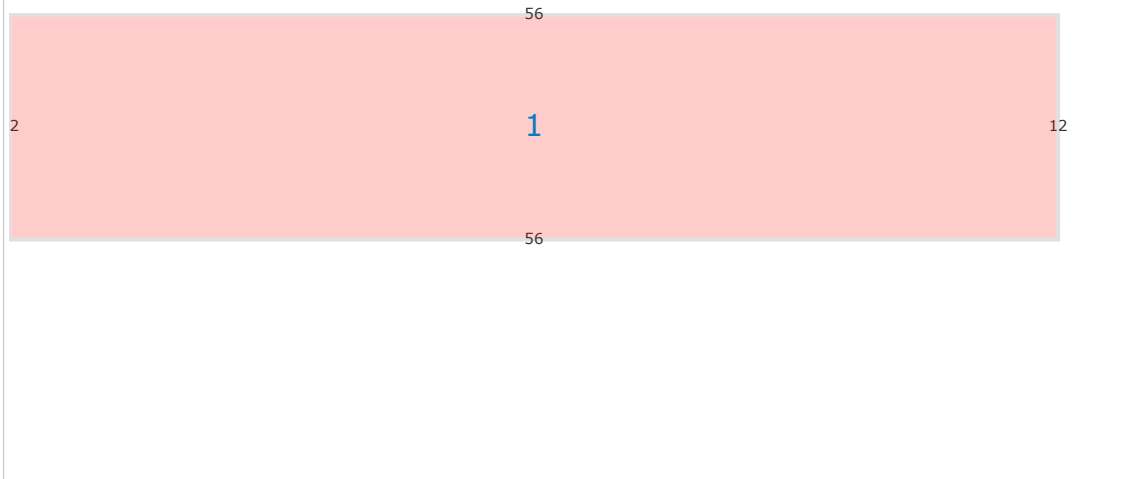
Residential Building(s)

Building 001

Residential	Building Value: \$0.00		
Summary			
Year Built: 1982	Total Living Area: 672 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 0	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section	Section Type	Ext. Wall	No. Floor Finished Basement Basement Map

No.	Type	Stories	Area	Attic	Finished	Color
1	ASSESSED FOR FIRE ONLY (FIR) No Wall Type (000)	1	672	N	0%	0% <input type="checkbox"/>

[View Larger / Print / Save](#)



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
5407 / 574	1/10/2020	Warranty Deed	Qualified	Improved	\$119,500.00
4273 / 1139	1/24/2013	Warranty Deed	Qualified	Improved	\$75,000.00
1932 / 2280	4/10/2001	Warranty Deed	Unqualified	Improved	\$33,800.00
1622 / 1578	7/30/1997	Quit Claim Deed	Unqualified	Improved	\$20,000.00
1043 / 1870	1/1/1990	Quit Claim Deed	Unqualified	Improved	\$0.00
1031 / 1435	10/1/1989	Warranty Deed	Unqualified	Vacant	\$0.00

[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	\$107,800	\$107,800	\$107,800	5.03270	\$542.53
LAKE COUNTY MSTU AMBULANCE	\$107,800	\$107,800	\$107,800	0.46290	\$49.90
SCHOOL BOARD STATE	\$107,800	\$107,800	\$107,800	3.70100	\$398.97
SCHOOL BOARD LOCAL	\$107,800	\$107,800	\$107,800	2.99800	\$323.18
CITY OF FRUITLAND PARK	\$107,800	\$107,800	\$107,800	3.91340	\$421.86

ST JOHNS RIVER FL WATER MGMT DIST	\$107,800	\$107,800	\$107,800	0.22870	\$24.65
LAKE COUNTY VOTED DEBT SERVICE	\$107,800	\$107,800	\$107,800	0.11000	\$11.86
LAKE COUNTY WATER AUTHORITY	\$107,800	\$107,800	\$107,800	0.33680	\$36.31
NORTH LAKE HOSPITAL DIST	\$107,800	\$107,800	\$107,800	0.89500	\$96.48
				Total: 17.6785	Total: \$1,905.74

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to \$500)	Learn More	View the Law
Blind Exemption (up to \$500)	Learn More	View the Law
Disability Exemption (up to \$500)	Learn More	View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

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)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
Conservation Classification Assessment Limitation	Learn More	View the Law
Agricultural Classification	Learn More	View the Law

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3801592
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0004-000-09400
		Millage Group and City:	00F2 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	TOMMY LN FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM SW COR OF SE 1/4 RUN S 89-53-0 E 834.17 FT FOR POB, RUN N 0-34-30 W 1103.68 FT, N 89-58-20 E 258.72 FT TO A POINT ON E'LY LINE OF SAID ABANDONED RR R/W, S ALONG SAID E'LY LINE TO S LINE OF SE 1/4, N 89-53-0 W TO POB ORB 5407 PG 606		
<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	VACANT COMMERCIAL (1000)	0	0		6.56	AC	\$0.00	\$229,600.00

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

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
5407 / 606	1/10/2020	Warranty Deed	Multi-Parcel	Vacant	\$280,600.00
2753 / 2327	1/31/2005	Warranty Deed	Qualified	Vacant	\$120,000.00
2359 / 211	6/10/2003	Quit Claim Deed	Unqualified	Improved	\$100,000.00
2071 / 54	2/5/2002	AGMT/Contract Deed	Qualified	Improved	\$146,500.00
1980 /	7/19/2001	Warranty Deed	Qualified	Improved	\$111,000.00

[1635](#)[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	\$229,600	\$229,600	\$229,600	5.03270	\$1,155.51
LAKE COUNTY MSTU AMBULANCE	\$229,600	\$229,600	\$229,600	0.46290	\$106.28
SCHOOL BOARD STATE	\$229,600	\$229,600	\$229,600	3.70100	\$849.75
SCHOOL BOARD LOCAL	\$229,600	\$229,600	\$229,600	2.99800	\$688.34
CITY OF FRUITLAND PARK	\$229,600	\$229,600	\$229,600	3.91340	\$898.52
ST JOHNS RIVER FL WATER MGMT DIST	\$229,600	\$229,600	\$229,600	0.22870	\$52.51
LAKE COUNTY VOTED DEBT SERVICE	\$229,600	\$229,600	\$229,600	0.11000	\$25.26
LAKE COUNTY WATER AUTHORITY	\$229,600	\$229,600	\$229,600	0.33680	\$77.33
NORTH LAKE HOSPITAL DIST	\$229,600	\$229,600	\$229,600	0.89500	\$205.49
				Total:	Total:
				17.6785	\$4,058.99

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings ⓘ

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

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on November 15, 2020.

[Site Notice](#)

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3823815
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0004-000-09500
		Millage Group and City:	00F2 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	36033 FAIR OAKS DR FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM SW COR OF SE 1/4 RUN S 89-53-0 E ALONG S LINE 600 FT FOR POB, RUN N 15-0-0 W 695.40 FT, N 89-58-20 E 230.19 FT, S 0-34-30 E 671.96 FT TO S LINE OF SE 1/4, N 89-53-0 W 56.95 FT TO POB ORB 5404 PG 2133		
<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)	0	0		2.22	AC	\$0.00	\$37,962.00	

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

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$143,597.00						
Summary								
Year Built: 1881	Total Living Area: 3775 ⓘ	Central A/C: No	Attached Garage: No					
Bedrooms: 4	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1					
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)	Wood (001)	2	1700	N	0%	0%	<input type="checkbox"/>

LAKE COUNTY BCC GENERAL FUND	\$181,559	\$181,559	\$181,559	5.03270	\$913.73
LAKE COUNTY MSTU AMBULANCE	\$181,559	\$181,559	\$181,559	0.46290	\$84.04
SCHOOL BOARD STATE	\$181,559	\$181,559	\$181,559	3.70100	\$671.95
SCHOOL BOARD LOCAL	\$181,559	\$181,559	\$181,559	2.99800	\$544.31
CITY OF FRUITLAND PARK	\$181,559	\$181,559	\$181,559	3.91340	\$710.51
ST JOHNS RIVER FL WATER MGMT DIST	\$181,559	\$181,559	\$181,559	0.22870	\$41.52
LAKE COUNTY VOTED DEBT SERVICE	\$181,559	\$181,559	\$181,559	0.11000	\$19.97
LAKE COUNTY WATER AUTHORITY	\$181,559	\$181,559	\$181,559	0.33680	\$61.15
NORTH LAKE HOSPITAL DIST	\$181,559	\$181,559	\$181,559	0.89500	\$162.50
				Total:	Total:
				17.6785	\$3,209.68

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings ⓘ

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

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on November 15, 2020.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3823816
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0004-000-09600
		Millage Group and City:	00F2 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	FAIR OAKS DR FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM SW COR OF SE 1/4 RUN S 89-53-0 E ALONG S LINE 656.95 FT FOR POB, RUN N 0-34-30 W 671.96 FT, N 89-58-20 E 177.21 FT, S 0-34-30 E 672.40 FT TO S LINE OF SE 1/4, N 89-53-0 W 177.22 FT TO POB ORB 5404 PG 2133		
<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	VACANT RESIDENTIAL (0000)	0	0		2.73	AC	\$0.00	\$42,322.00

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

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
5404 / 2133	1/10/2020	Warranty Deed	Multi-Parcel	Vacant	\$220,000.00
4583 / 1481	12/16/2014	Warranty Deed	Unqualified	Vacant	\$100.00
3375 / 283	2/14/2007	Warranty Deed	Unqualified	Vacant	\$0.00
2773 / 20	2/17/2005	Warranty Deed	Unqualified	Vacant	\$35,000.00
2470 / 945	12/2/2003	AGMT/Contract Deed	Qualified	Vacant	\$40,000.00

[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	\$42,322	\$42,322	\$42,322	5.03270	\$212.99
LAKE COUNTY MSTU AMBULANCE	\$42,322	\$42,322	\$42,322	0.46290	\$19.59
SCHOOL BOARD STATE	\$42,322	\$42,322	\$42,322	3.70100	\$156.63
SCHOOL BOARD LOCAL	\$42,322	\$42,322	\$42,322	2.99800	\$126.88
CITY OF FRUITLAND PARK	\$42,322	\$42,322	\$42,322	3.91340	\$165.62
ST JOHNS RIVER FL WATER MGMT DIST	\$42,322	\$42,322	\$42,322	0.22870	\$9.68
LAKE COUNTY VOTED DEBT SERVICE	\$42,322	\$42,322	\$42,322	0.11000	\$4.66
LAKE COUNTY WATER AUTHORITY	\$42,322	\$42,322	\$42,322	0.33680	\$14.25
NORTH LAKE HOSPITAL DIST	\$42,322	\$42,322	\$42,322	0.89500	\$37.88
				Total:	Total:
				17.6785	\$748.18

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings ⓘ

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

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on November 15, 2020.

[Site Notice](#)

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3839947
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	04-19-24-2175-00A-00900
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	COOKE DR FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FRUITLAND PARK, ZEPHYR LAKE LOTS 9, 10, 11, S 1/2 OF LOT 12, S 12 FT OF LOT 17, LOTS 18, 19, 20 BLK A PB 11 PG 78, W 1/2 OF 80 FT WIDE ACL RR R/W LYING E OF ABOVE PARCEL ORB 5408 PG 2069		
<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	VACANT RESIDENTIAL (0000)	0	0		2.21	AC	\$0.00	\$38,123.00

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

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
5408 / 2069	1/17/2020	Warranty Deed	Multi-Parcel	Vacant	\$470,000.00
5409 / 724	1/13/2020	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00
3550 / 836	11/8/2007	Quiet Title	Multi-Parcel	Vacant	\$0.00
3146 / 1317	4/24/2006	Warranty Deed	Qualified	Vacant	\$130,000.00

[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	\$38,123	\$38,123	\$38,123	5.03270	\$191.86
LAKE COUNTY MSTU AMBULANCE	\$38,123	\$38,123	\$38,123	0.46290	\$17.65
SCHOOL BOARD STATE	\$38,123	\$38,123	\$38,123	3.70100	\$141.09
SCHOOL BOARD LOCAL	\$38,123	\$38,123	\$38,123	2.99800	\$114.29
CITY OF FRUITLAND PARK	\$38,123	\$38,123	\$38,123	3.91340	\$149.19
ST JOHNS RIVER FL WATER MGMT DIST	\$38,123	\$38,123	\$38,123	0.22870	\$8.72
LAKE COUNTY VOTED DEBT SERVICE	\$38,123	\$38,123	\$38,123	0.11000	\$4.19
LAKE COUNTY WATER AUTHORITY	\$38,123	\$38,123	\$38,123	0.33680	\$12.84
NORTH LAKE HOSPITAL DIST	\$38,123	\$38,123	\$38,123	0.89500	\$34.12
				Total: 17.6785	Total: \$673.95

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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) [Learn More](#) [View the Law](#)

Save Our Homes Assessment Transfer (Portability) [Learn More](#) [View the Law](#)

Non-Homestead Assessment Limitation (10% assessed value cap) [Learn More](#) [View the Law](#)

Conservation Classification Assessment Limitation [Learn More](#) [View the Law](#)

Agricultural Classification [Learn More](#) [View the Law](#)

Assessment Reduction Savings ⓘ

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

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on November 15, 2020.

Site Notice

This instrument prepared by
and return recorded instrument to:

Scott D. Clark, Esq./glh
Clark & Albaugh, LLP
700 W. Morse Boulevard, Suite 101
Winter Park, Florida 32789
File No.: 7192-252

The space above is reserved for recording.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of January 17, 2020, by and between BREEZE LANE, LLC, a Florida limited liability company, 2065 Grove Bluff Road, St. Johns, Florida 32259 (hereinafter referred to as "Grantor"), and THE RESERVE AT SPRING LAKE COVE II, L.L.C., a Florida limited liability company, 200 E. Canton Avenue, Suite 102, Winter Park, Florida 32789 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee that certain land lying and being in Lake County, Florida, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons by, through and under Grantor, but against no others; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019 and those matters identified on Exhibit "B" attached hereto which by reference hereto shall not serve to reimpose same.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

BREEZE LANE, LLC,
a Florida limited liability company

Bonnie H. Pfundner
Printed name of witness: Bonnie H. Pfundner

By: Paul Luttrell
Paul Luttrell,
Managing Member

John R. Garrow
Printed name of witness: John R. Garrow

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me on January 16, 2020, by Paul Luttrell, Managing Member of BREEZE LANE, LLC, a Florida limited liability company, on its behalf. He is personally known to me or has produced FL Driver License as identification.

John R. Garrow
Notary Public – State of Florida at Large

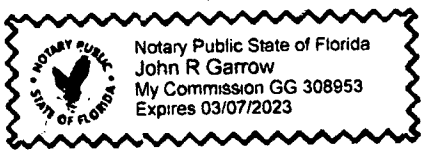


EXHIBIT "A"

(SLC II)

PARCEL 1:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN SOUTH 89°57' EAST 275 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89°57' EAST 191.2 FEET; THENCE SOUTH 0°39'40" EAST 295.5 FEET; THENCE SOUTH 89°20'20" WEST 270.05 FEET; THENCE NORTH 0°6'50" EAST 98.80 FEET; THENCE NORTH 89°57' WEST 75 FEET; THENCE NORTHEASTERLY 250.10 FEET TO THE POINT OF BEGINNING.

ALSO: AN EASEMENT FOR ROAD PURPOSES OVER THE FOLLOWING DESCRIBED LAND: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 89°57'00" EAST 466.20 FEET; THENCE SOUTH 0°39'40" EAST 265.50 FEET FOR THE POINT OF BEGINNING; THENCE EAST 150 FEET; THENCE SOUTH 0°39'40" EAST 505 FEET; THENCE WEST 30 FEET; THENCE NORTH 475 FEET; THENCE WEST 120 FEET; THENCE NORTH 30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 5, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3:

LOT 4, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZEPHYR LAKE, as recorded January 14, 1948 in Plat Book 11, Page(s) 78, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Utility Easement granted to the City of Leesburg, Florida recorded June 19, 1987 in Book 924, Page 242.
3. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded November 13, 1998 in Book 1660, Page 827.
4. Rights of others in and to the use of Easement for road purposes described in Exhibit "A" hereof and in Warranty Deed recorded July 13, 2006 in Book 3210, Page 927 and corrected April 28, 2009 in Book 3762, Page 1633.

This instrument prepared by
and return recorded instrument to:

Scott D. Clark, Esq./glh
Clark & Albaugh, LLP
700 W. Morse Boulevard, Suite 101
Winter Park, Florida 32789
File No.: 7192-252

4530063

The space above is reserved for recording.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of January 17, 2020, by and between BREEZE LANE, LLC, a Florida limited liability company, 2065 Grove Bluff Road, St. Johns, Florida 32259 (hereinafter referred to as "Grantor"), and THE RESERVE AT SPRING LAKE COVE, L.L.C., a Florida limited liability company, 200 E. Canton Avenue, Suite 102, Winter Park, Florida 32789 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee that certain land lying and being in Lake County, Florida, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons by, through and under Grantor, but against no others; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019 and those matters identified on Exhibit "B" attached hereto which by reference hereto shall not serve to reimpose same.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

BREEZE LANE, LLC,
a Florida limited liability company

Bonnie H. Phutner
Printed name of witness: Bonnie H. Phutner

By: *Paul Luttrell*
Paul Luttrell,
Managing Member

John R. Garrow
Printed name of witness: John R. Garrow

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me on January 16, 2020, by Paul Luttrell, Managing Member of BREEZE LANE, LLC, a Florida limited liability company, on its behalf. He is personally known to me or has produced FL Driver License as identification.

John R. Garrow
Notary Public - State of Florida at Large

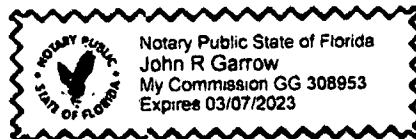


EXHIBIT "A"

(SLC)

PARCEL 1:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN SOUTH 89°57' EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 A DISTANCE OF 466.2 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 89°57' EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 DISTANCE OF 563.1 FEET TO A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD; THENCE RUN SOUTHERLY ALONG THE WESTERLY LINE OF THE SAID RIGHT OF WAY 763.5 FEET; THENCE RUN WEST 443 FEET; THENCE RUN NORTH 475 FEET; THENCE RUN WEST 120.1 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 0°39'40" EAST OF THE POINT OF BEGINNING; THENCE RUN NORTH 0°39'40" WEST 288.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

PARCEL 2:

LOT(S) 9, 10, 11 AND THE SOUTH 1/2 OF LOT 12 AND THE SOUTH 12 FEET OF LOT 17 AND LOTS 18, 19 AND 20, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

PARCEL 3:

LOT(S) 15, 16 AND THE NORTH 73 FEET OF LOT 17, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:

LOT(S) 3, 8, 13 AND 14, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THAT PART OF LOT 12, NORTH OF LINE RUNNING FROM SOUTHEAST CORNER OF LOT 8 EXTENDING 42.5 FEET NORTH TO SOUTHWEST CORNER OF LOT 13 AND RUNNING EAST 150 FEET ALONG SOUTHERN BOUNDARY OF LOT 13 TO BREEZE LANE AND RUNNING SOUTH ON BREEZE LANE 42.5 FEET; THENCE WEST 150 FEET BACK TO SOUTHEAST CORNER OF LOT 8, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZEPHYR LAKE, as recorded January 14, 1948 in Plat Book 11, Page(s) 78, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Parcels 3-7)
2. Utility Easement granted to the City of Leesburg, Florida recorded June 19, 1987 in Book 924, Page 242. (Parcel 3)
3. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded November 13, 1998 in Book 1660, Page 827. (Parcels 5 and 7)
4. Rights of others in and to the use of Easement for road purposes described in Exhibit "A" hereof and in Warranty Deed recorded July 13, 2006 in Book 3210, Page 927 and corrected April 28, 2009 in Book 3762, Page 1633. (Parcel 1)



Prepared by and return to:
Richard P. Newman/jr
Attorney at Law
McLin & Burnsed P.A.
26736 U.S. Highway 27 Suite 202
Leesburg, FL 34748
352-787-1241
File Number: 191439
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 10th day of January, 2020 between Dennis Two, LLC, a Florida limited liability company whose post office address is P. O. Box 277, Fruitland Park, FL 34731, grantor, and The Reserve at Spring Lake Cove, LLC., a Florida limited liability company whose post office address is 200 E. Canton Avenue, Suite 102, Winter Park, FL 32789, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, conveyed and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, restrictions and reservations of record, if any, but this instrument shall not operate to reimpose the same.

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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jane Roulette
 Witness Name: JANE Roulette

Donna D. Richey
 Witness Name: Donna D. Richey

DENNIS TWO, LLC, a Florida limited liability company
 By: *Bruce Master*
Bruce Master, Managing Member

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of January, 2020 by Bruce Master, Managing Member of DENNIS TWO, LLC, a Florida limited liability company, on behalf of said firm. He is personally known or has produced a driver's license as identification.

[Notary Seal]

Jane Roulette
 Notary Public
 Printed Name: JANE Roulette
 My Commission Expires: _____



Exhibit A

Parcel 1:

From the Southwest corner of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run South 89°53'00" East along the South line of the said Southeast 1/4 600.0 feet; thence North 15°00'00" West, 771.86 feet; thence North 0°01'00" East, 179.60 feet; thence North 65°23'48" East, 220.0 feet; thence North 0°01'00" East, 315.0 feet to the North line of the South 1/2 of said Southeast 1/4; thence North 89°58'20" East, along the North line of the South 1/2 of said Southeast 1/4, 220.39 feet to the Point of Beginning of this description. From said Point of Beginning, continue North 89°58'20" East, 223.72 feet, more or less, to the West right of way line of the abandoned Seaboard Coast Line Railroad; thence run South 0°34'30" East, along the said West right of way line, 228.72 feet; thence South 89°58'20" West, 223.73 feet, more or less, to a point that is South 0°34'30" East of the Point of Beginning; thence North 0°34'30" West, 228.72 feet to the Point of Beginning.

Parcel 2:

That part of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, bounded and described as follows: From the Southwest corner of the Southeast 1/4 of said Section 33, run South 89°53'00" East, along the South line of the said Southeast 1/4, a distance of 834.17 feet to the Point of Beginning of this description; from the said Point of Beginning, run North 00°34'30" West, 1103.68 feet; thence run North 89°58'20" East, 223.73 feet, more or less, to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad, (now abandoned); thence South 00°34'30" East, along said Westerly right of way line, 1,104.21 feet to a point on the South line of the said Southeast 1/4 of Section 33; thence North 89°53'00" West, along the South line of the said Southeast 1/4, a distance of 223.72 feet, more or less, to the Point of Beginning.

Railroad Parcel:

From the Southwest corner of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run South 89°53'00" East along the South line of the Southeast 1/4 a distance of 600.00 feet; thence North 15°00'00" West, 695.40 feet; thence North 89°58'20" East, 407.39 feet; thence North 0°34'30" West, parallel with the Westerly right of way of the Seaboard Coast Line Railroad, 431.28 feet; thence North 89°58'20" East, 223.73 feet, more or less, to a point on the westerly line of the right of way of the Seaboard Coast Line Railroad and the Point of Beginning; thence run North 89°58'20" East, a distance of 35 feet, more or less, to the East line of the said Seaboard Coast Line Railroad; thence run South 00°34'30" East along the said East line of the Seaboard Coast Line Railroad right of way, a distance of 1,104.21 feet to the South line of said Southeast 1/4; thence run North 89°53'00" West along the South line of the said Southeast 1/4, a distance of 35 feet, more or less, to the West line of the said Seaboard Coast Line Railroad right of way; thence run North along the Westerly line of the said Seaboard Coast Line Railroad right of way to the Point of Beginning.

Parcel Identification Number: 331824004-000-08300 and Parcel Identification Number: 3318240004-000-09400

This instrument prepared by
and return recorded instrument to:

Scott D. Clark, Esq./glh
Clark & Albaugh, LLP
700 W. Morse Boulevard, Suite 101
Winter Park, Florida 32789
File No.: 7192-252

The space above is reserved for recording.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of January 10, 2020, by and between RON GOLINOWSKY, P. O. Box 2108, Lynn Haven, Florida 32444 (hereinafter referred to as "Grantor"), and THE RESERVE AT SPRING LAKE COVE, L.L.C., a Florida limited liability company, 200 E. Canton Avenue, Suite 102, Winter Park, Florida 32789 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee that certain land lying and being in Lake County, Florida, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

Grantor warrants that the above-described property is not now, nor has it ever been, the homestead or residence of Grantor nor does Grantor have any present intention to maintain the subject property as the homestead or residence.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN NORTH 15° WEST, 695.40 FEET; THENCE NORTH 89°58'20" EAST 230.19 FEET; THENCE SOUTH 00°34'30" EAST, 671.96 FEET; TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 89°53'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 56.95 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH A 50-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53,00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE N. 15°00'00" W., 695.40 FEET; THENCE N. 89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N.00°01'00" E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, THENCE N. 89°58'20" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 50.00 FEET; THENCE S 00°01'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 50.00 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH

A 20 FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR UTILITIES LYING OVER, UPON AND THROUGH THE FOLLOWING PARCEL OF LAND: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53'00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE N. 15°00'00" W., 695.39 FEET; THENCE N.89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N. 00°01'00"E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, THENCE N.89°58'20" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 20.00 FEET; THENCE S. 00°01'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 20.00 FEET TO THE POINT OF BEGINNING.

Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons by, through and under Grantor, but against no others; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019 and those matters identified on Exhibit "B" attached hereto which by reference hereto shall not serve to reimpose same.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:
Sheila Pate
Printed name of witness: Sheila Pate

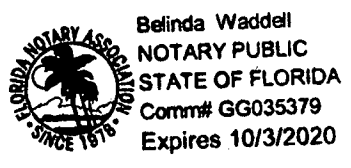
Ron Golinsky
Ron Golinsky

Tiffany Brandenburg
Printed name of witness: Tiffany Brandenburg

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me on January 9, 2020, by RON GOLINOWSKY. He is personally known to me or has produced _____ as identification.

Belinda Waddell
Notary Public – State of Florida at Large



PARCEL 2

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 33, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF THE SE 1/4 A DISTANCE OF 656.95 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN NORTH 00°34'30" WEST 671.96 FEET; THENCE NORTH 89°58'20" EAST 177.21 FEET; THENCE SOUTH 00°34'30" EAST 672.40 FEET TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 33; THENCE NORTH 89°53'00" WEST ALONG THE SOUTH LINE OF THE SE 1/4 A DISTANCE OF 177.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50-FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND:

EASEMENT "A": FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE NORTH 15°00'00" WEST 695.39 FEET; THENCE NORTH 89°58'20" EAST 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING RUN NORTH 00°01'00" EAST 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD; THENCE NORTH 89°58'20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°01'00" WEST 626.97 FEET; THENCE SOUTH 89°58'20" WEST 50.00 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH

A 20 FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR UTILITIES LYING OVER, UPON AND THROUGH THE FOLLOWING PARCEL OF LAND: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53'00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE N. 15°00'00" W., 695.39 FEET; THENCE N.89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N. 00°01'00" E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, THENCE N.89°58'20" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 20.00 FEET; THENCE S. 00°00'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 20.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Agreement recorded in Book 1650, Page 374.
2. Easement recorded in Book 1980, Page 1635, together with Book 3368, Page 2413 .
3. Easement recorded in Book 4242, Page 804.
4. Easement in Deed recorded in Book 4583, Page 1478.



Prepared by and return to:
Richard P. Newman/jr
Attorney at Law
McLin & Burnsed P.A.
26736 U.S. Highway 27 Suite 202
Leesburg, FL 34748
352-787-1241
File Number: 191437
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 10th day of January, 2020 between **United Southern Bank, as Custodian for Bruce T. Master IRA DTD 7/20/2006** whose post office address is **PO Box 1925 , Eustis, FL 32727**, grantor, and **The Reserve at Spring Lake Cove, LLC., a Florida limited liability company** whose post office address is **200 E. Canton Avenue, Suite 102, Winter Park, FL 32789**, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, conveyed and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida**, to-wit:

From the Southwest corner of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East in Lake County, Florida, run S. 89°53'00" E. along the South line of the Southeast 1/4 of said Section 33, a distance of 600.00 feet; thence North 15°00'00" W., 695.39 feet to the Point of Beginning of this description; from said Point of Beginning, continue North 15°00'00" W. 76.47 feet; thence North 00°01'00" E., 179.60 feet; thence North 65°23'48" E. 220.00 feet; thence North 00°01'00" East 315.00 feet to the North line of the South 1/2 of the Southeast 1/4; thence North 89°58'20" E. along the North line of the South 1/2 of the Southeast 1/4, a distance of 220.39 feet; thence South 00°34'30" East 660.00 feet; thence South 89°58'20" West, 407.40 feet to the Point of Beginning. Less and Except that portion deeded to Grosvenor Group, Inc. and recorded in O.R. Book 2766, Page 1073, Public Records of Lake County, Florida.

Parcel Identification Number: 3318240004-000-04702

Subject to easements, restrictions and reservations of record, if any, but this instrument shall not operate to reimpose the same.

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 claiming by, through or under grantor.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

United Southern Bank, as Custodian for Bruce T. Master
IRA DTD 7/20/06

By: Katherine L. Lewis
Katherine L. Lewis, Vice President & Trust Officer

Carol Fisk
Witness Name: Carol Fisk

(Corporate Seal)

Carol Kessinger
Witness Name: Carol Kessinger

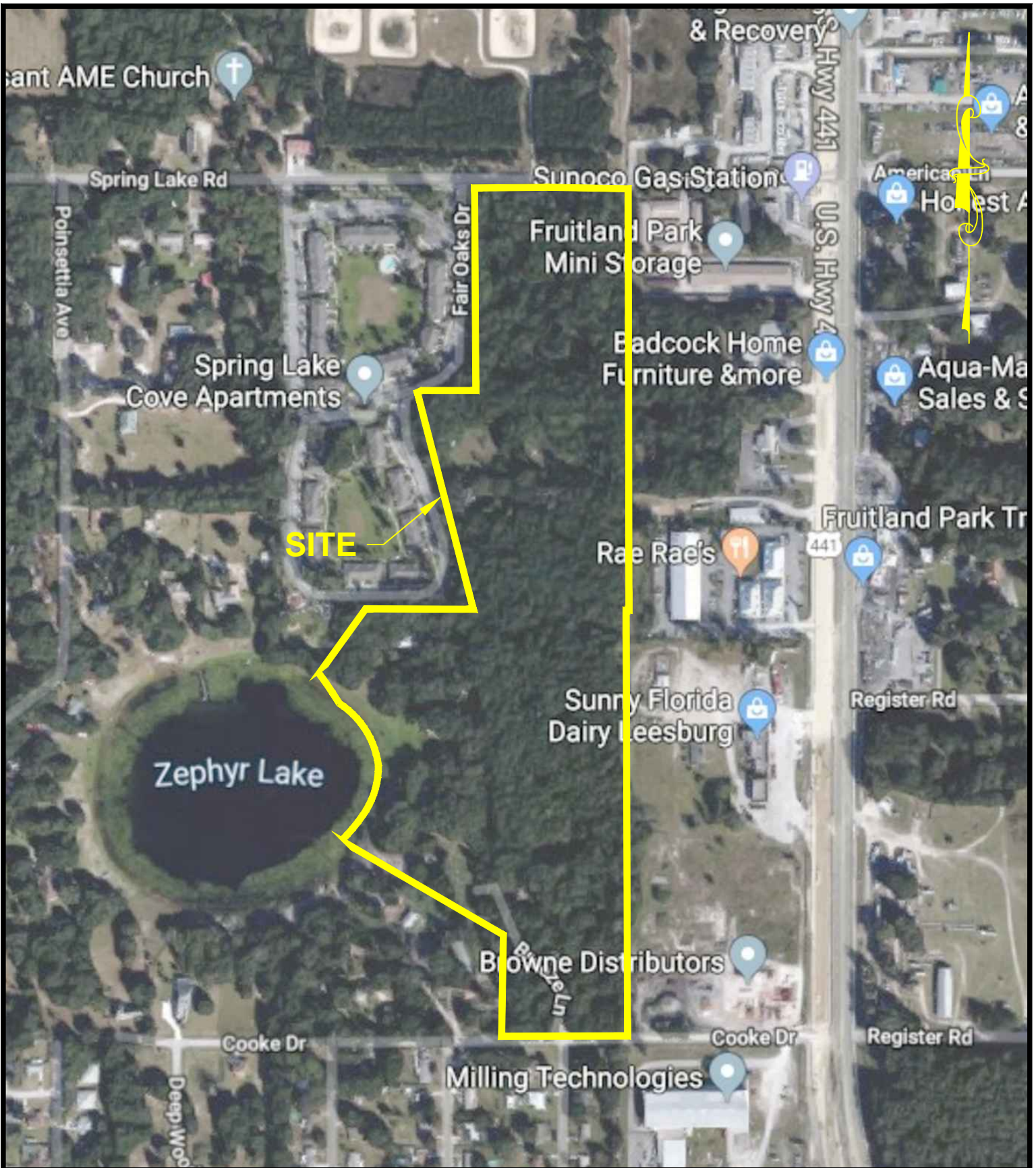
State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of January, 2020 by Katherine L. Lewis as Vice President and Trust Officer of United Southern Bank, as Custodian for Bruce T. Master IRA DTD 7/20/06, on behalf of the corporation. She is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Carol Kessinger
Notary Public
Printed Name: Carol Kessinger
My Commission Expires: May 26, 2020





MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	19079
SEC. 33, TWP. 18S, RANGE 24E	
DRAWN BY:	FM
APPROVED BY:	CMM
DATE:	11/11/19
Scale:	1" = 400'

**RESERVE AT
 SPRING LAKE COVE**

AERIAL MAP

GOOGLE MAPS



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

Development Application

Contact Information:

Owner Name: SEE PAGE 2 OF APPLICATION FOR LIST OF OWNERS

Address: _____

Phone: _____ Email: _____

Applicant Name: The Reserve at Spring Lake Cove, L.L.C.

Address: 200 East Canton Avenue, Suite 102, Winter Park, FL 32789

Phone: 407-741-8666 Email: m.gauthier@atlantichousing.com

Engineer Name: Madden, Moorhead & Stokes, LLC (David A. Stokes, P.E., Vice President)

Address: 431 E. Horatio Ave., Ste. 260, Maitland, FL 32751

Phone: 407-629-8330 Email: dstokes@madden-eng.com

Property and Project Information:

PROJECT NAME*: The Reserve at Spring Lake Cove

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

Property Address: See attached list of addresses

Parcel Number(s): see attached list of parcel ids Section: 33 Township: 18S Range 24E

Area of Property: 35.99 acres Nearest Intersection: Spring Lake Rd/Tommy Lane

Existing Zoning: R1, R3 & PUD (rezone is in process to PUD) Existing Future Land Use Designation: MFHD

Proposed Zoning: PUD Proposed Future Land Use Designation: MFHD

The property is presently used for: vacant land and structures that will be removed

The property is proposed to be used for: 128 multi-family units

Do you currently have City Utilities? City Utilities are available to the site.

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 type="checkbox"/> Minor Lot Split | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Construction Plan | <input type="checkbox"/> ROW/Plat Vacate |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: 128 multi-family units

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.

The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company

Printed Name: Paul M. Missigman, Manager

Signature: _____ Date: 10/14/20

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.

Alt Key	Parcel Number	OwnerName	OwnerAddress	City	State	OwnerZip	PropertyAddress
1287600	04-19-24-0001-000-01100	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	95935 BREEZE LN FRUITLAND PARK FL 34731
1504341	04-19-24-2175-00A-00400	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35851 BREEZE LANE FRUITLAND PARK FL 34731
1504350	4-19-24-2175-00A-00500	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	95915 BREEZE LN FRUITLAND PARK FL 34731
1504368	04-19-24-2175-00A-01500	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	BREEZE LN FRUITLAND PARK FL 34731
3801592	33-18-24-0004-000-09400	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	TOMMY LN FRUITLAND PARK FL 34731
3823815	3-18-24-0004-000-09500	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	36033 FAIR OAKS DR FRUITLAND PARK FL 34731
3823816	33-18-24-0004-000-09600	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	FAIR OAKS DR FRUITLAND PARK FL 34731
3839947	04-19-24-2175-00A-00900	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	COOKE DR FRUITLAND PARK FL 34731
1287251	04-19-24-0001-000-01000	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	BREEZE LN FRUITLAND PARK FL 34731
1504333	04-19-24-2175-00A-00300	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35819 BREEZE LN FRUITLAND PARK FL 34731
2669306	33-18-24-0004-000-08300	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	TOMMY LN FRUITLAND PARK FL 34731
3038550	33-18-24-0004-000-04702	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON VESTE 102	WINTER PARK	FL	32789	36222 FAIR OAKS DR FRUITLAND PARK FL 34731

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Paul M. Missigman, Manager

The Reserve at Spring Lake Cove, L.L.C., 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 THE CITY OF FRUITLAND PARK to allow REZONING & SITE PLAN APPROVALS FOR THE RESERVE AT SPRING LAKE COVE

[Handwritten Signature]

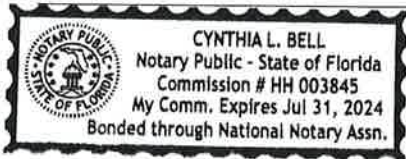
Affiant (Applicant's Signature)

The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company
Paul M. Missigman, Manager

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 19th day of Nov, 2020,
by Paul M. Missigman 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

CYNTHIA L. BELL

Printed Name

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Paul M. Missigman, Manager

The Reserve at Spring Lake Cove II, L.L.C., 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 The City of Fruitland Park to allow Rezoning and Site Plan

Approvals for The Reserve at Spring Lake Cove

- 3) That he/she has appointed SELF and Madden, Moorhead & Stokes, LLC (as engineer) 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)

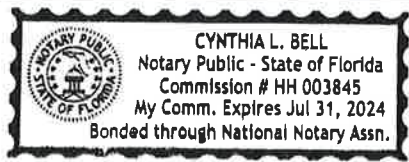
The Reserve at Spring Lake Cove II, LLC, a Florida limited liability company
Paul M. Missigman, Manager

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 19th day of Nov, 20 20,
by Paul M. Missigman 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
CYNTHIA L. BELL

Printed Name

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Paul M. Missigman, Manager

The Reserve at Spring Lake Cove, L.L.C., 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 The City of Fruitland Park to allow Rezoning and Site Plan

Approvals for The Reserve at Spring Lake Cove

- 3) That he/she has appointed SELF and Madden, Moorhead & Stokes, LLC (as engineer) 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.

Affiant (Owner's Signature)

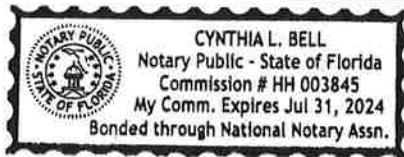
The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company
Paul M. Missigman, Manager

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 19th day of Nov, 2020,
by Paul M. Missigman 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 _____

C. Bell
Signature **CYNTHIA L. BELL**

Printed Name

SPRING LAKE PARCEL

LEGAL DESCRIPTION:

FILE NO.: 2021-4503615 ADDRESS: 36033 FAIR OAKS DR.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN NORTH 15° WEST, 695.40 FEET; THENCE NORTH 89°58'20" EAST 230.19 FEET; THENCE SOUTH 00°34'30" EAST, 671.96 FEET; TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 89°53'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 56.95 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH A 50-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53,00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE N. 15°00'00" W., 695.40 FEET; THENCE N. 89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N.00°01'00" E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, THENCE N. 89°58'20" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 50.00 FEET; THENCE S 00°01'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 50.00 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH

A 20 FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR UTILITIES LYING OVER, UPON AND THROUGH THE FOLLOWING PARCEL OF LAND: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53'00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE N. 15°00'00" W., 695.39 FEET; THENCE N.89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N. 00°01'00"E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, THENCE N.89°58'20" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 20.00 FEET; THENCE S. 00°01'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 33, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF THE SE 1/4 A

DISTANCE OF 656.95 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN NORTH 00°34'30" WEST 671.96 FEET; THENCE NORTH 89°58'20" EAST 177.21 FEET; THENCE SOUTH 00°34'30" EAST 672.40 FEET TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 33; THENCE NORTH 89°53'00" WEST ALONG THE SOUTH LINE OF THE SE 1/4 A DISTANCE OF 177.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50-FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND:

EASEMENT "A": FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE NORTH 15°00'00" WEST 695.39 FEET; THENCE NORTH 89°58'20" EAST 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING RUN NORTH 00°01'00" EAST 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD; THENCE NORTH 89°58'20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°01'00" WEST 626.97 FEET; THENCE SOUTH 89°58'20" WEST 50.00 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH

A 20 FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR UTILITIES LYING OVER, UPON AND THROUGH THE FOLLOWING PARCEL OF LAND: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53'00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1 /4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE N. 15°00'00" W., 695.39 FEET; THENCE N.89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N. 00°01'00" E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, THENCE N.89°58'20" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 20.00 FEET; THENCE S. 00°00'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 20.00 FEET TO THE POINT OF BEGINNING.

FILE NO.: 791648 ADDRESS: 36221 FAIR OAKS DRIVE

PARCEL:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA, RUN S. 89°53'00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE NORTH 15°00'00" W., 695.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE NORTH 15°00'00" W. 76.47 FEET; THENCE NORTH 00°01'00" E., 179.60 FEET; THENCE NORTH 65°23'48" E. 220.00 FEET; THENCE NORTH 00°01'00" EAST 315.00 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4; THENCE NORTH 89°58'20" E. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 220.39 FEET; THENCE SOUTH 00°34'30" EAST 660.00 FEET; THENCE SOUTH 89°58'20" WEST, 407.40 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION DEEDED TO GROSVENOR GROUP, INC. AND RECORDED IN O.R. BOOK 2766 PAGE 1073, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FILE NO.: 791797 ADDRESS: TOMMY LANE

PARCEL 1:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 600.0 FEET; THENCE NORTH 15°00'00" WEST, 771.86 FEET; THENCE NORTH 00°01'00" EAST, 179.60 FEET; THENCE NORTH 65°23'48" EAST, 220.0 FEET; THENCE NORTH 00°01'00" EAST, 315.0 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4; THENCE NORTH 89°58'20" EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4, 220.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM SAID POINT OF BEGINNING, CONTINUE NORTH 89°58'20" EAST, 223.72 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COAST LINE RAILROAD; THENCE RUN SOUTH 00°34'30" EAST, ALONG THE SAID WEST RIGHT OF WAY LINE, 228.72 FEET; THENCE SOUTH 89°58'20" WEST, 223.73 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 00°34'30" EAST OF THE POINT OF BEGINNING; THENCE NORTH 00°34'30" WEST, 228.72 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, RUN SOUTH 89°53'00" EAST, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4, A DISTANCE OF 834.17 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM THE SAID POINT OF BEGINNING, RUN NORTH 00°34'30" WEST, 1103.68 FEET; THENCE RUN NORTH 89°58'20" EAST, 223.73 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SEABOARD COASTLINE RAILROAD, (NOW ABANDONED); THENCE SOUTH 00°34'30" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 1,104.21 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 OF SECTION 33; THENCE NORTH 89°53'00" WEST, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4, A DISTANCE OF 223.72 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

RAILROAD PARCEL:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 A DISTANCE OF 600.00 FEET; THENCE NORTH 15°00'00" WEST, 695.40 FEET; THENCE NORTH 89°58'20" EAST, 407.39 FEET; THENCE NORTH 00°34'30" WEST, PARALLEL WITH THE WESTERLY RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD, 431.28 FEET; THENCE NORTH 89°58'20" EAST, 223.73 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°58'20" EAST, A DISTANCE OF 35 FEET, MORE OR LESS, TO THE EAST LINE OF THE SAID SEABOARD COAST LINE RAILROAD; THENCE RUN SOUTH 00°34'30" EAST ALONG THE SAID EAST LINE OF THE SEABOARD COAST LINE RAILROAD RIGHT OF WAY, A DISTANCE OF 1,104.21 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE RUN NORTH 89°53'00" WEST ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4, A DISTANCE OF 35 FEET, MORE OR LESS, TO THE WEST LINE OF THE SAID SEABOARD COAST LINE RAILROAD RIGHT OF WAY; THENCE RUN NORTH ALONG THE WESTERLY LINE OF THE SAID SEABOARD COAST LINE RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.



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

Detail by Entity Name

Florida Limited Liability Company
THE RESERVE AT SPRING LAKE COVE II, L.L.C.

Filing Information

Document Number	L20000025469
FEI/EIN Number	NONE
Date Filed	01/20/2020
Effective Date	01/14/2020
State	FL
Status	ACTIVE

Principal Address

200 EAST CANTON AVENUE
SUITE 102
WINTER PARK, FL 32789

Mailing Address

200 EAST CANTON AVENUE
SUITE 102
WINTER PARK, FL 32789

Registered Agent Name & Address

CLARK & ALBAUGH, LLP
700 W. MORSE BOULEVARD
SUITE 101
WINTER PARK, FL 32789

Authorized Person(s) Detail

Name & Address

Title MGR

DOODY, TRICIA
200 EAST CANTON AVENUE, SUITE 102
WINTER PARK, FL 32789

Title MGR

MISSIGMAN, PAUL M
200 EAST CANTON AVENUE, SUITE 102
WINTER PARK, FL 32789



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

Detail by Entity Name

Florida Limited Liability Company
THE RESERVE AT SPRING LAKE COVE, L.L.C.

Filing Information

Document Number	L20000012111
FEI/EIN Number	NONE
Date Filed	01/07/2020
State	FL
Status	ACTIVE

Principal Address

200 E. CANTON AVENUE, SUITE 102
WINTER PARK, FL 32789

Mailing Address

200 E. CANTON AVENUE, SUITE 102
WINTER PARK, FL 32789

Registered Agent Name & Address

CLARK & ALBAUGH, LLP
700 W. MORSE BLVD., SUITE 101
WINTER PARK, FL 32789

Authorized Person(s) Detail

Name & Address

Title MGR

DOODY, TRICIA
200 E. CANTON AVENUE, SUITE 102
WINTER PARK, FL 32789

Title MGR

MISSIGMAN, PAUL M
200 E. CANTON AVENUE, SUITE 102
WINTER PARK, FL 32789

Annual Reports

No Annual Reports Filed

Document Images

The Reserve at Spring Lake Cove II, LLC

Re: **The Reserve at Spring Lake Cove**
Parcel IDs: 04-19-24-0001-000-01100, 04-19-24-2175-00A-00400 &
04-19-24-2175-00A-00500

I hereby authorize The Reserve at Spring Lake Cove, LLC to apply for and obtain permits from County/City Government, Water Management District, Florida Department of Environmental Protection, Florida Department of Transportation, Army Corps of Engineers and any other municipality or regulatory entity requiring permits be issued.

Owner Signature

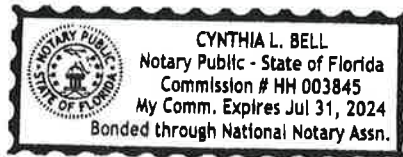
10/14/20
Date

The Reserve at Spring Lake Cove II, LLC, a Florida limited liability company
By: Paul M. Missigman, Manager
200 East Canton Avenue, Suite 102
Winter Park, FL 32789
(407) 741-8666
m.gauthier@atlantichousing.com

Sworn to and subscribed before me this 14th day of October, 2020, by Paul M. Missigman He/She is personally known to me or has produced identification. Type of identification _____.

C. Bell
Notary Public Signature

Name:
Commission No:
Commission Expires:



W

LEGAL DESCRIPTION:

PARCEL 1:
FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA;
RUN SOUTH 89°57' EAST 275 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89°57' EAST 191.2 FEET; THENCE SOUTH 0°39'40" EAST 295.5 FEET; THENCE SOUTH 89°20'20" WEST 270.05 FEET; THENCE NORTH 0°6'50" EAST 98.80 FEET; THENCE NORTH 89°57' WEST 75 FEET; THENCE NORTHEASTERLY 250.10 FEET TO THE POINT OF BEGINNING.
ALSO: AN EASEMENT FOR ROAD PURPOSES OVER THE FOLLOWING DESCRIBED LAND: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 89°57'00" EAST 466.20 FEET; THENCE SOUTH 0°39'40" EAST 265.50 FEET FOR THE POINT OF BEGINNING; THENCE EAST 150 FEET; THENCE SOUTH 0°39'40" EAST 505 FEET; THENCE WEST 30 FEET; THENCE NORTH 475 FEET; THENCE WEST 120 FEET; THENCE NORTH 30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA;
RUN SOUTH 89°57' EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 A DISTANCE OF 466.2 FEET FOR A POINT OF BEGINNING;
FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 89°57' EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 DISTANCE OF 563.1 FEET TO A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD; THENCE RUN SOUTHERLY ALONG THE WESTERLY LINE OF THE SAID RIGHT OF WAY 763.5 FEET; THENCE RUN WEST 443 FEET; THENCE RUN NORTH 475 FEET; THENCE RUN WEST 120.1 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 0°39'40" EAST OF THE POINT OF BEGINNING; THENCE RUN NORTH 0°39'40" WEST 288.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

PARCEL 3:
LOT 5, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:
LOT 4, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 5:
LOT(S) 3, 8, 13 AND 14, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND

THAT PART OF LOT 12, NORTH OF LINE RUNNING FROM SOUTHEAST CORNER OF LOT 8 EXTENDING 42.5 FEET NORTH TO SOUTHWEST CORNER OF LOT 13 AND RUNNING EAST 150 FEET ALONG SOUTHERN BOUNDARY OF LOT 13 TO BREEZE LAKE AND RUNNING SOUTH ON BREEZE LAKE 42.5 FEET; THENCE WEST 150 FEET BACK TO SOUTHEAST CORNER OF LOT 8, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 6:
LOTS 9, 10, 11 AND THE SOUTH 1/2 OF LOT 12 AND THE SOUTH 12 FEET OF LOT 17 AND LOTS 18, 19 AND 20, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

PARCEL 7:
LOT(S) 15, 16 AND THE NORTH 73 FEET OF LOT 17, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

FINAL ENGINEERING PLANS FOR RESERVE AT SPRING LAKE COVE

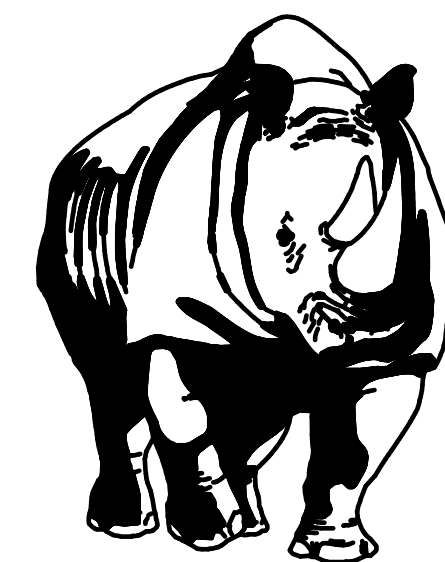
PARCEL NUMBERS:

04-19-24-0001-000-01100, 04-19-24-2175-00A-00400,
04-19-24-2175-00A-00500, 04-19-24-2175-00A-01500,
33-18-24-004-000-09400, 33-18-24-0004-000-09500,
33-18-24-0004-000-09600, 04-19-24-2175-00A-00900,
04-19-24-0001-000-01000, 04-19-24-2175-00A-00300,
33-18-24-0004-000-08300, 33-18-24-0004-000-04702

SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA

FOR
THE RESERVE AT SPRING LAKE
COVE, LLC
6200 LEE VISTA BLVD. SUITE 400
ORLANDO, FLORIDA 32822

(407) 246-9834



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

PROJECT TEAM MEMBERS:

DEVELOPER/OWNER:
THE RESERVE AT SPRING LAKE COVE, LLC
200 EAST CANTON AVE, SUITE 102
WINTER PARK, FL 32789
PHONE: (407) 741-8666

ENVIRONMENTAL:
E-SCIENCES
34 EAST PINE STREET
ORLANDO, FL 32801
PHONE: (407) 481-9006

ENGINEER:
MADDEN, MOORHEAD & STOKES, LLC
431 E. HORATIO AVE, STE 260
MAITLAND, FL 32751
PHONE: (407) 629-8330

SURVEYOR:
ALLEN & COMPANY, LLC
16 E PLANT STREET
WINTER GARDEN, FL 34787
PHONE: (407) 654-5355

LANDSCAPE ARCHITECT:
FOSTER COMANT & ASSOCIATES
100 W LUCERNE CIRCLE, SUITE 401
ORLANDO, FL 32801
PHONE: (407) 648-2225

GEOTECHNICAL:
YOWAISH ENGINEERING SERVICES, LLC
953 SUNSHINE LANE
ALTAMONTE SPRINGS, FL 32714
PHONE: (407) 774-9383

UTILITY PROVIDERS:

WATER & WASTE WATER:
THE CITY OF FRUITLAND PARK
200 WEATHERSFIELD AVENUE
ALTAMONTE SPRINGS, FL 32714
PHONE: (321) 972-0360

CABLE:
COMCAST
3767 ALL AMERICAN BLVD.
ORLANDO, FL 32810
PHONE: (407) 532-8509

PHONE:
CENTURYLINK
33 N. MAIN STREET
WINTER GARDEN, FL 34787
PHONE: (407) 814-5329

GAS:
THE CITY OF LEESBURG
600 W. ROBINSON ST.
ORLANDO, FL 32801
PHONE: (407) 420-6663

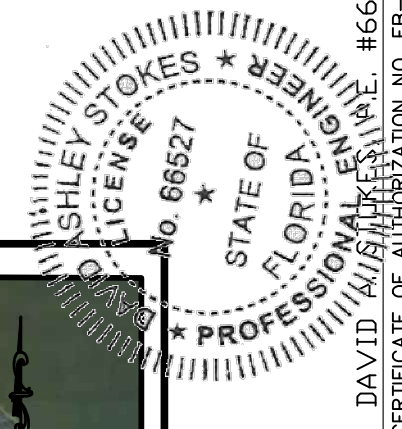
POWER:
DUKE ENERGY
330 SOUTH US HIGHWAY 301
SUMTERVILLE, FL 33585
PHONE: (352) 569-9639

INDEX OF SHEETS

SHEET NO.	ISSUE DATE	REV. NO.	REV. DATE	SHEET TITLE
C001	11/13/2020			COVER SHEET
1 OF 4 - 4 OF 4	11/13/2020			BOUNDARY AND TOPO. SURVEY
C002	11/13/2020			SYMBOLS AND ABBREVIATIONS
C003	11/13/2020			GENERAL NOTES
C004	11/13/2020			DEMOLITION PLAN
C006	11/13/2020			OVERALL SITE PLAN
C100	11/13/2020			SITE PLAN
C101	11/13/2020			SITE PLAN
C200	11/13/2020			UTILITY PLAN-WATER
C201	11/13/2020			UTILITY PLAN -WATER
C202	11/13/2020			UTILITY PLAN -SEWER
C203	11/13/2020			UTILITY PLAN -SEWER
C300	11/13/2020			DRAINAGE PLAN
C301	11/13/2020			DRAINAGE PLAN
C400	11/13/2020			GRADING PLAN
C401	11/13/2020			GRADING PLAN
C402	11/13/2020			GRADING PLAN
C700	11/13/2020			EROSION CONTROL PLAN
C800	11/13/2020			VEHICULAR CIRCULATION PLAN
C801	11/13/2020			VEHICULAR CIRCULATION PLAN
C900	11/13/2020			CONSTRUCTION DETAILS
C901	11/13/2020			CONSTRUCTION DETAILS
C902	11/13/2020			CONSTRUCTION DETAILS
C903	11/13/2020			CONSTRUCTION DETAILS
C910	11/13/2020			FRUITLAND PARK DETAILS
C911	11/13/2020			FRUITLAND PARK DETAILS
C912	11/13/2020			FRUITLAND PARK DETAILS
C920	11/13/2020			LIFT STATION DETAIL
PL-001 - PL-502	11/13/2020			LANDSCAPE ARCHITECTURAL PLANS

VICINITY MAP

SCALE: 1" = 500'



DAVID A. STOKES, P.E. #68627
CERTIFICATE OF AUTHORIZATION NO. FB-0007723

RESERVE AT SPRING LAKE COVE (JOB. NO. 19079)

h:\data\19079\eng\final\19079a_c001-cover.dwg

LEGAL DESCRIPTION:

PARCEL 1:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN SOUTH 89°57' EAST 275 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89°57' EAST 191.2 FEET; THENCE SOUTH 0°39'40" EAST 295.5 FEET; THENCE SOUTH 89°20'20" WEST 270.05 FEET; THENCE NORTH 0°6'50" EAST 98.80 FEET; THENCE NORTH 89°57' WEST 75 FEET; THENCE NORTHEASTERLY 250.10 FEET TO THE POINT OF BEGINNING.
ALSO: AN EASEMENT FOR ROAD PURPOSES OVER THE FOLLOWING DESCRIBED LAND: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST

1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 89°57'00" EAST 466.20 FEET; THENCE SOUTH 0°39'40" EAST 265.50 FEET FOR THE POINT OF BEGINNING; THENCE EAST 150 FEET; THENCE SOUTH 0°39'40" EAST 505 FEET; THENCE WEST 30 FEET; THENCE NORTH 475 FEET; THENCE WEST 120 FEET; THENCE NORTH 30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN SOUTH 89°57' EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 A DISTANCE OF 466.2 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 89°57' EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 DISTANCE OF 563.1 FEET TO A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD; THENCE RUN SOUTHERLY ALONG THE WESTERLY LINE OF THE SAID RIGHT OF WAY 763.5 FEET; THENCE RUN WEST 443 FEET; THENCE RUN NORTH 475 FEET; THENCE RUN WEST 120.1 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 0°39'40" EAST OF THE POINT OF BEGINNING; THENCE RUN NORTH 0°39'40" WEST 288.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

PARCEL 3:

LOT 5, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:

LOT 4, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 5:

LOT(S) 3, 8, 13 AND 14, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
AND

THAT PART OF LOT 12, NORTH OF LINE RUNNING FROM SOUTHEAST CORNER OF LOT 8 EXTENDING 42.5 FEET NORTH TO SOUTHWEST CORNER OF LOT 13 AND RUNNING EAST 150 FEET ALONG SOUTHERN BOUNDARY OF LOT 13 TO BREEZE LANE AND RUNNING SOUTH ON BREEZE LANE 42.5 FEET; THENCE WEST 150 FEET BACK TO SOUTHEAST CORNER OF LOT 8, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 6:

LOT(S) 9, 10, 11 AND THE SOUTH 1/2 OF LOT 12 AND THE SOUTH 12 FEET OF LOT 17 AND LOTS 18, 19 AND 20, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

PARCEL 7:

LOT(S) 15, 16 AND THE NORTH 73 FEET OF LOT 17, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

SCHEDULE B-II EXCEPTIONS:

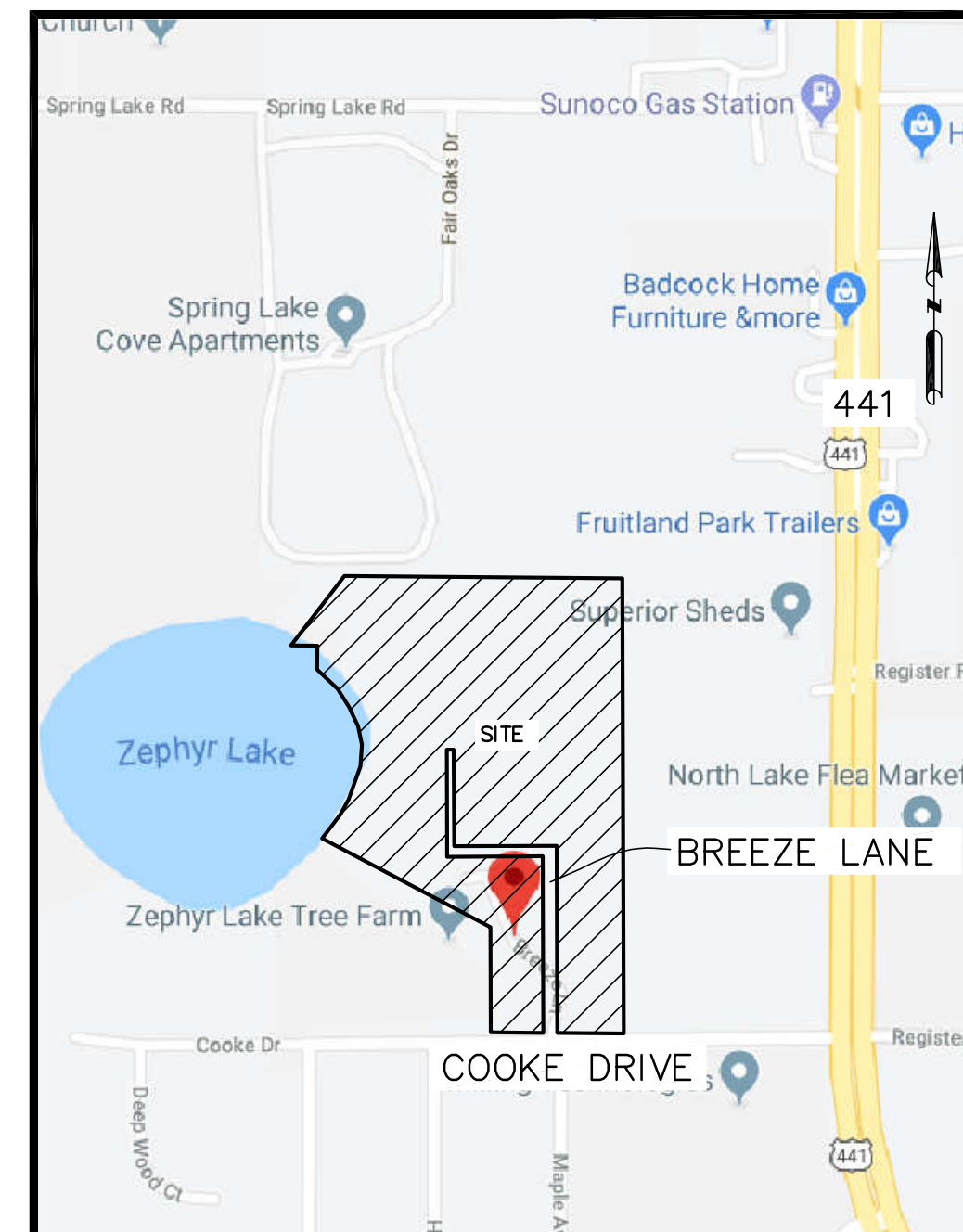
9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF ZEPHYR LAKE, AS RECORDED JANUARY 14, 1948 IN PLAT BOOK 11, PAGE(S) 78, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (PARCELS 3-7) (AFFECTS--GRAPHICALLY SHOWN HEREON, NO EASEMENTS)

10. UTILITY EASEMENT GRANTED TO THE CITY OF LEESBURG, FLORIDA RECORDED JUNE 19, 1987 IN BOOK 924, PAGE 242. (PARCEL 3) (AFFECTS--GRAPHICALLY SHOWN HEREON)

11. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED NOVEMBER 13, 1998 IN BOOK 1660, PAGE 827. (PARCELS 5 AND 7) (AFFECTS--BLANKET IN NATURE--NOT SURVEY RELATED)

12. RIGHTS OF OTHERS IN AND TO THE USE OF EASEMENT FOR ROAD PURPOSES DESCRIBED IN EXHIBIT "A" HEREOF AND IN WARRANTY DEED RECORDED JULY 13, 2006 IN BOOK 3210, PAGE 927 AND CORRECTED APRIL 28, 2009 IN BOOK 3762, PAGE 1633. (PARCEL 1) (AFFECTS--GRAPHICALLY SHOWN HEREON)

13. ORDINANCE 2006-026 BY THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES; REZONING TO PUD (PLANNED UNIT DEVELOPMENT); POSES ANNEXATION UPON TERMS OF MASTER DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF FRUITLAND PARK, FLORIDA AND BREEZE LANE LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED MARCH 9, 2007 IN BOOK 3386, PAGE 419. (ALL PARCELS) (AFFECTS--BLANKET IN NATURE--NO EASEMENTS)



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

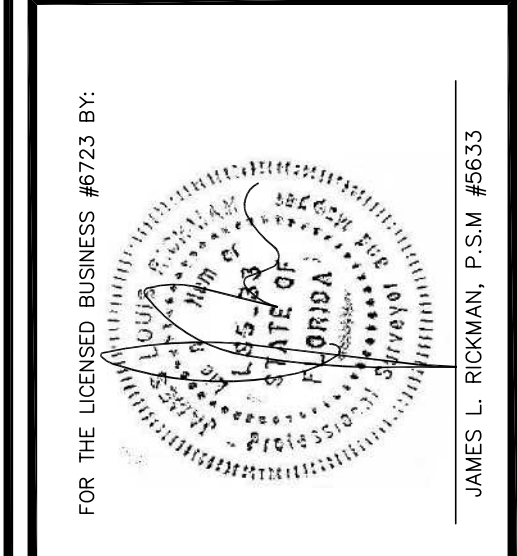
- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 4--19--24, AS BEING S89°30'23"E.
- THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NUMBER 2021-4530063, EFFECTIVE DATE NOVEMBER 5, 2019 @ 8:00 AM.
- THE LEGAL DESCRIPTIONS SHOWN HEREON ARE ACCORDING TO THE TITLE INSURANCE COMMITMENT PROVIDED.
- THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED VISIBLE, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
- SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X AND AE (BASE EL=109.1), ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 1208900306E, MAP EFFECTIVE DECEMBER 18, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- LAST DATE OF FIELD SURVEY: 01-20-2020
- SUBJECT PROPERTY CONTAINS 19.45± ACRES, MORE OR LESS.
- PROPERTY ADDRESSES: 35935 BREEZE LANE, 35915 BREEZE LANE AND 35851 BREEZE LANE, FRUITLAND PARK, FL 34731.
- ELEVATIONS SHOWN HEREON ARE BASED ON LAKE COUNTY BENCHMARK DATUM, BENCHMARK NUMBER LCBM E26, HAVING AN ELEVATION OF 129.90 FEET. (NORTH AMERICAN VERTICAL DATUM 1988)
- THIS IS NOT A BOUNDARY SURVEY.

ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356

TOPOGRAPHIC SURVEY
OF
BREEZE LANE-FRUITLAND PARK
SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA

FOR:
ATLANTIC HOUSING LLP



DATE	REVISIONS
1-22-20	RECEIVED BOUNDARY DIMENSION

JOB # 20190707
DATE: 01/22/2020
SCALE: 1" = 80'
CALC BY: SMO
FIELD BY: SM
DRAWN BY: ER/SMO
CHECKED BY: MR

FILE NO.: 2021-4503615 ADDRESS: 36033 FAIR OAKS DR.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1
THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING; OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN NORTH 15° WEST, 695.40 FEET; THENCE NORTH 89°58'20" EAST, 230.19 FEET; THENCE SOUTH 00°34'30" EAST, 671.96 FEET; TO POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 89°53'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 56.95 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH A 50-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND; FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53,00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE

N. 15°00'00" W., 695.40 FEET; THENCE N. 89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N.00°01'00" E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, THENCE N. 89°58'20" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 50.00 FEET; THENCE S. 00°01'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 50.00 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH

A 20 FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR UTILITIES LYING OVER, UPON AND THROUGH THE FOLLOWING PARCEL OF LAND: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53'00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE N. 15°00'00" W., 695.39 FEET; THENCE N.89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N. 00°01'00" E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, THENCE N.89°58'20" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 20.00 FEET; THENCE S. 00°01'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 33, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF THE SE 1/4 A DISTANCE OF 656.95 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN NORTH 00°34'30" WEST 671.96 FEET; THENCE NORTH 89°58'20" EAST 177.21 FEET; THENCE SOUTH 00°34'30" EAST 672.40 FEET TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 33; THENCE NORTH 89°53'00" WEST ALONG THE SOUTH LINE OF THE SE 1/4 A DISTANCE OF 177.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50-FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND:

EASEMENT "A": FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE NORTH 15°00'00" WEST 695.39 FEET; THENCE NORTH 89°58'20" EAST 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING RUN NORTH 00°01'00" EAST 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD; THENCE NORTH 89°58'20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°01'00" WEST 626.97 FEET; THENCE SOUTH 89°58'20" WEST 50.00 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH

A 20 FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR UTILITIES LYING OVER, UPON AND THROUGH THE FOLLOWING PARCEL OF LAND: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53'00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE N. 15°00'00" W., 695.39 FEET; THENCE N.89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N. 00°01'00" E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, THENCE N.89°58'20" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 20.00 FEET; THENCE S. 00°00'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 20.00 FEET TO THE POINT OF BEGINNING.

FILE NO.: 791648 ADDRESS: 36221 FAIR OAKS DRIVE

PARCEL:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA, RUN S. 89°53'00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE NORTH 15°00'00" W., 695.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE NORTH 15°00'00" W. 76.47 FEET; THENCE NORTH 00°01'00" E., 179.60 FEET; THENCE NORTH 65°23'48" E. 220.00 FEET; THENCE NORTH 00°01'00" EAST 315.00 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4; THENCE NORTH 89°58'20" E. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 220.39 FEET; THENCE SOUTH 00°34'30" EAST 660.00 FEET; THENCE SOUTH 89°58'20" WEST, 407.40 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION DEEDED TO GROSSEVENOR GROUP, INC. AND RECORDED IN O.R. BOOK 2766 PAGE 1073, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FILE NO.: 791797 ADDRESS: TOMMY LANE

PARCEL 1:

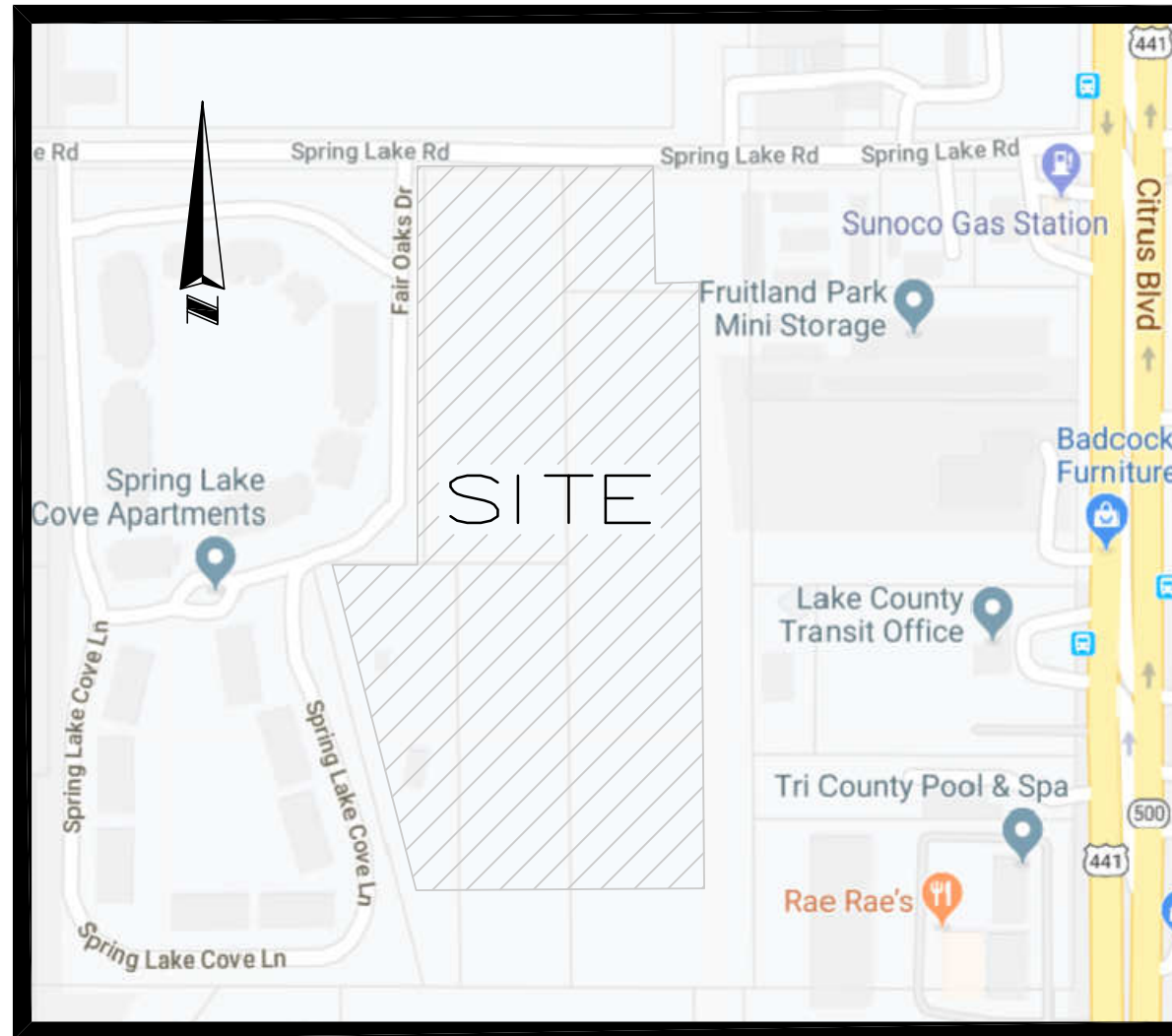
FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 600.0 FEET; THENCE NORTH 15°00'00" WEST, 771.86 FEET; THENCE NORTH 00°01'00" EAST, 179.60 FEET; THENCE NORTH 65°23'48" EAST, 220.0 FEET; THENCE NORTH 00°01'00" EAST, 315.0 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4; THENCE NORTH 89°58'20" EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4, 220.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE NORTH 89°58'20" EAST, 223.72 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COAST LINE RAILROAD; THENCE RUN SOUTH 00°34'30" EAST, ALONG THE SAID WEST RIGHT OF WAY LINE, 228.72 FEET; THENCE SOUTH 89°58'20" WEST, 223.73 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 00°34'30" EAST OF THE POINT OF BEGINNING; THENCE NORTH 00°34'30" WEST, 228.72 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, RUN SOUTH 89°53'00" EAST, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4, A DISTANCE OF 834.17 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM THE SAID POINT OF BEGINNING, RUN NORTH 00°34'30" WEST, 1103.68 FEET; THENCE RUN NORTH 89°58'20" EAST, 223.73 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SEABOARD COASTLINE RAILROAD, (NOW ABANDONED); THENCE SOUTH 00°34'30" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 1,104.21 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 OF SECTION 33; THENCE NORTH 89°53'00" WEST, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4, A DISTANCE OF 223.72 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

RAILROAD PARCEL:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 A DISTANCE OF 600.00 FEET; THENCE NORTH 15°00'00" WEST, 695.40 FEET; THENCE NORTH 89°58'20" EAST, 407.39 FEET; THENCE NORTH 00°34'30" WEST, PARALLEL WITH THE WESTERLY RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD, 431.28 FEET; THENCE NORTH 89°58'20" EAST, 223.73 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°58'20" EAST, A DISTANCE OF 35 FEET, MORE OR LESS, TO THE EAST LINE OF THE SAID SEABOARD COAST LINE RAILROAD; THENCE RUN SOUTH 00°34'30" EAST ALONG THE SAID EAST LINE OF THE SEABOARD COAST LINE RAILROAD RIGHT OF WAY, A DISTANCE OF 1,104.21 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE RUN NORTH 89°53'00" WEST ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4, A DISTANCE OF 35 FEET, MORE OR LESS, TO THE WEST LINE OF THE SAID SEABOARD COAST LINE RAILROAD RIGHT OF WAY; THENCE RUN NORTH ALONG THE WESTERLY LINE OF THE SAID SEABOARD COAST LINE RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.



VICINITY MAP (not to scale)

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE SOUTH RIGHT OF WAY LINE OF SPRING LAKE ROAD, AS BEING S89°39'19"E.
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, NUMBER 791797, EFFECTIVE DATE SEPTEMBER 29, 2019 @ 11:00 PM AND NUMBER 791648, EFFECTIVE DATE SEPTEMBER 25, 2019 @ 11:00 PM AND COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NUMBER 2021-4503615, EFFECTIVE OCTOBER 11, 2019 @ 8:00 AM.
4. THE LEGAL DESCRIPTIONS SHOWN HEREON ARE ACCORDING TO THE TITLE INSURANCE COMMITMENTS PROVIDED.
5. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
6. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
7. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED VISIBLE, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
10. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12069C0306E AND 12069C0170E, MAPS EFFECTIVE DECEMBER 18, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
11. LAST DATE OF FIELD SURVEY: 01-13-2020
12. SUBJECT PROPERTY CONTAINS 15.74± ACRES, MORE OR LESS.
13. ELEVATIONS SHOWN HEREON ARE BASED ON LAKE COUNTY BENCHMARK DATUM, BENCHMARK NUMBER LCBM E26, HAVING AN ELEVATION OF 129.90 FEET. (NORTH AMERICAN VERTICAL DATUM 1988)

LEGEND & ABBREVIATIONS

- Denotes set 1/2" Iron Rod w/cap or nail with disk stamped LB #6723
Denotes found concrete monument as shown
Denotes electric pull box
Denotes transformer pad
Denotes concrete utility pole
Denotes metal light pole
Denotes utility pole
Denotes guy wire
Denotes drainage manhole
Denotes fire hydrant
Denotes water meter
Denotes water valve
Denotes well
Denotes telephone riser
Denotes television riser
Denotes vault
Denotes sign
Denotes Point of Beginning
Denotes Point of Commencement
Denotes Licensed Business
P.S.M. Denotes Professional Surveyor and Mapper
ORB Denotes Official Records Book
PB Denotes Plat Book
PG Denotes Page or pages
RR Denotes railroad
(D) Denotes description
(M) Denotes measured
(C) Denotes calculated
CM Denotes concrete monument
FND. Denotes found
CCR Denotes certified corner record
PID Denotes parcel identification number
I.D. Denotes identification
R/W Denotes right of way
INV. Denotes invert of pipe elevation
RCP Denotes reinforced concrete pipe
Denotes site benchmark location
+129.55 Denotes spot elevation and location
OHW Denotes overhead wires
Denotes top of bank
Denotes bottom of bank
Denotes fence (wire)



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

TOPOGRAPHIC SURVEY
OF
SPRING LAKE ROAD-FRUITLAND PARK
SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA

FOR: ATLANTIC HOUSING LLP

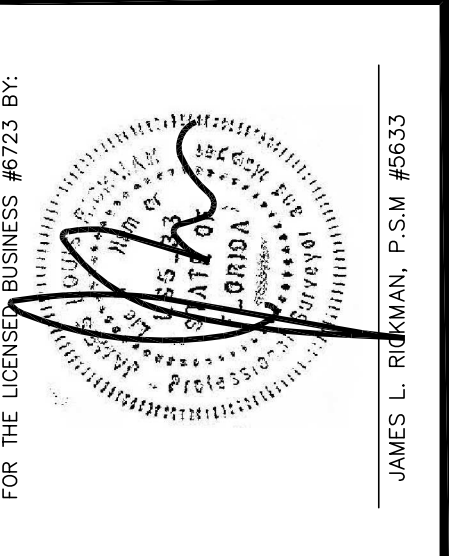


Table with columns for DATE and REVISIONS.

JOB # 20190667
DATE: 1/16/20
SCALE: 1" = 80'
CALC BY: SMO
FIELD BY: SM
DRAWN BY: CDK
CHECKED BY: SMO

SHEET 1 OF 2

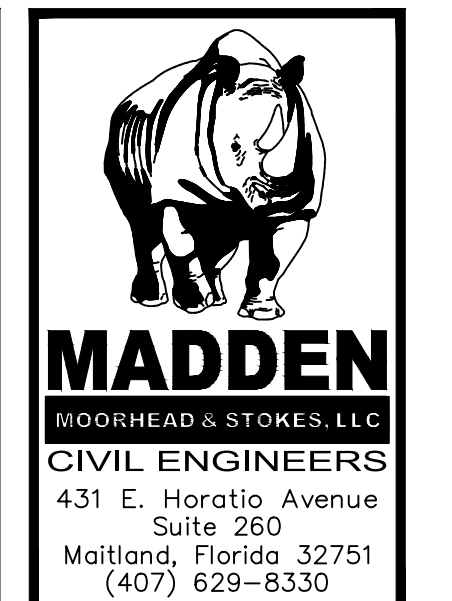
Vertical text on the left margin: Drawing name: L:\Data\20190667.dwg\20190667.dwg SHEET 1 OF 2

ABBREVIATIONS

A	AREA ANCHOR BOLT ABANDON(ED) ACRE(S) AC-FT ACFT ACFT ACFT ADDL ADT AL AM AMP APPROX ARV ASPH ASSY AVE AVG AZ	F	F&C FM FDN FF FG FH F&I FIG FIN FIT FL FLR FLEX FLG FM FND FPH FPM FPS FT FTG	P	PC PCC PEP PFGP PI P/L POB POJ PP PR PRC PRESS PROJ PROP PRVC PSF PSI PT PVC PMT PWR
B	BACKFLOW PREVENTER BASELINE BLDG BLVD BM BND BLOWOFF BOC BOT BRG BS BV	G	GA GAL GALV GM GPD GPH GPM GPS GR GRD GSP GV GV&B GW GWT	Q	Q R
C	CAP CB CC CEM CF CFM CFS C&G CJ CIP CJ C/L CLP CLR CLS CM CMP CMPA CND CO CO COL COMP CONC CONNI CONST CONT COORD COR CPLG CPP CS CTG CTR CTV CULV CY CYL	H	HB HOPE HDW HOA HORZ HP HR HT HW HWA HNY HYD	S	S SAN SPLASH BLOCK SCH SD SDN SE SEC SECT SH SHGWT SMA S/L SL SM SPEC SQ SQ IN SQ FT SQ YD SR SS ST STA STD STL STR STS SUP SUSP SVC SW SWK SYM SYS
D	DBL DEG DEFL DEPT DET DHWL DI DIA DIAG DIM DIP DISCH DIST DMH DN DRN DWG DNY	I	I-4 IA ID IF IN INCH INLET INS INST INT INV	T	T TB T&B TBM TC TD TDH TECH TEMP TERM TOB TOC TOE TOT TSP TYP
E	EAST EA EO ED EF EFF EG E/L ELB ELEC ELEV ELLIP ENC ENG EOP EQ EQUIP EQUIV ESMT EST EW EWL EXC EXIST EXP EXT	J	JB JCT JST JT	U	UD UC UON UTC
F	FRAME AND COVER FLOOR DRAIN FOUNDATION FLORIDA DEPARTMENT OF TRANSPORTATION FINISHED FLOOR FINISHED GRADE FIRE HYDRANT FURNISH AND INSTALL FIGURE FINISHED FLOOR FITTING FENCE LINE FLOOR FLEXIBLE FLANGE FORCE MAIN FOUND FEET PER HOUR FEET PER MINUTE FEET PER SECOND FEET/FOOT FOOTING	L	LENGTH LAT LATL LB LF LG LIM LP LONG LEFT LWL	V	VB VC VCP VERT VPC VPI VPT
G	GAUGE GALLON GALVANIZED GAS MAIN GALLONS PER DAY GALLONS PER HOUR GALLONS PER MINUTE GALLONS PER SECOND GUARD RAIL GROUND/GRADE GALVANIZED STEEL PIPE GATE VALVE GATE VALVE AND BOX GUY WIRE GROUND WATER TABLE	M	MAINT MATL MAX MECH ME MFR MGD MH MHC MHWL MIN MISC MJ MLP MLWL MON MPH MSL MTG	W	W W/ W/O W/P WPP WS WSWT WT WV WVF WWM
H	HOSE BIBB HIGH DENSITY POLYETHYLENE HARDWARE HOME OWNERS ASSOCIATION HORIZONTAL HORSEPOWER HOUR HEIGHT HEADWALL HIGH WATER LEVEL HIGHWAY HYDRAULIC	N	NAWTH N N/A N&C NE NG NIC NO OR # NOM NTS NW NWL	Y	YD YR
I	INTERSTATE HIGHWAY INTERSECTION ANGLE INSIDE DIAMETER INSIDE FACE INCHES INLET INSERT INSTALL IRON PIPE IRON ROD INTERSECT/INTERSECTION INVERT	O	ON CENTER OUTSIDE DIAMETER OR EQUAL OPENING OPPOSITE OVAL REINFORCED CONCRETE PIPE OUTLET STRUCTURE OVERFLOW OVERHEAD	MISC	AND AT DELTA

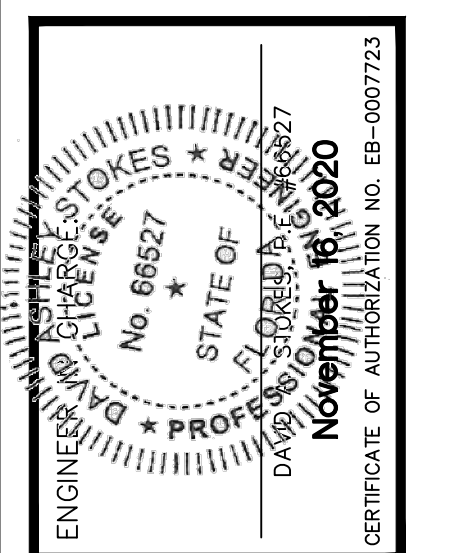
EXISTING SYMBOLS

LINES		SANITARY		WATER & REUSE WATER		STORM DRAIN		HIGHWAY & UTILITIES	
	CENTER LINE		SANITARY SEWER LINE		WATER MAIN PVC PIPE		STORM SEWER		BENCHMARK
	WIRE FENCE		CLEANOUT		REUSE WATER MAIN		MANHOLE		RECOVERED 4x4 CM
	CHAIN LINK FENCE		MANHOLE		BACKFLOW PREVENTOR		MITERED END		SET 4x4 CM
	WOOD FENCE		MANHOLE		WATER VALVE		STORM INLET		SET IRON ROD
	GUARDRAIL		MANHOLE		FIRE HYDRANT		FDOT TYPE 1 INLET		RECOVERED IRON ROD
	EXISTING PLATS		MANHOLE		WATER METER		FDOT TYPE 2 INLET		CONCRETE
	RETAINING WALL		MANHOLE		WATER METER		FDOT TYPE 3 INLET		COUNTY ROADS
	RIGHT-OF-WAY LINE		MANHOLE		WATER METER		FDOT TYPE 4 INLET		INTERSTATE ROADS
	SHORELINE		MANHOLE		WATER METER		FDOT TYPE 5 INLET		STATE ROADS
	SWALE		MANHOLE		WATER METER		FDOT TYPE 6 INLET		WOOD AND/OR METAL LIGHT POLE
	BUILDING LINE		MANHOLE		WATER METER		FDOT TYPE 6 INLET		CONCRETE LIGHT POLE
	CONTOURS		MANHOLE		WATER METER		FDOT TYPE 6 INLET		YARD LIGHT
	RAILROAD TRACKS		MANHOLE		WATER METER		FDOT TYPE 6 INLET		MISCELLANEOUS SIGN
	GAS MAIN		MANHOLE		WATER METER		FDOT TYPE 6 INLET		SECTION CORNER
	UNDERGROUND ELECTRIC		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/O CURB
	UNDERGROUND TELEPHONE		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	OVERHEAD ELECTRIC		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	OVERHEAD TELEPHONE		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	UNDERGROUND CABLE TELEVISION		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER		FDOT TYPE 6 INLET		EDGE OF PAVEMENT W/CURB
	EASEMENT		MANHOLE		WATER METER				



OVERALL SITE PLAN
FOR
RESERVE AT SPRING LAKE COVE
FRUITLAND PARK, FLORIDA

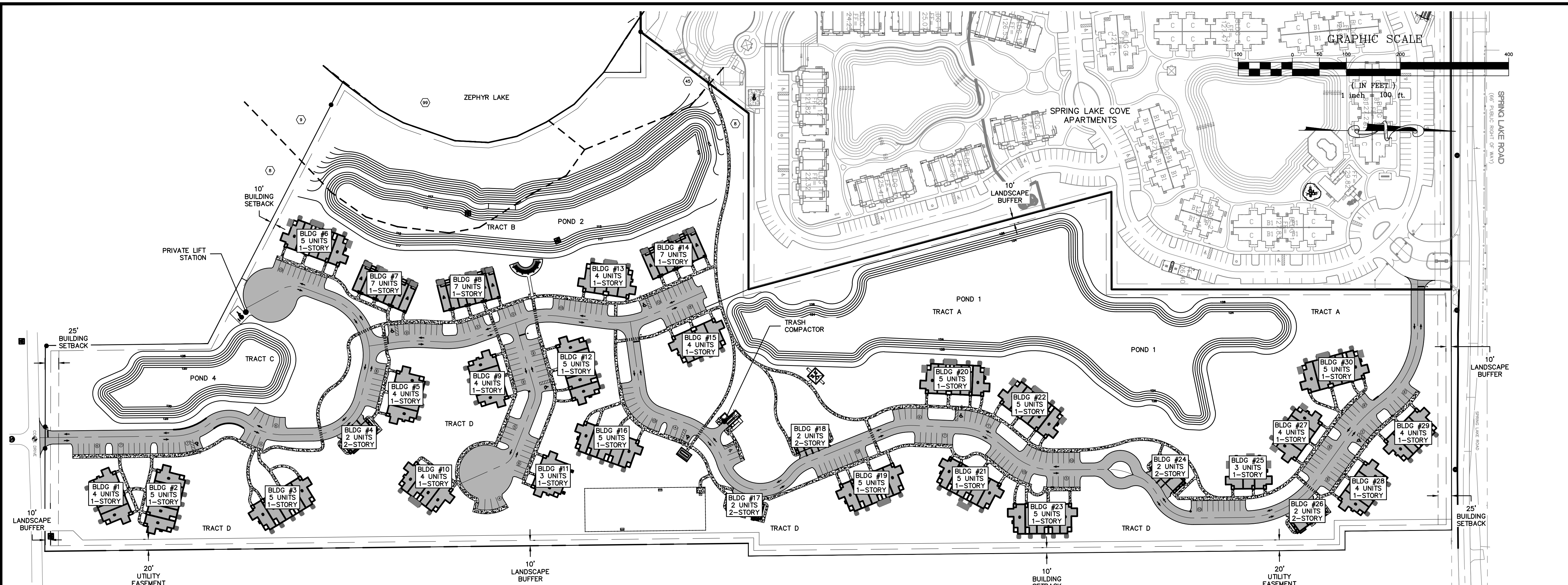
LAKE SUMNER PARTNERS, LTD.
200 E. CANTON AVE., SUITE 102
WINTER PARK, FL 32789
(407) 741-8600



NO.	DATE	REVISIONS

JOB # 19079
DATE: 11/13/2020
SCALE: 1" = 100'
DESIGNED BY: KAL
DRAWN BY: DAS
APPROVED BY: DAS

C006



SITE DATA:

- GROSS PROJECT AREA: ±35.99 ACRES / ±1,567,658 S.F.
- PARCEL ID: 04-19-24-0001-000-01100, 04-19-24-2175-00A-00400, 04-19-24-2175-00A-00500, 04-19-24-2175-00A-01500, 33-18-24-0004-000-09400, 33-18-24-0004-000-09500, 33-18-24-0004-000-09600, 04-18-24-2175-00A-00900, 04-19-24-0001-000-01000, 04-19-24-2175-00A-00300, 33-18-24-0004-000-08300, 33-18-24-0004-000-04702
- EXISTING ZONING: R-1, R-3, PUD
- EXISTING FUTURE LAND USE: MULTI-FAMILY HIGH DENSITY (MFHD)
- PROPOSED MULTI-FAMILY UNITS: 128 UNITS
- MAXIMUM RESIDENTIAL DENSITY: 15 DU/AC
PROPOSED RESIDENTIAL DENSITY: 3.2 DU/AC
- MAXIMUM BUILDING HEIGHT: 35'
- BUILDING SETBACKS:
NORTH: 25 FEET
WEST: 10 FEET
EAST: 10 FEET
SOUTH: 25 FEET
- PER FEMA FIRM PANEL NO. 12069C0170E, DATED DEC. 18, 2012, THE SUBJECT PROPERTY IS DESIGNATED ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AND AE; AREAS WITH THE BASE FLOOD ELEVATION DETERMINED (ELEV. 109.1)
- THE ON SITE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET FRUITLAND PARK AND SJRWMD REQUIREMENTS.
- FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE FRUITLAND PARK CODES AND REGULATIONS.
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF FRUITLAND PARK. FRUITLAND PARK DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
- PROJECT SIGNAGE WILL COMPLY WITH THE FRUITLAND PARK LAND DEVELOPMENT CODE.
- LANDSCAPE BUFFERS SHALL MEET THE REQUIREMENTS OF FRUITLAND PARK LDC.
- ANY WETLAND BUFFER AND/OR WETLAND IMPACT MITIGATION REQUIRED WILL BE PROVIDED PER SJRWMD AND FRUITLAND PARK REQUIREMENTS.
- DEVELOPMENT INFRASTRUCTURE TO BE COMPLETED IN ONE PHASE, BUILDING CO'S WILL BE SEQUENCED.

PARKING CALCULATIONS:

21 - 1 BDRM. UNITS:	● 1.5 SPACES / UNIT =	32 SPACES
62 - 2 BDRM. UNITS:	● 2 SPACES / UNIT =	124 SPACES
44 - 3+ BDRM. UNITS:	● 2 SPACES / UNIT =	88 SPACES
TOTAL PARKING REQUIRED:		244 SPACES
PROVIDED PARKING SPACES:		
REGULAR:	10'x20' SPACES:	236 SPACES
GARAGE:	10'x20' SPACES:	20 SPACES
HANDICAP:	12'x20' SPACES:	7 SPACES
TOTAL PARKING PROVIDED:		263 SPACES

COMMON OPEN SPACE

OPEN SPACE REQUIRED:
25% OF NET BUILDABLE AREA
35.99 AC x 25% = 8.99 ACRES REQUIRED

TRACT	OPEN SPACE PROVIDED:	AMOUNT
TRACT A	(SURFACE WATER RETENTION AREA SUBTRACTED)	6.23 AC.
TRACT B	(SURFACE WATER RETENTION AREA SUBTRACTED)	5.21 AC.
TRACT C	(SURFACE WATER RETENTION AREA SUBTRACTED)	1.91 AC.
TRACT D	(SURFACE WATER RETENTION AREA SUBTRACTED)	7.07 AC.
OPEN SPACE TOTAL		20.42 AC.

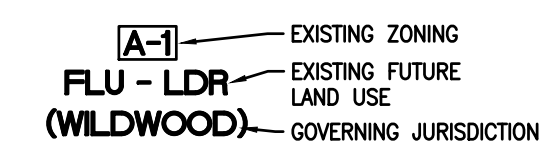
IMPERVIOUS AREA:

PROPOSED PAVEMENT & SIDEWALKS:	7.23 AC (20.09%)
PROPOSED BUILDINGS:	4.67 AC (12.97%)
TOTAL IMPERVIOUS AREA:	11.90 AC (33.06%)
TOTAL PERVIOUS AREA (INCLUDING POND):	24.09 AC (66.94%)
TOTAL AREA:	35.99 AC (100%)

GROSS BUILDING SQUARE FOOTAGE:

BUILDING #1: 5,079 SF	BUILDING #16: 6,265 SF
BUILDING #2: 6,265 SF	BUILDING #17: 3,174 SF
BUILDING #3: 6,265 SF	BUILDING #18: 3,174 SF
BUILDING #4: 3,174 SF	BUILDING #19: 6,265 SF
BUILDING #5: 5,079 SF	BUILDING #20: 6,265 SF
BUILDING #6: 6,265 SF	BUILDING #21: 6,265 SF
BUILDING #7: 6,345 SF	BUILDING #22: 6,265 SF
BUILDING #8: 6,345 SF	BUILDING #23: 6,265 SF
BUILDING #9: 5,079 SF	BUILDING #24: 3,174 SF
BUILDING #10: 5,079 SF	BUILDING #25: 3,867 SF
BUILDING #11: 3,867 SF	BUILDING #26: 3,174 SF
BUILDING #12: 6,265 SF	BUILDING #27: 5,079 SF
BUILDING #13: 5,079 SF	BUILDING #28: 5,079 SF
BUILDING #14: 6,345 SF	BUILDING #29: 5,079 SF
BUILDING #15: 5,079 SF	BUILDING #30: 6,265 SF

LEGEND



SOILS LEGEND		
SOIL NUMBER	SOIL NAME	HYDROLOGIC GROUP
8	CANDLER SAND, 0 TO 5 PERCENT SLOPE	A
9	CANDLER SAND, 5 TO 12 PERCENT SLOPE	A
45	TAVARES SAND	A
99	WATER	A

SOILS DATA FROM SOILS.USDA.GOV SURVEY FOR LAKE CO. DATED SEPTEMBER 17, 2019

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

UTILITY PLAN-WATER
FOR
RESERVE AT SPRING LAKE COVE
FRUITLAND PARK, FLORIDA

LAKE SUMMIT PARTNERS, LTD.
200 E. CANTON AVE. SUITE 102
WINTER PARK, FL 32789
(407) 741-8500

ENGINEER
MORRIS STOKES
No. 68827
STATE OF FLORIDA
DATE OF EXPIRATION: 11/30/2020
November 16, 2020
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

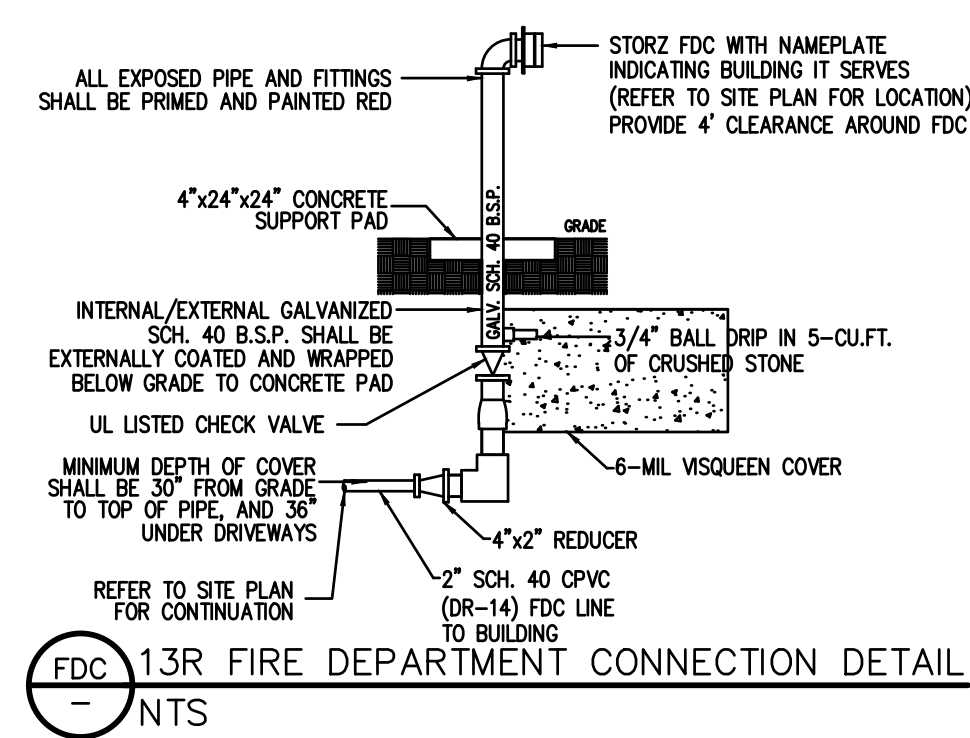
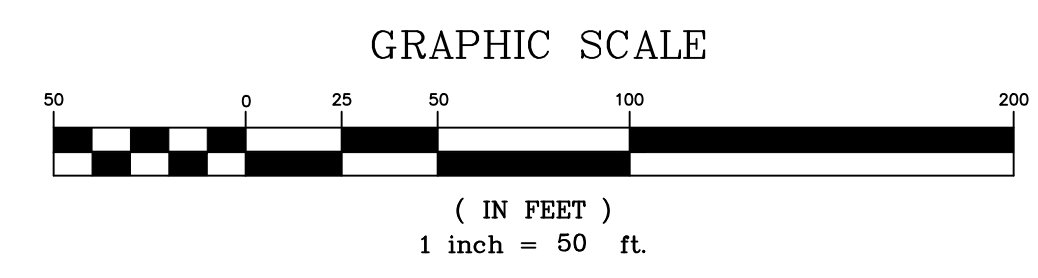
NO.	DATE	REVISIONS

JOB # 19079
DATE: 11/13/2020
SCALE: 1" = 50'
DESIGNED BY: KAL
DRAWN BY: DAS
APPROVED BY: DAS

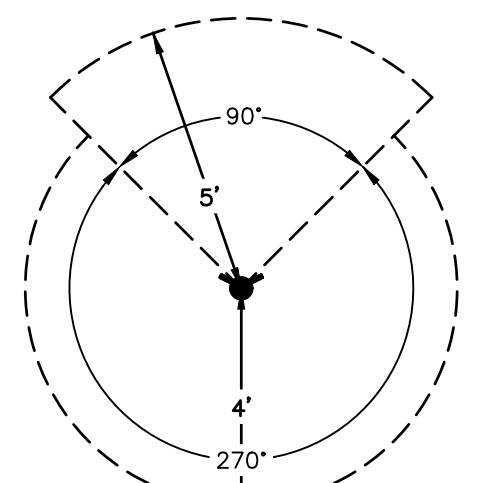
C200

FDEP SEPARATION REQUIREMENTS UNDER 62-555.314 EFFECTIVE 8-28-2003

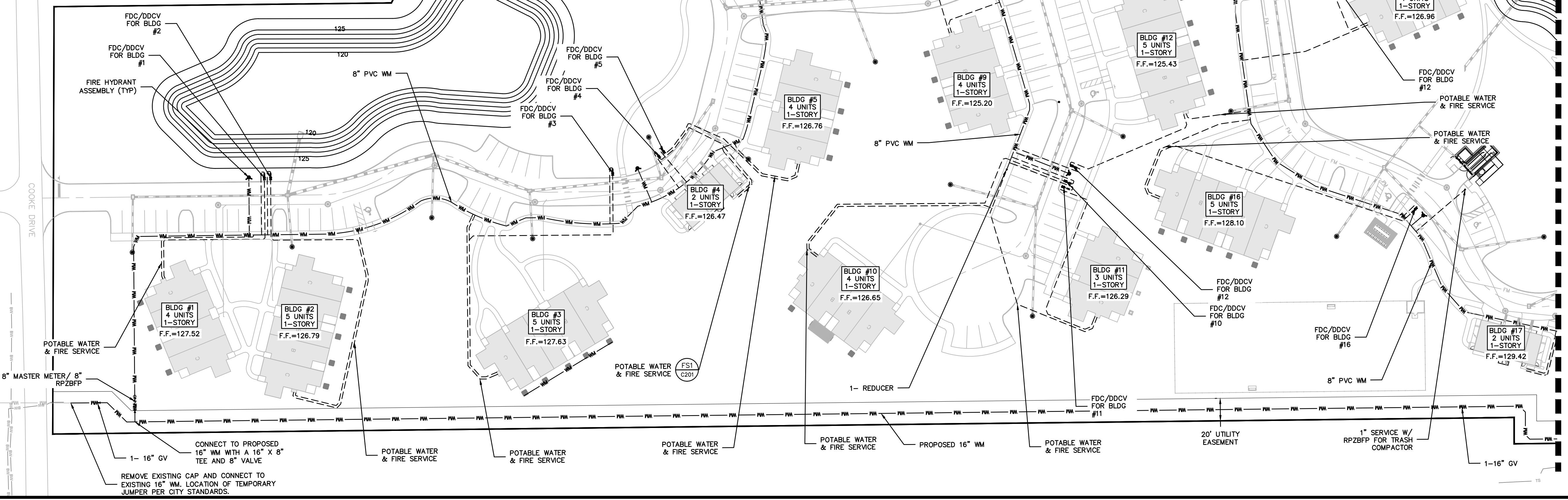
HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION		JOINT SPACING
		WATER ABOVE	WATER BELOW	
STORM SEWER	3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
STORM FORCE MAIN	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF REGULATED UNDER 62-610	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF NOT REGULATED UNDER 62-610	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
VACUUM SANITARY SEWER	10FT PREF, 3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
GRAVITY SANITARY SEWER	10FT PREF, 6FT MIN, 3FT MIN IF WATER MAIN IS 6IN ABOVE GRAVITY SANITARY SEWER	12IN PREF, 6IN MIN	12IN MIN	6FT MIN
SANITARY SEWER FORCE MAIN	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
SEWAGE TREATMENT & DISPOSAL SYSTEM	10FT MIN	NONE	NONE	NONE



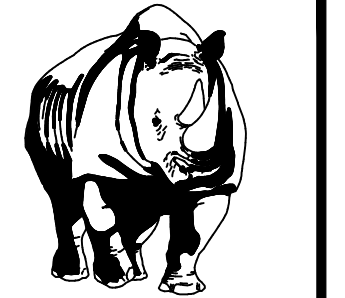
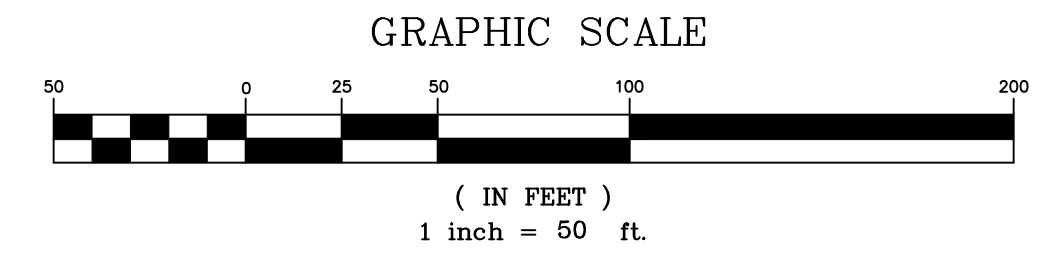
- NOTES:
1. THE FDC SHALL BE INSTALLED A MINIMUM OF 18" AND A MAXIMUM OF 36" FROM GRADE.
 2. CONNECT TO SITE UNDERGROUND AFTER THE SPRINKLER SYSTEM BACKFLOW PREVENTER.
 3. ALL ABOVE GROUND COMPONENTS OF FDC'S AND BACKFLOW PREVENTERS SHALL BE GALVANIZED OR BRASS.



- NOTES:
1. NO OBSTRUCTIONS SHALL BE PLACED WITHIN A 4' CLEARANCE DISTANCE FROM THE REAR AND SIDES OF A FIRE HYDRANT.
 2. NO OBSTRUCTIONS SHALL BE PLACED OR GROWN IN FRONT OF A FIRE HYDRANT.
- FIRE HYDRANT CLEARANCE DETAIL**



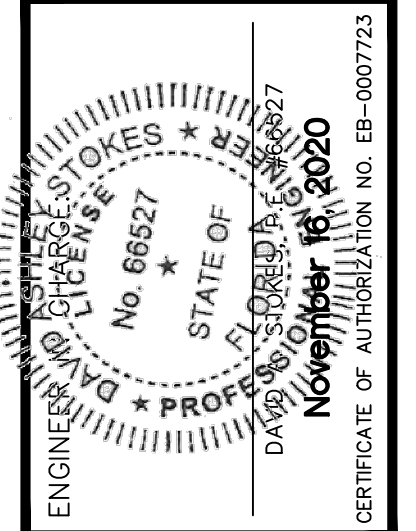
MATCH LINE. SEE SHEET C201



MADDEN
 MOORHEAD & STOKES, LLC
 CIVIL ENGINEERS
 431 E. Horatio Avenue
 Suite 260
 Maitland, Florida 32751
 (407) 629-8330

UTILITY PLAN-SEWER
 FOR
RESERVE AT SPRING LAKE COVE
 FRUITLAND PARK, FLORIDA

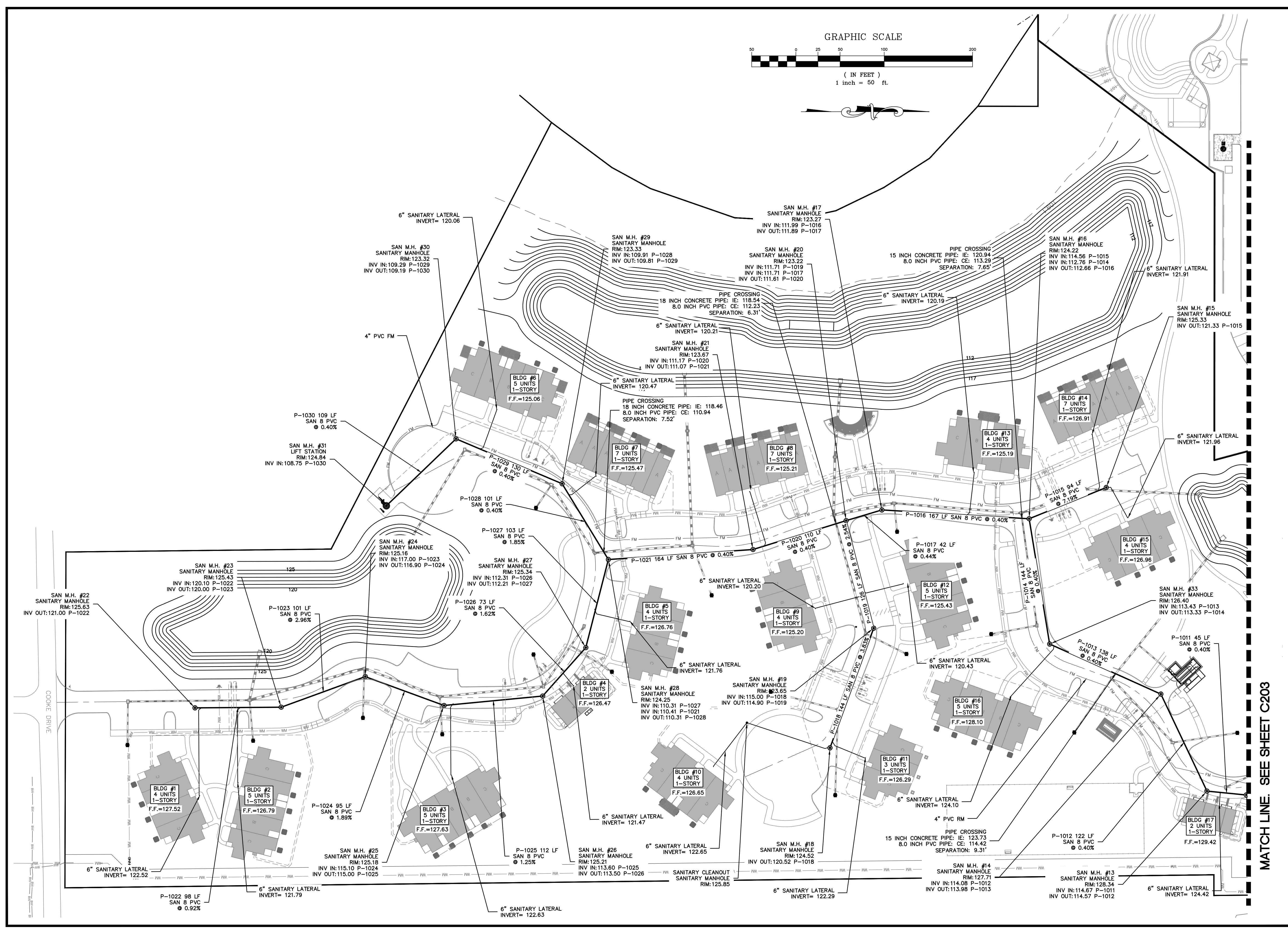
LAKE SUMMIT PARTNERS, LTD.
 200 E. CANTON AVE. SUITE 102
 WINTER PARK, FL 32789
 (407) 741-8500



NO.	DATE	REVISIONS

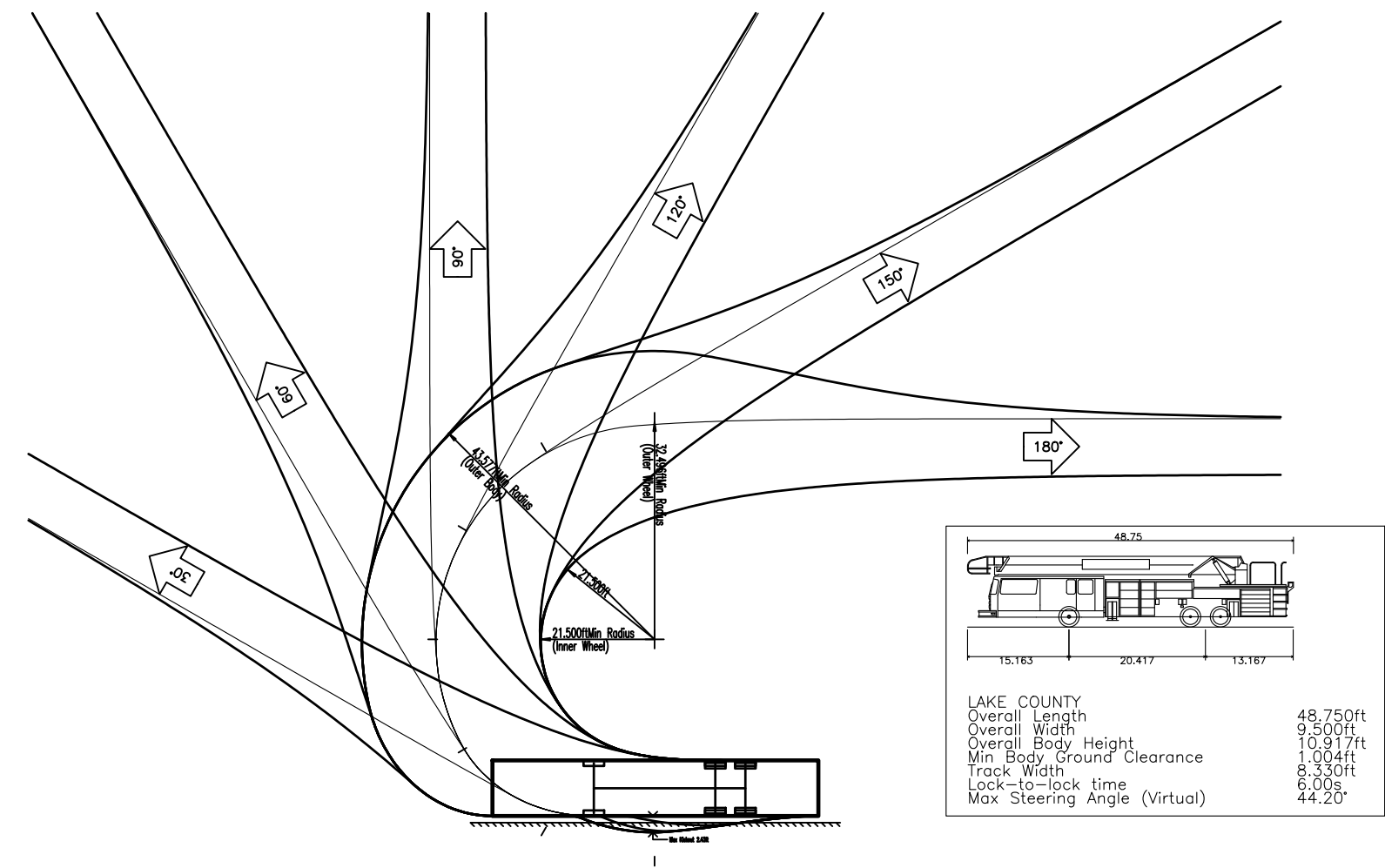
JOB # 19079
 DATE: 11/13/2020
 SCALE: 1" = 50'
 DESIGNED BY: KAL
 DRAWN BY: DAS
 APPROVED BY: DAS

C202

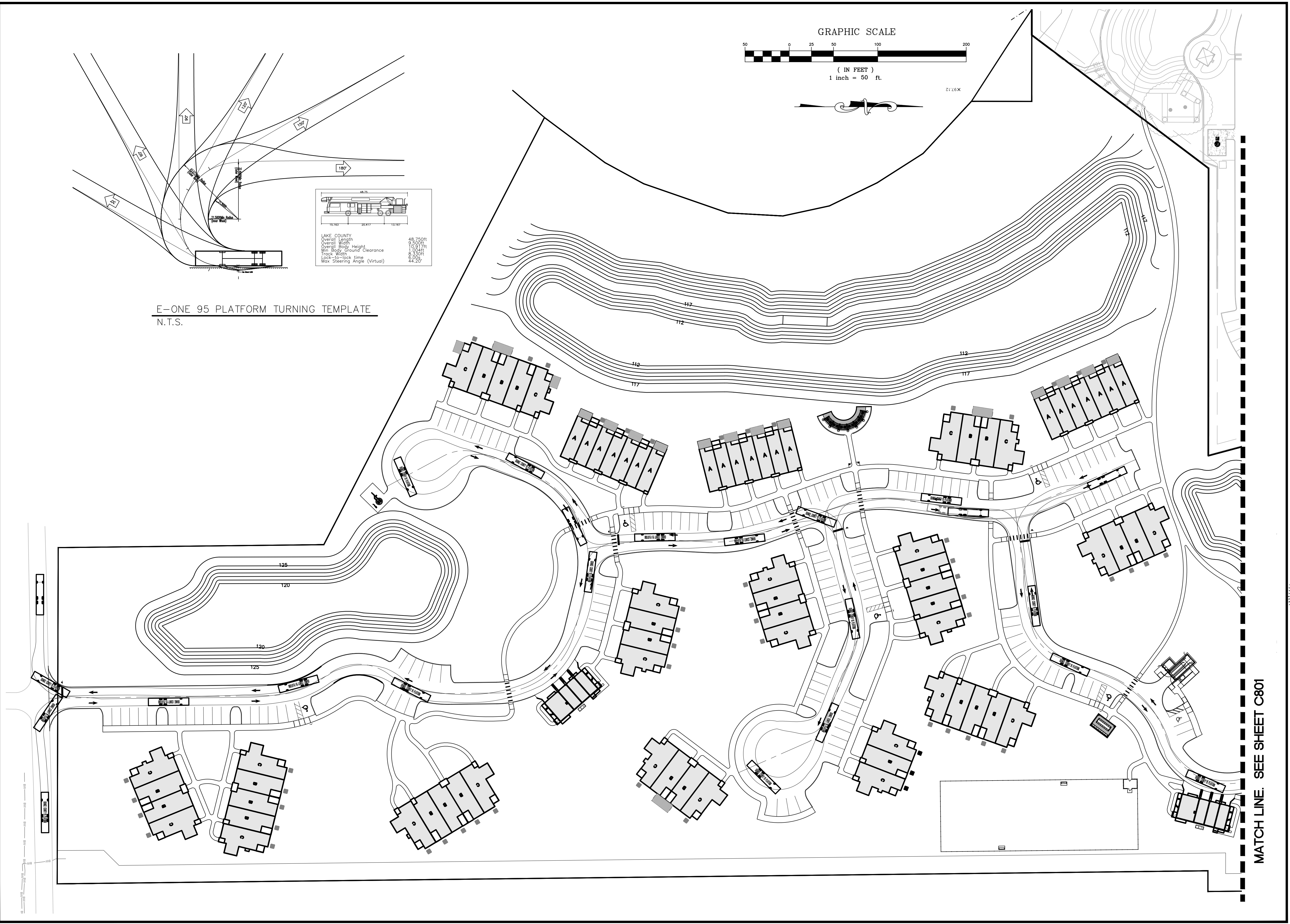
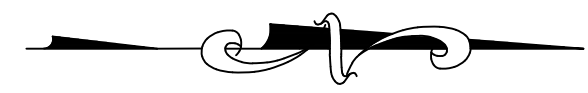
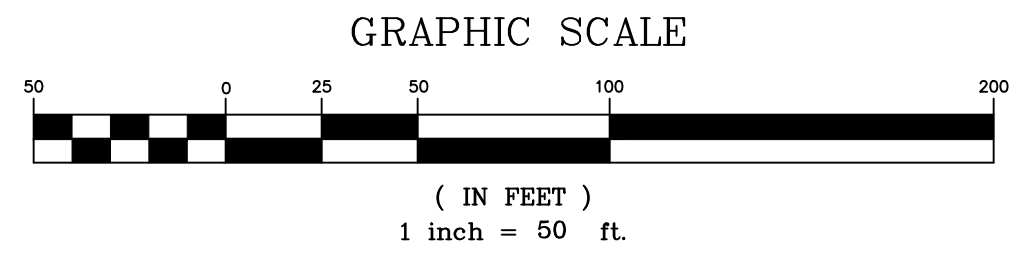


MATCH LINE. SEE SHEET C203

H:\Data\19079\Eng\Final\19079_C202-UTILITY PLAN-SEWER.dwg November 16, 2020 9:47 AM



E-ONE 95 PLATFORM TURNING TEMPLATE
N.T.S.



MATCH LINE. SEE SHEET C801

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

VEHICULAR CIRCULATION PLAN
FOR
RESERVE AT SPRING LAKE COVE
FRUITLAND PARK, FLORIDA

LAKE SUMMIT PARTNERS, LTD.
200 E. CANTON AVE. SUITE 102
WINTER PARK, FL 32789
(407) 741-8500

ENGINEER DAVIS STOKES & STOKES
No. 68827
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE OF EXPIRATION: 11/30/2020
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS

JOB # 19079
DATE: 11/13/2020
SCALE: 1" = 50'
DESIGNED BY: KAL
DRAWN BY: DAVIS
APPROVED BY: DAVIS

C800

H:\Data\19079\Eng\Final\19079_C800-VEHICULAR CIRCULATION PLAN.dwg November 16, 2020 9:50 AM

RILEY & Company, Inc. (H-20 LP)

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS,
& RILEY & COMPANY GUARD PRO II MONITORING SYSTEM &
MOTOR SOFT-STARTS.

SCOPE: Supply one complete H-20 LP Pre-Fab Lift Station, per design.

Pumps shall be capable of grinding and pumping domestic & commercial sewage.

Complete system shall be supplied by:

RILEY & COMPANY, INC.
5491 BENCHMARK LANE, SANFORD, FL 32746
PH. 407-265-9963

NO SUBSTITUTIONS - NO ALTERNATES

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 20 Yr. Warranty
Certification of the wetwell H-20 load rating must be supplied with submittals.
H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible.

PUMPS: Submersible pumps shall be GRUNDFOS Model RC99193117. The pumps shall be installed in the H-20 LP FRP wetwell utilizing a dual slide rail system. The submersible pumps must have a minimum of a 3" discharge and 3" solids handling.

Stator winding shall be open type with Class H insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C, but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors.

The pump motor shaft shall be AISI 430F SS threaded to take the pump impeller. Upper & lower mechanical seals shall be Tungsten Carbide vs Tungsten Carbide.

DUPLEX CONTROL PANEL:

Control panel must be manufactured in-house by lift station supplier at their TUV (UL508A CERTIFIED) manufacturing facility.

The Enclosure shall be NEMA 3R, 304SS, minimum 48" high x 36" wide x 12" deep with pad lockable draw latches.

The enclosure shall have external mounting feet to allow for wall mounting.

The following components shall be mounted through the enclosure:

- 1- ea. Red Alarm Beacon (Light)
- 1- ea. Alarm Horn
- 1- ea. Generator Receptacle w/ weatherproof cover
- 1- ea. Alarm Silence Pushbutton

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to back panel:

- 1- ea. Riley & Company Guard Pro II Monitoring System
- 2- ea. 20 HP Motor Soft Starts
- 1- ea. Phase Monitor (Three Phase)
- 1- ea. Control Transformer (480 Volt Only)
- 1- ea. Silence Relay
- 1- ea. Duplex Alternator
- 1- ea. Model BOAC5AH Battery Back-Up w/ Smart Charger
- 20- ea. Terminals For Field Connections
- 3- ea. Grounding Lugs

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

The following components shall be mounted through the inner door:

- 1- ea. Main Circuit Breaker
- 1- ea. Emergency Circuit Breaker
- 1- ea. Mechanical Interlock For Emergency And Main Breakers
- 2- ea. Short Circuit Protectors
- 1- ea. Control Circuit Breaker
- 2- ea. Seal Failure Indicator Lights
- 1- ea. Hand-Off-Auto Selector Switches
- 2- ea. Pump Run Pilot Lights
- 1- ea. Power On Pilot Light
- 2- ea. Elapse Time Meters (Non-Resetable)
- 1- ea. GFI Duplex Convenience Outlet

RILEY & COMPANY GUARD PRO II: Offers a remote control and maintenance solution which allows you to create a decentralized system or monitor and control devices. Changes to the eight (8) digital (24V DC) analogue (0-10V) inputs can be notified via SMS text message, e-mail or both. The digital outputs can be controlled via SMS text message. The built-in maintenance free supercap capacitor enables the GUARD PRO II to inform the recipient via SMS text message in the event of a power failure.

PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	167 GPM	TOP OF WETWELL	124.84
PRIMARY TDH	137 TDH	INLET INVERT	111.46
PUMP MANUFACTURER	GRUNDFOS	HIGH LEVEL ALARM (HLA)	111.46
PUMP MODEL #	RC99193117	2nd PUMP ON (LAG)	110.90
R.P.M.	3564	1st PUMP ON (LEAD)	110.40
HORSEPOWER	20.0	PUMPS OFF (OFF)	107.90
ELECTRICAL VOLTS / PHASE	460V/3	BOTTOM OF WETWELL	104.84
FULL LOAD AMPS / PER PUMP	26.0	WETWELL DIAMETER	72"
PUMP DISCHARGE SIZE	4"		

H-20 LOAD RATED WETWELL WITH LIFTING LUGS:

The fiberglass wetwell must be H-20 load rated with integral lifting lugs, fiberglass slope in bottom of wetwell and valve box. Certification of the H-20 load rating must be supplied at the time of submittals to Engineer.

The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 LOAD RATING.

EXECUTION:

Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system.

Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact. The pump controls and pumps shall be checked for mechanical reliability and proper operation.

**PRIVATE
SANITARY SEWER
PUMP STATION**

IN CASE OF EMERGENCY CONTACT THE
FOLLOWING NUMBERS:

FACILITY OWNED BY:
NAME: _____

PHONE NUMBER: _____

FACILITY MAINTAINED BY:
NAME: _____

PHONE NUMBER: _____

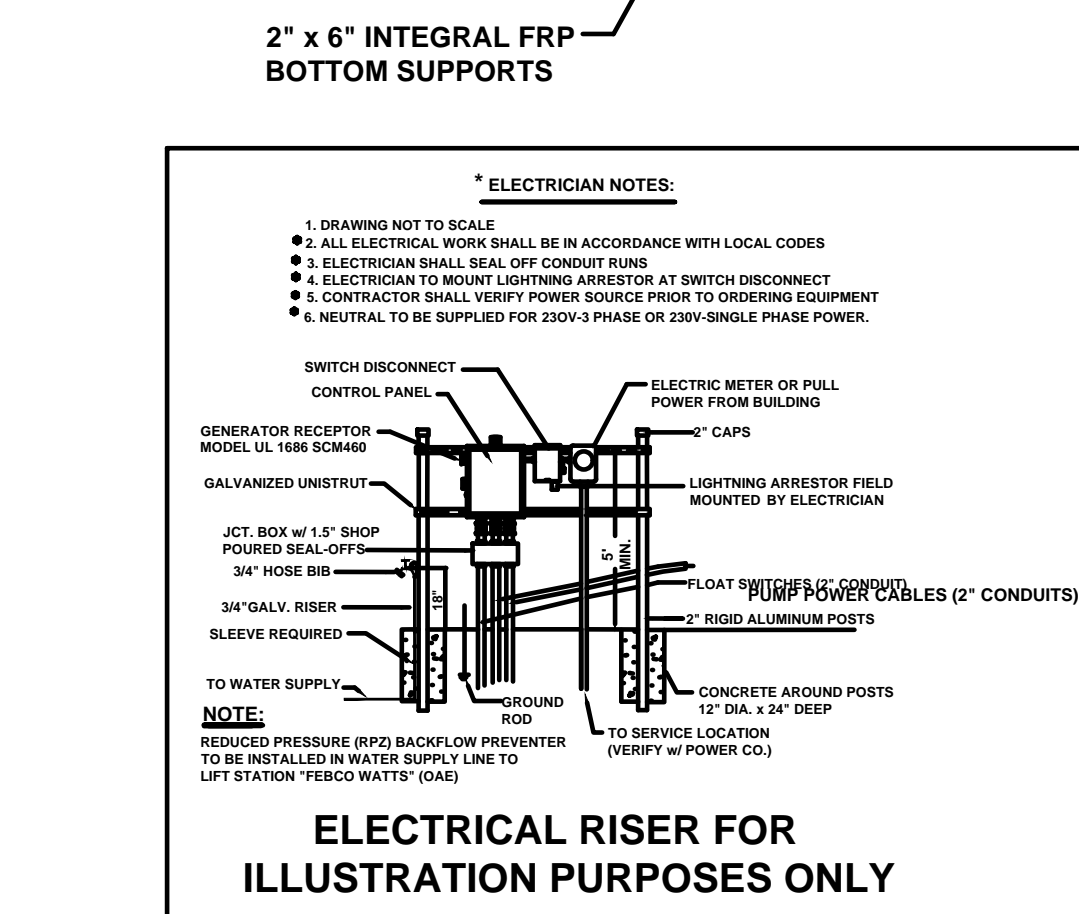
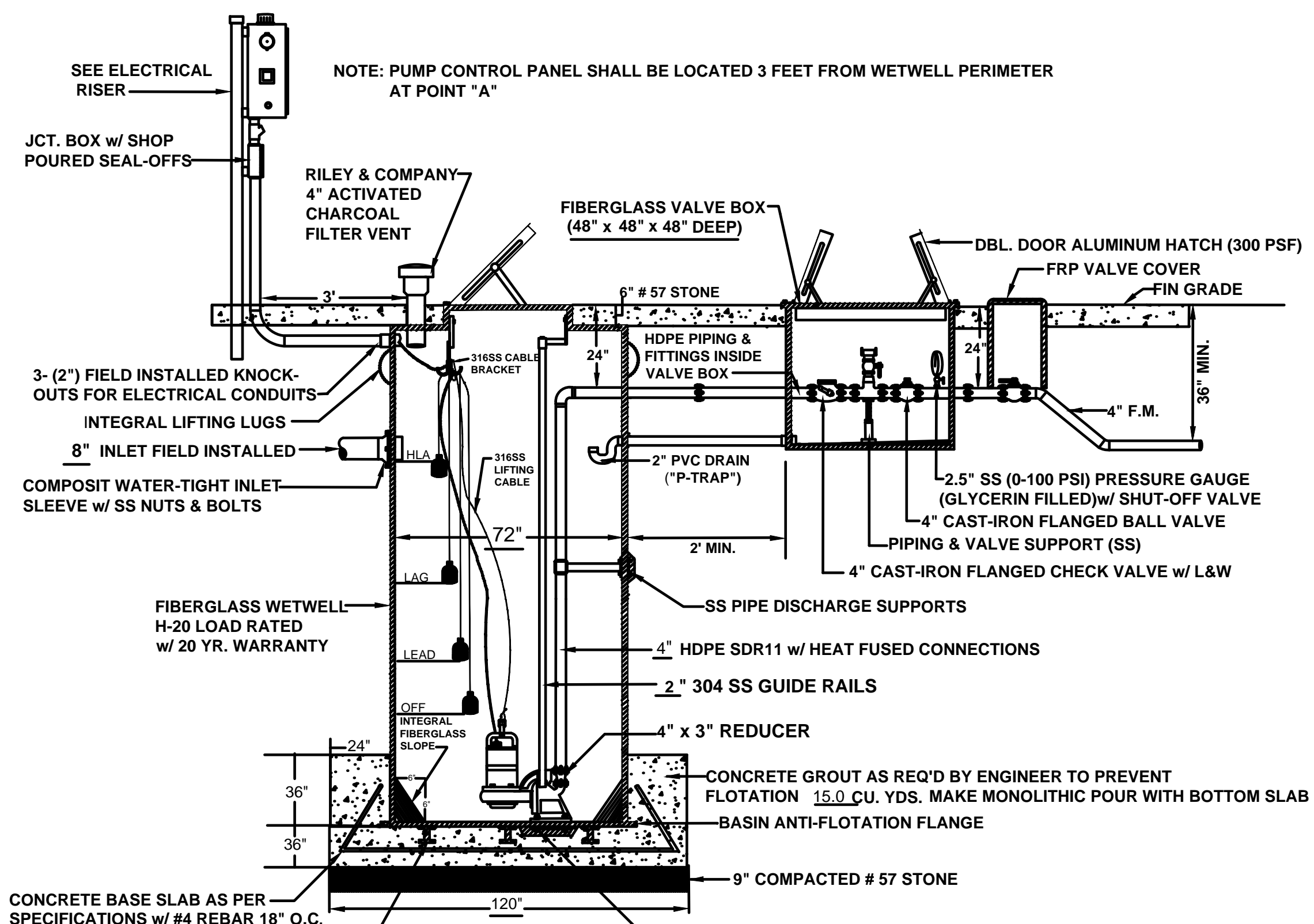
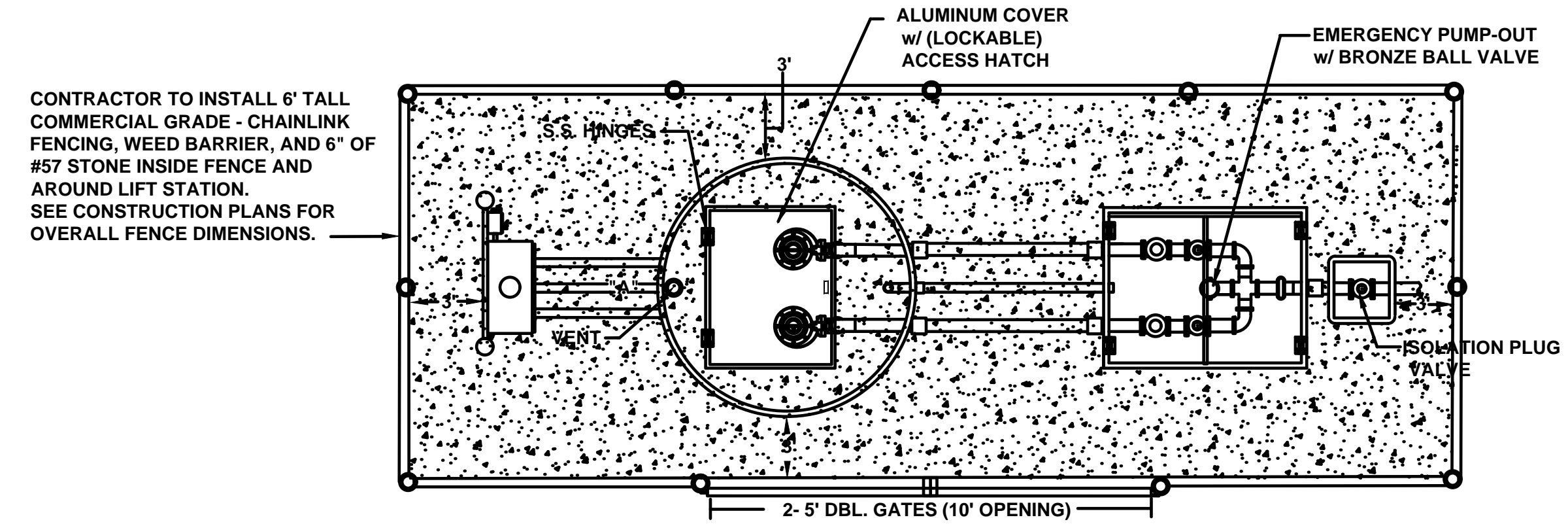
STATION NUMBER: _____

NOTE: CONTRACTOR MUST SUPPLY
INFORMATION SIGN AT START-UP.

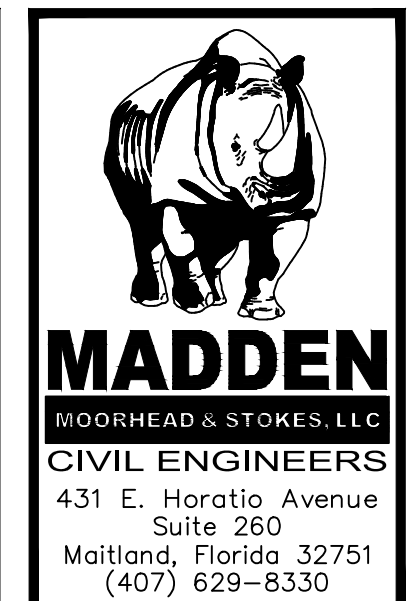
* ELECTRICIAN NOTES:

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
6. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE POWER.

RILEY & CO. / H-20 LP 09-22-2020

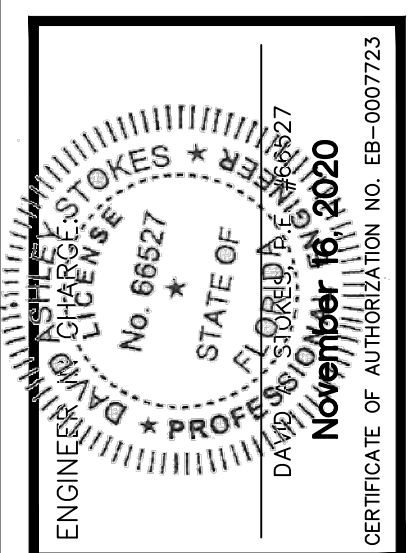


LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.



LIFT STATION DETAIL FOR RESERVE AT SPRING LAKE COVE FRUITLAND PARK, FLORIDA

LAKE SUMNER PARTNERS, LTD.
200 E. CANTON AVE. SUITE 102
WINTER PARK, FL 32789
(407) 741-8600



NO.	DATE	REVISIONS

JOB # 19079
DATE: 11/13/2020
SCALE: N.T.S.
DESIGNED BY: KAL
DRAWN BY: DALS
APPROVED BY: DALS

C920

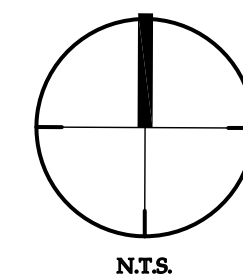
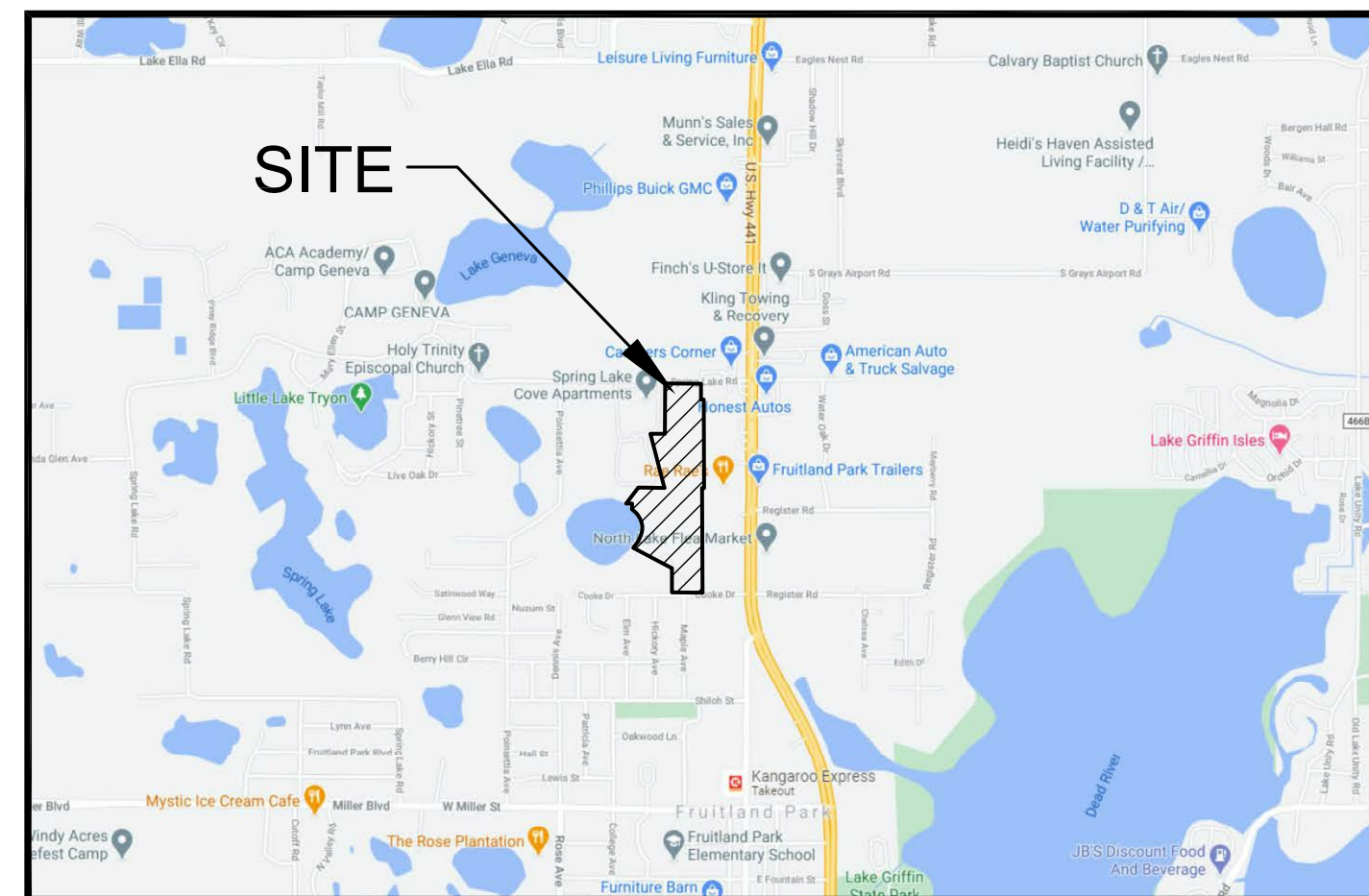
SPRING LAKE VILLAS

LANDSCAPE ARCHITECTURAL DRAWINGS

CITY OF FRUITLAND PARK, FLORIDA

ISSUED FOR SITE PERMIT - 11.13.20

SITE PLAN



INDEX OF DRAWINGS

SHT. NO.	ISSUE DATE	REV. NO.	REV. DATE	SHEET TITLE
PL-001	11.13.20	--	--	TREE PRESERVATION PLAN
PL-002	11.13.20	--	--	TREE PRESERVATION PLAN
PL-300	11.13.20	--	--	CODE LANDSCAPE PLAN
PL-301	11.13.20	--	--	CODE LANDSCAPE PLAN
PL-302	11.13.20	--	--	CODE LANDSCAPE PLAN
PL-303	11.13.20	--	--	CODE LANDSCAPE PLAN
PL-304	11.13.20	--	--	CODE LANDSCAPE PLAN
PL-305	11.13.20	--	--	PLANT LIST & GENERAL NOTES
PL-400	11.13.20	--	--	MAINLINE IRRIGATION PLAN
PL-401	11.13.20	--	--	MAINLINE IRRIGATION PLAN
PL-500	11.13.20	--	--	LIGHTING PHOTOMETRIC PLAN
PL-501	11.13.20	--	--	LIGHTING PHOTOMETRIC PLAN
PL-502	11.13.20	--	--	LIGHTING SCHEDULE & CUT SHEETS



SPRING LAKE ROAD
(66' PUBLIC RIGHT OF WAY)

Revisions

Sheet

**SPRING LAKE
VILLAS**

FRUITLAND PARK, FL

**LIGHTING
PHOTOMETRIC PLAN**

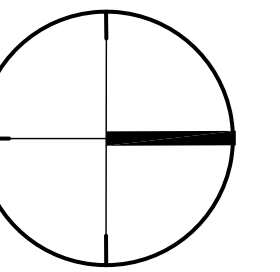
Date: 11.13.20

Scale: 1" = 50'

Drawn: CFB Checked: RRC

File Name: RSLVPL501.DWG

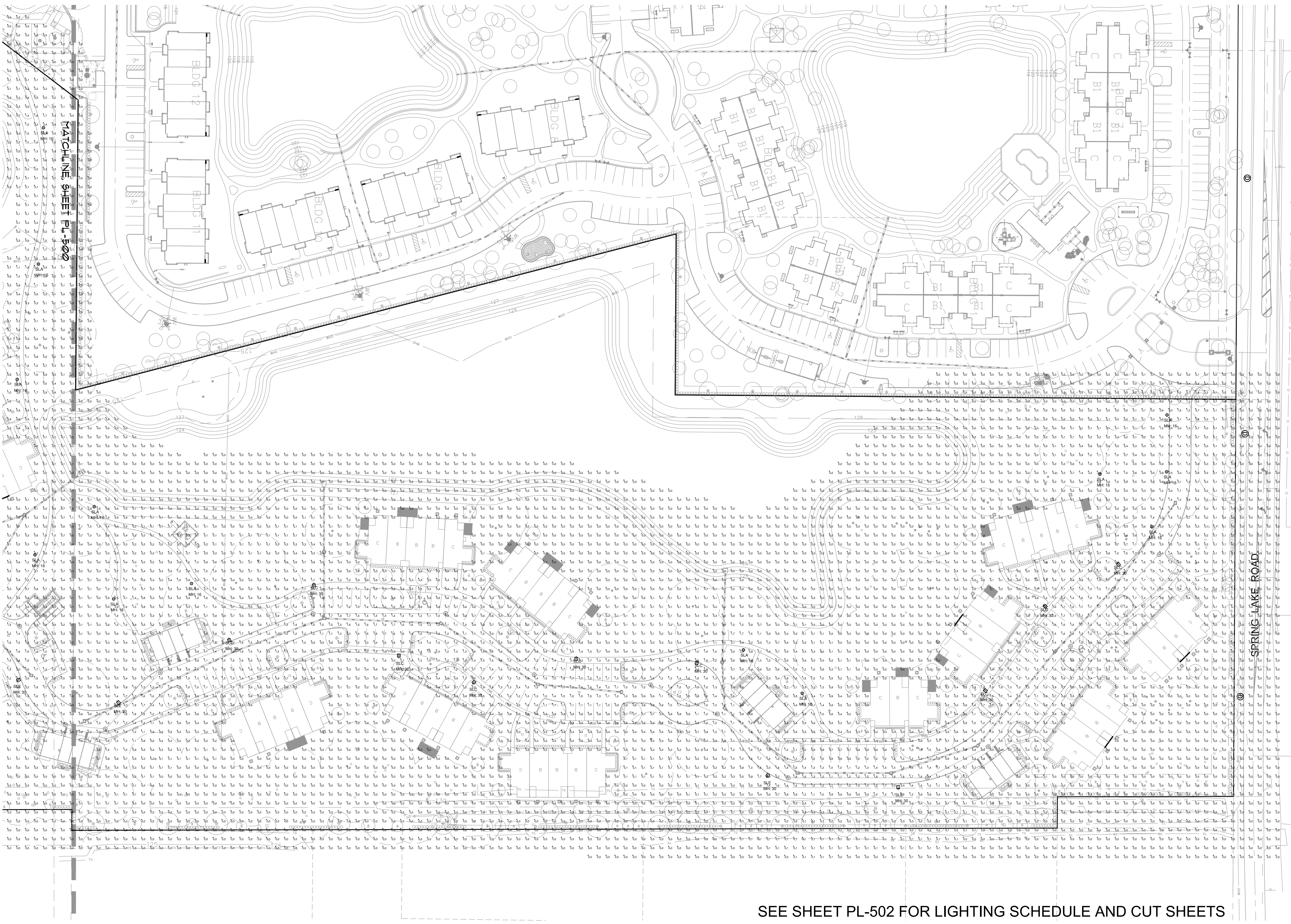
North



Sheet

PL-501

SEE SHEET PL-502 FOR LIGHTING SCHEDULE AND CUT SHEETS



MATCHLINE SHEET PL-502



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

Development Application

Contact Information:

Owner Name: The Reserve at Spring Lake Cove, L.L.C.
 Address: 200 East Canton Avenue, Suite 102, Winter Park, FL 32789
 Phone: 407-741-8666 Email: m.gauthier@atlantichousing.com

Applicant Name: The Reserve at Spring Lake Cove, L.L.C.
 Address: 200 East Canton Avenue, Suite 102, Winter Park, FL 32789
 Phone: 407-741-8666 Email: m.gauthier@atlantichousing.com

Engineer Name: Madden, Moorhead & Stokes, LLC (David A. Stokes, P.E., Vice President)
 Address: 431 E. Horatio Ave., Ste. 260, Maitland, FL 32751
 Phone: 407-629-8330 Email: dstokes@madden-eng.com

Property and Project Information:

PROJECT NAME*: The Reserve at Spring Lake Cove
 *A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: See attached list of addresses

Parcel Number(s): see attached list of parcel ids Section: 33 Township: 18S Range 24E

Area of Property: 35.99 acres Nearest Intersection: Spring Lake Rd/Tommy Lane

Existing Zoning: R1, R3 & PUD (rezone is in process to PUD) Existing Future Land Use Designation: MFHD

Proposed Zoning: PUD Proposed Future Land Use Designation: MFHD

The property is presently used for: vacant land and structures that will be removed

The property is proposed to be used for: 128 multi-family units

Do you currently have City Utilities? City Utilities are available to the site.

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 type="checkbox"/> Minor Lot Split | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Construction Plan | <input checked="" 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: Vacate driveways that are on property for old households.

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.

The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company

Printed Name: Paul M. Missigman, Manager

Signature: _____ Date: 2/23/21

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.

AltKey	OwnerName	OwnerAddress	OwnerCity	State	Zip	PropertyAddress
1287600	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35935 BREEZE LN FRUITLAND PARK FL 34731
1504341	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35851 BREEZE LANE FRUITLAND PARK FL 34731
1504350	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35915 BREEZE LN FRUITLAND PARK FL 34731
1504368	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	BREEZE LN FRUITLAND PARK FL 34731
3801592	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	TOMMY LN FRUITLAND PARK FL 34731
3823815	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	36033 FAIR OAKS DR FRUITLAND PARK FL 34731
3823816	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	FAIR OAKS DR FRUITLAND PARK FL 34731
3839947	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	COOKE DR FRUITLAND PARK FL 34731
1287251	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	BREEZE LN FRUITLAND PARK FL 34731
1504333	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35819 BREEZE LN FRUITLAND PARK FL 34731
2669306	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	TOMMY LN FRUITLAND PARK FL 34731
3038550	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	36221 FAIR OAKS DR FRUITLAND PARK FL 34731

Development Application Checklist

The Following are Required for ALL Development Applications:

- Legal Description (Word file req'd) Current Deed Aerial Photo
 Property Appraiser Information Electronic Copy of Application Location Map

Pre-application conferences are strongly encouraged. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. Legal Descriptions should also come with a MS Word file of the legal description. Most maps are accessible through www.lakecountyfl.gov/maps/. Note: All maps are required to depict adjacent properties at a minimum.

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

Maps: Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation

Analyses: Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis
 Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey

Rezoning Applications: Requested Zoning Map Justification for Rezoning

Planned Development Applications:

Maps/Plans: Conceptual Plan as Described in LDRs Chapter 154, Section 154.030,10,G Environmental Constraints

Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications: Justification for Variance

Special Exception Use Applications:

- Site Sketch Justification for Special Exception Use
 List of Special Requirements as Described in LDRs, Chapter 155

Conditional Use Permit Applications:

- Site Plan as Described in LDRs, Chapter 155 Proposed List of Conditions and Safeguards
 Written Statement as Described in LDRs, Chapter 155

Subdivision Applications:

(Preliminary Plan, Improvement Plan and Final Plat)

- As Described in LDRs, Chapter 157

Minor Subdivision Applications:

- As Described in LDRs, Chapter 157

Site Plan Applications:

- As Described in LDRs, Chapter 160