



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 City Attorney Building Official Community Development Director Code Enforcement Officer Engineer - Halff Fire Chief Fire Inspector Land Planner LPG Public Works Director	TRC Members: City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development
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AGENDA
TECHNICAL REVIEW COMMITTEE
APRIL 5, 2022
10:00AM

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from February 1, 2022 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. Lake Myrtle Breezes Amendment to Annexation Agreement (Alternate Key: 3845274)

Annexation Agreement Amendment submitted by Angel Rivera of A&B Engineering Consultants, PA on behalf of the owner, Eric Coe (Developer). The annexation agreement was approved on June 10, 2004. The annexation amendment is requested to remove the sidewalk requirements both within the Lake Myrtle Breezes subdivision and along Myrtle Lake Road from the subdivision entrance to the corner of County Road 468. The amendment would require a sidewalk to be constructed along the subdivision frontage within Tract A (identified by the above referenced alternate key. Tract A is approximately 658.7 linear feet and has been dedicated to the City of Fruitland park for right-of-way purposes.

B. Crystal Lake Vista - Annexation, Comp Plan Amendment & PUD Application (Alternate Key: 1288606)

Annexation, Large Scale Comprehensive Plan Amendment (LSCPA) and Planned Unit Development applications submitted by Angel Rivera of A&B Engineering Consultants, PA on behalf of the owner, Crystal Lake Land Holdings, LLC. The applicant is requesting annexation to receive city services and develop a proposed single family residential subdivision. The proposed future land use is a decrease in density and the proposed rezoning to PUD is consistent with the city's LDRs and Comprehensive Plan. The subject property is currently zoned R-3 in Lake County and the proposed city zoning is PUD (Minimum lot size of 8,000 sf with central water and central sewer).

C. Lake Saunders Groves PUD Amendment (Alternate Keys: 1284490, 1284503, 1284511, 1284805, 1284821, 1771617, 1771625, and 3883988)

PUD amendment request submitted by Jimmy Crawford, Esq on behalf of Lake Saunders Groves Land, LLP. The applicant is requesting an amendment to the existing PUD (Ordinance 2018-043) and associated Development Agreement to reduce the density from 542 units to 420 units, eliminate the potential for multi-family apartments, allow 50' and 60' lots, allow 20' to 22' townhome lots, reduce phasing from five (5) to two (2), remove language regarding potential road connection to US 441, allow for a pioneer agreement for utility extensions, and allow temporary irrigation wells until City reuse is available.

MEMBERS' COMMENTS:

ADJOURNMENT:



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MEETING NOTES
TECHNICAL REVIEW COMMITTEE
FEBRUARY 1, 2022
10:00AM

- I. **MEETING START TIME: 10:02AM**
- II. **MEMBERS PRESENT:** City Manager Gary LaVenia, City Attorney Anita Geraci-Carver, LPG Michael Rankin, CDD Dwayne Williams, PWD Robb Dicus, Halff Hugo Cabrera, Assistant to the Director Sharon Williams and Office Assistant Emily Church; Also present on behalf of the development were Jeremy Anderson, and Calvin Quinn of Common Oak Engineering. and Mike Brian of Archaim.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from October 5, 2021 included for review/comment.
- IV. **OLD BUSINESS: NONE**

NEW BUSINESS:

A. 7-Eleven (Alternate Key: 2748770 & 1282896)

Major Site Plan and minor lot split applications were submitted by William “Bill” Lloyd of 441 Lake Ella, LLC on behalf of Fruitland Lake Ella, LLC. Parcel is currently zoned General Commercial (C-2) and is located west of US Highway 27/441 & Eagle Nest Road. Subject property is part of a larger tract of land (+5.49 acres). A lot split will be processed simultaneously with the site plan. Due to changes in the original site plan submission (previously approved on 10/28/2021; see Resolution 2021-045), a new

site plan was necessary. The **new** site plan submission includes: (1) drainage changes, (2) retention pond changes, (3) changes to property boundaries; whereas only a portion of the property will be sold for development, as well as (4) ingress/egress changes. The proposed plan is to construct a 4,650 SF convenience store (including gas pumps) with associated 980 SF car wash.

CDD Dwayne Williams introduced the project to TRC and stated that the site plan was previously approved, however, due to significant site plan modifications, the development had to submit new site plan and minor lot split applications per city attorney guidance. The new site plan depicts the actual property being purchased for development (lot split separation from the larger parcel) along with a change in the stormwater detention system. The latter previously designed system was underground and not a larger retention pond. Current approval conditions outlined in Resolution 2021-045 and approved by City Commission are still in place. These conditions include: (1) obtaining a driveway permit from FDOT for connection of the property to US Hwy 27/441, (2) dedication and convey right-of-way deed to Lake County for Lake Ella Road and provide Lake County - with a copy of the property boundary survey, title report and a sketch of description of the right-of-way, and (3) cooperation with FDOT & Lake County for traffic signalization/modification at the intersection of US Hwy 27/441 and Lake Ella Road.

Jeremy Anderson of Common Oak Engineering addressed TRC and stated that the cost of construction was reduced due to changes and reduction in the stormwater approach. Per Jeremy, St. John Water Management has reviewed the applicant's plans and currently has provided no comments to date. Permits for FDOT traffic signalization and Lake Ella extension permit, permit for right turn lane from driveway (notice of intent) and drainage permit.

In the process of land purchase agreement with 4 (four) legal descriptions for : (a) Parent tract, (b) proposed 7/11 tract, (c) proposed Lake Ella extension Tract (plan to dedicate to the county) on site plan and (d) remaining vacant tract left (after lot split) from the seller.

Parcel identified as the Linda Hyatt tract (1282896) is the property intended to be dedicated to the county.

Legal property description to be sent to Anita & CDD for drafting new resolution by Friday, 2/4/22 for NOPH requirements in anticipation of P&Z meeting scheduled 2/17/2022.

Halff Hugo Cabrera inquired about specific stormwater changes. Jeremy referred to sheet C5 and stated that the underground stormwater chambers were removed.

Hard and electronic copy submittals of informal TRC response to development review letter (dated 1/21/22) were handed to Sharon Williams following the meeting. With no further comments, meeting was adjourned.

MEMBERS' COMMENTS:

ADJOURNMENT: 10:21 AM



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: Eric Coe
 Address: 114 Sleepy Hollow Rd, Leesburg FL 34748
 Phone: 352-408-3319 Email: drerichcoe@aol.com

Applicant Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
 Address: 14164 Stilton ST, Tampa FL 33626
 Phone: 727-698-9513 Email: luis@anbcompanies.com

Engineer Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
 Address: 14164 Stilton ST, Tampa FL 33626
 Phone: 727-698-9513 Email: luis@anbcompanies.com

Property and Project Information:

PROJECT NAME*: Lake Myrtle Breezes Subdivision
 *A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: Myrtle Lake Ave int. Myrtle Breezes Ct (see Recorded Plat in Exhibits C & D)

Parcel Number(s): BK00056 PG0095-96 Lake County Plat Section: 08 Township: 19 Range 24

Area of Property: lots 1 to 32 Nearest Intersection: Myrtle Breezes Ct

Existing Zoning: R-2, Residential Single Family Existing Future Land Use Designation: R-2

Proposed Zoning: _____ Proposed Future Land Use Designation: _____

The property is presently used for: Single Family Subdivision

The property is proposed to be used for: _____

Do you currently have City Utilities? watermain in the development

Application Type:

<input checked="" 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 type="checkbox"/> Site Plan	<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Replat of Subdivision	

Please describe your request in detail: We request an amendment to the Annexation Agreement, approved on June 10, 2004. Amendment is to eliminate segments of the required sidewalks (see justification letter for more details).

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: Angel L Rivera

Signature:  Date: February 28, 2022

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.

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

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Eric Coe

_____, 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 A&B Engineering Consultants

to request an Annexation Agreement Amendment of Lake Myrtle Breezes subdivision

3) That he/she has appointed Angel L Rivera, PE 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.

Eric Coe

Affiant (Owner's Signature)

State of Florida

County of Hillsborough

The Foregoing instrument was acknowledged before me this 28 day of Feb, 20 22

by ERIC COE who is personally known to me or has produced FLIC. as identification and who did or did not take an oath



Angel L Rivera
Notary Public
State of Florida
Comm# HH026862
Expires 8/2/2024

Notary Public - State of Florida

Commission No HH026862
My Commission Expires 8/2/24

Signature

Printed Name

Bonnie Elizabeth Rivera

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Angel L. Rivera Meléndez

_____, 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 to request an Annexation Agreement Amendment to allow the construction of the sidewalk on Tract A of the Lake Myrtle Breezes Subdivision, and no other sidewalks due to the site terrain

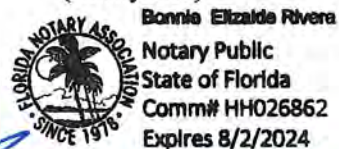
[Signature]
Affiant (Applicant's Signature)

State of Florida

County of Hillsborough

The Foregoing instrument was acknowledged before me this 2 day of March, 20 22, by Angel L. Rivera Meléndez who is personally known to me or has produced FL Lic as identification and who did or did not take an oath

(Notary Seal)



Notary Public - State of Florida

Commission No HH026862

My Commission Expires 8/2/24

[Signature]
Signature

Bonnie - Eitzalde Rivera

Printed Name

Prepared By and Return To:
Judith A. Reiker
Fidelity National Title Insurance Company
2244 State Road #44
New Smyrna Beach, FL 32168

File No. 05-015-2603128

Property Appraiser's Parcel I.D.(folio) Number(s)

08-19-24-0004-000-02701
08-19-24-0004-000-02702
08-19-24-0004-000-04400

CFN 2005199461
Bk 03038 Pgs 2447 - 2448 (2pgs)
DATE: 12/19/2005 11:55:26 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 14,700.00

WARRANTY DEED

THIS WARRANTY DEED dated December 19, 2005, by Eric H. Coe, a married man, hereinafter called the grantor, to SWK Ventures, Inc., a Florida Corporation whose post office address is 1155 Delaney , Orlando, Florida 32806, 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Lake County, Florida, viz:

Lot(s) 1 through 32, Lake Myrtle Breezes, according to the plat thereof, recorded in Plat Book 56, Page(s) 95 and 96, of the Public Records of Lake County, Florida.

Subject to easements, restrictions, reservations, and limitations of record, if any.

Subject to a Mortgage to Citizens First Bank in the amount of \$1,000,000.00, dated June 25, 2004 and recorded in Official Records Book 2612, Page 1634, Lake County, Florida and modified by a Mortgage Modification Agreement dated June 25, 2004 recorded in Official Records Book 2815 Page 950, Lake County, Florida.

Subject to Assignment of Lease dated June 25, 2004 recorded in Official Records Book 2612 Page 1647, Lake County, Florida.

The property being conveyed is not the homestead nor is it contiguous to the homestead of the Grantor; he resides elsewhere.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2005.



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:

[Handwritten Signature]

(Witness Signature)

[Handwritten Signature]

Eric H. Coe

JUDITH A. REIKER
(Print Name of Witness)

301 NORTH BAKER ST. STE. 212

[Handwritten Signature]
(Witness Signature)

MT. DORA FL. 32757
(Address and Phone Number)

SUZANNE ADIE
(Print Name of Witness)

STATE of FLORIDA

COUNTY of LAKE

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared ERIC H. COE

to me known to be the person(s) described in or who has/have produced _____ as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of December, 2005.

[Handwritten Signature]
Notary Signature



Judith A. Reiker
Commission # DD119704
Expires May 21, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

My commission expires: _____

Printed Notary Name

PROPERTY RECORD CARD

General Information

Name:	PUBLIC DEDICATION CITY	Alternate Key:	3845274
Mailing Address:	506 W BERCKMAN ST FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ⓘ	08-19-24-1200-00A-00000
		Millage Group and City:	000F FRUITLAND PARK
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	MYRTLE BREEZES CT FRUITLAND PARK Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LAKE MYRTLE BREEZES PB 56 PG 95-96 TRACT A		
<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	RESIDENTIAL COMMON ELEMENTS/AREA (0900)	0	0		1.000	Lot	\$0.00	\$1,000.00

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

Miscellaneous Improvements

There is no improvement information to display.

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 WORKING 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	\$0	\$0	\$0	5.0529	\$0.00
SCHOOL BOARD STATE	\$0	\$0	\$0	3.5940	\$0.00
SCHOOL BOARD LOCAL	\$0	\$0	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$0	\$0	\$0	0.3229	\$0.00
NORTH LAKE HOSPITAL DIST	\$0	\$0	\$0	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$0	\$0	\$0	0.2189	\$0.00
CITY OF FRUITLAND PARK	\$0	\$0	\$0	3.9134	\$0.00
LAKE COUNTY MSTU	\$0	\$0	\$0	0.4629	\$0.00

AMBULANCE					
LAKE COUNTY VOTED DEBT SERVICE	\$0	\$0	\$0	0.0918	\$0.00
LAKE COUNTY MSTU FIRE	\$0	\$0	\$0	0.5138	\$0.00
				Total: 17.1686	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

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

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Property data last updated on October 4, 2021.

Site Notice

Legal Description

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, AND RUN N.89°46'47"W. ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 329.45 FEET, TO A POINT ON THE EAST LINE OF THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S.0°36'22"W. ALONG THE EAST LINE OF THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF MYRTLE LAKE AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT OF BEGINNING CONTINUE S.0°36'22"W. ALONG THE EAST LINE OF THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1307.95 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE N.89°32'20"W. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 657.73 FEET TO A POINT ON THE WEST LINE OF THE EAST 2/3 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE N.0°33'21"E. ALONG THE WEST LINE OF THE EAST 2/3 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1305.18 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MYRTLE LAKE AVENUE; THENCE S.89°46'47"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF MYRTLE LAKE AVENUE A DISTANCE OF 658.89 FEET TO THE POINT OF BEGINNING.



March 1st, 2022

Community Development Department, City of Fruitland Park
Attn. Mr. Dwayne Williams, Director
506 W Berckman Street
Fruitland Park, FL 34731

**RE: Request for Annexation Agreement Amendment
Lake Myrtle Breezes Subdivision
Fruitland Park, FL**

Dear Mr. Williams,

We hereby request an amendment to the Annexation Agreement approved on June 10, 2004. The amendment shall be to indicate that a sidewalk to be constructed on Tract A (Alt Key 3845274), see Exhibit D, a subdivision common element tract, currently a vacant tract, will be the only required sidewalk. The sidewalk construction will meet City standards.

Justification:

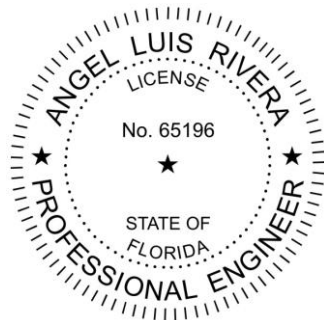
1. The other required sidewalks were not constructed due to the steep slopes found on the existing and proposed terrain.
2. There are no recreational facilities in the subdivision, thus no pedestrian access is required.
3. No other amendments are needed.
4. There is no existing pedestrian connectivity in the area.
5. The granting of the amendment is consistent with the overall intent of the LDR.

We hope that you find our request acceptable so we can conclude the construction of a project that was deeply impacted by the recession.

Prepared by,

A handwritten signature in blue ink, consisting of the letters 'AR' in a stylized, cursive font.

Angel L. Rivera, PE
President

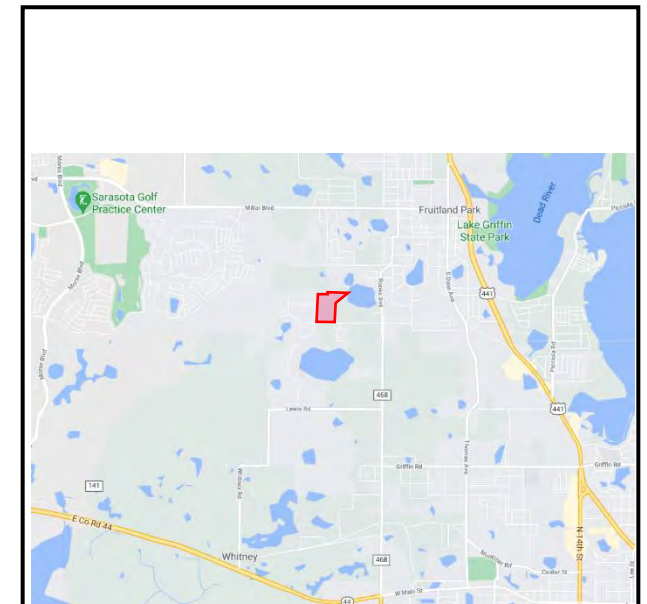


Lake Myrtle Breezes, Tract A (Alt Key 3845274)
Fruitland Park, FL



Sheet Title:
Exhibit A
(Aerial Photo)

Lake Myrtle Breezes, Tract A (Alt Key 3845274)
Fruitland Park, FL



Sheet Title:
Exhibit B
(Location Map)

Lake Myrtle Breezes, Tract A (Alt Key 3845274)

Fruitland Park, FL

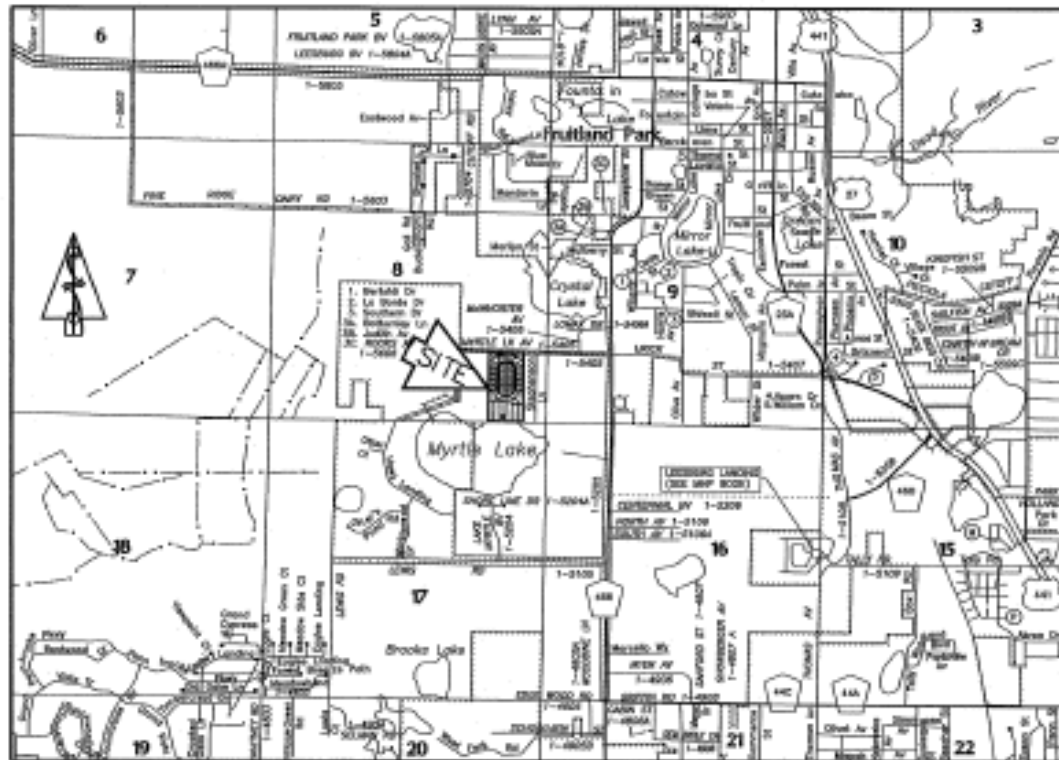
Record Plat Of

Lake Myrtle Breezes

A Subdivision In The City Of Fruitland Park
Section 8, Township 19 South, Range 24 East
Lake County, Florida

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, AND RUN N.89°46'47"W. ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 329.45 FEET, TO A POINT ON THE EAST LINE OF THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S.0°36'22"W. ALONG THE EAST LINE OF THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF MYRTLE LAKE AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT OF BEGINNING CONTINUE S.0°36'22"W. ALONG THE EAST LINE OF THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1307.95 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE N.89°32'20"W. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 657.73 FEET TO A POINT ON THE WEST LINE OF THE EAST 2/3 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE N.0°33'21"E. ALONG THE WEST LINE OF THE EAST 2/3 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1305.18 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MYRTLE LAKE AVENUE; THENCE S.89°46'47"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF MYRTLE LAKE AVENUE A DISTANCE OF 658.89 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
SCALE 1" = 200'

GFN 2005170276
 SK 00050 Pgs 0046 - 06 (pgs)
 DATE: 11/17/2005 11:21:34 AM
 JAMES C. WATKINS, CLERK OF COURT
 LAKE COUNTY
 RECORDING FEES 45.00

PLAT BOOK _____
PAGE _____

Dedication For
Lake Myrtle Breezes

KNOW ALL MEN BY THESE PRESENTS, that Eric H. Cox, being the owner in fee simple of the lands described and platted herein as Lake Myrtle Breezes, being in the City of Fruitland Park, Lake County, Florida, has caused said lands to be surveyed and platted as shown herein and does hereby dedicate said lands and plot for the uses and purposes herein expressed, and hereby dedicates as follows: All streets, right-of-way and Tract 'A' (additional right-of-way for Myrtle Lake Avenue) shown on this plat are hereby dedicated in perpetuity to the City of Fruitland Park for the use and benefit of the public for proper uses. The utility easements shown are dedicated in perpetuity to the City of Fruitland Park for the construction, installation, maintenance and operation of utilities by any utility provider, including cable television services, in compliance with such ordinances and regulations as may be adopted from time to time by the City Commission of Fruitland Park. Front yard utility easements are subject to the right of each lot to have a driveway for ingress/egress as approved by the City. The drainage easements and stormwater management tracts or easements as shown are dedicated in perpetuity for construction and maintenance of drainage facilities and shall be the perpetual maintenance obligation of the individual lot owner.

IN WITNESS WHEREOF, The undersigned owner has executed this Dedication in the manner provided by law, on 07/14/2005, 2005.
Signed, Sealed and delivered in our presence on witnesses:

WITNESSES: GRANTOR:

Signed Wanda J. Dids
Printed Wanda J. Dids

Signed Eric H. Cox
Printed ERIC H. COX

by STEVEN N. KNAPP
Attorney in Fact for
ERIC H. COX, Owner

STATE OF FLORIDA
COUNTY OF LAKE
The foregoing Dedication was acknowledged before me this 20 day of JULY, 2005, by Steven N. Knapp, Attorney in Fact, on behalf of Eric H. Cox, Owner.

He [X] is personally known to me, or [] has produced _____ as identification.

Signed Linda C. Brown
Printed Linda C. Brown

My commission expires 10/22/08 (SEAL/STAMP)

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor does hereby certify that _____ has completed the survey of the lands as shown in _____ and that said plat is a correct presentation of the lands thereon. I have examined the records submitted; that permanent reference monuments _____ P.C.P. will be set or shown in accordance with the requirements of the Florida Statutes and Subordinate and Platting Chapter _____ of the Florida Statutes.

George W. Farmer, Jr., P.S.M.
Registered Professional Land Surveyor
1987, Farmer & Associates, Florida Registered
2007 W. Butler Street, Leesburg, Florida 34748

STATEMENT OF REVIEWER
Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat in conformity with Chapter 177, Florida Statutes, and find that said plat conforms with the technical requirements of that chapter; provided, however, that my review does not include field verification of any of the conditions, monuments or measurements shown on this plat.

George W. Farmer, Jr., P.S.M.
Florida Registered Surveyor & Mapper, Registration Number _____
City of Fruitland Park; Fruitland Park, Florida

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION
THIS IS TO CERTIFY, that on 05/10/05, the foregoing plat was approved by the City Commission of Fruitland Park, Florida. The dedication of the street, utility easements and Tract A are accepted for municipal purposes of said city.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:
City Attorney

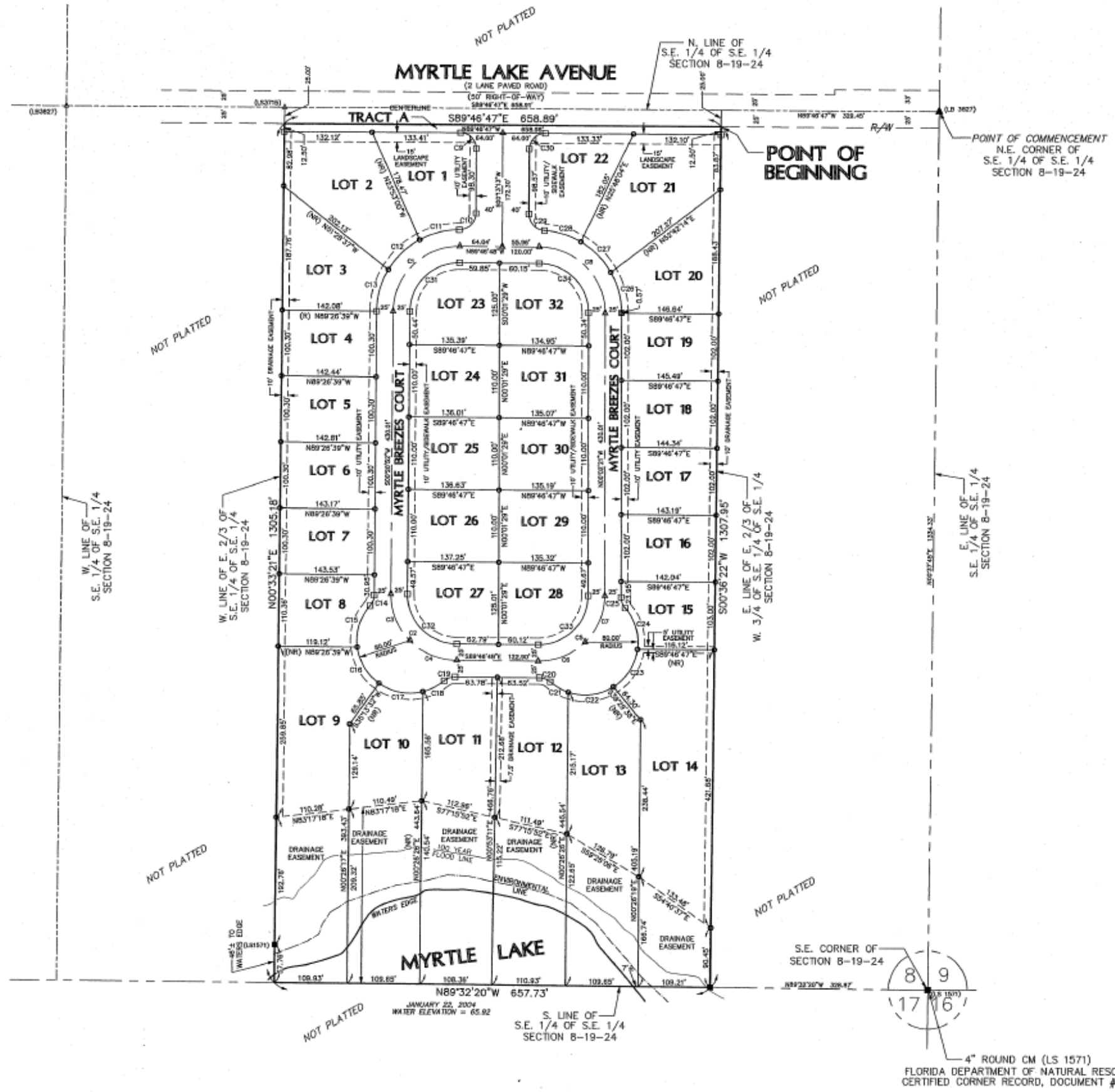
CERTIFICATE OF APPROVAL OF MUNICIPAL PLANNING AND ZONING BOARD
Examined and Approved [Signature]
Date 08/24/05



Sheet Title:
Exhibit C
(Recorded Plat, Page # 1)

Lake Myrtle Breezes, Tract A (Alt Key 3845274)

Fruitland Park, FL



Sheet Title:
Exhibit D
 (Recorded Plat, Page # 2)

S.E. CORNER OF SECTION 8-19-24

4" ROUND CM (LS 1571)
 FLORIDA DEPARTMENT OF NATURAL RESOURCES
 CERTIFIED CORNER RECORD, DOCUMENT #05B890

Detail by Entity Name

Florida Limited Liability Company
CRYSTAL LAKE LAND HOLDINGS, LLC

Filing Information

Document Number L18000102240
FEI/EIN Number APPLIED FOR
Date Filed 04/23/2018
State FL
Status ACTIVE

Principal Address

114 SLEEPY HOLLOW ROAD
LEESBURG, FL 34748

Mailing Address

114 SLEEPY HOLLOW ROAD
LEESBURG, FL 34748

Registered Agent Name & Address

SHIN, TAE
201 E. PINE ST.
SUITE 320
ORLANDO, FL 32801

Authorized Person(s) Detail

Name & Address

Title MGR

COE, ERIC
114 SLEEPY HOLLOW ROAD
LEESBURG, FL 34748

Annual Reports

Report Year	Filed Date
2019	04/26/2019
2020	02/06/2020
2021	01/25/2021

Document Images

01/25/2021 -- ANNUAL REPORT	View image in PDF format
02/06/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- Florida Limited Liability	View image in PDF format



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: Crystal Lake Land Holdings LLC
 Address: 114 Sleepy Hollow Rd, Leesburg FL 34748
 Phone: 352-408-3319 Email: dreichcoe@aol.com

Applicant Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
 Address: 14164 Stilton ST, Tampa FL 33626
 Phone: 727-698-9513 Email: luis@anbcompanies.com

Engineer Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
 Address: 14164 Stilton ST, Tampa FL 33626
 Phone: 727-698-9513 Email: luis@anbcompanies.com

Property and Project Information:

PROJECT NAME*: Crystal Lake Vista
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: Myrtle Lake Ave, Fruitland Park
 Parcel Number(s): 08-19-24-0004-000-02700 Section: 08 Township: 19 Range 24
 Area of Property: 24.83ac (per Property Appraiser) Nearest Intersection: Myrtle Breezes Ct
 Existing Zoning: R-3 (Lake County) Existing Future Land Use Designation: Urban Medium Density (Lake Co)
 Proposed Zoning: R-2, SF Medium Density Proposed Future Land Use Designation: SFMD, Single Family Medium Density
 The property is presently used for: vacant land
 The property is proposed to be used for: single family homes
 Do you currently have City Utilities? water main in front of property (Myrtle Lake Ave)

Application Type:

- | | | | |
|--|--|---|--|
| <input checked="" 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 type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: We request to be annexed to the City. See supplemental document prepared for more details.

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: Angel L Rivera

Signature:  Date: May 13, 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.

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

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Eric Coy

_____, 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 A&B Engineering Consultants PA to prepare and handle all of the permitting required for the annexation, rezoning and comp plan amendment of their _____ property located on Myrtle Lake Ave (Alt key 1288606)
- 3) That he/she has appointed Angel L Rivera 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.

Eric Coy
Affiant (Owner's Signature)

State of Florida

County of Lake

The foregoing instrument was acknowledged before me this 8 day of May, 2021 by Eric Coy 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 GG092121
My Commission Expires MAY 14, 2021

Richard J. Fritch
Signature
Richard J. Fritch
Printed Name



APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Angel L. Rivera

_____ , 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 _____ to allow Ivan Urdaneta, PE to participate and/or represent the applicant in any meetings, and/or hearings, related to the annexation, rezoning and comp plan amendment.

[Signature]
Affiant (Applicant's Signature)

State of Florida
County of Hillsborough

The Foregoing instrument was acknowledged before me this 10th day of May, 2021
by Angel Rivera who is personally known to me or has provided _____ as identification and who did or did not take an oath

(Notary Seal)



Notary Public - State of Florida
Commission No GG-943076
My Commission Expires 1-19-2024

[Signature]
Signature
to prepare and handle all of the permitting required for the annexation, rezoning and comp plan amendment of
Printed Name Erika Pinars

PREPARED BY / RETURN TO:
TAE SIHN, ESQ.
SHIN LAW FIRM, P.A.
201 East Pine Street, Suite 320
Orlando, FL 32801

Parcel I.D. Numbers: 08-19-24-000400002700
08-19-24-000400006100

Minimum Documentary Stamp Tax Paid: \$.70

WARRANTY DEED

THIS WARRANTY DEED made this 28th day of June, 2018, by and between **ERIC H. COE**, a single person whose address is 114 Sleepy Hollow Road, Leesburg, Florida 34748, hereinafter called the grantor, and **CRYSTAL LAKE LAND HOLDINGS, LLC**, a Florida limited liability company, 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)

W I T N E S S E T H:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Lake County, Florida, as more particularly described in Exhibit "A" attached hereto (the "Property").

Subject to all easements, rights of way and restrictions of record.

The Property is not now and has never been the homestead or contiguous to the homestead of any Grantor.

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


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


AND the grantor hereby 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 or entities whomsoever.

IN WITNESS WHEREOF, the grantor has hercunto set their hands and seals the day and year first above written.

Signed, Scaled and Delivered
in our Presence:


Printed Name: Richard J. Fritch
Witness


Eric H. Coe


Printed Name: Stephen Coe
Witness

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 3rd day of July, 2018,
by Eric H. Coe.

(SEAL)


Signature of Notary Public

Richard J. Fritch
Name of Notary Public
(Typed, Printed or Stamped)

Personally Known OR Produced Identification _____
Type of Identification Produced: _____

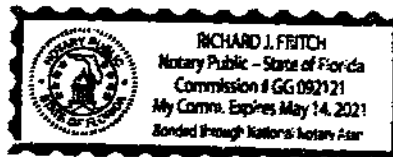


EXHIBIT "A"

That part of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, bounded and described as follows:

Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, and run North $89^{\circ}20'05''$ West along the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 8, a distance of 988.35 feet; thence North $00^{\circ}59'55''$ East 25.00 feet to a point on the North right-of-way line of Myrtle Lake Avenue and the Point of Beginning of this description; from said Point of Beginning run North $89^{\circ}20'05''$ West along the North right-of-way line of Myrtle Lake Avenue 658.92 feet to a point on the West line of the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 8; thence North $00^{\circ}57'00''$ East along the West line of the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 1,219.46 feet to a point that is South $00^{\circ}57'00''$ West 82.20 feet from the Northwest corner of the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 8; thence South $89^{\circ}34'30''$ East parallel with the North line of the Southeast $\frac{1}{4}$ of said Section 8 a distance of 529.99 feet; thence North $00^{\circ}53'13''$ East 82.20 feet to a point on the North line of the Southeast $\frac{1}{4}$ of Said Section 8; thence South $89^{\circ}34'30''$ East along the North line of the Southeast $\frac{1}{4}$ a distance of 1,120.29 feet to the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 8; thence South $65^{\circ}13'49''$ West 1,099.42 feet; thence South $00^{\circ}59'55''$ West 836.39 feet to the Point of Beginning.

PROPERTY RECORD CARD

General Information

Name:	CRYSTAL LAKE LAND HOLDINGS LLC	Alternate Key:	1288606
Mailing Address:	114 SLEEPY HOLLOW RD LEESBURG, FL 34748-9226 Update Mailing Address	Parcel Number: ⓘ	08-19-24-0004-000-02700
		Millage Group and City:	0001 (UNINCORPORATED)
		2020 Total Certified Millage Rate:	14.7312
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	MYRTLE LAKE 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:	FROM SE COR OF NE 1/4 OF SE 1/4 OF SEC 8-19-24 RUN S 89-20-05 W 988.35 FT, N 0-59-55 E 25 FT TO N R/W LINE OF MYRTLE LAKE AVE FOR POB, RUN N 89-20-05 W 658.92 FT TO A PT ON W LINE OF E 1/4 OF NW 1/4 OF SE 1/4, N 0-57-0 E 1219.46 FT TO A POINT 82.20 FT S OF NW COR OF E 1/4 OF NW 1/4 OF SE 1/4, S 89-34-30 E 529.99 FT, N 0-53-13 E 82.20 FT TO N LINE OF SE 1/4, S 89-34-30 E 1120.29 FT TO NE COR OF SE 1/4, S 65-13-49 W 1099.42 FT, S 0-59-55 W 836.39 FT TO POB ORB 5152 PG 1900		
<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	TIMBER S I 70 (5400)	0	0	TIMBER	24.16	AC		\$8,456.00	\$314,080.00
3	WETLAND (9600)	0	0		0.67	AC		\$30.00	\$30.00

[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
5152 / 1900	6/28/2018	Warranty Deed	Multi-Parcel	Vacant	\$100.00
2612 / 1626	6/15/2004	Trustees Deed	Multi-Parcel	Vacant	\$420,000.00
1111 / 335	6/1/1991	Quit Claim Deed	Unqualified	Vacant	\$0.00
1111 / 338	6/1/1991	Warranty Deed	Qualified	Vacant	\$30,900.00
1111 / 341	6/1/1991	Quit Claim Deed	Unqualified	Vacant	\$0.00

1111 / 344	6/1/1991	Warranty Deed	Qualified	Vacant	\$123,400.00
1111 / 347	6/1/1991	Quit Claim 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	\$314,110	\$8,486	\$8,486	5.03270	\$42.71
LAKE COUNTY MSTU AMBULANCE	\$314,110	\$8,486	\$8,486	0.46290	\$3.93
LAKE COUNTY MSTU FIRE	\$314,110	\$8,486	\$8,486	0.47040	\$3.99
SCHOOL BOARD STATE	\$314,110	\$8,486	\$8,486	3.70100	\$31.41
SCHOOL BOARD LOCAL	\$314,110	\$8,486	\$8,486	2.99800	\$25.44
LAKE COUNTY MSTU STORMWATER	\$314,110	\$8,486	\$8,486	0.49570	\$4.21
ST JOHNS RIVER FL WATER MGMT DIST	\$314,110	\$8,486	\$8,486	0.22870	\$1.94
LAKE COUNTY VOTED DEBT SERVICE	\$314,110	\$8,486	\$8,486	0.11000	\$0.93
LAKE COUNTY WATER AUTHORITY	\$314,110	\$8,486	\$8,486	0.33680	\$2.86
NORTH LAKE HOSPITAL DIST	\$314,110	\$8,486	\$8,486	0.89500	\$7.59
				Total:	Total:
				14.7312	\$125.01

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](#)

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: **\$4,502.21**

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

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Property data last updated on April 18, 2021.

[Site Notice](#)

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2020 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0819240004-000-02700		1288606	0001

CRYSTAL LAKE LAND HOLDINGS LLC
114 SLEEPY HOLLOW RD
LEESBURG, FL 34748

MYRTLE LAKE AVE

FROM SE COR OF NE 1/4 OF SE 1/4 OF SEC
8-19-24 RUN S89-20-05 W 988.35 FT, N
0-59-55 E 25 FT TO N R/W LINE OF MYRTLE
LAKE AVE FOR POB, RUN N 8
See Additional Legal on Tax Roll



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR - PO BOX 327 - TAVARES, FL 32778-0327 - 352-343-9602

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
LAKE COUNTY GENERAL	434,910	0	434,910	5.0327	2,188.77	
AMBULANCE MSTU	434,910	0	434,910	0.4629	201.32	
STORMWATER ROADS PARKS	434,910	0	434,910	0.4957	215.58	
ENVIRON LAND PURCHASE	434,910	0	434,910	0.1100	47.84	
FIRE MSTU	434,910	0	434,910	0.4704	204.58	
PUBLIC SCHOOLS						
BY STATE LAW	434,910	0	434,910	3.7010	1,609.60	
BY LOCAL BOARD	434,910	0	434,910	2.9980	1,303.86	
ST JOHNS WATER MGMT	434,910	0	434,910	0.2287	99.46	
LAKE CO WATER AUTH	434,910	0	434,910	0.3368	146.48	
N LAKE CNTY HOSP	434,910	0	434,910	0.8950	389.24	
TOTAL:				14.7312	\$6,406.73	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F110 FIRE VACANT LAND		59.00
NON-AD VALOREM ASSESSMENTS:		\$59.00

COMBINED TAXES AND ASSESSMENTS: \$6,465.73

If Received By	May 28, 2021			
Please Pay	\$0.00			

Paid 05/24/2021 Receipt # 2020-00455999 \$6,691.70

DAVID W. JORDAN NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
LAKE COUNTY TAX COLLECTOR 2020 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR - PO BOX 327 - TAVARES, FL 32778-0327 - 352-343-9602

If Received By	May 28, 2021			
Please Pay	\$0.00			

MYRTLE LAKE AVE

CRYSTAL LAKE LAND HOLDINGS LLC
114 SLEEPY HOLLOW RD
LEESBURG, FL 34748

FROM SE COR OF NE 1/4 OF SE 1/4 OF SEC
8-19-24 RUN S89-20-05 W 988.35 FT, N
0-59-55 E 25 FT TO N R/W LINE OF MYRTLE
LAKE AVE FOR POB, RUN N 8
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0819240004-000-02700		1288606	0001

Paid 05/24/2021 Receipt # 2020-00455999 \$6,691.70



Legal Description (from Property Appraiser)

Alt Key 1288606

FROM SE COR OF NE 1/4 OF SE 1/4 OF SEC 8-19-24 RUN S 89-20-05 W 988.35 FT, N 0-59-55 E 25 FT TO N R/W LINE OF MYRTLE LAKE AVE FOR POB, RUN N 89-20-05 W 658.92 FT TO A PT ON W LINE OF E 1/4 OF NW 1/4 OF SE 1/4, N 0-57-0 E 1219.46 FT TO A POINT 82.20 FT S OF NW COR OF E 1/4 OF NW 1/4 OF SE 1/4, S 89-34-30 E 529.99 FT, N 0-53-13 E 82.20 FT TO N LINE OF SE 1/4, S 89-34-30 E 1120.29 FT TO NE COR OF SE 1/4, S 65-13-49 W 1099.42 FT, S 0-59-55 W 836.39 FT TO POB

ORB 5152 PG 1900



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: Crystal Lake Land Holdings LLC
 Address: 114 Sleepy Hollow Rd, Leesburg FL 34748
 Phone: 352-408-3319 Email: dreichcoe@aol.com

Applicant Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
 Address: 14164 Stilton ST, Tampa FL 33626
 Phone: 727-698-9513 Email: luis@anbcompanies.com

Engineer Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
 Address: 14164 Stilton ST, Tampa FL 33626
 Phone: 727-698-9513 Email: luis@anbcompanies.com

Property and Project Information:

PROJECT NAME*: Crystal Lake Vista

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

Property Address: Myrtle Lake Ave, Fruitland Park

Parcel Number(s): 08-19-24-0004-000-02700 Section: 08 Township: 19 Range 24

Area of Property: 24.83ac (per Property Appraiser) Nearest Intersection: Myrtle Breezes Ct

Existing Zoning: R-3 (Lake County) Existing Future Land Use Designation: Urban Medium Density (Lake Co)

Proposed Zoning: PUD Proposed Future Land Use Designation: Single Family Medium Density (Residential PUD)

The property is presently used for: vacant land

The property is proposed to be used for: single family homes

Do you currently have City Utilities? water main in front of property (Myrtle Lake Ave)

Application Type:


- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Rezoning | <input checked="" 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: We request a Residential PUD due to annexation. PUD will include a 65ft min lot width, and 8,000sf min lot area. See supplemental document for more details.

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: Angel L Rivera

Signature: 

Date: October 8, 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.

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)

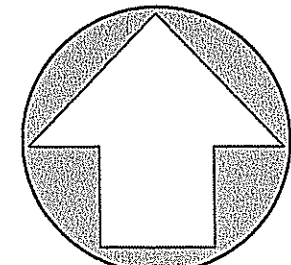
- As Described in LDRs, Chapter 157

Minor Subdivision Applications:

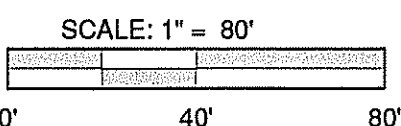
- As Described in LDRs, Chapter 157

Site Plan Applications:

- As Described in LDRs, Chapter 160



NORTH



ZONING = AGRICULTURAL (LAKE COUNTY)
FLU = URBAN MEDIUM DENSITY (LAKE COUNTY)

ZONING = AGRICULTURAL (LAKE COUNTY)
FLU = URBAN MEDIUM DENSITY (LAKE COUNTY)

ZONING = R-1 (LAKE COUNTY)
FLU = URBAN MEDIUM DENSITY (LAKE COUNTY)

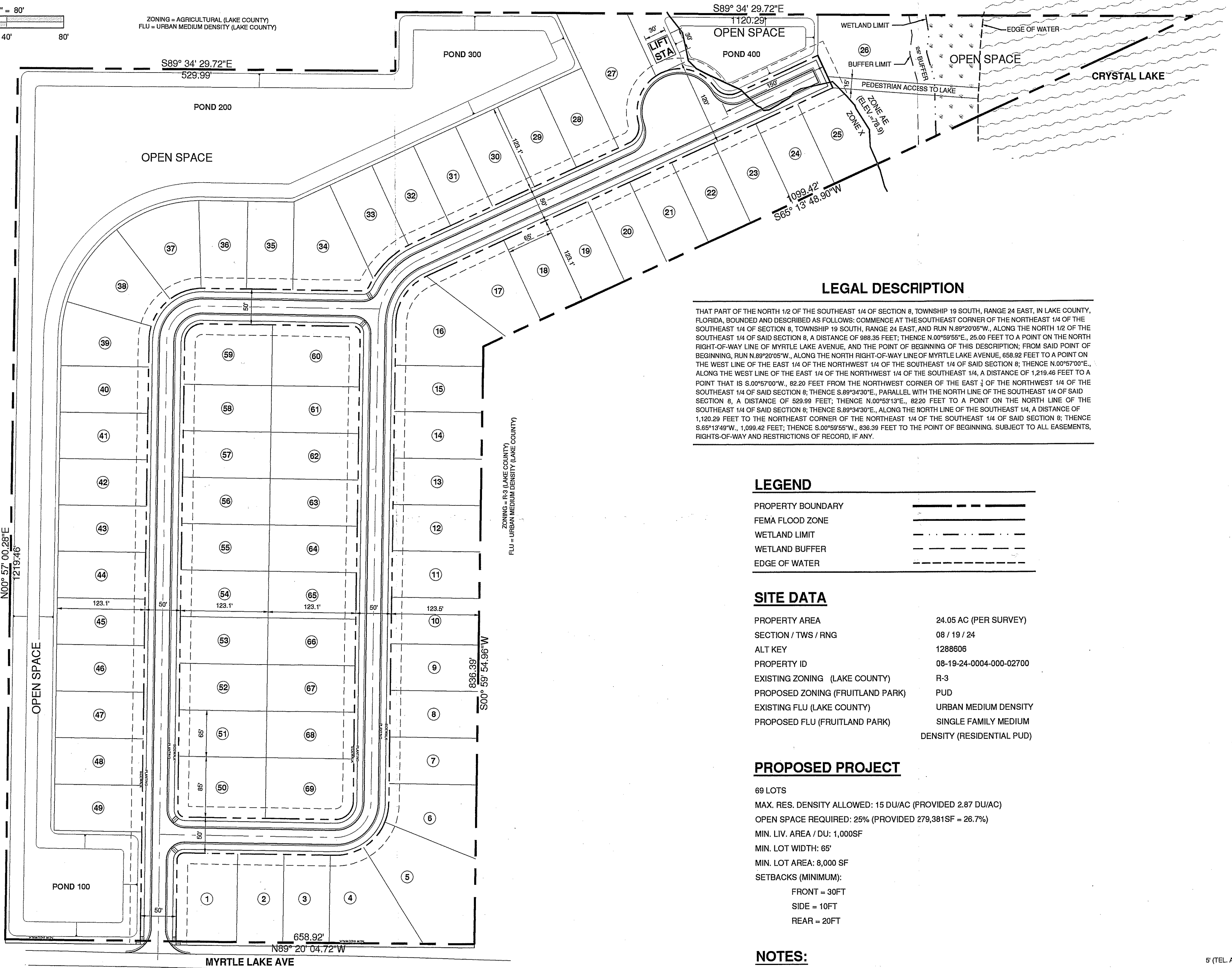
ZONING = R-3 (LAKE COUNTY)
FLU = URBAN MEDIUM DENSITY (LAKE COUNTY)

ZONING = AGRICULTURAL (LAKE COUNTY)
FLU = URBAN MEDIUM DENSITY (LAKE COUNTY)

ZONING = SINGLE FAMILY RESIDENTIAL (FRUITLAND PARK)
FLU = SINGLE FAMILY MEDIUM DENSITY, 4 DU/AC (FRUITLAND PARK)

ZONING = AGRICULTURAL (LAKE COUNTY)
FLU = URBAN MEDIUM DENSITY (LAKE COUNTY)

ZONING = SINGLE FAMILY RESIDENTIAL (FRUITLAND PARK)
FLU = SINGLE FAMILY MEDIUM DENSITY, 4 DU/AC (FRUITLAND PARK)



LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, AND RUN N.89°20'05"W, ALONG THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 988.35 FEET; THENCE N.00°59'55"E, 25.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MYRTLE LAKE AVENUE, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N.89°20'05"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF MYRTLE LAKE AVENUE, 889.92 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE N.00°57'00"E, ALONG THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 1,219.46 FEET TO A POINT THAT IS S.00°57'00"W, 82.20 FEET FROM THE NORTHWEST CORNER OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S.89°34'30"E, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 529.99 FEET; THENCE N.00°57'13"E, 82.20 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S.89°34'30"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 1,120.29 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S.65°13'49"W, 1,099.42 FEET; THENCE S.00°59'55"W, 836.39 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

LEGEND

PROPERTY BOUNDARY	---
FEMA FLOOD ZONE	---
WETLAND LIMIT	---
WETLAND BUFFER	---
EDGE OF WATER	---

SITE DATA

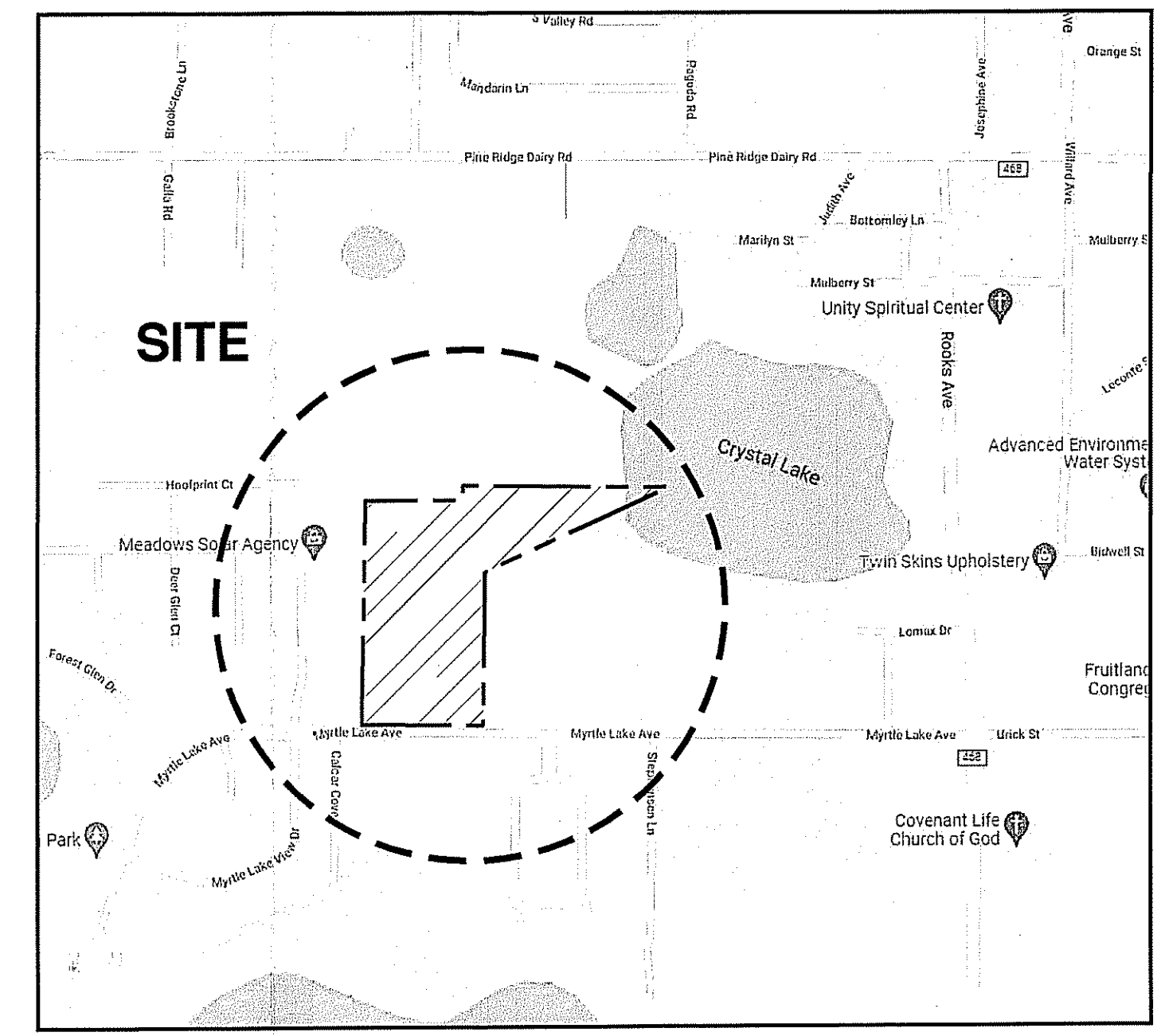
PROPERTY AREA	24.05 AC (PER SURVEY)
SECTION / TWS / RNG	08 / 19 / 24
ALT KEY	1288606
PROPERTY ID	08-19-24-0004-000-02700
EXISTING ZONING (LAKE COUNTY)	R-3
PROPOSED ZONING (FRUITLAND PARK)	PUD
EXISTING FLU (LAKE COUNTY)	URBAN MEDIUM DENSITY
PROPOSED FLU (FRUITLAND PARK)	SINGLE FAMILY MEDIUM DENSITY (RESIDENTIAL PUD)

PROPOSED PROJECT

69 LOTS
 MAX. RES. DENSITY ALLOWED: 15 DU/AC (PROVIDED 2.87 DU/AC)
 OPEN SPACE REQUIRED: 25% (PROVIDED 279,381SF = 26.7%)
 MIN. LIV. AREA / DU: 1,000SF
 MIN. LOT WIDTH: 65'
 MIN. LOT AREA: 8,000 SF
 SETBACKS (MINIMUM):
 FRONT = 30FT
 SIDE = 10FT
 REAR = 20FT

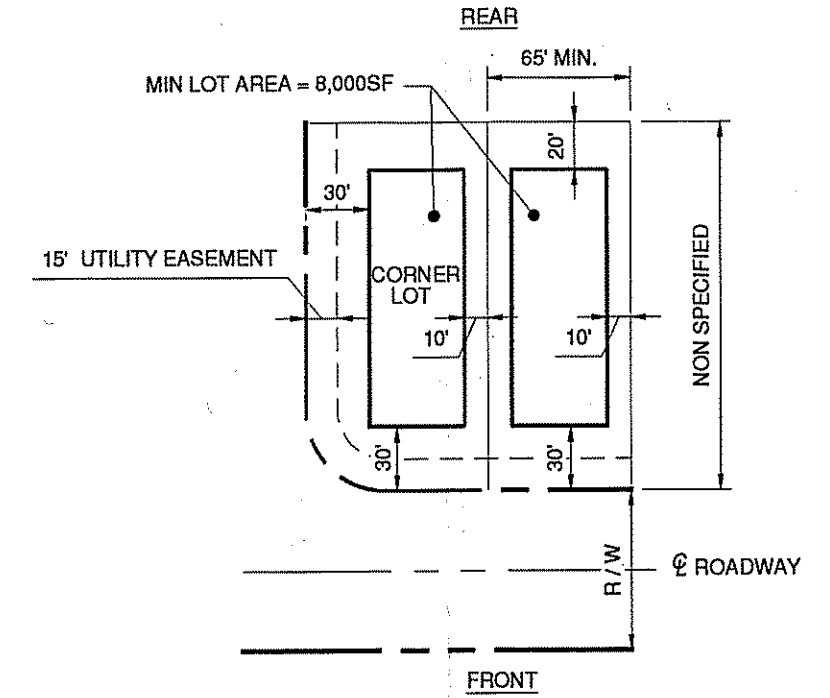
NOTES:

- THIS BOUNDARY IS BASED ON INFORMATION FURNISHED BY CLIENT.
- TITLE AND EASEMENT INFORMATION CONCERNING THE SUBJECT SITE WAS NOT FURNISHED BY CLIENT.
- BEARINGS BASED ON STATE PLANE COORDINATES EAST ZONE.
- ELEVATIONS SHOWN ARE BASED ON NAVD 1988 VERTICAL DATUM.
- THIS PROPERTY LIES IN FLOOD ZONES "X" AND "AE" PER FEMA'S FIRM MAP 12069C0306E, EFFECTIVE 12/18/2012.
- SHORELINE SETBACK SHALL BE 35FT FROM O.H.W.L., WITH A 25FT BUFFER.
- PROJECT SHALL CONNECT TO THE CITY'S WATER & SEWER SYSTEMS.



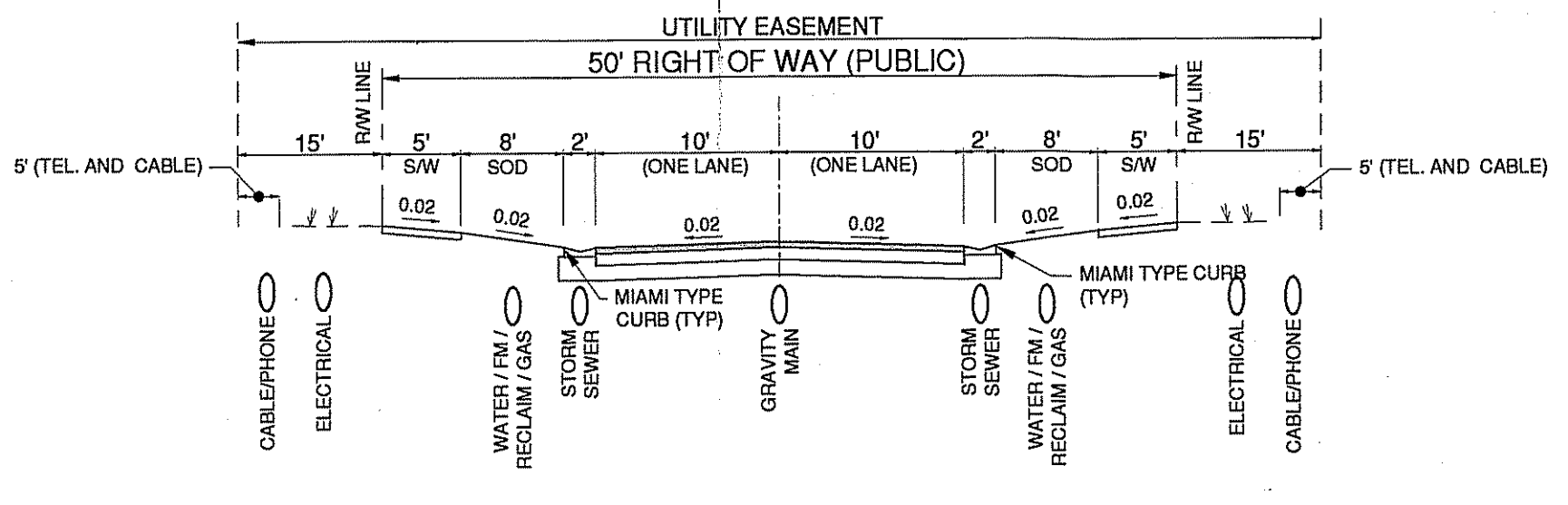
VICINITY MAP

SCALE: NTS



TYPICAL SINGLE FAMILY LOT DETAIL

NTS



TYPICAL STREET SECTION

NTS

A&B Engineering Consultants, P.A.
 Civil Engineering
 Land Planning
 Inspections
 Certification of Authorization:
 No. 27697
 14164 Stillon St
 Tampa, FL 33626
 Toll free : 844-426-6554
 julie@abccompanies.com
 www.abccompanies.com

ELECTRONIC SIGNATURE:
 Angel L. Rivera, State of Florida,
 Professional Engineer, License No.
 65196. This item has been
 electronically signed and sealed by
 Angel L. Rivera on the date indicated
 here using a SHA authentication code.
 Printed copies of this document are
 not considered signed and sealed and
 the SHA authentication code must be
 verified on any electronic copies.

SEAL:

 DATE
 ANGEL L. RIVERA, P.E.
 LIC. NO. 65196

PROJECT:
CRYSTAL LAKE VISTA
 Myrtle Lake Ave
 Fruitland Park, FL

REVISIONS		
NO.	ISSUED	DATE

SCALE:
1"=80'

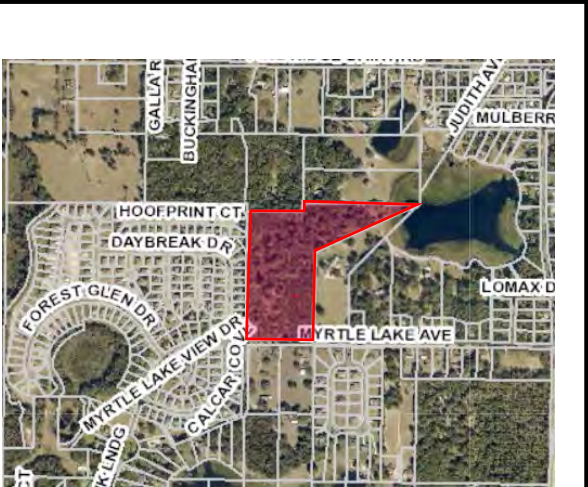
DATE:
10/7/21

SHEET TITLE:
CONCEPTUAL SITE PLAN (CENTRAL SEWER)

DWG NO.:
C-1.0

SHEET: 1 OF 1

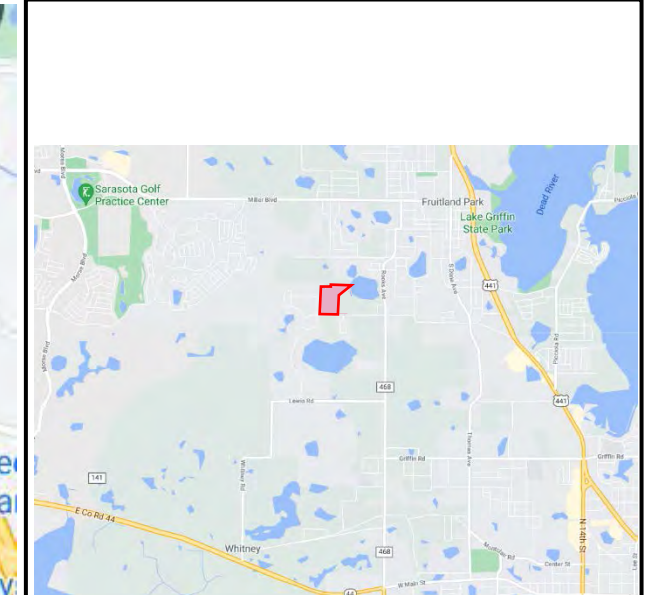
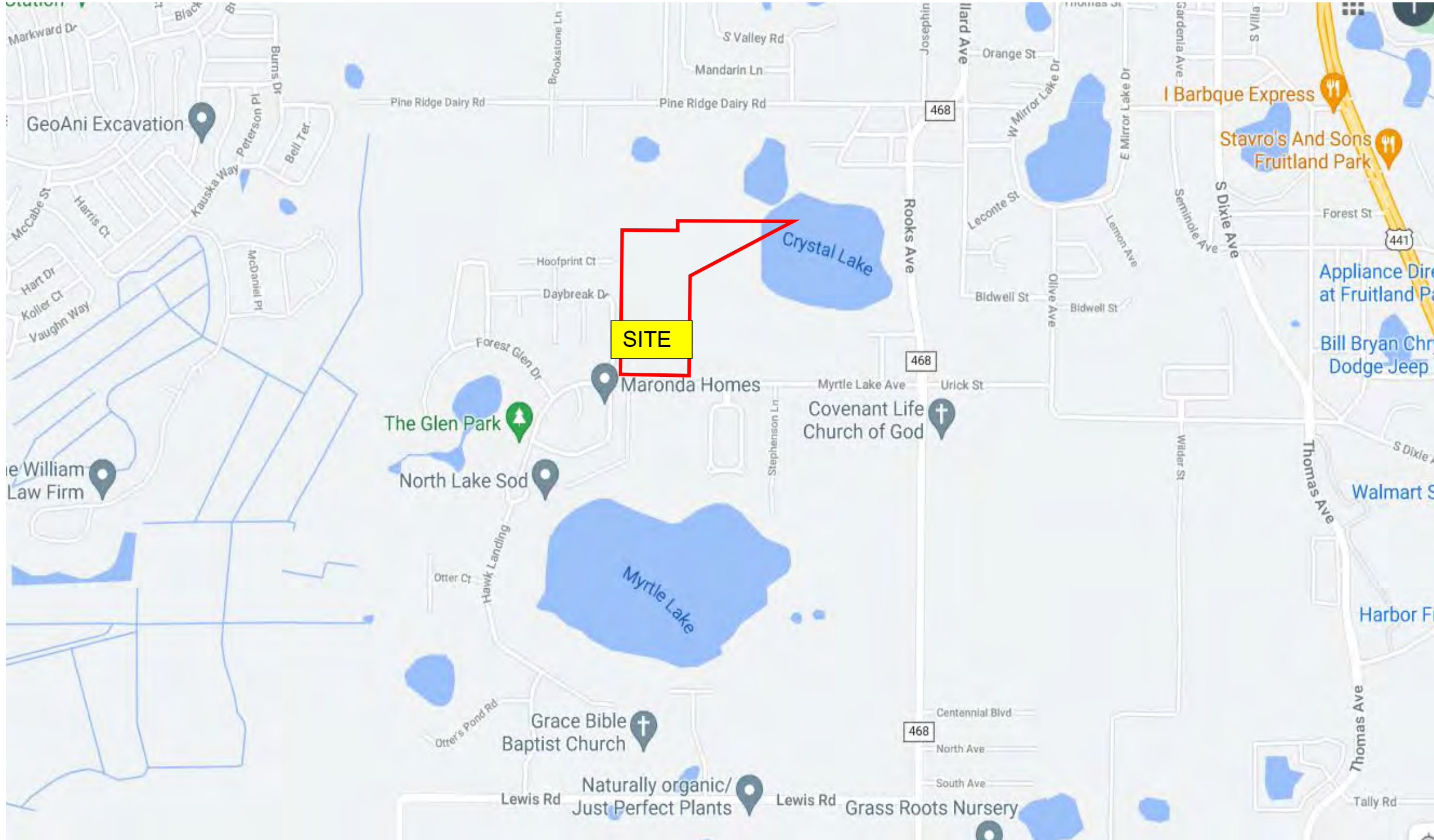
Alt Key 1288606
Myrtle Lake Ave
Fruitland Park, FL



Sheet Title:
Exhibit A
(Aerial Photo)

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL

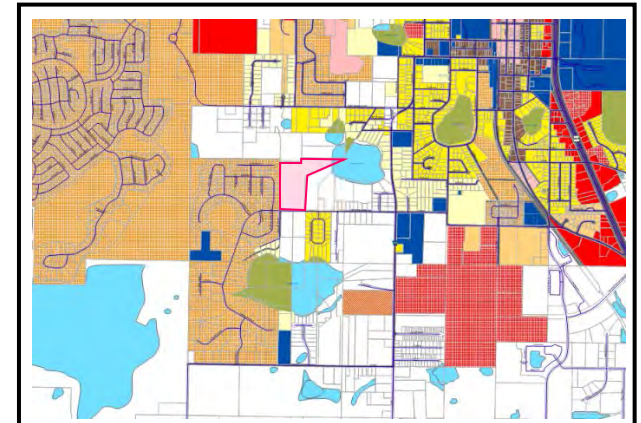
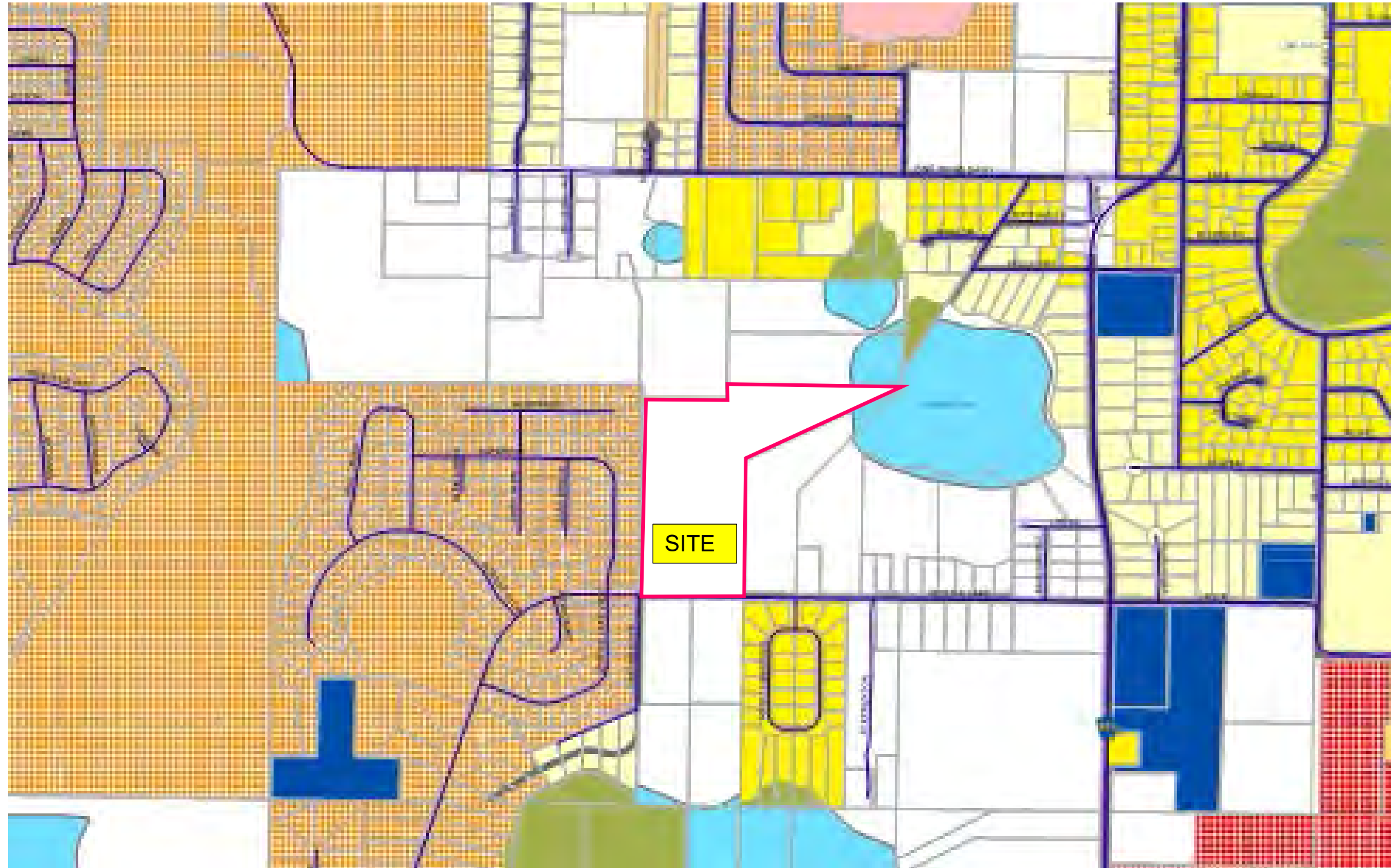


Sheet Title:

Exhibit B
(Location Map)

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL



Legend:

- R-1, Residential Single Family Home - Low Density
- R-2, Residential Single Family Home - Medium Density
- R-2A, Medium Density Residential
- R-3, Multi-Family Residential - High Density
- R-3A, High Density Residential/Neighborhood Commercial
- RP, Residential Professional
- C-1, Neighborhood Commercial
- C-2, General Commercial
- IND, Industrial
- PUD, Planned Unit Development
- CPUD, Commercial Planned Unit Development District
- IND-PUD, Industrial PUD
- MPUD, Mixed Use PUD
- PFD, Public Facilities District
- GB, Green Belt District
- ROW, Right-of-Way



Sheet Title:

Exhibit C

(Requested Zoning Map Designation)



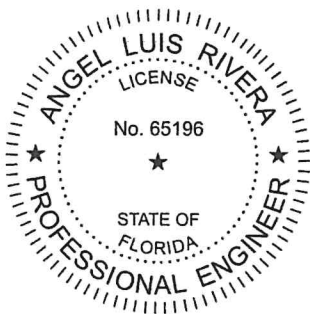
Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL

Annexation, PUD and Comprehensive Plan Amendment Application Supplemental Data (revised)

October 8, 2021

Prepared by,



A handwritten signature in blue ink, appearing to be 'AR'.

Angel L. Rivera, PE
President

Table of Contents

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VIII. Concurrency Analysis.....	4
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I. Property Description

Crystal Lake Holdings LLC owns 24.83ac (per Property Appraiser) located on Myrtle Lake Ave, adjacent (east) to The Glen Subdivision, in Fruitland Park, Lake County Florida. The property is currently zoned R-3 by Lake County, and it has an Urban Medium Density future land use (by Lake Co).

II. Purpose

It is the owner's intention to annex the property to the City of Fruitland Park. This will also require a City of Fruitland Park apply a zoning district and a large scale comprehensive plan amendment. Once the property is entitled the owner plans to sell the property to a developer, who can continue with the engineering and permitting process.

III. Annexation

The property along the west boundary has been annexed to the City, thus allowing our property to be annexed. Annexing our property will allow the City to annex in the future the properties adjacent to the north and the east boundaries, expanding the City limits and tax base.

IV. PUD

The property currently has a R-3 zoning district by Lake County, and has several adjoining properties with R-1, R-2 & R-3 zoning. The rezoning is required once the property is annexed so the district can be established in the City of Fruitland Park zoning map. The proposed zoning is PUD, Residential Planned Development. Our project is proposing a density of less than three (3) dwelling units per acre, which falls under the 4du/ac allowed density of a medium density district, which is similar to the surrounding properties. The reason for selecting the PUD it's to allow the single family lots to be 65ft wide with a minimum lot area of 8,000sf, which is a typical lot desired by homebuyers.

V. Large Scale Comprehensive Plan Amendment

Florida Statutes 163.3184 governs the adoption of comprehensive plan and plan amendments. A small scale amendment is required for properties equal or less than 10 acres (FS163.3187), thus our property requires a large scale plan amendment. The proposed FLU for our property is "Single Family Medium Density" (Residential PUD). The following are the analyses required by the City to support the PUD & comp plan amendment request.

VI. Consistency with the Comp Plan

Currently, the City's comp plan proposes most of the land surrounding our property to be residential, with densities similar to the one proposed by us. Lake County comp plan, also shows most of the land surrounding our property to be residential with densities similar to the one proposed by us. Our request meets the goals, objectives and policies of the City of Fruitland Park Comprehensive Plan by maintaining the land use patterns. Our property is being planned for residential quality and neighborhood cohesiveness, proposing a product similar to the existing subdivision adjacent to the west (Objective 1-1). Our proposal discourages urban sprawls. Its location makes the property ideal for development infill, as it's clearly shown by the zoning and FLU maps (Objective 1-2). Our proposal also promotes environmental protection as it's preserving the wetland and it's buffer. The project includes a pedestrian access to the Lake which will allow the residents to enjoy nature.

The proposed ponds are located to maintain the existing runoff patterns (Objective 1-6).

VII. Urban Sprawl

This property is located in Central Florida which has one of the highest growth rates in the nation. The proposed zoning district (PUD) allows a medium density, which discourages low density housing and maximizes land use. Based on the zoning and future land use maps of both, Lake County and City of Fruitland Park, our property, and the surrounding ones, have been designated for residential development and future growth, thus the area can't be considered rural. Our property is surrounded by existing developments, similar to our proposed use. A future subdivision on this site will represent more of an infill development connecting undeveloped pockets of land, and shouldn't be considered an isolated development. By following the established zoning and comp plan maps our property is protecting agricultural and environmental sensitive lands.

Due to our site's location, and existing surrounding developments, our project will be serviced by existing public services and facilities, promoting the efficiency of economies of scale, while at the same time minimizing the need to create future microsystems. The existing utilities and roadways allow for our site to be developed, thus not requiring the City to create new infrastructure. Fire, Police and EMS services are already available within a few miles from our site. Adding paying users to the existing systems only improves the overall economics, and allows for possible decrease in costs by scale. The annexation of our property will increase the City's tax base, which in turn will allow to improve existing public services and facilities. Our site continues, and promotes the annexation pattern, which is greatly beneficial to the City.

The development of our property and other surrounding will promote accessibility and connectivity between the existing & future developments, improving the sense of community.

VIII. Concurrency Analysis

Concurrency is a finding that the public facilities and services necessary to support a proposed development are available, or will be made available, concurrent with the impacts of the development. The following sections provide this analysis.

IX. Utility Availability Analysis

The department of Public Works of the City of Fruitland Park was contacted to inquire about the existing utilities and services available. The following is a summary of the findings:

Sanitary Sewer: There is no public sanitary sewer within 1,000ft from our property, nevertheless the City's Public Works Department will be installing a new forcemain which should be at a distance of 2,400+/- feet of our project. Therefore, we propose a sanitary lift station, and forcemain, to connect to the City's new system.

Potable Water: According to the Department of Public Works there's an existing 10" diameter watermain in front of the property, along Myrtle Lake Ave, which can provide adequate service. An annual average consumption of 325 gallons per day is estimated

per dwelling unit (per City LDC), which can easily be supplied by the existing 10" watermain.

Stormwater Drainage: The property is bordered on the northeast by Crystal Lake which would receive most of the runoff. Our proposed grading and stormwater system will follow the existing terrain, thus the runoff patterns will not be altered. The construction of stormwater ponds will ensure that our project meets local regulations which don't allow for increase in runoff discharge.

X. Traffic Impact Analysis

Our property is fronted by Myrtle Lake Ave (2 lane road), which currently services The Glenn Subdivision (to our west), as well as other surrounding developments, and has adequate pavement width to handle the additional trips generated by a new single family subdivision in our property. Myrtle Lake Ave intersects to the east CR-468, which has an annual adjusted daily traffic of 7,600 (according to FDOT online database). The Transportation Element of Lake County's 2030 Comprehensive Plan doesn't show a necessary increase in lanes for CR-468, due to the adopted level of service by the County. According to the City's LDC, single family units generate 10.06 daily trips / D.U. for a total 694 trips, which can easily be handled by the existing roads. A full traffic report will be prepared for the engineering design at a later stage.

XI. School Impact Analysis

We contacted the Growth Planning Department of the Lake County School Board and they determined that our property would be assigned to:

- Fruitland Park Elementary
- Carver Middle School
- Leesburg High School

According to the Lake County School Board, as of 2021, all of these schools have enough capacity to receive the students generated by a residential development in our property. A School Concurrency Capacity Reservation will be submitted to the School Board at a future stage to reserve the seats for the generated students.

XII. Public Services & Others

New developments require several public, or private, services after constructed. The services & facilities listed below can be found within a few miles of our site.

- **Solid Waste:** can be provided by public service
- **Emergency Services:** On January 1, 2021, Lake County Fire Rescue (LCFR) assumed the responsibility for the delivery of fire protection and rescue services within the city limits of Fruitland Park.
- **Public Parks:** Glen Park is located within a few hundred feet. Also, the City has big parks and recreational complexes: Gardenia Park Recreation Complex, Northwest Lake

Community Center, Cales Memorial Multipurpose Soccer Field Recreation Complex, Olive Park and Veteran's Memorial Park, among others.

XIII. Environmental Assessment

The property is currently vacant, and it doesn't show signs of prior constructions, clearings or alterations. The vegetation is mostly trees and brushes, with the exemption of an existing wetland on the northeast corner, described further below. This environmental assessment covers the following:

Soils: An exhibit has been prepared showing the soils classified by the USDA Soil Conservation Service. Our property encompasses approximately 25+/- acres and has 4 primary types of soils. The Soil Conservation Service has classified most of the soils as sand type. The Hydrologic Soil Group for these soils is mostly type "A", with good soil absorption. A full geotechnical study will be performed for the engineering design at a future stage.

Wetlands and Other Surface Waters: U.S. Fish & Wildlife Service keeps the National Wetlands Inventory which shows presence of wetland in a small portion of the site's northeast corner (see exhibit). A 25ft buffer will be maintained along the wetland limit. At this moment, there's no residential development proposed within the wetland area or its buffer, but a pedestrian access to the lake will be built as an amenity. A full wetland delineation will be performed for the engineering design at a later stage. Potentially a boat dock can be built to load/unload kayaks and other equipment onto Crystal Lake, as allowed by government regulations. There's no dredging or additional construction proposed within the Lake. Following the current regulations our project will apply for an ERP permit from the Water Management District.

Endangered Species: A research of the Florida Fish and Wildlife Conservation Commission (FFWCC) GIS records shows no bald eagles on site, or within a 2,000ft radius. Also, the U.S. Fish and Wildlife Service doesn't show our property, nor the surrounding properties, to be considered critical habitat areas considered essential for the conservation of a listed species. On our site visit of May 14, 2021 no endangered species were seen, but Wildlife detailed surveys will be prepared for the engineering design and permitting at a later stage.

Flood: FEMA's Firm Map 12069C0306E, effective 12/18/2012 show a small portion of the northeast corner of the property in a flood zone "AE", with a flood elevation of 78.9ft. The vast majority of the property lies within zone "X" (outside of flooding). The project and its facilities are located outside the flood zone. A drainage study will be prepared for the engineering design at a future stage.

Land Use and Cover: The Florida Department of Environmental Protection has continued the efforts of updating the Florida Land Use, Cover, and Forms Classification System maps (FLUCCS), derived from the DOT (1999). Our property has a FLUCCS associated with trees, similar to some of the surrounding properties, which have already been developed.

XIV. Florida Master Site File Sign-off

The Department of State, Division of Historical Resources, issued a letter dated May 7, 2021 which states that *"the Florida Master Site File lists no cultural resources recorded for the*

designated property". Also, the City's comprehensive plan, Map 1-8, doesn't show any historical findings within our property, nor nearby.

XV. Justification

Our request to annex, PUD and amend the comprehensive plan follows the best use of this property, which is a residential development. We understand that the Cities/Counties can't update their maps and regulations at a pace to keep up with the constant changes in the economy and needs of their citizens. The following are the main justifications for our request:

1. The density will remain under 4 du/ac, which is the same for the surrounding areas
2. The proposed lot size is allowed under other zoning districts
3. This lot size is compatible with current market standards
4. 60+ individual septic tanks can't be considered environmentally friendly (nor desirable by homeowners), but would be the alternative allowed by the City's LDC, if our request is denied
5. Annexation to the City will require the City to provide water & sewer, but the City is not providing sewer in front of our property. The extra lots that can be created are needed to pay for the sanitary sewer infrastructure required to connect to the City sewer, eliminating the need for septic tanks
6. Adjacent cities allow for even smaller lot sizes and higher densities
7. This annexation, and proposed project, will increase the City's tax base, at no additional cost to the City



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: Crystal Lake Land Holdings LLC
 Address: 114 Sleepy Hollow Rd, Leesburg FL 34748
 Phone: 352-408-3319 Email: dreichcoe@aol.com

Applicant Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
 Address: 14164 Stilton ST, Tampa FL 33626
 Phone: 727-698-9513 Email: luis@anbcompanies.com

Engineer Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
 Address: 14164 Stilton ST, Tampa FL 33626
 Phone: 727-698-9513 Email: luis@anbcompanies.com

Property and Project Information:

PROJECT NAME*: Crystal Lake Vista

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

Property Address: Myrtle Lake Ave, Fruitland Park

Parcel Number(s): 08-19-24-0004-000-02700 Section: 08 Township: 19 Range 24

Area of Property: 24.83ac (per Property Appraiser) Nearest Intersection: Myrtle Breezes Ct

Existing Zoning: R-3 (Lake County) Existing Future Land Use Designation: Urban Medium Density (Lake Co)

Proposed Zoning: PUD Proposed Future Land Use Designation: Single Family Medium Density (Residential PUD)

The property is presently used for: vacant land

The property is proposed to be used for: single family homes

Do you currently have City Utilities? water main in front of property (Myrtle Lake Ave)

Application Type:


- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Annexation | <input checked="" 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 type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: We request a comp plan amendment due to annexation. We are requesting a PUD District to allow a 65ft min. width lot and 8,000sf min. lot area. See supplemental document prepared for more details.

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: Angel L Rivera

Signature:  Date: October 8, 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.

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:

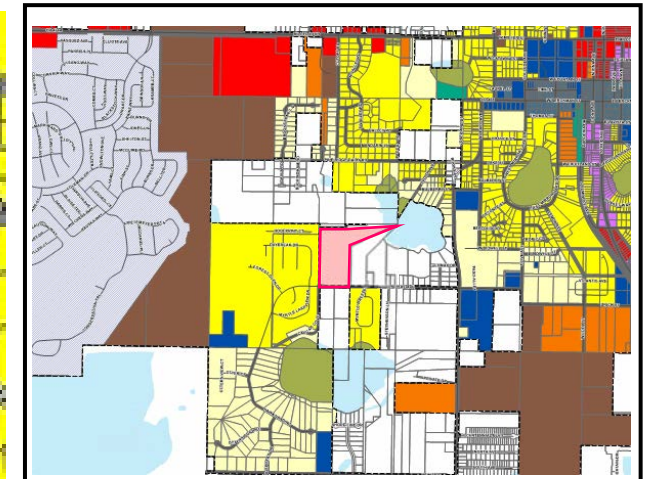
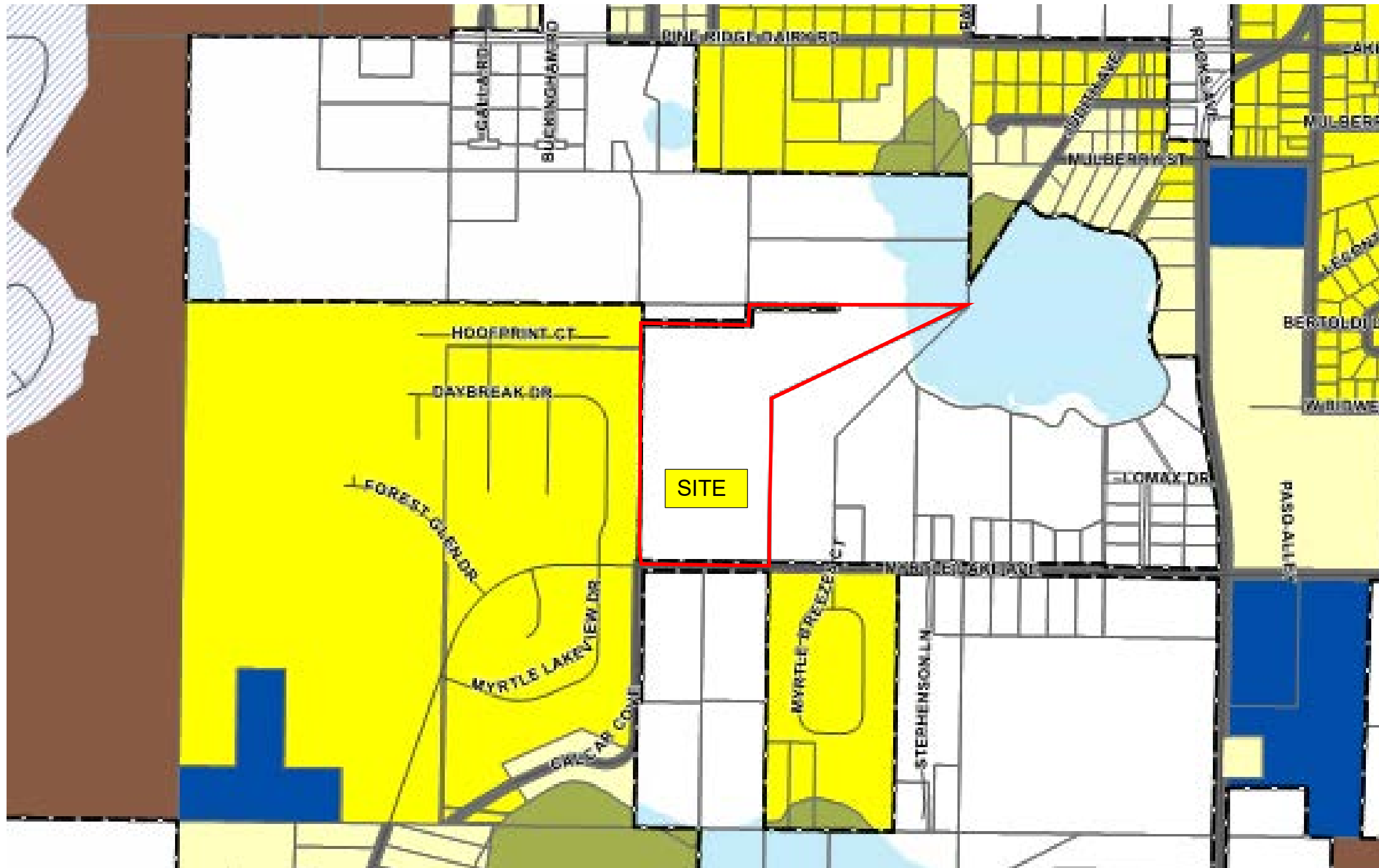
- As Described in LDRs, Chapter 157

Site Plan Applications:

- As Described in LDRs, Chapter 160

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL



Legend:

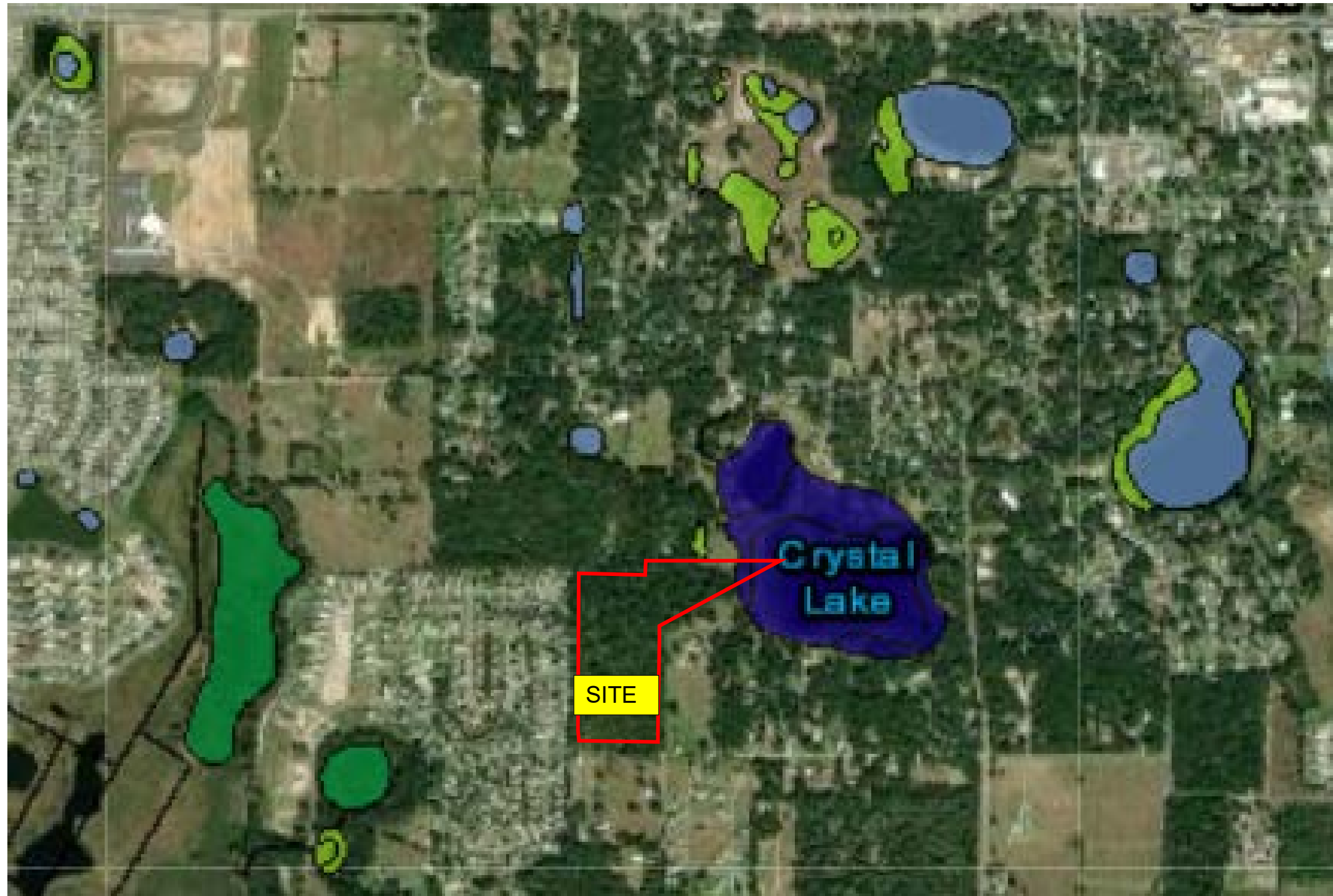
Minor Roads	COMM, Commercial
County Boundary	MC, Mixed Community
Tax Parcels	IND, Industrial
Lakes	INST, Institutional
Fruitland Park Future Land Use	REC, Recreational
FLU, Description	OSC, Open Space - Conservation
CBDMU, Central Business District Mixed Use	OSU, Open Space - Utilitarian
T, Transitional	ROW, Transportation
SFLD, Single Family Low Density	VDR1, The Villages of Fruitland Park DRI
SFMD, Single Family Medium Density	
MFLD, Multiple Family Low Density	
MFHD, Multiple Family High Density	



Sheet Title:
Exhibit D
(Requested FLUM Designation)

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL





Legend:

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

Riparian

-  Forested/Shrub
-  Herbaceous



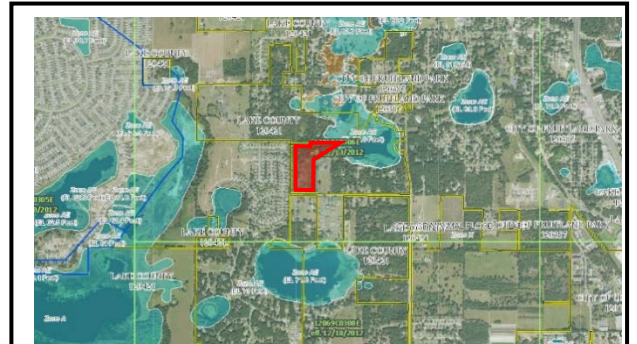
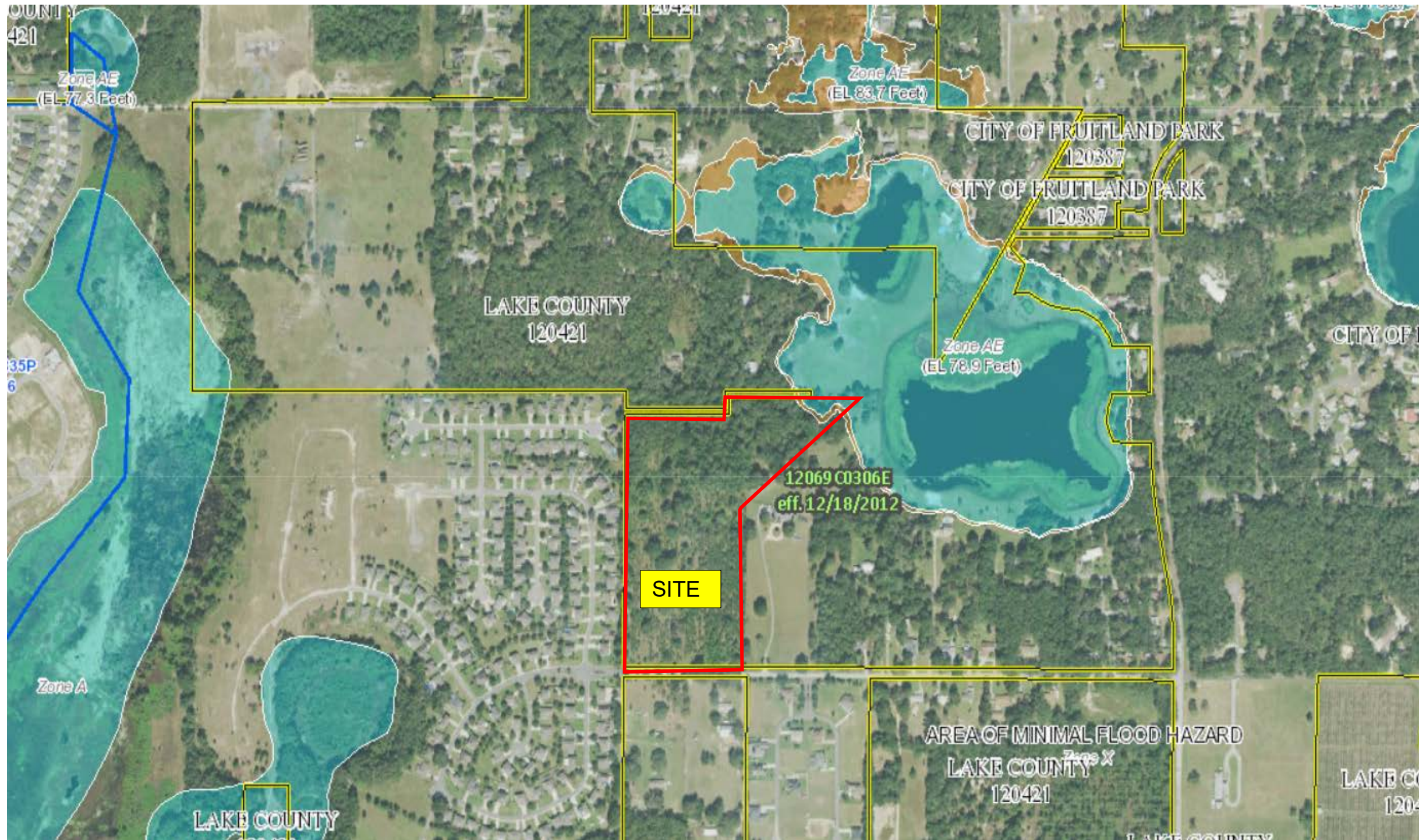
Sheet Title:

Exhibit E

(Environmental Constrains, Wetland Map)

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL



Legend:

Effective FIRM Panels

- GeoIndex
- No Digital Data Available
 - Digital Data Available
 - Unmapped

NFHL

- River Mile Markers
-
- Profile Baselines
-

Political Jurisdictions

-
- Submittal Information
-

Coastal Barrier Resources System Area (US FWS)

- CBRS Prohibitions
- Otherwise Protected Area
 - System Unit



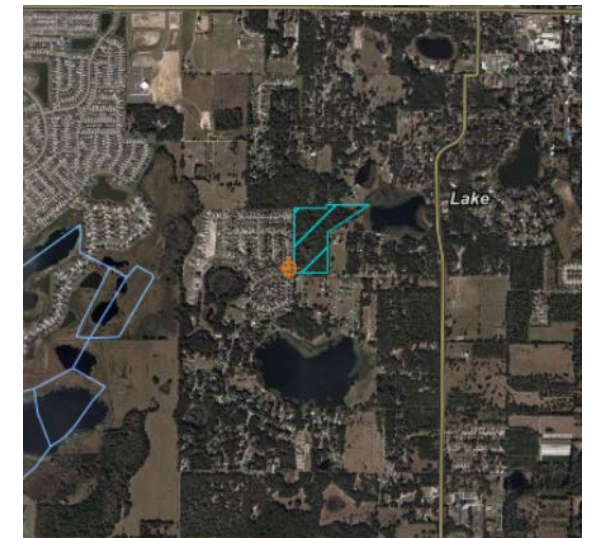
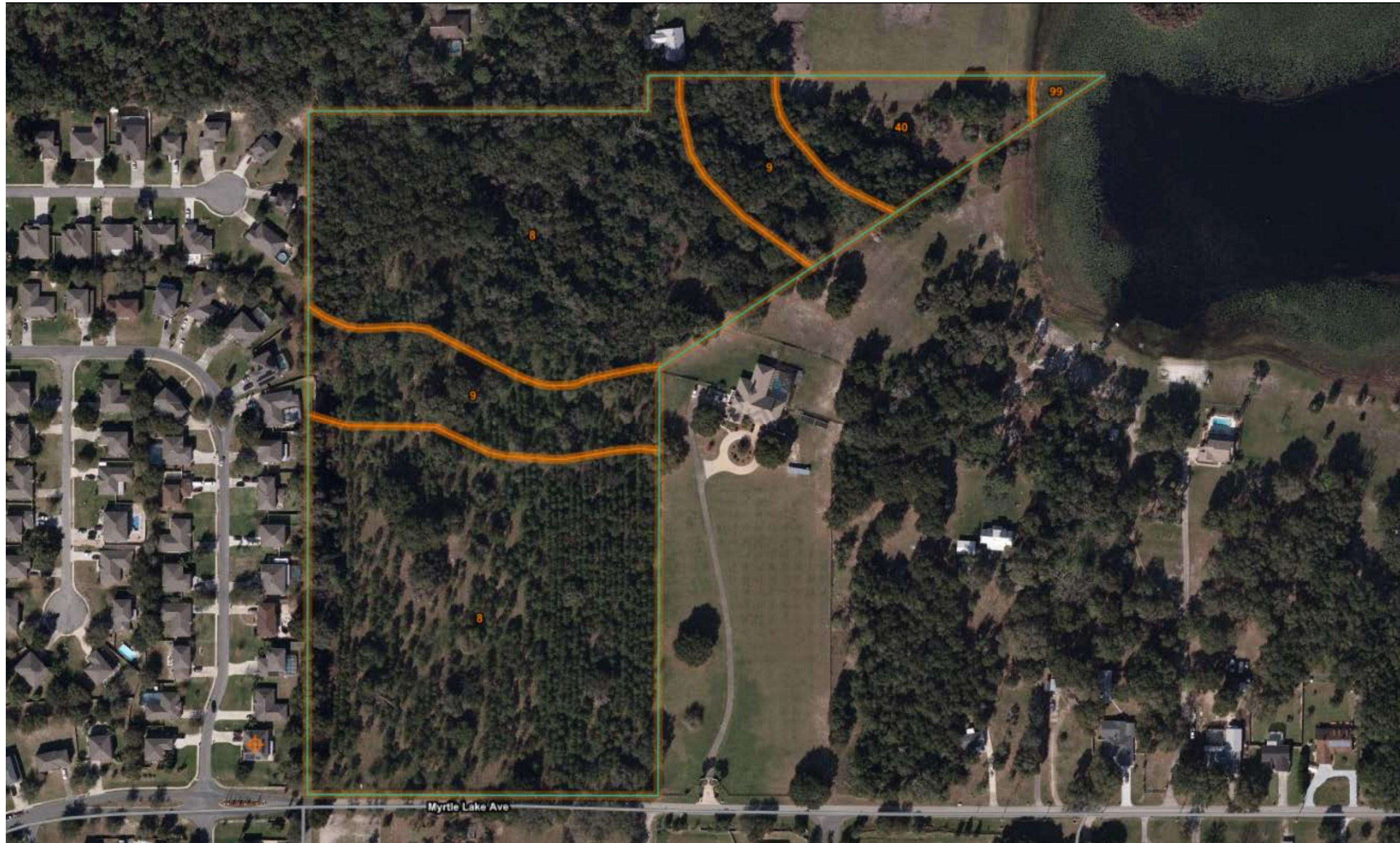
Sheet Title:

Exhibit F

(Environmental Constrains, Flooding)

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL



Legend:

Map unit symbol	Map unit name
8	Candler sand, 0 to 5 percent slopes
9	Candler sand, 5 to 12 percent slopes
40	Placid and Myakka sands, depressional
99	Water



Sheet Title:

Exhibit G

(Soils)

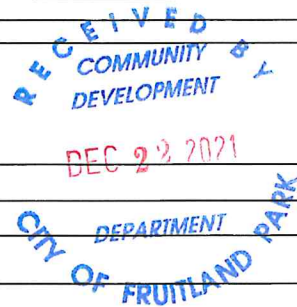


City of Fruitland Park, Florida
Community Development Department
 506 W. Berckman St., Fruitland Park, Florida 34731
 Tel: (352) 360-6727 Fax: (352) 360-6652
 www.fruitlandpark.org

Staff Use Only

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

Development Application



Contact Information:

Owner Name: Lake Saunders Groves Land LLP
 Address: 565 Gatlin Ave, Orlando, FL 32806
 Phone: 407-855-6478 Email: lindacpowell@aol.com

Applicant Name: Jimmy D. Crawford, Esq.
 Address: 702 W. Montrose Street, Clermont, Florida 34711
 Phone: 352-432-8644 Email: jcrawford@cmhlawyers.com

Engineer Name: Chuck Hiott, P.E.
 Address: 902 North Sinclair Ave, Tavares, FL 32778
 Phone: 352-557-9230 Email: chiott@half.com

Property and Project Information:

PROJECT NAME*: Lake Saunders Groves PUD Amendment
 *A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: Spring Lake R./US Highway 27, Fruitland Park, FL 34731

Parcel Number(s): See attached Section: 33 Township: 18 Range: 24

Area of Property: 135 acres approximate Nearest Intersection: US Hwy 27/Spring Lake Road

Existing Zoning: PUD Existing Future Land Use Designation: Urban

Proposed Zoning: PUD (amended) Proposed Future Land Use Designation: Urban

The property is presently used for: Vacant/Agriculture

The property is proposed to be used for: Residential

Do you currently have City Utilities? Available, not connected.

Application Type:

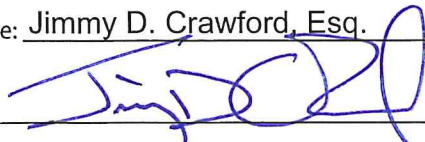
- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Exception Use | <input 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: Please see attached supporting materials and Statement in Support

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: Jimmy D. Crawford, Esq.

Signature: 

Date: 12-22-2021

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.



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

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Site Sketch List of Special Requirements as Described in LDRs, Chapter 155

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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

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE



Before me the undersigned authority, personally appeared Linda C. Powell, as Managing Partner of Lake Saunders Groves Land, LLP, 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 Amend the current PUD ordinance to allow revisions to the

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

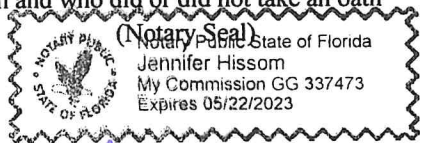
[Handwritten Signature]
Affiant (Owner's Signature)

State of Florida

County of Orange

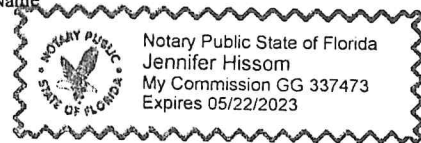
The Foregoing instrument was acknowledged before me this 16th day of December 20 21

by Linda C. Powell who is personally known to me or has produced FC DL as identification and who did or did not take an oath



Notary Public - State of Florida
Commission No GG 337473
My Commission Expires 05/22/2023

[Handwritten Signature]
Signature
Jennifer Hissom
Printed Name



APPLICANT AFFIDAVIT



STATE OF FLORIDA
COUNTY OF LAKE

Before me the undersigned authority, personally appeared Jimmy D. Crawford, Esq.

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 PUD Amendment to allow Residential Use

[Handwritten signature of Jimmy D. Crawford]
Affiant (Applicant's Signature)

State of Florida
County of Lake

The Foregoing instrument was acknowledged before me this 22nd day of Dec., 20 21, by Jimmy Crawford 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 HH 055408
My Commission Expires 10/23/24

[Handwritten signature of Andrea Denise Harbin]
Signature
Andrea Denise Harbin
Printed Name



ANDREA DENISE HARBIN
Commission # HH 055408
Expires October 23, 2024
Bonded Thru Budget Notary Services



**STATEMENT IN SUPPORT
LAKE SAUNDERS GROVES LAND, LLP
CITY OF FRUITLAND PARK, FLORIDA**

ORDINANCE NO 2018-043 AND DEVELOPMENT AGREEMENT

Lake Saunders Groves Land, LLP (“Owner”) is applying to amend Ordinance 2018-043 and the associated Development Agreement in order to:

1. Reduce the allowed density from 542 units to 420 units (reducing the allowed daily traffic by approximately 1000 trips per day);
2. Eliminate the potential for multi-family apartment rentals;
3. Allow 50’ and 60’ single-family residential lots to meet current market demands;
4. Allow 20’ and 22’ Townhome lots to meet current market demands;
5. Extend the construction times;
6. Reduce phasing from five phases to two phases;
7. Remove outdated language regarding annexation and property transfer to City (already completed);
8. Remove language regarding potential road connection to US 441 (required for multi-family development being deleted);
9. Allow for a Pioneer Agreement for utility extensions (if applicable);
10. Allow temporary irrigation wells, until City Reuse is available, if allowed by the SJRWMD; and
11. Update notification information.

This request is being made because the Property is under contract with a developer who wishes to begin construction quickly and to tailor the community to the demands of the current housing market. See for example; <http://groveland-fl.gov/522/Missing-Middle-Housing>; https://actionlab.strongtowns.org/hc/en-us/articles/360058268431-Missing-Middle-Housing-Top-Content?gclid=EAlaIqobChMI2beqhfj9AIVBaGzCh3howuBEAMYASAAEgJU0_D_BwE.

The requested Amendment furthers the Goals, Objectives and Policies within Chapter 1 (Future Land Use) and Chapter 3 (Housing) and Chapter 4 (Public Facilities – by reducing traffic currently authorized and previous deeding of land and easements to the City for utility plant and main construction) of the Fruitland Park Comprehensive Plan and is consistent with all elements of the Comprehensive Plan and Land Development Regulations.

Please let us know if we can supply any additional information at this time.

**LEGAL DESCRIPTION FOR LAKE SAUNDERS GROVES LAND,LLP, PUD AMENDMENT
DECEMBER 20, 2021**

Alternate Key Code – 1284490

E 66 FT OF N 210 FT OF SE 1/4 OF NW 1/4, W 160 FT OF N 210 FT OF SW 1/4 OF NE ¼ -- ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1284503

N 511 FT OF NW 1/4 OF SE 1/4 W OF RR --ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1284511

NE 1/4 OF NW 1/4--LESS BEG AT NE COR OF NW 1/4, RUN S 89-58-40 W ALONG SAID N LINE A DIST OF 589.64 FT, S 0-02-26 W 1326.72 FT TO S LINE OF NE 1/4 OF NW 1/4, N 89-54-10 E ALONG SAID S LINE OF NE 1/4 OF NW 1/4 TO SE COR OF NE 1/4 OF NW 1/4, N ALONG SAID E LINE OF NE 1/4 OF NW 1/4 TO POB & LESS N 40 FT FOR RD R/W-- ORB 2054 PGS 1186 1191 1195

Alternate Key Code – 1284805

E 240 FT OF N 1/2 OF SW 1/4 OF NW 1/4, W 550 FT OF N 1/2 OF SE 1/4 OF NW ¼ -- ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1284821

S 209.88 FT OF W 157.5 FT OF E 682.5 FT OF NE 1/4 OF SW 1/4 ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1771617

BEG 550 FT E OF NW COR OF SE 1/4 OF NW 1/4, RUN E 704 FT, S 210 FT, E 226 FT, N 210 FT, E TO RR, S'LY ALONG RR TO S LINE OF SW 1/4 OF NE 1/4, W TO SW COR OF SE 1/4 OF NW 1/4, N TO NW COR OF S 1/2 OF SE 1/4 OF NW 1/4, E 550 FT, N TO POB ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1771625

BEG AT NE COR OF NE 1/4 OF SW 1/4, RUN S 900.5 FT, W 209.88 FT, S 209.88 FT, W 400.12 FT, N 1092.88 FT, E 610 FT TO POB ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 3883988

BEG AT NE COR OF NE 1/4 OF NW 1/4, RUN S 89-58-40 W ALONG SAID N LINE OF NW 1/4 A DIST OF 380.35 FT, S 0-02-26 W 1326.45 FT TO S LINE OF NE 1/4 OF NW 1/4, N 89-54-10 E ALONG SAID S LINE TO SE COR OF NE 1/4 OF NW 1/4, N ALONG SAID E LINE OF NE 1/4 OF NW 1/4 TO POB--LESS N 40 FT FOR RD R/W-- ORB 2054 PGS 1186 1191 1195

CFN 2002003719
BK 02054 Pgs 1186 - 1190; (5pgs)
DATE: 01/10/2002 10:18:35 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 21.00
TRUST FUND 3.00
DEED DOC 0.70

Recording \$24.00
Index A 1.00
Rec Stamps .70
35.70 Re:

6

This Instrument Prepared By:
Derek A. Kurtz, Esq.
DEAN, MEAD, EGERTON, BLOODWORTH,
CAPOUANO & BOZARTH, P.A.
Post Office Box 2346
Orlando, Florida 32802-2346
(407) 841-1200

TAX PARCEL ID NOS.: 33-18-24-0003-000-02900; 33-18-24-0002-000-00801; 33-18-24-0001-000-00700; 33-18-24-0002-000-00802; 33-18-24-0002-000-00800; 33-18-24-0003-000-02600; 33-18-24-0004-000-04600; 29-18-24-0004-000-02500

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made the 5th day of September, 2001, by **LINDA C. POWELL, JAY M. WILSON AND DENNIS J. CASEY, AS CO-TRUSTEES OF THE ROBERT J. HESTER, III REVOCABLE TRUST, DATED AS OF THE 25TH DAY OF SEPTEMBER, 1992**, whose post office address is 565 Gatlin Avenue, Orlando, Florida 32806 (collectively, the "Grantor"), to **LAKE SAUNDERS GROVES LAND, LLP**, a Florida limited liability partnership, whose post office address is 565 Gatlin Avenue, Orlando, Florida 32806 (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 trustees, partnerships and corporations.)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all of Grantor's right, title and interest in and to that certain real property situate, lying and being in Lake County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

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

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

Grantor certifies that on the date of execution, delivery and recordation of this instrument, neither Grantor nor any member of Grantor's family resided upon any portion of the Property, or any property contiguous thereto. The Property is not the constitutional homestead of the Grantor

liability or responsibility which may result from the failure of the Grantor to hold such title in the manner represented.

IN WITNESS WHEREOF, the persons named herein as "Grantor" have executed and delivered this instrument and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Steve C Lee
Name: _____

Linda C Powell
LINDA C. POWELL, AS CO-TRUSTEE OF THE ROBERT J. HESTER, III REVOCABLE TRUST, DATED AS OF THE 25TH DAY OF SEPTEMBER, 1992

Derek A Kurke
Name: _____

Steve C Lee
Name: _____

Jay M Wilson
JAY M. WILSON, AS CO-TRUSTEE OF THE ROBERT J. HESTER, III REVOCABLE TRUST, DATED AS OF THE 25TH DAY OF SEPTEMBER, 1992

Derek A Kurke
Name: _____


Steve C Lee
Name: _____

Dennis J Casey
DENNIS J. CASEY, AS CO-TRUSTEE OF THE ROBERT J. HESTER, III REVOCABLE TRUST, DATED AS OF THE 25TH DAY OF SEPTEMBER, 1992

Derek A Kurke
Name: _____

STATE OF FLORIDA
COUNTY OF ORANGE


The foregoing instrument was acknowledged before me this 5th day of September, 2001, by **LINDA C. POWELL**, as Co-Trustee of the Robert J. Hester, III Revocable Trust, dated as of the 25th Day of September, 1992. She (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit:


Print Name: Lauren Y. Detzel
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

NOTARY PUBLIC - STATE OF FLORIDA
LAUREN Y. DETZEL
COMMISSION # CC755862
EXPIRES 8/2/2002
BONDED THRU ASA 1-888-NOTARY1

STATE OF FLORIDA
COUNTY OF ORANGE


The foregoing instrument was acknowledged before me this 5th day of September, 2001, by **JAY M. WILSON**, as Co-Trustee of the Robert J. Hester, III Revocable Trust, dated as of the 25th Day of September, 1992. He (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit:


Print Name: Lauren Y. Detzel
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

NOTARY PUBLIC - STATE OF FLORIDA
LAUREN Y. DETZEL
COMMISSION # CC755862
EXPIRES 8/2/2002
BONDED THRU ASA 1-888-NOTARY1

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 5th day of September, 2001, by **DENNIS J. CASEY**, as Co-Trustee of the Robert J. Hester, III Revocable Trust, dated as of the 25th Day of September, 1992. He (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit:


Print Name: Lauren Y. Detzel
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

NOTARY PUBLIC - STATE OF FLORIDA
LAUREN Y. DETZEL
COMMISSION # CC755862
EXPIRES 8/2/2002

EXHIBIT "A"
Legal Description

PARCEL 1:

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; LESS the West 120 feet of the South 230 feet; the North 25 feet of the West 205 feet of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; the North 542 feet of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; and the West 205 feet of the South 118 feet of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 18 South, Range 24 East.

PARCEL 2:

The East 66 feet of the North 210 feet of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the West 160 feet of the North 210 feet of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33 Township 18 South, Range 24 East.

PARCEL 3:

- Begin at the Northwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 18 South, Range 24 East, run thence East 1254 feet, thence South 210 feet, thence East 226 feet, thence North 210 feet, thence East to the westerly right of way of the railroad, thence Southerly along said railroad right of way to the South line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence West to the Southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence North 1320 feet to the point of beginning, LESS the West 550 feet of the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 18 South, Range 24 East.

PARCEL 4:

- Begin at the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 33, Township 18 South, Range 24 East, run thence South 900.5 feet, thence West 209.83 feet, thence South 209.83 feet, thence West 400.12 feet, thence North 1092.83 feet, thence East 610 feet to the point of beginning.

PARCEL 5:

The North 511 feet of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 33, Township 18 South, Range 24 East, lying West of the Railroad.

LESS a strip of land of Equal Width 40.0 feet wide off of the entire North side of the following described parcel 6:

PARCEL 6:

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

LESS

PARCEL 6: Commence at the Northeast corner of the N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run S 89° 58' 40" W. along the North line of the N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run

EXHIBIT "A"
Legal Description (Continued)

AND LESS

Commence at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run South 89°58'40" West along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run South 60°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence South 89°54'10" West along the South line of the Northeast 1/4 of the Northwest 1/4 a distance of 209.29 feet; thence North 00°02'26" East, 1326.72 feet to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°58'40" East along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 209.29 feet to the Point of Beginning. LESS the North 400 feet thereof for right-of-way of Lake Ella Road. LESS: Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run South 89°58'40" West along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run South 60°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence South 89°54'10" West along the South line of the Northeast 1/4 of the Northwest 1/4 a distance of 169.29 feet; thence North 00°02'26" East, 1326.67 feet to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°58'40" East along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 169.29 feet to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

TOGETHER WITH

PARCEL 7:

The South 209.88 feet of the West 157.5 feet of the East 682.5 feet of the NE 1/4 of the SW 1/4 of Section 33, Township 18 South, Range 24 East, Public Records of Lake County, Florida.

PARCEL 8:

The East 240 feet of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 and the West 550 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

Alternate Key Code – 1284490

E 66 FT OF N 210 FT OF SE 1/4 OF NW 1/4, W 160 FT OF N 210 FT OF SW 1/4 OF NE 1/4
ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1284503

N 511 FT OF NW 1/4 OF SE 1/4 W OF RR
ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1284511

NE 1/4 OF NW 1/4--LESS BEG AT NE COR OF NW 1/4, RUN S 89-58-40 W ALONG SAID N LINE A DIST OF 589.64 FT, S 0-02-26 W 1326.72 FT TO S LINE OF NE 1/4 OF NW 1/4, N 89-54-10 E ALONG SAID S LINE OF NE 1/4 OF NW 1/4 TO SE COR OF NE 1/4 OF NW 1/4, N ALONG SAID E LINE OF NE 1/4 OF NW 1/4 TO POB & LESS N 40 FT FOR RD R/W--
ORB 2054 PGS 1186 1191 1195

Alternate Key Code – 1284805

E 240 FT OF N 1/2 OF SW 1/4 OF NW 1/4, W 550 FT OF N 1/2 OF SE 1/4 OF NW 1/4
ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1284821

S 209.88 FT OF W 157.5 FT OF E 682.5 FT OF NE 1/4 OF SW 1/4
ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1771617

BEG 550 FT E OF NW COR OF SE 1/4 OF NW 1/4, RUN E 704 FT, S 210 FT, E 226 FT, N 210 FT, E TO RR, S'LY ALONG RR TO S LINE OF SW 1/4 OF NE 1/4, W TO SW COR OF SE 1/4 OF NW 1/4, N TO NW COR OF S 1/2 OF SE 1/4 OF NW 1/4, E 550 FT, N TO POB
ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1771625

BEG AT NE COR OF NE 1/4 OF SW 1/4, RUN S 900.5 FT, W 209.88 FT, S 209.88 FT, W 400.12 FT, N 1092.88 FT, E 610 FT TO POB
ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 3883988

BEG AT NE COR OF NE 1/4 OF NW 1/4, RUN S 89-58-40 W ALONG SAID N LINE OF NW 1/4 A DIST OF 380.35 FT, S 0-02-26 W 1326.45 FT TO S LINE OF NE 1/4 OF NW 1/4, N 89-54-10 E ALONG SAID S LINE TO SE COR OF NE 1/4 OF NW 1/4, N ALONG SAID E LINE OF NE 1/4 OF NW 1/4 TO POB--LESS N 40 FT FOR RD R/W--
ORB 2054 PGS 1186 1191 1195

PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	1284490
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0001-000-00700
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	LAKE ELLA RD FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	E 66 FT OF N 210 FT OF SE 1/4 OF NW 1/4, W 160 FT OF N 210 FT OF SW 1/4 OF NE 1/4 ORB 2054 PGS 1186, 1191, 1195		
<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	VACANT RESIDENTIAL (0000)	0	0		1.08	AC	\$0.00	\$14,472.00

[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
2054 / 1186	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1191	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1195	9/5/2001	Quit Claim 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 2022 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	\$14,472	\$14,472	\$14,472	5.05290	\$73.13
LAKE COUNTY MSTU AMBULANCE	\$14,472	\$14,472	\$14,472	0.46290	\$6.70
LAKE COUNTY MSTU FIRE	\$14,472	\$14,472	\$14,472	0.51380	\$7.44
SCHOOL BOARD STATE	\$14,472	\$14,472	\$14,472	3.59400	\$52.01
SCHOOL BOARD LOCAL	\$14,472	\$14,472	\$14,472	2.99800	\$43.39
CITY OF FRUITLAND PARK	\$14,472	\$14,472	\$14,472	3.91340	\$56.63
ST JOHNS RIVER FL WATER MGMT DIST	\$14,472	\$14,472	\$14,472	0.21890	\$3.17
LAKE COUNTY VOTED DEBT SERVICE	\$14,472	\$14,472	\$14,472	0.09180	\$1.33
LAKE COUNTY WATER AUTHORITY	\$14,472	\$14,472	\$14,472	0.32290	\$4.67
NORTH LAKE HOSPITAL DIST	\$14,472	\$14,472	\$14,472	0.00000	\$0.00
				Total:	Total:
				17.1686	\$248.47

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

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](#).

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Property data last updated on October 4, 2021.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	1284503
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0004-000-04600
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		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:	N 511 FT OF NW 1/4 OF SE 1/4 W OF RR ORB 2054 PGS 1186, 1191, 1195		
<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	VACANT RESIDENTIAL (0000)	0	0		11.5	AC	\$0.00	\$115,000.00

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2054 / 1186	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1191	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1195	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00

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

Values and Estimated Ad Valorem Taxes ⓘ

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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	\$115,000	\$115,000	\$115,000	5.05290	\$581.08

FUND

LAKE COUNTY MSTU AMBULANCE	\$115,000	\$115,000	\$115,000	0.46290	\$53.23
LAKE COUNTY MSTU FIRE	\$115,000	\$115,000	\$115,000	0.51380	\$59.09
SCHOOL BOARD STATE	\$115,000	\$115,000	\$115,000	3.59400	\$413.31
SCHOOL BOARD LOCAL	\$115,000	\$115,000	\$115,000	2.99800	\$344.77
CITY OF FRUITLAND PARK	\$115,000	\$115,000	\$115,000	3.91340	\$450.04
ST JOHNS RIVER FL WATER MGMT DIST	\$115,000	\$115,000	\$115,000	0.21890	\$25.17
LAKE COUNTY VOTED DEBT SERVICE	\$115,000	\$115,000	\$115,000	0.09180	\$10.56
LAKE COUNTY WATER AUTHORITY	\$115,000	\$115,000	\$115,000	0.32290	\$37.13
NORTH LAKE HOSPITAL DIST	\$115,000	\$115,000	\$115,000	0.00000	\$0.00
				Total: 17.1686	Total: \$1,974.38

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

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**

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Property data last updated on October 4, 2021.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	1284511
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0002-000-00802
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	2406 LAKE ELLA RD FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	NE 1/4 OF NW 1/4--LESS BEG AT NE COR OF NW 1/4, RUN S 89-58-40 W ALONG SAID N LINE A DIST OF 589.64 FT, S 0-02-26 W 1326.72 FT TO S LINE OF NE 1/4 OF NW 1/4, N 89-54-10 E ALONG SAID S LINE OF NE 1/4 OF NW 1/4 TO SE COR OF NE 1/4 OF NW 1/4, N ALONG SAID E LINE OF NE 1/4 OF NW 1/4 TO POB & LESS N 40 FT FOR RD R/W-- ORB 2054 PGS 1186 1191 1195		
<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	NON AGRICULTURAL ACREAGE (9900)	0	0		17.09	AC	\$0.00	\$153,810.00
2	WETLAND (9600)	0	0		4	AC	\$0.00	\$180.00

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2054 / 1186	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1191	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1195	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00

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

Values and Estimated Ad Valorem Taxes ⓘ

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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$153,990	\$153,990	\$153,990	5.05290	\$778.10
LAKE COUNTY MSTU AMBULANCE	\$153,990	\$153,990	\$153,990	0.46290	\$71.28
LAKE COUNTY MSTU FIRE	\$153,990	\$153,990	\$153,990	0.51380	\$79.12
SCHOOL BOARD STATE	\$153,990	\$153,990	\$153,990	3.59400	\$553.44
SCHOOL BOARD LOCAL	\$153,990	\$153,990	\$153,990	2.99800	\$461.66
CITY OF FRUITLAND PARK	\$153,990	\$153,990	\$153,990	3.91340	\$602.62
ST JOHNS RIVER FL WATER MGMT DIST	\$153,990	\$153,990	\$153,990	0.21890	\$33.71
LAKE COUNTY VOTED DEBT SERVICE	\$153,990	\$153,990	\$153,990	0.09180	\$14.14
LAKE COUNTY WATER AUTHORITY	\$153,990	\$153,990	\$153,990	0.32290	\$49.72
NORTH LAKE HOSPITAL DIST	\$153,990	\$153,990	\$153,990	0.00000	\$0.00
				Total:	Total:
				17.1686	\$2,643.79

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

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](#).

PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	1284805
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0002-000-00801
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	VIA MARCIA FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	E 240 FT OF N 1/2 OF SW 1/4 OF NW 1/4, W 550 FT OF N 1/2 OF SE 1/4 OF NW 1/4 ORB 2054 PGS 1186, 1191, 1195		
<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		10	AC	\$0.00	\$57,000.00
2	WETLAND (9600)	0	0		2	AC	\$0.00	\$90.00

[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
2054 / 1186	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1191	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1195	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
965 / 1293	4/1/1988	Warranty Deed	Qualified	Vacant	\$48,000.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 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	\$57,090	\$57,090	\$57,090	5.05290	\$288.47
LAKE COUNTY MSTU AMBULANCE	\$57,090	\$57,090	\$57,090	0.46290	\$26.43
LAKE COUNTY MSTU FIRE	\$57,090	\$57,090	\$57,090	0.51380	\$29.33
SCHOOL BOARD STATE	\$57,090	\$57,090	\$57,090	3.59400	\$205.18
SCHOOL BOARD LOCAL	\$57,090	\$57,090	\$57,090	2.99800	\$171.16
CITY OF FRUITLAND PARK	\$57,090	\$57,090	\$57,090	3.91340	\$223.42
ST JOHNS RIVER FL WATER MGMT DIST	\$57,090	\$57,090	\$57,090	0.21890	\$12.50
LAKE COUNTY VOTED DEBT SERVICE	\$57,090	\$57,090	\$57,090	0.09180	\$5.24
LAKE COUNTY WATER AUTHORITY	\$57,090	\$57,090	\$57,090	0.32290	\$18.43
NORTH LAKE HOSPITAL DIST	\$57,090	\$57,090	\$57,090	0.00000	\$0.00
				Total: 17.1686	Total: \$980.16

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

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**

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Property data last updated on October 4, 2021.

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PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	1284821
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0003-000-02900
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	SPRING LAKE RD FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	--- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	S 209.88 FT OF W 157.5 FT OF E 682.5 FT OF NE 1/4 OF SW 1/4 ORB 2054 PGS 1186, 1191, 1195		
<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	VACANT RESIDENTIAL (0000)	0	0		1	LT	\$0.00	\$16,000.00

[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
2054 / 1186	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1191	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1195	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
1364 / 1186	5/1/1995	Warranty Deed	Qualified	Vacant	\$16,000.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 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	\$16,000	\$16,000	\$16,000	5.05290	\$80.85
LAKE COUNTY MSTU AMBULANCE	\$16,000	\$16,000	\$16,000	0.46290	\$7.41
LAKE COUNTY MSTU FIRE	\$16,000	\$16,000	\$16,000	0.51380	\$8.22
SCHOOL BOARD STATE	\$16,000	\$16,000	\$16,000	3.59400	\$57.50
SCHOOL BOARD LOCAL	\$16,000	\$16,000	\$16,000	2.99800	\$47.97
CITY OF FRUITLAND PARK	\$16,000	\$16,000	\$16,000	3.91340	\$62.61
ST JOHNS RIVER FL WATER MGMT DIST	\$16,000	\$16,000	\$16,000	0.21890	\$3.50
LAKE COUNTY VOTED DEBT SERVICE	\$16,000	\$16,000	\$16,000	0.09180	\$1.47
LAKE COUNTY WATER AUTHORITY	\$16,000	\$16,000	\$16,000	0.32290	\$5.17
NORTH LAKE HOSPITAL DIST	\$16,000	\$16,000	\$16,000	0.00000	\$0.00
				Total: 17.1686	Total: \$274.70

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

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**

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Property data last updated on October 4, 2021.
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PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	1771617
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0002-000-00800
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		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:	BEG 550 FT E OF NW COR OF SE 1/4 OF NW 1/4, RUN E 704 FT, S 210 FT, E 226 FT, N 210 FT, E TO RR, S'LY ALONG RR TO S LINE OF SW 1/4 OF NE 1/4, W TO SW COR OF SE 1/4 OF NW 1/4, N TO NW COR OF S 1/2 OF SE 1/4 OF NW 1/4, E 550 FT, N TO POB ORB 2054 PGS 1186, 1191, 1195		
<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	NON AGRICULTURAL ACREAGE (9900)	0	0		39	AC	\$0.00	\$351,000.00
2	WETLAND (9600)	0	0		15	AC	\$0.00	\$675.00

[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
2054 / 1186	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1191	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1195	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00

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

Values and Estimated Ad Valorem Taxes ⓘ

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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	\$351,675	\$351,675	\$351,675	5.05290	\$1,776.98
LAKE COUNTY MSTU AMBULANCE	\$351,675	\$351,675	\$351,675	0.46290	\$162.79
LAKE COUNTY MSTU FIRE	\$351,675	\$351,675	\$351,675	0.51380	\$180.69
SCHOOL BOARD STATE	\$351,675	\$351,675	\$351,675	3.59400	\$1,263.92
SCHOOL BOARD LOCAL	\$351,675	\$351,675	\$351,675	2.99800	\$1,054.32
CITY OF FRUITLAND PARK	\$351,675	\$351,675	\$351,675	3.91340	\$1,376.24
ST JOHNS RIVER FL WATER MGMT DIST	\$351,675	\$351,675	\$351,675	0.21890	\$76.98
LAKE COUNTY VOTED DEBT SERVICE	\$351,675	\$351,675	\$351,675	0.09180	\$32.28
LAKE COUNTY WATER AUTHORITY	\$351,675	\$351,675	\$351,675	0.32290	\$113.56
NORTH LAKE HOSPITAL DIST	\$351,675	\$351,675	\$351,675	0.00000	\$0.00
				Total: 17.1686	Total: \$6,037.76

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

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**

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Property data last updated on October 4, 2021.

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PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	1771625
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0003-000-02600
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	SPRING LAKE RD 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 NE COR OF NE 1/4 OF SW 1/4, RUN S 900.5 FT, W 209.88 FT, S 209.88 FT, W 400.12 FT, N 1092.88 FT, E 610 FT TO POB ORB 2054 PGS 1186, 1191, 1195		
<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	VACANT RESIDENTIAL (0000)	0	0		14.4	AC	\$0.00	\$129,600.00

[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
2054 / 1186	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1191	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1195	9/5/2001	Quit Claim 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 2022 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	\$129,600	\$129,600	\$129,600	5.05290	\$654.86
LAKE COUNTY MSTU AMBULANCE	\$129,600	\$129,600	\$129,600	0.46290	\$59.99
LAKE COUNTY MSTU FIRE	\$129,600	\$129,600	\$129,600	0.51380	\$66.59
SCHOOL BOARD STATE	\$129,600	\$129,600	\$129,600	3.59400	\$465.78
SCHOOL BOARD LOCAL	\$129,600	\$129,600	\$129,600	2.99800	\$388.54
CITY OF FRUITLAND PARK	\$129,600	\$129,600	\$129,600	3.91340	\$507.18
ST JOHNS RIVER FL WATER MGMT DIST	\$129,600	\$129,600	\$129,600	0.21890	\$28.37
LAKE COUNTY VOTED DEBT SERVICE	\$129,600	\$129,600	\$129,600	0.09180	\$11.90
LAKE COUNTY WATER AUTHORITY	\$129,600	\$129,600	\$129,600	0.32290	\$41.85
NORTH LAKE HOSPITAL DIST	\$129,600	\$129,600	\$129,600	0.00000	\$0.00
				Total: 17.1686	Total: \$2,225.06

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

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**

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Property data last updated on October 4, 2021.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	3883988
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0002-000-10200
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	LAKE ELLA RD 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 NE COR OF NE 1/4 OF NW 1/4, RUN S 89-58-40 W ALONG SAID N LINE OF NW 1/4 A DIST OF 380.35 FT, S 0-02-26 W 1326.45 FT TO S LINE OF NE 1/4 OF NW 1/4, N 89-54-10 E ALONG SAID S LINE TO SE COR OF NE 1/4 OF NW 1/4, N ALONG SAID E LINE OF NE 1/4 OF NW 1/4 TO POB--LESS N 40 FT FOR RD R/W--ORB 2054 PGS 1186 1191 1195		
<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		8.93	AC	\$0.00	\$50,901.00
2	WETLAND (9600)	0	0		2.3	AC	\$0.00	\$104.00

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

Miscellaneous Improvements

There is no improvement information to display.

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 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	\$51,005	\$51,005	\$51,005	5.05290	\$257.72
LAKE COUNTY MSTU AMBULANCE	\$51,005	\$51,005	\$51,005	0.46290	\$23.61
LAKE COUNTY MSTU FIRE	\$51,005	\$51,005	\$51,005	0.51380	\$26.21
SCHOOL BOARD STATE	\$51,005	\$51,005	\$51,005	3.59400	\$183.31

SCHOOL BOARD LOCAL	\$51,005	\$51,005	\$51,005	2.99800	\$152.91
CITY OF FRUITLAND PARK	\$51,005	\$51,005	\$51,005	3.91340	\$199.60
ST JOHNS RIVER FL WATER MGMT DIST	\$51,005	\$51,005	\$51,005	0.21890	\$11.16
LAKE COUNTY VOTED DEBT SERVICE	\$51,005	\$51,005	\$51,005	0.09180	\$4.68
LAKE COUNTY WATER AUTHORITY	\$51,005	\$51,005	\$51,005	0.32290	\$16.47
NORTH LAKE HOSPITAL DIST	\$51,005	\$51,005	\$51,005	0.00000	\$0.00
				Total:	Total:
				17.1686	\$875.67

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
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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](#)

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Assessment Reduction Savings ⓘ

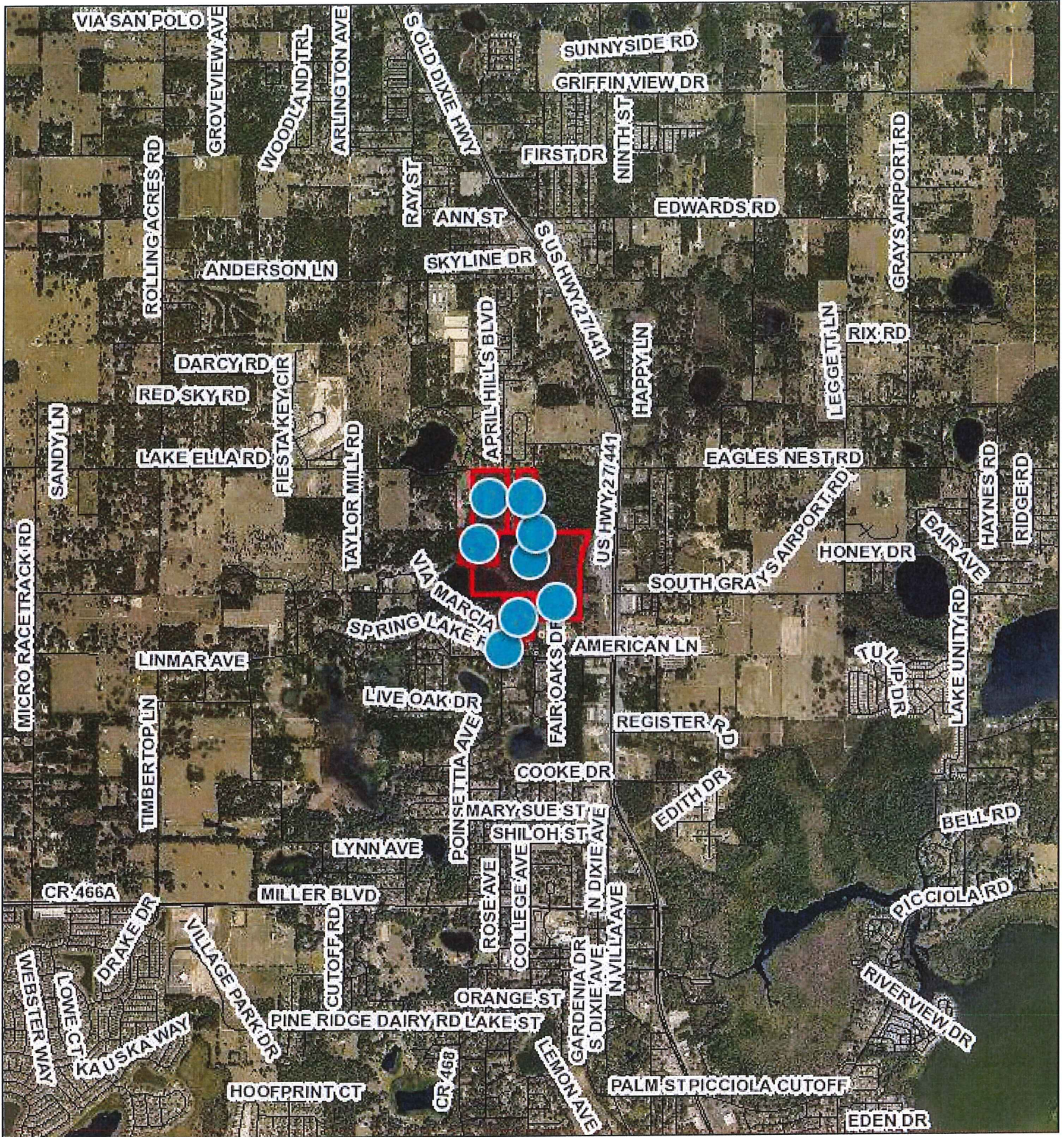
The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

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Property data last updated on October 4, 2021.

Site Notice

Lake Saunders Grove LLP Location Map

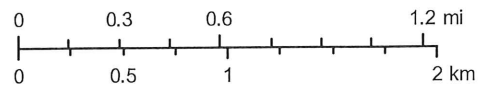


December 20, 2021

1:36,000

pointLayer

Street Names



Override 1

Local Streets

polygonLayer

County Boundary

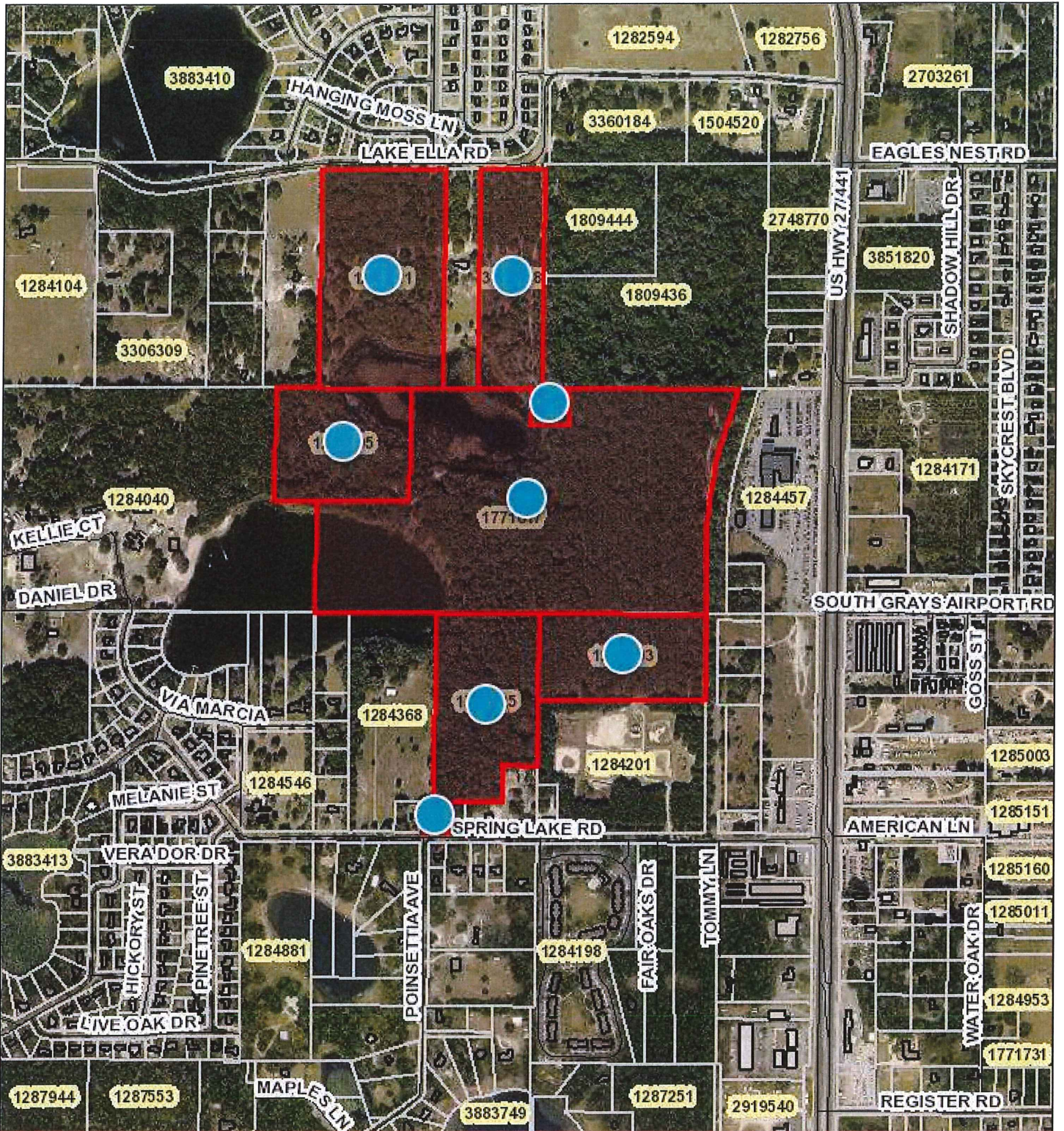
Override 1

Surrounding Counties

Highways

Lake County Property Appraiser
Lake BCC

Lake Saunders Grove LLP



December 20, 2021

1:10,000

pointLayer

Building Footprints

Override 1

Property Name

Tax Parcels Alternate Key

polygonLayer

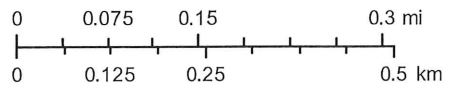
Tax Parcels

County Boundary

Surrounding Counties

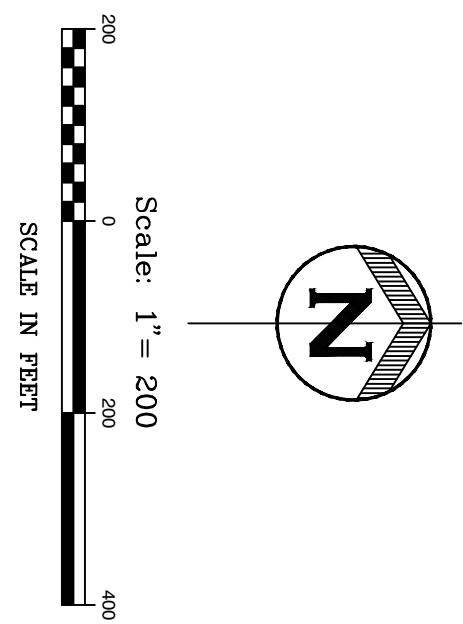
Street Names

Local Streets



Lake County Property Appraiser
Lake BCC





DATE: SEPTEMBER 2021
 DESIGNED BY: COH
 DRAWN BY: COH
 CHECKED BY: COH
 JOB NO.: 7777777
 FILE NAME: FAULDE BUNES SITE PLAN
 SHEET: 1

902 North Sinclair Ave.
 Tavares, Florida 32778
 Office: 352.343.8481
 Fax: 352.343.8495
 Certificate of Authorization Number: 33380

LAKE SAUNDERS GROVES LAND, LLP
 CONCEPT PLAN

DATE	REVISION

CHARLES C. HOTT, P.E.
 PROFESSIONAL ENGINEER NO. 54813