

**GREATER LEESBURG CRA  
MEETING  
AGENDA  
MONDAY, JANUARY 26, 2026 5:00 PM**

**1. CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA**

**2. APPROVAL OF MINUTES:**

**A. Regular meeting held September 22, 2025**

**3. GLCRA FACADE, SIGN AND LANDSCAPE GRANTS:**

**A. Resolution of the Greater Leesburg Community Redevelopment Agency (GLCRA) of the City of Leesburg, Florida authorizing the Chairperson and Secretary to execute a resolution approving Fiscal Year 2026 Façade, Sign, and Landscape Grant Awards; and providing an effective date. (FSL Grants GLCRA 2026).**

**4. DISCUSSION:**

**5. ROLL CALL:**

**6. ADJOURN:**

**PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 728-9740, 48 HOURS IN ADVANCE OF THE MEETING.**

**F.S.S. 286.0105 "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.**

**AGENDA MINUTES  
GREATER LEESBURG CRA MEETING  
CITY HALL, 501 W MEADOW STREET  
MONDAY, SEPTEMBER 22, 2025 5:20 PM**

**1. CALL TO ORDER**

The City of Leesburg, Greater Leesburg Community Redevelopment Agency held a regular meeting on Monday, September 22, 2025, at Leesburg City Hall. Chairperson Reisman called the meeting to order at 5:26 p.m. with the following members present:

Commissioner Allyson Berry  
Commissioner Jimmy Burry  
Commissioner Jay Connell  
Commissioner Mike Pederson  
Commissioner Samantha Ponder  
Commissioner John Sokol  
Chairperson Alan Reisman

Also present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Grant Watson, Deputy City Clerk (DCC) Anna Rottermond, the news media, and others.

**INVOCATION**

The invocation and the pledge of allegiance were conducted at the Carver Heights Montclair Area Community Redevelopment meeting which was held prior to this meeting.

**PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA**

**2. APPROVAL OF MINUTES:**

**A. Regular meeting held September 11, 2025**

Commissioner Burry made a motion to approve the regular meeting minutes of September 11, 2025, and Commissioner Berry seconded the motion.

Chairperson Reisman asked if there were any comments. There were none.

The roll call vote was:

Commissioner Pederson	Yes
Commissioner Berry	Yes
Commissioner Ponder	Yes
Commissioner Sokol	Yes
Commissioner Connell	Yes

Commissioner Burry	Yes
Chairperson Reisman	Yes

Seven yeas, no nays, the Commission approved the meeting minutes as submitted.

**3. RESOLUTIONS:**

- A. Resolution of the Greater Leesburg Community Redevelopment Agency of the City of Leesburg, Florida authorizing approval of the Facade, Sign and Landscape Grant with Dance Dynamix; and providing an effective date.**

**ADOPTED RESOLUTION 65**

Commissioner Burry introduced the resolution to be read by title only. CC Purvis read the resolution by title only.

Commissioner Pederson made a motion to adopt the resolution and Commissioner Burry seconded the motion.

Chairperson Reisman requested comments from the Commission and the audience.

Commissioner Berry asked about Dance Dynamics and if it was located right next to the Prime 3 Restaurant? Would they be utilizing the bottom and top floors? **Chairperson Reisman** indicated that they own the whole building. **Commissioner Berry** wanted to verify that it included the stage, practice area, and everything for the kids. **Chairperson Reisman** agreed. **Commissioner Berry** said she wanted to make sure because when she looked at it, it did not look that big. **Chairperson Reisman** pointed out that the inside was actually pretty big. He then asked if there were any further comments by the commission and the audience. There were none.

The roll call vote was:

Commissioner Berry	Yes
Commissioner Ponder	Yes
Commissioner Sokol	Yes
Commissioner Connell	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Chairperson Reisman	Yes

Seven yeas, no nays, the Commission adopted the resolution.

**4. ROLL CALL:**

**Commissioner Pederson** had nothing to comment on.

**Commissioner Berry** had no comment.

**Commissioner Ponder** had no further comment.

**Commissioner Sokol** said he wanted to bring an item up for consideration. He apologized for not knowing the correct procedures for introducing an item. He provided it to the city manager, and he explained how it should be done. However, he was asking for \$15,000 for the Downtown Leesburg Business Association (DLBA). For over three decades, it used to be a super-strong organization, but towards the end, they were convinced that they should partner with the Leesburg Partnership. So, they became a committee of the Partnership, and they were promised a seat on the board. However, as we all know, the Partnership dissolved and the DLBA was going to dissolve with it, so they pulled the DLBA back out of the Partnership. They were also smart enough to keep their nonprofit status, and at that time they only had about \$5,000 in the bank. They are now starting with nothing, but the downtown in Leesburg is growing by leaps and bounds. We have a lot of new restaurants, businesses, and retail. The DLBA has always been the voice of the downtown, and to be the voice, they need a little help with funding this year. They are not asking to be a part of the regular funding each year. He presented their budget along with a couple of projects that are in the works. They are in the process of putting out a local map of the downtown, and they are selling space on that. At this point, they do not require dues because they are still trying to rebuild their membership. Starting next year, the dues will be \$100, so they will require dues which will help bring some money in. However, right now, in order to keep things rolling and to move forward, they are asking for help with funding. They are revamping their website, and they are working on some new projects, which include the map. They have been a supporter of the downtown market, and they would like to continue doing that. In the budget they did not include a dollar amount, but somewhere down the line they would like to have a gazebo in the square so that the DLBA can support bands on Friday and/or Saturday nights. It would include lighting, electricity and fans for nighttime entertainment. However, at that time they did not have a dollar amount included for that. They also handle the scarecrow build, which they are in the process of doing now. They would like to expand that event to include a fall festival. They will not be doing the fall fest this year, but they would like to have two huge events annually. They used to be in charge of the chili cookoff, which the Chamber has now absorbed, along with the Blues and Barbecue. Right now, they do not have any real funding except for the map and the potential of annual dues. That was why they reached out to the CRA for a one-time funding of \$15,000.

Another thing that a lot of people did not realize is that for the last two years, there has been an AM informational station running in the background. It is channel AM 1690. If they turned it on right now they would hear it, but it basically talks about the downtown. It informs people about where they can park, it describes the different types of businesses downtown, and what is happening around downtown. That channel could be expanded to include almost anything. It is literally limitless. He included a list of things that could be handled by that radio station in the proposal. The DLBA would like that radio station to be a part of the DLBA. It could be used as a tool to inform people about upcoming events and the happenings in the downtown. Residents and visitors would just dial into [www.downtownleesburg.com](http://www.downtownleesburg.com) to stream it, or dial it in on their radio station. It would provide information on a real-time basis. The total amount they are asking for is \$15,000, and it would only be a one-time funding. It would be a one-time funding to help the DLBA get back on their feet.

**Commissioner Berry** wanted to know how many businesses were a part of the DLBA and how many businesses pay dues. **Commissioner Sokol** replied that currently they have twenty-four different business members, and they are still trying to rebuild their organization. They have not reached out to every business yet because they are still putting together packets that explain the benefits of the DLBA and why they should become a member. At one time, they had over fifty members, but covid came and put an end to that. There were mixed feelings when the decision was made to become a committee with the Partnership. Some wanted to remain a standalone. **Commissioner Berry** wanted to know if the businesses were a part of the Chamber. **Commissioner Sokol** responded yes; some of them are. However, the DLBA focuses strictly on the downtown. Their focus is to market and cover the downtown.

The Chamber covers all of Leesburg, the downtown is only one small portion of what the Chamber covers.

**Commissioner Burry** pointed out that in the items listed he did not mention the billboard.

**Commissioner Sokol** apologized for forgetting about that. He explained that for a long time, the DLBA had the billboard located near the intersection of SR 44, CR 468, and West Main Street. That billboard was theirs for a long time, and they were constantly updating it to help entice and invite people into downtown Leesburg. It was a great location to have that billboard because as folks drove from The Villages, they could not miss that billboard. However, when they became part of the Partnership, the Partnership absorbed that billboard. Then, when the Partnership dissolved, that billboard was not kept up with. He was not sure what was even on that billboard right now. That billboard was a great way for the DLBA to present downtown because it really grabbed people's attention. **Commissioner Burry** wanted to know if that was a yearly expense? **Commissioner Sokol** answered yes. It would be a yearly expense of \$6,000. **Chairperson Reisman** said that he knew it was a permanent structure. He wanted to know if they have considered going to a digital billboard. **Commissioner Sokol** replied not at this time. When he put the proposal together, he found out that Lamar did allow leniency for nonprofits, so they could run some stuff. However, he was not sure what they would run. He would reach out to Lamar to find out.

**Commissioner Pederson** said he appreciated his efforts. The DLBA did a great job prior to covid, and before the merger with the Partnership. He is pro-downtown and for \$15,000, to help keep the downtown going in the right direction, he would definitely support it. **Commissioner Berry** asked about the radio station sponsorship. Is that \$2,000 per year? **Commissioner Sokol** answered yes. It would be annually and that was the figure they came up with, since someone has to continuously update it with the new stuff happening. It would include new events, businesses, and anything happening or changing downtown. It would also include any new parking regulations, because they want it to be real-time current.

**Commissioner Berry** mentioned that she thought they were doing that now. **Commissioner Sokol** explained that the information currently on it is outdated. It basically just says to come downtown, come shop, and dine in downtown Leesburg. It is very generic. It could be utilized way more than it is now. It is just there, it is always on the air, it is on the air 24/7. Again, it is radio station AM 1690, and it covers a one-mile radius. It covers all the downtown plus a little bit more. It is an informational radio station. If you are driving down the main highway, you will see a sign that tells people to tune into AM 1640 for emergency information. Even if the commission only approves part of it, anything is better than nothing. They would utilize whatever amount they approve, and they would use it to the best of their ability. **Commissioner Pederson** said the billboard jumped out at him, which jogged his memory because he remembers seeing it. It was a good billboard, and it was good for downtown.

**Commissioner Burry** wanted to know more about the funding availability. **CM Minner** pointed out that they could easily fund \$15,000. They have about \$518,000 left in FY 26 revenues, plus a reserve of about \$119,000. **Commissioner Burry** wanted to verify that this would not be a recurring funding.

**Commissioner Sokol** agreed. They were only asking for one-time funding. It would basically be seed money. **CM Minner** said they had about \$118,000 left for FY 26, and they are sitting on \$518,000.

**Commissioner Berry** pointed out that this fund would now include the DLBA, the Chamber, and the special events division. It would cover all functions for the city. She then asked if this organization supported the Chamber and city staff. **Commissioner Sokol** answered that they work regularly with the special events division and the Chamber. They come to their meetings, and they go to their meetings. They work as a team, but they have to fund themselves. In past years, they were the ones that put on the chili cookoff, which was a huge event. However, the Chamber took that and they are now handling that event. To begin, they are only planning for one event, which is the scarecrow build. They are already doing it, and it is a lot of fun. People come downtown just to see them. They are hoping to expand on that more to include a fall festival. They would build on that to give people more of a reason to come

downtown.

**Commissioner Berry** said, the more, the merrier. However, the Chamber already does events, and the special events division does events and now the DLBA wants to hold events. **Commissioner Sokol** clarified that events are great because they bring people downtown. They are all working together. They talk on a regular basis with the Chamber and have regular meetings with the special events division. They are in constant contact with what each organization is doing. They also cross-promote what each other is doing. **Chairperson Reisman** said with regard to the billboard he would like them to work with city staff on it. **Commissioner Sokol** said that would not be a problem at all. **Commissioner Pederson** wanted to verify that he was asking for \$15,000, because in the proposal it asked for \$15,100. He did not know if it mattered, but he wanted to point that out.

**Commissioner Ponder** asked again about the funding and if any of the funds could be used for her side of town to do homeownership grants? Could any of that money be used? **Chairperson Reisman** agreed that funding would come from this CRA. **Commissioner Ponder** said she was looking to see if any part of the funds could be divided and moved. She would like some of the funding to be used for the homeownership grants. She was trying to understand how it worked. **CM Minner** explained that funds are not divided within the CRA. The funds are divided between the general fund, the Carver Heights CRA, the Greater Leesburg CRA, and the US Highway 441/27 CRA. However, funds are not divided within the Greater Leesburg CRA, which is this body. **Commissioner Ponder** wanted to know if he was asking for part of the funds to be used? **CM Minner** answered yes. **Commissioner Pederson** wanted to clarify that when money comes in, fifty percent of it automatically goes to the CDC. **Chairperson Reisman** asked with regard to the radio station, what currently plays downtown, is it the radio station? **Commissioner Sokol** answered that the DLBA used to be the one that played the music. However, the city picked that up and started using their own music. It is possible to switch back, so the downtown radio station could be heard throughout the downtown. That can be handled down the line.

Commissioner Sokol made a motion to allocate \$15,100 to the DLBA to come from the Greater Leesburg CRA funds, and Commissioner Pederson seconded the motion.

Chairperson Reisman asked if there was any further discussion or comments. **Commissioner Burry** wanted to make it clear that this would be a one-time funding, and it would not be reoccurring.

The roll call vote was:

Commissioner Ponder	Yes
Commissioner Sokol	Yes
Commissioner Connell	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Chairperson Reisman	Yes

Seven yeas, no nays, the Commission approved the motion.

**Commissioner Connell** had no comment.

**Commissioner Burry** had nothing to comment on.

**Chairperson Reisman** had no comment.

5. **ADJOURN:**  
**PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 728-9740, 48 HOURS IN ADVANCE OF THE MEETING.**

**F.S.S. 286.0105 "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.**

With a motion by Commissioner Pederson and a second by Commissioner Burry, the meeting adjourned at 5:40 p.m.

# City of Leesburg Lake Front City

## Agenda Memorandum

**Item No:** 3.A.

**Meeting Date:** January 26, 2026

**From:** Dan Miller, (Planning and Zoning Director), Dianne Yekel, (Senior Planner)

**Subject:** Resolution of the Greater Leesburg Community Redevelopment Agency (GLCRA) of the City of Leesburg, Florida authorizing the Chairperson and Secretary to execute a resolution approving Fiscal Year 2026 Façade, Sign, and Landscape Grant Awards; and providing an effective date. (FSL Grants GLCRA 2026).

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### **Staff Recommendation:**

Staff recommends approval of the attached request for funding of the annual Façade, Sign and Landscape Grant program for the projects located within the Greater Leesburg Community Redevelopment Agency.

### **Analysis:**

The purpose of this program is to offer local businesses the opportunity to apply for grant funds to enhance the aesthetics of their properties, thereby beautifying the City of Leesburg's major corridors. The City of Leesburg has received five (5) grant applications in the GLCRA. After review, staff is recommending funding shown in the attached Exhibit A. All construction is required to be completed within one (1) year of approval of the grant.

### **Procurement Analysis:**

N/A

### **Options:**

1. Approve the recommendation for funding the Façade, Sign and Landscape Grant program in the GLCRA as presented, or;
2. Such alternative action as the Commission may deem appropriate.

### **Fiscal Impact:**

The total cost of the funding proposed within this request is **\$90,124.49**. The current GLCRA budget does not specifically include funding for FSL grants, but funds are available in the GLCRA reserve to fund these grants if approved.

Account No. 016-6189-559-8214

Project No. CRASFP



**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE GREATER LEESBURG COMMUNITY REDEVELOPMENT AGENCY (GLCRA) OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE CHAIRPERSON AND SECRETARY TO EXECUTE A RESOLUTION APPROVING FISCAL YEAR 2026 FAÇADE, SIGN, AND LANDSCAPE GRANT AWARDS; AND PROVIDING AN EFFECTIVE DATE. (FSL GRANTS GLCRA 2026).**

**BE IT RESOLVED BY THE GREATER LEESBURG COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LEESBURG, FLORIDA:**

**THAT** the Greater Leesburg Community Redevelopment Agency of the City of Leesburg, Florida hereby authorizes staff to execute FSL Grant Awards in the amount of \$90,124.49, as shown in attached Exhibit A, pursuant to the requirements of the Façade, Sign and Landscape Grant Program.

**THAT** this resolution shall become effective immediately.

**PASSED AND ADOPTED** by the Greater Leesburg Community Redevelopment Agency of the City of Leesburg, Florida, at a regular meeting held on the 26th day of January 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**EXHIBIT A****RECOMMENDED FUNDING FSL GRANTS IN GLCRA 2026**

<b>Project #</b>	<b>Project Name</b>	<b>Improvements</b>	<b>General Location</b>	<b>CRA</b>	<b>REC FUNDING</b>
SGA-25-769	Galbreath	Door, Windows, Ext Painting, Awnings	106 S. 2 <sup>nd</sup> Street	GLCRA	\$18,719.36
SGA-25-792	Gary Lee Sligh Fabric Arts	Deck, Windows	1012 W. Main Street	GLCRA	\$22,809.88
SGA-25-805	The Military Fire Police Support Association	Sign, Exterior Painting, Landscaping	312 S. 2 <sup>nd</sup> Street	GLCRA	\$2,250.00
SGA-25-806	Great Chicago Fire Brewery	Landscaping	311 W. Magnolia Street	GLCRA	\$500.00
SGA-25-821	601/605 W. Main Street, 103/105 S. 6 <sup>th</sup> Street	Façade	601/605 W. Main Street, 103/105 S. 6 <sup>th</sup> Street	GLCRA	\$45,845.25

**TOTAL = \$90,124.49**

**FAÇADE IMPROVEMENT GRANT PROGRAM**

**1. Project Location:**

Address of Property to be improved: 106 S. 2nd St., Leesburg  
Assessor Parcel Number(s): 26+-19-24-3300-000-00202  
Name of Business(es) in Project: KD The Healer Talk of the Town  
Building Frontage Measurement of Project: 35 feet on 2nd Street

**2. Applicant Information:**

Name: Gerald Galbreath (Jerry)  
Mailing Address: 32428 Joy Haven Rd  
City: Leesburg State: FL Zip: 34788  
Phone: 352-360-8829  
Email: RealProp@aol.com  
Do you Own, Rent or Lease the subject property? Own  
*\*If you are not the owner, the owner will need to co-sign this application.*

**3. Businesses or Services Offered on Site:**

106 S. @2nd St., Talk of the Town Salon  
108 S. 2nd St., KD The Healer  
106 1/2 #1 up Residential Apt  
106 1/2 #2 up Residential Apt

**4. Description of Proposed Improvements:**

ATTACHED

## Façade Restoration Scope

4.

The proposed façade restoration will include comprehensive surface cleaning using low-pressure washing to remove accumulated dirt, biological growth, and loose coatings. All cracks and surface imperfections will be repaired with a compatible masonry patching compound. A Loxon conditioner will be applied to promote adhesion and ensure a durable bond between existing and new materials. The restored surfaces will then receive two coats of Sherwin-Williams Loxon XP coating to provide long-term weather resistance and a uniform finish.

Enhancements to the façade design will include the installation of new fabric awnings at the street level and above the second-floor windows to reinforce the building's architectural rhythm. Both second-floor window units and entry doors will be replaced with historically compatible assemblies that meet current performance and accessibility standards.

The existing bas-relief ornamentation will be restored and accentuated with green tile detailing, replicating the original 1920s color palette and design intent to preserve the building's historic integrity while enhancing its visual prominence.

**FAÇADE SIGNAGE AND LANDSCAPING GRANT**

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**5. Please identify ways in which this project supports the Overlay District Concepts**

Originally constructed before 1880, this building first served as a blacksmith shop connected to a livery stable, supporting the transportation needs of early residents. In 1922, following the decline of the horse and buggy era, a second story was added, as evidenced by the exterior concrete staircase. The renovation created a three bedroom apartment on the upper level and two commercial storefronts on the ground floor, transforming the once utilitarian workshop into a mixed-use building that continues to serve the community today.

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**6. Submittals**

Applications ***must*** include the following materials, if applicable, for consideration by the City:

- Current Photo(s) of project site
- Assessor parcel number and proof of paid property taxes
- Applicant Information
- Listing of businesses or services offered on site
- Description of proposed improvements
- Identification of project's support of the Overlay District
- Rendering or sketch of proposed improvements
- Architectural plans - elevation drawing, dimensions, measurements, etc
- Color and material samples
- Sign/Awning design drawings and/or plans
- Documentation of cost estimates -- copies of vendor bids, estimates, etc
- Signature of Property Owner and Applicant

***Applications lacking sufficient materials to describe the project will NOT be reviewed.***

**FAÇADE SIGNAGE AND LANDSCAPING GRANT**

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**7. Estimated Costs and Timing**

Please provide copies of three vendor bids/estimates or other documentation of cost estimates for all proposed façade work.

a. Window or Door Replacement	\$ 12,408.71
b. Exterior paint or siding	\$ 9,750.00
c. Signage	\$ _____
d. Exterior Lighting	\$ _____
e. Façade/Exterior Architectural Improv.	\$ _____
f. Architectural/Design Fees	\$ _____
g. Landscape/Hardscape Improvements	\$ _____
h. Awnings or Shutters	\$ 4,780.00
i. Building Permit/Planning Fees	\$ _____
j. Other Proposed Improvements (specify)	_____
_____	\$ _____
_____	\$ _____
_____	\$ _____
<b>TOTAL ESTIMATED COST:</b>	<b>\$ 26,938.71</b>

**Estimated Days/Months for Completion** 60 days

**8. Signatures**

Signed: \_\_\_\_\_  
*Gerald B. Lumbert*  
Property Owner(s) Signature(s)

Signed: \_\_\_\_\_  
*SAME*  
Applicant(s) Signature(s)

\_\_\_\_\_  
Property Owner(s) Signature(s)

\_\_\_\_\_  
Applicant(s) Signature(s)

\_\_\_\_\_  
Property Owner(s) Signature(s)

\_\_\_\_\_  
Applicant(s) Signature(s)

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**This Section for City Use**

Amount Received: \_\_\_\_\_

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

Recommendation to CRA: \_\_\_\_\_

Action by CRA: \_\_\_\_\_





# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	GALBREATH GERALD B ET AL	<b>Alternate Key:</b>	1344140
<b>Mailing Address:</b>	32428 JOY HAVEN RD LEESBURG, FL 34788 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	26-19-24-3300-000-00202
		<b>Millage Group and City:</b>	00L1 Leesburg
		<b>2025 Total Certified Millage Rate:</b>	15.9477
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	106 S 2ND ST LEESBURG FL, 34748	<b>Property Name:</b>	TALK OF THE TOWN SALON PEACHY KEEN <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	LEESBURG, S OF MAIN ST S 35.5 FT OF N 110.5 FT OF W 10 FT OF LOT 2, S 35.5 FT OF N 110.5 FT OF LOT 3 PB 2 PG 19 ORB 864 PG 1302 ORB 5483 PG 748		
<p><b>NOTE:</b> 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.</p>			

## Land Data

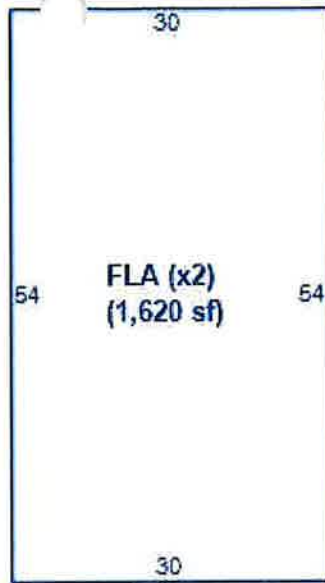
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	STORE - 1 STORY FREE STANDING (1100)	0	0		2329.000	Square Feet	\$68,193.00	\$68,193.00
<a href="#">Click here for Zoning Info</a> ⓘ					<a href="#">FEMA Flood Map</a>			

## Commercial Building(s)

### Building 1

Commercial	Building Value: \$158,210.00 Building Use: APARTMENT ( 03C ) Structure Type:		
Summary	Section(s)		
Year Built: 1922	<b>Section Type</b>	<b>No. Stories</b>	<b>Ground Floor Area</b>
Total Effective Area: 3240	FINISHED LIVING AREA (FLA)	2.00	3240
Full Bathrooms: 3	<a href="#">View Larger</a>		
Half Bathrooms: 1			
Elevators: 0			
Elevator Landings: 0			
Residential Units: 3			
Kitchens: 3			

Fireplaces: 0



### Miscellaneous Improvements

There is no improvement information to display.

### Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5483 / 748</a>	05/04/2020	Quit Claim Deed	Unqualified	Improved	\$100.00
<a href="#">864 / 1302</a>	01/01/1986	Warranty Deed	Qualified	Improved	\$24,500.00
<a href="#">864 / 1301</a>	01/01/1986	Quit Claim Deed	Unqualified	Improved	\$1.00
<a href="#">836 / 1047</a>	04/01/1985	AGMT/Contract Deed	Unqualified	Improved	\$1.00

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

### Values and Estimated Ad Valorem Taxes ⓘ

Values shown are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office. 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	\$226,403	\$226,403	\$226,403	5.0254	\$1,137.77
SCHOOL BOARD STATE	\$226,403	\$226,403	\$226,403	3.0870	\$698.91
SCHOOL BOARD LOCAL	\$226,403	\$226,403	\$226,403	2.9980	\$678.76
LAKE COUNTY WATER DISTRICT	\$226,403	\$226,403	\$226,403	0.2940	\$66.56
NORTH LAKE HOSPITAL DIST	\$226,403	\$226,403	\$226,403	0.3859	\$87.37
ST JOHNS RIVER FL WATER MGMT DIST	\$226,403	\$226,403	\$226,403	0.1793	\$40.59
CITY OF LEESBURG	\$226,403	\$226,403	\$226,403	3.4752	\$786.80
LAKE COUNTY MSTU AMBULANCE	\$226,403	\$226,403	\$226,403	0.4629	\$104.80



[Search](#) > Account Summary

## Real Estate Account #2619243300-000-00202

**Owner:**

GALBREATH GERALD B ET AL

**Situs:**

106 S 2ND ST  
LEESBURG 34748

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)

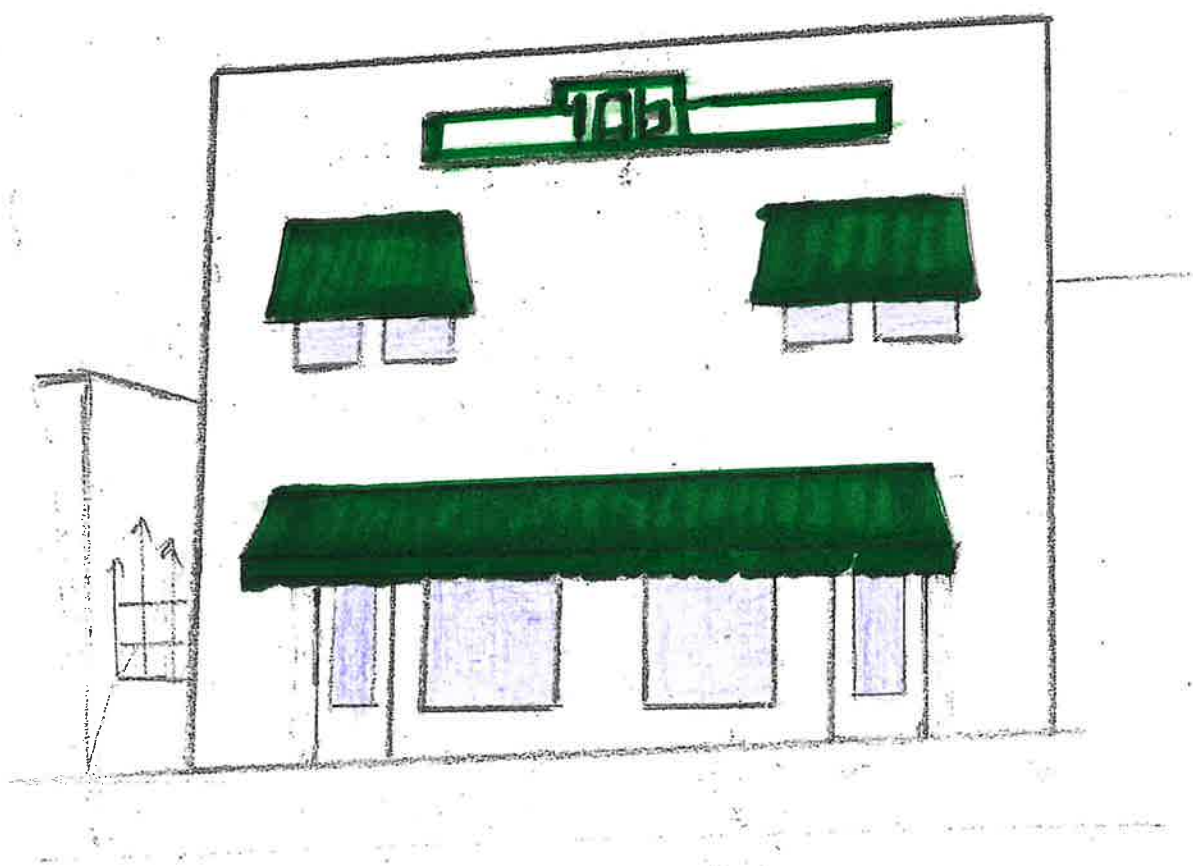
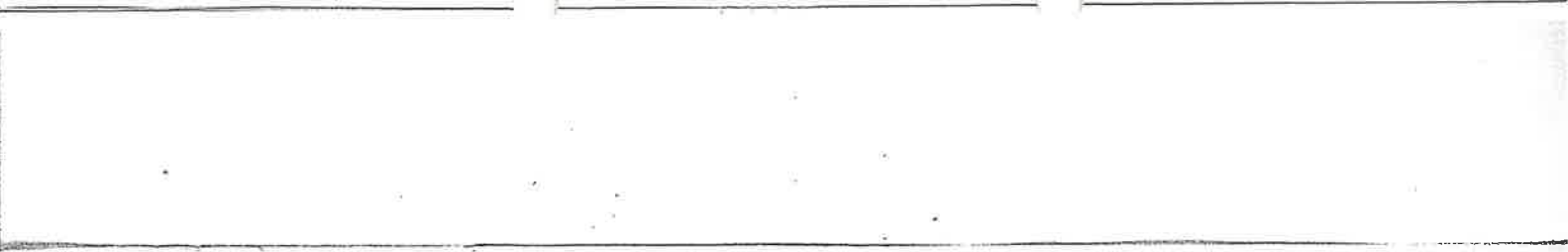
### Amount Due

BILL	AMOUNT DUE
<a href="#">2025 Annual Bill</a>	\$3,832.39
<input type="button" value="Add To Cart"/>	
<a href="#">Print (PDF)</a>	

[Apply for the 2026 installment payment plan](#)

### Account History

BILL	AMOUNT DUE
<a href="#">2025 Annual Bill</a> ⓘ	\$3,832.39 <a href="#">Print (PDF)</a>
<a href="#">2024 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2023 Annual Bill</a> ⓘ	\$0.00





Add to Cart

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**Frequently Bought**

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# Sattler® Stripes Terrain 47" Awning Fabric (320 914)

SKU: 124580

☆☆☆☆☆ 0 Reviews



\$28<sup>95</sup> /yard

Available: 103

**Save 15% with code FAB15!**

Ends 11/10/25 at 00:00 ET



OCD Painting and Flooring Inc  
31121 Industry Dr Unit B  
Tavares, FL 32778  
352.630.1711

Chal Hadden  
President  
352.705.3951  
office@ocdpf.com

**Estimate**  
Accepted

Contact	Job Address	Estimate ID	Date
Gerry Galbreath 108 S 2nd St Leesburg, FL 34748 realprop@aol.com realprop@aol.com 352.360.8829	Front Facade ONLY	25591	Oct 26, 2025

Item

<b>Lift Rental</b> 1 week rental of boom lift.	<b>\$2,650.00</b>
---------------------------------------------------	-------------------

OCD Painting and Flooring will not be help responsible for any damage to grass or underground utilities. We will only drive in the areas designated to be safe to drive by the client.

<b>Stucco Demo and Tile Install</b> Demo stucco band and treat any rust Patch area and install tile (provided by customer) Grout in all joints	<b>\$3,500.00</b>
---------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------

<b>Paint Exterior using LOXON XP WATERPROOFER</b> -Dig back dirt/mulch around base of all exterior walls -Pressure wash entire house -Caulk around all windows and entryways -Fill all cracks with masonry patch -Coat all walls with Loxon conditioner. (This will prepare the walls by bonding any chalky residue remaining after pressure washing and ensure the Sherwin Williams Lifetime warranty on their paint)  -Paint all walls with two coats of the color of the customer's choice, using Sherwin Williams LOXON XP	<b>\$3,600.00</b>
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Total **\$9,750.00**

## Media

### Paint Exterior using LOXON XP WATERPROOFER



### Interior Preparation Will Include the Following:

- All furnishings and floors will be covered and protected.
- Glossy surfaces and trim will be sanded and cleaned, (as needed), to assure proper paint adhesion.
- Putty holes in walls and trim.
- Scrape and sand rough areas due to previous paint failure.
- Caulk all wood trim work as necessary.
- Apply an oil base sealer to water stains and tannin wood stains.
- Work areas will be cleaned up and debris will be taken away.

### Exterior Preparation Will Include the Following:

- Scrape and hand sand all exterior surfaces to remove loose or peeling paint.
- Spot prime all bare surfaces with exterior primer.
- Caulk all wood trim work as necessary.
- Any unforeseen wood replacement would be an additional charge unless stated otherwise in this proposal.

### Renovate, Repair, & Paint Brochure (For homes built before 1978)

All work will be completed in compliance with the EPA's Renovate, Repair, & Paint (RRP) regulations. Click the link below to review the EPA's guide on why it's important to hire a certified lead-safe renovator.

**NOTE: You will be require to sign and return the last page to OCD Painting and Flooring Inc. prior to starting your project.**

<https://www.epa.gov/sites/production/files/2020-09/documents/renovaterightbrochurecolor.pdf>

### Payment Schedule

- A deposit of 1/2 total price due upon signing of the agreement. The remaining balance is to be paid on the last day of the job.
- Progress payments for any job over \$25,000.00 will be 1/3 deposit, 1/3 5 days after start date and 1/3 at completion.
- Payments more than 30 days past due of completion of job are subject to interest at the rate of 1.0% per month.
- In the event of collection, the customer agrees to pay reasonable attorney fees plus all costs of collection.

### Notice of Cancellation

Cancellation by OCD Painting and Flooring Inc.

OCD Painting and Flooring Inc. may cancel this Customer Agreement at its sole discretion at any time prior to the commencement of work. If cancellation occurs after work commences, Owner acknowledges and agrees to abide by the TERMINATION BEFORE SUBSTANTIAL COMPLETION POLICY as defined below.

#### Cancellation by Owner Before Work Begins

Owner may cancel this Customer Agreement at any time prior to midnight of the third business day after the date of this Customer Agreement. Thereafter, Owner shall immediately return to OCD Painting and Flooring Inc. any materials or equipment of OCD Painting and Flooring Inc. left on the Owner's site. In the event of cancellation before commencement of work, but after the three (3) days, Owner agrees to pay to OCD Painting and Flooring Inc. 20% of the Contract amount as liquidated damages and not as a penalty. If cancellation occurs after the three (3) days, but within five (5) days of the scheduled start date, Owner agrees to pay OCD Painting and Flooring Inc. 33% of the Contract amount as stated on the front of this Customer Agreement as liquidated damages and not as a penalty. OCD Painting and Flooring Inc. may waive the 20% or 33% cancellation fee at its sole discretion. If cancellation occurs at any time after receiving a Color Consultation, as defined above, the Owner agrees to pay an additional cancellation charge of \$200.00. In the event of cancellation before work begins, but after the three (3) days set out above in this section, Owner agrees to reimburse OCD Painting and Flooring Inc. for any actual expenses incurred relating to the canceled Customer Agreement including materials purchased, work performed in anticipation of project commencement, and drive time related to the project. OCD Painting and Flooring Inc. shall not be obligated to return any materials to the Owner in the event of cancellation. If cancellation occurs after work commences, Owner acknowledges and agrees to abide by the TERMINATION BEFORE SUBSTANTIAL COMPLETION POLICY as defined below.

## **Terms & Conditions**

#### Access to the Job Site

- Customer agrees and understands that access to the job site must be provided between 8am and 6pm. Monday through Saturday for the duration of this job. If at any time access is not available to the OCD Painting and Flooring Inc. for any reason, the customer agrees to reimburse OCD Painting and Flooring Inc. for expenses incurred for travel and lost time at the rate of \$65.00 per man-hour.

#### Customer Responsibilities

1. Customers will assume responsibility to remove from any and all work areas, all household and personal items (with the exception of large furniture such as sofas and beds), and store those items away from the work area during the duration of the job. OCD Painting and Flooring Inc. will not be held liable for damage to any items not removed from the work area. Any and all items remaining in the work area will be moved by the OCD Painting and Flooring Inc., and the Customer agrees to pay OCD Painting and Flooring Inc. a charge of \$65.00 per man-hour for moving these items. OCD Painting and Flooring Inc. will move large furniture at no cost to the owner (unless specified otherwise). OCD Painting and Flooring Inc. will not be held liable for any damage caused by moving any items.
2. Due to insurance regulations and safety procedures, the customer, other contractors, workers, children, pets, and individuals will not enter the work area unless agreed upon by both OCD Painting and Flooring Inc. and the customer. If other contractors, workers, children, pets, or individuals are to be present during the duration of the scope of work, the customer shall not schedule or permit such activities that will interfere with or prevent the timely and successful completion of the work. If OCD Painting and Flooring Inc. must stop work due to interference of any nature, the customer agrees to OCD Painting and Flooring Inc. at the rate of \$65.00 per man-hour until work can continue.

as scheduled. OCD Painting and Flooring Inc Painting shall not be held liable for any damage caused to its work by anyone other than OCD Painting and Flooring Inc. and its employees. The customer agrees to compensate OCD Painting and Flooring Inc. at the rate of \$65.00 per man-hour to correct all such damage.

### Color Consultations

- If the existing color(s) on the structure are to be changed pursuant to the color selection on the front of this Customer Agreement, the Owner signing the Customer Agreement is entitled to one 90-minute Color Consultation with a OCD Painting and Flooring Inc. representative. In the event the Color Consultation exceeds the 90-minute time allotment, OCD Painting and Flooring Inc. shall have the right to charge an additional fee, and the Owner agrees to pay such fee, OCD Painting and Flooring Inc. then current rates, for performing such work. The Color Consultation must be scheduled a minimum of one week prior to the tentative start date of the project at a mutually agreeable time. OCD Painting and Flooring Inc. sole obligation at a Color Consultation is to present the color system of the paint manufacturer designated on the front of this Customer Agreement. OCD Painting and Flooring Inc. shall not make any selections relating to color, and any advice related to color selection should be construed as general in nature. OCD Painting and Flooring Inc. makes no assurances or guarantees that the Owner will select a color that the Owner will be satisfied with. Any modifications to the color selection(s) made by the Owner after a Color Consultation shall be covered by a Change Order as defined above. A cancellation of the Customer Agreement after a Color Consultation is subject to the CANCELLATION PERIOD as defined below.

### Change Orders

- Upon reasonable request of Owner, OCD Painting and Flooring Inc. may agree to changes, additions, or alterations in the work specified in the Customer Agreement, but OCD Painting and Flooring Inc. shall not be required to do so until the parties have fully executed a written Change Order, and Owner has agreed to pay OCD Painting and Flooring Inc Painting for the changes in the work on the same basis as the cost of work defined in this Customer Agreement. It is further agreed that all employees of OCD Painting and Flooring Inc. are to be paid by and supervised by OCD Painting and Flooring Inc. and Owner acknowledges and agrees not to arrange any "side arrangements" or separate contracts with any of the employees or vendors performing work pursuant to this Customer Agreement, without prior written approval of OCD Painting and Flooring Inc..

### Promotion/Advertising

- The customer authorizes the OCD Painting and Flooring Inc. to display a sign for the duration of the job, and to use photographs taken at the jobsite for display, promotion, and advertising, without compensation to the Owner.

### Paint Colors

- Owner acknowledges and agrees that if Match Existing is listed under the color on the face of this Customer Agreement, then Owner will get the appropriate color name, manufacturer, and type to OCD Painting and Flooring Inc. no later than seven (7) days prior to commencement of the work. In the event Owner does not know, nor has no way of knowing the color information, OCD Painting and Flooring Inc. will attempt to match the colors by utilizing either a paint chart or by physically taking a paint sample from the project. OCD Painting and Flooring Inc. will take reasonable steps to ensure accuracy utilizing industry-approved methods, but OCD Painting and Flooring Inc. cannot guarantee that the colors will match exactly. If Owner is not satisfied with the color match, Owner shall provide notice (as provided for herein) to OCD Painting and Flooring Inc. within one (1) day of the paint color first being applied to the project. If Owner provides timely notice to OCD Painting and Flooring Inc. of

their dissatisfaction with the color match, Owner acknowledges and agrees that OCD Painting and Flooring Inc. shall have the right to charge Owner an additional fee, and Owner agrees to pay such fee, at OCD Painting and Flooring Inc. then current rates for similar work, for repainting such areas requested by Owner. If Owner fails to provide timely notice to OCD Painting and Flooring Inc. its dissatisfaction with the color match, Owner shall be deemed to be satisfied with, and to have accepted, the color match.

### Color Changes

- The color(s) to be used for the work shall be selected by the Owner prior to the commencement of the painting services. If Owner requests a change in color(s) after the commencement of the painting services, OCD Painting and Flooring Inc. reserves the right to charge an additional fee, at OCD Painting and Flooring Inc.' then current rates, for performing such work.

### Number of Coats of Paint/Stain

- Customer acknowledges and agrees that the number of coats of paint/stain designated on this agreement may not sufficiently cover old paint/stain, due to paint variations, sheen changes, the color selected, or paint/stain soaking into dry surfaces. In the event that the originally contracted number of coats of paint/stain is not sufficient to adequately cover the structure, customer acknowledges and agrees that OCD Painting and Flooring Inc. will submit a Change Order for an additional charge to the customer. Additional coats of paint/stain will be applied (as needed) when the customer agrees and signs the Change Order.

### Standard Wall Repairs That Are Included:

- Patch holes, deep gouges, cracking nail pops and large humping nail pops if applicable that really stand out under natural lighting conditions standing 4-6 feet back from the wall looking straight on.
- Any previous runs and sags will be sanded out if found. Nicks in outside corners will be sanded out if applicable.
- Sand all repairs smooth and spot prime the repairs that we used joint compound on with primer.
- Patching of anchor holes with large hole repair putty and applying canned spray texture to match. Texture will be considered acceptable that does not really stand out under natural lighting conditions standing 4-6 feet back from the wall looking straight on.

### The Following Wall Repairs Are Not Included:

- Minor imperfections such as light and heavy rolled texture from a previous paint job, light surface scratches, small dings, minor nail humps that are not cracking through, patch work that looks smoother or raised in appearance, old roller marks or seams or lines showing through from the original drywall work are not included.
- Additional drywall work (unless stated in contract)
  - All stress cracks, failing tape seams and nail pops in textured areas upon request and change order, will need be repaired with fiberglass joint tape, blocked, skimmed, sanded and had texture applied to said area either to blend the area or corner to corner as desired by client and advised by OCD Painting and Flooring Inc
  - Repair stress cracks, cracking outside corners and lifting inside corners where applicable using fiberglass mesh or paper tape and 3-4 thin coats of quick set joint compound.

*Note: These type of repairs can always be added before the painting begins on a change order at an additional cost if they are not already discussed and added in the estimate.*

### Limited Warranty



240 State Road 44  
Leesburg, FL 34748

Office: 352-787-4436  
Fax :352-787-2410

Customer: Jerry Galbreth Install At : \_\_\_\_\_  
 Address: 106 S 2nd St Address: \_\_\_\_\_  
 City: Leesburg City: \_\_\_\_\_  
 Phone: 352-360-8829 Text Phone: \_\_\_\_\_  
 Contact: realprop@aol.com Contact: \_\_\_\_\_

Job Description: Awnings  
 Width - 23' \* Remove \* Build new \* Reinstall  
 Drop - 28'  
 Projection - 5'  
 Face - 6"  
 width - (x2) (2nd floor)  
 Drop - 24"  
 Projection - 28"  
 Face - 6"  
new

Fabric #1: Sunbrella Color: T.I.B.D Number: \_\_\_\_\_  
 Fabric #2: \_\_\_\_\_ Color: \_\_\_\_\_ Number: \_\_\_\_\_  
 Fabric #3: \_\_\_\_\_ Color: \_\_\_\_\_ Number: \_\_\_\_\_  
 Binding: \_\_\_\_\_ Color: \_\_\_\_\_ Number: \_\_\_\_\_  
 Valance Style: ? Size: \_\_\_\_\_ Color: \_\_\_\_\_ Number: \_\_\_\_\_  
 Textilene: \_\_\_\_\_ Appliqué : Up \_\_\_\_\_ Dn: \_\_\_\_\_  
 Frames: Alum Painted: No Color: Alum Lights: \_\_\_\_\_ Number of Rows: \_\_\_\_\_  
 Graphics: \_\_\_\_\_ Letter Size: \_\_\_\_\_ Vinyl/Painted: \_\_\_\_\_ Color: \_\_\_\_\_  
 Graphics Description: \_\_\_\_\_

Payment Schedule: 25% Deposit at Signing - Balance Due upon Completion.  
 Contract Amount: \$ 4780.- Number of Awnings: three  
 Deposit: \$ 1000.- Installation Start Time: \_\_\_\_\_  
 Balance: \$ \_\_\_\_\_ Installation Completion Time Approximately: \_\_\_\_\_

**Deposits are non-refundable**

NOTE: Unless specified above, you hereby agree to pay 100% of balance upon completion of installation. Bird cage covers are NOT 100% water proof.

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Salesman: \_\_\_\_\_

*All merchandise remains the property of Sunshine Awnings until paid in full. All invoices unpaid after 15 days will be places for collection and the purchaser accepts liability for court costs and reasonable attorney's fees in connection with the collection of these charges. After 15 days, interest charges of 1.5% per month will be added to the unpaid balance.*

**12 Month Workmanship Warranty from Sunshine Awnings** **All Orders Are COD**

## Revibe Interiors & Upholstery

📍 237 Live Oaks Blvd, Casselberry, FL 32707

📞 (321) 972-8227 | 📠 (407) 575-1315

✉️ [larissa@revibeinteriors.com](mailto:larissa@revibeinteriors.com)

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### Commercial Door Awnings Quote (2 New Units + 1 Fabric Recover)

**Client:** Jerry Galbreath

**Location:** Leesburg, FL

**Date:** 10/15/2025

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#### Project Overview

This proposal covers two distinct but complementary installations for your Leesburg storefront:

1. **Main Fabric Awning Installation** — providing a custom Sunbrella Plus® / Recacril® waterproof fabric awning across the storefront façade.
2. **Cantilevered Plexus Metal Canopies (2 Units)** — positioned over entry or window sections for a premium architectural finish.

Each project is designed for **long-term commercial performance**, combining durability, design aesthetics, and warranty-backed craftsmanship.

---

#### Measurements Recap

Feature	Measurement
Width	278" (23.16 ft)
Projection	54" (4.5 ft)
Height	24" + 8" scalloped valance = 32" total
Total Coverage ≈ 104 sq. ft.	

---

## PROJECT 1 – Main Fabric Awning Installation

### OPTION 1 – Value Commercial Package (Galvanized Steel Frame)

*Reinforced galvanized steel frame with Sunbrella® marine-grade fabric. Cost-effective, durable, and powder-painted for added corrosion protection — ideal for inland Florida commercial properties.*

**Warranty:** 5 years (fabric) / 8 years (frame)

Item	Description	Amount (USD)
<b>Fabric (Sunbrella®, 16 yd)</b>	UV-stable, fade- and mildew-resistant	\$1,650
<b>Galvanized Steel Frame (Welded)</b>	Heavy-duty steel tubing, corrosion-protected	\$3,200
<b>Powder-Painted Finish</b>	Single-coat rust protection, standard color	\$300
<b>Sewing &amp; Custom Valance</b>	8" scalloped valance with reinforced trim	\$550
<b>Hardware &amp; Brackets</b>	Stainless mounting anchors & bolts	\$250
<b>Installation Labor</b>	Heavy-duty mounting, sealing, alignment	\$850
<b>Subtotal</b>		<b>\$6,800.00</b>
<b>Sales Tax (6.5%)</b>		<b>\$442.00</b>
<b>Total Investment</b>		<b>\$7,242.00</b>

## **OPTION 2 – Architectural Aluminum Frame Package (Premium)**

Fully welded architectural-grade aluminum frame with powder-coated finish and marine-grade Sunbrella Plus® / Recacril® fabric. Rust-free, lightweight, and built for maximum longevity and visual appeal.

**Warranty:** 7 years (fabric) / 10 years (frame)

Item	Description	Amount (USD)
<b>Fabric (Sunbrella Plus® / Recacril®, 16 yd)</b>	Waterproof, UV-stable, mildew-proof, marine-grade	\$1,850
<b>Aluminum Frame (6063-T6 Extrusion)</b>	Fully welded, powder-coated architectural-grade	\$3,800
<b>Powder-Coating Finish</b>	Double-coat baked enamel, custom color match	\$400
<b>Sewing &amp; Custom Valance</b>	Scalloped valance with decorative piping trim	\$650
<b>Hardware &amp; Brackets</b>	Stainless steel mounting system	\$250
<b>Installation Labor</b>	Professional installation, alignment, sealing	\$900
<b>Subtotal</b>		<b>\$7,850.00</b>
<b>Sales Tax (6.5%)</b>		<b>\$510.25</b>
<b>Total Investment</b>		<b>\$8,360.25</b>

### Side-by-Side Summary

Option	Frame Material	Warranty	Total (Incl. Tax)	Best For
<b>1 – Galvanized Steel</b>	Welded steel, powder-painted	5 yrs fabric / 8 yrs frame	<b>\$7,242.00</b>	Cost-effective inland installations
<b>2 – Aluminum (Architectural)</b>	Welded 6063-T6 aluminum, powder-coated	7 yrs fabric / 10 yrs frame	<b>\$8,360.25</b>	High-end storefronts, long-term durability

### Notes

- **Fabric:** Sunbrella® / Recacril® — waterproof, UV-resistant, marine-grade fabric ideal for Florida weather.
- **Valance:** Custom scalloped 8" design with reinforced decorative trim.
- **Frame:** Fully welded commercial frames — rust-protected (steel) or corrosion-proof (aluminum).
- **Hardware:** Stainless steel anchors, mounting brackets, and trim caps.
- **Installation:** Includes full on-site install, alignment, and sealant.
- **Lead Time:** 3–4 weeks after deposit and color approval.
- **Deposit:** 50% to start fabrication; balance upon installation.

### Approval

**Option 1 – Galvanized Steel (\$7,242.00)**

**Option 2 – Architectural Aluminum (\$8,360.25)**

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## PROJECT 2 – Cantilevered Plexus Canopies (2 Units)

### OPTION 1 - Value Architectural Package

*Cost-optimized Plexus-style canopies with fully welded aluminum frames, single-coat powder finish, and UV-resistant Plexus panels for long-term durability.*

**Warranty:** 10 years (frame) / 7 years (panels)

Item	Description	Qty	Unit Price	Line Total
<b>Aluminum Frame (Heavy-Duty, Fully Welded)</b>	Reinforced 6063-T6 extruded aluminum, cantilevered design	2	\$1,350	\$2,700
<b>Powder Coating (Standard Commercial Finish)</b>	UV-stable baked finish, anti-corrosion	2	\$350	\$700
<b>Plexus Canopy Panels</b>	UV- and weather-resistant aluminum panels	2	\$950	\$1,900
<b>Hardware &amp; Anchoring</b>	Stainless steel mounting hardware and anchors	set	\$300	\$300
<b>Fabrication &amp; Assembly</b>	Precision welding, trimming, and alignment	set	\$550	\$550
<b>Installation Labor</b>	Professional field installation for two canopies	set	\$1,350	\$1,350
<b>Subtotal</b>				<b>\$7,500.00</b>
<b>Sales Tax (6.5%)</b>				<b>\$487.50</b>
<b>Total Investment</b>				<b>\$7,987.50</b>



#### Notes

- **Design:** Cantilevered – no front posts for clean architectural appearance.
- **Frame:** Welded aluminum, engineered for long-term weather performance.
- **Finish:** Commercial single-coat powder finish (upgrade to dual-coat optional).
- **Includes:** On-site measurement, fabrication, delivery, installation.
- **Lead Time:** 4–6 weeks after color approval and deposit.
- **Deposit:** 50% to begin fabrication.

### OPTION 2 – Architectural Luxury Package (\$9,000)

**Architectural Luxury Package (Datum / Architectural Metals FL Equivalent)**

*High-end Plexus-style welded aluminum canopies featuring architectural-grade extrusions, double-coat powder finish, hidden fasteners, and premium impact-resistant Plexus panels for a refined commercial façade.*

**Warranty:** 15 years (frame) / 10 years (panels)

Item	Description	Qty	Unit Price	Line Total
<b>Aluminum Frame (Architectural, Fully Welded)</b>	Premium 6063-T6 aluminum extrusions, structural-grade	2	\$1,600	\$3,200
<b>Powder Coating (Double-Coat)</b>	Architectural-grade dual finish (UV + corrosion protection)	2	\$450	\$900
<b>Plexus Canopy Panels (Premium)</b>	Impact-, weather-, and UV-resistant coated panels	2	\$1,200	\$2,400
<b>Hardware &amp; Anchoring (Hidden Mount System)</b>	Stainless steel concealed mounting hardware	set	\$400	\$400
<b>Fabrication &amp; Assembly (Architectural Detailing)</b>	Precision welding, seam finishing, custom trims	set	\$600	\$600
<b>Installation Labor (Premium Installation)</b>	Professional commercial installation	set	\$1,500	\$1,500
<b>Subtotal</b>				<b>\$9,000.00</b>
<b>Sales Tax (6.5%)</b>				\$585.00
<b>Total Investment</b>				<b>\$9,585.00</b>



#### Notes

- **Construction:** Fully welded, corrosion-proof aluminum with architectural finishes.
- **Design:** Cantilevered Plexus style – no front supports, clean profile.
- **Finish:** Double-coat powder coating for superior longevity (Florida humidity-safe).
- **Includes:** Engineering, shop fabrication, delivery, and installation.
- **Lead Time:** 6–8 weeks after deposit and finish approval.
- **Deposit:** 50% to initiate fabrication.

#### Approval

**Value Option (\$7,987.50)**       **Architectural Luxury (\$9,585.00)**

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Revibe Interiors & Upholstery

237 Live Oaks Blvd, Casselberry, FL 32707

(321) 972-8227 | (407) 575-1315

larissa@revibeinteriors.com

## Commercial Door Awnings Quote (2 New Units + 1 Fabric Recover)

Client: Jerry Galbreath

Location: Leesburg, FL

Date: 10/15/2025

### Measurements Recap (Per Door Awning)

Feature	Measurement
Width	45" (3.75 ft)
Projection	24" (2 ft)
Height + Valance	24" + 8" scalloped valance = 32" total
Coverage (per awning)	≈ 11 sq. ft.
Total Coverage (2 new awnings + 1 recover)	≈ 33 sq. ft.

### OPTION 1 – Galvanized Steel Frame Package (2 Units)

Reinforced galvanized steel frames with Sunbrella® marine-grade fabric. Designed for inland durability and cost efficiency. Powder-painted for added corrosion protection.

Warranty: 5 years (fabric) / 8 years (frame)

Item	Description	Amount (USD)
Fabric (Sunbrella®)	UV-stable, fade- and mildew-resistant	\$500
Galvanized Steel Frames (2 Units)	Reinforced welded steel, corrosion-protected	\$1,000
Sewing & Custom Valance	Scalloped valance with piping trim	\$400
Hardware & Brackets	Stainless steel mounting & bolts	\$200
Installation Labor	Heavy-duty frame mounting & setup	\$500
<b>Subtotal – Steel Frame Option</b>		<b>\$2,600.00</b>
<b>Sales Tax (6.5%)</b>		<b>\$169.00</b>
<b>Total – Steel Frame Package</b>		<b>\$2,769.00</b>

### OPTION 2 – Aluminum Frame (Powder-Coated) Package (2 Units)

Premium aluminum frames with powder-coated finish and Sunbrella Plus® / Recacril® fabric. Lightweight, rust-free, and built for long-term weather performance.

Warranty: 7 years (fabric) / 10 years (frame)

Item	Description	Amount (USD)
Fabric (Sunbrella Plus® / Recacril®)	Waterproof, UV-stable, marine-grade	\$500
Aluminum Frames (2 Units)	Fully welded 6063-T6 aluminum, powder-coated	\$1,700
Sewing & Custom Valance	Scalloped valance with decorative piping trim	\$400
Hardware & Brackets	Stainless steel mounting system	\$200
Installation Labor	Professional setup, lightweight installation	\$500
<b>Subtotal – Aluminum Frame Option</b>		<b>\$3,300.00</b>
<b>Sales Tax (6.5%)</b>		<b>\$214.5</b>
<b>Total – Aluminum Frame Package</b>		<b>\$3,514.5</b>

### OPTION 3 – Fabric Recover (1 Existing Door Awning – Left Side of Building)

Recover existing awning frame with new Sunbrella Plus® / Recacril® coated fabric. Waterproof, UV- and mildew-resistant. Existing frame reused; fabric only replaced.

**Warranty:** 7 years (fabric only)

Item	Description	Amount (USD)
<b>Fabric (Sunbrella Plus® / Recacril®)</b>	Waterproof, fade-resistant, premium-grade	\$250
<b>Sewing &amp; Custom Valance</b>	Scalloped valance with decorative piping trim	\$200
<b>Removal of Old Fabric &amp; Prep</b>	Remove existing fabric and prep frame surface	\$150
<b>Installation of New Fabric</b>	Professional recover and reinstallation	\$250
<b>Hardware &amp; Supplies</b>	Thread, binding, stainless fasteners	\$100
<b>Subtotal – Fabric Recover Option</b>		<b>\$950.00</b>
<b>Sales Tax (6.5%)</b>		<b>\$61.75</b>
<b>Total – Fabric Recover Package</b>		<b>\$1,011.75</b>

### Project Summary

Option	Description	Total (Incl. Tax)
<b>1 – Galvanized Steel (2 Units)</b>	Heavy-duty painted steel frames	<b>\$2,769.00</b>
<b>2 – Aluminum Powder-Coated (2 Units)</b>	Premium rust-free frames	<b>\$3,514.5</b>
<b>3 – Fabric Recover (1 Unit)</b>	Fabric-only replacement	<b>\$1,011.75</b>
<b>Combined Project (All 3 Awnings)</b>	Full scope (2 new + 1 recover)	<b>\$3780.75 – \$4,526 Range</b> depending on frame choice

### Notes

- **Fabric:** Sunbrella® / Recacril® marine-grade — waterproof, UV-resistant, and mildew-proof.
- **Frame:** Welded, commercial-grade frames built to code.
- **Valance:** 8" scalloped valance with optional piping trim.
- **Hardware:** Stainless steel mounting and anchor system included.
- **Lead Time:** 2–3 weeks after color and deposit approval.
- **Deposit:** 50% due at project start; balance upon installation.
- **Warranty:** 7 years (fabric) / up to 10 years (frame).

### Approval

**Option 1 – Galvanized Steel (\$2,769.00)**

**Option 2 – Aluminum Powder-Coated (\$3,514.5)**

**Option 3 – Fabric Recover (1 Unit) – \$1,118.25**

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# CUSTOMER PRICE QUOTE



Date:	08/18/2025	Branch:	Orlando
Design Consultant:	Thomas Stuart	<b>Customer Support Center: 1800 HOME-DEPOT</b>	
Phone #:	(352) 409-6851	License(s):	Thomas Stuart : R-I-128533-15-01096

Installation Address	106 South 2nd Street		
City, State, Zip	Leesburg	FL	34788
Job #	F53645385		

Purchaser(s):	Work Phone	Home Phone	Cell Phone
Jerry Galbearth			(352) 360-8829

Quote Name:

Your Project Price		Quote Total
<b>Home Depot Everyday Low Price:</b>	Guaranteed until 09/17/2025	\$13,061.80
Buy More Save More Savings		-\$653.09
Current Promotions: Valid through promotional period only		
<b>Your Price Today:</b>		<b>\$12,408.71</b>

**This is a price quote and does NOT constitute a Sales Contract**  
**IMPORTANT: Promotional discounts may end and are not guaranteed for the duration of the quote.**  
**See promotion & financing options below or ask your Design Consultant for details.**

PROFESSIONAL INSTALLATION

Licensed, insured and trusted  
Experts from measurement to  
Installation to cleanup



TOTAL PROJECT MANAGEMENT

Team of dedicated professionals  
Assigned to oversee every step of  
Your project



SUPERIOR WARRANTIES

The Home Depot stands behind  
Your job; labor, materials and  
Your satisfaction guaranteed by  
The Home Depot



Quote Name:  Page  of

# CUSTOMER PRICE QUOTE



Jerry Galbearth	F53645385
Purchaser's Name	Job#
<b>PROJECT SPECIFICATIONS</b>	
4 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impact Single Hung	
5400 - Non-Impact Single Hung, White Int. Finish, White Ext. Finish, Standard , W- 31, H- 50, UI- 81	
2 ProtecSure Max Vinyl 5400 NonImpact 5400 - Std 1 PNL Non-Impact Vinyl French PD	
5400 - Std 1 PNL Non-Impact Vinyl French PD, White Int. Finish, White Ext. Finish, Standard Tempered Glass Full , W- 36, H- 80, UI- 116, And Hardware- Keyed Lock	
Job Level and Labor Options	
2-New Exterior Pvc Casing F&I (Per Lineal Ft.), 1-Miscellaneous Labor (Per Each), 4-Flange Window Removal W/ Siding Repair (Per Opening), 2-New Buck Frame F&I (Per Each)	

Quote Name:  Page  of

# CUSTOMER PRICE QUOTE



## Promotional Offer:

Offer includes up to 20% off select Installed Custom Windows and Patio Doors sold through THD Design Consultants in select markets. Offer includes up to 20% off select Installed Windows and Patio Doors from Simonton, PlyGem, Andersen, Jeld-Wen, ProtecSure by PGT, Milgard and American Craftsman. Save 5% with a minimum purchase of 4 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 15% with a minimum purchase of 12 or more custom windows or patio doors, and save 20% with a minimum purchase of 20 or more custom windows or patio doors from the previously listed brands. Promotion is valid on custom product only. Discount does not apply to in-stock product, online product or installation services. License or registration numbers held by or on behalf of Home Depot U.S.A., Inc. are available at <https://homedepot.com/licensenumbers> or at the Special Services Desk in The Home Depot® store. Visit <https://homedepot.com> or ask an Associate for details. ©2023 Home Depot Product Authority, LLC. All rights reserved.

## Credit Offer:

With a credit approval for qualifying purchases made on The Home Depot Consumer Credit Card. APR: 17.99%-26.99%. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer valid for consumer accounts in good standing; 6 months everyday credit offer is subject to change without notice; see store for details.

## Contractor Licenses:

For a list of contractor license numbers, visit the Special Services Desk or [homedepot.com/licensenumbers](https://homedepot.com/licensenumbers)

**Questions or Concerns?** If The Home Depot and its authorized service provider are unable to answer Customer's questions, call our Customer Support Center at 1-877-903-3768

Quote Name:

Front

Page  of

# C&C Decorative Concrete

ESTIMATE

EST1279

Julian & Sam Caccamise

Business Number Sam: 352-461-9430

1591 east county road 466

Oxford, FL

34484

☎ Sam: 352-461-9430

☎ Julian: 352-630-0190

<https://www.ccdecorativeconcrete.com/>

sam@ccdecorativeconcrete.com

DATE

Nov 10, 2025

TOTAL

USD \$10,500.00



TO *JERRY BARNATH*

**OCD painting and Flooring**

108 s 2nd St. Leesburg, FL 34748

accounting@ocdpf.com

DESCRIPTION	PER SQFT	GAL	AMOUNT
Set up scaffolding and possibly bring in lift Pressure clean exterior of building Caulk all cracks x2 if needed Remove hardware on doors and windows if possible. Any other items that can't be prepped. Sand and scrape doors and windows Mask and prep all items and areas that are not getting painted. Spray and back rollx2 Deposit: Balance:  Start date.	\$10,500.00	1	\$10,500.00
<b>TOTAL</b>			<b>USD \$10,500.00</b>

One-Year Limited IN-HOUSE Warranty

This project is covered by a One-Year Limited Warranty from the start date of service completion.

This warranty includes coverage for:

- Workmanship defects
- Peeling or delamination
- Adhesion failure

This warranty does not cover any damages caused by customer-related factors, including but not limited to:

- Spilled paint or chemicals (including gasoline or oil)
- Tire marks (these should clean off easily unless rubber was transferred due to tires being spun)
- Scratches, gouges, or impact damage

**Crack Disclaimer:**

Customer acknowledges and accepts that existing cracks in the surface were present prior to installation. While we have filled these cracks to the best of our ability, it is common and expected that hairline cracks may reappear over time.

This is a normal characteristic of concrete surfaces and is not covered under this warranty.

For this reason, we have advised and recommended certain colors and layout designs to help camouflage existing and future hairline cracks by placing colors in a specific order and pattern.

SGA-25-821

**FSL GRANT APPLICATION**  
**FAÇADE IMPROVEMENT GRANT PROGRAM**

1. **Project Location (Address of Property to be improved)**

601 West Main St, Leesburg FL 34748,

605 West Main St. Leesburg, FL 34748,

103 S. 6th St. Leesburg, FL 34748,

105 S 6th Street Leesburg FL, 34748

Assessor Parcel Number(s): \_\_\_\_\_

Name of Business(es) in Project Advanced Commercial Real Estate, LLC

Building Frontage Measurement of Project: \_\_\_\_\_

2. **Applicant Information:**

Name: Karina Acevedo

Mailing Address: 601 West Main st. Leesburg, FL 34748

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: 787-662-0761

Email: negronecevedofamily@gmail.com

Do you Own, Rent or Lease the subject property? Own

**\* If you are not the owner, the owner will need to co-sign this application. \***

3. **Businesses or Services Offered on Site:**

See Attached

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4. **Description of Proposed Improvements:**

See Attached

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5. **Please identify ways in which this project supports the Overlay District Concepts**

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6. **Submittals** - Applications **must** include the following materials, if applicable, for consideration by the City:

- Photos of the Project
- Business Description
- Sign and/or Awning Renderings
- Color Samples

○ Architectural Concepts – If Applicable

7. **Estimated Costs and Timing:** Please provide copies of three vendor bids/estimates or other documentation of cost estimates for all project work.

- a. Window or Door Replacement: \_\_\_\_\_
- b. Exterior paint or siding: \_\_\_\_\_
- c. Signage : \_\_\_\_\_
- d. Exterior Lighting: \_\_\_\_\_
- e. Façade/Exterior Architectural Improvements: \_\_\_\_\_
- f. Architectural/Design Fees: \_\_\_\_\_
- g. Landscape/Hardscape Improvements: \_\_\_\_\_
- h. Awnings or Shutters: \_\_\_\_\_
- i. Building Permit/Planning Fees: \_\_\_\_\_
- j. Other Proposed Improvements (specify): \_\_\_\_\_
- k. \_\_\_\_\_
- l. \_\_\_\_\_
- m. \_\_\_\_\_

**TOTAL ESTIMATED COST:** 185,000

**ESTIMATED COMPLETION DATE:** TBD

**SIGNATURES**

Signed:   
Applicant and/or Property Owner

Date: 12/25

Printed Name: Karina Acwedo

Signed: \_\_\_\_\_  
Property Owner – If Required

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

Printed Name: \_\_\_\_\_

**This Section for City Use**

Amount Recommended: \$ \_\_\_\_\_

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

Recommendation to Commission/CRA: \_\_\_\_\_

Action: \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING SECTION 7-170 OF THE CITY OF LEESBURG CODE OF ORDINANCES, AMENDING THE EXISTING FAÇADE, SIGN AND LANDSCAPE GRANT PROGRAM, EXPRESSING PURPOSE, ELIGIBLE LOCATIONS; CREATING AN APPLICATION PROCESS AND CRITERIA; SETTING FORTH REQUIREMENTS AND CONDITIONS; IMPLEMENTING PROCEDURES; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA:

SECTION 1.

Section 7-170 of the Code of Ordinances of the City of Leesburg, Florida, is hereby modified and readopted as set forth below:

A. PURPOSE, COMPLIANCE AND DISCRETION

1. The City of Leesburg's Façade, Signage and Landscaping Improvement Grant Program (FSL Grant) is a program designed to encourage private investment in visible exterior property, building and sign improvements that enhance the value of commercial/residential property; while meeting the intent and mission of the City to improve the aesthetics and ambiance of specific major corridors. The program may provide as much as \$50,000. Funds appropriated annually by the City Commission and funding shall be available on a first come first serve basis. However, the program may be subject to the availability of funds, as determined by the City Commission.
2. FSL Grants must support the goals of the City Commission and be in compliance with corresponding building signage, architectural standards and other City regulations.
3. Applicants are reminded that grant awards made are discretionary in nature and should not be considered an entitlement by the applicant. All grant criteria contained herein are guidelines for awards and successful applicants may receive any amount up to the maximum award. Should an application meet all grant criteria, a grant may or may not be awarded at the City Commission's discretion due to a number of circumstances such as funding limitations, competing applications, and/or competing priorities.

B. ELIGIBILITY REQUIREMENTS

1. The FSL Grant Program is available to businesses and/or building owners that are located with the target districts, as specified in Exhibit "A". These districts include areas within the

City's CRA boundaries that have frontage on roadways to include U.S.27, U.S. 441, Main Street, plus all properties fronting Dixie Avenue and South Street. Businesses applying for the FSL Grant must be properly licensed and applicants must be a permitted/conforming use within the district.

2. Applications will not be accepted from property owners (and tenants of the property owners) who are delinquent on their property taxes. Applicants must not have any outstanding code liens or code violations that cannot be remedied with this grant assistance.

### C. ELIGIBLE IMPROVEMENTS

1. The FSL Grant Program shall provide matching funds for exterior (street side) improvements that are consistent with and further the implementation of the Land Development Code, respective CRA Redevelopment Plans and the City Comprehensive Plan. Funds may be used for the following improvements:
  - a. Replacement of windows and doors;
  - b. Exterior painting or siding as part of an overall façade renovation program. For example, painting is an eligible expense when done in conjunction with other major exterior improvements such as roof line changes, dormers, gable.
  - c. New signs as part of an overall improvement program for an existing improved property and removal of existing non-conforming and blighted signs;
  - d. Landscaping when associated with a Façade Renovation Program, replacement of a nonconforming sign, or an overall improvement program for an existing improved property;
  - e. Exterior architectural amenities (e.g., addition or improvement of balconies, porches or arcades);
  - f. Awnings and shutters, other exterior (street-side) façade improvements (considered by the Commission on a case-by-case basis);
  - g. Architectural, engineering or landscape architectural services to design improvements may be funded through this program (maximum of 10% of total grant award).

**\*NOTE: This list is illustrative.**

*All architectural designs, materials and colors must be consistent with the historic and architectural heritage of the City of Leesburg Code of Ordinances adopted under Ordinance 16-35 Architectural Design Standards and Ordinance 03112 Historic District Ordinance and Guidelines.*

### D. NON-ELIGIBLE IMPROVEMENTS

1. The FSL Grant Program cannot be used to fund miscellaneous maintenance items not provided in Section C, interior renovations or roof repair. The FSL grant can be used to fully replace, non-conforming signs.

***Any improvements constructed or installed prior to City Council approval are not eligible.***

#### E. AVAILABLE FUNDING AND MATCHING REQUIREMENT

1. The City shall fund this program from various sources to include, the Downtown Leesburg CRA; 441/27 CRA; Carver Heights CRA; and the General Fund. It is anticipated that 3-5 projects per year will receive funding; however, if additional funding is available, more funding cycles may be considered.
2. All façade, signage and landscaping grants shall be funded 90% by the City and 10% by the applicant. The City's portion shall not exceed \$50,000.

#### F. APPLICATION PROCESS AND DEADLINE

1. Applications will be accepted on a first come, first served basis.
2. It is the intent of the City Commission to conduct one FSL Grant Program annually, commencing on October 1<sup>st</sup> each year. All applications for funding shall be due on **November 15<sup>th</sup>** or the next immediate workday if the day is a holiday or weekend.
3. Application deadlines may change if funding levels permit additional grant cycles. In that case, there will be no deadline for application, provided that the application is processed pursuant to section F.4 of this policy.
4. The following application process shall be used for all grant applications submitted under this section:
  - a. The applicant receives an FSL Grant Program Application. Application forms are available in the following locations:
    - i. City Hall – 501 West Meadow Street;
    - ii. Planning and Zoning Department - 204 South Fifth Street;
    - iii. The Leesburg Area Chamber of Commerce- 1195 W Magnolia St.; and iv. The City of Leesburg website: [www.leesburgflorida.gov](http://www.leesburgflorida.gov).
  - b. The applicant completes the application and submits it to the City for review and consistency with the CRA Redevelopment Plan, the Land Development Code, the City Comprehensive Plan and any other applicable plans.

#### **The application package includes the following:**

- i. Completed application;
- ii. Proof of ownership of the property;
- iii. Proof of paid property taxes (current and prior years); iv. Copy of an estimate for the work to be completed;
- v. Photos of area to be improved;
- vi. Other information as needed to ensure all proposed work will be performed to meet the guidelines herein.

- c. The applicant is responsible for all building and other permits and fees associated with the proposed project.
- d. Applicants are advised to submit a complete application and all supporting materials pursuant to the instructions in the packet. Incomplete applications may not be reviewed.
- e. The FSL Committee shall review the applications according to the program selection criteria and shall score the grant application based upon the FSL grant criteria established herein. The FSL Committee shall forward a recommendation to the City Commission for final grant consideration. The Commission shall approve, approve with modifications, or deny the funding application.
- f. The FSL Committee shall consist of three (3) individuals, to include the City Manager or Deputy City Manager, the Planning and Zoning Director and the Housing Director.
- g. FSL grant applications will not be considered if the single building/property under the same ownership has received maximum grant funds (\$50,000) within two previous fiscal years. Additionally, points will be awarded to first time applicants and/or applicants that have not previously received a grant in the past two years.
- h. The following FSL Grant selection criteria may be used to review and rate applications for final funding. Criteria is derived from the goals and objectives of the City's adopted Redevelopment Plan(s), as well as the City's adopted Comprehensive Plan. Criteria are weighted with a maximum score of 100 points, as follows:

Streetscape Aesthetics and Functionality and Quality of Design (Up to 30 Points) – Degree to which the proposed project enhances the streetscapes of Leesburg, including the addition or enhancement of display windows, awnings, landscaping, handicapped accessibility and architectural amenities such as arcades, balconies and porches. Points are awarded for achieving the goals of the Redevelopment District, the Comprehensive Plan and remedying nonconformities.

Conformity to City Regulations and Redevelopment Goals (Up to 25 Points) – Degree to which the proposed project promotes the character of Leesburg and promotes redevelopment goals through the use of urban design principles, site design, architecture, materials, color, landscaping and other visual elements.

Removal of Slum and Blight and Positive Impact to Neighborhood (Up to 25 Points) – Degree to which the proposed project upgrades or eliminates substandard structures, code violations and/or eliminates non-conforming uses, as well as achieving the redevelopment goals of the City of Leesburg. iv.

Historic Preservation and Materials (Up to 15 Points) – Degree to which the proposed project promotes the historic character of Leesburg, through historic preservation, adaptive re-use of historic structures, site design, architecture, materials, landscaping and other visual and physical amenities.

Previous Grant Assistance (Up to 5 Points) – Applicants who have not been awarded the grant in the previous two years are eligible for five (5) points.

#### G. GRANT AWARD BY THE CITY COMMISSION OR CRA COMMISSION

1. The FSL Committee will review the applications according to the program selection criteria and shall score the grant application based upon the FSL grant criteria established herein. The FSL Committee shall forward a recommendation to the City Commission of respective Community Redevelopment Agency (CRA) Board for final grant consideration. The Commission or CRA Board shall approve, approve with modifications or deny the funding application at a regular meeting of the City Commission or respective CRA meeting.
2. The FSL Committee consists of three (3) individuals, including the City Manager or Deputy City Manager, the Planning and Zoning Manager, and the Housing Director.
3. The City Commission or CRA Board shall have sole authority to award FSL grants. If a grant application is denied, the applicant may reapply during the next funding cycle. The Commission's or CRA Board's decision shall be final.

#### H. FSL GRANT FINAL FUNDING TO APPROVED GRANT RECIPIENTS

1. For approved grant projects, prior to construction of improvements, the applicant must submit and receive applicable building and other regulatory permits.
2. Approved Applicants will receive grant funds after the project is completed and all associated costs have been paid. Upon completion of approved work, in order to receive grant payment, the applicant must submit documentation of work completed and proof of payment. It is the responsibility of the award recipient to maintain proper documentation of funds expended in the course of completing the improvement project. Release of funds is subject to submission, review and approval of this documentation. All improvements must be completed essentially as presented to the City Commission or CRA Board in order to receive payment.
3. If the project is not completed, has not commenced, is not approved at its final inspection, or does not receive its final inspection within one (1) year of award, the grant award shall expire and the applicant shall not receive pledged funds. The applicant may request a six-month extension. Only the Commission or CRA Board, may grant extensions.
4. Upon completion of the improvements and approval by the City and final inspection, the applicant must submit a "reimbursement package" to the City which shall include the following:
  - a. Completed reimbursement form (provided by the City);
  - b. Copies of applicable invoices or receipts;
  - c. Proof of payment for improvements; and,
  - d. Before/After photos of the improvements.

**I. MISCELLANEOUS INFORMATION**

1. The City of Leesburg is required to file informational returns (Form 1099-G) for individuals and entities receiving grants from the City. This information is confidential and will only be used for informational return reporting purposes. Grant recipients must sign and return a W9 form to the City before funds can be distributed.

**PASSED AND ADOPTED** by the City Commission of the City of Leesburg, Florida, at a regular meeting held \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**THE CITY OF LEESBURG, FLORIDA**

---

Alan Reisman, Mayor

ATTEST:

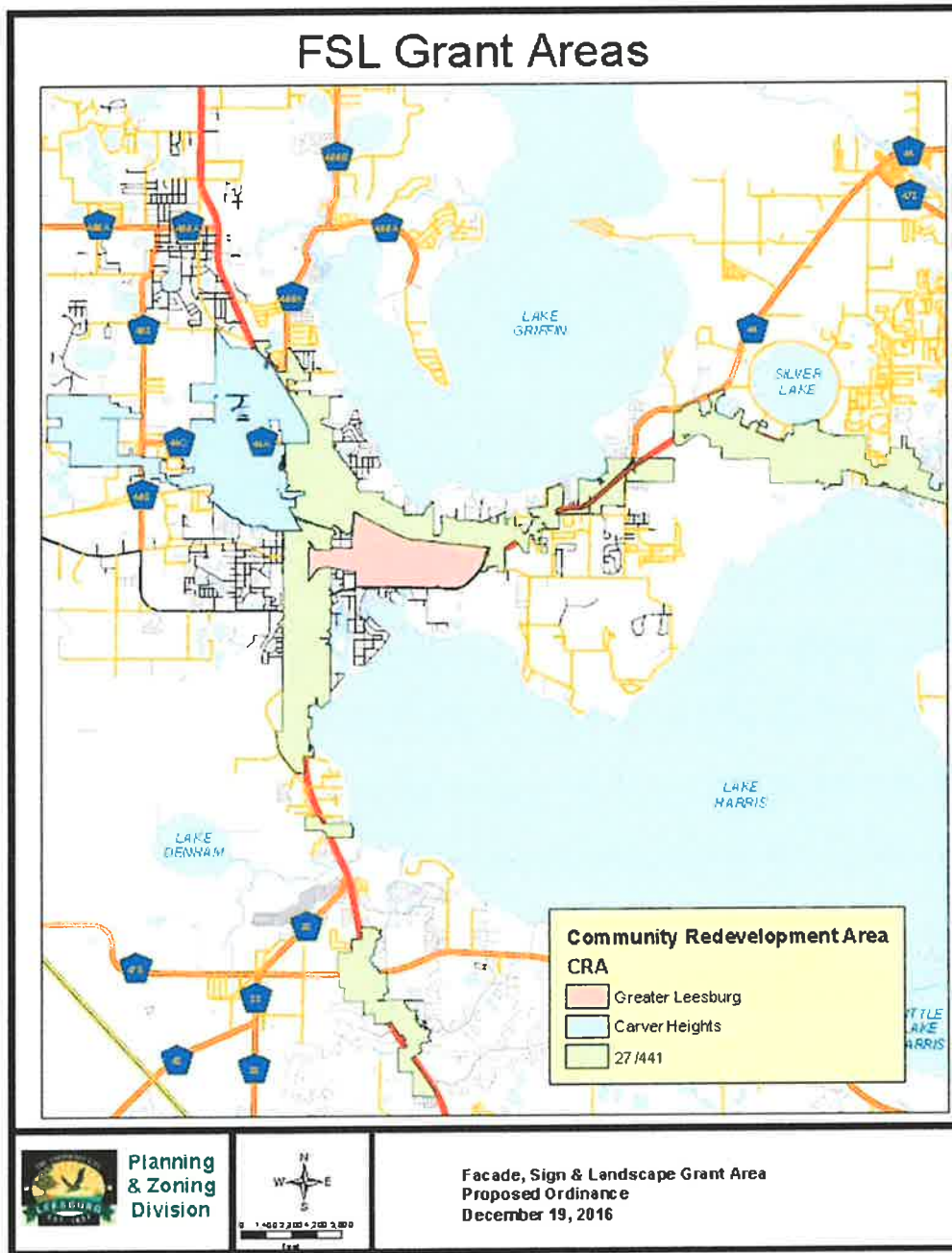
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City Clerk

**DISCLAIMER NOTE:**

*Neither the City of Leesburg, nor its affiliates, shall be responsible for planning, design, or construction of improvements to property owned by the applicant. No warranties or guarantees expressed or implied by the description of, application for, or participation in the Façade, Signage and Landscaping Improvement Grant Program. The applicant is advised to consult with licensed architects, engineers, or building contractors before proceeding with final plans for construction.*

**MAP OF CRA BOUNDARY**



# Façade Stabilization Loan (FSL) Grant Application

## Property Overview

**Property Address:** 601 West Main Street, Leesburg, Florida

**Location:** Prominent corner parcel at the geographic and commercial center of Downtown Leesburg

**Building Type:** Historic two-story mixed-use commercial structure

601 West Main Street is a cornerstone property within Downtown Leesburg. Its highly visible corner location, continuous storefront frontage, and long-standing tenant mix make it an anchor for pedestrian activity and small-business vitality in the historic district.

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## Historical & Community Significance

For more than four decades, this building embodied the spirit of small business and community stewardship under the care of **Ms. Dell Ross**, owner of *Doggiebags*, whose presence helped define Main Street's character for over 45 years. That legacy of local ownership, continuity, and care remains central to the vision for this property today.

The goal of this Façade Improvement Program is to **honor that legacy** while modernizing the building envelope to support current and future small businesses.

---

## Existing Conditions & Need for Improvement

While structurally sound, the building's **existing storefront systems and façade finishes no longer reflect** the quality, professionalism, and historic prominence of the property.

Key challenges include: - Aging storefront windows and doors - Inconsistent materials and finishes across tenant bays - Visual fragmentation along the street-facing façade - Limited visual cohesion with adjacent restored downtown properties

Without targeted improvements, these conditions risk discouraging tenant retention and reducing long-term economic vitality.

---

## Importance of Supporting Thriving Small Businesses

The building currently supports **essential and highly engaged local businesses**, most notably:

## Advanced Medical Uniforms (Primary Tenant)

Advanced Medical Uniforms is a **women-owned small business** specializing in **medical uniforms, corporate attire, and in-house embroidery services**. The company has proudly been located in Downtown Leesburg for nearly 8 years, building long-standing relationships and earning the trust of both clients and fellow merchants in the district.

Advanced Medical Uniforms plays a critical role in supporting healthcare professionals throughout Lake and Sumter Counties, including: - **UF Health Leesburg - Lake-Sumter State College** - Local medical offices and clinics.

In addition, the business actively collaborates with Downtown Leesburg institutions and businesses such as: - McCracken's Irish Pub - Wolfbranch Innovation District - Marmaduke's Café - Prime 3 Steakhouse - Lake Centre Home Health - Beacon College - Leesburg City Police - Leesburg City Fire department - Home Instead Home Health - Two Old Hags - Renew Spa - Marya's Hair Salon - TG Frost Land & Cattle - Vanderbrew Coffee Shop - Main Street Dentist

A modern, cohesive, and dignified façade directly supports this tenant's ability to serve the community and reinforces Downtown Leesburg as a professional, welcoming destination.

---

## Proposed Façade Improvements

The proposed improvements focus exclusively on **street-facing exterior enhancements** consistent with the City of Leesburg's redevelopment goals:

### Scope of Work

- Replacement of existing storefront windows with **bronze aluminum-framed, bronze-tinted glass systems**
- Installation of **bronze commercial storefront doors**
- Refinishing the building exterior with a **smooth cream stucco façade**
- Coordinated **dark bronze / olive architectural trim** for visual cohesion
- Preservation of all historic architectural features, including iron railings and building proportions

No structural alterations are proposed. All improvements are designed to be reversible, compatible with the historic character, and visually consistent across all tenant bays.

---

## Design Intent & Visual Consistency

The design approach emphasizes: - Clean, timeless materials appropriate to a historic downtown - Unified storefront appearance across multiple tenants - High-quality finishes

that communicate permanence and care - Enhanced pedestrian experience through transparency and visual rhythm

The attached architectural sketches illustrate the **before-and-after transformation**, highlighting the impact of storefront and façade upgrades without altering the building's historic identity.

---

## Public Benefit & Alignment with City Goals

These improvements directly support: - Downtown revitalization efforts - Small business retention and attraction - Improved walkability and streetscape continuity - Preservation of historic commercial buildings

By investing in the façade of 601 West Main Street, the City reinforces its commitment to maintaining a vibrant, economically resilient downtown core.

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## Proposed Façade Renderings

### Before & After Overview

The renderings below are presented in a **before-and-after format** to clearly illustrate the impact of the proposed façade improvements. The intent is to modernize aging storefront systems while preserving the historic scale, proportions, and architectural details that define Downtown Leesburg.

These improvements focus on **window and door replacement, façade refinishing, and visual unification**, all of which are eligible under the Façade Stabilization Loan (FSL) Program.

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### Rendering 1: Full Building – Corner Elevation (Before & After)

**Caption:** *601 West Main Street – Proposed Unified Façade Improvement*

This rendering shows the full corner elevation of the building with a cohesive **smooth cream stucco façade, dark bronze/olive trim, and bronze aluminum storefront systems**. The updated appearance reinforces the building's role as a downtown anchor while maintaining its historic form and iron balcony railings.

**Public Benefit:** Improves streetscape continuity, pedestrian experience, and visual prominence at a key downtown intersection.



**Caption:** *Advanced Medical Uniforms – Proposed Bronze Storefront System*

This storefront rendering highlights the replacement of outdated window and door systems with **bronze-framed, bronze-tinted storefront glazing** and a **bronze commercial entry door**, paired with a smooth cream façade.

**Public Benefit:** Enhances visibility and professionalism for a women-owned small business serving regional healthcare providers and downtown institutions.



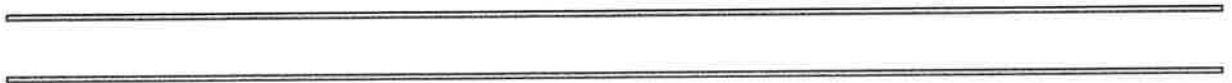
Rendering 2: City Barber Storefront (Before & After)





This storefront rendering highlights the replacement of outdated window and door systems with **bronze-framed, bronze-tinted storefront glazing** and a **bronze commercial entry door**, paired with a smooth cream façade.

**Public Benefit:** Enhances visibility and professionalism for long-standing downtown businesses, including **City Barber, a trusted Downtown Leesburg business for more than 14 years.**





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### Rendering 3: 605 West Main Street Storefront (Before & After)

**Caption:** 605 West Main Street – Proposed Coordinated Storefront Upgrade

This rendering demonstrates how a consistent storefront system and color palette can unify multiple tenant spaces within a historic structure, improving overall building cohesion without altering architectural details.

**Public Benefit:** Supports tenant retention and reinforces Downtown Leesburg’s visual identity.



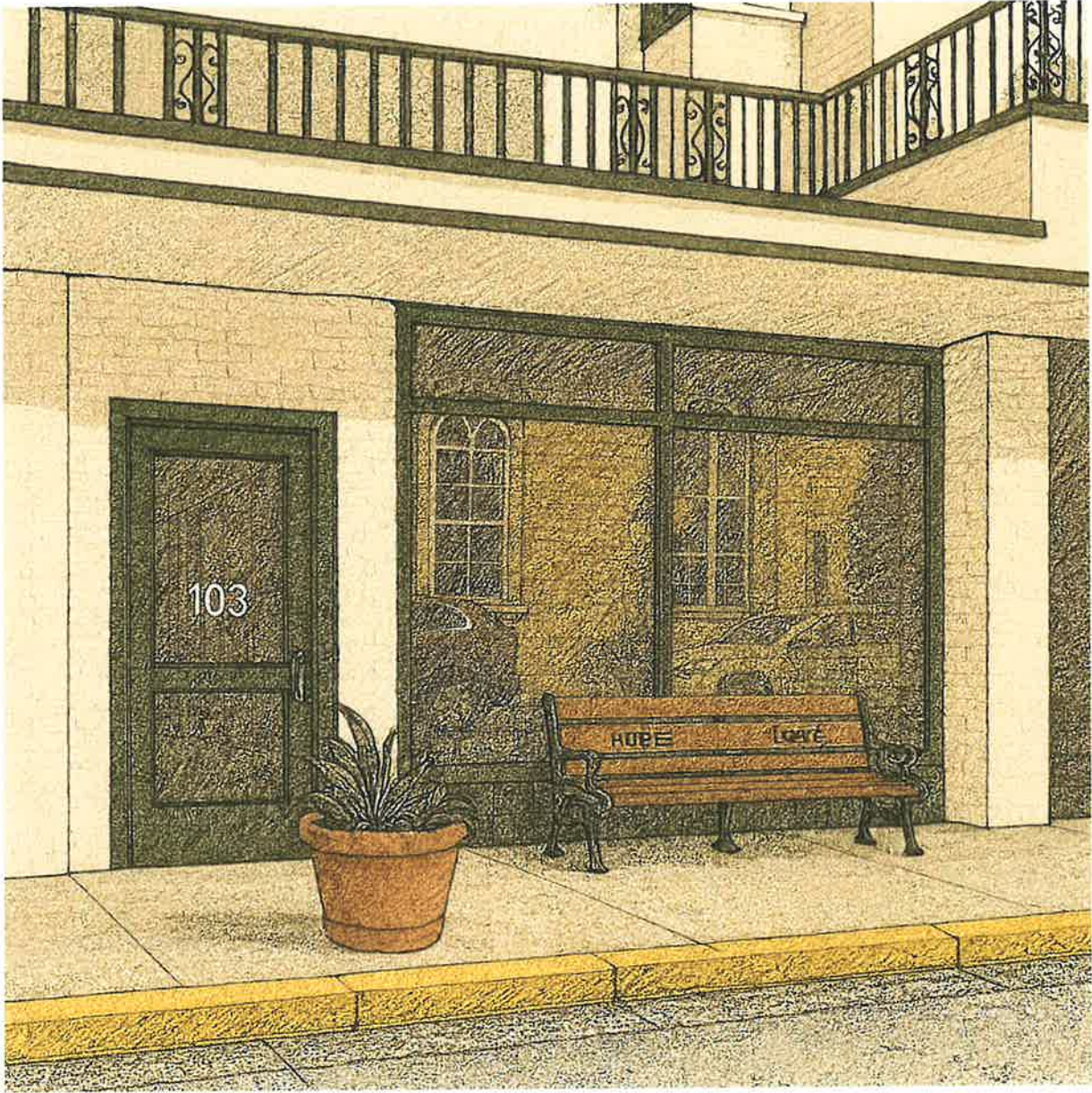


#### Rendering 4: Doggiebags Storefront (Before & After)

**Caption:** *Doggiebags – Legacy Storefront with Modernized Finishes*

This rendering honors the legacy of Doggiebags and its long-time owner, Ms. Dell Ross, by preserving the original storefront composition while updating finishes to a **bronze storefront system** and **cream stucco façade**.

**Public Benefit:** Balances historic preservation with reinvestment, ensuring longtime downtown businesses remain viable and visually competitive.



---

## Summary of Façade Improvements (Grant Alignment)

- Bronze aluminum storefront windows and doors
- Bronze-tinted glazing
- Smooth cream stucco façade refinishing
- Dark bronze / olive architectural trim
- No structural changes or loss of historic features
- New Signage (See attachments)

**Attachments:** Detailed contractor **quotes for façade improvements and proposed signage upgrades are included with this application** to support cost verification and grant eligibility.

These improvements directly align with FSL Grant objectives by stabilizing and enhancing a prominent historic commercial property while supporting active small businesses.

---

## Conclusion

The Façade Stabilization Loan Grant will allow this historic property to continue serving as a **model of small-business success, community partnership, and downtown pride**—just as it has for decades.

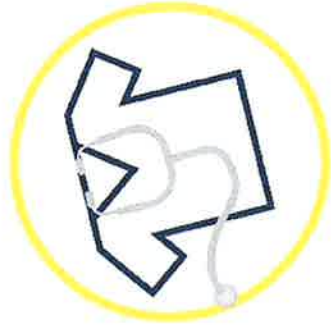
This investment ensures that 601 West Main Street remains a place where local businesses can thrive, healthcare professionals are supported, and the legacy of Downtown Leesburg’s most dedicated stewards continues forward.

---

*Prepared for submission to the City of Leesburg FSL Grant Program 2025*

**PREPARED FOR:**

Advanced Medical Uniforms  
601 West Main Street  
Leesburg, Florida 34748



ADVANCED MEDICAL  
*Uniforms*

**REVISION DATE:**

12/10/2025

**PROJECT MANAGER:**

Bruce@signcraftersflorida.com  
Bruce K

**Misc Sign Blade Signs**



1915 Greenleaf Lane  
Leesburg, FL 34748  
Office: 352-323-1862  
signcraftersflorida.com



EST12001170

LISTED



E212822



**PROJECT NAME:**

Advanced Medical Uniforms

**ADDRESS:**

601 West Main Street  
Leesburg, Florida 34748

**SIGN TYPE:**

Non Lit Double Sided Sign Bracket with  
0.080 Aluminum Panel with Vinyl Graphics

**DATE OF LAST REVISION:**

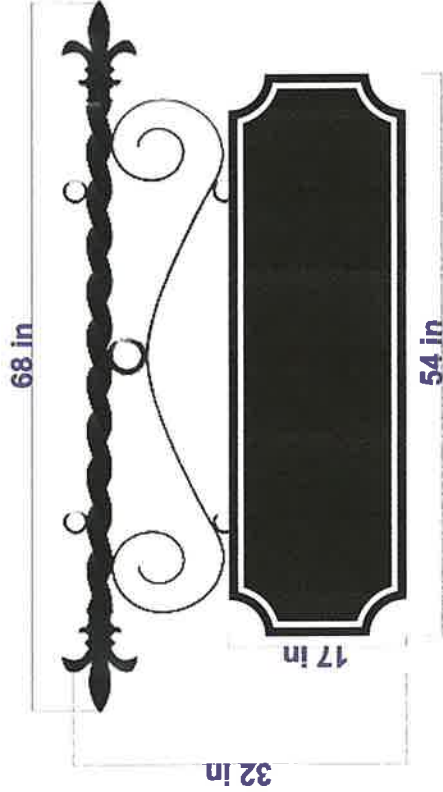
12/10/2025

**PROJECT MANAGER:**

Bruce K  
Bruce@signcraftersflorida.com

**DESIGNER:**

Davyn Riley  
Davyn@signcraftersflorida.com



**Additional Details**

Type:	Non-Illuminated
<b>BRACKET</b>	
Material:	Steel Sign Bracket Ceiling Mount Style Fleur De Lis Finial X-BR-SDCM-24-PF-F
LEDs:	None
<b>FACE</b>	
Material:	.080 Aluminum Painted with Vinyl Graphics
<b>MOUNTING</b>	
Type:	Ceiling Mounted
Hardware:	Mechanical Fasteners



This drawing is the sole property of Sign Crafters of Florida. In the execution of professional responsibilities and in accordance with the provisions of the Florida Statutes, Sign Crafters of Florida, Inc. is not responsible for the construction or installation of any sign or structure shown on this drawing. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. Sign Crafters of Florida, Inc. is not responsible for the construction or installation of any sign or structure shown on this drawing. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. Sign Crafters of Florida, Inc. is not responsible for the construction or installation of any sign or structure shown on this drawing. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

**SIGN Crafters** OF FLORIDA

1915 Greenleaf Lane  
Leesburg, FL 34748  
Office: 352-323-1662  
signcraftersflorida.com

ES12001170

LISTED MET FOR E212822

MSSA

**PROJECT NAME:**

Advanced Medical Uniforms

**ADDRESS:**

601 West Main Street  
Leesburg, Florida 34748

**SIGN TYPE:**

Non Lit Double Sided Sign Bracket with  
.080 Aluminum Panel with Vinyl Graphics

**DATE OF LAST REVISION:**

12/10/2025

**PROJECT MANAGER:**

Bruce K  
Bruce@signcraftersflorida.com

**DESIGNER:**

Davyn Riley  
Davyn@signcraftersflorida.com



1915 Greenleaf Lane  
Leesburg, FL 34748  
Office: 352-323-1862  
signcraftersflorida.com

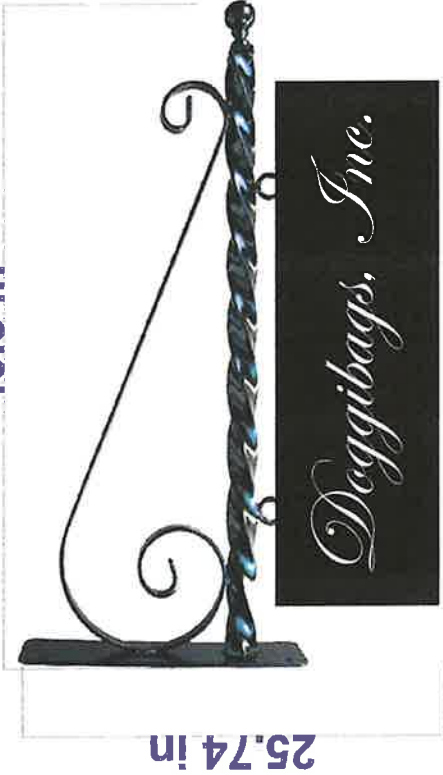
ES12001170



E212822



40.5 in



**Additional Details**

Type:	Non-Illuminated
<b>BRACKET</b>	
Material:	Steel Sign Bracket/Deluxe Style Ball Finial X-BR-DSB-24
LEDs:	None
<b>FACE</b>	
Material:	.080 Aluminum Painted with Vinyl Graphics
<b>MOUNTING</b>	
Type:	Wall Mounted
Hardware:	Mechanical Fasteners



Proposed Signage



Existing Conditions

This drawing is the sole property of Sign Crafters of Florida (with the exception of registered trademarks) and is submitted solely for the purpose of providing a visual representation of the proposed signage. It is not to be used for any other purpose without the written consent of Sign Crafters of Florida and reproduced in any part or shared with any person outside recipient's company without permission from Sign Crafters of Florida and reproduced and accepted through electronic file transfer by client (signed email or drawing). Violation of these terms could result in fines or penalties not including court costs. All dimensions shown are to be held as such unless otherwise noted. If applicable, and for all locations, as well as secondary locations, should any changes be requested following the signing of this document, additional fees may apply.

Client  Date

**PROJECT NAME:**

Advanced Medical Uniforms

**ADDRESS:**

601 West Main Street  
Leesburg, Florida 34748

**SIGN TYPE:**

Non Lit Double Sided Sign Bracket with  
.080 Aluminum Panel with Vinyl Graphics

**DATE OF LAST REVISION:**

12/10/2025

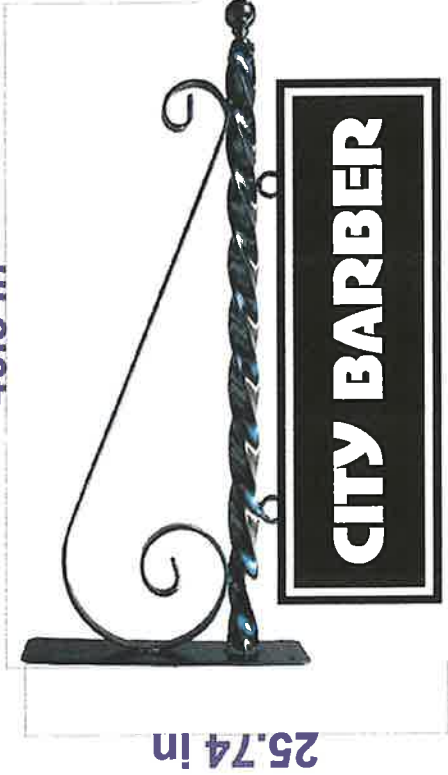
**PROJECT MANAGER:**

Bruce K  
Bruce@signcraftersflorida.com

**DESIGNER:**

Davyn Riley  
Davyn@signcraftersflorida.com

40.5 in



25.74 in

**Additional Details**

Type:	Non-Illuminated
<b>BRACKET</b>	
Material:	Steel Sign Bracket Deluxe Style Ball Finial X-BR-DSB-24
LEDS:	None
<b>FACE</b>	
Material:	.080 Aluminum Painted with Vinyl Graphics
<b>MOUNTING</b>	
Type:	Wall Mounted
Hardware:	Mechanical Fasteners



This drawing is the sole property of Sign Crafters, Inc. (with the exception of registered trademarks) and is submitted solely for the purpose of conveying design information. It is not to be used for construction or fabrication without the express written consent of Sign Crafters, Inc. Florida and approved and accepted through purchase by client named directly on drawing. Violation of these terms could result in fines or penalties, not including our labor.  
By signing this document, client agrees to the build style, mounting materials, colors, size, lighting (if applicable), and install location, as well as non-transferability of contract. Should any changes be requested following the signing of this document, additional fees may apply.

**PREPARED BY**

**James OBrien**

Jimerico construction of Central Florida, Inc.  
 (352) 266-5553  
 jobrien@jimerico.com  
 2315 Griffin Rd Suite 6, Leesburg, FL 34748, USA

**PREPARED FOR**

**Karrina**

Karrina  
 (787) 662-0761  
 601 W Main St, Leesburg, FL 34748, USA

**PROPOSAL DETAILS**

**601 W Main St, Leesburg, FL 34748, USA**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>Div 01</b>			<b>\$13,375.00</b>
010110 Supervision Salary	40 Hours	\$55.00	\$2,200.00
014605 Fuel, Tolls, Parking / Job Related	1 Lump Sum	\$75.00	\$75.00
010130 Misc Job Expenses 2% contingency	1 Lump Sum	\$4,152.00	\$4,152.00
011415 Porta Potty Rental	4 Weeks	\$125.00	\$500.00
011920 Tool & Equipment Rental			\$0.00
011505 Dumpsters / Debris Removal	2 Each	\$250.00	\$500.00
010805 Blueprints / Reproductions			\$0.00
012945 Drafting services	1 Lump Sum	\$1,500.00	\$1,500.00
012940 Engineering Services	1 Lump Sum	\$800.00	\$800.00
010805 Blueprints / Reproductions permitting	1 Lump Sum	\$500.00	\$500.00
011405 Temporary Electric			\$0.00
011410 Temporary Water			\$0.00
012015 Jobsite Storage / Rentals			\$0.00
011510 Cleanup Sub-Contracted			\$0.00
013799 Temporary Labor (Agencies)	16 Hours	\$28.00	\$448.00
011850 Final Cleanup	16 Hours	\$25.00	\$400.00
018501 Gen Liability Insurance JOB COST	1 Lump Sum	\$2,300.00	\$2,300.00
<b>Div 02</b>			<b>\$1,575.00</b>
020410 Demolition Sub-Contracted demo 3 doors/ glass block walls	3 Each	\$500.00	\$1,500.00
020400 Demolition			\$75.00

<b>Div 06</b>				\$1,190.00
060700 Carpentry Materials - General temp wall at 2 business on 6th	340 Square Feet	\$2.00		\$680.00
060250 Wall Framing WOOD Sub- Contracted temp wall 2 business on 6th	340 Square Feet	\$1.50		\$510.00
<b>Div 08</b>				\$126,320.00
081005 Storefronts / Glass Entrances budget 893 sqft of glass	760 Square Feet	\$155.00		\$117,800.00
081005 Storefronts / Glass Entrances 42x84 storefront doors	4 Each	\$1,500.00		\$6,000.00
081005 Storefronts / Glass Entrances demo existing storefront	4 Each	\$500.00		\$2,000.00
080100 Door Installation salvage and reinstall door to 2nd fl apt	8 Hours	\$65.00		\$520.00
<b>Div 09</b>				\$10,921.00
091005 Stucco Sub lathe & stucco on block	268 Square Feet	\$12.00		\$3,216.00
094502 Painting Subcontract exterior paint- stucco area	350 Square Feet	\$4.00		\$1,400.00
094505 Interior Painting Labor touch up at storefronts	16 Hours	\$45.00		\$720.00
094605 Interior Painting Material interior/exterior paint mtl	5 Gallons	\$45.00		\$225.00
090005 Drywall Subcontract drywall repairs at new storefronts and door openings 60 man hrs	50 Hours	\$65.00		\$3,250.00
090008 metal framing subcontract frame new openings at glass block demo 4 man hrs each	4 Each	\$350.00		\$1,400.00
060255 Wall Framing WOOD Material 2x6x12	10 Each	\$11.00		\$110.00
092005 ACT Ceilings Sub-Contracted repair ceilings in 2 business on 6th st	2 Each	\$300.00		\$600.00
015820 Contractors OH&P	1 Lump Sum	\$30,000.00		\$30,000.00
			<b>SUBTOTAL</b>	<b>\$183,381.00</b>
			<b>TAX</b>	<b>\$0.00</b>
			<b>TOTAL</b>	<b>\$183,381.00</b>

**This is a conceptual estimate and subject to change upon receipt of approved plans**

JAMES OBRIEN

DATE

KARRINA

DATE

Prepared by and return to:

Ashley S. Hunt  
Hunt Law Firm P.A.  
601 S 9th Street  
Leesburg, FL 34748  
352-365-2262  
File Number: 25-297

Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 21st day of November, 2025 between **Guy S. Ross and Deloris B. Ross, a married couple** whose post office address is **101 S. 6<sup>th</sup> Street, Leesburg, FL 34748**, grantor, and **Advanced Commercial Real Estate Holdings, LLC, a Florida Limited Liability Company** whose post office address is **7310 Birds Nest Court, Yalaha, FL 34797**, grantee:

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

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

**Begin at the Northeast corner of Lot 12 South of Main Street according to the Official Plat of Leesburg, Plat Book 2, Page 19, run West to Northwest corner, thence South to a point 90.78 feet South of Northwest corner, thence Northeasterly to a point 90.22 feet South of the Northeast corner, thence North to Point of Beginning**

**26-19-24-3300-000-01200 AK 1725721**

**Subject to easements, restrictions, and reservations of record, if any, but not to reimpose any void or lapsed restrictions or easements.**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

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

Signed, sealed and delivered in our presence:

*[Signature]*  
Print Name: Guy S. Ross  
Address: 601 S. 9<sup>th</sup> Street, Leesburg, FL 34748

*[Signature]*  
Guy S. Ross

*[Signature]*  
Print Name: Deloris B. Ross  
Address: 601 S. 9<sup>th</sup> Street, Leesburg, FL 34748

*[Signature]*  
Deloris B. Ross

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21st day of November, 2025, by Guy S Ross and Deloris B Ross,  who is/are personally known to me or  who has/have produced DC as identification.

*[Signature]*  
Signature of Notary Public



JULIE A. GAGICH  
Commission # HH 239314  
Expires March 13, 2026

\_\_\_\_\_  
Print, Type/Stamp Name of Notary

SGA-25-792

FSL GRANT APPLICATION  
FAÇADE IMPROVEMENT GRANT PROGRAM

1. Project Location (Address of Property to be improved)

1012 West Main Street  
Leesburg, FL 34748

Assessor Parcel Number(s): #26-19-24-3900-009-00700

Name of Business(es) in Project Gary Lee Sligh Fabric Arts

Building Frontage Measurement of Project: 157.00 Feet

2. Applicant Information:

Name: Gary Sligh

Mailing Address: 1012 West Main St.

City: Leesburg State: FL Zip: 34748

Phone: 352-205-1126

Email: grysligh@yahoo.com

Do you Own, Rent or Lease the subject property? Own

\* If you are not the owner, the owner will need to co-sign this application. \*

3. **Businesses or Services Offered on Site:**

Retail shop, Office space rental,  
plant shop, pop-up cafe

4. **Description of Proposed Improvements:**

Part I - Replace handrail and awning for front deck.  
Part II - Extend deck from front to back deck with railing.  
Part III - ~~Replace~~ Restore seven windows on 2nd floor  
facing the street.

5. **Please identify ways in which this project supports the Overlay District Concepts**

This house was built in 1900. We are attempting  
to enhance its look facing Main Street.

6. **Submittals** - Applications **must** include the following materials, if applicable, for consideration by the City:

- Photos of the Project
- Business Description
- Sign and/or Awning Renderings
- Color Samples

Architectural Concepts – If Applicable

7. **Estimated Costs and Timing:** Please provide copies of three vendor bids/estimates or other documentation of cost estimates for all project work.

- a. Window or Door Replacement: 17,500.00
- b. Exterior paint or siding: 25,120.75
- c. Signage : \_\_\_\_\_
- d. Exterior Lighting: \_\_\_\_\_
- e. Façade/Exterior Architectural Improvements: 25,120.75
- f. Architectural/Design Fees: \_\_\_\_\_
- g. Landscape/Hardscape Improvements: \_\_\_\_\_
- h. Awnings or Shutters: 5,099.00
- i. Building Permit/Planning Fees: \_\_\_\_\_
- j. Other Proposed Improvements (specify): \_\_\_\_\_
- k. \_\_\_\_\_
- l. \_\_\_\_\_
- m. \_\_\_\_\_

**TOTAL ESTIMATED COST:** 47,719.75

**ESTIMATED COMPLETION DATE:** May 2026

**SIGNATURES**

Signed: Gary Sligh  
Applicant and/or Property Owner

Date: 11/25/25

Printed Name: Gary Sligh

Signed: \_\_\_\_\_  
Property Owner – If Required

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

Printed Name: \_\_\_\_\_

**This Section for City Use**

Amount Recommended: \$ \_\_\_\_\_

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

Recommendation to Commission/CRA: \_\_\_\_\_

Action: \_\_\_\_\_

Summary to accompany  
FSL Grant Application  
Gary Lee Sligh Fabric Arts  
1012 West Main Street  
Leesburg, Florida 34748  
(352)205-1126  
[gryslgh@yahoo.com](mailto:gryslgh@yahoo.com)  
Garyleesligh.com

Proposed Project is in three phases:

**Part I** – Front deck has been replaced in areas that were collapsing. This first phase will replace handrail with a black aluminum handrail, and replace existing black awning with an 8’ by 10’ retractable awning in color of Café Burgundy to match existing deck color.  
Estimates are \$16,094

**Part II** – Part II extends the current deck down the side of the building and connects it with large deck area in the back. This will open up the potential for increased traffic flow and perhaps the future inclusion of a café to enhance the business.  
Estimate is \$14,125.75

**Part III** – Complete restoration of seven original windows on the second floor of the building facing Main Street. At least one of these windows is severely damaged and in need of replacement. This work will be done by Austin Historical, a company that specializes in historic restoration.  
Estimate is \$17,500

Total Cost for all three phases is \$47,719.75

# Masta Property Management

ESTIMATE

EST0420

DATE

09/02/2025

TOTAL

USD \$10,995.00



LET US HELP YOU!

Matthew Wilkins

Business Number 152304

Lady lake

☎ 4077750884

☒ 4077750884

[Mpmhomeimprovement.com](http://Mpmhomeimprovement.com)

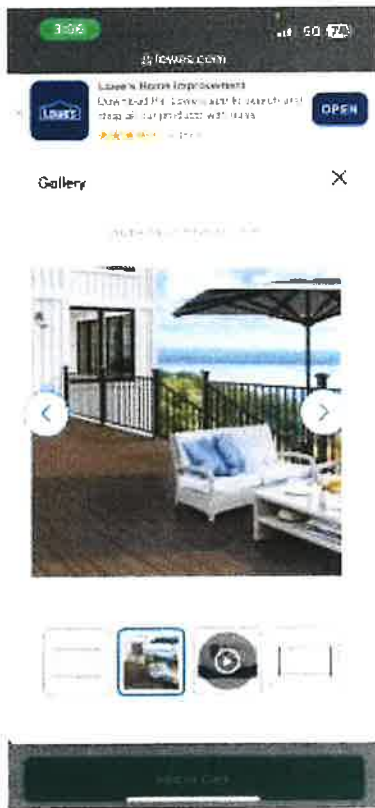
mattwilkins43@gmail.com

TO

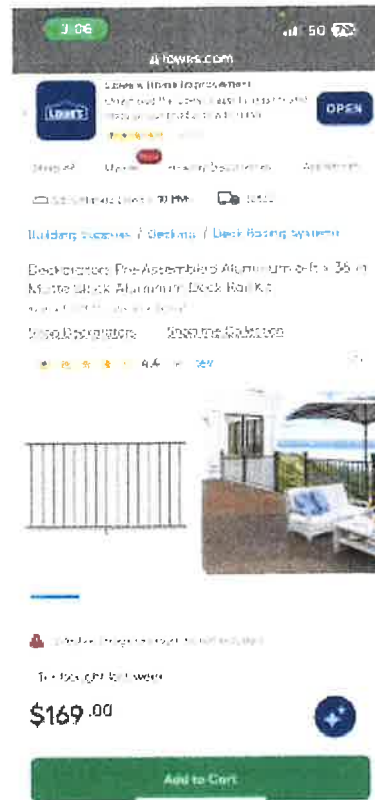
**Garry Sligh**

gryslgh@yahoo.com

DESCRIPTION	RATE	QTY	AMOUNT
<b>Aluminum Railings for existing deck ( black or white )</b> Includes aluminum posts , railings, hardware and installation materials	\$7,495.00	1	\$7,495.00
<b>Railing installation for existing deck area</b> Labor cost	\$3,500.00	1	\$3,500.00
	<b>SUBTOTAL</b>		\$10,995.00
	<b>TAX (7%)</b>		\$0.00
	<b>TOTAL</b>		<b>USD \$10,995.00</b>



Railing example



Railing example

Thanks for your business!



Secure year-round awning care with our exclusive Marygrove Mint Program. Join now for ongoing peace of mind!

[Enroll Now →](#)

## Sales Agreement

### Download Sales Agreement

#### ORDER NO. RET-S242027-1

Frame: 10X08 (08-10ZS)	4,899.00
Color: Bronze	
Fabric: Cafe Burgundy - 170	0.00
⚠ Valance: Straight	
Installation (Standard)	400.00
Electrical on Right	
1 Essentials Bundle	600.00
1 Essentials Bundle Disc	-600.00
1 Take Down - Manual	
1 Installation Alert	
⚠ Installation 10 x 8 on stucco with solid concrete structure with standard brackets. Also has a standard 3 foot awning that needs to be removed.	
1 Dimmable LED Lights	400.00
1 Wireless Wind Sensor	400.00
1 Dimmable LED Lights Disc	-400.00
1 Wireless Wind Sensor Disc	-400.00
1 SALES DISCOUNT	-200.00
Sub Total:	5,099.00
Sales Tax:	0.00
<b>Total:</b>	<b>5,099.00</b>

#### PAYMENTS

10/17/25 Credit	100.00
<b>Balance Due:</b>	<b>4,999.00</b>

## Payments and Credits



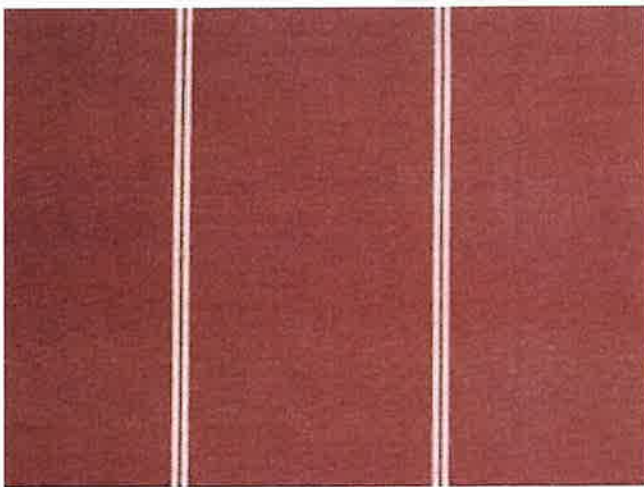
Secure year-round awning care with our exclusive Marygrove Mint Program. Join now for ongoing peace of mind!

[Enroll Now →](#)

## Your Awning



**Bronze Frame**



**Cafe Burgundy Fabric**

Date	Method	Type	Amount	Balance
				\$5,099.00
10/17/25	Credit	Visa	\$100.00	\$4,999.00

[View statement](#)

To make a payment, please select one of the options below.

[Credit Card](#)    [ACH](#)

**Looking for financing options?**

Check out what GreenSky has to offer.

[Apply for Financing](#)

**Your Sales Rep:**

**Name:** Anthony Milano

**Email:** amilano@marygrove.com

**Phone:** 7167100098

**Thank you for choosing Marygrove! We are happy to have you as a part of our family.**



4.8 

Google Reviews

4.7 

Facebook Reviews



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Gary Lee Stigh  
*Fabric Arts*

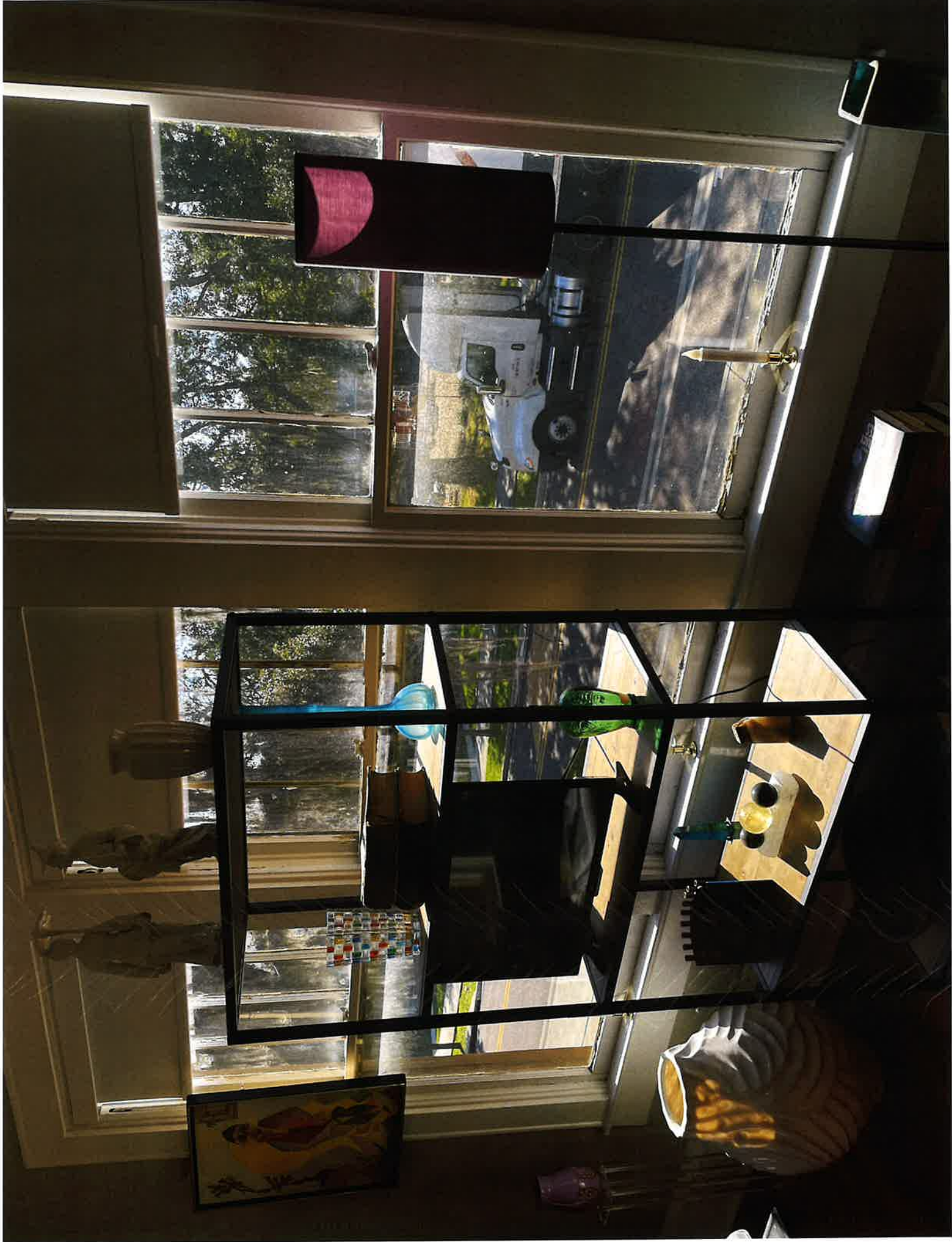
- Quilting
- Embroidery
- Cross-Stitch
- Woolen Craft
- Sewing
- Fabric Design
- Fabric Selection
- Fabric Care
- Fabric Storage
- Fabric Repair
- Fabric Restoration
- Fabric Preservation
- Fabric Conservation

PM  
M  
M









RECEIVED  
DEC 04 2025

SGA-25-806

FSL GRANT APPLICATION  
FAÇADE IMPROVEMENT GRANT PROGRAM

BY: ..... CC

1. Project Location (Address of Property to be improved)

311 W. Magnolia St. Leesburg Florida 34748

Assessor Parcel Number(s): 2619244000-001-00700

Name of Business(es) in Project Great Chicago Fire Brewery

Building Frontage Measurement of Project:

2. Applicant Information:

Name: John M Sokol

Mailing Address: 311 W. Magnolia St.

City: Leesburg State: FL Zip: 34748

Phone: 708-927-1200

Email: chicagofirebrewery@gmail.com

Do you Own, Rent or Lease the subject property? Own

\* If you are not the owner, the owner will need to co-sign this application. \*

3. **Businesses or Services Offered on Site:**

Chicago style food and pizza and craft beers brewed on premise

---

---

---

4. **Description of Proposed Improvements:**

Repair two awnings

---

Level a small part of the side blacktop patio so it does not flood every time it rains

---

Clean up the landscaping add river rock to the tree beds

---

5. **Please identify ways in which this project supports the Overlay District Concepts**

Downtown Leesburg continues to become more of a destination place

---

We want our building to stand out and look in-line with the other downtown

---

improvements that are happening

---

6. **Submittals** - Applications **must** include the following materials, if applicable, for consideration by the City:

- Photos of the Project
- Business Description
- Sign and/or Awning Renderings
- Color Samples

Architectural Concepts – If Applicable

7. **Estimated Costs and Timing:** Please provide copies of three vendor bids/estimates or other documentation of cost estimates for all project work.

- a. Window or Door Replacement: \_\_\_\_\_
- b. Exterior paint or siding: \_\_\_\_\_
- c. Signage : \_\_\_\_\_
- d. Exterior Lighting: \_\_\_\_\_
- e. Façade/Exterior Architectural Improvements: \_\_\_\_\_
- f. Architectural/Design Fees: \_\_\_\_\_
- g. Landscape/Hardscape Improvements: **\$1000** \_\_\_\_\_
- h. Awnings or Shutters: **\$2000** \_\_\_\_\_
- i. Building Permit/Planning Fees: \_\_\_\_\_
- j. Other Proposed Improvements (specify): \_\_\_\_\_
- k. **Blacktop repair \$5975** \_\_\_\_\_
- l. \_\_\_\_\_
- m. \_\_\_\_\_

**TOTAL ESTIMATED COST:**           **\$8975**          

**ESTIMATED COMPLETION DATE:**           **01/31/2026**          

**SIGNATURES**

Signed: \_\_\_\_\_  
Applicant and/or Property Owner

Date: 12/1/2025

Printed Name: \_\_\_\_\_

Signed: \_\_\_\_\_  
Property Owner – If Required

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

Printed Name: \_\_\_\_\_

**This Section for City Use**

Amount Recommended: \$ \_\_\_\_\_

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

Recommendation to Commission/CRA: \_\_\_\_\_

Action: \_\_\_\_\_









**DAVID W. JORDAN**  
LAKE COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
2024 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2619244000-001-00700		1725976	00L1

GREAT CHICAGO FIRE BREWERY &  
TAP ROOM INC  
PO BOX 404  
MOMENCE, IL 60954-0404

311 W MAGNOLIA ST  
LEESBURG, CLARK'S SUB E 15 FT OF LOT 7,  
LOTS 8, 9, 10, --LESS N 10 FT--10 FT STRIP  
LYING S OF SAID LOTS, BLK 1 PB 4 PG 35  
ORB 4764 PG 1386

**PAY DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER**  
**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	256,120	0	256,120	5.0364	1,289.92	
AMBULANCE MSTU	256,120	0	256,120	0.4629	118.56	
ENVIRON LAND PURCHASE	256,120	0	256,120	0.0918	23.51	
WATER AUTHORITY	256,120	0	256,120	0.2940	75.30	
PUBLIC SCHOOLS						
BY STATE LAW	259,217	0	259,217	3.1240	809.79	
BY LOCAL BOARD	259,217	0	259,217	2.9980	777.13	
CITY OF LEESBURG	256,120	0	256,120	3.4752	890.07	
ST JOHNS WATER MGMT	256,120	0	256,120	0.1793	45.92	
N LAKE CNTY HOSP	256,120	0	256,120	0.4100	105.01	
<b>TOTAL:</b>				16.0716	<b>\$4,135.21</b>	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		194.40
<b>NON-AD VALOREM ASSESSMENTS:</b>		<b>\$194.40</b>

**COMBINED TAXES AND ASSESSMENTS: \$4,329.61**

Face: \$4782.66	Cert #953	If Received By	Aug 29, 2025
Rate: 0.25%	Bidder #5714041	Please Pay	\$0.00

Paid 08/17/2025 Receipt # 2025-0058339 \$5,028.04

**DAVID W. JORDAN**  
LAKE COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
2024 Paid Real Estate

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

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LYING S OF SAID LOTS, BLK 1 PB 4 PG 35 ORB  
4764 PG 1386

**PAY DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER**

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2619244000-001-00700		1725976	00L1

Paid 08/17/2025 Receipt # 2025-0058339 \$5,028.04



John Sokol &lt;chicagofirebrewery@gmail.com&gt;

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## Awning Cleaning/Awning Painting Quote

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**Ronnie Meachum** <ronniemeachum@gmail.com>

Tue, Apr 8, 2025 at 11:15 PM

To: John Sokol &lt;Chicagofirebrewery@gmail.com&gt;

Good evening John always a pleasure speaking with you!

It was nice to meet Jay as well very pleasant to talk to.

Please see below for the following information:

- \*Cleaning All Awnings on Building
- \*Applying Fabric Protectant to Front Awning
- \*Painting 2 Awnings on Property (2 colors)
- \*All Materials necessary to perform project included

Total= \$1,750.00

Payment due upon completion of project.

I accept multiple forms of payment just inform me of how you would like to proceed with payment.

Please let me know if you have any questions or concerns thank you very much.

Talk to you soon.

Sincerely,

Ronnie Meachum

RKM Restorations LLC

813-764-1521

ronniemeachum@gmail.com

**CALL  
US  
(813)  
764-1521  
NOW**



**USE CODE:RKM  
TOWARDS 10%  
OFF ANY  
SERVICE**



[RonnieMeachum@gmail.com](mailto:RonnieMeachum@gmail.com)

Find us on  
Facebook    [@rkcrestorationsllc](#)



Proposal Submitted to:  
John Sokol Great Chicago Fire Brewery  
Address:  
311 W Main St Leesburg FL 34748  
Phone:  
(352) 474-2739

Job Name:  
Patio Paving  
Job:  
enter  
Job Phone:  
enter  
Fax:

Subject to credit approval, Tri-State Asphalt Corp. will furnish the following work, including all labor, materials and equipment in accordance with the following:

**Note: THIS PRICE IS FOR LISTED ITEMS ONLY; ANY ITEM NOT LISTED IS EXCLUDED**

Item	Price	Qty	Subtotal
<input checked="" type="checkbox"/> Paving  Prep area under patio overhang for overlay paving. Saw-cut key way around perimeter of the repair. Apply tack coat and overlay pave 30x25 area with hot asphalt. Area to be paved flush with concrete sidewalk and taper down to be flush with the existing asphalt.	<b>\$5550</b> One Time	1	<b>\$5,550.00</b>
<input checked="" type="checkbox"/> MOB  Demo 5x25 curb island. Install crushed base material and prep for paving. Pave area along with larger area.	<b>\$2750.00</b> One Time	1	<b>\$2,750.00</b>

**Subtotal** \$8,300.00

**Amount due** **\$8,300.00**

**Payment to be made as follows:** 25% Deposit due upon signing. Remainder Due on the day of project completion.

## PROS AND CONS FOR PAVING AND SEALCOATING

Hot asphalt mix is a smooth, practical, clean, long-life pavement. It usually "tire marks" for several months and there is a noticeable surface porosity at first, but rubber tire traffic will knead and seal these pores. Gasoline and repeated oil spillage will soften asphalt; however, it is easy to patch. Grass and weed roots will grow through asphalt but are easily killed with any type of commercial weed killer. Any rock or gumbo clay encountered under paving area shall be removed by hourly equipment time and back filled with clean fill. Rolled rock will become dusty and dirty when dry and will track when wet. It will get pot-holed in time and grass and weeds will grow through it. All underground cables, pipes and utilities must be clearly marked and protected. Tri-State Asphalt Corporation will not be responsible for the same. Tri-State Asphalt Corp. will not guarantee or be responsible for rock base work constructed by others.

Sealing: 1) prolongs the wearing surface of asphalt, and the normal life is dependent on traffic conditions; 2) protects the asphalt against normal oil and gasoline leaks; 3) gives an attractive fresh charcoal black finish; 4) cannot be done prior to 6-8 weeks after new asphalt installation, or tire marking is possible; 5) should not be done on areas saturated by oil and gasoline.

## TERMS OF CONTRACT

This contract is limited to the services and materials described. Work to be done in accordance with above stated specifications and in a substantial and workmanlike manner According to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the contract. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Permits and permit fees are not included in this proposal price. This contract proposal is contingent upon and subject to all strikes, accidents, weather, and other delays, circumstances, or conditions beyond control of Tri-State Asphalt Corporation. Should any other contract documents or subcontract agreements regarding a specific project conflict with the terms of this proposal the terms of this proposal will in all cases, govern. Above stated price is based upon prevailing costs, and is void if not accepted within (30) days of above date. Payment is due in full upon completion of work, or progress payments monthly are due upon issuance of invoice if more than one month required to complete work. Any payments not made within (30) days of due date shall bear interest in the amount of 1 kS% per month; likewise interest at the same rate shall be due on any retainage held until paid. Customer in the event of default of payment shall pay costs of collection including attorney's fees.

Tri-State Asphalt Corporation

By: KEITH DAVIS, VICE PRESIDENT 12/03/2025

Acceptance: I, the undersigned, accept the above proposal and authorize you to proceed with work as specified, subject to all terms contained herein.

**John Sokol**

 Signature

Select date

RECEIVED  
DEC 04 2025

SGA-25-805

BY: CC

**FSL GRANT APPLICATION**

**FAÇADE IMPROVEMENT GRANT PROGRAM**

**1. Project Location (Address of Property to be improved)**

312 S. 2nd St, Leesburg Florida 34748

Assessor Parcel Number(s): 2619243300-000-02702

Name of Business(es) in Project: The Military Fire Police Support Association / The Warehouse

Building Frontage Measurement of Project: Building is 40' and the parking area is 40'

**2. Applicant Information:**

Name: John M. Sokol

Mailing Address: PO Box 895386

City: Leesburg

State: FL

Zip: 34789

Phone: 708-927-1200

Email: mfpsafl@gmail.com

Do you Own, Rent or Lease the subject property? Own

\* If you are not the owner, the owner will need to co-sign this application. \*

3. **Businesses or Services Offered on Site:**

The property hosts The Warehouse Social Club operated by the Military Fire Police

Support Association. The organization raises funds for veteran organizations, the families of

injured & fallen first responders and helps purchases needed equipment for the local fire and police.

4. **Description of Proposed Improvements:**

We want to paint the building, currently it is stock cinder block gray

Back-lit with LED lighting acrylic/plexiglass sign with vinyl lettering.

Repair grass outdoor seating area and crushed stone for the parking area.

5. **Please identify ways in which this project supports the Overlay District Concepts**

2nd Street is one of the corridors to our downtown. We want the building to be in-line

with proposed projects for the surrounding area. The new colors will help the property

look more aesthetic.

6. **Submittals - Applications must include the following materials, if applicable, for consideration by the City:**

- Photos of the Project
- Business Description
- Sign and/or Awning Renderings
- Color Samples

Architectural Concepts – If Applicable

7. **Estimated Costs and Timing:** Please provide copies of three vendor bids/estimates or other documentation of cost estimates for all project work.

- a. Window or Door Replacement: \_\_\_\_\_
- b. Exterior paint or siding: \$2200 \_\_\_\_\_
- c. Signage : \$500 \_\_\_\_\_
- d. Exterior Lighting: \_\_\_\_\_
- e. Façade/Exterior Architectural Improvements: \_\_\_\_\_
- f. Architectural/Design Fees: \_\_\_\_\_
- g. Landscape/Hardscape Improvements: \$1800 \_\_\_\_\_
- h. Awnings or Shutters: \_\_\_\_\_
- i. Building Permit/Planning Fees: \_\_\_\_\_
- j. Other Proposed Improvements (specify): \_\_\_\_\_
- k. \_\_\_\_\_
- l. \_\_\_\_\_
- m. \_\_\_\_\_

**TOTAL ESTIMATED COST:** \$4500

**ESTIMATED COMPLETION DATE:** 01/31/2026

**SIGNATURES**

Signed: \_\_\_\_\_  
Applicant and/or Property Owner



Date: 12/2/2025

Printed Name: JOHN SKEL

Signed: \_\_\_\_\_  
Property Owner – If Required

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

Printed Name: \_\_\_\_\_

**This Section for City Use**

Amount Recommended: \$ \_\_\_\_\_

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

Recommendation to Commission/CRA: \_\_\_\_\_

Action: \_\_\_\_\_





# THE WAREHOUSE

FULL BAR - FOOD - LIVE MUSIC



**DAVID W. JORDAN**  
LAKE COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
2024 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2619243300-000-02702		1344492	00L1

SOKOL JOHN M  
31701 TERRACE DR  
TAVARES, FL 32778

312 S 2ND ST  
LEESBURG, S OF MAIN ST N 96 FT OF W  
81.1 FT OF LOT 27 PB 2 PG 19 ORB 5155 PG  
1129

**PAY DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER**

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AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
LAKE COUNTY GENERAL	182,222	0	182,222	5.0364	917.74	
AMBULANCE MSTU	182,222	0	182,222	0.4629	84.35	
ENVIRON LAND PURCHASE	182,222	0	182,222	0.0918	16.73	
WATER AUTHORITY	182,222	0	182,222	0.2940	53.57	
PUBLIC SCHOOLS						
BY STATE LAW	182,222	0	182,222	3.1240	569.26	
BY LOCAL BOARD	182,222	0	182,222	2.9980	546.30	
CITY OF LEESBURG	182,222	0	182,222	3.4752	633.26	
ST JOHNS WATER MGMT	182,222	0	182,222	0.1793	32.67	
N LAKE CNTY HOSP	182,222	0	182,222	0.4100	74.71	
<b>TOTAL:</b>				16.0716	<b>\$2,928.59</b>	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		288.00
<b>NON-AD VALOREM ASSESSMENTS:</b>		<b>\$288.00</b>

**COMBINED TAXES AND ASSESSMENTS: \$3,216.59**

Face: \$3561.41	Cert #927	If Received By	Aug 29, 2025
Rate: 0.25%	Bidder #1216428	Please Pay	\$0.00

Paid 08/17/2025 Receipt # 2025-0058340 \$3,745.73

**DAVID W. JORDAN**  
LAKE COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
2024 Paid Real Estate

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2619243300-000-02702		1344492	00L1

Paid 08/17/2025 Receipt # 2025-0058340 \$3,745.73

511356

Invoice

Father 3 Sam Outdoors 352-272-6452

son The Warehouse

312 2nd St.

Sebring FL. 34748

SOLD BY

TERMS

F.O.B.

DATE

Dec. 15th

AMOUNT

UNIT

PRICE

DESCRIPTION

ORDERED

SHIPPED

\$ 2800<sup>00</sup>

\$ 500<sup>00</sup>

\$ 1800<sup>00</sup>

\$ 4500<sup>00</sup>

- Paint Building

- Spraying / Mural

- Mulch Rice Area 3 channels  
asphalt in parking space