AGENDA
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, JANUARY 26, 2026 5:30 PM

1. CALL TO ORDER

INVOCATION

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

2. PROCLAMATIONS:

A. None

3. PRESENTATIONS:

A. None

4. PUBLIC COMMENTS:
At this time, the public may bring matters to the attention of the City Commission. Please note that issues raised during this time will not be discussed, but your comments will be referred to the appropriate staff or scheduled for consideration at a future City Commission Meeting. If you are speaking about an item that will be considered later in this meeting, your comments will be heard during public hearings. Each speaker is allocated three minutes. Kindly adhere to this time limit to ensure equal opportunity for all participants. Thank you!

5. CONSENT AGENDA:
Routine items are placed on the Consent Agenda to expedite the meeting. If the Commission/Staff wish to discuss any item, the procedure is as follows: (1) pull the item(s) from the Consent Agenda; (2) vote on remaining items with one roll call vote, (3) discuss each pulled item and vote by roll call.

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held January 12, 2026

B. PURCHASING ITEMS:

1. **Purchase request for one (1) new Caterpillar Diesel generator for the Airport Runway in the total amount of $95,982.41 from Ring Power using Sourcewell Contract number 092222-CAT.**

2. **Purchase request for one (1) new Caterpillar diesel generator for the Airport Tower in the total amount of $115,045.00 from Ring Power using Sourcewell contract number 092222-CAT.**

3. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Change Order for an existing contract with Forefront Architecture & Engineering, LLC, for a total of $26,510.00; and providing an effective date.**

4. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Change Order for an existing contract with Forefront Architecture & Engineering, LLC, for a total of $20,375.00; and providing an effective date.**

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Electric Service Agreement between the City of Leesburg and Core G James Landing, LLC., regarding electric service to a development known as James Landing; and providing an effective date.**

2. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Mobile Power Generators, LLC, for the purpose of granting the City an Easement over the property described therein; and providing an effective date.**

3. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an agreement between the City of Leesburg and the Florida Department of Transportation (FDOT), regarding execution of the RISA (Roadway Illumination Services Agreement) for the capital costs associated with the purchase and installation of lighting; and providing an effective date.**

4. **Aerostat, Inc., Lessor Consent to Sublease Agreements**

   a. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lessor Consent to Sublease Agreement, between the City of Leesburg and Aerostat, Inc., for a sublease agreement between Aerostat, Inc. and Javier**

Mouriz; and providing an effective date.

b. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lessor Consent to Sublease Agreement, between the City of Leesburg and Aerostat, Inc., for a sublease agreement between Aerostat, Inc. and David Chris Curry; and providing an effective date.

c. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lessor Consent to Sublease Agreement between the City of Leesburg and Aerostat, Inc., for a sublease agreement between Aerostat, Inc. and Bryce Bock; and providing an effective date.

5. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lessor Consent to Sublease Agreement between the City of Leesburg and TEEM Properties, LLC, for a sublease agreement between TEEM Properties, LLC and Plane Envy Aviation, LLC; and providing an effective date.

6. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Parking Area Improvement and use Agreement between the City of Leesburg and LifeStream Behavioral Center, Inc.; and providing an effective date.

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

During Public Hearings and Non-Routine Items, the Commission requests that those in attendance respect the process and maintain order. As such, in accordance with Robert's Rules of Order, please refrain from speaking out, cheering, or applauding during these proceedings.

A. SECOND READING OF ORDINANCES:

1. None

B. FIRST READING OF ORDINANCES:

1. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 2.98 +/- acres from City of Leesburg SPUD (Small Planned Unit Development) to SPUD (Small Planned Unit Development) to allow for light industrial uses for a property generally located north of Casteen Road and west of South Street, lying in Section 28, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Petralanda SPUD)

C. NON-ROUTINE ITEMS:

1. None

D. U.S. HIGHWAY 441/27 COMMUNITY REDEVELOPMENT AGENCY:

1. Resolution of the U.S. Highway 441 / 27 Community Redevelopment Agency 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 441 / 27 2026).

7. INFORMATIONAL REPORTS:
The following reports are provided to the Commission in accordance with the Charter/Ordinances. No action required.

A. None

8. CITY ATTORNEY ITEMS:

9. CITY MANAGER ITEMS:

10. ROLL CALL:

11. 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
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, JANUARY 12, 2026 5:30 PM

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, January 12, 2026, at Leesburg City Hall. Mayor Berry called the meeting to order at 5:30 p.m. with the following members present:

Commissioner Jimmy Burry
Commissioner Jay Connell
Commissioner Mike Pederson
Commissioner Alan Reisman
Mayor Allyson Berry

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 pledge of allegiance were conducted at the Carver Heights/Montclair Area Community Redevelopment Agency meeting held just prior.

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

2. PROCLAMATIONS:

A. None

3. PRESENTATIONS:

A. None

4. PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Please note that issues raised during this time will not be discussed in detail during the current meeting. They will either be referred to the appropriate staff or scheduled for consideration at a future City Commission Meeting. Each speaker is allocated three minutes to provide their comments. Kindly adhere to this time limit to ensure equal opportunity for all participants and to support the efficient conduct of the meeting. Thank you!

A few members of the P.E.O. (Philanthropic Educational Organization) Sisterhood Chapter of Leesburg came out to congratulate Allyson Berry on her appointment as Mayor for 2026. They presented her with a bouquet of flowers as they believe she will represent the city well. They were very proud of her.

5. CONSENT AGENDA:

Routine items are placed on the Consent Agenda to expedite the meeting. If the Commission/Staff wish to discuss any item, the procedure is as follows: (1) pull the item(s) from the Consent Agenda; (2) vote on remaining items with one roll call vote, (3) discuss each pulled item and vote by roll call.

Commissioner Pederson moved to adopt the Consent Agenda as presented, and Commissioner Reisman seconded the motion.

The roll call vote was:
Commissioner Connell Yes
Commissioner Burry Yes
Commissioner Pederson Yes
Commissioner Reisman Yes
Mayor Berry Yes

Five yeas, no nays, the Commission adopted the Consent Agenda, as follows:
(Each item has its coordinated resolution number listed below the header)

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held December 15, 2025

2. Organizational Meeting held January 5, 2026

B. PURCHASING ITEMS:

1. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Professional Engineering Consulting Services Agreement with the following firms: Jones Edmunds & Associates, Inc., Halff Associates, Inc., GAI Consultants, Kimley-Horn and Associates, Inc., CHA Consulting, Inc., Dewberry Engineers, Inc., Burns & McDonnell Engineering Company, Inc. and CPH Consulting, LLC, for professional engineering consulting services on a continuing basis; and providing an effective date.

ADOPTED RESOLUTION 12, 176

2. Purchase request by the Electric Department for the upgrade to its existing Quad Redundant System SCADA Master Stations by QEI, LLC in the

amount of $127,544.00 using an existing agreement between the City and QEI, LLC.

3. **Purchase request to approve the renewal of a one (1) year software maintenance in the amount of $93,000.00 from Bluewater Systems, Inc. dba Perconti.**

4. **Purchase request by the Electric Department for inspection and treatment services of electric utility wood poles for Fiscal Year 2026 by Osmose Utilities Services, Inc. in the amount of $115,000.00.**

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida, amending the Fiscal Year 2024-25 Budget for the General, Stormwater, Debt Service, Capital Projects, Electric, Gas, Water, Wastewater, Solid Waste, Airport, Health Insurance, Workers Compensation, Building Permits, and Fleet Services Funds for the Fourth Quarter; and providing an effective date.**

ADOPTED RESOLUTION 12, 177

2. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement affecting the property described therein from Darrell Brenton Sellars and Ashley N. Sellars, joined by Citizens First Bank; and providing an effective date.**

ADOPTED RESOLUTION 12, 178

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

During Public Hearings and Non-Routine Items, the Commission requests that those in attendance respect the process and maintain order. As such, in accordance with Robert's Rules of Order, please refrain from speaking out, cheering, or applauding during these proceedings. Your cooperation helps ensure a fair and respectful hearing.

A. SECOND READING OF ORDINANCES:

1. **An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 18.71 +/- acres from City of Leesburg Low Density Residential and General Commercial to City of Leesburg General Commercial, for a property generally located west of U.S. Highway 27 and north of Palm Drive, lying in Section 2, Township 20**

South, Range 24 East, Lake County, Florida; and providing an effective date. (Dominium Apartments SSCP)

ADOPTED ORDINANCE 26-01

Mayor Berry asked the city attorney to perform the swearing-in. **CA Watson** asked for anybody wishing to speak on Agenda Item 6.A.2 (Dominion PUD) and Agenda Item 6.A.3 (Leesburg Flex) to stand and raise their right hand. He swore them all in.

Commissioner Reisman introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Reisman made a motion to adopt the ordinance and Commissioner Burry seconded the motion.

Mayor Berry requested comments from the Commission and the audience.

PZD Miller stated this item was for the Dominium Apartments. The project consists of a small-scale comprehensive plan amendment and a rezoning. There is no annexation involved with this request because the property is already located within the city limits. The site consists of 18.71 plus or minus acres. It is generally located on the west side of U.S. Highway 27, north of Palm Avenue. The request is for approval of a future development which consists of two hundred and seventy-six multifamily dwelling units. Under this request, the future land use application is requesting a change from general commercial and low density to general commercial. The zoning application for the project is requesting a change from PUD to PUD with revised conditions. The property is currently zoned under two expired PUDs. The first being Ordinance 13-39, which was for a three-hundred and six-bed assisted living facility, and the second being Ordinance 11-95, which was for a commercial office park. The application was sent to all city departments and there were no substantive comments received from the city departments. The school board issued a public facilities determination letter and the applicant will need to obtain a school concurrency reservation or a mitigation agreement prior to development. Lake County Public Works did not have any comments on the project. The applicant and Lake County have met, and they are working together on any roadway improvements. FDOT is requiring full access to the southern portion of the property, so there will be two full access points. He noted that in public responses, a summary of those responses included concerns about significant alteration of the character of the neighborhood, increased traffic noise and light pollution, increased crime, concerns about stormwater runoff, additional noise, loose pets, and children walking around the area. He understands that there were neighbors present who wished to comment. Under the terms of the PUD agreement, this proposal consists of two hundred and seventy-six multifamily units. No other uses are permitted. The maximum building height shown is three floors. There will be two-, three-, and four-bedroom units provided with eight hundred, nine hundred, and one thousand square foot unit sizes for each of those respectively. The current site plan meets the requirements for the parking code. However, the applicant did show at first reading a different site plan with much larger buffers on it. They are asking for that, and it would reduce the parking sum somewhat. There are twenty feet of undisturbed buffers around the project, a four-foot-tall earth and berm along U.S. Highway 25, supplemented with plantings along top of the berm to provide a visual and noise buffer. There is a requirement for opaque fencing where the property is adjacent to residential areas. A minimum 35% of the property must be an open space. Dark sky lighting is required. There is a code-compliant landscaping plan required. Bahia and Bermuda grass are permitted, but no St. Augustine due to its water consumption. Under site access, there is the primary access point and a second which is on the southern part of the property. The PUD will require the developer to provide any and all expansions or upgrades to the access points and roadways as needed and required by

FDOT and Lake County. Under recreation, 1.3 acres of the property has to be parkland and that would include one primary recreation area with three amenities. That would be a swimming pool, a children's playground, and a dog park. The project will be on the city of Leesburg utilities for water and wastewater. There will be no wells or septic on the property. Finally, there is a phasing or expiration clause which requires the development to move forward within forty-eight months with substantial commencement, or it would automatically revert to the RE-1 zoning code, which is one acre per unit. This is designated as an attainable workforce housing project to meet the needs of affordable housing, which is a market need within the city. The planning commission did recommend denial by a vote of two to four, citing left turn traffic, and parking concerns. Logan Opsahl of Lowndes Law Firm was present to answer any questions. **Mayor Berry** asked if there were any questions for the planning and zoning director.

Commissioner Connell wanted to know when the two PUDs expired. **PZD Miller** responded that the older PUDs expired in 2011 and 2013. **Commissioner Connell** affirmed that they were both expired, but he guessed he would say that was prior to the stipulation that the property would revert to one unit per acre. **PZD Miller** agreed. **Commissioner Connell** stated that if this were a newer PUD it would have gone to one unit per acre. **PZD Miller** said that was correct. **Commissioner Connell** wanted to know when that stipulation went into effect. **PZD Miller** replied about a year ago.

Commissioner Burry questioned if the property had two different zonings currently on it. **PZD Miller** replied that was correct. The property on the west was the three hundred and six unit assisted living and the office park was out towards the east on US 27. **Commissioner Burry** wanted to confirm that it was low-density residential and general commercial. **PZD Miller** pointed out that the three-hundred and six-bed assisted living was more like an apartment complex.

Mayor Berry asked if parking was a concern when this was discussed during the first reading. **PZD Miller** replied that the current proposed site plan meets the parking code. However, the one that they would like it to be changed to would reduce the parking. However, it also greatly increases the buffers. To be quite frank, city staff does prefer the one that gives the greater buffers to the neighbors, it would be the newer one that they would like to have put into the PUD. **Commissioner Pederson** asked about the difference in buffering. **PZD Miller** answered that it is over one hundred feet. It does have pretty large buffers on the newer option, and there may be an example of that in the packet. **Commissioner Pederson** wanted to know if the developer was flexible with either plan. **PZD Miller** explained that the applicants would prefer the second plan, and they would like to have that changed out and put into the new PUD.

Commissioner Pederson stated, for the record, parking was more important to him than the buffers. The buffers would still be adequate, and he does want them adequate, but it would be closer to twenty-five feet, which is typically what we do. He believed he mentioned a berm, and where he was going with it, was that parking is important to him, and he believed it goes to two. **PZD Miller** agreed the rate would be right around 2.0, which is the requirement. **Commissioner Pederson** said he would have no problem with that. However, the 1.6 does tug at him. **PZD Miller** indicated that the applicant does have a presentation, and he was sure he would cover that. **Commissioner Reisman** added that they also own other properties which have 1.6 spaces for parking. **PZD Miller** agreed. They have one location in Orlando and other different locations throughout Central Florida. **Mayor Berry** asked if there were any other questions for the planning and zoning director. There were none.

Logan Opsahl of Lowndes Law, 215 North Yola Drive, Orlando, said they did not have an updated PowerPoint presentation. However, he did bring in some handouts for the commission to view. There were some questions about other similar projects they owned, so he thought it would be beneficial for them to provide some renderings. The site plan included in the presentation was their preferred site plan,

but the handouts were a little easier for them to see and hold. It included the statistical data that was provided at first reading, which related to some of the top employers in Leesburg and Lake County. It also showed some examples of what the salaries were. They include city of Leesburg government jobs, firefighters, police officers, and Lake County schools. A parking analysis was done by their engineer, Kimley-Horn, which illustrated what they have utilized in other jurisdictions, and that does show that they utilized 1.6 and even less than that in certain jurisdictions. It uses data to show what this particular use yields in terms of parking usage, which allows those increased setbacks and less impervious areas and things along those lines and a transportation analysis. Before diving into the presentation, he noted that the planning and zoning director mentioned the two future land use designations on the property. Under the permitted uses within the city, they wanted to spell out with their engineer what the differences and trips looked like and what would exist under the existing entitlements. Again, some of this presentation will be a review, but he wanted to make sure they touched on these items and to answer any specific questions. Before getting into the presentation, he wanted to call up a member of their project team, Glenn Daniels, to remind the commission a little bit about Dominium and what they do.

Glenn Daniels of 375 Northridge Road, Sandy Springs, Georgia, said he was there on behalf of the developer, Dominium. Dominium is one of the largest attainable housing developers in the nation. They have been in the state of Florida for over a decade. They own and manage over thirty-three apartment communities with over seven thousand five hundred residents in their apartment communities. Before getting into the land use discussion tonight, he wanted to call out that Dominium was not a developer that builds and leaves. They are looking for a partnership with the city of Leesburg, hence all the work they have done to get this PUD signed. With that, they would own and manage the property for at least fifteen years. The property will be attainable housing for at least thirty years, and they were grateful for the opportunity to partner with the city of Leesburg, and they look forward to the commissions' consideration.

Continuing, **Mr. Opsahl** said (referring to his handouts) some of the items were provided by the property appraiser's website. There were a few parcels out there and moving to the next slide they would see how the future land use designation exists today, and it does overlay these parcels. The planning and zoning director did outline the request, and it is to make a consistent future landuse across the totality of the assemblage for general commercial and then the PUD would allow for their use. Throughout this presentation, what has been handed to the commission are pictures of what has been implemented elsewhere, and it does provide a good sense of this fully amenitized "class a" multifamily space for the residents. He showed some conceptual renderings, which were included at the first reading. It also yielded conversation to make sure that they provide real-world images. They historically touched on the property, and it has been approved for a commercial and office park as well as an assisted living facility for three hundred and six residents. That information was taken from expired PUDs as mentioned by the planning and zoning director, which is why they have a request to go from PUD to PUD. This property is already located within the city, and it shows the PUD which was just outlined. He provided a slide that shows the existing future land use map and the split. Much of this property is general commercial, but they were looking to bring in the remainder that way there was a consistent future land use designation across the entire property. Under the C-3, general commercial/highway commercial designations, some of the allowable include multifamily and group living. There are some more institutional uses, such as elementary, middle, high schools, churches, animal hospitals, hotels and motels and vehicular sales. The purpose of the PUD is for the purpose of the planned unit development request an innovative site plan design allows for things like the setbacks and items that they are putting forward in this preferred site plan. Allowing for proper development in these infill areas where the property is. Then creating some flexible approaches to achieve that, which is part of the conditions and part of the considerations in the PUD ordinance and the presentation. He showed a rendering of what the property looked like today. It showed a different kind of attainable housing, but it was not in ideal conditions. However, there were a

number of dilapidated structures and some areas that are just plain unlivable. There are other abandoned structures and barns located on the property. The proposed site plan and the printout were included in their handouts. It allows for a lot of buffering and additional setbacks. They did have a community meeting which was well attended and there were a variety of specifics that were brought up. A lot of which was maintaining the existing trees, particularly along the tree line, to allow for as much setback as possible. It also allows for 1.6 parking stalls per unit. Again, there were studies and real-life examples of this working so they can avoid additional impervious surface areas and allow for additional ponds and landscaping. One of the specific requests that came out of the community meeting was the idea of fencing or not. They worked into the PUD ordinance the ability to maintain that natural vegetation and those trees. That was a specific ask that they heard, so rather than ripping those trees out to put up a fence, it allows them the flexibility to work with staff to identify the appropriate areas to preserve the natural vegetation and other areas for installing a fence. Again, this shows a 1.6 ratio, it includes four hundred and forty-two parking spaces, and it has really worked from our expert reports to what has been built out and works very well in practicality.

As Glenn noted, Dominium goes on to own and operate these projects, and they want them to succeed. They can see the level of quality that the end product has and parking, of course, is a major consideration for these projects. They have a vested interest in making sure that this project has proper parking and setbacks are provided. On the east side there is over one hundred and forty feet. In the south there is over one hundred and twenty-nine feet. The north side is one hundred and forty-one feet from the building envelope, which are pretty significant setbacks. A lot of that vegetation is located along US 27, and it will also include a berm and additional plantings. They had their engineers go ahead and put together a concept plan which met the code and organized it in a way that they could maintain as much of the green areas, but also allow the buildings to be placed in an appropriate way that meets the PUD minimum required setbacks. It is typical of what they see in a lot of overparked projects. It is what they call the shopping mall effect because you really only see parked cars around Christmas and then other times they look at a lot of concrete. They took particular care and attention to having their engineers map out and plan a project that could be better organized, allow for more open space, less impervious areas and additional setbacks. Not only is it more attractive, not only is it better for runoff and maintaining drainage and storm water, but it also has the ability to meet specific comments that they heard during the community meeting.

Referring to a slide, he said the bottom left illustrates where the setbacks on the preferred site plan revert to following getting up to the two parking spaces rather than the 1.6 parking spots per unit. With that, he was happy to answer any questions because their whole project team was there. However, before concluding, he noted that they put great care into how this project was designed. The residents are the ones that will ultimately utilize them. They do see a lot of school teachers and government staff, a lot of the folks that they see in the sectors that are some of the more major employers in the area. These are folks that utilize this great, highly amenitized project. A lot goes into the choice of those residents as well, because there are income caps to make it attainable and income minimums. So, how do we verify that? It is a pretty extensive verification of employment because they have to verify that income structure. There are background checks that include criminal history, and again, proof of employment. There will be a lot of young families and folks who are just getting started. This is a well-thought-out, beautiful project that can be brought in to allow housing and amenities for these families. He always likes to end with a practical touch as they end the discussions in the land-use world, but he would like to reserve some time to respond to questions and specific comments.

Commissioner Pederson pointed out that he was the difficult one when it comes to parking, and he did not want to overly complicate it. However, he wanted to throw out an idea because he respects the neighbors who want more buffering. He understands if it is affordable housing, and he respects this

company because they own thirty-some projects, but his concern is twenty years from now when the bonds expire and there are no restrictions on the property. He did not think it could go to market-rent, but he thought the parking lot needed to be closer to 1.8 or 2 for the market-rent apartments. He wants to keep the neighbors happy, but he would be willing to compromise on the buffering and improve the parking. For example, 1.8, but he did not want to dictate what the parking lot is. He just wanted to throw that out to make a point that parking is important even though he does have concerns. He has been fairly consistent on a lot of projects when it comes to parking, but he feels a little out of line because he does respect the developer who has all these projects. He saw the list and the average was like 1.5 and here we are at 1.6. However, he was pushing back a little bit. He was curious how the other commissioners felt about it. He would love to see the buffer cut in half and parking improved. **Mr. Opsahl** replied that he had been consistent for sure, and they wanted to make sure that they had the information that included real world studies and real world buildouts that showed some of those parking ratios. Again, they usually land around 1.5, but they are requesting 1.6. Now, what that means in terms of total spaces from five hundred and fifty on the total buildout to four hundred and forty-two, is that they are not talking about a lot of spaces, but they are talking about a lot of benefits by removing the impervious areas. **Commissioner Pederson** mentioned that he liked his comment about it being a shopping center parking lot, because he does not want a big asphalt parking lot out there empty. However, he does have concerns. He then asked if we had a different parking requirement on the market-rent apartments or is it the same? **PZD Miller** replied it was the same. **Mayor Berry** asked for public comments.

The following public participants stated concerns regarding location, roads, insufficient ingress/egress, increased traffic, challenges of getting in and out of developments along US-27 and CR 25A, especially during rush hour, the number of proposed apartment homes, additional utilities and the demand for utilities. Along with this being located right next to a fifty-five year and older development, the development has too high of a density and could result in decreased property values.

Gerald Emerald of 337 Kuru Avenue, Lake Denham Estates	Cammy Johnson of 180 Duchess Drive, Corley Island Mobile Manor
Bill Polk of 600 Cascade Avenue, Leesburg	Valerie Kacinskas of 3739 Caspian Street, Lake Denham Estates
Carol Kropp of 1621 Chase Landing Way, Winter Park (Representative for the owners of the Corley Island Mobile Home Park residents)	Roland Nunez of 1928 CR 25A, Leesburg
Brian Matthew of 410 Perkins Street, Leesburg	

Mayor Berry asked if there were any further public comments. There were none. She asked the developer for his rebuttal.

Mr. Opsahl said they talked a lot about the existing future land use and this is something with existing entitlements and with the existing entitlements comes certain permitted uses. They have provided studies and traffic counts for what could go in there, particularly in commercial space. That would include significantly more traffic trips compared to what they were proposing. Yes, US 27 is a state road and everyone made excellent points, but they are working closely with FDOT. They have already met with them twice, and they want them to have two access points, and they are already looking at things. They also require a traffic warrant study and traffic signalization on the southern portion. So, that will be something that they have to look into and would ultimately have to pay for. With these types of projects, when there are traffic issues during the natural course of the process, they have to work with the

department that is responsible for the roads and, often times, the last to come in is not always the greatest thing, because they are the ones paying for the road improvements. These are traffic studies and the yield of peak hour trips versus what could be permitted in these future land use areas is a net reduction. With vehicles, he understands some folks at Lake Denham with excessive vehicles, but they will own and operate this development themselves. They also have a management company and part of the requirements is that they look at their future tenants, and they require vehicle registration. Upfront, they will know which vehicles are coming in, and they definitely would not allow six vehicles. That is another way in which they look at things on the parking ratio. This conceptual plan illustrates the trees, but what they miss in the aerial is that on the western side there is wetland, and there is a creek that runs through there, so there is some natural separation and topography to keep the properties and the project separate. It also allows for additional setbacks. There was a reason why they put the pond where they did was to make sure they were accounting for overflow in the event of storm events and things like that. Also, on the west side, he was the one who typed in “east at 140 feet", and it should have said “west at 140 feet” in the illustration. The east would not be included because it runs along US 27. They already have exceeding setbacks there from the PUD minimums, and they also have a landscaped four-foot berm above grade with additional plantings with natural vegetation. The previous zoning was for assisted living, which may have had less parking, but that was a previously approved PUD as it relates to a permissive use in the zoning. What he outlined was, under the future land use designations, there are a lot more uses that could come in which would yield a lot more trips compared to what they are proposing. A final point about the setbacks with what they are able to achieve is that, yes, it is for the residents, but it is also for their future residents, so they want to create the best product in the area, and they will be maintaining the additional setbacks. These will be three-story apartments, so they will not look down into other developments. Plus, they have additional setbacks and natural vegetation as it relates to the wetland area and existing tree line. Lastly, he believes they are able to address everything because he has been working with the project team. Yes, PUDs are negotiated zoning districts, so they have worked hard with staff to get through the PUD process to provide conditions that work well not just for the cities, but they went back and after the community meetings created more conditions to address the specifics they heard then and tonight. In the spirit of that cooperation and in good faith, they would be amenable to increase the parking from 1.6 to 1.8 while maintaining the setbacks. With that, he would be happy to answer any questions.

Commissioner Reisman asked if he would clarify the fencing and the berms. **Mr. Opsahl** answered that the berms run along US 27, which is the four-foot earth and berm. There would be a preservation of the natural vegetation with the minimum landscaping requirements that would go in. As it relates to the fencing and the wall, they would have to put footers which would have to go along the property line, so they would lose a lot of trees and vegetation. More particularly on the south and southwest sides, where they do have pretty big mature trees. The PUD that was presented does give them the flexibility to work with staff, particularly on-site plan approval, to identify those appropriate locations. They are in agreement with the majority of what they heard about maintaining and preserving those trees and landscaping because that would be a benefit. However, the PUD does call for the utilization of fencing as well. **Commissioner Reisman** pointed out if this does pass, the residents he talked to at Corley Island, Lake Denham, and Ravenswood said they would like to see a fence along the entire residential border while saving as many mature oaks as possible. **Mr. Opsahl** indicated that they would be happy to work with staff on that, and it is already listed in the PUD ordinance that they would be required to put in fencing, so they would need to comply. There are some residents on the south side that have some really nice trees, and they do not want to have a fence there, but he was confident that they could work with staff to come up with an appropriate fencing requirement. **Commissioner Pederson** added that he had said it before on residential developments and that is because it then becomes an HOA issue, but he really did not care about the fence, but if the neighbors wanted it, he was fine. However, he worries that after five years the fences will not look good. That would be a bigger issue if there was an HOA, but in this

case, it would be on the apartment owner. He also appreciated the improved parking because that was important.

Commissioner Reisman said he was curious and wanted to know if there would be any opposition to putting verbiage in the PUD that stated they would never go live/local? **Mr. Opsahl** said with Dominium, as a company, they want to work with the municipality and the jurisdiction. They would work to avoid putting forth a live/local act as opposed to all the great things and conditions they were able to put into this PUD ordinance. They could definitely address that, and they would be happy to agree to no live/local. He noted that it was a pretty big act, and it is still new and some of which have favorable tax rebates for the purchase of construction equipment, so there are slivers there. However, they are agreeable to not asserting the live/local as it relates to density and permissible uses. **Commissioner Reisman** wanted to confirm that he said the intersection warranted a traffic light. **Mr. Opsahl** agreed. It is called a traffic signalization warrant study and all indications, just to be candid, are that traffic signalization will be required. However, they still have to go through that study with FDOT. **Commissioner Reisman** asked him to define affordable housing, because he heard Section 8, so he would like more clarity on that. **Mr. Opsahl** responded that the old Section 8 is a creature of decades ago. It really does not exist in its current format. They are dealing with federal tax incentive programs and what they do is, these tax incentives allow these Class A buildouts with certain tax incentives that allow a more efficient buildout and the ability to have lower rents. There are folks present on the project team that could really get into the nitty-gritty of how that works, but that old Section 8 moniker and run by the government, things like that are not what this is because they are utilizing tax incentives. **Commissioner Pederson** remarked that he wanted to make sure that the audience was clear on that because he also heard concerns about this. However, he calls this affordable housing. He did see one of the newspapers call it a low-income project and that term was used loosely. He wondered if he could quickly explain the difference. **Mr. Daniels** stated that this would be a low-income housing tax credit. It is a tax incentive for large banks and investors, and they are required to meet some community requirements. They are supposed to pay back to the community and in exchange, they get tax credits. They end up taking those tax credits and selling them to the investor. Now, the way this is different than Section 8 is that Section 8, as it was known in the past, does not exist anymore. That was abolished in the mid-1980s. Now, what people know as Section 8 are vouchers that the residents carry to any property. They are different because they attain a different income band, which is a higher income band, so what they are talking about are librarians, the starting salary of nurses, teachers and such. **Commissioner Pederson** thanked him for clarifying that because he did not want the public to know this was not a voucher subsidized housing. It just provides the developer with tax credits, i.e. lower rents. **Mr. Opsahl** then said it allows private development of these types of uses rather than ongoing subsidies or governments engaging in them themselves and the results speak for itself.

Commissioner Pederson indicated that he also expressed his concerns over traffic. However, he wanted to point out that there was a need for this type of housing and the county approved the bond, which was a 5-0 vote. **Mr. Opsahl** agreed that it was a unanimous vote, so they do have the county's support. **Mayor Berry** asked if there were any further questions or comments by the commission.

Commissioner Connell stated that the city has a real traffic issue. At this point, everybody needs to acknowledge that we have some real traffic problems in town and bringing in more residential development is not going to help the problem. It will only make it worse. The last count, plus or minus, the city has over forty thousand residential lots already approved on the books that still need to be built. Out of the forty thousand, at least thirty thousand are located in South Leesburg. If they take the stretch of US 27 from the intersection of US 27 and CR 48 down to Dixie, no one can bypass that area. There is no way to bypass that stretch of US 27 unless you pull into Singletary Park and take a boat. By adding more and more traffic onto this stretch of road that you cannot bypass makes absolutely no sense. The

property is presently zoned commercial, and he heard tonight that commercials bring in more trips than residential. Well, if you look at it this way, a commercial development may bring more trips to the site, but there is already local traffic. This complex will bring new traffic into the area, whereas a commercial development would just funnel the traffic we already have. It does not add more traffic to the road. Yes, they are working with FDOT, but he does not see how in the world anyone will be able to get out of this complex to go across US 27 and go north. It is impossible. As far as the reduced parking, is he to believe that a three- or four-bedroom apartment only needs 1.6 or 1.8 parking spaces per dwelling unit? Do these people ever have guests over? That makes absolutely no sense. That would be fifteen units an acre. That density is absurd. Absolutely absurd. It would be in the best interest of the city to leave this property commercial since it is presently zoned commercial. We need commercial development. We do not need any more residential development, especially at this density or at this location, because it is already bottle-necked. He urged the commission to deeply consider turning this project down. The density is just way too high and the traffic issues on that stretch are horrible and no one can get out of it because there is no way to bypass that. **Commissioner Burry** commented that this property currently has two different land uses. Two years ago, the commission went through the comprehensive plan in depth to figure out where things should go and to make sure the zoning was correct on everything. So, he was not in favor of changing the zoning to all commercial. The commission needs to leave the zoning as it is, so he was not in favor of this project. **Mayor Berry** asked if there were any other comments.

Commissioner Reisman indicated that they needed clarification on the site plan. **Mayor Berry** stated they were to vote on item 6.A.1 only. **PZD Miller** stated that both site plans were in the packet and the one that is 2.0 is the one that came in the packet, but the one with 1.6 parking, which gives the larger buffers, is the one that the applicants would like to switch to. **Commissioner Pederson** stated that the developer just clarified that he could keep the buffering while keeping the parking at 1.8. **CM Minner** explained that the applicant needed to clarify what they would like the commission to vote on. Would it be the one with more parking or less, because they were both in the packet. **Mr. Opsahl** noted that the PUD requires a conceptual plan. **Commissioner Pederson** pointed out that they were only discussing the future land use right now. **CM Minner** then stated that all the commission needed to do was to vote on the motion on the floor which changes the zoning. They are not voting for the PUD at this time. **CA Watson** agreed. They are only looking at the future land use/comp plan. **CM Minner** reiterated that the motion on the floor is a good one, and it only considers the change to multifamily.

The roll call vote was:

Commissioner Burry	No
Commissioner Pederson	Yes
Commissioner Reisman	Yes
Commissioner Connell	No
Mayor Berry	Yes

Three yeas, two nays, the Commission adopted the ordinance.

2. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 18.71 +/- acres from City of Leesburg PUD (Planned Unit Development) to City of Leesburg PUD (Planned Unit Development) to allow for 276 multifamily units for a property generally located west of U.S. Highway 27 and north of Palm Drive, lying in Section 2, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Dominium Apartments PUD)

ADOPTED ORDINANCE 26-02

Commissioner Reisman introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Reisman made a motion to adopt the ordinance and Commissioner Pederson seconded the motion.

Mayor Berry requested comments from the Commission and the audience.

PZD Miller stated that they did need clarification on which site plan to vote on, and the applicant indicated that they were willing to go to 1.8 on the parking. That is the one that they would like to have move forward. **Commissioner Pederson** mentioned that they would leave the existing buffers. **CM Minner** said that the 1.8 needs clarification. With the parking, would that be the maximum or the minimum of 1.8? **PZD Miller** stated that 1.8 would be the minimum. **Commissioner Pederson** stated that the 1.8 would be fine, because they indicated that they would be able to maintain the current buffering at 1.8.

Mr. Opsahl pointed out that the PUD has a minimum buffering, and it requires a conceptual plan, so they would continue to utilize the conceptual plan, and work with staff on the 1.8 parking. **CM Minner** explained that what they are voting on is a PUD, as discussed, and the PUD that they would vote on is with minimal parking/maximum buffering. **CA Watson** added that if anyone wants to amend that, to add the agreement to not allow any live/local prohibition, as discussed along with the 1.8 parking.

Commissioner Reisman made a motion to amend the motion to include the prohibition of any live/local and the parking will be at 1.8 while keeping the buffers as is. Commissioner Pederson seconded the amended motion.

Mayor Berry asked if there were any other questions. **Commissioner Connell** wanted further clarification of what they were asked to vote on.

CM Minner explained that there was a motion on the floor to approve the PUD, which Commissioner Reisman made a motion to amend the original motion, which was seconded by Commissioner Pederson to change the parking plan to 1.8 minimum parking and that would be minimum parking/maximum landscaping. Along with prohibiting any live/local. They are only voting on that amendment, then they will move back to the vote on the PUD with the amendments. **Commissioner Connell** pointed out that they were technically voting to reduce the parking, because there should have been two parking spaces per unit. The 1.8 is a decrease from what the land development regulations call for. **CM Minner** agreed. That was how he understood it. They are voting for minimum parking/maximum landscaping. **Commissioner Connell** stated that 1.8 parking does not even meet the land development regulations, so it is a decrease from our land development regulations. **CM Minner** agreed and stated that the motion that was made had two parts. It is the smaller parking, it is not the code parking. There is less parking than the code requirement, but more landscaping and a prohibition on live/local. That is the amendment that they are voting on.

The roll call vote was:

Commissioner Pederson	Yes
Commissioner Reisman	Yes
Commissioner Connell	No
Commissioner Burry	No
Mayor Berry	Yes

Three yeas, two nays, the Commission approved the amendment.

CM Minner indicated that they now need to vote on the motion as amended to approve the PUD.

The roll call vote was:
Commissioner Reisman Yes
Commissioner Connell No
Commissioner Burry No
Commissioner Pederson Yes
Mayor Berry Yes

Three yeas, two nays, the Commission adopted the ordinance as amended.

Mayor Berry called a five-minute recess at 6:46 pm to allow the public to exit the meeting. The meeting reconvened at 6:50 pm.

3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 7.80 +/- acres from City of Leesburg PUD (Planned Unit Development) to SPUD (Small Planned Unit Development) to allow for commercial and light industrial uses for a property generally located north of Commander Road and east of U.S. Highway 27, lying in Section 11, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Leesburg Flex)**

ADOPTED ORDINANCE 26-03

Commissioner Reisman introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Reisman made a motion to adopt the ordinance and Commissioner Pederson seconded the motion.

Mayor Berry requested comments from the Commission and the audience.

PZD Miller stated this project was called the Leesburg Flex. It consists of rezoning only. There is no annexation or comprehensive plan involved. The site consists of 7.8 plus or minus acres. It is generally located on the east side of US Highway 27, north of Commander Road. The request is for approval of a future development which consists of flex space warehouses. Flex space is pretty much what we have located right across from the bowling alley on West Main Street. They have an office in the front and a warehouse in the back. This would change from PUD to SPUD with revised conditions because we did not have a SPUD when this one was originally zoned. The old PUD allowed for an assisted living facility. With city department responses, they received no substantive comments. This does not impact the school board since there will be no residential uses. Lake County Public Works did not have any comments. They did not receive written responses, but they did meet with one of the neighbors who was present, and he would like to speak to discuss the buffer, setbacks, noise concerns, air filtration, and a few other items. Under the terms of the agreement, the proposal consists of industrial flex space and multi-tenant uses. This would be a small bay flex space. It would include warehouse distribution, logistics, light manufacturing, fabrication and assembly of non-hazardous type items, contractor trades, offices with indoor storage, wholesale trade, technology and printing, and indoor storage. The intent of

this PUD is to utilize only light industrial type uses, not heavy industrial, which he wanted to make very clear because sewing clothes and digging a mine are both industrial uses. They are only talking about light industrial uses. There are six buildings proposed on the site with a maximum building height of two floors. There is opaque fencing or a wall required where the property is adjacent to residential on the east side. Thirty-five percent of open space and dark sky lighting are required along with a code-compliant landscaping plan. The conceptual site plan was included in the packet. There is access shown on the site plan. There is one primary access point because that is all they need. The PUD requires the developer to provide any and all expansions or upgrades to the access points and driveways as required by FDOT on Commander Road and Lake County or FDOT on US 27. This project will be on city water and wastewater. There will be no wells or septic. They included the standard phasing clause in this project that would revert it back to RE-1 zoning after four years if there is no substantive development. The planning commission recommended approval of this by a 7-0 vote. They do have one gentleman present that would like to speak. Rick Blount and Danielle Parker of Blount Development were present, along with several other representatives of the development to answer any questions. **Mayor Berry** asked if there were any questions for the planning and zoning director? There were none. She asked the developer if he had any comments.

Rick Blount of 5429 CR 125, Wildwood, congratulated Mayor Berry on being appointed as mayor. He said this project was not really controversial. Thank goodness. It does something that Commissioner Connell mentioned earlier. It keeps jobs local, and it would hopefully cutdown on traffic in that area. This would be located right off US 27. For those not familiar with the location, it is to the right at the front entrance to Hawthorne. They are really proud of this project. The consultants told them it would bring between sixty-eight and ninety-five jobs as a minimum. His company is actually located in one of these types of units right off CR 44 in Wildwood behind Sparr. They have five staff members working out of that unit, and it is about 1,250 square feet. This development would have a minimum of 1,500 square feet per unit. There will be about thirty-four units. They are excited about keeping jobs in the area, as Commissioner Connell mentioned. It would be nice if people did not have to drive all the way through town to go to work. Hopefully, they will be able to keep some people from having to drive far out of town and help with some of the traffic issues. He would be happy to answer any questions because they went over the project at the first reading pretty well. **Mayor Berry** asked if there were any questions for Mr. Blount? There were none. She asked for public comments.

Larry Boyce of 4755 Commander Road said his residence is located at the very end of the road on the east side of the proposed development. He had a few concerns about getting along with the development. He wanted to go on the record saying that some of the homeowners in the area wanted to address the concerns that could impact their residents. They think addressing these issues could help reduce some of the impact with minimal effect on development. The number one would be light industrial zoning. He was not up to all the zoning codes, but he did speak with the planning and zoning director earlier, and he explained it to him. However, when he had his business in Leesburg, he had to come in and apply for light industrial zoning because he had an outdoor dust collector. So, one thing he would like to see was no outdoor equipment that was non-essential. However, he does understand air conditioners and things like that. He did not want things stored outdoors. He knows Hawthorne on Monday mornings has to run their little circulating pump on their water treatment plant, but that only runs for an hour. He would like to see a limit on the hours of operation. He does not want to see somebody out there banging on a car at eleven o'clock at night or six o'clock in the morning. With the setbacks, it sounded like it was crucial to the building, but he has a big site plan for that because he also looked at making a Class A RV park there, and he decided against it about a year ago. He went out and measured it today and there is two hundred and thirty feet from the wetlands pond on the west side to his property line according to scale, so he would like the setback addressed.

Ricky Howell of 4760 Commander Road wanted to back up what was said by Mr. Boyce. They would like to have more of a buffer, more than what was proposed. They are proposing ten feet, and we would like at least twenty-five feet. They would also like it to be an eight-foot masonry wall, and they would like it to come from the northeast corner and come all the way around to the east of the entrance. It would provide the residents there with a buffer and, that way, they do not see it or hear it as much. Overall, it is a nice project, they could not have asked for anything better, but it will still have an impact on the residents. **Mayor Berry** asked if there were any further public comments. There were none. She asked for commission comments.

Commissioner Burry stated there is one other flex space in Montclair. Do we know what the setbacks there were? **PZD Miller** replied that he remembers on the residential side it was closer to twenty-five feet, but he could not remember the exact number. **Commissioner Connell** wanted to know what the setbacks were from commercial to residential. **PZD Miller** responded from commercial to residential. There is not a defined setback in the commercial. They could go down to zero if they put in a firewall. **Commissioner Connell** remarked that he was talking about zoning. He wanted to know what it was from a commercial piece of property to residential property. **PZD Miller** answered yes, there is no standard number. Generally, both sides add up to one and on this one they could put in the number that they want because it is a SPUD. Generally there is not a specific number. It usually has to add up to fifteen to answer the question specifically, but in a PUD, they can make it whatever they want. **Commissioner Connell** wanted to verify that it could be that tight. **PZD Miller** agreed. It is quite tight. However, in commercial zoning, they could go down to a zero setback if they build a firewall. On this particular property, there is a ten-foot buffer and a fifteen-foot setback, but the buffer lies on top of the setback. They lay on top of each other, and they start at the same point, so it is essentially fifteen feet from the property line. **Commissioner Connell** asked, in this particular case, what the proposed setbacks were in the front, side and rear. **PZD Miller** answered that the building setbacks as measured by the property lines are on the north twenty-five, on the south it is thirty, and on the east and west they are both fifteen. The first ten feet of that is a buffer. So, essentially, it is fifteen feet. **Commissioner Connell** wanted to know where the residents lived because there are lots on the front, back, and sides. **PZD Miller** explained at the end of Commander it deadends, and there are three residential homes. **Mr. Howell** stated that the east end is where Mr. Boyce lives, and he would take the blunt of this. Miss Lillian is in the middle, and he lives across the road, so he will not have as much of an impact. However, that is why they would like to have a wall and a buffer. **Commissioner Connell** asked if that was the area that they were looking at that was only ten feet. **Mr. Howell** agreed. It is on the east side. **Mr. Blount** pointed out that Mr. Howell was located at the end of Commander Road to the south. So, he does not border this property. He talked to him and Mr. Boyce in the lobby prior to the meeting. Referring to a rendering, Mr. Boyce is the larger home site that they see there. It is a white building with a dock. He addressed some of his concerns with him prior to the meeting, and he believed that they had worked them out. One thing in the PUD that can be added is to require on all residential borders a minimum of an eight-foot fence. They would be willing to amend that because there is also a buffer there of ten feet. They are willing to compromise on these concerns and another concern he heard prior to the meeting was dust collectors that ventilate from manufacturers, especially furniture manufacturers. They do not want that ventilator aimed toward the homes and there are also environmental concerns because it could be combustible occasionally by the dust it could create. He wanted to have it read into the record that any area bordering residential areas in the southeast corner would make sure that all dust collectors, if needed, are not aimed at the residential homes. They would be vented away from the residential in the southeast corner because that other property there is Hawthorne's parking area for boats and RVs. That is more of an outdoor industrial parking area. The buffer they worked very hard on. It was a difficult process to get all the different setbacks on the property because they are protecting the wetland as well. They are not going to impact on the building at all. This has been very well-thought-out. This is not something that they just sketched out. This took a lot of thought, a lot of time, a lot of effort and money. The fifteen-foot setback is important in

the southeast corner, because it borders that entire corner and east end. However, they would be willing to be a good neighbor and put those other provisions in the PUD. **Commissioner Connell** said that he would have the same question for the people that live in that area about whether they were willing to limit the hours of operation outside the building. **Mr. Blount** replied that it was the first that he had heard that, and he did not think that was something that he could do. As he said, he is also in a complex that has sixty-plus units, and there will be occasions where he goes in at eight o'clock at night to work in his office because that is where all his projectors are and a lot of his equipment. He does not disturb people, so he could not imagine how that would work in practical terms. **Commissioner Connell** pointed out that he was referring to people working outside the units in the parking area, not inside the units. He was referring to it from a noise standpoint, because this is fairly close to residential areas, so he understands where he was coming from, because he would not want to hear somebody banging around out there at nine or ten o'clock at night.

Danielle Parker, a staff member of Mr. Blount's, stated there were uses that were not included just for that reason. Things like auto mechanics were not included because they did not want big piles of cars sitting all over the place. Nor do they want them working at night. A lot of the list of uses were already taken off that list, so that would not be a problem. **Mr. Blount** added that they actually tried to address a lot of things because they have been working on this for a very long time, and they have gone through the list together with city staff in order to make it where it is appealing, in order to bring some jobs here. They did not want to be so restrictive that nobody could utilize it, because there may be catering kitchens that load or unload their trucks at eight o'clock at night. He does not want to restrict them from coming in to unload the truck into the unit. **Commissioner Connell** said he just did not want somebody outside banging around on something because that is different from unloading a truck. He does understand the neighbor's concern about that. **Mr. Blount** remarked that they want to be good neighbors with the residential neighbors. **PZD Miller** added that within the restrictions of the PUD all the work has to take place inside. There will be no outside work.

Michael Madill of 5688 Thomas Road said he wanted to make one clarification. Mr. Blount mentioned that they would build an eight-foot fence along the two parcels for screening, which is about three hundred feet, as opposed to wrapping it all the way around the development. It would just be that section. **Commissioner Pederson** stated they referenced a ten-foot buffer. Is it landscaped in any way? He wanted to help reduce the sound with buffering. **Mr. Blount** agreed. They also include a buffer. **Mayor Berry** asked if there were any other public comments. There were none.

Commissioner Burry asked the city attorney about whether they needed to amend the SPUD to address the eight-foot fence. **CA Watson** answered yes. They would need to make a motion. If it were the desire of the commission to include any of the changes that were discussed, there would need to be an amendment. **Commissioner Pederson** said he thought the PUD said six to eight feet. **CM Minner** pointed out that in the PUD it is written six to eight feet. So, they may want to make an amendment to make it eight feet.

Commissioner Burry made a motion to amend the SPUD for an eight-foot fence along that three-hundred-foot section that abuts the neighboring residential area in the southeast, and Commissioner Pederson seconded the motion.

Commissioner Reisman asked if they needed to include language about dust collectors. **PZD Miller** aside they could add language about the dust collectors. However, as far as staff is concerned. They could restrict it, so that they point towards the front, because the only time dust collectors come into play is if they were a furniture builder. It is pretty uncommon. **Mayor Berry** asked if there were any further questions or comments. There were none.

The roll call vote on the amendment was:
Commissioner Connell Yes
Commissioner Burry Yes
Commissioner Pederson Yes
Commissioner Reisman Yes
Mayor Berry Yes

Five yeas, no nays, the Commission approved the amendment.

Mayor Berry asked if there were any further questions or comments on the amended motion. There were none.

The roll call vote was:
Commissioner Burry Yes
Commissioner Pederson Yes
Commissioner Reisman Yes
Commissioner Connell Yes
Mayor Berry Yes

Five yeas, no nays, the Commission adopted the ordinance as amended.

B. FIRST READING OF ORDINANCES:

1. None

C. NON-ROUTINE ITEMS:

1. Resolution of the City Commission of the City of Leesburg, Florida appointing one member to the Leesburg Firefighters' Retirement Plan Board of Trustees; and providing an effective date.

ADOPTED RESOLUTION 12,179

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

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

Mayor Berry requested comments from the Commission and the audience.

CM Minner stated this resolution was to replace one member of the firefighter pension fund. This is the city's appointment. If they recall, the pension boards are made up of two representatives from the union, two representatives from the city, and one representative was jointly appointed by the city commission. William Middlemiss's term expired at the end of December, and this would be an appointment for a term of two years, ending on December 31, 2027. He was the only person who had applied to serve on the

pension board representing the city and the resolution was written that way.

Commissioner Reisman made a motion to reappoint William Middlemiss to the Firefighters Retirement Plan Board of Trustees, and Commissioner Burry seconded the motion.

The roll call vote was:
Commissioner Pederson Yes
Commissioner Reisman Yes
Commissioner Connell Yes
Commissioner Burry Yes
Mayor Berry Yes

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

7. INFORMATIONAL REPORTS:
The following reports are provided to the Commission in accordance with the Charter/Ordinances. No action required.

A. None

8. CITY ATTORNEY ITEMS:

CA Watson had no items to address.

9. CITY MANAGER ITEMS:

CM Minner said he did not have any additional items to address. However, he wanted to jump on the bandwagon and recognize Mayor Berry. It is pretty significant to have our first female African-American mayor in Leesburg's history. Congratulations! He was looking forward to working with her.

10. ROLL CALL:

Commissioner Pederson had no items to comment on.

Commissioner Reisman said their TDC board met this afternoon. He was excited to report that the TDC allocated $150,000 towards the Spring Games, that will be held in Leesburg and Clermont from February 13th to March 28th. The games bring in a lot of hotel stayers and out-of-towners who will enjoy our city. He was looking forward to seeing everyone this Saturday at the MLK parade and breakfast. Lastly, he congratulated Mayor Berry on her first meeting. He was looking forward to a great 2026.

Commissioner Connell had no comment.

Commissioner Burry had nothing to comment on tonight.

Mayor Berry congratulated all the students who were awarded a $4,000 scholarship at the Villages MLK Junior Scholarship Awards Breakfast this past Saturday. She gave special recognition to Leesburg

High School students Ella Prader and Janise Wagner for their achievements. She was proud to announce that, and she wished them the best for all of their accolades. Finalizing, she thanked everyone for their support on her first meeting as mayor.

11. 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 Reisman and a second by Commissioner Burry, the meeting adjourned at 7:19 p.m.

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.B.1.
Meeting Date:	January 26, 2026
From:	Tracey Dean, (Airport Manager)
Subject:	Purchase request for one (1) new Caterpillar Diesel generator for the Airport Runway in the total amount of $95,982.41 from Ring Power using Sourcewell Contract number 092222-CAT.

Staff Recommendation:
Staff recommends awarding approval of the purchase of one (1) new Generator for the Airport Runway from Ring Power to replace the current generator. Replacement is essential to support safe working conditions and uninterrupted airport operations.

Analysis:
The current generator was purchased in 1995 and is approximately thirty-one (31) years old. It requires repairs, and due to its age, replacement parts and qualified technicians are increasingly difficult to obtain. Repairing the generator is no longer cost-effective, as expenses often exceed the value of replacement. A complete failure of the generator poses an immediate safety risk to personnel and threatens the continuity of critical public safety operations.

Procurement Analysis:

The existing generator, purchased in 1995, is now thirty-one (31) years old and at the end of its useful life. It requires frequent repairs, and due to its age, sourcing replacement parts and qualified service technicians has become increasingly difficult. Maintenance and repair costs have risen steadily and are no longer cost-effective when compared to replacement. Furthermore, extended downtime from repairs raises operational risk. The risk of total generator failure presents a major safety concern for personnel and threatens the continuity of critical public safety operations. Replacing the generator is the most prudent and fiscally responsible solution to ensure reliable emergency power, reduce long-term maintenance costs, and maintain uninterrupted public safety services. The new generator will be purchased through an existing cooperative agreement with Sourcewell, contract number 092222-CAT, in accordance with the City's Purchasing policy. The vendor was selected through a competitive process.

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

This generator replacement was not included in the Fleet Replacement budget. A budget adjustment will be processed to add this replacement to the current Fleet Capital budget using available Fleet Cash Reserves.

Account No.	510-5199-519-6413
Project No.	FLEET
WF No.	WF1696441/1
Requisition	58222

REQ. 58222

Ring Power CAT

OLYMPIAN™ GENERATORS

CAT Power Systems

Your North and Central Florida Caterpillar Dealer

ST. AUGUSTINE	TALLAHASSEE	OCALA	ORLANDO	TAMPA
500 World Commerce Prkwy	4752 Capital Circle NW	6202 N US 301/441	9901 Ringhaver Dr.	9797 Gibsonton Dr
St. Augustine, FL 32092	Tallahassee, FL 32303	Ocala, FL 34475	Orlando, FL 32824	Riverview, FL 33569
904-737-7730	**850-562-1622**	**352-732-4600**	**407-855-6195**	**813-671-3700**

SALES ***SERVICE*** ***PARTS*** ***LEASING*** ***RENTALS***

QUOTATION / SALES AGREEMENT / SECURITY AGREEMENT

DATE: 12/23/2025

REPLACE Runway Lights GEN. # 9040

CUSTOMER NAME: Leesburg
ADDRESS:
CITY/STATE/ZIP: , FL
CONTACT:
PHONE:

QUOTATION NO: MB25-166

ESTIMATED SHIPPING LEAD TIME: 33-36 weeks or depending on stock
SHIPPING VIA/FOB: Jobsite
ESTIMATED SUBMITTAL LEAD TIME: **6 weeks**
JOBSITE ADDRESS:
CITY/STATE/ZIP: FL
PROJECT NAME: Airport lights

TERMS: *Full payment is due from buyer within 10 days of delivery or pickup of the equipment.*

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION
Please ensure quote meets your expectations.		

Please ensure quote meets your expectations. Ring Power is pleased to offer this price per the Source well Contract, formerly known as the National Joint Powers Alliance (NJPA) consortium. CAT Contract # #092222-CAT. Ring Power is authorized to use Source well for Federal, State & Local Government projects.

For your reference, your Sourcewell Member ID is 43371

One (1) New Caterpillar Diesel Generator – Model G80 Rated 45 KW standby at 0.8 PF, 208 Volts, 3 Phase, 4 Wire, 60 Hz at 1800 RPM, with following options:

STANDARD GENERATOR PACKAGE CONSIST:

DG45 STANDBY	List $16,985.00
UL 2200 LISTED PACKAGE GEN SET	List $239.00

Quotation Accepted By: _____ Date: _____ Tax No.: _____

Customer: _____ Salesman's Signature: ***Mark Barbarulo***

Mark Barbarulo, EPG Sales. Central Florida

TERMS

- This offer to sell is made subject to buyer's acceptance within ten (10) days from this date (noted above).
- All quoted prices are subject to change without notice. Those in effect on the date of shipment shall prevail.
- Subject to credit approval.
- Used equipment is subject to prior sale.
- A 25% restocking fee will be assessed for all canceled orders or returned materials.
- No retainage to be withheld. Ring Power Systems is an equipment supplier and is not a sub-contractor. Our terms are Net 10 days.
- No sales tax is included.
- Buyer grants to seller a security interest in all equipment as described in this agreement until such time as payment is made in full in accordance with the terms and conditions of this agreement and in accord with the seller's credit application.
- Ring Power requires a purchase order to secure this sales agreement.

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION
ALT M1756L4 HN	List $3,286.00	
GEN RUNNING & FAULT RELAY	List $218.00	
BATTERY DISCONNECT SWITCH	List $163.00	
PERMANENT MAGNET EXCITATION	List $655.00	
WIDE SKID BASE 3.6T	List $1,349.00	
GAS PRESSURE SENSOR	List $37.00	
GAS REGULATOR 2.2 PSI to 15PSI	List $1,149.00	
WP STEEL WHITE(3.6T)	List $4,596.00	
WET BATTERY	List $231.00	
BATTERY CHARGER 10 AMP	List $378.00	
JACKET WATER HEATER	List $412.00	
OIL TEMP GAUGE AND SENDER	List $96.00	
LOW COOLANT LEVEL SHUTDOWN 1	List $215.00	
PANEL MOUNTED AUDIBLE ALARM	List $95.00	
20A GFCI (CONTROLS SIDE)	List $271.00	
INPUT EXPANSION MODULE	List $545.00	
OUTPUT EXPANSION MODULE	List $328.00	
250A LSI 100% RATED BREAKER	List $1,000.00	
NEUTRAL BAR 150A & 250A W/ DSC	List $216.00	
NRADIATOR STONE GUARD 3.6T	List $260.00	
REMOTE ANNUNCIATOR	List $530.00	
PGS TEST REPORT @ 0.8 PF	List $406.00	

Total LIST Price for Above for CAT Items	**$ 35,133.00**	
Sourcewell DISCOUNT – 23% off from List Price	($8,080.59)	
CAT Genset Price with Sourcewell Discount	**$27,052.41**	

CAT DEALER ADDITIONS:

All receive 5% off List Price per Sourcewell or the typical sale price if no list price is available per the Sourcewell Contract

• Freight -Factory to Ring Power	$3,675.00
• Freight Orlando Ring Power – to site	$2,250.00
• One day training on customer site	$2,895.00
• One day start up at Orlando shop	$7,035.00

1. General Services & Permitting

• Eau Gallie Electric will act as the General Contractor and assign a dedicated Project

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION
Manager to oversee all phases—from mobilization through closeout. • Eau Gallie Electric will provide engineering services, including preparation of electrical drawings and delivery of PE-stamped drawings. • All work will comply with NEC 2020 (Article 702), NFPA 70, and applicable local codes. 2. Demolition o One (1) Generator 45W 120/208va 3-phase NG o One (1) Natural gas line (NG) 3. New Equipment Installation • Install Owner-Supplied Equipment: o One (1) Generator 45-50kW 120/208V 3-phase NG • Furnish and Install: o One (1) Natural gas line from existing meter o Modify pad if necessary o Generator feeders 4. Temporary Power o Temporary generator power by other if necessary 5. Testing, Commissioning & Training • Provide assistance for: o Load bank testing o Full system start-up and commissioning 6. Final Documentation & Closeout (When applicable) • Provide comprehensive closeout documentation including: o Final inspections o Final as-builts o Warranty information 7. Scope Clarifications • Proposal is based on labor performed during standard business hours (Monday– Friday, 7:00 AM to 4:00 PM). • All equipment provided to meet applicable UL, IEEE, NFPA, and FPL standards. • Reconnect existing feeders (Utility, Load and Generator) • **$3,750 Remote annunciator adder (up to 300 feet)** • Depending on the height of the new generator, the existing shed might need to be removed by others.		$53,075.00

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION
Total cost # 120617-CAT		**$95,982.41**

Purchase orders must include the current Source well Contract Number 120617-CAT

Ring Power invoices in full for Equipment & Services at the time of delivery. If Installation and/or Start-up Services need to be invoiced for separately, please advise. A schedule of values will be provided prior to the Purchase Order process to avoid payment delays on equipment delivered.

Exceptions & Clarifications:

Exceptions & Clarifications:

NOTE:

********DUE TO THE VOLATILITY OF THE MATERIALS MARKET, ALL PROJECTS WILL BE RE-PRICED AT TIME OF RELEASE TO PRODUCTION. ANY INCREASE OR DECREASE WILL BE ASSESSED AND APPLIED AT THAT TIME.**
BASED ON RECENT MATERIAL COSTING, ESTIMATED PRICING ESCALATION IS 10% INCREASE PER MONTH ON ENCLOSURES,TANKS AND GENERATORS.*******

Notice to Buyer:

The Seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from or associated with the COVID-19 pandemic or any future epidemic, and the Buyer shall not be entitled to any damages including but not limited to liquidated, special, consequential, or punitive, resulting thereof. Furthermore, the Seller's product lead times are based upon the information provided to Seller from its suppliers at the time of quotation. The Buyer accepts that lead times for products can change and do so without notice and due to reasons, that are beyond any control of the Seller. As such, the Seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from lead times that extend past those originally quoted, and Buyer shall not be entitled to any damages resulting thereof."

NOTE:

1. The above price includes start-up, testing, and customer training.
2. No, fuel is included.
3. No third party testing or NETA testing included and is by others.
4. No sales tax included

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION

5. Training that is to be videotaped, requires Ring Power approval in advance. RPC "Video Recording Agreement" / waiver signed by the customer / end-user in advance. Videographer / Recording Equipment to be provided by others.
6. In some cases the enclosure, tank and exhaust are shipped loose, installation is by others.
7. Work to be done during normal business hours 8am to 4pm.
8. Proposal is based on information supplied by the Customer.
9. Generators that come with an **800 amp breaker** or larger are supplied with buss bar, Lugs are by others.
10. No specifications, drawings, or diagrams were received or reviewed. General exception is taken to any other specifications and drawings not available at time of quotation. Equipment supplied will be limited to that described in this proposal.
11. Ring Power will be supplying equipment as described in the attached documentation.
12. For fuel tanks over 550 Gallons, it is the Contractor or Owners responsibility to notify the appropriate State, and/or local regulatory agencies prior to delivery of the fuel storage tank so that it can be inspected prior to fueling. The FDEP Registration form will be provided in the Ring Power Submittal. Per FDEP Breach of Integrity Testing Guidance, tanks will ship from the factory with a vacuum/gauge installed. On-site testing is not included.
13. **Ring Power will not release equipment for production until we have received the signed sales agreement and signed and approved submittal from our customer. This is done to insure that we are providing quality equipment that fits our customer's needs.** If you need any assistance, please contact your sales representative.
14. Under no circumstances does Ring Power accept any flow down provisions without specific written agreement between Ring Power and Buyer.

Thank you for considering Ring Power Systems for your generator needs

Mark Barbarulo

Mark Barbarulo

Ring Power Systems, Generator Sales Central Florida,
407-472-6231 Office - 407-472-6271 Fax - 407-383-5840 Cell
Mark.barbarulo@ringpower.com

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.B.2.
Meeting Date:	January 26, 2026
From:	Tracey Dean, (Airport Manager)
Subject:	Purchase request for one (1) new Caterpillar diesel generator for the Airport Tower in the total amount of $115,045.00 from Ring Power using Sourcewell contract number 092222-CAT.

Staff Recommendation:
Staff recommends awarding approval of the purchase of one (1) new Caterpillar diesel generator for the Airport Tower from Ring Power to replace the current generator. Replacement is essential to support safe working conditions and uninterrupted airport operations.

Analysis:
The current generator was purchased in 2006 and is approximately twenty (20) years old. It requires repairs, and due to its age, replacement parts and qualified technicians are increasingly difficult to obtain. Repairing the generator is no longer cost-effective, as expenses often exceed the value of replacement. A complete failure of the generator poses an immediate safety risk to personnel and threatens the continuity of critical public safety operations.

Procurement Analysis:

The existing generator, purchased in 2006, is approximately twenty (20) years old and has reached the end of its life. The unit requires ongoing repairs, and due to its age, replacement parts and qualified service technicians are increasingly limited. Maintenance and repair costs have continued to rise and are no longer cost-effective compared to replacing the unit. Additionally, extended downtime associated with repairs increases operational risk. The potential for complete generator failure presents a significant safety concern for personnel and poses a serious threat to the continuity of critical public safety operations. Replacing the generator is the most practical and fiscally responsible option to ensure reliable emergency power, reduce long-term maintenance costs, and maintain uninterrupted public safety services. The new generator will be purchased through an existing cooperative agreement with Sourcewell, contract number 092222-CAT, in accordance with the City's Purchasing policy. The vendor was selected through a competitive process.

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

This generator replacement was not included in the Fleet Replacement budget. A budget adjustment will be processed to add this replacement to the current Fleet Capital budget using available Fleet Cash Reserves.

Account No.	510-5199-519-6413
Project No.	FLEET
WF No.	WF1696430/1
Requisition	58221

Ring Power CAT

OLYMPIAN™ GENERATORS

CAT Power Systems

Your North and Central Florida Caterpillar Dealer

ST. AUGUSTINE	TALLAHASSEE	OCALA	ORLANDO	TAMPA
500 World Commerce Prkwy	4752 Capital Circle NW	6202 N US 301/441	9901 Ringhaver Dr.	9797 Gibsonton Dr
St. Augustine, FL 32092	Tallahassee, FL 32303	Ocala, FL 34475	Orlando, FL 32824	Riverview, FL 33569
904-737-7730	**850-562-1622**	**352-732-4600**	**407-855-6195**	**813-671-3700**

SALES ***SERVICE*** ***PARTS*** ***LEASING*** ***RENTALS***

QUOTATION / SALES AGREEMENT / SECURITY AGREEMENT

DATE: 12/29/2025

REPLACE Airport Tower GEN ±9084

QUOTATION NO: MB25-167

CUSTOMER NAME: Leesburg
ADDRESS:
CITY/STATE/ZIP: , FL
CONTACT:
PHONE:

ESTIMATED SHIPPING LEAD TIME: 33-36 weeks or depending on stock
SHIPPING VIA/FOB: Jobsite
ESTIMATED SUBMITTAL LEAD TIME: **6 weeks**
JOBSITE ADDRESS:
CITY/STATE/ZIP: FL
PROJECT NAME: Airport lights

TERMS: *Full payment is due from buyer within 10 days of delivery or pickup of the equipment.*

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION
Please ensure quote meets your expectations.		

Please ensure quote meets your expectations. Ring Power is pleased to offer this price per the Source well Contract, formerly known as the National Joint Powers Alliance (NJPA) consortium. CAT Contract # #092222-CAT. Ring Power is authorized to use Source well for Federal, State & Local Government projects.

For your reference, your Sourcewell Member ID is 43371

One (1) New Caterpillar Diesel Generator – Model G80 Rated 45 KW standby at 0.8 PF, 208 Volts, 3 Phase, 4 Wire, 60 Hz at 1800 RPM, with following options:

STANDARD GENERATOR PACKAGE CONSIST:

DG100 60HZ STANDBY	List $28,795.00
UL 2200 LISTED PACKAGE GEN SET	List $239.00

Quotation Accepted By: _____ Date: _____ Tax No.: _____

Customer: _____ Salesman's Signature: ***Mark Barbarulo***

Mark Barbarulo, EPG Sales. Central Florida

TERMS

- This offer to sell is made subject to buyer's acceptance within ten (10) days from this date (noted above).
- All quoted prices are subject to change without notice. Those in effect on the date of shipment shall prevail.
- Subject to credit approval.
- Used equipment is subject to prior sale.
- A 25% restocking fee will be assessed for all canceled orders or returned materials.
- No retainage to be withheld. Ring Power Systems is an equipment supplier and is not a sub-contractor. Our terms are Net 10 days.
- No sales tax is included.
- Buyer grants to seller a security interest in all equipment as described in this agreement until such time as payment is made in full in accordance with the terms and conditions of this agreement and in accord with the seller's credit application.
- Ring Power requires a purchase order to secure this sales agreement.

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION
ALT M2254L4 JW	List $5,774.00	
GEN RUNNING & FAULT RELAY	List $218.00	
BATTERY DISCONNECT SWITCH	List $163.00	
PERMANENT MAGNET EXCITATION	List $600.00	
WIDE SKID BASE 3.6T	List $1,911.00	
GAS PRESSURE SENSOR	List $37.00	
GAS REGULATOR 2.2 PSI to 15PSI	List $1,149.00	
WP STEEL WHITE(3.6T)	List $5,130.00	
WET BATTERY	List $231.00	
BATTERY CHARGER 10 AMP	List $378.00	
JACKET WATER HEATER	List $412.00	
OIL TEMP GAUGE AND SENDER	List $96.00	
LOW COOLANT LEVEL SHUTDOWN 1	List $215.00	
PANEL MOUNTED AUDIBLE ALARM	List $96.00	
20A GFCI (CONTROLS SIDE)	List $271.00	
INPUT EXPANSION MODULE	List $545.00	
OUTPUT EXPANSION MODULE	List $328.00	
400A LSI 100% RATED BREAKER	List $1,510.00	
NEUTRAL BAR 150A & 250A W/ DSC	List $203.00	
NRADIATOR STONE GUARD 3.6T	List $260.00	
REMOTE ANNUNCIATOR	List $530.00	
PGS TEST REPORT @ 0.8 PF	List $406.00	
NEUTRAL BAR 400AF	List $135.00	
THREE WAY CATALYST A	List $869.00	

Total LIST Price for Above for CAT Items	**$ 51,060.00**	
Sourcewell DISCOUNT – 25% off from List Price	($12,765.00)	
CAT Genset Price with Sourcewell Discount	**$38,295.00**	

CAT DEALER ADDITIONS:

All receive 5% off List Price per Sourcewell or the typical sale price if no list price is available per the Sourcewell Contract

• Freight -Factory to Ring Power	$3,675.00
• Freight Orlando Ring Power – to site	$2,250.00
• One day training on customer site	$2,895.00
• One day start up at Orlando shop	$7,035.00

Scope of Work

1. General Services & Permitting

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION
• Eau Gallie Electric will act as the General Contractor and assign a dedicated Project Manager to oversee all phases—from mobilization through closeout. • Eau Gallie Electric will provide engineering services, including preparation of electrical drawings and delivery of PE-stamped drawings. • All work will comply with NEC 2020 (Article 702), NFPA 70, and applicable local codes. 2. Demolition o One (1) Generator 100W 120/208va 3-phase NG o One (1) Natural gas line (NG) 3. New Equipment Installation • Install Owner-Supplied Equipment: o One (1) Generator 100kW 120/208V 3-phase NG o One (1) ATS 400A 3PH 208VAC NEMA 3R SPD controller cover • Furnish and Install: o One (1) Natural gas line from existing meter o New generator pad o Generator feeders 4. Temporary Power o Temporary generator power by other if necessary 5. Testing, Commissioning & Training • Provide assistance for: o Load bank testing • **$3,750 Remote annunciator adder (up to 300 feet)** o Full system start-up and commissioning 6. Final Documentation & Closeout (When applicable) • Provide comprehensive closeout documentation including: o Final inspections o Final as-builts o Warranty information 7. Scope Clarifications • Proposal is based on labor performed during standard business hours (Monday– Friday, 7:00 AM to 4:00 PM). • All equipment provided to meet applicable UL, IEEE, NFPA, and FPL standards. • Reconnect existing feeders (Utility, Load and Generator)		$55,290.00

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION
300 Series, Automatic Open Transition Transfer Switch 400-amp 3 pole N3R		$5,605.00
Total cost # 120617-CAT		**$115,045.00**

Purchase orders must include the current Source well Contract Number 120617-CAT

Ring Power invoices in full for Equipment & Services at the time of delivery. If Installation and/or Start-up Services need to be invoiced for separately, please advise. A schedule of values will be provided prior to the Purchase Order process to avoid payment delays on equipment delivered.

Exceptions & Clarifications:

Exceptions & Clarifications:

NOTE:

********DUE TO THE VOLATILITY OF THE MATERIALS MARKET, ALL PROJECTS WILL BE RE-PRICED AT TIME OF RELEASE TO PRODUCTION. ANY INCREASE OR DECREASE WILL BE ASSESSED AND APPLIED AT THAT TIME.**
BASED ON RECENT MATERIAL COSTING, ESTIMATED PRICING ESCALATION IS 10% INCREASE PER MONTH ON ENCLOSURES,TANKS AND GENERATORS.*******

Notice to Buyer:

The Seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from or associated with the COVID-19 pandemic or any future epidemic, and the Buyer shall not be entitled to any damages including but not limited to liquidated, special, consequential, or punitive, resulting thereof. Furthermore, the Seller's product lead times are based upon the information provided to Seller from its suppliers at the time of quotation. The Buyer accepts that lead times for products can change and do so without notice and due to reasons, that are beyond any control of the Seller. As such, the Seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from lead times that extend past those originally quoted, and Buyer shall not be entitled to any damages resulting thereof."

NOTE:

1. The above price includes start-up, testing, and customer training.

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION

2. No, fuel is included.
3. No third party testing or NETA testing included and is by others.
4. No sales tax included
5. Training that is to be videotaped, requires Ring Power approval in advance. RPC "Video Recording Agreement" / waiver signed by the customer / end-user in advance. Videographer / Recording Equipment to be provided by others.
6. In some cases the enclosure, tank and exhaust are shipped loose, installation is by others.
7. Work to be done during normal business hours 8am to 4pm.
8. Proposal is based on information supplied by the Customer.
9. Generators that come with an **800 amp breaker** or larger are supplied with buss bar, Lugs are by others.
10. No specifications, drawings, or diagrams were received or reviewed. General exception is taken to any other specifications and drawings not available at time of quotation. Equipment supplied will be limited to that described in this proposal.
11. Ring Power will be supplying equipment as described in the attached documentation.
12. For fuel tanks over 550 Gallons, it is the Contractor or Owners responsibility to notify the appropriate State, and/or local regulatory agencies prior to delivery of the fuel storage tank so that it can be inspected prior to fueling. The FDEP Registration form will be provided in the Ring Power Submittal. Per FDEP Breach of Integrity Testing Guidance, tanks will ship from the factory with a vacuum/gauge installed. On-site testing is not included.
13. **Ring Power will not release equipment for production until we have received the signed sales agreement and signed and approved submittal from our customer. This is done to insure that we are providing quality equipment that fits our customer's needs.** If you need any assistance, please contact your sales representative.
14. Under no circumstances does Ring Power accept any flow down provisions without specific written agreement between Ring Power and Buyer.

Thank you for considering Ring Power Systems for your generator needs

Mark Barbarulo

Mark Barbarulo

Ring Power Systems, Generator Sales Central Florida,
407-472-6231 Office - 407-472-6271 Fax - 407-383-5840 Cell
Mark.barbarulo@ringpower.com

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.B.3.

Meeting Date: January 26, 2026

From: Corey Goepfert, (Gas Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Change Order for an existing contract with Forefront Architecture & Engineering, LLC, for a total of $26,510.00; and providing an effective date.

Staff Recommendation:
Staff recommends approval of the change order for Forefront Architecture & Engineering, LLC, for the Additional Contract Administration Phase, increasing the contract price to $203,750.00.

Analysis:
Change Order No. 3 in the amount of $26,510.00, will increase the total contract amount to $203,750.00, for additional professional services beyond the scope of the original contract. These services are necessary to enhance operational efficiency and safety and include the design and coordination of a standby generator to ensure continuity of operations, incorporation of information technology requirements, the installation of security cameras to improve site safety, and revisions to the HVAC design to provide a separate system for the shop area, improving energy efficiency due to its intermittent occupancy during the workday.

Procurement Analysis:
On April 14, 2025, the City entered into a contract with Forefront Architecture & Engineering, LLC for Professional A/E Design Services for the Gas Operations Center (RFQ 250603), at an initial amount of $127,500.00. Change Order No. 1 added $38,750.00, raising the contract amount to $166,250.00, followed by Change Order No. 2, which added another $10,990.00, increasing the contract amount to $177,240.00.

Change Order No. 3 will add $26,510.00, bringing the total amount of change orders 1–3 to $76,250.00, and the contract total to $203,750.00. Approval of this change order will keep the project on schedule and ensure final design meets the City's operational needs and regulatory standards.

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

The current Gas Relocation Capital Project has funds available for this expense.

Account No.	042-2099-532-3110
Project No.	420007
WF No.	WF1637396
Requisition	58197
Budget	$1,000,000.00
Available	$822,638.08

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A CHANGE ORDER FOR AN EXISTING CONTRACT WITH FOREFRONT ARCHITECTURE & ENGINEERING, LLC, FOR A TOTAL OF $26,510.00; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA:

THAT the Mayor and City Clerk are hereby authorized to execute an agreement with FOREFRONT ARCHITECTURE AND ENGINEERING, LLC, whose address is 1230 Oakley Seaver Drive, Suite 100, Clermont, Florida 34711.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of January 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Forefront AE
1230 Oakley Seaver Dr, Unit 100
Clermont, FL 34711
forefrontae.com

December 19, 2025

Hosea Goodwyn, Senior Buyer
204 North 5th Street
Leesburg, Florida 34748
352.728.9880

EXHIBIT D: Proposal for Additional Mechanical, Electrical, Plumbing, and low voltage for the City of Leesburg Gas Operations Center Remodel & Addition

Forefront Architecture and Engineering (Forefront) is pleased to provide our proposal for your project. Forefront has extensive experience with architectural and engineering services and will put that experience to work in providing you the construction documentation necessary for this project. The following proposal describes our project understanding, scope of services, and associated fees.

This Exhibit (created 12/19/2025) is a companion to the Agreement between Forefront Architecture and Engineering, LLC and the City of Leesburg (the Client), signed 04-14-2025 which outlines the specific requirements of the project services and obligations of the Consultant and Client. This document identifies specific requirements for Design, Engineering, and Construction Documentation for the City of Leesburg Gas Operations Center Remodel & Addition.

Project Understanding

Forefront understands the project to provide additional mechanical, electrical, plumbing, and low voltage professional engineering design associated with the renovation and addition to the Leesburg Gas Operations Center.

Design Considerations and Assumptions

Forefront will serve as the primary point of contact to keep the project on schedule and aligned with the project goals. Forefront will engage and coordinate with MEP (Mechanical, Electrical, and Plumbing) Engineers on the following task items:

Scope of Services
Forefront has designated the degree of service to provide additional mechanical, electrical, plumbing, and low voltage professional engineering design associated with the renovation and

addition to the Leesburg Gas Operations Center. The following details are the necessary tasks to complete the project:

Task 01 – UPS Design

- Electrical design revisions associated with providing Uninterruptible Power Supply (UPS) design.

- Update the mechanical load calculations for the electrical room where the UPS will be located, if required. Leesburg intends to reuse an existing UPS previously utilized in their gas operations facility.

Task 02 – Low Voltage Design

Low-Voltage Structured Cabling Design and construction drawings for Cat6 Horizontal Cabling to owner provided 19" Network Rack in IDF 127:

- Design consists of L1 First Floor E101 locations:
  - First Floor
    - Voice/Data Locations as per Owner Provided layout
    - Including AP & Camera Locations

- Design will include the following systems:
  - Phone and Data Cabling
  - Wi-Fi Cabling
  - Camera Cat6 Cabling
- MDF/IDF Buildout
  - Design will include detail and elevations for MDF/IDF Buildout and fiber connection to Fire Station 2.

Task 03 – Welding Room and The Shop Room (Thermostat)

Provide design revisions associated with providing a separate thermostat for the welding room and the shop room, with a dedicated HVAC system.

Task 04 – New Natural Gas Generator

Provide design revisions associated with providing a new natural gas generator to the plans.

Excluded Services

Any additional services requested beyond the original scope will require a written amendment to this agreement, along with approval of any associated fees and timeline adjustments.

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Project Fees

The following table summarizes our estimate of fees to complete the scope of services described above.

Task	Fees Schedule
Task 01 – UPS Design	$3,960.00
Task 02 – Low Voltage Design	$15,400.00
Task 03 – Welding Room and The Shop Room (Thermostat)	$2,200.00
Task 04 – New Natural Gas Generator	$4,950.00
Total Project Fees:	**$26,510.00**
Deposit:	**Waived**

Provide services as defined in Scope of Services for the net fee in the amount of:

Twenty-Six Thousand Five Hundred & Ten and 00/100 ($26,510.00)

Billing shall be sent monthly in accordance with the percentage of overall completion. Payments shall be made for the completion of the work as outlined above. Payments shall be due 15 days net from the date of invoicing. The fixed fee is based on the scope of work to provide completed Construction Documents.

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Terms and Conditions

The scope of work includes not only authorized revisions but also quality assurance milestones to ensure the highest standard of service. Please note that our fees reflect not just the time spent, but also the expertise, resources, and attention to detail required to successfully complete your project. Any work requested beyond the agreed-upon scope will be billed at our standard hourly rates. Proposals are valid for 30 days after the creation date.

It is specifically understood in accordance with Chapter 2013-028, Laws of Florida, that the design professionals are not personally liable. The business entity maintains required insurance coverage.

THE DESIGN PROFESSIONAL(S) MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

We appreciate this opportunity to present our proposal and remain fully available to provide any other information that you may require concerning this project. If you have any questions, please contact Lennard Davis, lennardd@ff-ae.com

Authorization

December 19, 2025

I hereby authorize Forefront to proceed with the scope of work for Design, Engineering, Permitting and Construction Documentation Services for the proposal for the referenced project as described in Forefront's proposal number 25-11058-00 dated 19 December 2025 with a budget authorization of $26,510.00 under the general terms and conditions specified in the proposal.

Proposal Reviewed by
(Forefront Internal Purposes Only):

Minel Gonzalez, Project Manager 12/19/25
Printed Name, Date

Offered by
Forefront Architecture & Engineering, LLC:

12/19/25
Signature, Date

Lennard Davis, RA, VP of Architecture
Printed Name, Title

Accepted by
Client: CITY OF LEESBURG

Signatures, Date

Allyson Berry, Mayor
Printed Names, Title

J. Andi Purvis, City Clerk

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.B.4.

Meeting Date: January 26, 2026

From: Corey Goepfert, (Gas Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Change Order for an existing contract with Forefront Architecture & Engineering, LLC, for a total of $20,375.00; and providing an effective date.

Staff Recommendation:
Staff recommends approval of the change order for Forefront Architecture & Engineering, LLC for Additional Contract Administration Phase to increase the price, for a total of $224,125.00.

Analysis:
Change Order No. 4 in the amount of $20,375.00 will increase the total contract amount to $224,125.00. This change order provides for additional contract administration services during the bidding and construction phases on an as-needed basis. Services will be billed at the hourly rates set forth in Attachment B of the original contract, based on the employee providing the service, and shall not exceed $20,375.00.

Procurement Analysis:
On April 14, 2025, the City entered into a contract with Forefront Architecture & Engineering, LLC for Professional A/E Design Services for the Gas Operations Center (RFQ 250603), at an initial amount of $127,500.00. Change Order No. 1 added $38,750.00, raising the contract amount to $166,250.00, followed by Change Order No. 2, which added another $10,990.00, increasing the contract amount to $177,240.00. Change Order No. 3, agenda item 5.B.4, added another $26,510.00, bringing the total to $203,750.00.

Change Order No. 4 will add $20,375.00, bringing the total amount of change orders 1-4 to $96,625.00 and the contract total to $224,125.00. Approval of this change order will keep the project on schedule and ensure the final design meets the City's operational needs and regulatory standards.

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

Account No.	042-2099-532-3110
Project No.	420007
WF No.	WF1637396/1
Requisition	58198
Budget	$1,000,000.00
Available	$796,128.08

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A CHANGE ORDER FOR AN EXISTING CONTRACT WITH FOREFRONT ARCHITECTURE & ENGINEERING, LLC, FOR A TOTAL OF $20,375.00; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA:

THAT the Mayor and City Clerk are hereby authorized to execute an agreement with FOREFRONT ARCHITECTURE AND ENGINEERING, LLC, whose address is 1230 Oakley Seaver Drive, Suite 100, Clermont, Florida 34711.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of January 2026.

_____
Mayor

ATTEST:

_____
City Clerk

BILLABLE RATES

Forefront Architecture and Engineering Personnel Rates for the City of Leesburg, Florida.

Personnel/Discipline	Classification	Licensure & Certification	Rate	Margin
Executive Level				
Mike Vitale	Senior Executives	Not Required	$285.00	63.51%
Architectural Services				
Lennard Davis, RA,	Senior Architect	Registered Architect	$285.00	65.61%
Khine Pwint, RA,	Architect Level 2	Registered Architect	$240.00	62.50%
Patricia Mugnol, NCARB	Designer or Specialist Level 4	Not Required, 5+ Years of Experience	$170.00	67.65%
Nunzie Burzo	Designer or Specialist Level 4	Not Required, 5+ Years of Experience	$170.00	40.59%
Lane Trawick	Designer or Specialist Level 4	Not Required, 5+ Years of Experience	$170.00	61.18%
Bill Spencer	Designer or Specialist Level 4	Not Required, 5+ Years of Experience	$170.00	61.76%
Engineering Services				
Chris Smith	Senior Engineer	Registered Engineer	$285.00	60.70%
James Bourez	Engineer Level 4	Registered Engineer	$240.00	61.25%
Project Management				
Roberto Bonet	Senior Project Manager	Not Required, 5+ Years of Experience	$180.00	37.78%
Juan Garcia	Senior Project Manager	Not Required, 5+ Years of Experience	$180.00	62.22%
Mara Marchena	Project Manager Level 4	Not Required, 5+ Years of Experience	$150.00	62.00%
Madela Marchena	Project Manager Level 3	Not Required, 3+ Years of Experience	$140.00	62.86%
Minel Gonzalez	Project Manager Level 3	Not Required, 3+ Years of Experience	$140.00	65.71%
Dan Cerullo	Project Manager Level 2	Not Required, 3+ Years of Experience	$140.00	64.29%
Production and Drafting Services				
Scott Berlew	Senior CAD Technician	Not Required, Senior Level Experience	$140.00	48.57%
Renee Giddings	Senior CAD Technician	Not Required, Senior Level Experience	$140.00	60.00%
Jim Douds	CAD Technician Level 4	Not Required, 5+ Years of Experience	$125.00	62.40%
Alexander Meza	CAD Technician Level 4	Not Required, 5+ Years of Experience	$125.00	64.00%
Iraida De Juan	CAD Technician Level 3	Not Required, 3+ Years of Experience	$120.00	52.50%
Lina Sanchez	CAD Technician Level 2	Not Required	$115.00	52.17%
Inspections				
Robert Godin	Senior Inspector	Not Required, Senior Level Experience	$180.00	67.22%
Administration				
Mindi Garcia	Administrative or Clerical	Not Required	$80.00	58.75%
Carissa Hess	Administrative or Clerical	Not Required	$80.00	55.00%

Hourly rates and reimbursable direct expenses are reviewed annually to reflect market conditions and the cost of doing business. This allows our pricing to remain fair and competitive while maintaining the high standards of service our clients expect.

Forefront AE
1230 Oakley Seaver Dr, Unit 100
Clermont, FL 34711
forefrontae.com

December 22, 2025

Hosea Goodwyn, Senior Buyer
204 North 5th Street
Leesburg, Florida 34748
352.728.9880

EXHIBIT E: Proposal for Additional Contract Administration Phase

Forefront Architecture and Engineering (Forefront) is pleased to provide our proposal for your project. Forefront has extensive experience with architectural and engineering services and will put that experience to work in providing you the construction documentation and services necessary for this project. The following proposal describes our project understanding, scope of services, and associated fees.

This Exhibit (created 12/22/2025) is a companion to the Agreement between Forefront Architecture and Engineering, LLC and the City of Leesburg (the Client), signed 04-14-2025 which outlines the specific requirements of the project services and obligations of the Consultant and Client. This document identifies specific requirements for Construction Administration for the City of Leesburg Gas Operations Center Remodel & Addition.

Project Understanding

Forefront understands the project to provide additional Construction Administration work associated with the renovation and addition to the Leesburg Gas Operations Center.

Design Considerations and Assumptions

Forefront will serve as the primary point of contact to keep the project on schedule and aligned with the project goals. Forefront will engage and coordinate the Construction Administration for a period of approximately ten months. During this process, Forefront will review submittals and shop drawings, answer any Requests for Information, and conduct site visits as required.

Task 01 – Contract Administration

Review submittals and shop drawings, respond to Requests for Information, and conduct site visits as required throughout the construction period.

Excluded Services

Any additional services requested beyond the original scope will require a written amendment to this agreement, along with approval of any associated fees and timeline adjustments.

Project Fees

The following table summarizes our estimate of fees to complete the scope of services described above.

Task		Fees Schedule
Task 01 –	**Construction Administration**	Time and Materials, not to exceed $20,375.00

Time and Materials, not to exceed:	**$20,375.00**
Deposit:	**Waived**

Provide services as defined in Scope of Services for the net fee in the amount of:

Time and Materials, not to exceed Twenty Thousand Three Hundred & Seventy Five and 00/100 ($20,375.00)

Billing shall be sent monthly in accordance with the work performed during the billing cycle, per the billing rates attached to the original contract. Payments shall be made for the completion of the work as outlined above. Payments shall be due 15 days net from the date of invoicing. The fixed fee is based on the scope of work to provide completed Construction Documents.

- The remainder of this page is intentionally left blank -

Terms and Conditions

The scope of work includes not only authorized revisions but also quality assurance milestones to ensure the highest standard of service. Please note that our fees reflect not just the time spent, but also the expertise, resources, and attention to detail required to successfully complete your project. Any work requested beyond the agreed-upon scope will be billed at our standard hourly rates. Proposals are valid for 30 days after the creation date.

It is specifically understood in accordance with Chapter 2013-028, Laws of Florida, that the design professionals are not personally liable. The business entity maintains required insurance coverage.

THE DESIGN PROFESSIONAL(S) MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

We appreciate this opportunity to present our proposal and remain fully available to provide any other information that you may require concerning this project. If you have any questions, please contact Lennard Davis, lennardd@ff-ae.com

Authorization

December 22, 2025

I hereby authorize Forefront to proceed with the scope of work for Design, Engineering, Permitting and Construction Documentation Services for the proposal for the referenced project as described in Forefront's proposal number 25-11058-00 dated 22 December 2025 with a budget authorization of $20,375.00 under the general terms and conditions specified in the proposal.

Proposal Reviewed by
(Forefront Internal Purposes Only):

Minel Gonzalez, Project Manager 12/19/25
Printed Name, Date

Offered by
Forefront Architecture & Engineering, LLC:

1/8/26
Signature, Date

Lennard Davis, RA, VP of Architecture
Printed Name, Title

Accepted by
Client: CITY OF LEESBURG

Signatures, Date

Allyson Berry, Mayor
Printed Names, Title

J. Andi Purvis, City Clerk

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.C.1.

Meeting Date: January 26, 2026

From: Brad Chase, (Electric Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Electric Service Agreement between the City of Leesburg and Core G James Landing, LLC., regarding electric service to a development known as James Landing; and providing an effective date.

Staff Recommendation:
Staff recommends accepting and approving the resolution authorizing the Mayor and City Clerk to execute an electric service agreement between the City of Leesburg and Core G James Landing, LLC.

Analysis:
The City of Leesburg will provide electric service to Core G James Landing, LLC for the development known as James Landing. The development will consist of 69 metered units; there are no developer's costs for make-ready work. If approved, the City will receive a check from Core G James Landing, LLC for the amount of $103,501.00 in CIAC funds for the line extension and a bond in the amount of $268,824.00 which will be credited within 4 years from the date of the agreement on a per-unit basis as the homes are built.

Included in the estimate are dollars for the installation of 22 streetlights and fixtures as part of the City's Rental Light Program. The HOA/CDD will be invoiced $317.24 per month for the capital costs, energy and O&M.

Procurement Analysis:
N/A

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
A budget adjustment will be processed to add $520,513 to the current Electric Capital Projects budget. This is the total cost of the project including adding the lights to the project. The City will receive $103,501 from the developer, the remaining $417,012 will come from available Electric Cash Reserves.

Account No.	041-1099-531-xxxx
Project No.	410002,410004,410010
WF No.	WF1658447

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN ELECTRIC SERVICE AGREEMENT BETWEEN THE CITY OF LEESBURG AND CORE G JAMES LANDING, LLC., REGARDING ELECTRIC SERVICE TO A DEVELOPMENT KNOWN AS JAMES LANDING; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA:

THAT the Mayor and City Clerk are hereby authorized to execute an agreement with Core G James Landing, LLC., whose address is 2150 Marquette Avenue, Sanford, Florida 32773, regarding electric service for the development known as James Landing.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of January 2026.

_____
Mayor

ATTEST:

_____
City Clerk

ELECTRIC SERVICE AGREEMENT

THIS ELECTRICAL SERVICE AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2025 by and between the **City of Leesburg, Florida**, a municipal corporation organized under the laws of the State of Florida, located at 501 W. Meadow Street, Leesburg, Florida, 34748, ("City"), and Core G James Landing LLC, a Florida Limited Liability Company ("Owner") located at 2150 MARQUETTE AVENUE SANFORD, FL 32773, sometimes collectively referred to as "Party" or "Parties".

WITNESSETH:

WHEREAS, Owner is the current property owner of the following real property located in Leesburg, Florida. (the "Property"):

See **Exhibit "A"** attached hereto

Parcel Identification Number(s): 1289670, 3857931, 1383307, 1289459, 1772109.

WHEREAS, development of the Property has been authorized in accordance with the master plan on file with the City of Leesburg, Florida, for "**James Landing**" (the "Development"); and

WHEREAS, the Owner has requested the City of Leesburg, Florida, Electric Department to design the electric distribution facilities for the above-mentioned Development (the "Project"); and

WHEREAS, Section 25-474 Installation of Electric Distribution System, of the Code of Ordinances of the City of Leesburg, Florida, requires that Owner be responsible for charges identified; and

WHEREAS, the City of Leesburg, Florida, will estimate the Project's four (4)-year projected revenue based on when the Owner anticipates home construction to commence and at what monthly completion rate; and

WHEREAS, Section 25-450 Utility Easements, of the Code of Ordinances of the City of Leesburg, Florida, requires utility easements to be dedicated in the final plat of subdivisions, or granted to the City prior to installation of electric utilities; and

WHEREAS, Section 1E of the Charges in Aid to Construction Policies ("CIAC"), of the Leesburg Electric Service Planning Design Manual of the City of Leesburg, Florida, requires that Owner be responsible for line extension charges and "make ready" work (as defined herein) identified; and

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements contained herein, the receipt and sufficiency of which are hereby acknowledged, City and Owner do agree as follows:

1. The City shall, subject to the provisions of this Agreement, supply and install electric distribution lines, which shall include the installation of the primary and secondary facilities, including transformers needed to serve the Development. A map of the Development is attached hereto as **Exhibit "B"** and by reference is made a part hereof.
2. The Development will have **68** residential lots. There will be **1** lift station electric service. There will be a total of **69** electric meters in the Project.

3. Underground Residential Distribution system-The City has created an estimate for an underground distribution design with the Owner's contractors installing the conduit per City requirements. The estimated cost is **$268,824.00**. The Owner will be installing the conduit, secondary boxes, and transformer pads per the City requirements and material provided by the City. The City has created an estimate for overhead electric distribution construction. The estimated overhead (OH) cost is **$366,083.00**. The Owner is obligated to pay the cost difference between the underground electric distribution design and the overhead electric distribution design, if any.
4. Line Extension- This project requires a line extension of underground distribution along Park Holland Drive to bring 3 phase to the lift station. The estimated cost of this extension is **$156,514.00.**
5. Estimated Project Revenues- The City has estimated the 4-year projected revenue for this development to be $**323,050.00** The total cost of the project (estimated underground costs plus the Line Extension costs) is **$425,338.00**. The difference between the estimated revenue and the cost of the project is **$102,288.00**. Since the projected revenue is larger than the cost of the subdivision, the owner will not owe additional funds.
6. "Make Ready Work"- This Project does not require any "Make Ready Work".
7. The Owner has requested the installation of 22 Monticello LED lights and poles, that will be paid for by the Homeowners' Association (HOA) for the Development on a monthly basis based on the current rental light rates. The Owner has provided a light design based on fixtures available from the City. This project requires the installation of additional lighting conduit for City provide rental lights. This additional cost is **$2,213.00.** The Owner is obligated to pay for the additional lighting conduit.
8. The Owner shall provide the City with a check in the amount of the following:

a.	The cost difference between Overhead and Underground Distribution.	**$ 0.00**
b.	The estimated 4 year revenue shortage (UG Costs Plus Line Extension minus revenue).	**$102,288.00**
c.	The Estimated cost of the Make Ready Work.	**$ 0.00**
d.	The Estimated cost of light conduit installation.	**$ 2,213.00**
e.	The design fee credit paid at the pre-design meeting.	**-$ 1,000.00**
f.	**Total amount CIAC due.**	**$103,501.00**

Payment shall be received within 14 days of the approval of this Agreement by the City Commission and prior to any installation of electric distribution.

9. The City has estimated the pricing described herein to the best of its ability. If the cost to install the underground distribution, Make Ready Work or line extension exceeds the estimated costs as outlined in Section 3 and Section 8a through 8f of this Agreement, the Owner will be responsible for the difference in the actual cost and the estimated costs. Likewise, if the actual costs are less than estimated costs as outlined in Section 3 and Section 8a through 8f of this Agreement, the City will reimburse the Owner. This adjustment will take place within ninety (90) days of the Project being completed by the City. Notifications will be sent to the Owner.
10. The Owner will provide a bond in the amount of **$268,824.00**, the **reimbursable** cost of the underground distribution design, made out to the City of Leesburg within 14 days of approval

of this Agreement by the City Commission. The Owner will be credited at a rate of **$3,896.00** per meter, as each meter is set and accumulates 1,850 kWh energy use within the four (4)-year period described below.

11. The Owner has four (4) years from the date of this signed Agreement in which to complete the build-out of the Development. Build-out is the completion of **68** homes and 1 additional service for a total of **69** meters. Each meter must reach 1,850 kwh and be in the homeowner, Utility provider, or the HOA's account. Any Owner funds not reimbursed at the end of the four (4)-year term will be forfeited to the City. Upon petition submitted to the City Clerk by the Owner, not later than sixty (60) days prior to the expiration of the four (4)-year deadline to draw on the bond, establishing to the satisfaction of the City Commission, in its discretion, that conditions beyond the control of the Owner, delayed the requirements for reimbursement, the City Commission may extend the deadline for up to, but not more than, two (2) additional years, or such shorter time as the City Commission deems appropriate.
12. The City shall connect, when requested, individual residential services to each home within the Development at an additional cost. The home builder shall install all underground electric services from the meter can to the City designated Point of service. The home builder shall install the service to meet the City's current requirements of service installation. The City shall ensure that such service is provided as the same rates and on the same terms as those provided to other electric customers of the City within a comparable service area. The Parties understand that any and all service connections, meter charges and impact fees shall be paid by the residential customers at the time service is installed to the home.
13. The Owner will be responsible for the installation of non-residential service(s) to the point of service determined by the City of Leesburg, Florida.
14. The Owner shall grant to the City all easements needed to install, operate, maintain, repair and replace the electric distribution infrastructure on the Property, including minimum five-foot (5') side lot easements and ten feet (10') along all roadways, and shall dedicate or otherwise convey those easements to the perpetual use of the City and its successors in interest for the purpose of installing, operating, maintaining, repairing and replacing the electric distribution system.
15. The City of Leesburg's Electric Department requires that all areas to be at or near final grade before installation of any electric utilities. All property corners and lot lines shall be staked prior to installation. Staking shall also include final grade. Additional surveying by the Owner may be required for the installation of the electric distribution. The Owner's contractors will maintain proper clearances from all electric facilities. All road crossings will be installed prior to stabilized base. Any crossings not installed prior to this, will be installed by directional bore and the Owner shall bear the total cost. These and any other additional costs shall be paid before the electric distribution facilities are energized.
16. Owner agrees to pay any and all reasonable cost that City incurs in the collection of any unpaid reimbursement fees from Owner, including reasonable attorney's fees and court costs and any attorney fees and costs for appellate proceedings, efforts to collect any judgement entered in favor of the City of Leesburg, Florida, and in any proceedings in receivership, bankruptcy or insolvency.
17. If the Owner fails to pay the funds required under this Agreement or otherwise defaults under the terms of this Agreement, the City is not obligated to install the electric distribution

infrastructure in the Development, may discontinue installation and may terminate this Agreement.

18. The Parties agree that the laws of the State of Florida shall govern the validity of this Agreement, its interpretation and performance, and any other claims related to it. The Parties agree that in the event of any litigation arising out of or otherwise related to this Agreement, venue shall lie only in the state court of competent jurisdiction in Lake County, Florida.
19. The Parties understand and agree that this Agreement sets forth the entire understanding between the Parties and supersedes and takes precedence over any and all prior negotiations, representations and agreements, oral or written; all of which are deemed to have merged into this Agreement and to have been extinguished thereby, except to the extent they are specifically set forth herein. Each Party warrants, for the benefit and reliance of the other, that it has not entered into this Agreement in reliance on or on the basis of any promise, undertaking, representation or agreement of the other Party, except as specifically set forth within the four corners of this instrument; and the Parties mutually waive and disclaim any and all rights, remedies and causes of action which may otherwise exist, based wholly or partly on any such promise, undertaking, representation or agreement of the other Party, except as specifically set forth with the four corners of this Agreement.
20. This Agreement may be assigned to any successor of the Owner, but only with prior, written consent from the City, which shall not be unreasonably withheld. However, this Agreement may not be partially assigned, or assigned separately from title to all remaining lots not yet transferred to third parties intending to use the lot for personal residential purposes.
21. The Parties understand and agree that this Agreement may not be amended orally, by implication, by course of conduct, or in any manner other than by way of a written instrument approved by the Leesburg City Commission and duly executed by both Parties hereto.
22. This Agreement is binding on and shall inure to the benefit of the Parties hereto and their respective heirs, successors, and assigns.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the date herein above written.

CITY OF LEESBURG

BY:_____
Alan Reisman, Mayor

ATTEST:

_____

City Clerk

Approved as to form and content:

_____

City Attorney

OWNER: Core G James Landing LLC

BY: Melinda Griffith

Printed Name: Melinda Griffith

Title: Manager

Exhibit A
Legal Description of Property

Exhibit A- Legal Description

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 19 SOUTH, RANGE 24 EAST, AND SECTION 15, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2, SECTION 14, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE RUN S00°43'27"W ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PARK HOLLAND ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 761, PAGE 673 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN S89°28'19"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 545.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN S00°43'27"W, A DISTANCE OF 267.50 FEET; THENCE RUN S89°28'19"E, A DISTANCE OF 160.00 FEET; THENCE RUN N00°43'27"E, A DISTANCE OF 267.50 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT OF WAY LINE OF PARK HOLLAND ROAD; THENCE RUN S89°28'19"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 49.77 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN S00°43'00"W, A DISTANCE OF 1,299.72 FEET TO THE SOUTHEAST CORNER OF THE WEST 755.00 FEET OF SAID GOVERNMENT LOT 2, SECTION 14; THENCE RUN N89°24'42"W ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 754.94 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE RUN N00°43'27"E ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 1,071.42 FEET TO THE SOUTHEAST CORNER OF THE NORTH 252.50 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 15; THENCE RUN N89°28'19"W ALONG THE SOUTH LINE OF THE NORTH 252.50 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 8.58 FEET TO A POINT ON THE EAST LINE OF PICCIOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 8 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN N00°18'13"E ALONG SAID EAST LINE, A DISTANCE OF 10.53 FEET TO THE NORTHEAST CORNER OF SAID PICCIOLA PARK; THENCE RUN N89°44'57"W ALONG THE NORTH LINE OF SAID PICCIOLA PARK, A DISTANCE OF 1,278.16 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF

PICCIOLA ROAD (COUNTY ROAD 466-A); THENCE RUN N01°18'28"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 223.18 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT OF WAY LINE OF PARK HOLLAND ROAD; THENCE RUN S89°28'19"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1,284.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDARY OF PICCIOLA PARK, A SUBDIVISION RECORDED IN PLAT BOOK 9, PAGE 8, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

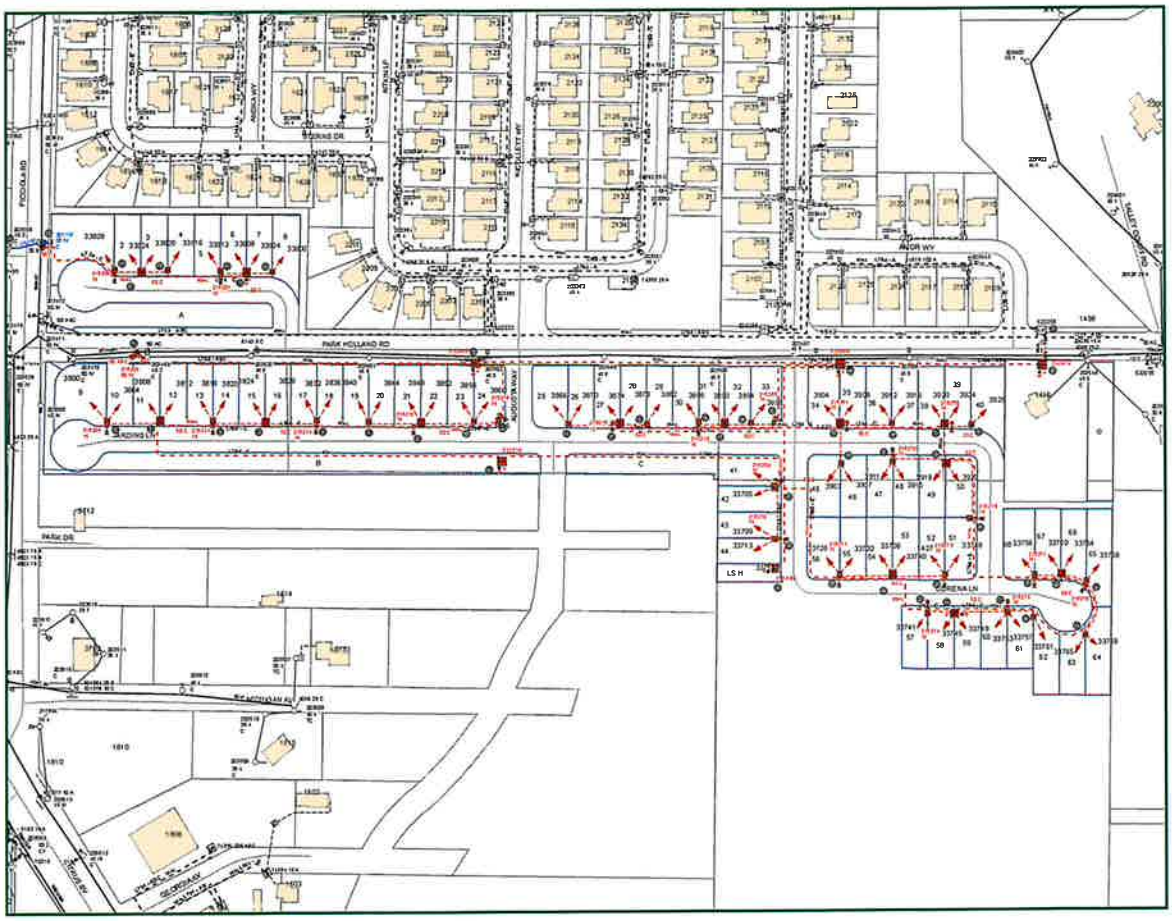
PARCEL 2

A PARCEL OF LAND BEING A PORTION SECTION 15, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE RUN N89°28'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 805.17 FEET TO A POINT; THENCE RUN N00°31'41"E, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PARK HOLLAND ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 761, PAGE 673 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN N89°28'19"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 478.74 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PICCIOLA ROAD (COUNTY ROAD 466-A); THENCE RUN N01°18'28"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 227.52 FEET TO A POINT ON THE SOUTH LINE OF OVERLOOK AT LAKE GRIFFIN AS RECORDED IN PLAT BOOK 54, PAGES 20 THROUGH 24 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN S89°28'19"E ALONG SAID SOUTH LINE, A DISTANCE OF 478.74 FEET TO A POINT ON THE WEST LINE OF SAID OVERLOOK AT LAKE GRIFFIN; THENCE RUN S01°18'28"W ALONG SAID WEST LINE, A DISTANCE OF 227.52 FEET TO THE POINT OF BEGINNING.

Exhibit B

Work order map of the project



WF1658447

Printed on: 11/5/2025

Job Description:

James Landing Subdivision

Comments:

[WR Comments]

Customer:

Meritage Homes (407) 284-4163

Work Site:

James Landing

Feeder, Substation, and Cross Street:

L704//Picciola//Park Holland Road

- INSTALL
- REMOVE
- REPLACE
- TRANSFER

DOT PERMIT#: None

COUNTY PERMIT#: None

Soc Positive Response # 800-852-8057
Leesburg Operations # 352-728-9830

Soc # _____

Start Date: _____ Update By: _____

Soc # _____

Start Date: _____ Update By: _____

Engineer: steve

Exhibit C

Owner's information

Detail by Entity Name

Florida Limited Liability Company
CORE G JAMES LANDING LLC

Filing Information

Document NumberL24000469874FEI/EIN Number33-1975145Date Filed11/05/2024Effective Date11/05/2024StateFLStatusACTIVE

Principal Address

2150 MARQUETTE AVENUE
SANFORD, FL 32773

Mailing Address

2150 MARQUETTE AVENUE
SANFORD, FL 32773

Changed: 10/28/2025

Registered Agent Name & Address

WHWW, INC.
329 N. PARK AVE. FLOOR 2
WINTER PARK, FL 32789

Name Changed: 04/15/2025

Address Changed: 04/15/2025

Authorized Person(s) Detail

Name & Address

Title MGR

GRIFFITH, W. DUANE
2150 MARQUETTE AVENUE
SANDORD, FL 32773

Title MGR

GRIFFITH, MELINDA
2150 MARQUETTE AVENUE
SANFORD, FL 32773

LIMITED LIABILITY COMPANY RESOLUTION

This Limited Liability Company Resolution (the "Resolution") is made and entered into as of the date set forth below by the undersigned Managers of CORE G JAMES LANDING LLC, a Florida limited liability company (the "Company").

WHEREAS, the Company owns and is developing certain real property located in the City of Leesburg, Lake County, Florida that is commonly referred to as *James Landing* (the "Property").

WHEREAS, the City of Leesburg requires an agreement with the Company in connection with power utility on the Property (the "Developer Agreement").

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Authorization of Representatives. Melinda Griffith and W. Duane Griffith, Jr., as Managers of the Company ("Signatories") are hereby authorized and empowered, on behalf of the Company, to negotiate, execute, acknowledge, and deliver all documents necessary or desirable to execute the Developer Agreement and consummate the transaction contemplated thereby. Either of the Signatories shall have full power and authority to bind the Company with respect to the transaction.

2. Further Actions. The Signatories are further authorized to take any and all actions as may be necessary or appropriate to carry out the intent of this Resolution and to complete the requirements of the City of Leesburg for the purposes of the Developer Agreement.

IN WITNESS WHEREOF, the undersigned, being all the Managers of the Company, have executed this Resolution as of the date written below.

CORE G JAMES LANDING LLC
a Florida limited liability company

By: _____
Melinda Griffith, Manager

By: _____
W. Duane Griffith, Manager

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.C.2.

Meeting Date: January 26, 2026

From: Brad Chase, (Electric Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Mobile Power Generators, LLC, for the purpose of granting the City an Easement over the property described therein; and providing an effective date.

Staff Recommendation:
Staff recommends accepting and approving the Resolution for a Utility Easement from Mobile Power Generators, LLC, on the property described therein.

Analysis:
Mobile Power Generators, LLC is granting a Utility Easement to the City of Leesburg, Florida for the construction, installation, alteration, operation, repair, maintenance, and replacement of utility improvements and related facilities.

Procurement Analysis:
N/A

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
None

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ACCEPTING A UTILITY EASEMENT TO THE CITY OF LEESBURG FROM MOBILE POWER GENERATORS, LLC, FOR THE PURPOSE OF GRANTING THE CITY AN EASEMENT OVER THE PROPERTY DESCRIBED THEREIN; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA:

THAT the Utility Easement granted to the City of Leesburg by Mobile Power Generators, LLC, for the purpose of granting the City a Utility Easement over, under, upon, across, through and within the real property described in the document, is hereby accepted.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of January 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Prepared by/return to:
Jennifer M. Cotch, Esq.
Stone & Gerken, P.A.
4850 N. Highway 19A
Mount Dora, Florida 32757

UTILITY EASEMENT

THIS PERMANENT UTILITY EASEMENT ("**Easement**") on this 11 day of December 2025 is hereby granted by **MOBILE POWER GENERATORS LLC**, a Delaware limited liability company, whose mailing address is 634 STATE ROAD 44 LEESBURG, FL 34748 ("**GRANTOR,**") to **THE CITY OF LEESBURG, FLORIDA**, a Florida municipal corporation, whose mailing address is P.O. Box 490630, Leesburg, Florida 34749-0630, and its successors and assigns ("**GRANTEE**");

WITNESSETH:

THAT **GRANTOR**, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **GRANTEE**, its successors and assigns forever, a perpetual non-exclusive easement for the construction, installation, alteration, operation, repair, maintenance, and replacement of utility improvements, including but not limited to water, wastewater, reclaimed water lines, natural gas and electricity and related facilities (the "**Facilities**"), under, upon, across, through and within the following described lands in Lake County, Florida, and referred to hereinafter as the "**Easement Area**" to wit:

SEE SKETCH OF DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

The easement rights specifically include: (a) the right of perpetual ingress and egress to patrol, inspect, alter, improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the Facilities; (b) the right to decrease or increase, or to change the quantity and type of, the Facilities; (c) the right to clear the Easement Area of trees, limbs, undergrowth, and other physical objects (regardless of the location of such trees, limbs, undergrowth and other objects) which, in the opinion of Grantee, endanger or interfere with the safe and efficient installation, operation, or maintenance of the Facilities; and (d) all other rights and privileges reasonably necessary or convenient for the safe and efficient installation, operation, and maintenance of the facilities and for the enjoyment and use of such Easement for the purposes described above. Such easement rights shall include any temporary construction easement over and across such property as is necessary to the proper use and enjoyment of any right granted herein.

GRANTOR shall not erect, construct, or create any buildings, structures, or obstacles within the Easement Area that interfere with **GRANTEE'S** rights as described herein or install any landscaping with root systems that may damage the Facilities; however, **GRANTOR** may use the surface of the Easement Area in any manner that does not interfere with the rights granted to **GRANTEE** herein, which shall specifically include usage as and for roadways, parking areas, sidewalks, curbs, and sodding. **GRANTEE** will repair and/or replace any roadways, parking areas, sidewalks, curbs, and sodding in the Easement Area that is damaged in connection with any

maintenance or repairs made by **GRANTEE** to the Facilities. **GRANTOR** reserves the right to grant rights to others affecting said Easement Area provided that such rights do not create an unsafe condition or conflict with the rights granted to **GRANTEE** herein. Failure to exercise the rights herein granted to **GRANTEE** shall not constitute a waiver or abandonment.

GRANTOR warrants and covenants that **GRANTOR** is lawfully seized and in possession of the real property underlying the Easement Area, and has the right to convey this Easement, and that **GRANTEE**, its successors, successors-in-title and assignees shall have quiet and peaceful possession, use, and enjoyment of this Easement. The rights, privileges, and burden of the Easement granted herein shall be a covenant running with the land and the rights and duties shall descend to the parties' successors and assigns. **GRANTEE** shall include **GRANTEE'S** agents, contractors, subcontractors, licensees, franchisees, employees, and other parties associated with Grantee in furtherance of the purposes herein set forth.

IN WITNESS WHEREOF, this Easement has been executed by **GRANTOR** on the day and year first above written.

WITNESSES:

Signature

Michael Thibodeau

Printed Name

634 State Rd 44 Leesburg FL 34748

Postal Address

Signature

Coca Endless

Printed Name

634 State Road 44 Leesburg, FL 34748

Postal Address

GRANTOR:

MOBILE POWER GENERATORS LLC, a Delaware limited liability company

By: Kevin Rhodes

Printed Name: Kevin Rhodes

Title: CFO

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of December, 2025 by Kevin Rhodes, as CFO of MOBILE POWER GENERATORS LLC, a Delaware limited liability company, on behalf of the company, who is [✓] personally known to me or [ ] who produced the following identification: _____.

Crystal Chancellor

Notary Public Signature

CRYSTAL CHANCELLOR
MY COMMISSION # HH 203984
EXPIRES: March 25, 2026
Bonded Thru Notary Public Underwriters

JOB NO. 25-749	SURVEY DATE: 12/02/25
DRAWN: JLB	BOOK REF: DWG
REVIEWED: JLB	SHEET: 1 OF 1

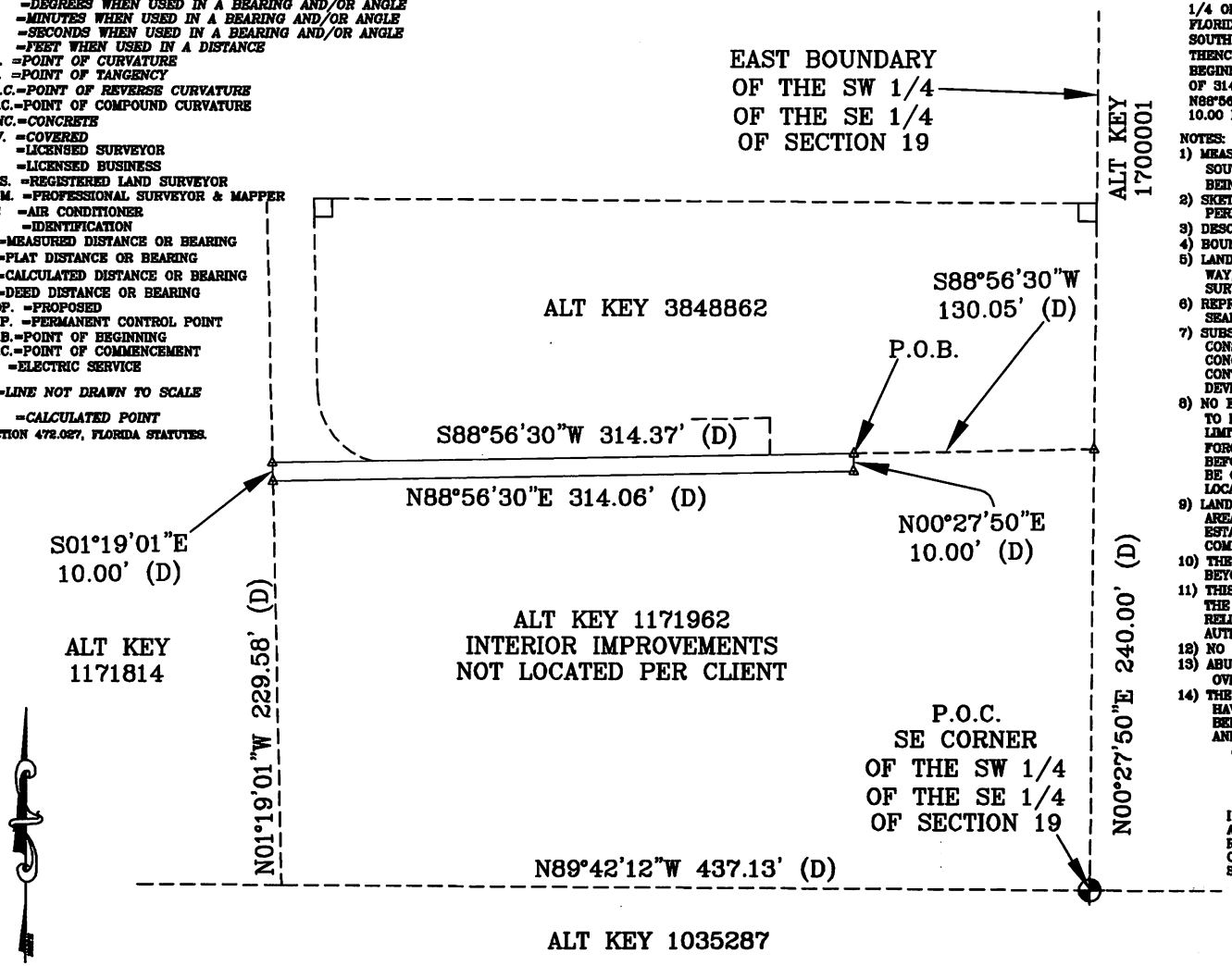
SKETCH OF DESCRIPTION FOR: POWER TECHNOLOGY SOUTHEAST, INC.

BOHANON & ASSOCIATES LAND SURVEYING, LLC
"COMPLETE SURVEYING & MAPPING SERVICE"
P.O. BOX 3777
OFFICE: (352) 236-2212 BELLEVIEW, FLORIDA 34421 LB # 8181

NO.	DATE	BY	REVISION:
1			
2			
3			

DRAWING NOT TO SCALE

LEGEND:
N=NORTH, E=EAST, S=SOUTH, W=WEST (OR ANY COMBINATION)
° =DEGREES WHEN USED IN A BEARING AND/OR ANGLE
' =MINUTES WHEN USED IN A BEARING AND/OR ANGLE
" =SECONDS WHEN USED IN A BEARING AND/OR ANGLE
' =FEET WHEN USED IN A DISTANCE
P.C. =POINT OF CURVATURE
P.T. =POINT OF TANGENCY
P.R.C.=POINT OF REVERSE CURVATURE
P.C.C.=POINT OF COMPOUND CURVATURE
CONC.=CONCRETE
COV. =COVERED
L.S. =LICENSED SURVEYOR
L.B. =LICENSED BUSINESS
R.L.S. =REGISTERED LAND SURVEYOR
P.S.M. =PROFESSIONAL SURVEYOR & MAPPER
A/C =AIR CONDITIONER
I.D. =IDENTIFICATION
(M)=MEASURED DISTANCE OR BEARING
(P)=PLAT DISTANCE OR BEARING
(C)=CALCULATED DISTANCE OR BEARING
(D)=DEED DISTANCE OR BEARING
PROP. =PROPOSED
P.C.P. =PERMANENT CONTROL POINT
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
E.S. =ELECTRIC SERVICE
+ =LINE NOT DRAWN TO SCALE
△ =CALCULATED POINT
SECTION 472.027, FLORIDA STATUTES.



PROPOSED ELECTRIC EASEMENT DESCRIPTION:
COMMENCE AT THE SE CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE N00°27'50"E, ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 240.00 FEET; THENCE S88°56'30"W A DISTANCE OF 130.05 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S88°56'30"W A DISTANCE OF 314.37 FEET; THENCE S01°19;01"E A DISTANCE OF 10.00 FEET; THENCE N88°56'30"E A DISTANCE OF 314.06 FEET; THENCE N00°27'50"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

NOTES:
1) MEASURED BEARINGS BASED ON THE MONUMENTED EAST LINE OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19 SAID BEARING BEING ASSUMED AS N00°27'50"E.
2) SKETCH OF DESCRIPTION BASED ON EXISTING MONUMENTATION OF SURVEY PERFORMED BY MCGLOHORN LAND SURVEYING, INC. DATED SEPTEMBER 4, 2013.
3) DESCRIPTION FURNISHED TO CLIENT.
4) BOUNDARY SURVEY FOR POWER TECHNOLOGY SOUTHEAST, INC..
5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD BY THIS SURVEYOR.
6) REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYORS SEAL.
7) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SKETCH. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
8) NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SKETCH TO LOCATE BURIED UTILITIES/STRUCTURES, INCLUDING BUT NOT LIMITED TO SEPTIC TANKS, SEWER FORCE MAINS, POTABLE WATER FORCE MAINS, TELEPHONE AND/OR FIBEROPTIC CABLES, ETC. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION.
9) LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONES "X & A" AREAS DETERMINED TO BE OUTSIDE AND INSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #12069C-0305 E, DATED DECEMBER 18, 2012.
10) THE DETERMINATION OF A PROPERTY FLOODING OR NOT FLOODING IS BEYOND THE SCOPE OF THIS SURVEYOR.
11) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM BOHANON & ASSOCIATES LAND SURVEYING, LLC.
12) NO EVIDENCE OF WATER SERVICE AT TIME OF SKETCH.
13) ABUTTING PROPERTIES DEED HAVE NOT BEEN RESEARCHED FOR GAPS, OVERLAPS AND/OR HIATUS.
14) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SKETCH MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FIELD LOCATION AND MAY NOT REPERSENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

CERTIFY TO: POWER TECHNOLOGY SOUTHEAST, INC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050-052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO

JIMMY L. BOHANON, PSM # 6172
OF BOHANON & ASSOCIATES LAND SURVEYING, LLC
12499 S.E. U.S. HIGHWAY 301
BELLEVIEW, FL 34420

12/2/2025
DATE

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.C.3.

Meeting Date: January 26, 2026

From: Brad Chase, (Electric Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an agreement between the City of Leesburg and the Florida Department of Transportation (FDOT), regarding execution of the RISA (Roadway Illumination Services Agreement) for the capital costs associated with the purchase and installation of lighting; and providing an effective date.

Staff Recommendation:
Staff recommends authorizing the agreement between the City of Leesburg and the Florida Department of Transportation (FDOT), regarding the execution of the RISA (Roadway Illumination Services Agreement).

Analysis:
FDOT has reviewed the project and approved the lighting request under their RISA methodology within the road right of way, the road identified at State Road 500, from Mills Street to Sleepy Hollow Road (the Road). Under the RISA Agreement, FDOT will reimburse the City of Leesburg for their capital costs associated with the purchase and installation of the lighting. The estimated cost of materials and labor is $175,000.00 dollars, which will be reimbursed by FDOT.

Procurement Analysis:
N/A

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
Upfront Electrical Capital Costs will be $175,000.00. These funds will be reimbursed by FDOT. A budget adjustment will be processed to add this project to the current Electrical Capital Projects budget.
Account No. 041-1099-531-xxxx
Project No. 410004 & 410006

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF LEESBURG AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), REGARDING EXECUTION OF THE RISA (ROADWAY ILLUMINATION SERVICES AGREEMENT) FOR THE CAPITAL COSTS ASSOCIATED WITH THE PURCHASE AND INSTALLATION OF LIGHTING; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA:

THAT the Mayor and City Clerk are hereby authorized to execute an agreement with Florida Department of Transportation (FDOT), regarding execution of the RISA (Roadway Illumination Services Agreement) for the capital costs associated with the purchase and installation of the lighting.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of January 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Financial Project ID: 448735-2-58-01	**Federal Project ID: N/A**
County: Lake	**State Road No.: 500**
District Document No: N/A	
Utility Agency/Owner (UAO): City of Leesburg Electric	

THIS AGREEMENT, entered into this _____ day of_____, year of_____, by and between the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as the "**FDOT"**, and **City of Leesburg Electric** , hereinafter referred to as the "**UAO**";

WITNESSETH:

WHEREAS, the **UAO** owns poles located within the road right of way, the road identified as State Road 500, from Mills St to Sleepy Hollow Rd (the Road), which poles are available for the installation of lighting (said poles being hereinafter referred to as the "Poles"); and

WHEREAS, the **FDOT** desires to have the Road illuminated; and

WHEREAS, the **UAO** is an electric utility as defined in Section 366.02(2), Florida Statutes; and

WHEREAS, the **FDOT** has determined that it is in the best interest of the public to enter into an agreement with **UAO** pursuant to Section 337.11(15), Florida Statutes under which the **UAO** will illuminate the Road;

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained herein, the **FDOT** and the **UAO** hereby agree as follows:

1. Provision of Illumination Services

a. The **UAO** shall illuminate the Road in accordance with **FDOT** standards. Subject to the terms and conditions contained herein, illumination services shall continue until such time as **FDOT** notifies the **UAO** to discontinue the illumination services.

b. The **UAO** shall be responsible for taking any and all actions as may be necessary to illuminate the Road, including, but not necessarily limited to, installation of such facilities and equipment as is necessary to properly illuminate the Road.

c. Prior to installation of the equipment and facilities to illuminate the Road, the **UAO** shall provide such information (including a proposed work schedule) as is requested by the **FDOT** in order for the **FDOT** to verify that the illumination is acceptable and will be in accordance with **FDOT** standards, and that all work to be performed on **FDOT** right of way will be performed properly in accordance with **FDOT** standards for performance of such work. The **UAO** shall make such changes to the proposed illumination as the **FDOT** requests.

d. The **UAO** shall notify the appropriate **FDOT** office in writing prior to beginning installation of the equipment and facilities to provide the illumination services and when the **UAO** stops, resumes, or completes the work. The work shall be completed within the time frame as specified in the schedule provided by the **UAO** to the **FDOT** pursuant to subparagraph 1.c. above.

2. Cost of Illumination Services

a. The **FDOT** agrees to pay the **UAO**, after illumination services have begun, a one-time service charge equal to the incremental costs that the **UAO** incurred for installing the equipment and facilities for providing the illumination of the Road. The incremental costs are estimated to be $ 175,000.00. The **UAO** shall obtain written approval from the **FDOT** prior to incurring any incremental costs which exceed the estimated amount stated above.

b. The method to be used in calculating the incremental costs shall be one of the following (check which option

applies):

☒ Actual and related indirect costs accumulated in accordance with a work order accounting procedure prescribed by the applicable Federal or State regulatory body.

☐ Actual and related indirect costs accumulated in accordance with an established accounting procedure developed by the **UAO** and approved by the **FDOT's**. (If this option is selected, the **UAO** shall provide written evidence of such approval).

☐ An agreed lump sum as supported by a detailed analysis of estimated costs prepared prior to the execution of this Agreement.

3. Invoice Procedures for Cost of Illumination Services

The following terms and conditions apply to the invoice submitted pursuant to this Agreement for payment of the cost of illumination services:

a. The **UAO** shall submit a final invoice to the **FDOT** for payment of all costs within one hundred and eighty (180) days after illumination services have commenced. The **UAO** waives all right of payment for invoices submitted more than one hundred eighty (180) days after illumination services have commenced.

c. The totals for labor, overhead, travel expenses, transportation, equipment, materials and supplies, handling costs and all other services shall be shown. Materials shall be itemized where they represent major components. Salvage credits from recovered and replaced permanent and recovered temporary materials shall be reported in relative position with the charge for the replacement or the original charge for temporary use.

d. All invoices shall be submitted in triplicate and shall show the description and site of the project and the location where the records and accounts invoiced can be audited. Adequate reference shall be made in the invoicing to the **UAO's** records, accounts, and other relevant documents.

e. All cost records and accounts shall be maintained in the auditable condition for a period of eight hundred twenty (820) days after final payment is received by the **UAO** and shall be subject to audit by a representative of the **FDOT** at any reasonable time during this eight hundred twenty (820) day period.

f. Invoices for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof. Such detail shall include, but not be limited to, a separation of costs for work performed by **UAO's** employees and work performed by **UAO's** contractor.

g. Invoices for any travel expenses shall be submitted in accordance with Section 112.061, Florida Statutes. A state agency may establish rates lower than the maximum provided in Section 112.061, Florida Statutes.

h. Upon receipt of an invoice, the **FDOT** has thirty (30) days to inspect and approve the goods and services. The **FDOT** has twenty (20) days from the latter of the date the invoice is received or the goods or services are received, inspected and approved to deliver a request for payment (voucher) to the Department of Financial Services or to return the invoice to the **UAO**.

i. If a warrant in payment of an invoice is not issued within forty (40) days from the latter of the date the invoice is received or the goods or services are received, inspected and approved, a separate interest penalty, as established pursuant to Section 215.422, Florida Statutes, will be due and payable in addition to the invoice amount, to the **UAO**. Interest penalties of less than one (1) dollar will not be enforced unless the **UAO** requests payment. Invoices which have to be returned to the **UAO** because of **UAO's** preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the **FDOT**. In the event of a bona fide dispute, the **FDOT's** voucher shall contain a statement of the dispute and authorize payment only of the undisputed amount.

j. In accordance with Section 287.0582, Florida Statutes, the State of Florida's performance and obligation to

pay under this contract is contingent upon an annual appropriation by the legislature.

k. A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for vendors who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 410-9724 or by calling the Chief Financial Officer's Hotline, 1-800-848-3792.

l. In accordance with the Florida Statutes, the **FDOT**, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The **FDOT** shall require a statement from the comptroller of the **FDOT** that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the **FDOT** which are for an amount in excess of $25,000.00 and which have a term for a period of more than one (1) year. For this purpose, the individual work orders shall be considered to be the binding commitment of funds.

m. PUBLIC ENTITY CRIME INFORMATION STATEMENT: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

n. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

4. Maintenance of Illumination Equipment and Facilities

The following terms and conditions shall apply to the equipment and facilities used to provide the illumination services after illumination services have begun:

a. The equipment and facilities shall at all times remain the property of and be properly protected and maintained by the **UAO** in accordance with the then current Utility Accommodation Manual and the current utility permit for the equipment and facilities.

b. The equipment and facilities shall be maintained pursuant to a separate agreement between a city or county and the **UAO**. In the event that the city or county fails to comply with that separate agreement, the **UAO** may terminate the illumination services, provided, however, that the **UAO** shall first notify the **FDOT** in writing and provide the **FDOT** with a reasonable opportunity to cure the noncompliance prior to terminating the illumination services.

c. The **UAO** shall not engage in any act or omission which in any way interferes with the continued provision of illumination services, including, without limitation, granting rights to third parties with respect to the equipment and facilities which interferes with the continued provision of illumination services.

5. Default

a. In the event that the **UAO** breaches any provision of this Agreement, then in addition to any other remedies which are otherwise provided for in this Agreement, the **FDOT** may exercise one or more of the following

options, provided that at no time shall the **FDOT** be entitled to receive double recovery of damages:

(1) Terminate this Agreement if the breach is material and has not been cured within 60 days from written notice thereof from **FDOT.**

(2) Pursue a claim for damages suffered by the **FDOT**.

(3) Withhold invoice payments until the breach is cured.

(4) Offset any damages suffered by the **FDOT** or the public against payments due under this Agreement. The right to offset shall be limited to actual claim payments made by **FDOT** to third parties.

(5) Suspend the issuance of further permits to the **UAO** for the placement of utilities on **FDOT** property if the breach is material and has not been cured within 60 days from written notice thereof from **FDOT** until such time as the breach is cured.

(6) Pursue any other remedies legally available.

b. In the event that the **FDOT** breaches any provision of this Agreement, then in addition to any other remedies which are otherwise provided for in the Agreement, the **UAO** may exercise one or more of the following options:

(1) Terminate this Agreement if the breach is material and has not been cured within 60 days from written notice thereof from the **UAO**.

(2) If the breach is a failure to pay an invoice for cost of the illumination services, pursue any statutory remedies that the **UAO** may have for failure to pay invoices.

(3) Pursue any other remedies legally available.

c. Termination of this Agreement shall not relieve either party from any obligations it has pursuant to other agreements between the parties and from any statutory obligations that either party may have with regard to the subject matter hereof.

6. Indemnification

FOR GOVERNMENT-OWNED UTILITIES,

To the extent provided by law, the **UAO** shall indemnify, defend, and hold harmless the **FDOT** and all of its officers, agents, and employees from any claim, loss, damage, cost, charge, or expense arising out of any acts, action, error, neglect, or omission by the **UAO**, its agents, employees, or contractors during the performance of the Agreement, whether direct or indirect, and whether to any person or property to which **FDOT** or said parties may be subject, except that neither the **UAO**, its agents, employees, or contractors will be liable under this section for damages arising out of the injury or damage to persons or property directly caused by or resulting from the negligence of the **FDOT** or any of its officers, agents, or employees during the performance of this Agreement.

When the **FDOT** receives a notice of claim for damages that may have been caused by the **UAO** in the performance of services required under this Agreement, the **FDOT** will immediately forward the claim to the **UAO**. The **UAO** and the **FDOT** will evaluate the claim and report their findings to each other within fourteen (14) working days and will jointly discuss options in defending the claim. After reviewing the claim, the **FDOT** will determine whether to require the participation of the **UAO** in the defense of the claim or to require the **UAO** to defend the **FDOT** in such claim as described in this section. The **FDOT's** failure to notify the **UAO** of a claim shall not release the **UAO** from any of the requirements of this section. The **FDOT** and the **UAO** will pay their own costs for the evaluation, settlement negotiations, and trial, if any. However, if only one party participates in the defense of the claim at trial, that party is responsible for all costs.

FOR NON-GOVERNMENT-OWNED UTILITIES,

The **UAO** shall indemnify, defend, and hold harmless the **FDOT** and all of its officers, agents, and employees from any claim, loss, damage, cost, charge, or expense arising out of any acts, action, error, neglect, or omission by the **UAO**, its agents, employees, or contractors during the performance of the Agreement, whether direct or indirect, and whether to any person or property to which **FDOT** or said parties may be subject, except that neither the **UAO**, its agents, employees, or contractors will be liable under this section for damages arising out of the injury or damage to persons or property directly caused by or resulting from the negligence of the **FDOT** or any of its officers, agents, or employees during the performance of this Agreement.

The **UAO's** obligation to indemnify, defend, and pay for the defense or at the **FDOT's** option, to participate and associate with the **FDOT** in the defense and trial of any damage claim or suit and any related settlement negotiations, shall arise within fourteen (14) days of receipt by the **UAO** of the **FDOT's** notice of claim for indemnification to the **UAO**. The notice of claim for indemnification shall be served by certified mail. The **UAO's** obligation to defend and indemnify within fourteen (14) days of such notice shall not be excused because of the **UAO's** inability to evaluate liability or because the **UAO** evaluates liability and determines the **UAO** is not liable or determines the **FDOT** is solely negligent. Only a final adjudication or judgment finding the **FDOT** solely negligent shall excuse performance of this provision by the **UAO**. The **UAO** shall pay all costs and fees related to this obligation and its enforcement by the **FDOT**. The **FDOT's** delay in notifying the **UAO** of a claim shall not release **UAO** of the above duty to defend.

7. Force Majeure

Neither the **UAO** nor the **FDOT** shall be liable to the other for any failure to perform under this Agreement to the extent such performance is prevented by an act of God, war, riots, natural catastrophe, or other event beyond the control of the non-performing party and which could not have been avoided or overcome by the exercise of due diligence; provided that the party claiming the excuse from performance has (a) promptly notified the other party of the occurrence and its estimate duration, (b) promptly remedied or mitigated the effect of the occurrence to the extent possible, and (c) resumed performance as soon as possible.

8. Miscellaneous

a. The **UAO** shall fully comply with the provisions of Title VI of the Civil Rights Act of 1964 and any subsequent revisions thereto in connection with the illumination services covered by this agreement, and such compliance will be governed by the method checked below:

☒ The **UAO** will provide all or part of such illumination services by a contractor paid under a contract let by the **UAO**, and the Appendix "A" of Assurances transmitted with the issued work order will be included in said contract let by the **UAO**.

☐ The **UAO** will perform all of the illumination services entirely with the **UAO's** forces and Appendix "A" of Assurances is not required.

☐ The illumination services involved are agreed to by way of just compensation for the taking of the **UAO's** facilities on right-of-way in which the **UAO** holds a compensable interest, and Appendix "A" of Assurances is not required.

☐ The **UAO** will provide all such illumination services entirely by continuing contract, which contract to provide all future illumination services was executed with the **UAO's** contractor prior to August 3, 1965, and Appendix "A" of Assurances is not required.

b. The **UAO** shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the **UAO** in conjunction with this Agreement. Specifically, if the **UAO** is acting on behalf of a public agency the **UAO** shall:

(1) Keep and maintain public records that ordinarily and necessarily would be required by the Department in order to perform the services being performed by the **UAO**.

(2) Provide the public with access to public records on the same terms and conditions that the Department would provide the records and at a cost that does not exceed the cost provided in chapter 119, Florida Statutes, or as otherwise provided by law.

(3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

(4) Meet all requirements for retaining public records and transfer, at no cost, to the Department all public records in possession of the **UAO** upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Department in a format that is compatible with the information technology systems of the Department.

Failure by the **UAO** to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the Department. The **UAO** shall promptly provide the Department with a copy of any request to inspect or copy public records in possession of the **UAO** and shall promptly provide the Department a copy of the **UAO's** response to each such request.

c. This Agreement constitutes the complete and final expression of the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, or negotiations with respect thereto.

d. This Agreement shall be governed by the laws of the State of Florida. Any provision hereof found to be unlawful or unenforceable shall be severable and shall not affect the validity of the remaining provisions hereof.

e. Time is of the essence in the performance of all obligations under this Agreement.

f. All notices required pursuant to the terms hereof may be sent by first class United States Mail, facsimile transmission, hand delivery, or express mail and shall be deemed to have been received by the end of five business days from the proper sending thereof unless proof of prior actual receipt is provided. The **UAO** shall have a continuing obligation to notify each District of the **FDOT** of the appropriate persons for notices to be sent pursuant to this Agreement. Unless otherwise notified in writing, notices shall be sent to the following addresses:

If to the **UAO**:
City of Leesburg Electric ATT: Steve Davis Service Planner Supervisor
2010 Griffin Rd.
Leesburg, FL 34748

If to the **FDOT**
Ayman A. Mohamed, P.E. (District Traffic Design Engineer)
719 S. Woodland Blvd
DeLand FL, 32720

g. **UAO**:

1. shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the **UAO** during the term of the contract; and

2. shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

9. Certification

This document is a printout of an **FDOT** form maintained in an electronic format and all revisions thereto by the **UAO** in the form of additions, deletions, or substitutions are reflected only in an Appendix entitled Changes to Form Document and no change is made in the text of the document itself. Hand notations on affected portions of this document may refer to changes reflected in the above-named Appendix but are for reference purposes only and do not change the terms of the document. By signing this document, the **UAO** hereby represents that no change has been made to the text of this document except through the terms of the appendix entitled Changes to Form Document."

You MUST signify by selecting or checking which of the following applies:

☐ No changes have been made to this Form Document and no Appendix entitled "Changes to Form Document" is attached.
☒ No changes have been made to this Form Document, but changes are included on the attached Appendix entitled "Changes to Form Document."

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective the day and year first written.

UTILITY: City of Leesburg Electric

BY: (Signature) _____ **DATE:** _____

(Typed Name: Allyson Berry)

(Typed Title: Mayor of Leesburg)

District Utility Office

BY: (Signature) _____ **DATE:** _____

FDOT Legal review

BY: (Signature) _____ **DATE:** _____

District Counsel

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

BY: (Signature) _____ **DATE:** _____

(Typed Name: James S. Stroz, Jr., P.E.)

(Typed Title: Director of Transportation Development)

FEDERAL HIGHWAY ADMINISTRATION (if applicable)

BY: (Signature) _____ **DATE:** _____

(Typed Name: _____)

(Typed Title: _____)

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

PROPRIETARY PRODUCT CERTIFICATION

To: Ed Kestory, P.E. Date: 12/2/2025
Design Engineer

Financial Project ID: 448735-2-58-01 ~~448735-1-58-01~~ New Const. ☐ RRR ☒
Federal Aid Number: N/A
Project Name: SR 500 (US 441) from Mills St to SR 44 (Sleepy Hollow Rd)
State Road Number: 500 Co. / Sec. / Sub.: 11010047
Begin Project MP: 1.967 End Project MP: 2.228
Full Federal Oversight: No ☒ Yes ☐ Note: If Yes, submit to FHWA Director.

A justification and all supporting documents must be attached to this document.
Mark the appropriate certification:

"I, Satya M. Kolluru (Print Name of Initiator), Engineer of Record (Position Title), of the Osiris 9 Consulting, LLC (Name of Agency),

do hereby certify that in accordance with the requirements of 23 CFR 635.411(a)(2),
Mark appropriately:

☐ *that this patented or proprietary item is essential for synchronization with existing highway facilities*
☒ *that this patented or proprietary item is essential for ease of maintenance.*
☒ *that this patented or proprietary item is essential for reduced maintenance cost.*
☐ *that no equally suitable alternative exists for this patented or proprietary item."*

Satya M Kolluru
2025.12.02 13:56:54 -05'00'

Signature, *12/02/2025*
Date

For Department Use Only

"I, Ed Kestory, P.E. (Print Name), District Design Engineer (Position Title)

of the Florida Department of Transportation, do hereby approve this certification request made in accordance with the requirements of 23 CFR 635.411(a)(2),
Mark appropriately:

☐ *that this patented or proprietary item is essential for synchronization with existing highway facilities.*
☒ *that this patented or proprietary item is essential for ease of maintenance.*
☒ *that this patented or proprietary item is essential for reduced maintenance cost.*
☐ *that no equally suitable alternative exists for this patented or proprietary item."*
Identify any conditions and limitations:

Signature, *Date*

APPENDIX
CHANGES TO FORM DOCUMENT

UAO: **City of Leesburg Electric**
Financial Project ID: **448735-2-58-01**

1. District Traffic Design Engineer can sign this agreement for the District Utility Office.

2. The Roadway Illumination Services Agreement (“Agreement”) between the State of Florida Department of Transportation ("FDOT") and **City of Leesburg Electric** ("UAO") is amended to include the Scope of Work provided in Attachment A.

ATTACHMENT A

SCOPE OF WORK

Financial Project ID: **448735-2-58-01**

UAO: **City of Leesburg Electric**

SCOPE OF SERVICE DESCRIPTION

- UAO shall illuminate SR 500 (US 441) in accordance with FDOT design standards and provided lighting plans in Exhibit A:
  - At Mills St – 1 new light pole install, and 2 new light fixture installs
  - At SR 44 (Dixie Ave/ Newell Hill Rd) – 4 new light pole and fixture install
  - At Sleepy Hollow Rd – 7 new light pole and fixture install

- The scope of work includes retrofitting existing light fixtures and installing new lighting poles with attached arms and fixtures as shown in the provided lighting plans in Exhibit A.

For Corridor Lighting Projects

UAO shall adhere to lane closure restriction periods as shown in the following table:

From	To	No Lane Closure Periods Roadway ID: 11010047
Mills St MP 1.967	SR 44 (Newell Hill Rd) MP 2.228	Eastbound From 7:00 AM To 8:00 PM Westbound From 7:00 AM To 8:00 PM

For Intersection Lighting Projects

UAO shall adhere to lane closure restriction periods as shown in the following table:

No	Side Street	No Lane Closure Periods **Roadway ID: 11010000**
1	Sleepy Hollow Rd MP 7.878	Eastbound From 5:00 PM To 7:00 PM Westbound From 5:00 PM To 7:00 PM

- The cost for all work to be completed by UAO under this agreement is provided in the UAO CIAC in Exhibit B.

Exhibit A

Lighting Plans

Financial Project ID: **448735-2-58-01**

LIGHTING LEGEND

SYMBOLS	DESCRIPTION
	PROP. TEAR DROP PENDANT LIGHT POLE, THE BASIS OF DESIGN USED WAS: MANUFACTURER: HOLOPHANE; MODEL ESL3 P65S: TYPE III DISTRIBUTION; SINGLE ARM TEAR DROP LED PENDANT LIGHT POLE; 247 WATT; 4000K CCT; 33,470 LUMENS; 19,402 MAX CANDELA; 40' MOUNTING HEIGHT; FILE NAME: NOTE: ESL3 P65S 40K MVOLT TG3.ies
	PROP. UTILITY POLE MOUNTED LUMINAIRE, THE BASIS OF DESIGN USED WAS: MANUFACTURER: HOLOPHANE; MODEL MGLELDM P6: TYPE III DISTRIBUTION; SINGLE ARM MONGOOSE LED LUMINAIRE; 230 WATT; 4000K CCT; 34,390 LUMENS; 22,273 MAX CANDELA; 30' MOUNTING HEIGHT; FILE NAME: MGLEDM P6 40K MVOLT MR.ies
	EXISTING LUMINAIRE TO REMAIN
	EXISTING LUMINAIRE TO BE RELOCATED

LIGHTING DATA TABLE

LUMINAIRE NO.	INTERSECTION	STATION	OFFSET (FT)	NORTHING	EASTING	POLE & FOUNDATION TYPE	SETBACK DISTANCE (FT)	MOUNTING HEIGHT (FT)	ARM LENGTH (FT)	QUANTITY LUMINAIRES	LUMINAIRE TYPE	LUMINAIRE MAKE / MODEL	TILT	IES DIST TYPE	LUMENS	MAX CANDELA	CCT (K)	WATTAGE	VOLTAGE	LOAD CENTER / CIRCUIT	PAY ITEM	MAINTAINING AGENCY / OWNER
1	MILLS ST	306+89.74	52.96 RT	1629358.24	380496.99	N/A	–	30	2.5	1	MONGOOSE	HOLOPHANE MGLED P6	NONE	III	58,690	22,273	4000	507	120-277	N/A	N/A	CITY OF LEESBURG
2	MILLS ST	308+08.01	61.05 LT	1629458.54	380627.10	N/A	16.7	40	6	1	PENDANT	HOLOPHANE ESL3 P65S	NONE	III	33,470	19,402	4000	247	120-277	N/A	N/A	
3	SR 44/NEWELL HILL	320+45.08	61.45 RT	1629200.66	381843.17	N/A	10.1	40	6	1	PENDANT	HOLOPHANE ESL3 P65S	NONE	III	33,470	19,402	4000	247	120-277	N/A	N/A	
4	SR 44/NEWELL HILL	321+15.66	77.83 LT	1629331.33	381928.65	N/A	7.3	40	6	1	PENDANT	HOLOPHANE ESL3 P65S	NONE	III	33,470	19,402	4000	247	120-277	N/A	N/A	
5	SR 44/NEWELL HILL	321+93.56	86.99 RT	1629158.94	381987.94	N/A	11.9	40	6	1	PENDANT	HOLOPHANE ESL3 P65S	NONE	III	33,470	19,402	4000	247	120-277	N/A	N/A	
6	SR 44/NEWELL HILL	322+47.34	66.60 LT	1629305.68	382058.30	N/A	18.5	40	6	1	PENDANT	HOLOPHANE ESL3 P65S	NONE	III	33,470	19,402	4000	247	120-277	N/A	N/A	
7	CR 44/SLEEPY HOLLOW	414+04.17	73.67 RT	1633474.03	389822.94	N/A	24.8	40	6	1	PENDANT	HOLOPHANE ESL3 P65S	NONE	III	33,470	19,402	4000	247	120-277	N/A	N/A	
8	CR 44/SLEEPY HOLLOW	414+82.24	98.89 LT	1633658.30	389778.90	N/A	41.7	40	6	1	PENDANT	HOLOPHANE ESL3 P65S	NONE	III	33,470	19,402	4000	247	120-277	N/A	N/A	
9	CR 44/SLEEPY HOLLOW	415+51.94	142.41 RT	1633507.70	389979.80	N/A	26.4	40	6	1	PENDANT	HOLOPHANE ESL3 P65S	NONE	III	33,470	19,402	4000	247	120-277	N/A	N/A	
10	CR 44/SLEEPY HOLLOW	415+78.52	135.84 LT	1633746.90	389835.20	N/A	20.5	40	6	1	PENDANT	HOLOPHANE ESL3 P65S	NONE	III	33,470	19,402	4000	247	120-277	N/A	N/A	
11	CR 44/SLEEPY HOLLOW	416+43.21	71.36 RT	1633617.97	390009.95	N/A	24.7	40	6	1	PENDANT	HOLOPHANE ESL3 P65S	NONE	III	33,470	19,402	4000	247	120-277	N/A	N/A	
12	CR 44/SLEEPY HOLLOW	417+09.53	108.33 LT	1633802.90	389959.80	N/A	17.2	40	6	1	PENDANT	HOLOPHANE ESL3 P65S	NONE	III	33,470	19,402	4000	247	120-277	N/A	N/A	
13	CR 44/SLEEPY HOLLOW	417+37.31	74.39 LT	1633791.30	390002.40	N/A	14.7	40	6	1	PENDANT	HOLOPHANE ESL3 P65S	NONE	III	33,470	19,402	4000	247	120-277	N/A	N/A	

SETBACK DISTANCE IS THE HORIZONTAL DISTANCE FROM THE EDGE OF THE TRAVEL LANE TO THE CENTER OF THE LIGHT POLE. NOT INCLUDED FOR UTILITY POLE MOUNTED LUMINAIRES.

EXISTING LIGHTING DATA TABLE

LUMINAIRE NO.	STATION	OFFSET (FT)	NORTHING	EASTING	MAINTAINING AGENCY / OWNER	DISPOSITION
200003	309+08.15	51.18 RT	1629335.98	380714.28	CITY OF LEESBURG	TO REMAIN
200004	310+61.04	52.58 RT	1629317.76	380866.09		TO REMAIN
200005	312+10.44	49.44 RT	1629304.44	381014.93		TO REMAIN
200006	313+58.61	49.34 RT	1629288.24	381162.20		TO BE RELOCATED
200007	315+17.76	51.67 RT	1629268.41	381320.13		TO REMAIN
200008	316+79.05	49.02 RT	1629253.30	381480.73		TO BE RELOCATED
200009	318+29.55	47.81 RT	1629237.94	381630.45		TO BE RELOCATED
200010	319+85.23	49.19 RT	1629219.43	381785.04		TO BE RELOCATED

ALL EXISTING LUMINAIRE INFORMATION IS BASED ON THE EXISTING POLE LOCATION.

SIGNALIZED INTERSECTION LIGHTING RETROFIT CRITERIA

AVERAGE INITIAL INTENSITY (HORIZONTAL FOOT CANDLES)	1.5 STD. & 1.0 MIN.
AVERAGE INITIAL INTENSITY (VERTICAL FOOT CANDLES)	1.5 STD. & 1.0 MIN.
UNIFORMITY RATIO AVG./MIN.	4:1 OR LESS
UNIFORMITY RATIO MAX./MIN.	10:1 OR LESS
VEILING LUMINANCE RATIO	N/A

MIDBLOCK CROSSWALK LOW AMBIENT LUMINANCE LIGHTING CRITERIA

AVERAGE INITIAL INTENSITY (HORIZONTAL FOOT CANDLES)	N/A
AVERAGE INITIAL INTENSITY (VERTICAL FOOT CANDLES)	1.5
UNIFORMITY RATIO AVG./MIN.	N/A
UNIFORMITY RATIO MAX./MIN.	N/A
VEILING LUMINANCE RATIO	N/A

DESIGN WIND SPEED: 140 MPH

NOTE: LIGHTING IMPROVEMENTS ARE TO BE CONSTRUCTED BY CITY OF LEESBURG. THESE PLANS ARE FOR REVIEW AND REFERENCE ONLY.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

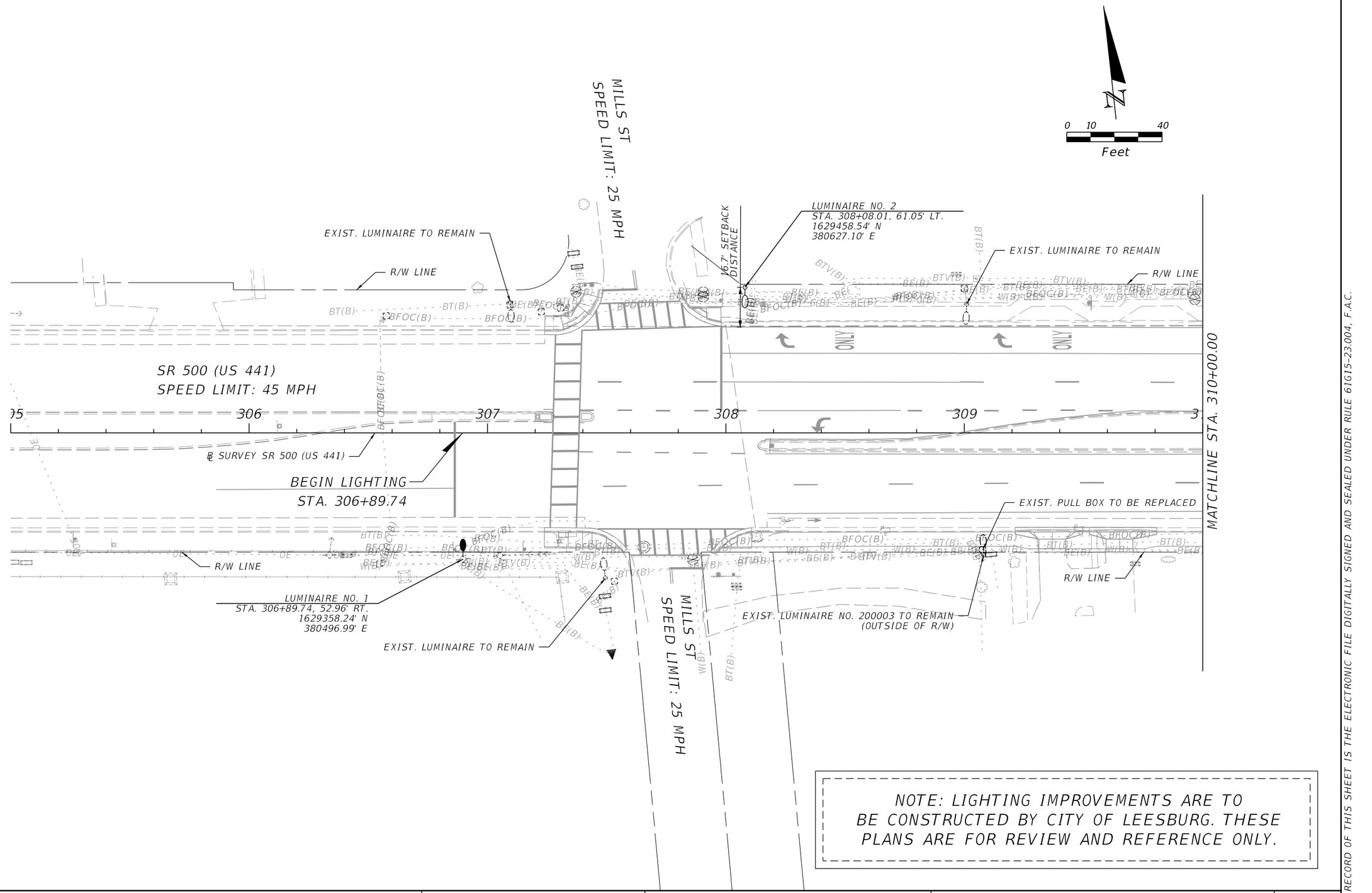
SATYA M. KOLLURU, P.E., PTOE, IMSA II
LICENSE NUMBER: 74459
OSIRIS 9 CONSULTING, LLC
13241 BARTRAM PARK BLVD STE 1109
JACKSONVILLE, FL 32258

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 500	LAKE	448735-1-52-01

LIGHTING LEGEND AND LIGHTING DATA TABLE

SHEET NO. L-1



NOTE: LIGHTING IMPROVEMENTS ARE TO BE CONSTRUCTED BY CITY OF LEESBURG. THESE PLANS ARE FOR REVIEW AND REFERENCE ONLY.

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			LIGHTING PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	SATYA M. KOLLURU, P.E., PTOE, IMSA II LICENSE NUMBER: 74459 OSIRIS 9 CONSULTING, LLC 13241 BARTRAM PARK BLVD STE 1109 JACKSONVILLE, FL 32258	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		L-2
					SR 500	LAKE	448735-1-52-01		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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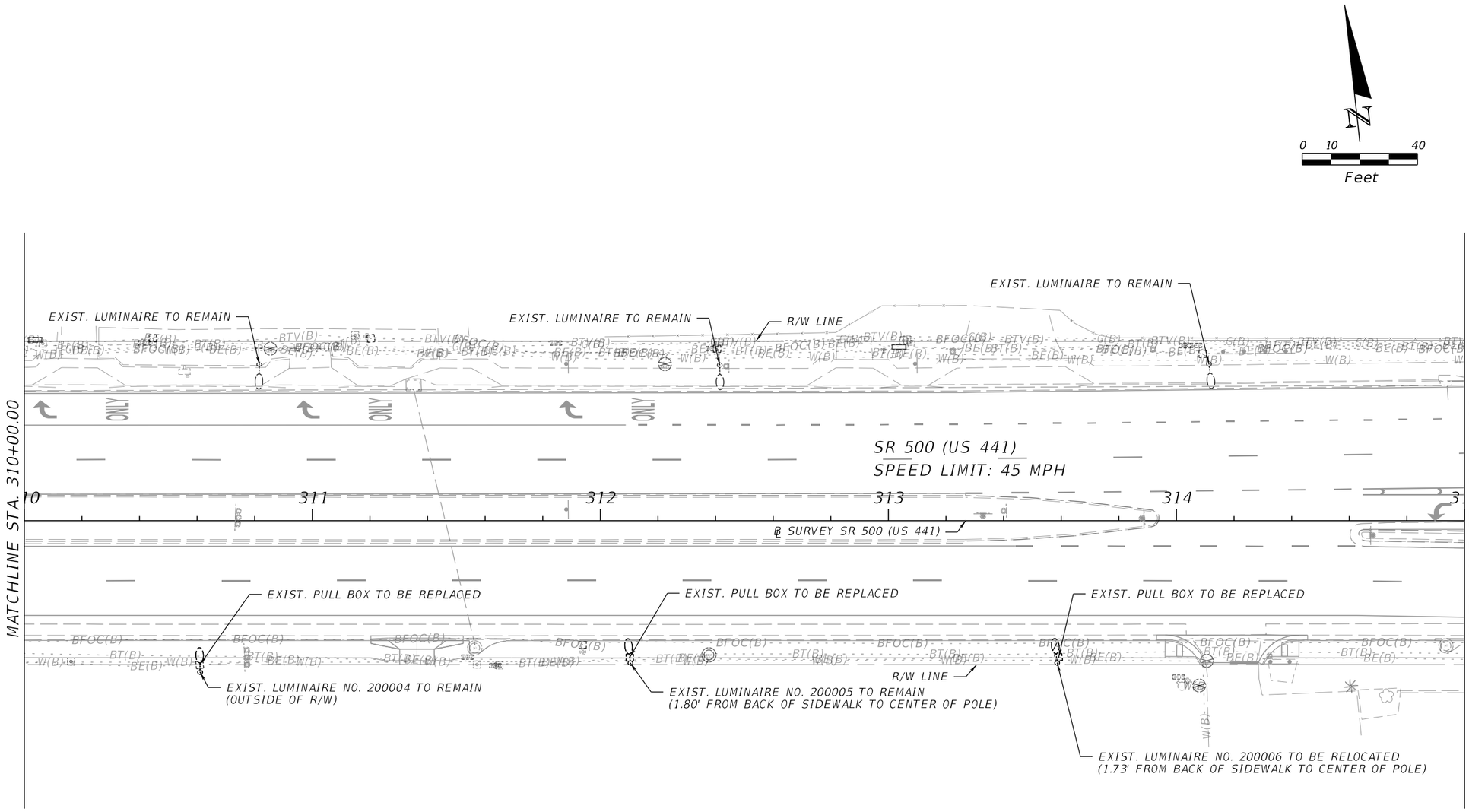
kkubelka 3/7/2025 4:01:27 PM



NOTE: LIGHTING IMPROVEMENTS ARE TO BE CONSTRUCTED BY CITY OF LEESBURG. THESE PLANS ARE FOR REVIEW AND REFERENCE ONLY.

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			LIGHTING PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	SATYA M. KOLLURU, P.E., PTOE, IMSA II LICENSE NUMBER: 74459 OSIRIS 9 CONSULTING, LLC 13241 BARTRAM PARK BLVD STE 1109 JACKSONVILLE, FL 32258	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		L-3
					SR 500	LAKE	448735-1-52-01		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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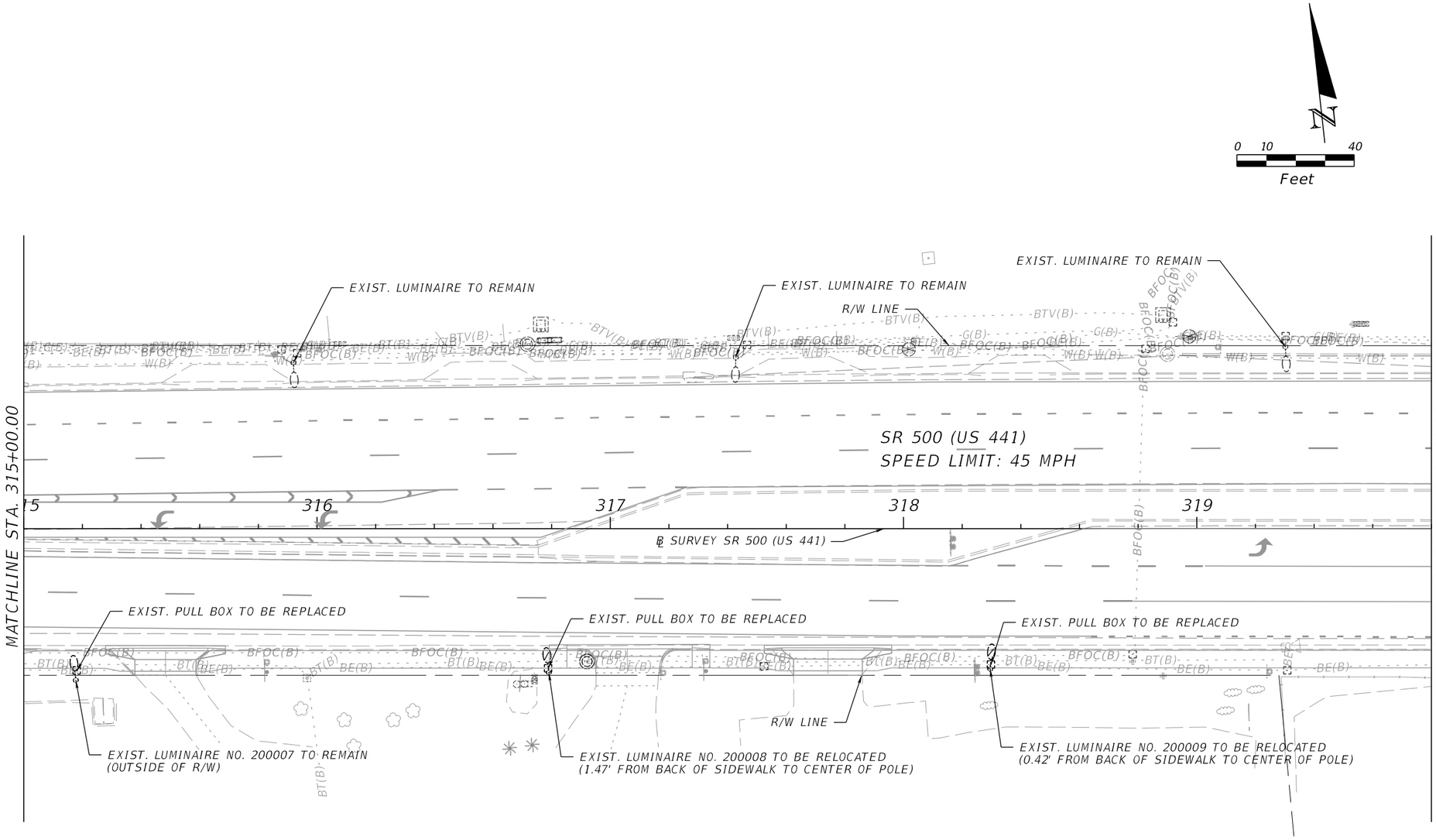
kkubelka 3/7/2025 4:01:28 PM



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DATE	DESCRIPTION	DATE	DESCRIPTION	SATYA M. KOLLURU, P.E., PTOE, IMSA II LICENSE NUMBER: 74459 OSIRIS 9 CONSULTING, LLC 13241 BARTRAM PARK BLVD STE 1109 JACKSONVILLE, FL 32258	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		L-4
					SR 500	LAKE	448735-1-52-01		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

T:\WorkSets\FDOT\44873515201\Lighting\PLANLT01.dgn : BL500 - PLAN 2 [SHEET]
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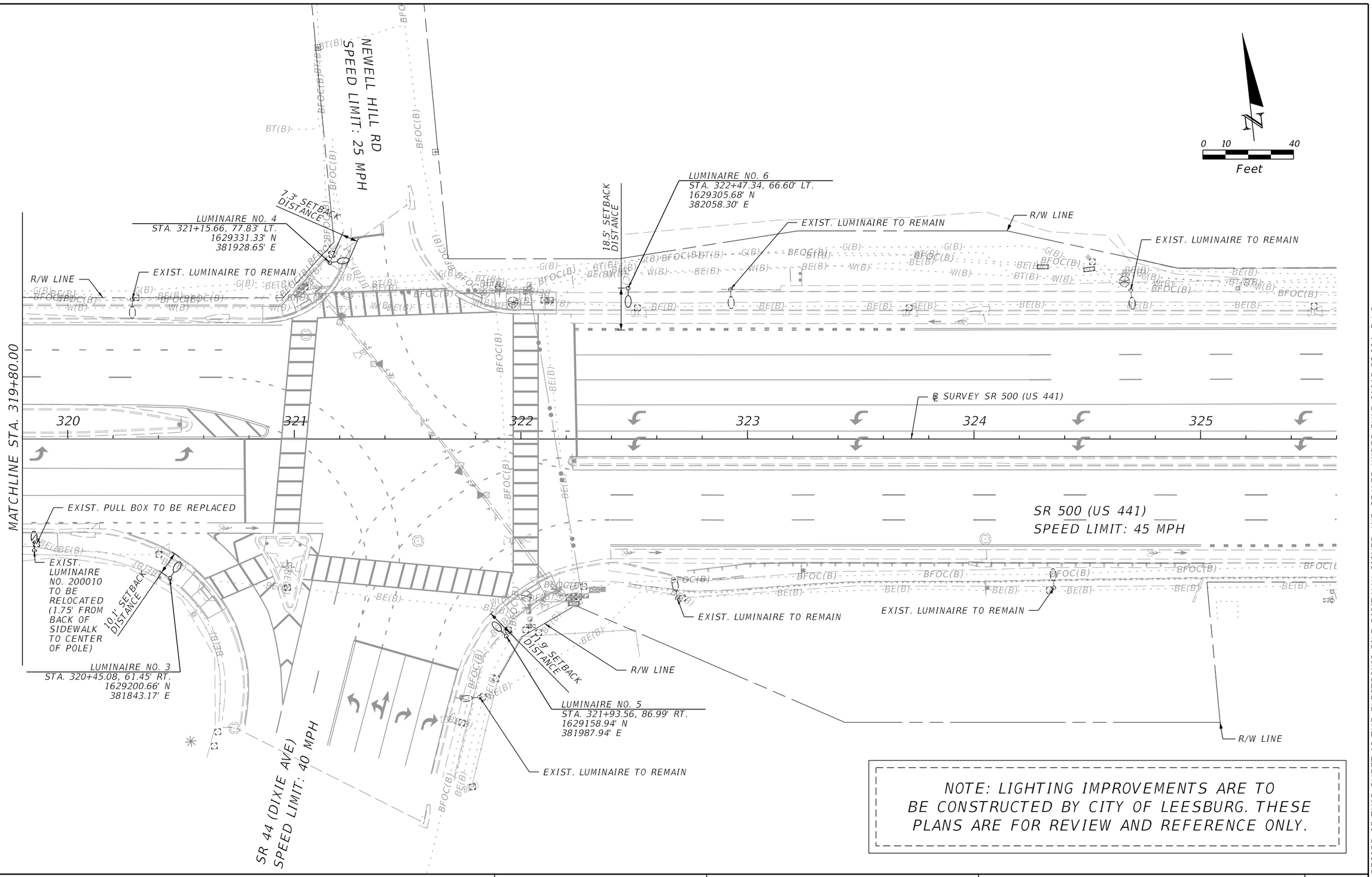

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REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			LIGHTING PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	SATYA M. KOLLURU, P.E., PTOE, IMSA II LICENSE NUMBER: 74459 OSIRIS 9 CONSULTING, LLC 13241 BARTRAM PARK BLVD STE 1109 JACKSONVILLE, FL 32258	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		L-5
					SR 500	LAKE	448735-1-52-01		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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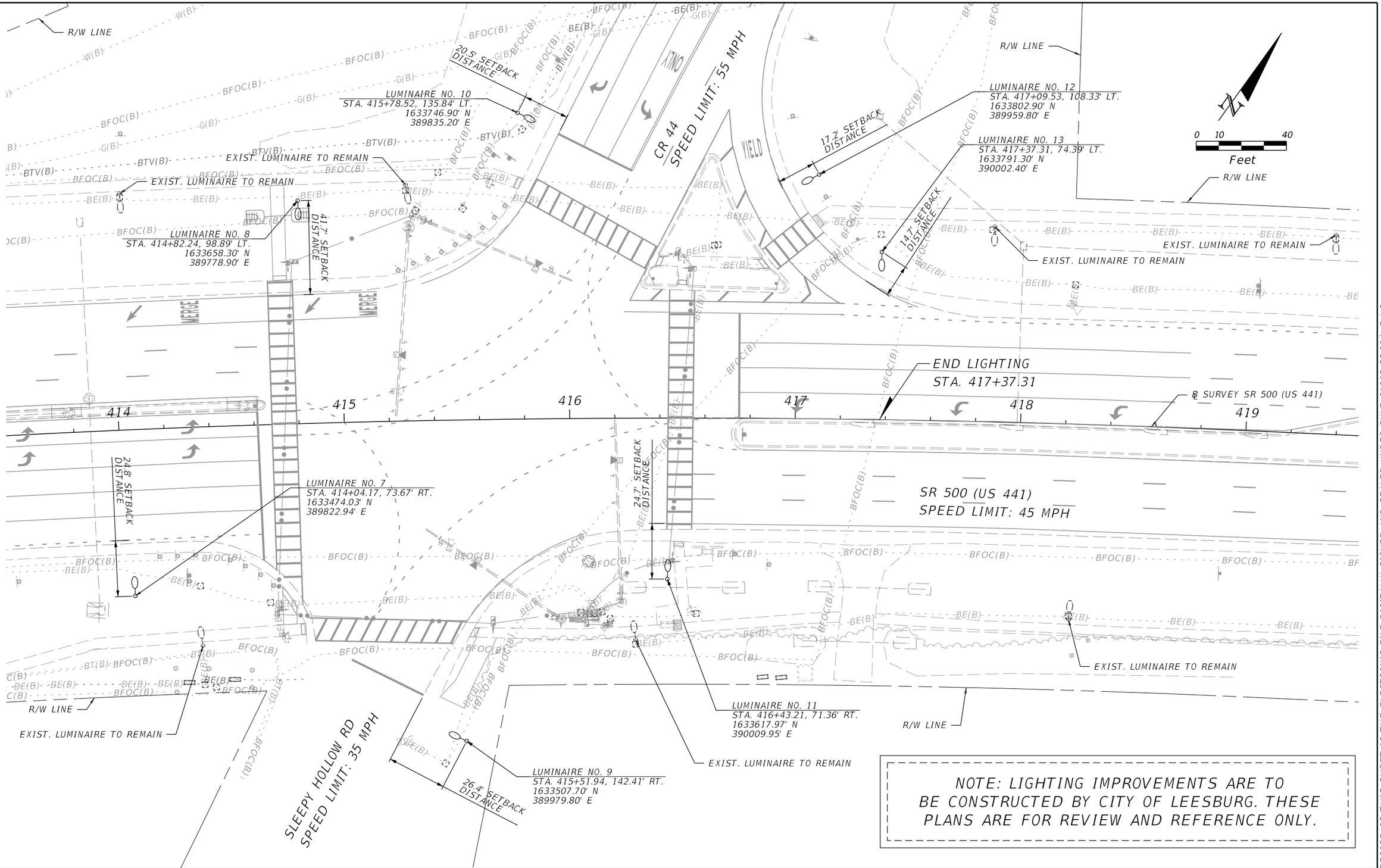

NOTE: LIGHTING IMPROVEMENTS ARE TO BE CONSTRUCTED BY CITY OF LEESBURG. THESE PLANS ARE FOR REVIEW AND REFERENCE ONLY.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

SATYA M. KOLLURU, P.E., PTOE, IMSA II
LICENSE NUMBER: 74459
OSIRIS 9 CONSULTING, LLC
13241 BARTRAM PARK BLVD STE 1109
JACKSONVILLE, FL 32258

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 500	LAKE	448735-1-52-01

LIGHTING PLAN

SHEET NO. L-6

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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kkubelka 3/7/2025 4:01:30 PM

Exhibit B

City of Leesburg Electric CIAC

Financial Project ID: **448735-2-58-01**

From: Steve Davis <Steve.Davis@leesburgflorida.gov>
Sent: Monday, October 6, 2025 11:00 AM
To: Brian Alley
Cc: Kolluru, Satya; Bogart, Rachel; Wilhelm, Jacob
Subject: RE: 448735-1 // SR 500 Resurfacing // RISA Documentation

EXTERNAL SENDER: Use caution with links and attachments.

All,

Thank you for the meeting on Friday. I have a cost estimate for the 4 locations we discussed.

1. Mills and US 441
2. Newell Hill and US 441
3. 441 between Newell Hill and Mills relocate hh boxes
4. CR 44 and US 441

The total estimate is $175,000.

I need to complete the design work orders. When do you think you will have the RISA agreement ready with that amount on it?
I will need to verify what we have on hand, and what will need to be ordered for these work orders. Poles and lights have had a longer lead time lately.

Steven C. Davis
Electric Service Planner Supervisor
City of Leesburg Electric Department
352-728-9786 Extension 2021
352-516-1919 Mobile

From: Brian Alley <balley@aimengr.com>
Sent: Friday, October 3, 2025 10:40 AM
To: Steve Davis <Steve.Davis@leesburgflorida.gov>
Cc: Satya Kolluru <satya.kolluru@osiris9.com>; Bogart, Rachel <rachel.bogart@dot.state.fl.us>; Wilhelm, Jacob <jacob.wilhelm@dot.state.fl.us>
Subject: RE: 448735-1 // SR 500 Resurfacing // RISA Documentation

EXTERNAL EMAIL - USE CAUTION

Steve

Attached are the latest RISA Plans for SR 500.

Please let us know if you have any questions

Thanks

C. Brian Alley, PE
Senior Project Engineer, **AIM Engineering & Surveying, Inc.**
P: 407.781.2532 | M: 904.487.3605 | www.aimengr.com
Bartow | Fort Myers | Jacksonville | Orlando | Tampa

Please Note: Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Think before you print.

Exhibit C

City of Leesburg Electric Proprietary Product Memorandum

Financial Project ID: **448735-2-58-01**

Memorandum

To: Ed Kestory, P.E. – District 5 Design Engineer
Florida Department of Transportation
719 S. Woodland Boulevard
DeLand, FL 327720-6834

From: *Satya M. Kolluru, P.E., PTOE, IMSA II*
Traffic Operations Department Manager
Osirus 9 Consulting, LLC

Date: *December 2, 2025*
Subject: *Proprietary Product Certification*

Dear Mr. Kestory,

Leesburg Electric is requesting the approval of the attached Proprietary Product Certification Form completed in accordance with Proprietary Products Review and Certification Procedure 630-020-005-a, adopted on August 20, 2014, for the following products:

1. *Leesburg Electric* Roadway Luminaire: *Mongoose LED*
    a. Model: Holophane MGLED P6 507W Type 3 4000K
    b. APL Certification: 715-005-002

Due to Leesburg Electric's limited luminaire inventories, the proprietary product was chosen to ensure compatibility with both proposed lighting systems for this project. Approving these proprietary products is required for this reason and will prevent the need for supplemental training and synchronization efforts.

Sincerely,

Satya M Kolluru
2025.12.02 13:33:40 -05'00'

Satya M. Kolluru, P.E., PTOE, IMSA II
Traffic Operations Department Manager
Osirus 9 Consulting, LLC

To: Ayman.Mohamed@dot.state.fl.us

FLORIDA DEPARTMENT OF TRANSPORTATION
FUNDS APPROVAL

AT577

12/19/2025

CONTRACT INFORMATION

Contract:	AT577
Contract Type:	AF - UTILITIES JOIN PROJ (UTIL JT PT)
Method of Procurement:	R - RAILROAD/UTILITIES AGREEMENT
Vendor Name:	CITY OF LEESBURG
Vendor ID:	F596000362027
Beginning Date of This Agreement:	12/18/2025
Ending Date of This Agreement:	12/18/2050
Contract Total/Budgetary Ceiling:	ct = $175,000.00
Description:	Utility Agency Leesburg Electric to install highway lightingsystem on SR 500 from Mills St to Sleepy Hollow Rd

FUNDS APPROVAL INFORMATION

FUNDS APPROVED/REVIEWED FOR JASON ADANK, CPA, COMPTROLLER ON 12/19/2025

Action:	Original
Reviewed or Approved:	APPROVED
Organization Code:	55054010508
Expansion Option:	A5
Object Code:	563000
Amount:	$175,000.00
Financial Project:	44873525801
Work Activity (FCT):	215
CFDA:	
Fiscal Year:	2026
Budget Entity:	55150200
Category/Category Year:	088716/26
Amendment ID:	O001
Sequence:	00
User Assigned ID:	
Enc Line (6s)/Status:	0001/04

Total Amount: $175,000.00

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.C.4.

Meeting Date: January 26, 2026

From: Tracey Dean, (Airport Manager)

Subject: Aerostat, Inc., Lessor Consent to Sublease Agreements

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Staff Recommendation:
Staff recommends the Commission evaluate each of three proposed subtenants independently.

Analysis:
Aerostat, Inc., owns and operates out of the hangar located at 8830 Airport Boulevard, at the Leesburg International Airport. Ms. Mary Cochran, President of Aerostat, Inc. & successor to Lewis Puckett's estate, wishes to obtain Lessor's consent to sublease, to sublet portions of the hangar to three individuals; Javier Mouriz, David Chris Curry, and Bryce Bock. Lessee has already allowed these individuals to occupy space. If approved, this shall cure the Lessee of the known default of lease.

Paragraph 23 of the Primary Lease provides: "This lease may not be assigned by Lessee, nor may Lessee sublet the premises, either in whole or part, without the prior written permission from Lessor, which may not be withheld unreasonably so long as no default exists hereunder, provided that no change in use is made and the assignment (sublease) will not violate any other agreements by Lessor. Lessor shall not be required to consent to any sublease or assignment whatsoever as long as any default by Lessee remains in existence."

Subleases are subject and subordinate always to the Primary Lease and Lease Amendments. The allowable uses identified in the Primary Lease are: aircraft sales, aircraft maintenance, storage and sale of aerial ignition devices.

Subtenant, Mr. Javier Mouriz, is utilizing space for short-term storage of his personal aircraft. Mr. Mouriz is the next person in line to receive an offer of a city-owned hangar when a vacancy exists, and has expressed to staff that he will be ready to accept.

Subtenant Mr. David Chris Curry, is utilizing space for storage of his personal aircraft. Mr. Curry, Curry Aviation, LLC, previously entered into a lease agreement with the City on 10/24/2022. Mr. Curry failed to meet lease terms and the lease was subsequently terminated on May 10, 2024.

Subtenant Mr. Bryce Bock, is utilizing space for storage of his personal aircraft. Mr. Bock was a former tie-down tenant of SunAir Aviation. Mr. Bock's aircraft was cited as non-airworthy by an FAA Inspector. Being that the Rules and Regulations document that governs the airport, states a non-

airworthy aircraft shall not be permitted within the tie-down or ramp areas, SunAir Aviation terminated Mr. Bock's tie-down lease. Mr. Bock then sought out a large commercial hangar, to store his aircraft behind closed doors.

The Airport Advisory Board reviewed the subleases at the January 8, 2026 meeting, and voted 4 to 1, in favor of approval.

Procurement Analysis:
N/A

Options:
1. Approve or deny, any/or all Lessor Consent to Sublease Agreement(s); or,
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
None

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A LESSOR CONSENT TO SUBLEASE AGREEMENT, BETWEEN THE CITY OF LEESBURG AND AEROSTAT, INC., FOR A SUBLEASE AGREEMENT BETWEEN AEROSTAT, INC. AND JAVIER MOURIZ; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA:

THAT the Mayor and City Clerk are hereby authorized to execute an agreement with Aerostat, Inc., whose address is 8830 Airport Boulevard, Leesburg, Florida 34788.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of January 2026.

_____
Mayor

ATTEST:

_____
City Clerk

LESSOR CONSENT TO SUBLEASE

THIS LESSOR CONSENT TO SUBLEASE ("Consent"), dated this 31 day of July 2025, is between the **CITY OF LEESBURG,** a Florida Municipal corporation ("Lessor") and, Aerostat, Inc, ("Lessee")

RECITALS:

THAT, Lessor and Lessee previously entered into a lease for real property owned by Lessor and located at 8830 Airport Blvd, in Leesburg, Florida 34788.

WHEREAS, Lessee and Sublessee entered into a Sublease (the "Sublease"), dated 7-31-25, pursuant to which Lessee subleased to Sublessee a portion of the Leased Premises consisting of Hanger Space; and

WHEREAS, the Primary Lease requires Lessor's consent to any sublease or assignment and Lessee has requested that Lessor consent to Lessee subletting the Subleased Premises to Sublessee pursuant to the Sublease; and

WHEREAS, Lessor desires to grant its express consent and permission to the Sublease, subject to the terms, conditions, and provisions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. **Incorporation of Recitals**. The foregoing recitals are true and correct and are expressly incorporated herein by this reference.

2. **Consent to Sublease and Sublease Term.** Subject to the terms and conditions hereof, Lessor hereby consents to the Sublease. ***A true and correct copy of the Sublease is attached hereto as Exhibit "A"***. The parties hereto acknowledge that the term of the Sublease expires on _____, unless sooner terminated. The parties acknowledge that any extension of the Sublease term is subject to further approval and consent of Lessor.

3. **Sublease Subject and Subordinate to Primary Lease**. The Sublease shall be subject and subordinate always to the Primary Lease. In the case of any conflict between the provisions of the Primary Lease and the provisions of the Sublease, the provisions of the Primary Lease shall govern.

4. **Lessee Not Released.** Neither the Sublease nor this Consent shall release or discharge the Lessee from any covenants, duties, agreements, or liabilities under the Primary Lease. Lessee shall remain liable and responsible for the full performance and observance of all the provisions, covenants, and conditions set forth in the Primary Lease on the part of Lessee to be

performed or observed. Any breach or violation of any provisions of the Primary Lease by Sublessee shall be deemed and shall constitute a default by Lessee.

5. **Consent Limited to Subletting.** This Consent shall be deemed to be limited solely to the subletting of the Subleased Premises by Lessee to Sublessee pursuant to the Sublease. Lessor expressly reserves all rights under the Primary Lease, including, but not limited to, the right to consent to or withhold consent with respect to any other matters in the Primary Lease, including, without limitation, any proposed alterations to the Leased Premises or the Subleased Premises or any further subletting either by Lessee or Sublessee.

6. **Indemnification.** In consideration for Lessor's consent to the Sublease, Sublessee shall indemnify, defend, save, and hold Lessor harmless from any against any and all claims, demand, liabilities, losses, damages, costs, and/or expenses arising out of or related to the Sublease and/or Sublessee's use, possession, or occupation of the Leased Premises or Subleased Premises. Lessee expressly agrees and acknowledges that its indemnification obligations under the Primary Lease shall also extend to any and all claims, demand, liabilities, losses, damages, costs, and/or expenses arising out of or related to the Sublease and/or Sublessee's use, possession, or occupation of the Leased Premises or Subleased Premises.

7. **Termination of Primary Lease.** If at any time prior to the expiration or termination of the Sublease the Primary Lease shall expire or terminate for any reason, the Sublease shall automatically and simultaneously terminate. Nothing herein is intended to alter the notice requirements applicable to Lessor under the Primary Lease. Under no circumstances shall Lessor be obligated to furnish notice of any default or termination to Sublessee.

8. **Governing Law**. This Consent shall be governed by and construed in accordance with the laws of the State of Florida. The venue for any and all actions arising out of or related to this consent shall lie exclusively in a court of competent jurisdiction in Lake County, Florida.

9. **Counterparts.** To facilitate execution, this instrument may be executed in any number of counterparts as may be convenient or necessary, and it shall not be necessary that the signatures of all parties be contained in any one counterpart hereof. Additionally, the parties hereto hereby covenant and agree that, for purposes of facilitating the execution of this instrument: (i) the signature pages taken from separate individually executed counterparts of this instrument may be combined to form multiple fully executed counterparts; and (ii) a facsimile signature shall be deemed to be an original signature for all purposes. All executed counterparts of this instrument shall be deemed to be originals, but all such counterparts, when taken together, shall constitute one and the same agreement.

11. **Ratification and Confirmation**. Except as amended or modified pursuant to this Consent, Lessor, Lessee, and Sublessee hereby ratify and confirm all other terms, conditions, and provisions of the Primary Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Consent to Sublease as of the date first written above.

(Signature block)

LESSOR:
CITY OF LEESBURG,
a Florida municipal corporation

By: _____
, Mayor

ATTEST:

_____
, City Clerk

LESSEE:

Aerostat, Inc.

By: Mary Cochran
Print Name: Mary Cochran
Title: Pres.

MONTH-TO-MONTH RENTAL **AGREEMENT**

This lease agreement is made this _____ by and (between/among) Aerostat, Inc _____ [Landlord] and _____, [and other Tenants,] collectively [Tenant]. Each Tenant is jointly and severally liable for the payment of rent to the landlord and performance of all other terms in this Agreement.

[PREMISES]

Landlord hereby leases the premises located at 8830 Airport Blvd _____ City of Leesburg _____, State of FL 34748 _____ [Premises] to Tenant.

[LEASE TERM]

The Lease will start on _____ of _____, 20___ and will continue as a month-to-month tenancy. To terminate tenancy, the Landlord or Tenant must give the other party a 30 _____ day written notice of lease non-renewal.

[LEASE PAYMENTS]

The Tenant agrees to pay Landlord for the use of the Premises in the amount of $ 500.00 payable in advance on the first day of each month, except when day falls on a legal holiday or weekend, in which case rent is due on the next business day. Rent will be paid to Landlord at Landlord's address provided herein (or to other places as directed by Landlord) by mail to 818 Palm Harbor Lt. _____ or ~~in person, at~~ Leesburg FL 34748 _____.

Landlord will accept check made payable to Aerostat, Inc _____

_or cashier's check made payable to N/A _____

__or payment by N/A _____ to N/A _____

[LATE FEE]

Rent paid after the N/A ___ day of each month will be considered as late; and if rent is not paid within 15 days of such due date, Tenant agrees to pay a late fee of N/A per day for every day that the rent is late.

[INSUFFICIENT FUNDS]

Tenant agrees to pay a charge of N/A for each check given by Tenant to Landlord that is returned to landlord for lack of sufficient funds.

[SECURITY DEPOSIT]

Upon execution of this Lease, Tenant shall deposit the sum of $ _____ to be held by the Landlord as security deposit for reasonable repair of damages to, or cleaning of the Premises upon the expiration or termination of this Lease, or other notable damages.

[USE OF PREMISES]

1. Tenant agrees that the Premises shall be used and occupied for no other purpose than as dwelling and that the Premises shall be occupied only by Tenant and the following named adults _____

_____

_____ and the following named children _____

_____

_____ and no other without first obtaining a written consent from the Landlord.

2. The tenant hereby agrees to be responsible for the following utilities and or services _____

_____ N/A _____

3. The Tenant is responsible for the following maintenance and or repairs _____

_____ N/A _____

4. The tenant agrees not to keep any pets on the premises without priorly obtaining a written consent from the Landlord.

[ABANDONMENT AND RIGHT TO ENTER]

In any case that the Tenant abandons the Premises during the term of this Agreement, the Landlord has the right to enter the Premises by any means necessary without facing any liability and the Landlord may terminate this Agreement.

[AMENDMENTS]

The Landlord and Tenant agree that any amendments made to this Agreement must be in writing where they must be signed by both the Landlord and the Tenant. As such any amendment made by the parties will be applied to this Agreement.

[GOVERNING LAW]

This Agreement shall be governed by and construed in accordance with the laws of _____

_____

TENANT

Name Javier Moviz

Signature _____

Date 8/2/25

Witness Dora Wawryk

Phone 3529781591

Address 35107 Riverside Ct.
Leesburg, FL 34788

Signature _____

Date _____

LANDLORD

Name Aerostat, Inc

Signature Mary Cochran

Date _____

Address 818 Palm Harbor ct
Leesburg FL 34748

Witness _____

Phone _____

Address _____

Signature _____ Date _____

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A LESSOR CONSENT TO SUBLEASE AGREEMENT, BETWEEN THE CITY OF LEESBURG AND AEROSTAT, INC., FOR A SUBLEASE AGREEMENT BETWEEN AEROSTAT, INC. AND DAVID CHRIS CURRY; AND PROVIDING AN EFFECTIVE DATE.

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PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of January 2026.

_____
Mayor

ATTEST:

_____
City Clerk

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RECITALS:

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WHEREAS, the Primary Lease requires Lessor's consent to any sublease or assignment and Lessee has requested that Lessor consent to Lessee subletting the Subleased Premises to Sublessee pursuant to the Sublease; and

WHEREAS, Lessor desires to grant its express consent and permission to the Sublease, subject to the terms, conditions, and provisions set forth herein.

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4. **Lessee Not Released.** Neither the Sublease nor this Consent shall release or discharge the Lessee from any covenants, duties, agreements, or liabilities under the Primary Lease. Lessee shall remain liable and responsible for the full performance and observance of all the provisions, covenants, and conditions set forth in the Primary Lease on the part of Lessee to be

performed or observed. Any breach or violation of any provisions of the Primary Lease by Sublessee shall be deemed and shall constitute a default by Lessee.

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6. **Indemnification.** In consideration for Lessor's consent to the Sublease, Sublessee shall indemnify, defend, save, and hold Lessor harmless from any against any and all claims, demand, liabilities, losses, damages, costs, and/or expenses arising out of or related to the Sublease and/or Sublessee's use, possession, or occupation of the Leased Premises or Subleased Premises. Lessee expressly agrees and acknowledges that its indemnification obligations under the Primary Lease shall also extend to any and all claims, demand, liabilities, losses, damages, costs, and/or expenses arising out of or related to the Sublease and/or Sublessee's use, possession, or occupation of the Leased Premises or Subleased Premises.

7. **Termination of Primary Lease.** If at any time prior to the expiration or termination of the Sublease the Primary Lease shall expire or terminate for any reason, the Sublease shall automatically and simultaneously terminate. Nothing herein is intended to alter the notice requirements applicable to Lessor under the Primary Lease. Under no circumstances shall Lessor be obligated to furnish notice of any default or termination to Sublessee.

8. **Governing Law**. This Consent shall be governed by and construed in accordance with the laws of the State of Florida. The venue for any and all actions arising out of or related to this consent shall lie exclusively in a court of competent jurisdiction in Lake County, Florida.

9. **Counterparts.** To facilitate execution, this instrument may be executed in any number of counterparts as may be convenient or necessary, and it shall not be necessary that the signatures of all parties be contained in any one counterpart hereof. Additionally, the parties hereto hereby covenant and agree that, for purposes of facilitating the execution of this instrument: (i) the signature pages taken from separate individually executed counterparts of this instrument may be combined to form multiple fully executed counterparts; and (ii) a facsimile signature shall be deemed to be an original signature for all purposes. All executed counterparts of this instrument shall be deemed to be originals, but all such counterparts, when taken together, shall constitute one and the same agreement.

11. **Ratification and Confirmation**. Except as amended or modified pursuant to this Consent, Lessor, Lessee, and Sublessee hereby ratify and confirm all other terms, conditions, and provisions of the Primary Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Consent to Sublease as of the date first written above.

(Signature block)

LESSOR:
CITY OF LEESBURG,
a Florida municipal corporation

By: _____
, Mayor

ATTEST:

_____
, City Clerk

LESSEE:

Aerostat, Inc.

By: Mary Cochran
Print Name: Mary Cochran
Title: Pres.

MONTH-TO-MONTH RENTAL **AGREEMENT**

This lease agreement is made this 7-15-25 by and (between/among) Aerostar, Inc [Landlord] and Chris Curry, [and other Tenants,] collectively [Tenant]. Each Tenant is jointly and severally liable for the payment of rent to the landlord and performance of all other terms in this Agreement.

[PREMISES]

Landlord hereby leases the ~~premises~~ hangar space located at 6830 Airport Blvd. City of Leesburg, State of FL. 34788 [Premises] to Tenant.

[LEASE TERM]

The Lease will start on N/A of N/A, 20 25 and will continue as a month-to-month tenancy. To terminate tenancy, the Landlord or Tenant must give the other party a 10 day written notice of ease non-renewal.

'LEASE PAYMENTS]

The Tenant agrees to pay Landlord for the use of the Premises in the amount of $, payable in advance on the first day of each month, except when day falls on a legal holiday or weekend, in which case ent is due on the next business day. Rent will be paid to Landlord at Landlord's address provided herein (or to other places as directed by Landlord) by mail to N/A or in person, at N/A. andlord will accept check made payable to N/A or cashier's check made payable to N/A or payment by N/A to N/A

LATE FEE]

ent paid after the N/A day of each month will be considered as late; and if rent is not paid within days of such due date, Tenant agrees to pay a late fee of N/A per day for every day iat the rent is late.

NSUFFICIENT FUNDS]

nant agrees to pay a charge of N/A for each check given by Tenant to Landlord that is :urned to landlord for lack of sufficient funds.

ECURITY DEPOSIT]

on execution of this Lease, Tenant shall deposit the sum of N/A to be held by the ndlord as security deposit for reasonable repair of damages to, or cleaning of the Premises upon the piration or termination of this Lease, or other notable damages.

[USE OF PREMISES]

1. Tenant agrees that the Premises shall be used and occupied for no other purpose than as ~~dwelling~~ space and that the Premises shall be occupied only by Tenant and the following named adults _____ _____ and the following named children n/a _____ _____ and no other without first obtaining a written consent from the Landlord.

2. The tenant hereby agrees to be responsible for the following utilities and or services _____ n/a _____

3. The Tenant is responsible for the following maintenance and or repairs _____ oily floor _____

4. The tenant agrees not to keep any pets on the premises without priorly obtaining a written consent from the Landlord.

[ABANDONMENT AND RIGHT TO ENTER]

In any case that the Tenant abandons the Premises during the term of this Agreement, the Landlord has the right to enter the Premises by any means necessary without facing any liability and the Landlord may terminate this Agreement.

[AMENDMENTS]

The Landlord and Tenant agree that any amendments made to this Agreement must be in writing where they must be signed by both the Landlord and the Tenant. As such any amendment made by the parties will be applied to this Agreement.

[GOVERNING LAW]

This Agreement shall be governed by and construed in accordance with the laws of Florida _____

TENANT

Name Davis Curry

Signature _____

Date 7/15/25

Witness _____

Phone 352-223-0547

Address 7523 Frog Log Ln Leesburg FL 34748

Signature _____

Date 7/15/25

LANDLORD

Name Mary Cochran

Signature Mary Cochran

Date 7-15-25

Address 8830 Airport Blvd. Leesburg FL 34748

Witness _____

Phone 352-250-9445

Address _____

Signature _____ Date _____

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A LESSOR CONSENT TO SUBLEASE AGREEMENT BETWEEN THE CITY OF LEESBURG AND AEROSTAT, INC., FOR A SUBLEASE AGREEMENT BETWEEN AEROSTAT, INC. AND BRYCE BOCK; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA:

THAT the Mayor and City Clerk are hereby authorized to execute an agreement with Aerostat, Inc., whose address is 8830 Airport Boulevard, Leesburg, Florida 34788.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of January 2026.

_____
Mayor

ATTEST:

_____
City Clerk

LESSOR CONSENT TO SUBLEASE

THIS LESSOR CONSENT TO SUBLEASE ("Consent"), dated this 31 day of July 2025, is between the **CITY OF LEESBURG,** a Florida Municipal corporation ("Lessor") and, Aerostat, Inc, ("Lessee")

RECITALS:

THAT, Lessor and Lessee previously entered into a lease for real property owned by Lessor and located at 8830 Airport Blvd, in Leesburg, Florida 34788.

WHEREAS, Lessee and Sublessee entered into a Sublease (the "Sublease"), dated 7-31-25, pursuant to which Lessee subleased to Sublessee a portion of the Leased Premises consisting of Hanger Space; and

WHEREAS, the Primary Lease requires Lessor's consent to any sublease or assignment and Lessee has requested that Lessor consent to Lessee subletting the Subleased Premises to Sublessee pursuant to the Sublease; and

WHEREAS, Lessor desires to grant its express consent and permission to the Sublease, subject to the terms, conditions, and provisions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. **Incorporation of Recitals**. The foregoing recitals are true and correct and are expressly incorporated herein by this reference.

2. **Consent to Sublease and Sublease Term.** Subject to the terms and conditions hereof, Lessor hereby consents to the Sublease. ***A true and correct copy of the Sublease is attached hereto as Exhibit "A"***. The parties hereto acknowledge that the term of the Sublease expires on _____, unless sooner terminated. The parties acknowledge that any extension of the Sublease term is subject to further approval and consent of Lessor.

3. **Sublease Subject and Subordinate to Primary Lease**. The Sublease shall be subject and subordinate always to the Primary Lease. In the case of any conflict between the provisions of the Primary Lease and the provisions of the Sublease, the provisions of the Primary Lease shall govern.

4. **Lessee Not Released.** Neither the Sublease nor this Consent shall release or discharge the Lessee from any covenants, duties, agreements, or liabilities under the Primary Lease. Lessee shall remain liable and responsible for the full performance and observance of all the provisions, covenants, and conditions set forth in the Primary Lease on the part of Lessee to be

performed or observed. Any breach or violation of any provisions of the Primary Lease by Sublessee shall be deemed and shall constitute a default by Lessee.

5. **Consent Limited to Subletting.** This Consent shall be deemed to be limited solely to the subletting of the Subleased Premises by Lessee to Sublessee pursuant to the Sublease. Lessor expressly reserves all rights under the Primary Lease, including, but not limited to, the right to consent to or withhold consent with respect to any other matters in the Primary Lease, including, without limitation, any proposed alterations to the Leased Premises or the Subleased Premises or any further subletting either by Lessee or Sublessee.

6. **Indemnification.** In consideration for Lessor's consent to the Sublease, Sublessee shall indemnify, defend, save, and hold Lessor harmless from any against any and all claims, demand, liabilities, losses, damages, costs, and/or expenses arising out of or related to the Sublease and/or Sublessee's use, possession, or occupation of the Leased Premises or Subleased Premises. Lessee expressly agrees and acknowledges that its indemnification obligations under the Primary Lease shall also extend to any and all claims, demand, liabilities, losses, damages, costs, and/or expenses arising out of or related to the Sublease and/or Sublessee's use, possession, or occupation of the Leased Premises or Subleased Premises.

7. **Termination of Primary Lease.** If at any time prior to the expiration or termination of the Sublease the Primary Lease shall expire or terminate for any reason, the Sublease shall automatically and simultaneously terminate. Nothing herein is intended to alter the notice requirements applicable to Lessor under the Primary Lease. Under no circumstances shall Lessor be obligated to furnish notice of any default or termination to Sublessee.

8. **Governing Law**. This Consent shall be governed by and construed in accordance with the laws of the State of Florida. The venue for any and all actions arising out of or related to this consent shall lie exclusively in a court of competent jurisdiction in Lake County, Florida.

9. **Counterparts.** To facilitate execution, this instrument may be executed in any number of counterparts as may be convenient or necessary, and it shall not be necessary that the signatures of all parties be contained in any one counterpart hereof. Additionally, the parties hereto hereby covenant and agree that, for purposes of facilitating the execution of this instrument: (i) the signature pages taken from separate individually executed counterparts of this instrument may be combined to form multiple fully executed counterparts; and (ii) a facsimile signature shall be deemed to be an original signature for all purposes. All executed counterparts of this instrument shall be deemed to be originals, but all such counterparts, when taken together, shall constitute one and the same agreement.

11. **Ratification and Confirmation**. Except as amended or modified pursuant to this Consent, Lessor, Lessee, and Sublessee hereby ratify and confirm all other terms, conditions, and provisions of the Primary Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Consent to Sublease as of the date first written above.

(Signature block)

LESSOR:
CITY OF LEESBURG,
a Florida municipal corporation

By: _____
, Mayor

ATTEST:

_____
, City Clerk

LESSEE:

Aerostat, Inc.

By: Mary Cochran
Print Name: Mary Cochran
Title: Pres.

MONTH-TO-MONTH RENTAL **AGREEMENT**

This lease agreement is made this 7-15-25 by and (between/among) Aerostat, Inc [Landlord] and [illegible], [and other Tenants,] collectively [Tenant]. Each Tenant is jointly and severally liable for the payment of rent to the landlord and performance of all other terms in this Agreement.

[PREMISES]

Landlord hereby leases the ~~premises~~ Hanger Space located at 8830 Airport Blvd City of Leesburg, State of FL 34748 [Premises] to Tenant.

[LEASE TERM]

The Lease will start on N/A of N/A, 2025 and will continue as a month-to-month tenancy. To terminate tenancy, the Landlord or Tenant must give the other party a 10 day written notice of lease non-renewal.

[LEASE PAYMENTS]

The Tenant agrees to pay Landlord for the use of the Premises in the amount of $, payable in advance on the first day of each month, except when day falls on a legal holiday or weekend, in which case rent is due on the next business day. Rent will be paid to Landlord at Landlord's address provided herein (or to other places as directed by Landlord) by mail to N/A or in person, at N/A

Landlord will accept check made payable to N/A

or cashier's check made payable to N/A

or payment by N/A to N/A

[LATE FEE]

Rent paid after the N/A day of each month will be considered as late, and if rent is not paid within days of such due date, Tenant agrees to pay a late fee of N/A per day for every day that the rent is late.

[INSUFFICIENT FUNDS]

Tenant agrees to pay a charge of N/A for each check given by Tenant to Landlord that is returned to landlord for lack of sufficient funds.

[SECURITY DEPOSIT]

Upon execution of this Lease, Tenant shall deposit the sum of N/A to be held by the Landlord as security deposit for reasonable repair of damages to, or cleaning of the Premises upon the expiration or termination of this Lease, or other notable damages.

[USE OF PREMISES]

1. Tenant agrees that the Premises shall be used and occupied for no other purpose than as ~~dwelling~~ space and that the Premises shall be occupied only by Tenant and the following named adults None and the following named children n/a and no other without first obtaining a written consent from the Landlord.

2. The tenant hereby agrees to be responsible for the following utilities and or services n/a

3. The Tenant is responsible for the following maintenance and or repairs oily floor

4. The tenant agrees not to keep any pets on the premises without priorly obtaining a written consent from the Landlord.

[ABANDONMENT AND RIGHT TO ENTER]

In any case that the Tenant abandons the Premises during the term of this Agreement, the Landlord has the right to enter the Premises by any means necessary without facing any liability and the Landlord may terminate this Agreement.

[AMENDMENTS]

The Landlord and Tenant agree that any amendments made to this Agreement must be in writing where they must be signed by both the Landlord and the Tenant. As such any amendment made by the parties will be applied to this Agreement.

[GOVERNING LAW]

This Agreement shall be governed by and construed in accordance with the laws of Florida

TENANT

Name Brycie K. Bock
Signature
Date 12/6/2025
Witness
Phone 352-250-9415
Address 1110 Cedar Ave
Tavares, FL 32778
Signature Dora Wawrzyk
Date 7-15-25

LANDLORD

Name Mary Lachras
Signature
Date 7-15-25
Address 8830 Airport Blvd.
Leesburg FL 34748
Witness
Phone 352-250-9415
Address 1110 Cedar Ave
Signature Tavares, FL 32778 Date 7-15-25

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.C.5.

Meeting Date: January 26, 2026

From: Tracey Dean, (Airport Manager)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lessor Consent to Sublease Agreement between the City of Leesburg and TEEM Properties, LLC, for a sublease agreement between TEEM Properties, LLC and Plane Envy Aviation, LLC; and providing an effective date.

Staff Recommendation:
Staff recommends approval of the Lessor Consent to Sublease Agreement.

Analysis:
TEEM Properties, LLC, took ownership of the hangar located at 32746 Echo Drive, and was assigned the land lease by Resolution 11,053, dated March 28, 2022. TEEM Properties, LLC, wishes to obtain Lessors' consent to sublease, to sublet a portion of the hangar to Plane Envy Aviation, LLC. Lessee has already allowed Plane Envy Aviation, LLC to occupy space. If approved, this shall cure Lessee of the known default of lease.

Paragraph 23 of the Primary Lease provides: "This lease may not be assigned by Lessee, nor may Lessee sublet the premises, either in whole or part, without the prior written permission from Lessor, which may not be withheld unreasonably so long as no default exists hereunder, provided that no change in use is made and the assignment (sublease) will not violate any other agreements by Lessor. Lessor shall not be required to consent to any sublease or assignment whatsoever as long as any default by Lessee remains in existence."

Subleases ae subject and subordinate always to the Primary Lease. The allowable uses identified in the Primary Lease are: aircraft sales, maintenance, and storage. Plane Envy Aviation, LLC is utilizing space for business-owned aircraft(s). In the future, the subtenant hopes to start a Flying Club at LEE. If/when a flying club operation is requested, staff will make certain that the Club meets FAA Compliance Order 5190.6B, 10.6 & 10.7 Flying Clubs, dated November 22, 2021, or as amended.

The Airport Advisory Board reviewed the sublease at the January 8, 2026 meeting and unanimously recommended approval.

Procurement Analysis:
N/A

Options:

1. Approve the Lessor Consent to Sublease Agreement; or,
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

None

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A LESSOR CONSENT TO SUBLEASE AGREEMENT BETWEEN THE CITY OF LEESBURG AND TEEM PROPERTIES, LLC, FOR A SUBLEASE AGREEMENT BETWEEN TEEM PROPERTIES, LLC AND PLANE ENVY AVIATION, LLC; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA:

THAT the Mayor and City Clerk are hereby authorized to execute an agreement with TEEM Properties, LLC, whose address is 645 Krietemeyer Path, The Villages, Florida 32163.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of January 2026.

_____
Mayor

ATTEST:

_____
City Clerk

LESSOR CONSENT TO SUBLEASE

THIS LESSOR CONSENT TO SUBLEASE ("Consent"), dated this ____ day of _____ 2025, is between the **CITY OF LEESBURG,** a Florida Municipal corporation ("Lessor") and, Plane Envy Aviation LLC, ("Lessee")

RECITALS:

THAT, Lessor and Lessee previously entered into a lease for real property owned by Lessor and located at 32742 CR 470 Dr, in Leesburg, Florida 34788.

WHEREAS, Lessee and Sublessee entered into a Sublease (the "Sublease"), dated 10/2/25, pursuant to which Lessee subleased to Sublessee a portion of the Leased Premises consisting of Hanger Space; and

WHEREAS, the Primary Lease requires Lessor's consent to any sublease or assignment and Lessee has requested that Lessor consent to Lessee subletting the Subleased Premises to Sublessee pursuant to the Sublease; and

WHEREAS, Lessor desires to grant its express consent and permission to the Sublease, subject to the terms, conditions, and provisions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. **Incorporation of Recitals**. The foregoing recitals are true and correct and are expressly incorporated herein by this reference.

2. **Consent to Sublease and Sublease Term.** Subject to the terms and conditions hereof, Lessor hereby consents to the Sublease. ***A true and correct copy of the Sublease is attached hereto as Exhibit "A"***. The parties hereto acknowledge that the term of the Sublease expires on _____, unless sooner terminated. The parties acknowledge that any extension of the Sublease term is subject to further approval and consent of Lessor.

3. **Sublease Subject and Subordinate to Primary Lease**. The Sublease shall be subject and subordinate always to the Primary Lease. In the case of any conflict between the provisions of the Primary Lease and the provisions of the Sublease, the provisions of the Primary Lease shall govern.

4. **Lessee Not Released.** Neither the Sublease nor this Consent shall release or discharge the Lessee from any covenants, duties, agreements, or liabilities under the Primary Lease. Lessee shall remain liable and responsible for the full performance and observance of all the provisions, covenants, and conditions set forth in the Primary Lease on the part of Lessee to be

performed or observed. Any breach or violation of any provisions of the Primary Lease by Sublessee shall be deemed and shall constitute a default by Lessee.

5. **Consent Limited to Subletting.** This Consent shall be deemed to be limited solely to the subletting of the Subleased Premises by Lessee to Sublessee pursuant to the Sublease. Lessor expressly reserves all rights under the Primary Lease, including, but not limited to, the right to consent to or withhold consent with respect to any other matters in the Primary Lease, including, without limitation, any proposed alterations to the Leased Premises or the Subleased Premises or any further subletting either by Lessee or Sublessee.

6. **Indemnification.** In consideration for Lessor's consent to the Sublease, Sublessee shall indemnify, defend, save, and hold Lessor harmless from any against any and all claims, demand, liabilities, losses, damages, costs, and/or expenses arising out of or related to the Sublease and/or Sublessee's use, possession, or occupation of the Leased Premises or Subleased Premises. Lessee expressly agrees and acknowledges that its indemnification obligations under the Primary Lease shall also extend to any and all claims, demand, liabilities, losses, damages, costs, and/or expenses arising out of or related to the Sublease and/or Sublessee's use, possession, or occupation of the Leased Premises or Subleased Premises.

7. **Termination of Primary Lease.** If at any time prior to the expiration or termination of the Sublease the Primary Lease shall expire or terminate for any reason, the Sublease shall automatically and simultaneously terminate. Nothing herein is intended to alter the notice requirements applicable to Lessor under the Primary Lease. Under no circumstances shall Lessor be obligated to furnish notice of any default or termination to Sublessee.

8. **Governing Law**. This Consent shall be governed by and construed in accordance with the laws of the State of Florida. The venue for any and all actions arising out of or related to this consent shall lie exclusively in a court of competent jurisdiction in Lake County, Florida.

9. **Counterparts.** To facilitate execution, this instrument may be executed in any number of counterparts as may be convenient or necessary, and it shall not be necessary that the signatures of all parties be contained in any one counterpart hereof. Additionally, the parties hereto hereby covenant and agree that, for purposes of facilitating the execution of this instrument: (i) the signature pages taken from separate individually executed counterparts of this instrument may be combined to form multiple fully executed counterparts; and (ii) a facsimile signature shall be deemed to be an original signature for all purposes. All executed counterparts of this instrument shall be deemed to be originals, but all such counterparts, when taken together, shall constitute one and the same agreement.

11. **Ratification and Confirmation**. Except as amended or modified pursuant to this Consent, Lessor, Lessee, and Sublessee hereby ratify and confirm all other terms, conditions, and provisions of the Primary Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Consent to Sublease as of the date first written above.

(Signature block)

LESSOR:
CITY OF LEESBURG,
a Florida municipal corporation

By: _____
, Mayor

LESSEE:

TOTEM PROPERTIES, LLC.

By: _____
Print Name: MICHAEL BOUCHER
Title: SOLE MEMBER

ATTEST:

_____
, City Clerk

Sublease Agreement

Teem Properties, LLC agrees to Sub lease a portion of, or share the hangar that Teem Properties, LLC has the lease on at 32746 Echo Drive, Leesburg, FL, also known as Tropical Helicopter Hangar to Plane Envy Aviation, LLC

Plane Envy Aviation, LLC agrees to abide by and follow all terms of the lease between Leesburg City and Teem Properties, LLC.

Plane Envy Aviation, LLC understands and agrees Teem Properties, LLC is the main lease holder and therefore will comply with any and all requests of Teem Properties, LLC.

For this agreement Plane Envy Aviation, LLC will pay Teem Properties, LLC one dollar and OVC.

This agreement is controlled by Teem Properties, LLC and may be terminated by Teem Properties, LLC for any reason, with or without cause at any time with 30 days notice. The initial term shall be for 1 year from City approval date

Contact Information

Plane Envy, LLC

1761 Shiloh Lane

Winter Park, FL 32789

352-801-4278 and
516-425-4989

Email: jim@aero-venture.com
abernshteyn@gmail.com and

Teem Properties, LLC

645 Krietemeyer Path

The Villages, FL 32163

301-908-4747

Email: teamproperties@aol.com

Plane Envy Aviation, LLC

Irene Bernsateyn, Managing Member

Date: 10/02/2025

Teem Properties, LLC

by M. L. Baulsir

Date: 10/2/25

Sublease tenant information

James Goodspeed

Plane Envy Aviation, LLC

1761 Shiloh Lane

Winter Park, FL 32789

Hangar lease rates:

1 single engine airplane on floats

1 single engine airplane.

Tenant agrees to keep the hangar space clean and tidy.

Any and all activities shall be in agreement with the master lease terms from The City of Leesburg.

Lease rate shall be ~~$1,800.00 per month~~ plus ½ of all utility charges.

Renewal rate will be based on the current rate from "The City".

Signed: _____

Date: 10/03/2025

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.C.6.

Meeting Date: January 26, 2026

From: Al Minner, (City Manager)

Subject: Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Parking Area Improvement and use Agreement between the City of Leesburg and LifeStream Behavioral Center, Inc.; and providing an effective date.

Staff Recommendation:
Staff recommends approving the agreement as presented.

Analysis:

Procurement Analysis:
N/A

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A PARKING AREA IMPROVEMENT AND USE AGREEMENT BETWEEN THE CITY OF LEESBURG AND LIFESTREAM BEHAVIORAL CENTER, INC.; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA:

THAT the Mayor and City Clerk are hereby authorized to execute a Parking Area Improvement and use Agreement between the City of Leesburg and LifeStream Behavioral Center, Inc., whose address is Post Office Box 491000, Leesburg, Florida 34749.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of January 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Prepared by and return to:
William Grant Watson, Esq.
Stone & Gerken, P.A.
4850 N. Highway 19A
Mount Dora, FL 32757
352-357-0330

Parcel ID Number: 26-19-24-3300-000-02102

PARKING AREA IMPROVEMENT AND USE AGREEMENT

THIS PARKING AREA IMPROVEMENT AND USE AGREEMENT is hereby entered into this ___ day of _____, 2026, by and between THE CITY OF LEESBURG, FLORIDA, a Florida municipal corporation, 501 West Meadow Street, Leesburg, Florida 34748 (the "City"), and LIFESTREAM BEHAVIORAL CENTER, INC., a Florida not for profit corporation, Post Office Box 491000, Leesburg, Florida 34749 ("LifeStream").

WHEREAS, LifeStream is the owner of certain real property identified and described as follows (hereinafter referred to as the "Property"):

> The South 10 feet of the North 20 feet of Lot 21, Less the East 5 feet of said South 10 feet of the North20 feet of Lot 21, South of Main Street, according to the Official Plat of the City of Leesburg, Florida, recorded in Plat Book 2, Page 19, Public Records of Lake County, Florida;

WHEREAS, the property is improved with a paved parking area and is currently utilized by LifeStream for parking associated with its general operations; and

WHEREAS, the City desires to expand parking options for the City and public and LifeStream is agreeable to allowing use of the Property for such purposes subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and promises of the parties hereto, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the City and LifeStream hereby agree as follows:

1. **Recitals.** The foregoing recitals are hereby restated and are incorporated herein by reference.

2. **Parking Area Improvements**. The City shall, at the City's sole cost and expense install parking area and landscape improvements to the Properties with ALT KEY #1344387 and #1097231. Phase 1 of the project will consistent of the parking and landscape improvements being constructed by the City as depicted in the plans attached hereto marked Exhibit "A" (the "Phase 1 Parking Area Improvements").

Phase 2 of the project will consist of similar improvements being made on project with ALT KEY #1097231. Phase 2 of the project will only commence after Phase 1 is fully completed and operational. Life Stream will also be consulted by the City for input during the design of Phase 2.

The City will commence construction of the Phase 1 Parking Area Improvements upon execution of this Agreement by both parties and will reasonably coordinate construction with LifeStream in good faith. The City must commence construction on Phase 1 within eighteen (18) months of executing this Agreement or this Agreement shall be deemed terminated and null and void without further notice.

Life Stream recognizes that the project must be completed in 2 phases, as such construction of Phase 2 may or may not commence and has no bearing on the early termination clause of this paragraph.

The City will complete all Parking Area Improvements in a good and workmanlike manner in compliance with applicable laws and regulations and LifeStream hereby consents to the Parking Area Improvements. The City may propose additional improvements or modifications to the Parking Area Improvements during the use period subject to LifeStream's prior approval which shall not be unreasonably withheld, conditioned, or delayed. The City will ensure that no construction liens attach to the Property and/or will ensure prompt transfer of any such construction liens to an appropriate bond so that the Property remains free of any such construction lien claims.

3. **City's Right to Use**. LifeStream hereby grants the City and public the right to use the Parking Area Improvements for public parking during all days and hours except from 7:00 a.m. through 5:00 p.m. on Monday through Friday. The City's and public's right to use the Parking Area Improvements shall commence upon the City's completion of Phase 1 of the Parking Area Improvements and shall continue uninterrupted for a period of fifty (50) years from such completion date.

In consideration of LifeStream's important contributions to the Leesburg community, the City will donate fifteen thousand dollars ($15,000.00) annually to LifeStream. Such contribution will be paid on October 1st of every year during the life of this agreement, except during the first year where the City will make a fifteen-thousand-dollar ($15,000.00) contribution to LifeStream upon execution of this Agreement.

The City and public shall also have the right to use the Parking Area Improvements during BikeFest. During Bikefest only, the City and public will be permitted to use the parking improvements during Life Stream's working hours. The City and LifeStream will meet prior to Bikefest in order to mutually plan how to use the parking area improvements in order to minimize operational conflicts that may negatively impact LifeStream before and after BikeFest.

Should Bikefest discontinue and the City conducts a different special event, which is defined as an event which is reasonably expected to draw at least 500 people, the City will be permitted to use of the parking area after consultation with LifeStream. But the City will only be permitted to use the parking improvements for a special event one time per year.

4. **Maintenance, Repairs, and Patrolling**. The City, at its sole cost and expense, will maintain, repair, and make appropriate replacements of the Parking Area Improvements during the term of this Agreement. The City will also patrol the Parking Area Improvements and enforce the parking limitations set forth herein or as otherwise mutually agreed in writing between the parties hereto. LifeStream hereby grants the City and its employees, personnel and contractors the right to access, utilize the Parking Area and Parking Area Improvements for all such purposes.

5. **Insurance and Indemnification.** The City will indemnify, save, and hold LifeStream harmless from and against any and all claims, damages, and liabilities that arise out of or in connection with the City's or public's use, maintenance, or operation of the Parking Area Improvements during the term of this Agreement. Notwithstanding the foregoing, nothing contained in this Agreement or any instrument executed in connection herewith, shall be construed or interpreted as a waiver by the City of any right, privilege or immunity, whether in contract or tort, that the City may enjoy under the constitution and laws of the State of Florida, including the limitations of liability set forth in Section 768.28, Florida Statutes, as it now or may hereafter exist. The City will obtain up to $1,000,000 of liability coverage for bodily injury or property damage and will provide certificates of insurance.

6. **Default and Termination**. If either party is in breach of any provision of this Agreement, then the other party may send written notice specifying the nature of the default and providing thirty (30) days within which to cure the default. In the event the default cannot be reasonably cured within the thirty (30) day period but the party in default has taken good faith reasonable steps towards curing the default and continues diligent pursuit thereof, then the time period to cure the default shall be extended for such reasonable time necessary to cure the default. Otherwise, this Agreement Upon termination of this Agreement, the City and public will have no further rights to use the Parking Area and LifeStream shall assume full responsibility for the Parking Area, including, but not limited to, maintenance, repair, and replacement of the Parking Area Improvements.

7. **Assignment**. The City may not assign its rights or obligations hereunder without the prior written approval of LifeStream, which approval shall not be unreasonably withheld. LifeStream may assign its rights and obligations hereunder to any successor in interest to the Property without prior consent provided that such successor agrees in writing to be bound by all terms and conditions of this Agreement.

8. **Binding Agreement and Notices**. This Agreement is binding on the parties hereto and all successors, transferees, and assigns. Notices shall be sent to the parties at

the address listed on the first page hereof and will be deemed delivered upon being placed in the mail. The parties may change their notice address upon written notice to the other.

9. **Governing Law, Venue, and Attorney's Fees**. This Agreement shall be governed by and construed under the laws of the State of Florida without regard to conflict of law principles. Venue for any action arising out of or related to this Agreement shall lie exclusively in a court of competent jurisdiction in and for Lake County, Florida. In the event of any litigation arising out of or related to this Agreement, the prevailing party shall be entitled to collect costs and reasonable attorney's fees from the non-prevailing party, including all levels of appeal.

10. **No Waiver**. No delay or failure by either party to enforce any right or term of this Agreement shall be considered a waiver of that or any other right or term. A waiver or consent given by either party regarding any instance of a default by the other party shall be effective only with respect to that instance and shall not be construed as a bar or waiver with respect to that right or term on any other occasion.

11. **Severability**. In the event that any provision or a portion of any provision of this Agreement is declared unenforceable or invalid by any court or administrative body having competent jurisdiction, then such provision shall be construed and limited to the extent necessary to eliminate such invalid or unenforceable provision. All remaining provisions of this Agreement shall remain enforceable and in full force and effect.

12. **Entire Agreement and Modifications**. This Agreement constitutes the entire agreement between the parties with regard to settlement of this action and there are no other agreements of any kind between the parties with respect to the same. This Agreement may only be modified or amended by a written instrument executed by both parties.

13. **Recording**. The parties hereto agree that the City may record this Agreement or a short form memorandum of this Agreement in the Public Records of Lake County, Florida, for proving notice of this Agreement to third parties.

IN WITNESS WHEREOF, the City and LifeStream have caused this Agreement to be executed on the date indicated below.

THE CITY OF LEESBURG, FLORIDA, a Florida municipal corporation,

_____
Witness Name:
_____

Postal Address:_____

_____

By:_____
Allyson E. Berry Mayor

Date:_____

_____
Witness Name:
_____

Postal Address:_____

_____

Attest:_____

J. Andi Purvis, City Clerk

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization, this ____ day of _____, 2026 by Allyson E. Berry, as Mayor of the City of Leesburg, Florida, a Florida municipal corporation, who [_] is personally known or [_] has produced a driver's license as identification.

[Notary Seal]

_____
Notary Public

Printed
Name: _____

My Commission
Expires: _____

LIFESTREAM BEHAVIORAL CENTER, INC., a Florida not for profit corporation,

_____
Witness Name:
_____

Postal Address:_____

_____

By:_____
Rick Hankey, CEO

Date:_____

_____
Witness Name:
_____

Postal Address:_____

_____

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization, this ____ day of _____, 2026 by Rick Hankey, as CEO of LifeStream Behavioral Center, Inc., a Florida not for profit corporation, who [_] is personally known or [_] has produced a driver's license as identification.

[Notary Seal]

_____
Notary Public

Printed
Name: _____

My Commission
Expires: _____

EXHIBIT "A"
(Parking Area Improvements)

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.B.1.
Meeting Date:	January 26, 2026
From:	Dan Miller, (Planning and Zoning Director), Max Vanallen, (Senior Planner)
Subject:	An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 2.98 +/- acres from City of Leesburg SPUD (Small Planned Unit Development) to SPUD (Small Planned Unit Development) to allow for light industrial uses for a property generally located north of Casteen Road and west of South Street, lying in Section 28, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date**.** (Petralanda SPUD)

Staff Recommendation:
Planning and Zoning Staff and Planning Commission recommend approval of the request to rezone the subject property from City of Leesburg SPUD (Small Planned Unit Development) to SPUD (Small Planned Unit Development) to allow for light industrial uses.

Analysis:
The project site is approximately 2.98 +/- acres, and is generally located north of Casteen Road and west of South Street as shown on the attached maps. At this time, the property is developed with an existing single-family residence. The proposal will allow for light industrial uses, including office and storage. The existing land uses surrounding the property are House of Worship, Agriculture, Office, and Residential. City of Leesburg utilities are available nearby.

The Planning Commission held a public hearing on the application on December 18, 2025, and recommended approval.

Procurement Analysis:
N/A

Options:
1. Approve the proposed rezoning to SPUD (Small Planned Unit Development) or;
2. Other such action as the Commission may deem appropriate.

Fiscal Impact:
New development on this site will create a positive fiscal impact on the City of Leesburg, in the form of

impact and utility fees, plus ad valorem taxes.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 2.98 +/- ACRES FROM CITY OF LEESBURG SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO ALLOW FOR LIGHT INDUSTRIAL USES FOR A PROPERTY GENERALLY LOCATED NORTH OF CASTEEN ROAD AND WEST OF SOUTH STREET, LYING IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (PETRALANDA SPUD)

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

Section 1.

Based upon the petition of Bret Jones, PA (o/b/o, Petralanda Properties LLC, Petitioner) of the property hereinafter described, which petition has heretofore been approved by the City Commission of the City of Leesburg Florida, pursuant to the provisions of the Laws of Florida, the said property located in Lake County, Florida, is hereby rezoned from City of Leesburg SPUD (Small Planned Unit Development) to City of Leesburg SPUD (Small Planned Unit Development), to-wit:

(Legal Description)
(See Exhibit A)

Section 2.

This ordinance shall become effective upon its passage and adoption, according to law.

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the _____ day of _____ 2026.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

PETRALANDA
SPUD (SMALL PLANNED UNIT DEVELOPMENT AGREEMENT)
December 18, 2025

This Planned Unit Development Agreement for a SPUD (Small Planned Unit Development) zoning district is granted by the City of Leesburg Planning Commission, Lake County, Florida to **Bret Jones, PA, "Permittee", o/b/o Petralanda Properties LLC, 1533 Youngs Rd, Leesburg, FL 34748**, **Owner**, for the purposes described herein, and subject to the terms and conditions as set forth in this document, pursuant to authority contained in Chapter 25 "Zoning", Section 25-278 "Planned Unit Development" of the City of Leesburg Code of Ordinances, as amended.

BACKGROUND

The "Permittee" is requesting a Small Planned Unit Development (SPUD) zoning district to allow general light industrial uses, including office, outdoor storage, and a storage barn, consisting of approximately 2.98 +/- acres generally located north of Casteen Road and west of South Street, on a site within the City of Leesburg in accordance with their SPUD application and supplemental information.

PURPOSE

The purpose of this document is to provide appropriate zoning standards for a high-quality built environment through the application of flexible and diversified land development requirements, which shall be implemented in conjunction with a master site development plan and the City of Leesburg Code of Ordinances, therefore allowing for more efficient and optimal use of the subject property, and to increase the overall economic opportunity and employment base of Leesburg, Florida.

CONDITIONS

The following conditions shall apply to the development proposed herein. If any instance where the conditions of this document may conflict with the City of Leesburg Code of Ordinances, this document shall prevail as the determining requirement.

1. **PERMISSION** is hereby granted to **Bret Jones, PA, "Permittee", o/b/o Petralanda Properties LLC, 1533 Youngs Rd, Leesburg, FL 34748**, **Owner,** to construct, operate, and maintain a Small Planned Unit Development in and on real property in the City of Leesburg, in accordance with the requirements set forth herein. The property is more particularly described below.

2. **LEGAL DESCRIPTION**

   See attached **Exhibit B, Legal Description**.

3. LAND USE

The above-described property, containing approximately 2.98 +/- acres, shall be used for industrial/commercial development substantially consistent with the **Conceptual Plan, Exhibit C**, attached hereto, pursuant to City of Leesburg development codes and standards.

A. Permitted Uses

1. Single-family residence
2. Office uses
3. Outdoor storage of work vehicles and equipment
4. Warehousing, distribution, logistics, and e-commerce fulfillment (e.g., indoor storage, inventory management, etc.).
5. Light manufacturing, fabrication, and assembly of non-hazardous products (e.g., welding, building materials, clothing, machine parts, tools, etc.).
6. Contractor and trade offices/shops with associated indoor storage (e.g., plumbing, heating, electrical, etc.).
7. Business-to-business wholesale trade and accessory retail/showroom uses (e.g., woodworking, cabinetry, furniture, upholstery, janitorial, vehicle parts repair, etc., without daily customer foot traffic).
8. Printing, packaging, labeling, 3D printing, and related production services.
9. Technology services (e.g., data processing, server rooms, IT equipment handling, electronics configuration, testing, etc.).
10. Artisan, maker, and vocational trade uses.
11. Food and beverage production in enclosed buildings.
12. Indoor storage, including mini-warehouse or self-storage integrated within buildings.
13. Wholesale trade
14. Indoor recreation

B. Other Related Uses

Other uses, related to the primary use, may be included by written determination of the Planning & Zoning Director. Such uses shall be consistent with the intent and purpose of the zoning requirements set forth in this SPUD Agreement, and shall meet the parking standards as required herein. Parking availability and daily trips generated may limit the permitted uses.

C. Prohibited Uses

All uses not specifically permitted by Sections 3.A. are considered prohibited.

4. DEVELOPMENT STANDARDS

A. Lot development standards shall be those of the C-3 (Highway Commercial) zoning district, except as amended by these conditions, and may limit the permitted uses based on site plan requirements.

B. Building Setbacks (as measured from the property lines).

1. North: 25-feet
2. South: 30-feet
3. East: 15-feet
4. West: 15-feet minimum, 25-feet average from the wetland jurisdictional boundary, or as permitted by the St. Johns River Water Management District.
5. Perimeter property boundary: See Section 9, Open Space, Landscaping & Buffer Requirements
6. Accessory structures shall have a minimum rear and side setback of ten (10) feet, and shall not occupy more than 15% of the required rear yard.

C. Open Space

1. A minimum of thirty-five (35) percent of the site shall be developed as open space, including retention areas, buffer and landscaped areas. Parking areas and vehicle access areas shall not be considered in calculating open space.

D. Height

1. Maximum building height shall not exceed two (2) stories with a maximum height of 35-feet except for additional height approved by staff for roof, elevators, air conditioning units, etc., as approved through the Development Review process.

E. Maximum allowed Impervious Surface Ratio (ISR) of **65%.**

F. All structure heights shall be measured from the first floor, finished floor elevation on the site.

G. Easements:

1. As part of the development process, easements shall be provided as required by the City of Leesburg and other utility providers, including but not limited to water, wastewater, natural gas, electric, fiber, cable, and communications, for installation and maintenance of utilities.

H. Final lot sizes and setbacks may be adjusted by Staff during the site plan review process to meet the intent of this SPUD (Small Planned Unit Development).

I. Areas of property not occupied by structures, displays or paving shall be landscaped and maintained in accordance with City of Leesburg Code of Ordinances, as amended.

5. ACCESS AND CIRCULATION

A. Site Access

1. Access to the site shall be provided by an access point from the existing contiguous paved roads adjacent to the property. Final determination of the direction of traffic movement into and out of all permitted access points shall be determined through the traffic/transportation study review process as

required by the City's site plan review process, including review by Lake County Public Works and/or Florida Department of Transportation.

B. Pedestrian Access

1. Sidewalks shall be installed along Casteen Road per the City of Leesburg codes and specifications.

6. PARKING

A. General

1. The permittee shall have off-street parking spaces within all areas of the property per an approved site plan pursuant to the City of Leesburg Code of Ordinances. All development shall include the required number of handicapped parking spaces.

2. The location and design of the proposed parking areas will be reviewed during the site plan review process to provide for adequate parking, which may limit the permitted uses of the site.

B. Industrial

1. Parking lot landscape islands shall be at a total ratio of two hundred (200) square feet per one hundred fifty (150) linear feet of parking or one (1) every fifteen (15) spaces. All parking areas shall terminate with a minimum of one hundred (150) square feet of landscaping area. Parking lot landscaping shall consist of one (1) ornamental tree and five (5) shrubs per two hundred (200) square feet of required landscaping.

7. ARCHITECTURAL STANDARDS

A. Mechanical units and roof equipment should be screened from view with parapet or other screening method so that the equipment is not seen from the public-right-of way or residential property.

B. With the exception of building height and setbacks, spatial requirements set forth herein for non-residential structures shall be deemed satisfied provided as-built measurements do not deviate from such requirement by more than five (5) percent.

C. The Permittee shall utilize "Dark Sky" lighting principles when selecting lighting fixtures for all street lighting. Such lighting shall achieve the overall effect of containing and shielding excessive light pollution from adjacent properties. Appropriate designs are shown on as **Exhibit D**, attached hereto.

D. Other similar design variations meeting the intent of this section may be approved by the Planning and Zoning Director or designee.

8. SIGNAGE

A. Ground signs

1. All ground signage for the property shall be monument style signs with design and architectural style consistent with the overall development, and consistent with the requirements of the sign regulations of the City of Leesburg.

B. Alternative Designs.

1. Alternative designs for the ground enclosure support and bases of a monument sign may be approved by the Planning and Zoning Director where the architectural style would be in keeping with the intent of these sign regulations.

C. Landscaping for ground signs

1. Landscaping around all monument signs shall comply with the standards and requirements of the sign regulations of the City of Leesburg Code of Ordinances, as amended.

D. Wall signs

1. All wall signage for the property shall be designed and constructed to comply with the standards and requirements of the sign regulations of the City of Leesburg Code of Ordinances, as amended.

9. OPEN SPACE, LANDSCAPING & BUFFER REQUIREMENTS

A. Open space may consist of buffers, wetlands, and retention areas.

B. Required Perimeter Landscape Buffers:

1. North – 10'
2. South – 10'
3. East – 10'
4. West – 15' minimum, 25' average, or as permitted by the St. Johns River Water Management District.

C. Landscape buffers are to consist of natural existing landscaping where possible.

D. A master landscape plan shall be submitted for review by City staff for all landscaping, buffer and boundary areas, parking lots, access roads, entry ways and new construction. This plan shall be reviewed for consistency with this SPUD document and the Conceptual Site Plan **(Exhibit C)**, attached hereto, and City of Leesburg landscape code requirements.

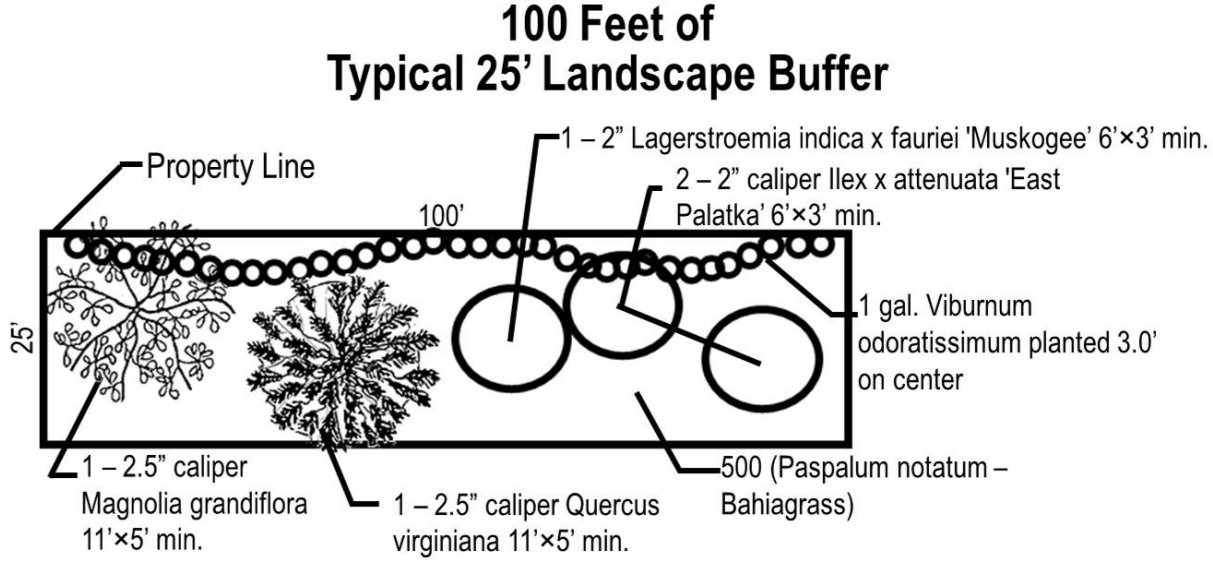
E. All other landscaping and buffering shall be in accordance with regulations contained within the City of Leesburg Code of Ordinances, Section 25-336, *Landscaping requirements for industrial district*, and at a minimum shall contain the following plantings as noted in Figures A and B below.

F. Wherever a residential district or use abuts the subject property, an opaque screen is required on the subject property to conceal the development from the adjacent residential property, at a minimum of six (6) feet, and no more than eight (8) feet in height. A wall or opaque fence shall be considered to meet this requirement. No such wall or fence shall be required in the front yard of the subject property adjacent to Casteen Road.

Figure A

Canopy Trees (per 100 l.f.)	2 per 100 linear ft
Tree CAL/Height	2" cal, 12' overall height
Optional Ornamental Trees (per 100 l.f.)	3 per 100 linear ft
Tree CAL/Height	2" cal, 7' overall height
Shrub Screen (per 100 l.f.)	
Square Ft. of Shrubs	(33) 3 gal plants, 18"—24" minimum at installation (depending on species); hedges to be 36"—42" high by thirty-six (36) inches wide hedge or continuous landscape screen with a ninety (90) percent opacity within one (1) year of planting
Container size	3 gal

Figure B



Buffer detail is to illustrate plant material quality and specification only.
Actual plant material placement may vary.
Landscape buffer irrigated with automatic system.

H. Variations to the landscape and buffering requirements of the code may be approved by the Planning and Zoning Director or designee, to the extent that the overall intent of the SPUD and the Landscaping Code are maintained, including

consideration of existing fencing on adjacent properties and existing natural vegetative buffers.

I. The surveying of trees on the property shall be conducted as follows:

1. All specimen, heritage and historic trees shall be surveyed. Staff will review the tree survey and such trees shall be saved where possible during the site plan review process. This may include amending the site plan to save specimen, heritage and historic trees.

2. Site areas that are to preserve existing trees do not need to be included in the survey unless the trees are to be used in preservation/replacement requirements.

3. The tree survey shall be completed by a licensed surveyor.

10. UTILITIES

A. Prior to receiving final development approval, the Permittee shall submit a stormwater management plan and utility plan acceptable to the City of Leesburg. Water, wastewater and natural gas services will be provided by the City of Leesburg. Prior to any clearing, grubbing, or disturbance of natural vegetation in any phase of the development, the Permittee shall provide:

1. A detailed site plan that indicates all the provisions for electric, water, sewer, and/or natural gas in accordance with the City of Leesburg Land Development Codes.

2. Developer shall bear all responsibility, financial and otherwise, for the construction and installation of all utility infrastructure and other improvements related to the use and development of the property, consistent with the typical pioneering agreement approved on new home projects in the city, including such off-site improvements required by the City and all other appropriate government agencies. All such requirements shall be constructed to the applicable specifications imposed by the ordinances and regulations of the City in effect at the time of construction.

3. The City of Leesburg intends to service the property with water and wastewater services at this time. At the time of connection, all regulations in place at the time of the request shall be required, including but not limited to impact fees, connection and utility service deposit charges. The cost of supplying water and wastewater lines and other necessary infrastructure such as lift stations to the development shall be the responsibility of the applicant.

11. STORMWATER/DRAINAGE MANAGEMENT

A. All drainage shall be designed and constructed in a manner to meet all State of Florida and City of Leesburg codes, including the requirement that all stormwater runoff is contained within the boundaries of the properties, and does not create a detriment to surrounding properties. Prior to receiving final development approval,

the Permittee shall submit a stormwater management plan and utility plan acceptable to the City of Leesburg. Prior to any clearing, grubbing, or disturbance of natural vegetation in any phase of the development, the Permittee shall provide:

1. A detailed site plan that demonstrates no direct discharge of stormwater runoff generated by the development into any wetlands or onto adjacent properties.

2. A stormwater management system designed and implemented to meet all applicable St. Johns River Water Management District and City of Leesburg requirements.

3. The property owner(s) shall be responsible for the maintenance of the stormwater management system. Should the property be platted in the future, an appropriate legal entity shall be responsible for the maintenance of the stormwater management system. A property owners', management company, or similar association shall be considered an acceptable maintenance entity.

4. The existing 100-year flood plain on the property shall be shown on all plans and lots.

5. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and /or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.

6. A copy of the Management and Storage of Surface Waters permit obtained from St. Johns River Water Management District shall be provided to the City during the site plan review process.

7. Should the Permittee desire to dedicate the proposed project's stormwater management system to the City of Leesburg; the City, at its discretion, may accept or not accept the stormwater management system.

    a. Prior to acceptance, the Permittee shall demonstrate to the City the stormwater management system is in a suitable condition and meets City of Leesburg and St. Johns River Water Management District requirements.

    b. As a condition of accepting the system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project.

12. WETLANDS, FLOOD ZONES & WILDLIFE

A. All wetlands on the project site shall be identified by a jurisdictional wetland boundary line, and the location and extent of each wetland shall be determined by the Department of Environmental Protection, St. Johns River Water Management District and/or U.S. Army Corp of Engineers. Each wetland shall be placed on a suitable map, signed and sealed by a surveyor registered to practice in Florida and shall be submitted as part of the site plan application process.

B. To the extent practicable, wetlands shall be placed in a conservation easement, which shall run in favor of, and be enforceable by, the St. Johns River Water Management District or another legal entity such as a property owner's association. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. Wetlands shall not be included as a part of any platted lot, other than a lot platted as a common area, which shall be dedicated to the St. Johns River Water Management District or another legal entity such as a property owner(s) association for ownership and maintenance.

C. Buildings or structures shall meet the requirements per St. Johns River Water Management District for any wetland jurisdictional boundary.

D. Wetlands shall have an average upland buffer of 25 feet, with a minimum of 15 feet or the upland buffer established by St. Johns River Water Management District and/or U.S. Army Corp of Engineers; whichever is more restrictive. All upland buffers shall be naturally vegetated and upland buffers that are devoid of natural vegetation shall be re-planted with native vegetation or as required by St. Johns River Water Management District and/or U.S. Army Corp of Engineers.

E. Land uses allowed within the upland buffers for wetlands are limited to stormwater facilities as permitted by St. Johns River Water Management District.

F. If wetland alteration is permitted by St. Johns River Water Management District and/or U.S. Army Corp of Engineers, wetland mitigation shall be required in accordance with permit approvals from St. Johns River Water Management District or U.S. Army Corp of Engineers, whichever is more restrictive.

G. A wildlife management plan for the project site shall be prepared based on the results of an environmental assessment of the site and any environmental permit required from applicable governmental agencies. The wildlife management plan shall be submitted to the City as part of the site plan application process.

H. A map indicating the location of the 100-year flood plain.

I. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and/or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.

J. Through the Site Plan Review process, the developer shall coordinate with the City of Leesburg, Lake County and all impacted government agencies regarding elevation determinations, compensatory storage and overall design of the subdivision within and near flood hazard boundary areas, to ensure compliance with all regulations.

13. TRANSPORTATION IMPROVEMENTS

A. Traffic/Transportation Study

1. Traffic/transportation studies shall be submitted for new developments/phases during the site plan review process, for review and determination of any access improvements as required by FDOT, Lake County, the Lake-Sumter MPO or the City of Leesburg. Any required improvements will be the responsibility of the Permittee.

B. Approvals for Improvements

1. All transportation improvements shall be contingent upon site plan approval by City of Leesburg staff during development review/permit application. Said approval shall also be contingent upon review and approval by the Lake-Sumter MPO, Lake County and the Florida Department of Transportation where required.

2. Improvements required may include, but are not limited to, traffic signals, turn lanes, acceleration/deceleration lanes, etc.

C. Roadway Improvements

1. Any offsite improvements required by FDOT, Lake County, Lake-Sumter MPO and the City of Leesburg shall be based on a current traffic analysis, shall be the developer's responsibility and shall be reviewed by City staff during the site plan review process. Approval of all necessary permits and improvements as required by the City of Leesburg, the Lake-Sumter MPO, Lake County and FDOT shall include any needed right-of-way, signalization and improvements required to support the development.

D. Internal Circulation

1. Drives and accesses shall be constructed within the interior of the development such that continuous vehicular assess is available among and between all structures within the development.

14. IRRIGATION & WATER USAGE

A. All landscaped areas shall be irrigated and designed to meet Section 25-327, Waterwise and Florida Friendly Landscaping, City of Leesburg Code of Ordinances.

B. The use of St. Augustine grass, or other varieties of grass which require significant amounts of water are prohibited. The use of Bahia, Bermuda, Zoysia or other grasses which are more drought tolerant are permitted.

15. MAINTENANCE

A. With the exception of any public utilities, maintenance of all site improvements, including but not limited to roadways, drives, internal sidewalks, landscaping and drainage shall be the responsibility of the property owner. A property owner's association shall serve as an appropriate entity for all common properties within the development.

16. DEVELOPMENT PHASING & IMPLEMENTATION

A. The proposed project may be constructed in phases in accordance with the Planned Unit Development Conditions and Conceptual Plan. Changes to the development conditions or conceptual plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Development review process, City of Leesburg Code of Ordinances.

B. As part of the overall development review process, if the project is constructed in phases, the plat of the lots for each approved phase shall contain only portions of the development approved under the Site Plan Review Process, i.e. each phase platted shall match each phase submitted for site plan review.

C. Upon approval of this SPUD by the City Commission, a development permit or building permit application must be submitted with the City for work related to one or more phases of the SPUD within four (4) years of this approval becoming final with no appeal pending or the SPUD will automatically expire, unless otherwise lawfully extended by the City or Section 252.363, Florida Statutes. In the event the PUD expires, the Property shall be governed by the zoning regulations applicable to the RE-1 (Estate Density Residential) zoning district.

17. MISCELLANEOUS CONDITIONS

A. The uses of the proposed project shall only be those uses identified in the approved Small Planned Unit Development Agreement. Any other proposed use must be specifically authorized in accordance with the Planned Development amendment process.

B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner without first submitting the necessary plans and obtaining appropriate approvals in accordance with the City of Leesburg Codes.

C. Construction and operation of the proposed use(s) shall at all times comply with the Small Planned Unit Development Agreement set forth herein, and with all City and other governmental agencies rules and regulations.

D. The transfer of ownership or lease of any or all of the property described in these SPUD Agreement of Approval shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the Planned Unit Development established and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures as described in the City of Leesburg Land Development Code, as amended.

E. This SPUD Agreement shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition as set forth herein.

18. LEVELS OF SERVICE

A. Levels of Service

1. As submitted, the development resulting from the proposed zoning change may result in demands on public facilities which would exceed the current capacity of some public facilities, such as, but not limited to water, wastewater, roads, drainage, and solid water. No final development order (site plan and building permits) shall be granted for proposed development until there is a finding that all public facilities and services required for the development have sufficient capacity at or above the adopted level of service (LOS) to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted LOS will be in place concurrent with the impacts of the development.

B. Utilities

1. Projected Capacities

a. The City's utility planning efforts draw upon phasing, capacity and service requirements, based upon information provided by the applicant. The City develops its plans consistent with sound engineering principles, prudent fiscal practices and due regard for regulatory compliance.

C. If the development requires construction of new distribution or collection lines, or other infrastructure needed to develop the subdivision, the developer will be required to construct such facilities to provide service. The developer will bear the cost of design, permitting and construction. Any such facilities must be constructed in a fashion consistent with the City's master plans and to the City standards and specifications.

D. Commitment of Capacity

1. There are no previous commitments of any existing or planned excess capacity for this property.

E. Ability to Provide Services

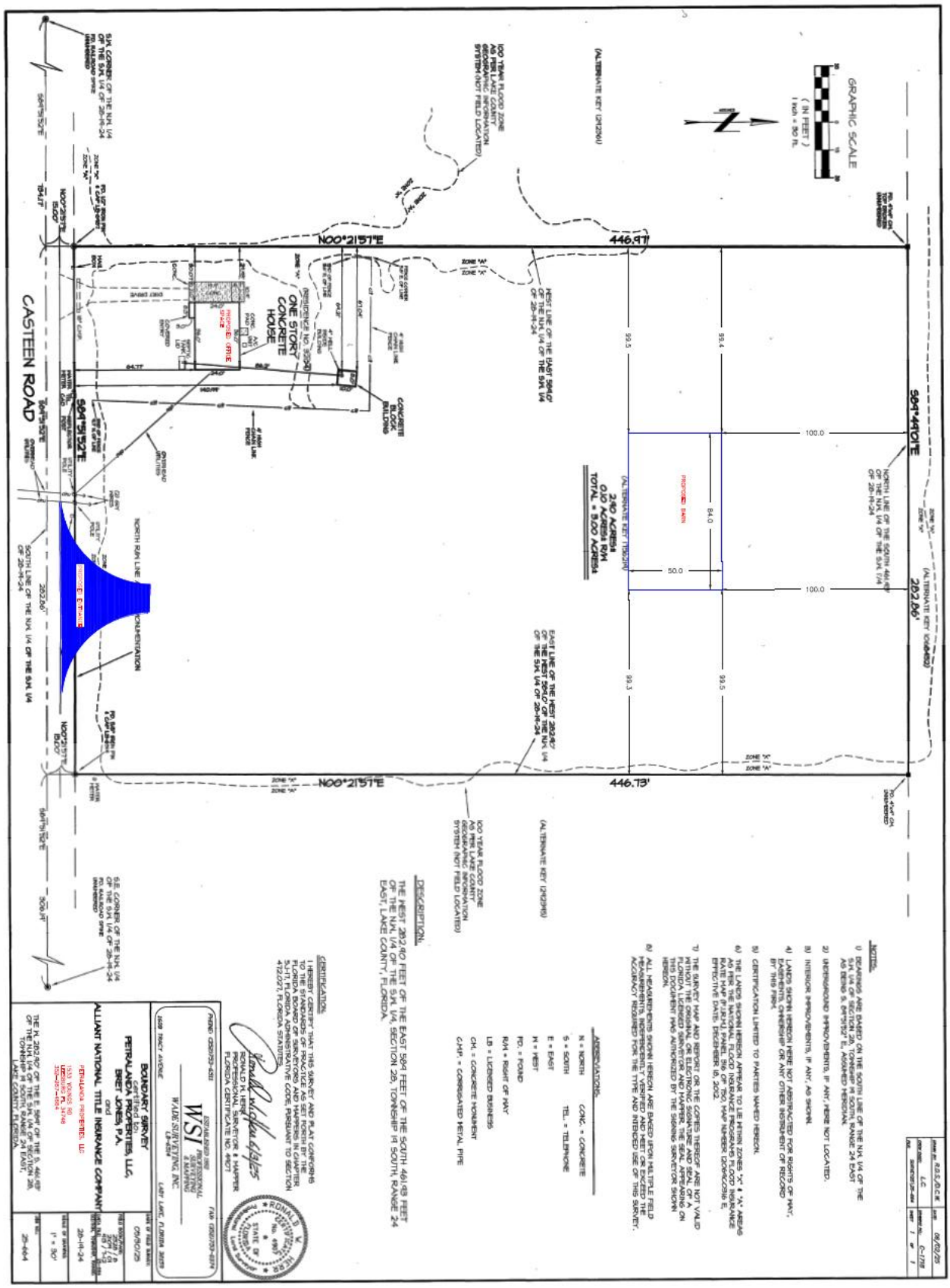
1. At this time, the City intends to provide water, wastewater and reclaimed water services within its service area for the foreseeable future.

2. Future development within the City of Leesburg utility service areas may impact the provision of utility services.

EXHIBIT B **LEGAL DESCRIPTION**

THE WEST 282.90 FEET OF THE EAST 589 FEET OF THE SOUTH 461.93 FEET OF THE NW 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

EXHIBIT C **CONCEPTUAL SITE PLAN**



Examples of Acceptable / Unacceptable Lighting Fixtures

Legal Description

THE WEST 282.90 FEET OF THE EAST 589 FEET OF THE SOUTH 461.93 FEET OF THE NW 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

Extended Aerial

Planning & Zoning Department

N

0 113 225 Feet

SPUD-25-751
3204 Casteen Rd, Leesburg, FL 34748
Alternate Key(s): 1756219
Section 28 Township 19 South, Range 24 East
November 24, 2025

Aerial

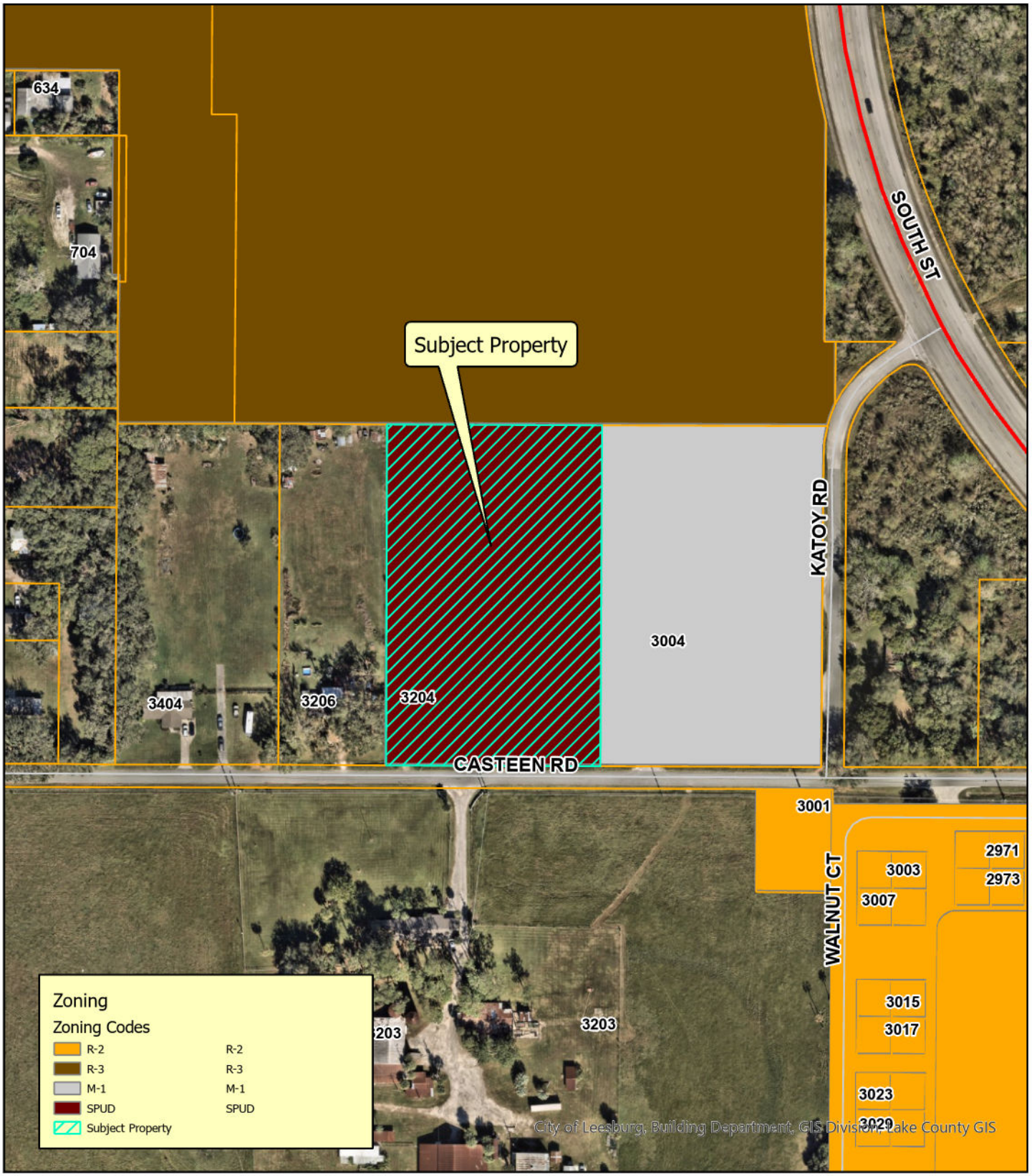
Planning & Zoning Department

N

0 75 150 Feet

SPUD-25-751
3204 Casteen Rd, Leesburg, FL 34748
Alternate Key(s): 1756219
Section 28 Township 19 South, Range 24 East
November 24, 2025

Zoning



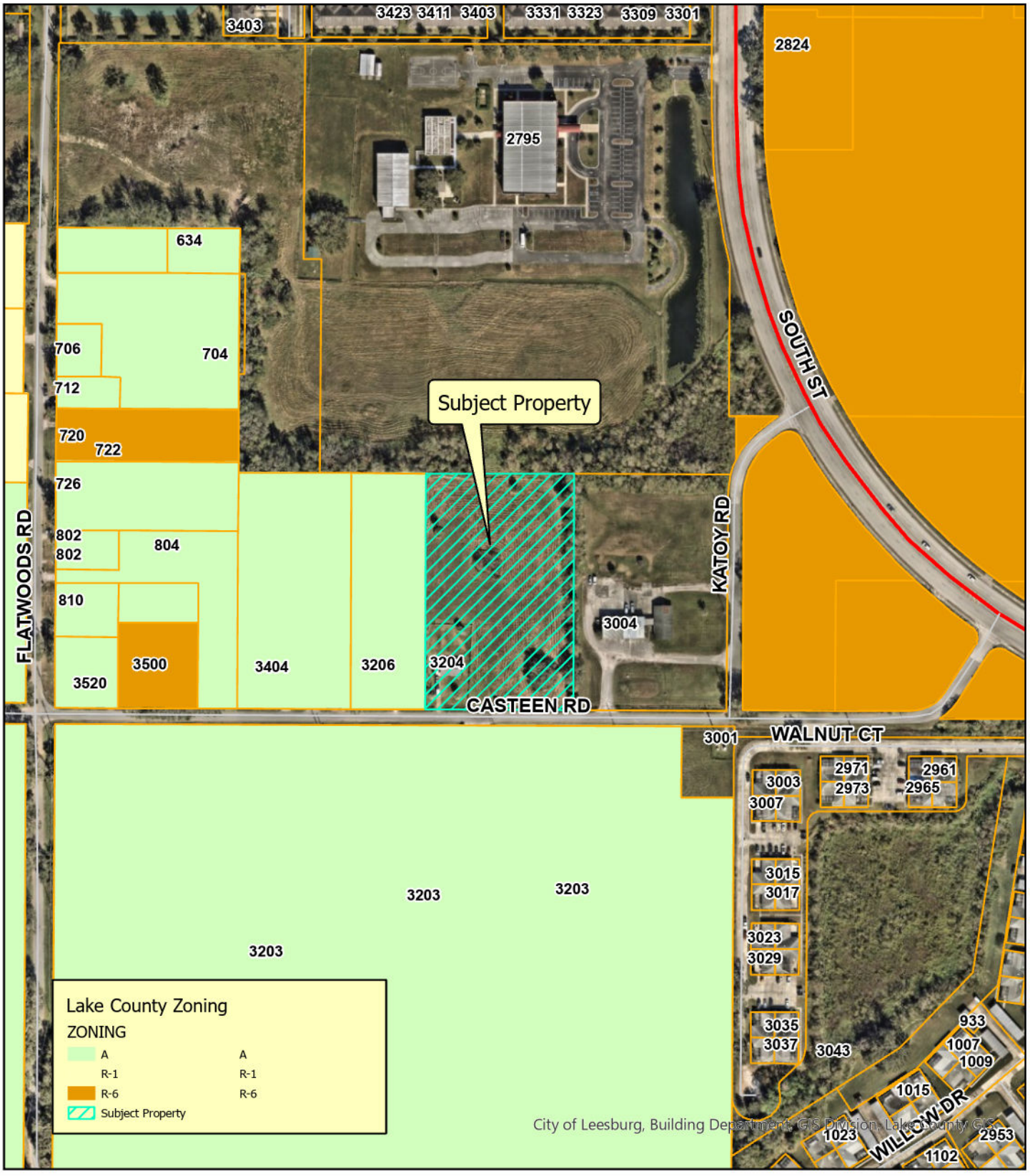
Planning & Zoning Department

N

0 75 150 Feet

SPUD-25-751
3204 Casteen Rd, Leesburg, FL 34748
Alternate Key(s): 1756219
Section 28 Township 19 South, Range 24 East
November 24, 2025

Lake County Zoning



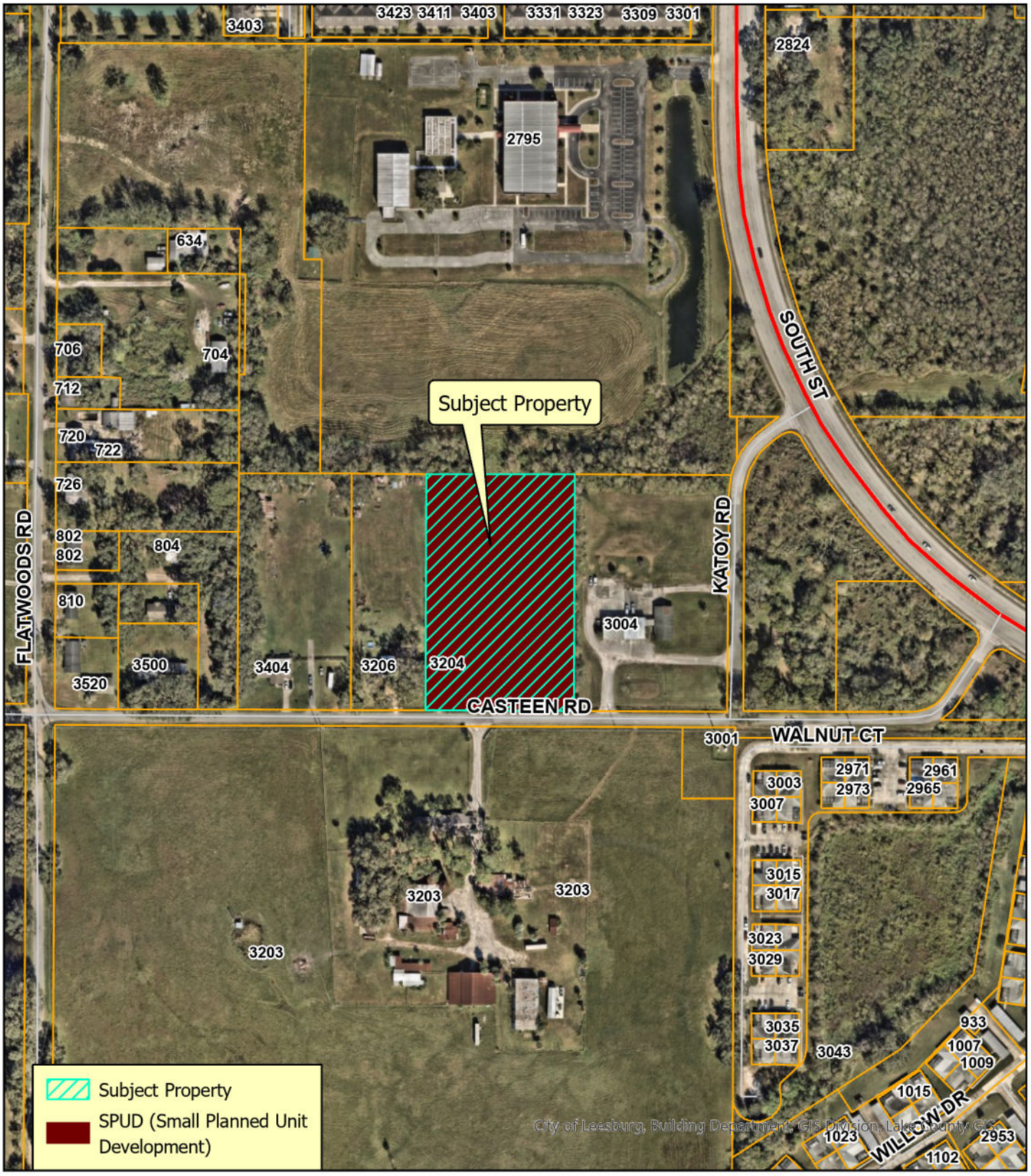
Planning & Zoning Department

N

0 113 225 Feet

SPUD-25-751
3204 Casteen Rd, Leesburg, FL 34748
Alternate Key(s): 1756219
Section 28 Township 19 South, Range 24 East
November 24, 2025

Proposed Zoning



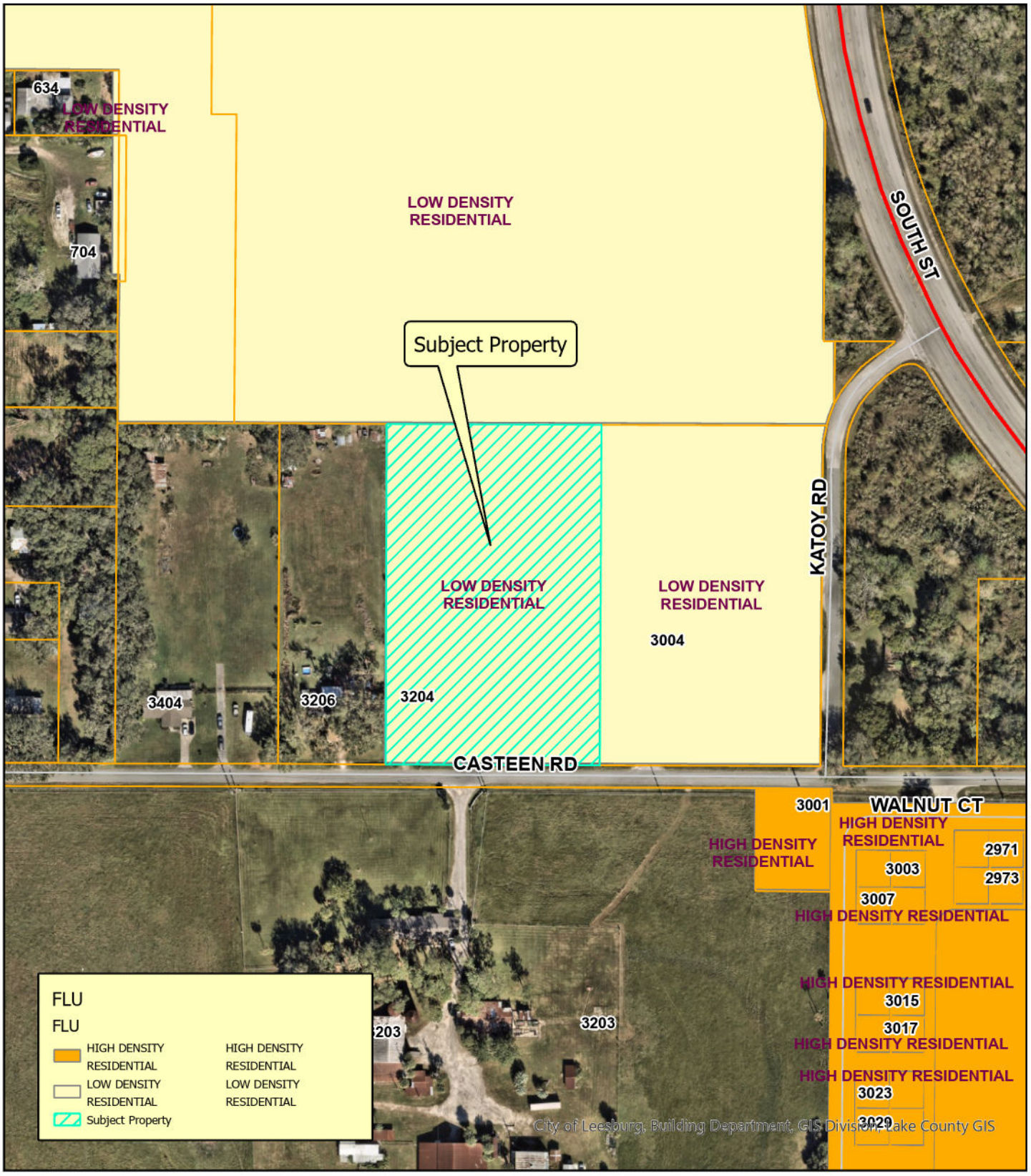
Planning & Zoning Department

N

0 113 225 Feet

SPUD-25-751
3204 Casteen Rd, Leesburg, FL 34748
Alternate Key(s): 1756219
Section 28 Township 19 South, Range 24 East
November 24, 2025

Future Land Use



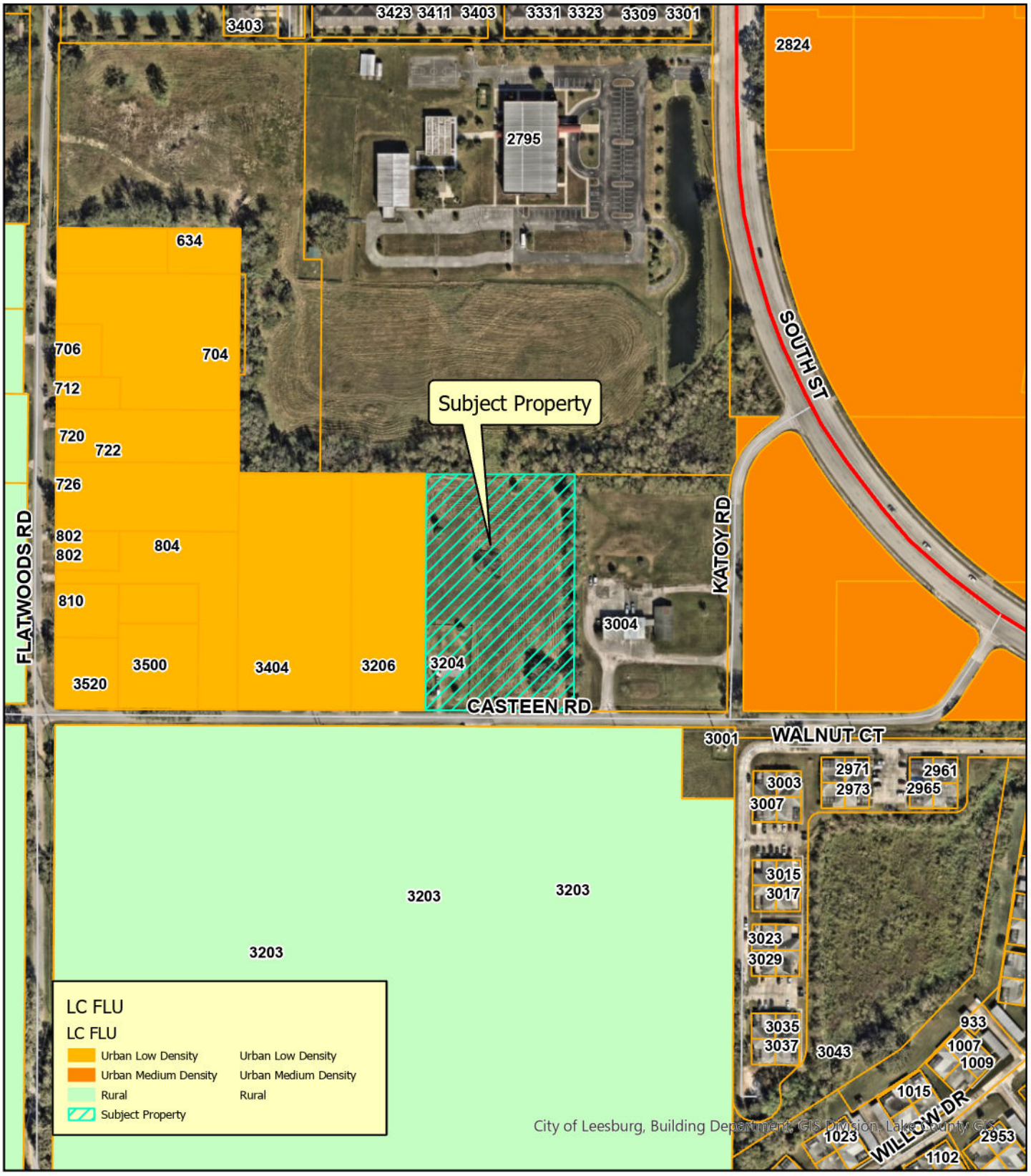
Planning & Zoning Department

N

0 75 150 Feet

SPUD-25-751
3204 Casteen Rd, Leesburg, FL 34748
Alternate Key(s): 1756219
Section 28 Township 19 South, Range 24 East
November 24, 2025

Lake County Future Land Use



Planning & Zoning Department

N

0 113 225 Feet

SPUD-25-751
3204 Casteen Rd, Leesburg, FL 34748
Alternate Key(s): 1756219
Section 28 Township 19 South, Range 24 East
November 24, 2025

Surrounding Land Uses

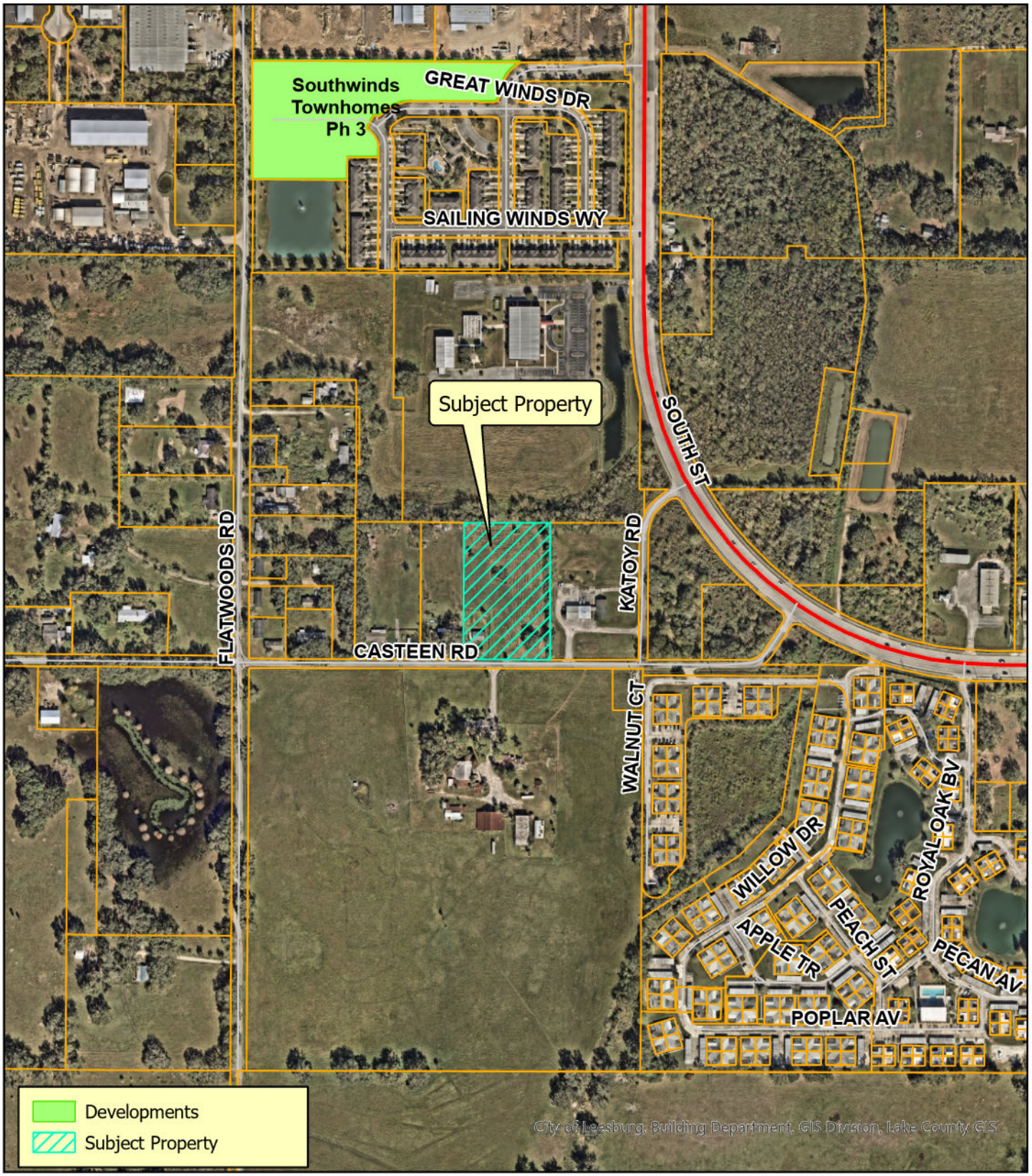
Planning & Zoning Department

N

0 135 270 Feet

SPUD-25-751
3204 Casteen Rd, Leesburg, FL 34748
Alternate Key(s): 1756219
Section 28 Township 19 South, Range 24 East
November 24, 2025

Developments



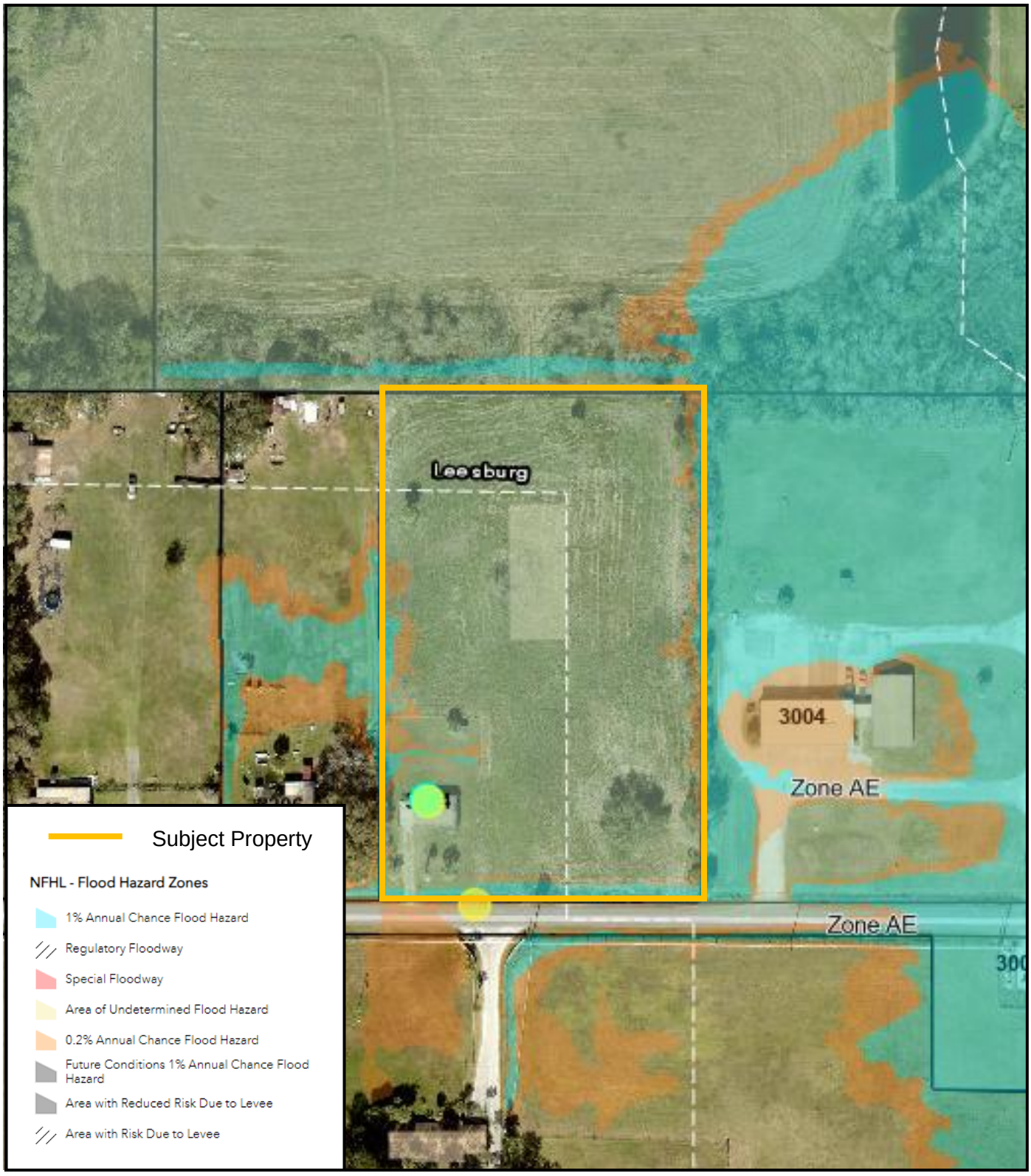
Planning & Zoning Department

N

0 195 390 Feet

SPUD-25-751
3204 Casteen Rd, Leesburg, FL 34748
Alternate Key(s): 1756219
Section 28 Township 19 South, Range 24 East
November 24, 2025

Flood Zone



Planning & Zoning Department

N
W E
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0 10 20 30 40
Feet

SPUD-25-751
3204 Casteen Rd, Leesburg, FL 34748
Alternate Key(s): 1756219
Section 28 Township 19 South, Range 24 East
November 24, 2025

Wetlands

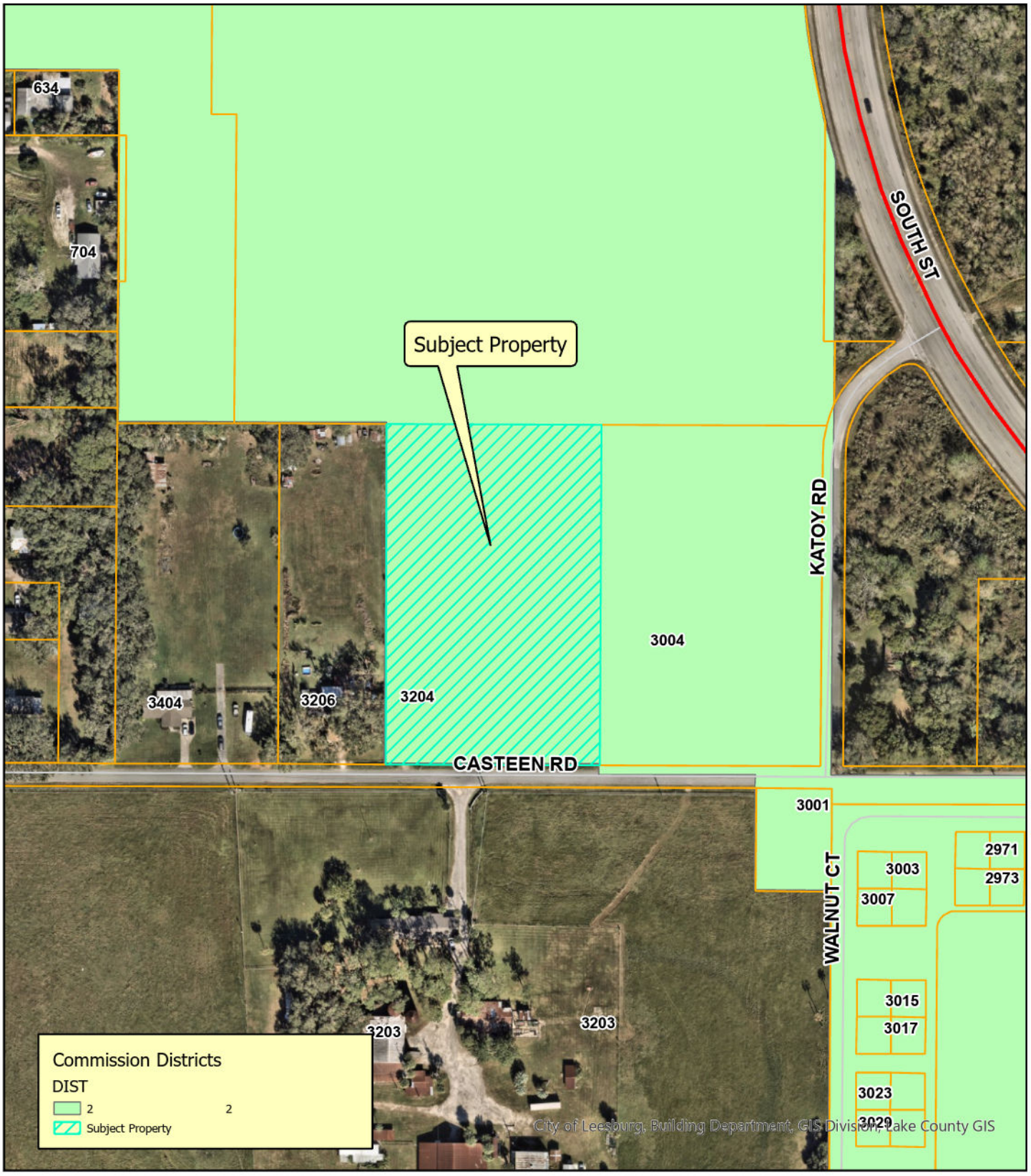
Planning & Zoning Department

N

0 75 150 Feet

SPUD-25-751
3204 Casteen Rd, Leesburg, FL 34748
Alternate Key(s): 1756219
Section 28 Township 19 South, Range 24 East
November 24, 2025

Commission District



Planning & Zoning Department

N

0 75 150 Feet

SPUD-25-751
3204 Casteen Rd, Leesburg, FL 34748
Alternate Key(s): 1756219
Section 28 Township 19 South, Range 24 East
November 24, 2025

CITY OF LEESBURG PLANNING & ZONING DEPARTMENT
DEPARTMENTAL REVIEW SUMMARY

DATE: December 18, 2025
OWNER: Petralanda Properties LLC
PETITIONER: Bret Jones, PA
PROJECT: Petralanda SPUD
REQUEST: Rezoning to SPUD for light industrial uses, including office and outdoor storage.
CASE NO.: SPUD-25-751

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 12/15/2025.

FIRE

NFPA 1710 Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments, 2020 Edition. The subject property referenced in Case Number SPUD-25-751 is outside the recommended four-minute response time for initial responding fire apparatus.

4.1 Fire Department Organizational Statement.

4.1.2.1

The fire department shall establish the following performance objectives for the first-due response zones that are identified by the AHJ:

(1) Alarm handling time completion in accordance with 4.1.2.3
(2) 80 seconds turnout time for fire and special operations response and 60 seconds turnout time for EMS response
(3)* 240 seconds or less travel time for the arrival of the first engine company at a fire suppression incident
(4) 360 seconds or less travel time for the arrival of the second company with a minimum staffing of 4 personnel at a fire suppression incident
(5) For other than high-rise, 480 seconds or less travel time for the deployment of an initial full alarm assignment at a fire suppression incident
(6) For high-rise, 610 seconds or less travel time for the deployment of an initial full alarm assignment at a fire suppression incident
(7) 240 seconds or less travel time for the arrival of a unit with first responder with automatic external defibrillator (AED) or higher-level capability at an emergency medical incident
(8) 480 seconds or less travel time for the arrival of an advanced life support (ALS) unit at an emergency medical incident, where this service is provided by the fire department provided a first responder with an AED or basic life support (BLS) unit arrived in 240 seconds or less travel time

--Captain Amanda Stevenson, 12/11/2025

ELECTRIC

No comments received as of 12/15/2025.

GAS

No Comment. – Wayne Williams, 11/26/2025

GIS/ADDRESSING:

GIS has no comments. – Nicholas Tota, 11/26/2025

BUILDING

No comments received as of 12/15/2025.

PUBLIC WORKS

No comments received as of 12/15/2025.

HOUSING & REDEVELOPMENT

No comment from the Housing Department. – Sandra Wilson, 11/26/2025

LAKE COUNTY PUBLIC WORKS

RE: PROJECT: Petralanda Planned Unit Development
CASE NO.: SPUD-25-751
Lake County Department of Public Works recommended requirements for the Petralanda SPUD impacts on roadways and drainage systems:
Casteen Rd:
• The previous residential property access driveway apron applied earlier this year will not be valid for the proposed use of the site and the commercial operation. To allow the proposed uses and development activities, the driveway apron must be permitted as a commercial use driveway with the standards meet the commercial design criteria and allowing for the truck turning movement. Please apply for the permit for the commercial driveway access connection with Lake County Public Works Department after the land use and rezoning change.
• Additional right-of-way for Casteen Rd will be required to meet the minimum requirements for a collector roadway and to accommodate the offsite road improvements while maintaining the road drainage. Further evaluation will be performed with subdivision plans based on impacts due to drainage, sidewalk, turn lanes, shoulders, etc.
Traffic:
• A Traffic Impact Analysis (TIA) will be required of this development for review by the City of Leesburg and Lake County Public Works Department. The TIA will need to follow the Lake-Sumter MPO Traffic Impact Analysis Methodology and Guideline the methodology will need to be worked out prior to TIA submittal.
Stormwater Management:
• The site's stormwater management design will need to be reviewed by Lake County when submitted to both the City of Leesburg and St Johns River Water Management District. We may require Lake County stormwater design standards on ponds that outfall or affect surrounding unincorporated lands or onto county roads.
Flood Study:
• Development will be responsible for a drainage and flood study to determine the flood zones within and partially cross into the development area. The flood study will require review by both the city and county. The study will evaluate downstream impacts from stormwater outfall from this site.
Please be advised that this letter pertains to transportation, access management, stormwater, and floodplain related impacts foreseen from the proposed PUD application as reviewed by Lake County Department of Public Works. This letter does not include any land use, zoning, or any other elements that may be addressed by other departments, such as Lake County Department of Economic Growth - Office of Planning and

Zoning.
Please contact me if you have any questions concerning the comments and recommendations provided in this letter.
Approval may be subject to Board of County Commission approval.
Sincerely,
Seth Lynch, 12/1/2025

LAKE COUNTY SCHOOLS

The school district does not have any comments for the proposed industrial PUD. – Helen LaValley, 11/26/2025

PUBLIC RESPONSES

Approval

No comments received as of 12/15/2025.

Disapproval

No comments received as of 12/15/2025.

No comment

No comments received as of 12/15/2025.

Notice of Appearance filed:

No comments received as of 12/15/2025.

PUBLIC COMMENTS (APPROVAL)

No comments received as of 12/15/2025.

PUBLIC COMMENTS (APPROVAL WITH REQUESTED CONDITIONS)

No comments received as of 12/15/2025.

PUBLIC COMMENTS (DISAPPROVAL)

No comments received as of 12/15/2025.

CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY

DATE: December 18, 2025
OWNER: Petralanda Properties LLC
PETITIONER: Bret Jones, PA
PROJECT: Petralanda SPUD
REQUEST: Rezoning to SPUD for light industrial uses, including office and outdoor storage.
CASE NO.: SPUD-25-751

GENERAL LOCATION: North of Casteen Road and West of South Street

FUTURE LAND USE DESIGNATION: City Low Density Residential.

SURROUNDING FUTURE LAND USE DESIGNATION:

North – City Low Density Residential
South – Lake County Rural; City General Commercial; High Density Residential
East – Lake County Urban Medium; City Low Density Residential, High Density Residential
West – Lake County Urban Low

PROPOSED FUTURE LAND USE DESIGNATION: No change requested.

EXISTING ZONING DESIGNATION: City SPUD (Small Planned Unit Development)

SURROUNDING ZONING DESIGNATIONS:

North – City R-3 (High Density Residential)
South – Lake County A (Agriculture)
East – Lake County R-6 (Urban Residential); City Industrial, R-2 (Medium Density Residential)
West – Lake County A (Agriculture), R-6 (Urban Residential)

PROPOSED ZONING DESIGNATION: City SPUD (Small Planned Unit Development), with revised conditions.

EXISTING LAND USE: Single-family residence.

SURROUNDING LAND USE:

North – House of Worship
South – Agriculture
East – Office, Residential
West – Residential

PROPOSED LAND USE: General light industrial uses, including outdoor storage, and an office for construction business.

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.D.1.
Meeting Date:	January 26, 2026
From:	Dan Miller, (Planning and Zoning Director), Dianne Yekel, (Senior Planner)
Subject:	Resolution of the U.S. Highway 441 / 27 Community Redevelopment Agency 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 441 / 27 2026).

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 U.S. Highway 441 / 27 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 eleven (11) grant applications in the U.S. Highway 441 / 27 CRA. 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 U.S. Highway 441 / 27 CRA 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 **$196,687.46**. Funds are specifically budgeted and available in the current U.S. Highway 441/27 CRA budget.

Account No.	018-6191-559-8214
Project No.	CRASFP
Budget	$500,000.00

Available	$500,000.00

RESOLUTION NO. _____

RESOLUTION OF THE U.S. HIGHWAY 441 / 27 COMMUNITY REDEVELOPMENT AGENCY 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 441 / 27 2026).

BE IT RESOLVED BY THE U.S. HIGHWAY 441 / 27 COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LEESBURG, FLORIDA:

THAT the U.S. Highway 441 / 27 Community Redevelopment Agency of the City of Leesburg, Florida hereby authorizes staff to execute FSL Grant Awards in the amount of $196,687.46, 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 U.S. Highway 441 / 27 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 27 441 CRA 2026

Project #	Project Name	Improvements	General Location	CRA	REC FUNDING
SGA-25-765	Pulmonary Group of Central FL	Monument Sign	1038 W. North Blvd	27 441 CRA	$14,050.00
SGA-25-771	El Ranchito	LED Monument Sign	911 W. North Blvd	27 441 CRA	$18,750.00
SGA-25-779	Pain & Spine Centers of FL	Monument Sign	8136 Centralia Court	27 441 CRA	$9,988.75
SGA-25-780	Final Touch Auto Body & Paint	Fencing, Landscaping, Painting	745 Carpenter Ave	27 441 CRA	$10,864.40
SGA-25-781	Final Touch Auto Body & Paint	Landscaping, Painting	722 Carpenter Ave	27 441 CRA	$6,355.38
SGA-25-800	Great Lake Carpet & Tile	Signage, Façade	8520 US Highway 441	27 411 CRA	$11,449.72
SGA-25-803	Autostyles	Doors, Sign, Painting, Landscaping, Awnings	902 East North Blvd	27 441 CRA	$30,120.21
SGA-25-804	Glover Chiropractic Clinic	Monument Sign, LED Board, Landscaping	312 N. 14th Street	27 441 CRA	$18,767.50
SGA-25-827	Greater Florida Dental Implants	Landscaping, Irrigation	8609 US Highway 441	27 441 CRA	$24,925.00
SGA-25-784	Lake Sumter State College	Monument Sign	9501 US Highway 441	27 441 CRA	$16,550.00
SGA-25-807	Social Security Admin & Dept of Revenue	Monument Sign, Landscaping	900 N. 14th Street	27 441 CRA	$34,866.50

TOTAL = $196,687.46

SGA-25-803

FSL GRANT APPLICATION

FAÇADE IMPROVEMENT GRANT PROGRAM

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

902 East North Blvd Leesburg FL 34748

Assessor Parcel Number(s): 241924000 3-000-05700

Name of Business(es) in Project Autostyles

Building Frontage Measurement of Project: 130'

2. **Applicant Information:**

Name: Autostyles

Mailing Address: 902 E. North Blvd

City: Leesburg State: FL Zip: 34748

Phone: C 352-408-8875 O 352-365-9939

Email: autostylesleesburg@gmail.com

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

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

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

Automotive window tinting, electronics, truck accessories

Intoxalock DUI interlock device installation and service

4. **Description of Proposed Improvements:**

Overall exterior remodel including repairs, paint, relocation of entrance, addition of 2nd garage door to long side of building, new signs and facade, awnings, landscaping and brick pavers to replace broken concrete

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

Scope of work updates the appearance of the property. Moving the current entrance to 441 frontage corrects frontage appearance issue. Updated landscaping and beds designed to look more professional

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

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

- O 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: $ 7300.00
b. Exterior paint or siding: $1500 (siding only paint already aquired)
c. Signage : $ 25952.00
d. Exterior Lighting: included in signage
e. Façade/Exterior Architectural Improvements: $ 9859.11
f. Architectural/Design Fees: included in sign
g. Landscape/Hardscape Improvements: $ 12829.30
h. Awnings or Shutters: $ 4300.00
i. Building Permit/Planning Fees: included in proposals
j. Other Proposed Improvements (specify): $1500 a/c move
k. _____
l. _____
m. _____

TOTAL ESTIMATED COST: $ 63240.41

ESTIMATED COMPLETION DATE: 2-1-26

SIGNATURES

Signed: _____ Date: 11-14-25
Applicant and/or Property Owner

Printed Name: James H Spiker Jr

Signed: _____ Date: 11-14-25
Property Owner – If Required

Printed Name: James H Spiker Jr

Mid Florida Garage Doors

120 South Woodland Boulevard | DeLand, Florida 32720
3864799626 | sales@midfloridagaragedoors.com | https://midfloridagaragedoor.com/

RECIPIENT:

Jim Spiker
Orlando, FL

Quote #50

Sent on Nov 13, 2025

Total $7,300.00

Product/Service	Description	Qty.	Unit Price	Total
Commercial Door	Deliver and Install (1) 10w x 12h Commercial Roll Up Doors (3652), Wind Rated, Color White, Operated by Push and Pull (Chain) Includes New Guides and Hardware, Mounted to Steel,	1	$2,800.00	$2,800.00
Commerical Opener Install	LiftMaster MHS-5011, Controlled Speed, 115 Volts 1/2 HP motor for rolling sheet doors at reduced speeds. Includes safety sensors and 3 push button operators.	1	$1,500.00	$1,500.00
Tear Out	Remove and Tear Out Main Entrance Door, Cut Metal, Frame Out New Opening for 10w x 12h Janus Model 3652, This Includes all materials and labor Customer will remove drywall inside shop and around front entrance door Red Iron Materials	1	$3,000.00	$3,000.00
Warranty	30 Day Warranty on all parts and labor 1 Year Warranty from Manufacture on all Doors and Openers	1	$0.00	$0.00

A deposit of $3,650.00 will be required to begin.

Total **$7,300.00**

This quote is valid for the next 30 days, after which values may be subject to change.

ESTIMATE

SignCrafters of Central Florida, LLC
1915 Greenleaf Ln
Leesburg, FL 34748

billing@signcraftersflorida.com
+1 (352) 323-1862
www.signcraftersflorida.com

Bill to
Auto Style
902 E N Blvd, Leesburg, FL 34748
Leesburg, FL 34748

Estimate details
Estimate no.: 6971
Estimate date: 11/12/2025
Expiration date: 02/12/2026

Prepared by: Corey Hurd
PO Number / Memo: Auto Style Cabinet Revised

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Technical Site Survey**	Technical Site Survey for Auto Style Signage at: 902 E N Blvd, Leesburg, FL 34748 *Electrical Signage Must Have Dedicated Lockable Electrical Circuit within 6ft of Sign* *Additional Fees May Apply if Not Supplied Before Day of Install* I:1 H:1 D:0.1 T:1 M:3.5 T:1 H:0 P:0	1	$200.00	$200.00
2.		**Sign Cabinet**	Sign Cabinet "TINT BY AUTOSTYLE" Overall Size: 252.18" W x 88.43" H x 4" D Single Sided Custom Shape LED Illumination Push Thru Cut Vinyl Graphics For Internal Use Only: V:3 R:8 F:35 C:0 P:10 A:6 L:6 (each)	2	$10,850.00	$21,700.00
3.						

	Engineering	Wall Signage Sealed Engineered Drawings Required by City for Permit Submittal	1	$200.00	$200.00
4.	**Installation**	Installation of Auto Style Signage at: 902 E N Blvd, Leesburg, FL 34748, Leesburg, FL 34748 *Electrical Signage Must Have Dedicated Lockable Electrical Circuit within 6ft of Sign* *Additional Fees May Apply if Not Supplied Before Day of Install* I:2 H:6 D:0.1 T:1 M:3.5 T:1 H:0 P:0	1	$1,600.00	$1,600.00
5.	**Sign Permit**	(ESTIMATED) Municipality Permit Fee : Billed at Cost Please Note: Your final invoice will include the actual adjusted permit fee amount. The exact cost is unknown at time of original estimate/invoice and will not be known until permit is issued by the governing municipality.	1	$300.00	$300.00
6.	**Permitting Procurement**	Acquisition fees: Staff Time for permit processing including final inspections. Please Note: On average the permitting process can take up to 4-6 weeks depending on the city.	1	$500.00	$500.00
7.	**NOC**	Notice of Commencement Recording Services	1	$50.00	$50.00

Subtotal	$24,550.00
Sales tax	$1,402.00
Total	**$25,952.00**
Expiry date	02/12/2026

Note to customer

Thank you for choosing SignCrafters for your signage needs. By engaging in any form of business, including but not limited to purchasing, requesting quotes, or availing our services, you hereby acknowledge and agree to abide by the terms and conditions outlined by SignCrafters.

Accepted date

Accepted by

GenStone

Invoice #2505000092288

Quote

Prepared by:
Courtney Mintz
720-547-8441
courtney.m@genstone.com

Billing address:
Jim Spiker
902 E N Blvd
Leesburg, FL 34748-5346

Shipping address:
Jim Spiker
902 E N Blvd
Leesburg, FL 34748-5346

Product	Regular price	Sale price	Qty	Total
Northern Slate Panel	$54.99	$46.74	145	$6,777.52
Northern Slate Outside Corner	$59.99	$53.99	6	$323.95
Northern Slate Ledger	$49.99	$44.99	34	$1,529.69
Northern Slate Corner Ledger	$54.99	$49.49	2	$98.98
Northern Slate Corner 12" Panel Right	$34.99	$31.49	4	$125.96
Northern Slate Corner 12" Panel Left	$34.99	$31.49	4	$125.96
Northern Slate Paint Kit	$12.99	$11.69	1	$11.69
GenStone Caulking Kit	$19.99	$17.99	1	$17.99
Big Stretch White Caulking	$14.99	$13.49	5	$67.46
Loctite PL Premium 3X - 10 oz	$14.99	$13.49	10	$134.91

Discount	- $1,466.77
Quoted Price	$9,214.11
FL Tax	$645.00
Shipping	Free ~~$3,596.14~~
Total	**$9,859.11**

Created Date: 11/13/2025 9:13 am

4200 S. Hwy 19-A
Mount Dora, FL 32757
352-357-9964

Personalized Landscaping Proposal for: Auto Styles

Date 11-10-2025 Services Performed by: Services Performed for:

Jeremy Granger 902 E. North Blvd.

Leesburg, FL

Jim Spiker 352-365-9939

Scope of Work

Contractor shall provide the Services and Deliverable(s) as follows:

Demo, remove old plants, grade and prep beds on front of building, back corner and around power pole - $1,250

Dump and Disposal - $300

2 – 30 Gallon Japanese Blueberry (Full to ground) - $600

15 – 3 Gallon Red Fountain Grass - $450

31 – 3 Gallon Red Ruffle Azalea - $930

8 Yards Black Cypress Shred - $760

Mobilization (delivery and staging of bulk material) - $300

*Please note: Any sales ongoing in the nursery DO NOT apply to landscape jobs. All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted by designer and completed in a substantial workmanlike manner for the **TOTAL of($4,590 + $321.30 tax = $4,911.30)**with the payment as follows:

Half down, remaining balance upon completion.

Acceptance of Proposal

- The Yard Stop Garden Center is NOT responsible for any unforeseen damages such as cut wires, broken irrigation, grass flattened by equipment, etc.
- Left over material isn't yours to keep. We bring extra to the job.
- Customer shall at it's own expense obtain all permits necessary for all work, if applicable.
- Do you have gas on your property? **YES or NO**
- **We must call 811 DIG to flag all underground utility lines on property.**

4200 S. Hwy 19-A
Mount Dora, FL 32757
352-357-9964

Personalized Landscaping Proposal for: Autostyles

Date 11-13-2025 Services Performed by: Services Performed for:

Jeremy Granger 902 E. North Blvd.

Leesburg, FL

Jim Spiker 352-365-9939

Scope of Work

Contractor shall provide the Services and Deliverable(s) as follows:

Demo sidewalk, old concrete landing area, old palm, grass to create new sidewalk to handicap parking - $1,250

Dump and Disposal - $300

Approx. 50 Sq Ft Retaining wall - $2,750

Approx. 220 Sq Ft 60 mm paver landing, sidewalk (titanium catalina with charcoal border) - $2,800

Mobilization (delivery and staging of bulk materials) - $300

*Please note: Any sales ongoing in the nursery DO NOT apply to landscape jobs. All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted by designer and completed in a substantial workmanlike manner for the **TOTAL of($7,400 + $518 tax = $7,918)**with the payment as follows:

Half down, remaining balance upon completion.

Acceptance of Proposal

- The Yard Stop Garden Center is NOT responsible for any unforeseen damages such as cut wires, broken irrigation, grass flattened by equipment, etc.
- Left over material isn't yours to keep. We bring extra to the job.
- Customer shall at it's own expense obtain all permits necessary for all work, if applicable.
- Do you have gas on your property? **YES or NO**
- **We must call 811 DIG to flag all underground utility lines on property.**
- Any additional irrigation/lighting work outside the scope of this project, is your financial responsibility.
- If there is any additional work requested by you, you will be billed accordingly at $75.00 per man hour.
- Maintenance such as watering, mowing & trimming is turned over to the owner upon completion.

ESTIMATE

Adams Awnings
28430 SE 172nd St
Umatilla, FL 32784-7702

james@adamsawnings.com
+1 (352) 551-0139
adamsawnings.com

Bill to
Auto Styles
902 E N Blvd
Leesburg

Estimate details
Estimate no.: 1057
Estimate date: 11/13/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**New traditional style awning**	New awnings covered in black sunbrella canvas. 2) 130" wide garage door awnings. 30" projection 1) 120" wide door awning. 48" projection	1	$4,300.00	$4,300.00

Total **$4,300.00**

Accepted date **Accepted by**

Proposal

Suter Air Conditioning, Inc.

Florida Certificate #CA-C025444-EC13002488
108 THOMAS AVE.
WWW.SUTERAC.COM
LEESBURG, FLORIDA (352) 787-9550
FAX (352) 787-3318
WILDWOOD, FLORIDA (352) 748-3344

PROPOSAL SUBMITTED TO		PHONE	DATE
Auto Styles		352-408-8875	11/14/2025
STREET		JOB NAME	
902 E. North Blvd			
CITY, STATE AND ZIP CODE		JOB LOCATION	
Leesburg Florida 34748			
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

Relocate Condenser unit to Cust. Location

$1500.00

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

_____ dollars ($_____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a 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 estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature John R Smith

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

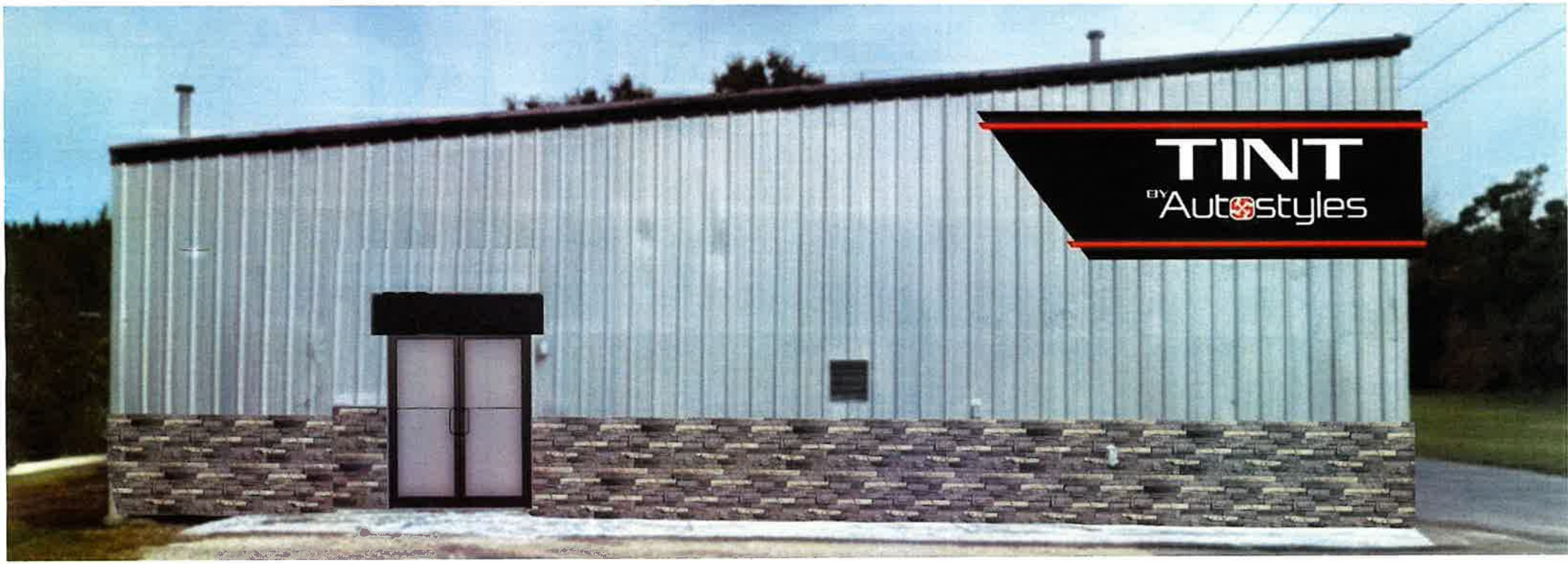
Signature _____

Form 123103

Autostyles
LLumar FORMULAONE
HIGH PERFORMANCE AUTO TINT
WINDOW TINT
PAINT PROTECTION FILM

441 FRONTAGE

Doors to be replaced
All mold and rusted



441 Frontage

Landscaping OMITTED FOR DESIGN

Autostyles
NO SOLICITING
Door to be relocated

Julie McCray
352-585-3299
juliemccray20@gmail.com

SGA-25-771

City of Leesburg, Florida

Facade Sign and Landscaping Grant

Information & Application

Revised: 02/15/2017
FSL Grant Program approved by Leesburg City Commission 1/9/2017

PURPOSE

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 $20,000. 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.

SECTION 1: 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 through the City's Occupational Licensing Division 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.

SECTION 2: ELIGIBLE IMPROVEMENTS

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:

1. Replacement of windows and doors;
2. 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.
3. New signs as part of an overall improvement program for an existing improved property and removal of existing non-conforming and blighted signs;
4. Landscaping when associated with a Façade Renovation Program, replacement of a non-conforming sign, or an overall improvement program for an existing improved property;
5. Exterior architectural amenities (e.g., addition or improvement of balconies, porches or arcades);
6. Awnings and shutters;

7. Other exterior (street-side) façade improvements (considered by the Commission on a case-by-case basis)
8. 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 03-112 Historic District Ordinance and Guidelines.

SECTION 3: NON-ELIGIBLE IMPROVEMENTS

1. The FSL Grant Program cannot be used to fund interior renovations or roof repair, other maintenance items and cannot be used to renovate a non-conforming sign, unless the sign is being brought into conformity.

Any improvements constructed or installed prior to City Council approval are noteligible.

SECTION 4: 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 sign and landscaping grants shall be funded 80% by the City and 20% by the applicant. The City's portion shall not exceed $20,000 for sign and landscaping grants. For sign, landscaping and façade grants, or façade grant only, 80% shall be funded by the City and 20% by the applicant. The City's portion shall not exceed $20,000.

SECTION 5: APPLICATION PROCESS AND DEADLINE

1. Applications will be accepted on a first come, first served basis.
2. As long as the FSL Grant Program is funded, there will be an annual grant cycle commencing on October 1 each year. All applications for funding shall be due on November 15 or the next immediate workday if the day is a holiday or weekend. Other grant cycles may be considered by the City as funding allows.
3. Application deadlines may change if funding levels permit additional grant cycles. In that case, the City will announce an additional cycle with an opening and closing application deadline.
4. The following application process shall be used for all grant applications submitted under this section:

    (1) The applicant receives an FSL Grant Program Application. Application forms are available in the following locations:

a. City Hall – 501 West Meadow Street;

b. Planning and Zoning Department - 204 South Fifth Street;

c. The Leesburg Area Chamber of Commerce- 1195 W Magnolia St.; and

d. The City of Leesburg website: www.leesburgflorida.gov.

(2) The applicant completes the application and submits it to the City for review and consistency with the CRA Redevelopment Plan, the Land Development Code, and any other applicable plans. The application package includes the following:

a. Completed application;

b. Proof of ownership of the property;

c. Proof of paid property taxes (current and prior years);

d. Copy of an estimate for the work to be completed

e. Photos of area to be improved.

f. Other information as needed to ensure all proposed work will be performed to meet the guidelines herein.

The applicant is responsible for all building and other permits and feesassociated with the proposed project.

Applicants must submit a complete application and all supporting materials in accordance with the instructions in this packet. Incomplete applications are not eligible for review or approval.

(3) 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 for final grant consideration. The Commission shall approve, approve with modifications or deny the funding application.

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.

(4) The City Commission 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 decision shall be final.

Please note *that applications must be reviewed and approved before façade, sign or landscaping construction work begins. Grants will not be awarded to improvement projects that are under construction or completed prior to grant application.*

(5) For approved grant projects, prior to construction of improvements, the applicant must submit and receive applicable building and other regulatory permits.

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 cab be distributed.

(6) Upon completion of the improvements, final inspection and approval by the City and issuance of a certificate of occupancy (if applicable), the applicant submits a "reimbursement package" to the City which includes 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.

e. Other information as needed by staff to ensure that the project was completed per the requirements herein.

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 in order to receive payment.

Acceptable documentation is defined as PAID invoices/statements and/or schedule of values from vendors clearly detailing the work done, accompanied by copies of the cancelled check(s) showing payment accompanied by a vendor invoice.

(7) If the project is not completed, is not approved at its final inspection, or does not receive its certificate of occupancy (if applicable) within one 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 Extensions shall be granted

SECTION 6: RECURRING FSL GRANT APPLICATIONS

FSL grant applications will not be considered if the single building/property under the same ownership has received maximum grant funds ($15,000) 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.

SECTION 7: FLS GRANT IMPROVEMENT RANKING CRITERIA

The following selection criteria may be used to review and rate applications for the FSL Improvement Grant Program. Criteria are 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.

1. ***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. Point are awarded for achieving the goals of the Redevelopment District, the Comprehensive Plan and remedying non-conformities.
2. ***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.
3. ***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.
4. ***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.
5. ***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.

DISCLAIMER:

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.

FAÇADE IMPROVEMENT GRANT PROGRAM

1. ***Project Location:***
   Address of Property to be improved: 911 W. North Blvd
   Assessor Parcel Number(s): 23-19-24-2000-0006-00102
   Name of Business(es) in Project: El Ranchito
   Building Frontage Measurement of Project: _____

2. ***Applicant Information:***
   Name: Antonio Reyes
   Mailing Address: 11183 Roz Way
   City: Oxford State: Fl. Zip: 34484
   Phone: 352-396-4465
   Email: _____
   Do you Own, Rent or Lease the subject property? Owns
   If you are not the owner, **the owner will need to co-sign this application.*

3. ***Businesses or Services Offered on Site:*** Mexican Cuban Cuisine for inside dining El Ranchito is a locally owned and family operated restraunt offering Authentic Mexican Cuisine with a warm welcoming atmosphere. We provide dine in takeout, and Catering Services

4. ***Description of Proposed Improvements:***
   El Ranchito is planning to install a new roadside sign to enhance visability and attract additional customer traffic. The upgraded sign will feature a modern design that aligns with the Building feature the sign will include our logo and space for advertisement. The signage will serve as a key element in our ongoing efforts to modernize the restraunt's appearance and support future grouth in the Leesburg Community

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

The Project Aligns with the Leesburg Overlay goals by enhancing visual quality Promoting consistency in signage, and contributing to corridor beautification. The sign will be professionally designed with durable materials appropiate scale, and tasteful lighting to complement the areas character and strengthen the districts unified look

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.

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	$_____
b.	Exterior paint or siding -	$_____
c.	Signage -	$_____
d.	Exterior Lighting -	$_____
e.	Façade/Exterior Architectural Improv.	$_____
f.	Architectural/Design Fees	$_____
g.	Landscape/Hardscape Improvements	$_____
h.	Awnings or Shutters	$_____
i.	Building Permit/Planning Fees -	$_____
j.	Other Proposed Improvements (specify)	
	_____	$_____
	_____	$_____
	_____	$_____

TOTAL ESTIMATED COST: $_____

Estimated Days/Months for Completion Feb-Mar 2026

8. Signatures

Signed: Antonio Reyes

Antonio Reyes

Property Owner(s) Signature(s)

Signed: _____

Applicant(s) Signature(s)

Property Owner(s) Signature(s)

Applicant(s) Signature(s)

Property Owner(s) Signature(s)

Applicant(s) Signature(s)

This Section for City Use

Amount Received: _____

Date Reviewed: _____

Recommendation to CRA: _____

Action by CRA: _____

Revised: 02/15/2017
FSL Grant Program approved by Leesburg City Commission 1/9/2017

PROPERTY RECORD CARD

General Information

Name:	REYES ANTONIO	**Alternate Key:**	1354668
Mailing Address:	11183 ROZ WAY OXFORD, FL 34484 *Update Mailing Address*	**Parcel Number:**	23-19-24-2000-00G-00100
		Millage Group and City:	00L3 Leesburg
		2024 Total Certified Millage Rate:	15.9477
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	NORTH BLVD LEESBURG FL, 34748	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	LEESBURG, WHISPERING PINES FROM INTERSECTION OF ORIGNIAL S'LY R/W LINE OF US HWY 441 & W'LY R/W LINE OF LEE STREET & RUNNING WITH THE ORIGINAL R/W OF US HWY 441 WITH A NON-RADIAL CURVE TO THE RIGHT WITH A CHORD BEARING OF N 49-56-46 W FOR 347.08 FT & RADIUS OF 2914.93 FT & LENGTH 347.28 FT, THENCE RUN S 17-13-42 W 9.58 FT TO THE NEW R/W LINE OF US HWY 441 & POB, THENCE RUNNING WITH NEW R/W OF US HWY 441 WITH A NON-RADIAL CURVE TO THE LEFT WITH A CHORD BEARING OF S 48-40-47 E 169.34 FT & RADIUS OF 2922.18 FT & LENGTH 169.37 FT, THENCE RUN S 38-33-08 W 232.36 FT, S 01-12-0 E 33 FT TO N'LY R/W LINE OF CHERRY STREET, S 88-48-0 W 95.03 FT, N 0-20-43 E 120.08 FT, N 49-02-50 E 84.29 FT, N 17-15-0 E 160.41 FT TO POB, BEING PART OF LOTS 1, 4, 5, 6 BLK G & PART OF LOTS 2, 3, 4 BLK H & PART OF VACATED ST PB 12 PG 2 ORB 5492 PG 909		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		37461.600	Square Feet	$340,170.00	$340,170.00

Click here for Zoning Info FEMA Flood Map

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price

5492 / 909	06/19/2020 Warranty Deed	Qualified	Vacant	$314,300.00
4510 / 1984	07/23/2014 Warranty Deed	Unqualified	Vacant	$275,000.00
4452 / 1869	03/10/2014 Warranty Deed	Unqualified	Vacant	$100.00
3649 / 825	07/01/2008 Warranty Deed	Qualified	Improved	$1,412,500.00
1059 / 2383	05/01/1990 Warranty Deed	Qualified	Improved	$500,000.00
759 / 142	10/01/1982 Warranty Deed	Qualified	Improved	$300,000.00
723 / 415	03/01/1981 Warranty Deed	Unqualified	Improved	$425,000.00
619 / 1291	01/01/1976 Misc Deed/Document	Qualified	Improved	$200,000.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$340,170	$340,170	$340,170	5.0254	$1,709.49
SCHOOL BOARD STATE	$340,170	$340,170	$340,170	3.0870	$1,050.10
SCHOOL BOARD LOCAL	$340,170	$340,170	$340,170	2.9980	$1,019.83
LAKE COUNTY WATER DISTRICT	$340,170	$340,170	$340,170	0.2940	$100.01
NORTH LAKE HOSPITAL DIST	$340,170	$340,170	$340,170	0.3859	$131.27
ST JOHNS RIVER FL WATER MGMT DIST	$340,170	$340,170	$340,170	0.1793	$60.99
CITY OF LEESBURG	$340,170	$340,170	$340,170	3.4752	$1,182.16
LAKE COUNTY MSTU AMBULANCE	$340,170	$340,170	$340,170	0.4629	$157.46
LAKE COUNTY VOTED DEBT SERVICE	$340,170	$340,170	$340,170	0.0400	$13.61
				Total: 15.9477	**Total:** $5,424.92

Exemptions Information

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

Homestead Exemption (first exemption up to $25,000)	*Learn More*	*View the Law*
Additional Homestead Exemption (up to an additional $25,000)	*Learn More*	*View the Law*
Limited Income Senior Exemption (applied to county millage - up to $50,000)	*Learn More*	*View the Law*
Limited Income Senior Exemption (applied to city millage - up to $25,000)	*Learn More*	*View the Law*
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	*Learn More*	*View the Law*
Widow / Widower Exemption (up to $5,000)	*Learn More*	*View the Law*

Blind Exemption (up to $500)	Learn More View the Law
Disability Exemption (up to $5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption ($5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.
Site Notice

Jay Berry Signs, Inc.
PO Box 491620
Leesburg, Florida 34749

Invoice

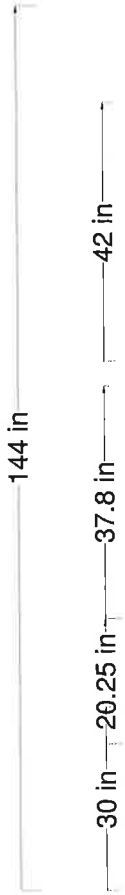
Invoice #: 2332
Invoice Date: 9/22/2025

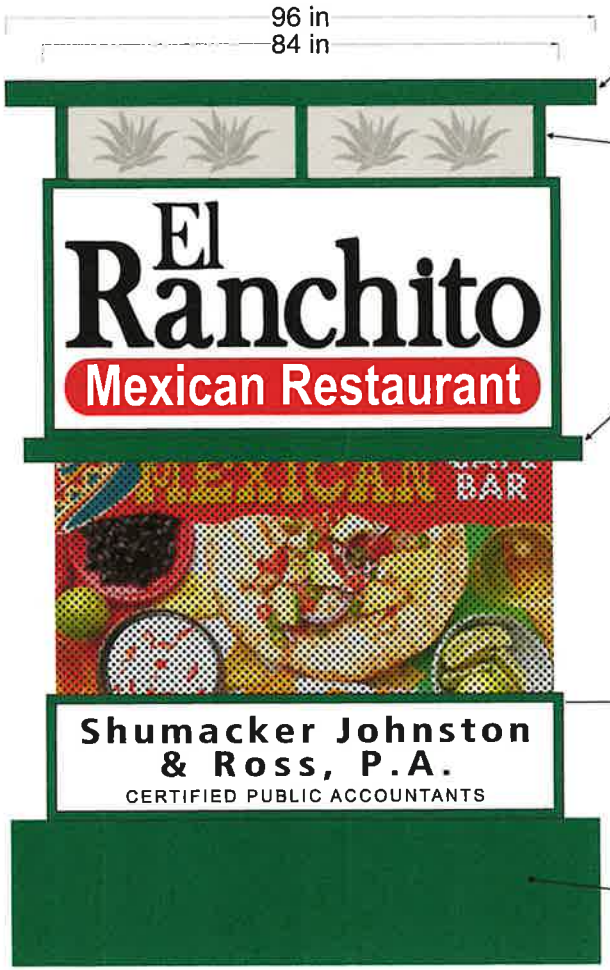
Bill To
El Ranchito
911 W N Blvd.
Leesburg, FL 34748

Description	Amount
One 12' X 10' Double sided lighted monument sign with 10 mm full color RGB message center. Installed. Demo and dispose of existing sign.	75,000.00
$45,000.00 Deposit required to start project. Balance due upon receipt.	
All ELECTRICAL TO THE SIGN BY OTHERS, J W BERRY SIGNS, INC. IS NOT RESPONSIBLE FOR RUNNING POWER. Sign Company will connect existing circuits if they are within 5' of sign. All work as per approved specs, scale color layout. Installed. LED Lighting. MET Listed. Two (2) Year Warranty on Parts & Labor.	

Total	$75,000.00
Payments/Credits	$0.00
Balance Due	$75,000.00

El Ranchito
MEXICAN RESTAURANT
Shumacker, Johnston & Ross, P.A.
CERTIFIED PUBLIC ACCOUNTANTS





FABRICATED ALUMINUM REVEAL.

DECORATIVE LIGHTED TOPPER WITH FROSTED ACRYLIC BACKING

FABRICATED ALUMINUM REVEAL.

TENANT CABINET TO HAVE ALUMINUM OVER INTERNAL ANGLE, ALL WELDED FRAME. 2" ALUMINUM ANGLE FACE RETAINERS AND DIVIDER BARS. CABINET TO BE INTERNALLY ILLUMINATED FLAT WHITE PLASTIC FACES WITH VINYL ON FIRST SURFACE. ALL COPY AND COLORS TO BE DETERMINED.

BASE TO HAVE ALUMINUM OVER INTERNAL ANGLE ALL WELDED FRAME.

J.W. Berry Signs
(352) 728-1119
jwberrysigns@gmail.com
3203 Casteen Rd. • Leesburg, FL 34748

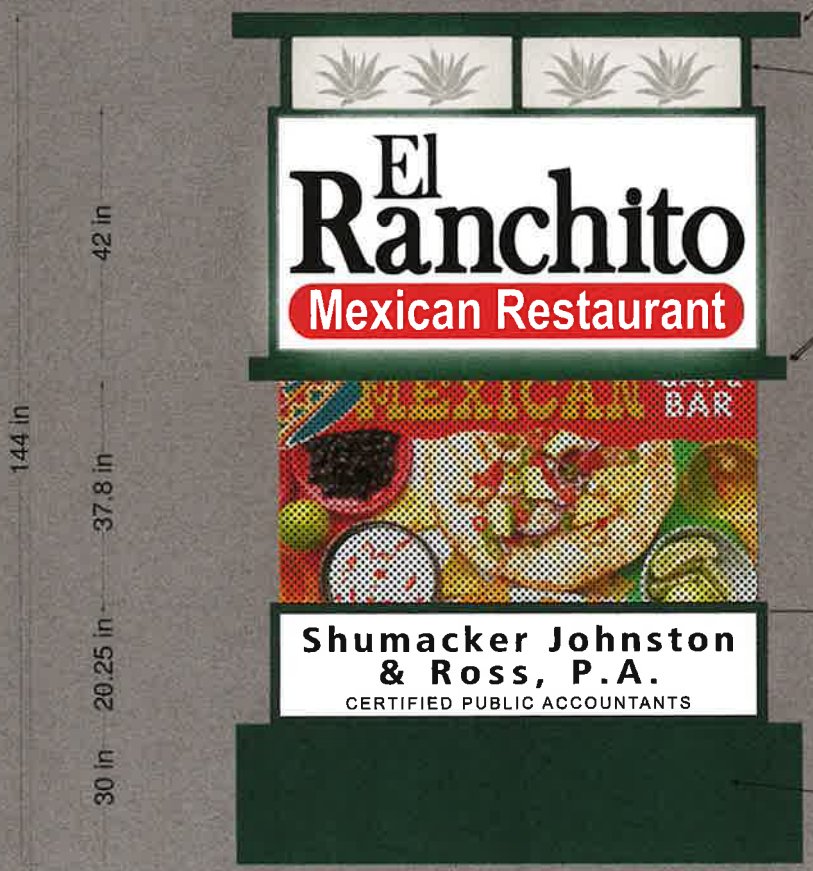
DRWG.#	0001
DATE:	08-18-25
REV. DATE	
LOCATION:	
FILE: El Ranchito	
SALES REP.:	
DRAWN BY:	
SCALE:	NTS
PAGE#:	(1) of (1)

If approved, please print, sign, date and fax or scan and email back to 352-460-0751 • jwberrysigns@gmail.com

Approved By: _____ Date: _____

Landlord Approval: _____ Date: _____

Notes:



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J.W. Berry Signs
(352) 728-1119
jwberrysigns@gmail.com
3203 Casteen Rd. • Leesburg, FL 34748

DRWG.#	0001
DATE:	08-18-25
REV. DATE	
LOCATION:	
FILE: El Ranchito	
SALES REP.:	
DRAWN BY:	
SCALE:	NTS
PAGE#:	(1) of (1)

If approved, please print, sign, date and fax or scan and email back to 352-460-0751 • jwberrysigns@gmail.com

Approved By: _____ Date: _____

Landlord Approval: _____ Date: _____

Notes:

SGA-25-781

FSL GRANT APPLICATION

FAÇADE IMPROVEMENT GRANT PROGRAM

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

722 Carpenter Ave Leesburg FL 34748

Assessor Parcel Number(s): 271924040-00B-00700

Name of Business(es) in Project Final Touch Auto Body and Paint #2

Building Frontage Measurement of Project: _____

2. **Applicant Information:**

Name: Elias Fernandez

Mailing Address: 2505 Lake Griffin Rd

City: Lady Lake State: FL Zip: 32159

Phone: 352-396-1018

Email: richellebeebe@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:**

Auto Body Shop

4. **Description of Proposed Improvements:**

Painting, Landscaping, and Asphalt

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

Will make Carpenter Ave. Look nicer and more welcoming.

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

- O 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: $3125 - 2weeks
c. Signage : _____
d. Exterior Lighting: _____
e. Façade/Exterior Architectural Improvements: _____
f. Architectural/Design Fees: _____
g. Landscape/Hardscape Improvements: $3936.53 - 2 weeks
h. Awnings or Shutters: _____
i. Building Permit/Planning Fees: _____
j. Other Proposed Improvements (specify): _____
k. Asphalt - $1250 - 2 days
l. _____
m. _____

TOTAL ESTIMATED COST: $8311

ESTIMATED COMPLETION DATE: 12/31/25

SIGNATURES

Signed: _____ Date: 11/17/25
Applicant and/or Property Owner

Printed Name: Elias Fernandez

Signed: _____ Date: 11/17/25
Property Owner – If Required

Printed Name: Richelle Fernandez

This Section for City Use

Amount Recommended: $_____ Date Reviewed: _____

Recommendation to Commission/CRA:_____ Action: _____

ESTIMATE

CL Services 1, LLC
34 Fisher Lane Trak
Ocklawaha, FL 32179-5526

clcservices08@gmail.com
+1 (352) 299-7716

Bill to
Final Touch Auto Body And Paint
722 Carpenter Ave.
Leesburg, FL 34748
United States

Ship to
Final Touch Auto Body And Paint
745 Carpenter Ave.
Leesburg, FL 34748
United States

Estimate details
Estimate no.: 1009
Estimate date: 11/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**Large landscape timbers**	Large landscape timbers	12	$45.00	$540.00
2.	**Mulch**	Wood mulch	4	$54.00	$216.00
3.	**Bush trimming**	bushes/small trees/palm trees	1	$250.00	$250.00
4.	**Miscellaneous supplies**	Items needed to complete job	1	$300.00	$300.00
5.	**Plant - small**	Small plant	15	$22.92	$343.80
6.	**Plant - large**	large plant	5	$53.97	$269.85
7.	**tree and brush removal**	Removing trees and other brush	1	$450.00	$450.00
8.	**Labor**	Labor to complete job	30	$20.00	$600.00
9.	**Rental equipment**	Equipment needed to complete job	1	$600.00	$600.00
10.	**Debris removal**	Remove and dispose of waste	1	$250.00	$250.00

Subtotal	$3,819.65
Sales tax	$116.88
Total	**$3,936.53**

Finer Lines Painting 352-267-1581

JOB: Final Touch Auto Body And Paint	BID #: 8613
ADDRESS: 722 Carpenter Avenue	DATE: 11-14-25
FIRM: Leesburg, FL. 34748	PREPARED BY: Heather Lowner
ADDRESS:	APPROVED BY:
TYPE OF WORK: Exterior Painting	PHONE: 352-435-7711 (Elias)

WORK INCLUDED	AMOUNT OF BID
Labor - Including Pressure washing Front - 2 sides to be sprayed All surfaces to be sprayed - Trim can be brushed or rolled	$ 3,125 + Paint
1st Available date to start 12-13-25 - 12-14-25 # of days to complete - 2	
Approximately 15-20 Gallons Gray DTM $800 - $1,050 (multiple applications possibly needed to cover previous white paint)	
Approximately 2 Gallons osha yellow DTM $120 - $125	
TOTAL BID	

EXCLUSIONS AND QUALIFICATIONS

Gray color - Body
osha yellow - Trim
DTM Paint Required (Direct to metal)

TRI-STATE ASPHALT CORP.

703 Carpenter Avenue | Leesburg, FL 34748
Ph: (352) 728.2894 | Fax: (352) 326.9039

Proposal Submitted to:
Eli Fernandez Final Touch Auto Body
Address:
745 Carpenter Ave Leesburg FL 34748
Phone:
(352) 396-1018

Job Name:
Sealing North Building
Job:
enter
Job Phone:
enter
Fax:

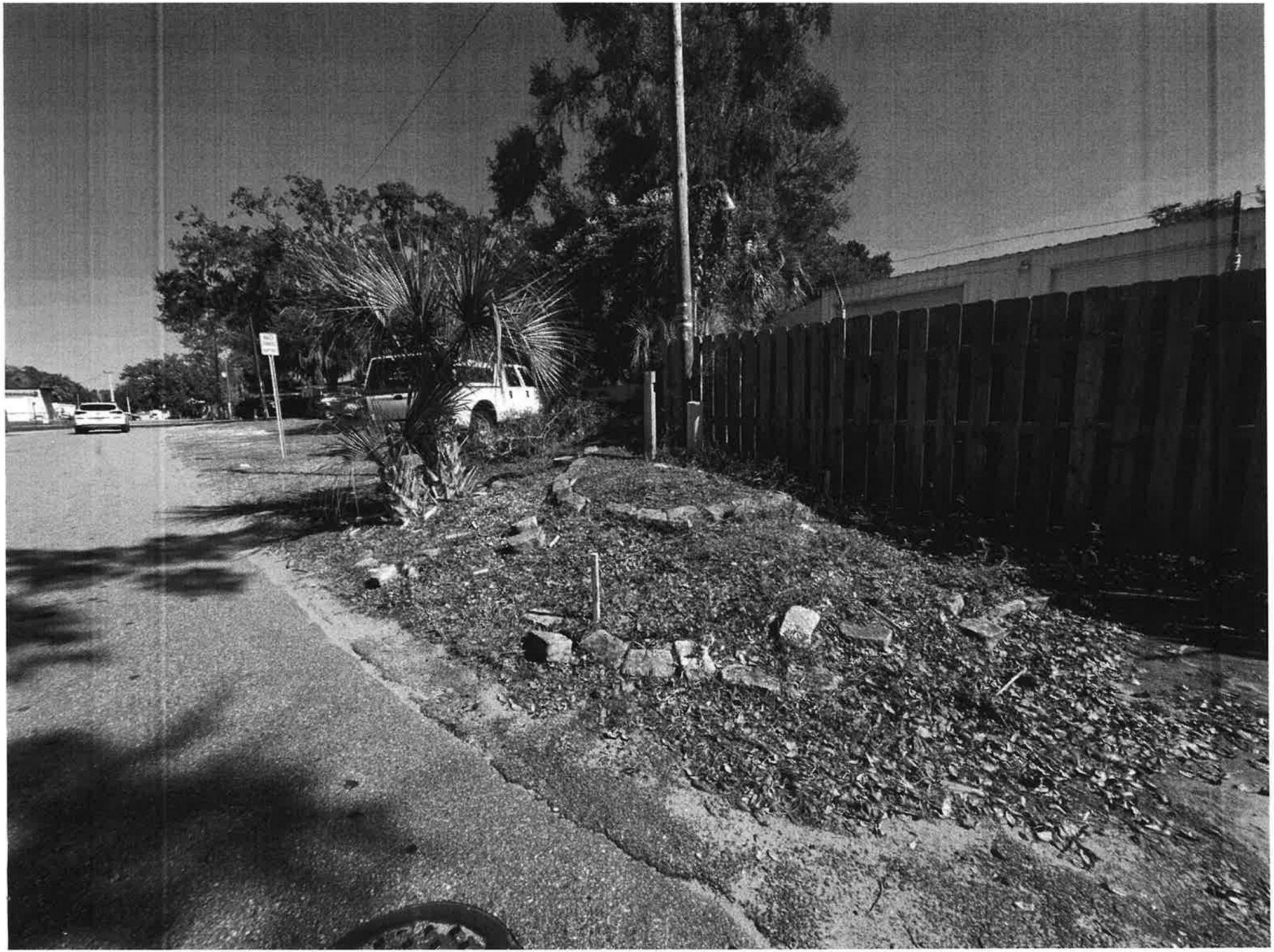
Subject to credit approval, Tri-State Asphalt Corp. will furnish the following work, including all labor, materials and equipment in accordance with the following:

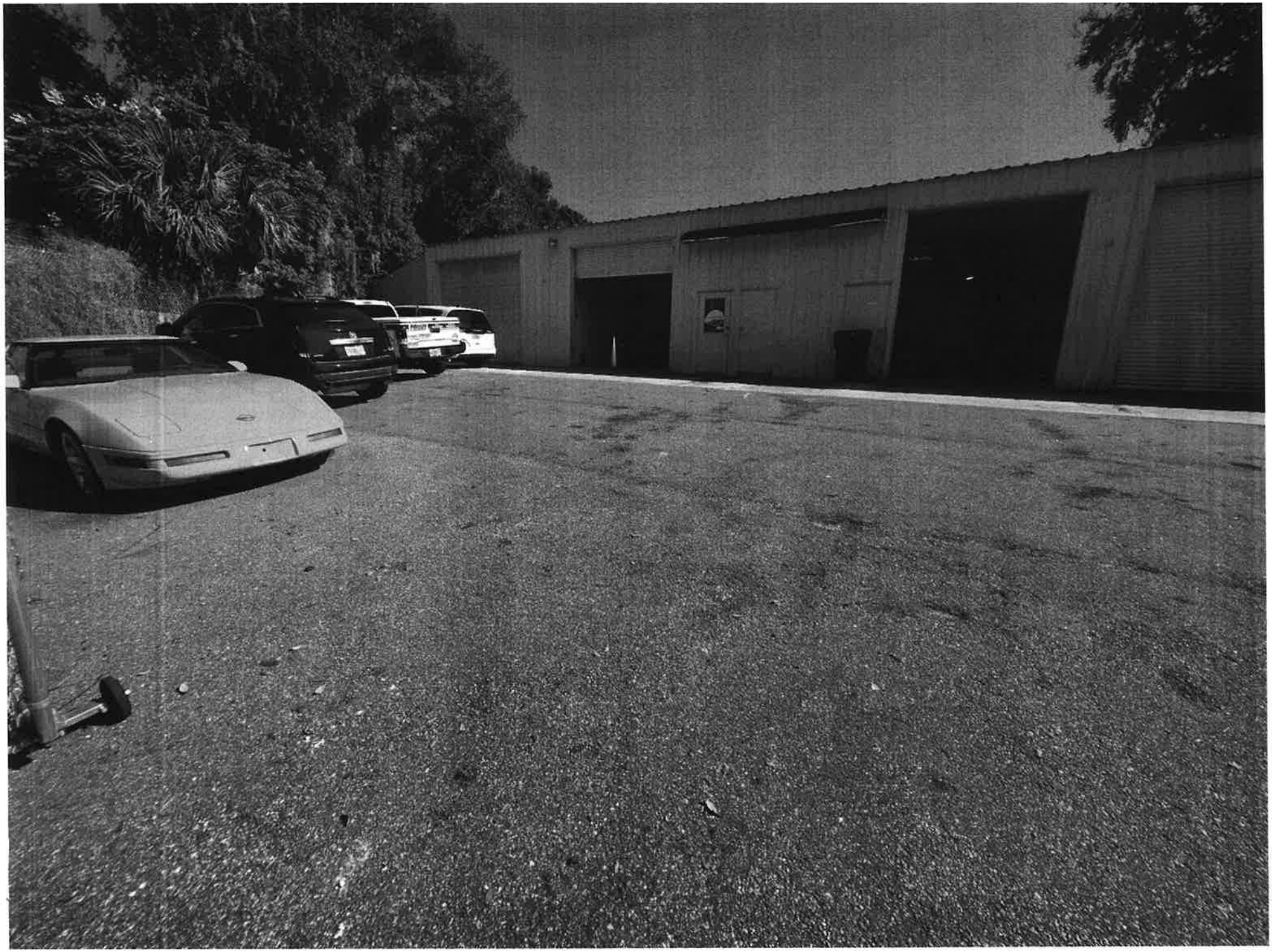
Note: THIS PRICE IS FOR LISTED ITEMS ONLY; ANY ITEM NOT LISTED IS EXCLUDED

Item	Price	Qty	Subtotal
☑ Sealcoat • Clean and prep existing asphalt for application of sealer. • Spray apply two coats of asphalt sealer with sand.	$1250 One Time	1	$1,250.00

Subtotal	$1,250.00
Amount due	**$1,250.00**

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





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 1st each year. All applications for funding shall be due on **November 15th** 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.

    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 cab 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:

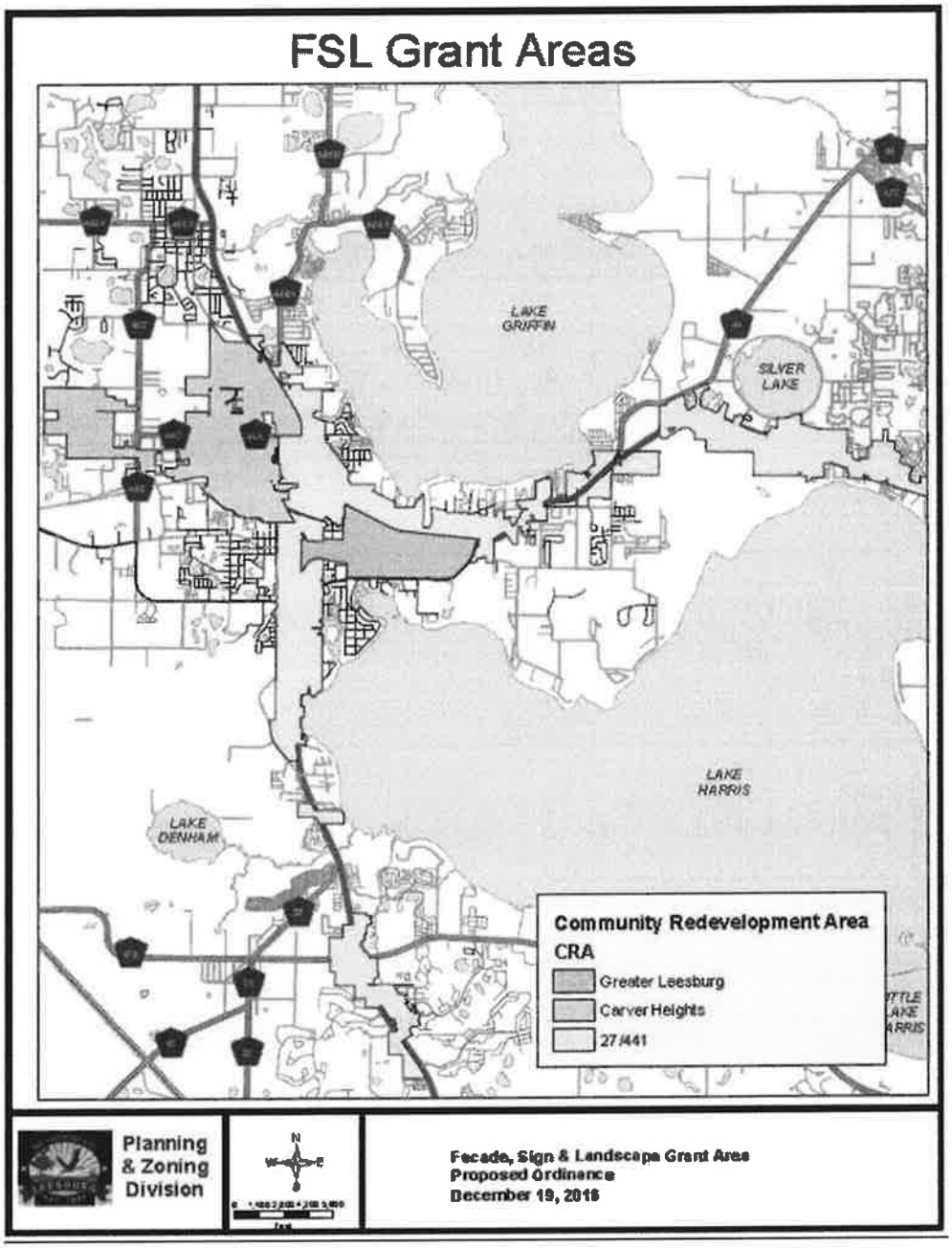
_____

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



SGA-25-780

FSL GRANT APPLICATION

FAÇADE IMPROVEMENT GRANT PROGRAM

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

745 Carpenter Ave. Leesburg FL 34748

Assessor Parcel Number(s): 2719240400-00B-00700

Name of Business(es) in Project: Final Touch Auto Body and Paint LLC

Building Frontage Measurement of Project: _____

2. **Applicant Information:**

Name: Elias Fernandez

Mailing Address: 2505 Lake Griffin Rd. Lot 8

City: Lady Lake State: FL Zip: 32159

Phone: (352) 396-1018

Email: richellebeebe@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:**

Auto Body and Paint

4. **Description of Proposed Improvements:**

Landscaping, Fencing, ASphaut, and Painting

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

Will make Carpenter Ave. Look nicer and more welcoming.

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

- O 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: $ 3640 - 2 weekends -
c. Signage : _____
d. Exterior Lighting: _____
e. Façade/Exterior Architectural Improvements: _____
f. Architectural/Design Fees: _____
g. Landscape/Hardscape Improvements: - 4712.56 - 2 weeks to complete.
h. Awnings or Shutters: _____
i. Building Permit/Planning Fees: _____
j. Other Proposed Improvements (specify): Asphalt -
k. $ 20,390. Time to complete
l. 4 days to a week.
m. - Fence - $ 3719 → a week to complete

TOTAL ESTIMATED COST: $ 32,461.56

ESTIMATED COMPLETION DATE: 12/31/25

SIGNATURES

Signed: _____ Date: 11/17/25
Applicant and/or Property Owner

Printed Name: Elias Fernandez

Signed: Richelle Fernandez Date: 11/17/25
Property Owner – If Required

Printed Name: Richelle Fernandez

This Section for City Use

Amount Recommended: $_____ Date Reviewed: _____

Recommendation to Commission/CRA:_____ Action: _____

TRI-STATE ASPHALT CORP.

703 Carpenter Avenue | Leesburg, FL 34748
Ph: (352) 728.2894 | Fax: (352) 326.9039

Proposal Submitted to:
Eli Fernandez Final Touch Auto Body
Address:
745 Carpenter Ave Leesburg FL 34748
Phone:
(352) 396-1018

Job Name:
Main Shop
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
✓	Asphalt Overlay • Prep existing asphalt for overlay paving • Apply tackcoat and pave with 1 1/4" of SP 9.5 hot asphalt. • Layout and stripe for parking.	$17395 One Time	1	$17,395.00
✓	Sealcoat • Clean and prep existing asphalt for application of sealer. • Spray apply two coats of asphalt sealer with sand. • Layout and stripe for parking.	$2995 One Time	1	$2,995.00

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 11/14/2025

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

Eli Fernandez

Signature

Select date

ESTIMATE

Trueline Constructors LLC
3330 SE 140th Ln
Summerfield, FL 34491-2839

truelineconstructors@gmail.com
+1 (352) 255-5829
https://truelineconstructors.com/

Bill to
Richelle Fernandez
Final Touch Auto and Paint LLC
745 Carpenter Ave
Leesburg FL 34748

Ship to
Richelle Fernandez
Final Touch Auto and Paint LLC

Estimate details
Estimate no.: 1053
Estimate date: 11/13/2025
Expiration date: 12/13/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**Vinyl fences**	6'x6' White Privacy Vinyl Labor and Materials (50LF)	1	$1,300.00	$1,300.00
2.	**Chain link fences**	4' Galvanized Chain Link Fence Labor and Materials (89LF)	1	$1,513.00	$1,513.00
3.	**Tear out**	Tear Out and Disposal (139LF)	1	$556.00	$556.00
4.	**Permitting**		1	$350.00	$350.00

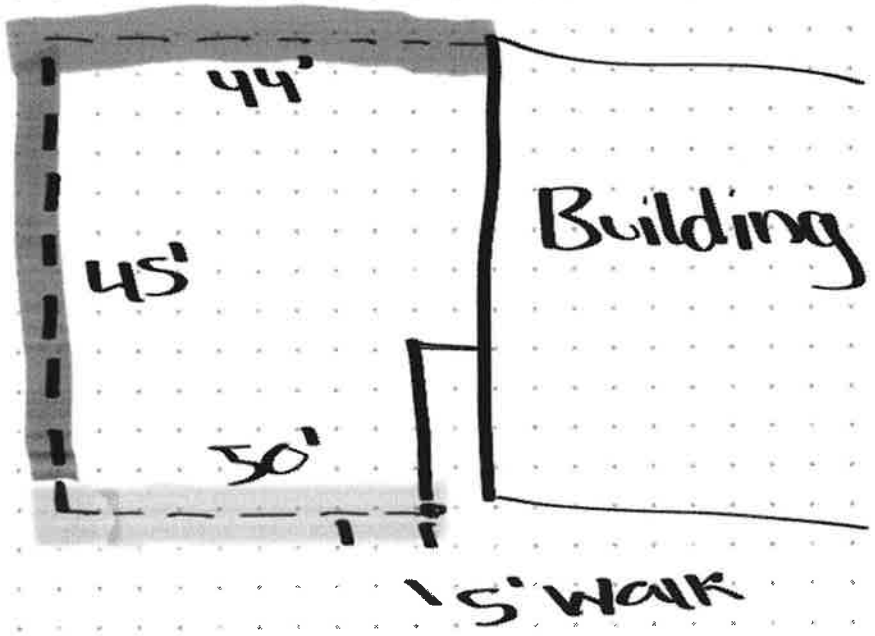
Total **$3,719.00**

Expiry date 12/13/2025

Accepted date

Accepted by

- 4' Chain Link - 89'
- 6' White Privacy Vinyl 50'



ESTIMATE

CL Services 1, LLC
34 Fisher Lane Trak
Ocklawaha, FL 32179-5526

clcservices08@gmail.com
+1 (352) 299-7716

Bill to
Final Touch Auto Body And Paint
745 Carpenter Ave.
Leesburg, FL 34748
United States

Ship to
Final Touch Auto Body And Paint
745 Carpenter Ave.
Leesburg, FL 34748
United States

Estimate details
Estimate no.: 1008
Estimate date: 11/15/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**tree and brush removal**	Removing trees and other brush	1	$450.00	$450.00
2.	**Spraying**	Spraying weeds	1	$250.00	$250.00
3.	**Flower bed building - medium size**	Constructing medium size flower bed	1	$200.00	$200.00
4.	**Miscellaneous supplies**	Items needed to complete job	1	$270.00	$270.00
5.	**Labor**	Labor to complete job	60	$20.00	$1,200.00
6.	**Rental equipment**	Equipment needed to complete job	1	$600.00	$600.00
7.	**Large landscape timbers**	Large landscape timbers	6	$45.00	$270.00
8.	**Tarter 2' x 2' x 6' Oval Galvanized Stock Tank**	Tarter 2' x 2' x 6' Oval Galvanized Stock Tank	3	$212.50	$637.50
9.	**Plant - small**	Small plant	12	$22.92	$275.04
10.	**Mulch**	Wood mulch	3	$54.00	$162.00
11.	**Flag pole/ instillation**	25 feet flag pole install	1	$135.00	$135.00
12.	**Fill dirt/ Top soil**	Dirt/Soil for flower beds	1	$150.00	$150.00

Subtotal	$4,599.54
Sales tax	$113.02

Finer Lines Painting 352-229-7338

JOB: Final Touch Auto Body and Paint
ADDRESS: 745 Carpenter Avenue
FIRM: Leesburg, FL. 34748
ADDRESS:
TYPE OF WORK: Exterior Painting

BID #: 8612
DATE: 11-14-15
PREPARED BY: Heather / owner
APPROVED BY:
PHONE: 352-435-7711 (Elias)

WORK INCLUDED	AMOUNT OF BID
Labor - Including Pressure washing Front - 2 sides to be sprayed shed on right side painted to match (left side lettering to be touched up) All surfaces to be sprayed - Trim can be rolled	$ 3,640 + Paint
1st Available date to start 12-13-15 - 12-14-15 # of days to complete - 2 (weekends when business is closed)	
Approximately 15 gallons Gray DTM $800 - $900	
Approximately 2 Gallons osha yellow DTM $120 - $125	
	TOTAL BID

EXCLUSIONS AND QUALIFICATIONS

Gray color - Body
osha yellow - Trim
Red & Black Lettering (left side)
DTM Paint Required (Direct to metal)

ELITEK

MASSEY
MASSEY

ELITEK

Final Touch
AUTO BODY AND PAINT
(352) 435-7711

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 1st each year. All applications for funding shall be due on **November 15th** 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.
    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 cab 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:

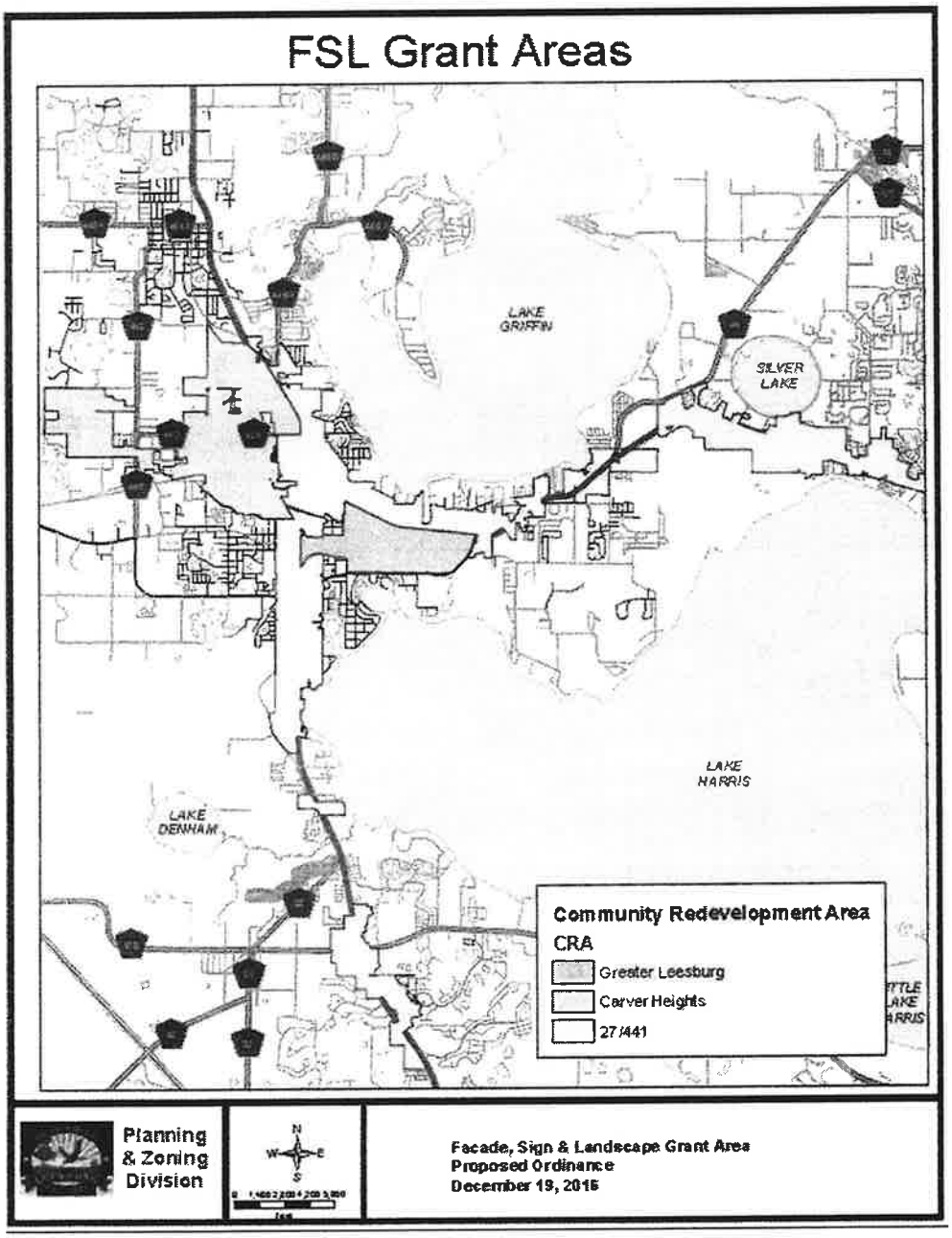
_____

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



SGA-25-804

FSL GRANT APPLICATION

FAÇADE IMPROVEMENT GRANT PROGRAM

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

312 N 14th St Leesburg

Assessor Parcel Number(s): 23-19-24-0500-000-0010

Name of Business(es) in Project: Glover Chiropractic Clinic

Building Frontage Measurement of Project: 103.45

2. **Applicant Information:**

Name: Jeffrey Glover

Mailing Address: 312 N. 14th St

City: Leesburg State: FL Zip: 34748

Phone: 352-874-1846

Email: GloverJDC@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:**

Chiropractic Clinic, we examine, diagnose, and treat a variety of conditions of the spine as well as extremities

4. **Description of Proposed Improvements:**

① Replace video boards on sign. They were destroyed by heat. Newer boards are more resistant. ② Reseal and Restripe parking lot ③ Replace actual sign that is lighter and not fading.

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

① The property lies directly in the corridor we all want to see improvements in. I use the sign to plug local events that city, chamber and local churches have going on. ② New parking lot seal will give fresh look.

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

- O 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 : $ 31,435 Sign 17,935 + Boards 13,500 = $31,435
d. Exterior Lighting:_____
e. Façade/Exterior Architectural Improvements:_____
f. Architectural/Design Fees:_____
g. Landscape/Hardscape Improvements: New barriers, Plants, Rock for front lot $6,850
h. Awnings or Shutters:_____
i. Building Permit/Planning Fees:_____
j. Other Proposed Improvements (specify): Re seal and Stripe parking lot $2,700
k. _____
l. _____
m. _____

TOTAL ESTIMATED COST: $ 40,985

ESTIMATED COMPLETION DATE:_____

SIGNATURES

Signed: _____ Date: 12/5/25
Applicant and/or Property Owner

Printed Name: Jeffrey Glover

Signed: _____ Date: _____
Property Owner – If Required

Printed Name: _____

This Section for City Use

Amount Recommended: $_____ Date Reviewed: _____

Recommendation to Commission/CRA:_____ Action: _____

Proposed Improvements for Glover Chiropractic

Glover Chiropractic is seeking funding through the City of Leesburg's Facade, Sign, and Landscaping Grant Program to address several necessary exterior improvements that will enhance the appearance, safety, and functionality of our property.

1. Replacement of Existing Signage

Since installation, our current sign has presented ongoing issues due to a design flaw. The black background, positioned directly over pavement with no shade, absorbs excessive heat. This caused the digital display boards to overheat and fail repeatedly. While under warranty, the boards were replaced approximately 15–20 times. However, once the warranty expired, repairs became cost-prohibitive, resulting in significant deterioration of the sign's appearance.

Additionally, prolonged sun exposure has faded the sign's colors, further reducing visibility and curb appeal.

We have obtained a proposal for a new sign with a lighter, more modern design and upgraded digital boards that are far more heat-resistant than what was available when the original sign was installed. The new design allows the digital boards to be offset from the main structure instead of being encapsulated in a heat-retaining enclosure, which will significantly improve durability.

2. Parking Lot Resealing and Restriping

Our parking lot has experienced wear over time, including fading, surface damage, and several potholes. These issues impact both safety and aesthetics. We have secured a quote from a reputable company that recently completed work for another local medical office and demonstrated high-quality results. Resealing and restriping will restore the lot's appearance, improve traffic flow, and reduce future deterioration.

3. New Curbing, Landscaping, and Parking Stops

Several years ago, new curbing was installed; however, due to the way vehicles enter the lot, the existing curbing has been repeatedly damaged. Patients often pull in quickly and do not stop until they feel a bump, causing breakage over time.

The proposed new curbing will be sturdier and better suited to withstand vehicle impact. In addition, we plan to install rubber parking stops in front of the curbing to prevent cars from making direct contact with the new curbs and to significantly reduce future damage.

We also plan to update the landscaping along the front and sides of the property. The new landscape design will provide a more attractive appearance, use longer-lasting plants, and reduce ongoing maintenance needs.

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.

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   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).

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

E. AVAILABLE FUNDING AND MATCHING REQUIREMENT

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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.

    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 cab 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:

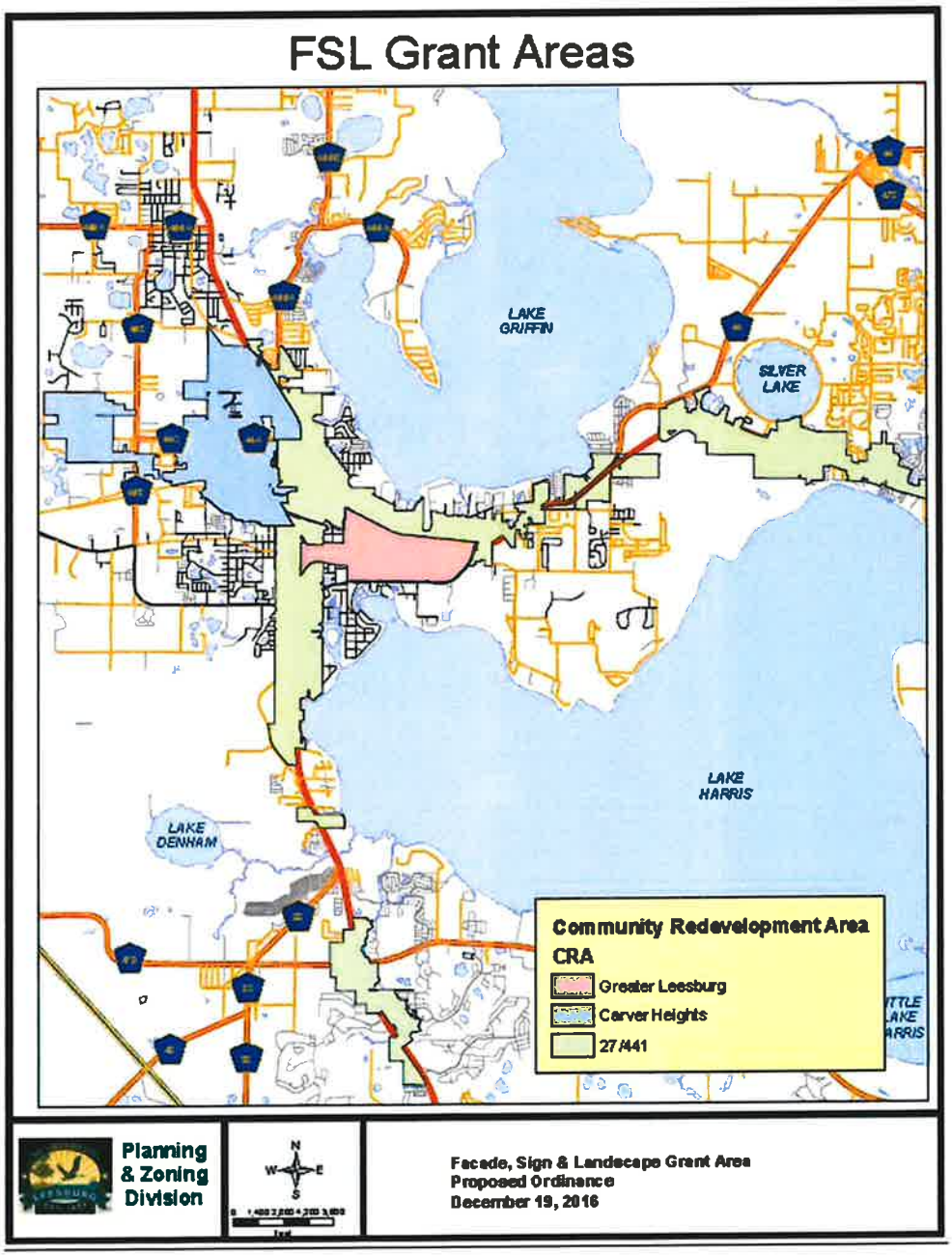
_____

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



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2022 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2319240500-000-001A0		2599120	00L3

GLOVER MANAGEMENT SERVICES INC
312 N 14TH ST
LEESBURG, FL 34748

312 N 14TH ST

LEESBURG, JEFFCOAT'S SUB LOT 1--LESS RD R/W--LOT 2, W 40 FT OF LOT 3 PB 9 PG 70 ORB 5892 PG 613

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	221,700	0	221,700	5.0364	1,116.57
AMBULANCE MSTU	221,700	0	221,700	0.4629	102.62
ENVIRON LAND PURCHASE	221,700	0	221,700	0.0918	20.35
WATER AUTHORITY	221,700	0	221,700	0.3083	68.35
PUBLIC SCHOOLS					
BY STATE LAW	223,577	0	223,577	3.2500	726.63
BY LOCAL BOARD	223,577	0	223,577	2.9980	670.28
CITY OF LEESBURG	221,700	0	221,700	4.0192	891.06
ST JOHNS WATER MGMT	221,700	0	221,700	0.1974	43.76
N LAKE CNTY HOSP	221,700	0	221,700	0.5000	110.85
			TOTAL:	16.8640	$3,750.47

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		100.30
	NON-AD VALOREM ASSESSMENTS:	$100.30

COMBINED TAXES AND ASSESSMENTS: $3,850.77

If Received By	Apr 28, 2023
Please Pay	$0.00

Paid 04/27/2023 Receipt # 2022-00378826 $3,998.29

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2022 Paid Real Estate

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

If Received By	Apr 28, 2023
Please Pay	$0.00

GLOVER MANAGEMENT SERVICES INC
312 N 14TH ST
LEESBURG, FL 34748

312 N 14TH ST

LEESBURG, JEFFCOAT'S SUB LOT 1--LESS RD R/W--LOT 2, W 40 FT OF LOT 3 PB 9 PG 70 ORB 5892 PG 613

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2319240500-000-001A0		2599120	00L3

Paid 04/27/2023 Receipt # 2022-00378826 $3,998.29

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2022 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2319240500-000-00300		1229651	00L3

GLOVER MANAGEMENT SERVICES INC
312 N 14TH ST
LEESBURG, FL 34748

1319 CENTER ST

LEESBURG, JEFFCOAT'S SUB E 10 FT OF LOT 3, LOT 4, W 1/2 OF LOT 5 PB 9 PG 70 ORB 5892 PG 613

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	70,030	0	70,030	5.0364	352.70
AMBULANCE MSTU	70,030	0	70,030	0.4629	32.42
ENVIRON LAND PURCHASE	70,030	0	70,030	0.0918	6.43
WATER AUTHORITY	70,030	0	70,030	0.3083	21.59
PUBLIC SCHOOLS					
BY STATE LAW	78,379	0	78,379	3.2500	254.73
BY LOCAL BOARD	78,379	0	78,379	2.9980	234.98
CITY OF LEESBURG	70,030	0	70,030	4.0192	281.46
ST JOHNS WATER MGMT	70,030	0	70,030	0.1974	13.82
N LAKE CNTY HOSP	70,030	0	70,030	0.5000	35.02
			TOTAL:	16.8640	$1,233.15

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F099 LEESBURG FIRE, RES		87.00
	NON-AD VALOREM ASSESSMENTS:	$87.00

COMBINED TAXES AND ASSESSMENTS: $1,320.15

If Received By	Apr 28, 2023
Please Pay	$0.00

Paid 04/27/2023 Receipt # 2022-00378826 $1,391.75

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2022 Paid Real Estate

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

If Received By	Apr 28, 2023
Please Pay	$0.00

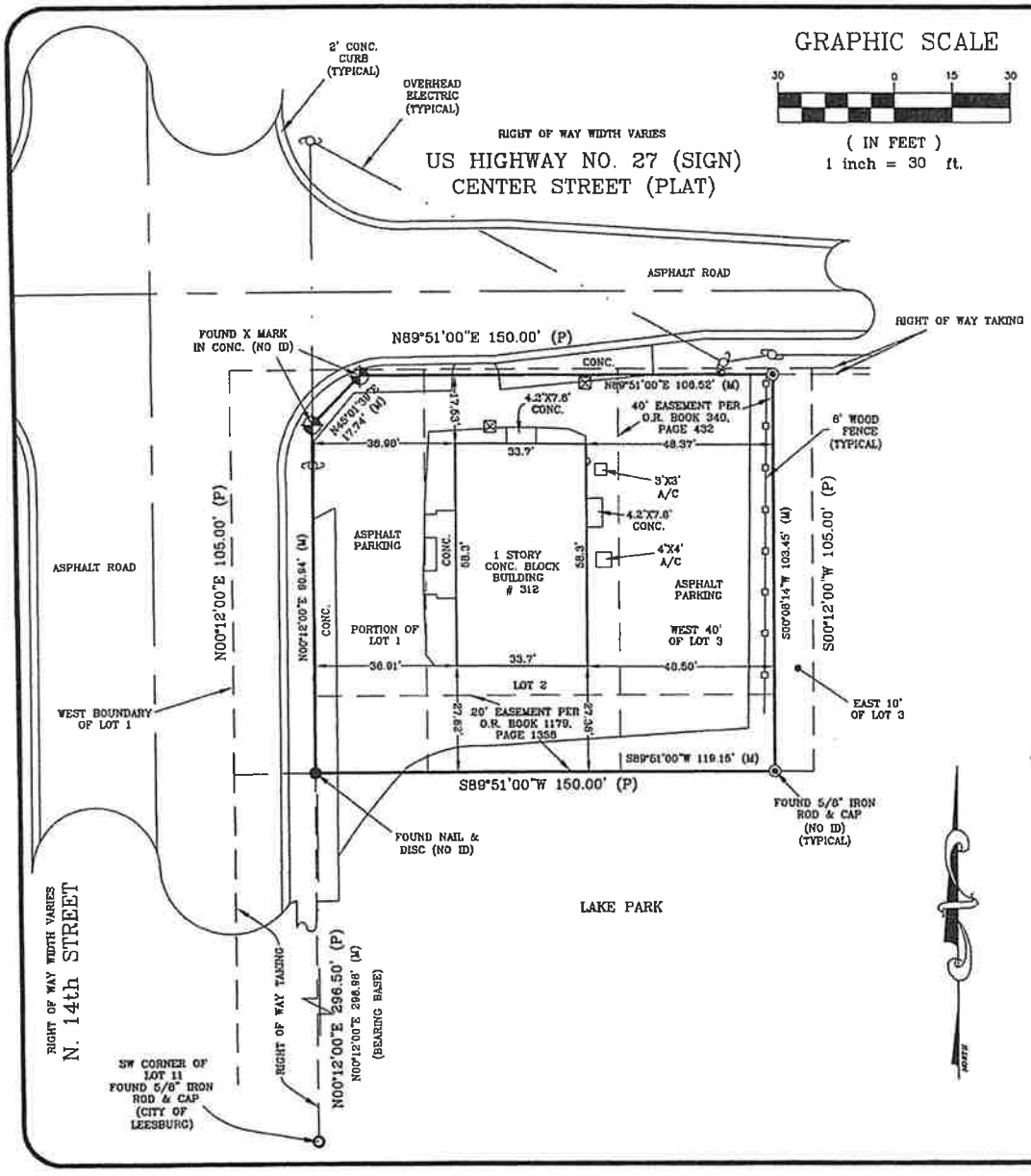
GLOVER MANAGEMENT SERVICES INC
312 N 14TH ST
LEESBURG, FL 34748

1319 CENTER ST

LEESBURG, JEFFCOAT'S SUB E 10 FT OF LOT 3, LOT 4, W 1/2 OF LOT 5 PB 9 PG 70 ORB 5892 PG 613

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2319240500-000-00300		1229651	00L3

Paid 04/27/2023 Receipt # 2022-00378826 $1,391.75



DESCRIPTION:
LOTS 1, 2, & 3 LESS THE EAST 10 FEET THEREOF, A PLAT OF THE SUBDIVISION OF LOT 11, BLOCK 42 OF THE CITY OF LEESBURG (A/K/A JEFFCOAT'S SUBDIVISION), ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "9", PAGE 70, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LESS THE RIGHT OF WAY OF U.S. HIGHWAY NO. 27.

NOTES:
1) BEARINGS BASED ON PLAT OF CITY OF LEESBURG.
2) SURVEY BASED ON EXISTING MONUMENTATION OF CITY OF LEESBURG.
3) DESCRIPTION FURNISHED BY CLIENT.
4) BOUNDARY SURVEY FOR GLOVER CHIROPRACTIC CLINIC, LLC.
5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD.
6) REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYORS SEAL.
7) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
8) NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN. THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION.
9) LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #12069C-0309 E, DATED DECEMBER 18, 2012.
10) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM BOHANON & ASSOCIATES LAND SURVEYING, LLC.
11) EASEMENT RECORDED IN O.R. BOOK 317, PAGE 531 IS NOT BEING USED AS DESCRIBED, POLE, SPAN GUYS AND DOWN GUYS NOT INSTALLED.

LEGEND:

N=NORTH, E=EAST, S=SOUTH, W=WEST (OR ANY COMBINATION)
° =DEGREES WHEN USED IN A BEARING AND/OR ANGLE
' =MINUTES WHEN USED IN A BEARING AND/OR ANGLE
" =SECONDS WHEN USED IN A BEARING AND/OR ANGLE
' =FEET WHEN USED IN A DISTANCE
L.S. =LICENSED SURVEYOR
COV. = COVERED
CONC. = CONCRETE
A/C =AIR CONDITIONER
I.D. =IDENTIFICATION
(M) =MEASURED DISTANCE OR BEARING
(P) =PLAT DISTANCE OR BEARING
= LINE NOT DRAWN TO SCALE
=PHONE RISER *=SANITARY MANHOLE*
=WATER METER *=CA/TV RISER*
=POWER POLE *=LIGHT POLE*

CERTIFY TO: GLOVER CHIROPRACTIC CLINIC, LLC; REGIONS BANK, ISAOA ATIMA; MCLIN & BURNSED P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; FASSETT, ANTHONY & TAYLOR, P.A.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND MEETS THE ESTABLISHED MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JIMMY L. BOHANON, PSM # 6172
OF BOHANON & ASSOCIATES LAND SURVEYING, LLC
5516 S.E. 113th STREET
BELLEVIEW, FL 34420

1/28/15
DATE

NO.	DATE	REVISION:
1		
2		
3		

BOUNDARY SURVEY FOR: GLOVER CHIROPRACTIC CLINIC, LLC

BOHANON & ASSOCIATES LAND SURVEYING, LLC
"COMPLETE SURVEYING & MAPPING SERVICE"
P.O. BOX 5477
OCALA, FLORIDA 34478
OFFICE: (352) 236-2212

JOB: 16-034 DATE: 1/27/15
DRAWN: JLB BOOK: 196/60
REVIEWED: JLB SHEET: 1 OF 1

ESTIMATE

SignCrafters of Central Florida, LLC
1915 Greenleaf Ln
Leesburg, FL 34748

billing@signcraftersflorida.com
+1 (352) 323-1862
www.signcraftersflorida.com

Bill to
Glover Chiropractic Clinic
312 N 14th St
Leesburg, FL 34748

Estimate details
Estimate no.: 7126
Estimate date: 12/04/2025
Expiration date: 03/04/2026

Prepared by: Corey Hurd
PO Number / Memo: Glover Monument Opt 1

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Technical Site Survey**	Technical Site Survey for Glover Signage at: 312 N 14th St, Leesburg, FL 34748 *Electrical Signage Must Have Dedicated Lockable Electrical Circuit within 6ft of Sign* *Additional Fees May Apply if Not Supplied Before Day of Install* I:1 H:1 D:0.1 T:1 M:2.7 T:1 H:0 P:0	1	$205.00	$205.00
2.		**Monument Sign**	Monument Sign "(Logo) GLOVER CHIROPRACTIC - CLINIC-" Overall Size: 128.14" W x 144" H x 28" D Double Sided Custom Design LED Illumination Flat Face Cut Vinyl Graphics 37.8"H x 75.5"W - GoBright EMC EMC to be Supplied by Customer EMC to be installed by Sign Crafters	1	$13,000.00	$13,000.00

Thank you for choosing SignCrafters for your signage needs. By engaging in any form of business, including but not limited to purchasing, requesting quotes, or availing our services, you hereby acknowledge and agree to abide by the terms and conditions outlined by SignCrafters.

Total	**$17,935.00**
Expiry date	03/04/2026

Accepted date

Accepted by

Ground Sign S1

PROJECT NAME:

Glover Chiropractic Clinic

ADDRESS:

312 N 14th St
Leesburg, FL 34748

SIGN TYPE:

Internally Illuminated Monument Sign with Electronic Message Center Using Existing Post and Footer

DATE OF LAST REVISION:

12/3/2025

PROJECT MANAGER:

Laura Clements
Laura@signcraftersflorida.com

DESIGNER:

Davyn Riley
Davyn@signcraftersflorida.com

EMC REQUIREMENTS

ELECTRICAL REQUIREMENTS

SIGNCRAFTERS WILL MAKE FINAL CONNECTION TO EXISTING SIGN CIRCUITS WHEN AVAILABLE, WITHIN 6 FEET OF SIGN WHICH FALLS WITHIN THE SCOPE OF ES LICENSE PROVIDED. IF CIRCUIT IS FURTHER THAN 6 FEET AWAY, SIGNCRAFTERS CAN MOUNT A UL APPROVED REMOTE TRANSFORMER ENCLOSURE AT THE FINAL CONNECTION POINT AND RUN SECONDARY WIRE TO SIGN. IF NO CIRCUIT IS AVAILABLE, CUSTOMER IS RESPONSIBLE FOR CONTRACTING A LICENSED ELECTRICIAN OR CONTRACTOR FOR A DEDICATED 20 AMP CIRCUIT TO CONNECT WITHIN 6FT AND HAVE A VISIBLE MARKED BREAKER IN SERVICE PANEL

SIGN REQUIREMENTS

- ONE (1) DEDICATED SINGLE-PHASE 120V 20A CIRCUIT FOR NON-EMC SIGN
- ONE (1) DEDICATED SINGLE-PHASE 220V 30A CIRCUIT FOR EMC SIGN
- JUNCTION BOX INSTALLED WITHIN 6 FEET OF SIGN
- THREE (3) CONDUCTORS: LINE, NEUTRAL, GROUND

NEC CODE REQUIREMENTS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE 2020 NEC CODE REQUIREMENTS 600-6 AND 600-5 AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN Crafters OF FLORIDA
1915 Greenleaf Lane
Leesburg, FL 34748
Office: 352-323-1862
signcraftersflorida.com
ES12001170

Additional Details

QUANTITY:	ONE (1)
Type:	Illuminated
Material:	Aluminum
LEDs:	White - HanleyLED
Face:	Acrylic with Vinyl
EMC:	Provided By Others
Retainer Size:	1.5"
MOUNTING	
Footer / Steel Pole:	Existing Post

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 conveying design, fabrication and installation intent. By accepting this document from Sign Crafters of Florida, client agrees that it will not be copied or reproduced in any part or shared with any persons outside recipient's company without permission from Sign Crafters of Florida until approved and accepted through purchase by client named directly on drawing. Violation of these terms could result in fines or penalties, not excluding court action.

Option One

Additional Details

A	Cabinet with Flat Acrylic and Vinyl Graphics
B	Flat Acrylic Faces to Illuminate at Night

Description
Replacing existing LED videoboard with new one
8mm SMD

GoBrightLEDs

www.gobrightLEDs.com
2887 Southern Pines Loop
Clermont, FL 34711
352-403-8116
E-mail: bwhitehead68@gmail.com

DATE	12/4/25	Invoice	90
ESTIMATE AMOUNT			
REVISED ESTIMATE AMOUNT		DATE	
CALLED CUSTOMER WITH REVISED ESTIMATE?			
INITIALS	TIME	INITIALS	TIME

Customer Name	**glover Chiropractic**
Address	312 N. 14th Street
City, State, Zip	Leesburg, FL 34748
Day Phone	352-787-9995
Other information	**Dr. Glover**
Email:	Gloverjdc@aol.com

TERMS AND CONDITIONS

Replacement Videoboard
For Monument Sign

Item	Cabinet pricing	Quan	Rate	Total
1	3 x 6 8mm SMD Color videoboard	1.0	$13,500.00	$13,500.00
2				$0.00
3				$0.00
4				$0.00
5				$0.00
6				$0.00
7				$0.00
8				$0.00
9				$0.00
10				$0.00
11				$0.00
12				$0.00
13				$0.00
14				$0.00
15				$0.00
16				$0.00
17				$0.00
18				
19				$0.00
		Subtotal:		$13,500.00
		Balance		$13,500.00

Thank You!

QUOTE

Zapata Lawn Care LLC

DATE: 12/4/2025

2401 CR 722, Webster, FL 33597
352-557-1785

TO Grover Chiropractor
312 N 14th St
Leesburg, Fl 34748
352-787-9995

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	½ Pallet Block		
1	Pallet of Caps		
4	Yards- Stone		
3	Yards- Clean Dirt		
15	Color Plants		
2	Robelini Palms		
1	Roll- Weed Barrier		
	Landscaping Glue		
	Install Poly w/ Misters for Irrigation		
		Total w/ Rock	6850.00
		Total w/ Mulch	6100.00

THANK YOU FOR YOUR BUSINESS!

S&J DISCOUNT STRIPING-SEAL LLC
WINTER GARDEN, FL 34787
(678)252-8356
Email: jackejack123@yahoo.com

SIMPLY STRIPING

1) RE-STRIPE + 15

2) HANDICAPS 1

3) ZONE OUT(S) 1

4) STOP BLOCK(S) #5 Re-Place — $200.00

5) POT HOLES ~~#5~~ (3) 4x4 (2) 2x3 = $375

6) CURVES 0

7) SEALCOATING 1,700 Sq yrds
X
$1.25 Sq yrds

FOR A GREAT LOW PRICE: $2,700

Signature Dec-4-25
Date

Signature Date

SGA - 25-800

FSL GRANT APPLICATION

FAÇADE IMPROVEMENT GRANT PROGRAM

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

8520 US Hwy 441, Leesburg, FL 34788

Assessor Parcel Number(s): 1680816

Name of Business(es) in Project: Great Lakes Carpet & Tile, LLC

Building Frontage Measurement of Project: 101.7 feet

2. **Applicant Information:**

Name: Aim High Leesburg, LLC

Mailing Address: 4411 NE 83rd Road

City: Wildwood State: FL Zip: 34785

Phone: (352)267-3986

Email: darren@greatlakescarpet.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 Floorcovering, Area Rugs, Countertops and Window Treatments

4. **Description of Proposed Improvements:**

Upgrade front of building facade

Install new landscaping

Building accent Lighting

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

By upgrading the front facade, landscaping and lighting it will project a more aesthetically pleasing appearance and improve the overrall image of Leesburg to all who visit the area.

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

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

- O 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: N/A
b. Exterior paint or siding: N/A
c. Signage : TBD
d. Exterior Lighting: $5,250.00
e. Façade/Exterior Architectural Improvements: TBD
f. Architectural/Design Fees: TBD
g. Landscape/Hardscape Improvements: $15,873.00
h. Awnings or Shutters: N/A
i. Building Permit/Planning Fees: TBD
j. Other Proposed Improvements (specify): _____
k. _____
l. _____
m. _____

TOTAL ESTIMATED COST: TBD

ESTIMATED COMPLETION DATE: TBD

SIGNATURES

Signed: Darren A. Hearns Date: 11/25/2025
Applicant and/or Property Owner

Printed Name: Darren A. Hearns

Signed: _____ Date: _____
Property Owner – If Required

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
2021 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0119250500-039-00100		1680816	00L3

AIM HIGH LEESBURG LLC
1868 SE 85TH STREET RD
OCALA, FL 34480

8520 US HWY 441

SILVER LAKE ESTATES THAT PT OF LOTS 1 & 2, BLK 39 DESC AS:FROM INTERSECTION OF E LINE OF LOT 1, SILVER LAKE ADDN A & SLINE OF SEC 16-19-25 R
See Additional Legal on Tax Roll

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	863,751	0	863,751	5.0529	4,364.45
AMBULANCE MSTU	863,751	0	863,751	0.4629	399.83
ENVIRON LAND PURCHASE	863,751	0	863,751	0.0918	79.29
PUBLIC SCHOOLS					
BY STATE LAW	863,751	0	863,751	3.5940	3,104.32
BY LOCAL BOARD	863,751	0	863,751	2.9980	2,589.53
CITY OF LEESBURG	863,751	0	863,751	4.0192	3,471.59
ST JOHNS WATER MGMT	863,751	0	863,751	0.2189	189.08
LAKE CO WATER AUTH	863,751	0	863,751	0.3229	278.91
N LAKE CNTY HOSP	0	0	0	0.0000	0.00
			TOTAL:	16.7606	$14,477.00

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		617.10
	NON-AD VALOREM ASSESSMENTS:	$617.10

COMBINED TAXES AND ASSESSMENTS: $15,094.10

If Paid By	Nov 30, 2021
Please Pay	$0.00

Paid 11/29/2021 Receipt # 2021-00216686 $14,490.34

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2021 Paid Real Estate

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

If Paid By	Nov 30, 2021
Please Pay	$0.00

AIM HIGH LEESBURG LLC
1868 SE 85TH STREET RD
OCALA, FL 34480

8520 US HWY 441

SILVER LAKE ESTATES THAT PT OF LOTS 1 & 2, BLK 39 DESC AS:FROM INTERSECTION OF E LINE OF LOT 1, SILVER LAKE ADDN A & SLINE OF SEC 16-19-25 R
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0119250500-039-00100		1680816	00L3

Paid 11/29/2021 Receipt # 2021-00216686 $14,490.34

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2022 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0119250500-039-00100		1680816	00L3

AIM HIGH LEESBURG LLC
1868 SE 85TH STREET RD
OCALA, FL 34480

8520 US HWY 441

SILVER LAKE ESTATES THAT PT OF LOTS 1 & 2, BLK 39 DESC AS: FROM INTERSECTION OF E LINE OF LOT 1, SILVER LAKE ADDN A & S LINE OF SEC 16-19-25
See Additional Legal on Tax Roll

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	938,802	0	938,802	5.0364	4,728.18
AMBULANCE MSTU	938,802	0	938,802	0.4629	434.57
ENVIRON LAND PURCHASE	938,802	0	938,802	0.0918	86.18
WATER AUTHORITY	938,802	0	938,802	0.3083	289.43
PUBLIC SCHOOLS					
BY STATE LAW	938,802	0	938,802	3.2500	3,051.11
BY LOCAL BOARD	938,802	0	938,802	2.9980	2,814.53
CITY OF LEESBURG	938,802	0	938,802	4.0192	3,773.23
ST JOHNS WATER MGMT	938,802	0	938,802	0.1974	185.32
N LAKE CNTY HOSP	938,802	0	938,802	0.5000	469.40
			TOTAL:	16.8640	$15,831.95

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		617.10
	NON-AD VALOREM ASSESSMENTS:	$617.10

COMBINED TAXES AND ASSESSMENTS: $16,449.05

If Paid By	Nov 30, 2022
Please Pay	$0.00

Paid 11/30/2022 Receipt # 2022-00181875 $15,791.09

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2022 Paid Real Estate

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

If Paid By	Nov 30, 2022
Please Pay	$0.00

AIM HIGH LEESBURG LLC
1868 SE 85TH STREET RD
OCALA, FL 34480

8520 US HWY 441

SILVER LAKE ESTATES THAT PT OF LOTS 1 & 2, BLK 39 DESC AS: FROM INTERSECTION OF E LINE OF LOT 1, SILVER LAKE ADDN A & S LINE OF SEC 16-19-25
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0119250500-039-00100		1680816	00L3

Paid 11/30/2022 Receipt # 2022-00181875 $15,791.09

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0119250500-039-00100		1680816	00L3

AIM HIGH LEESBURG LLC
1868 SE 85TH STREET RD
OCALA, FL 34480

8520 US HWY 441

SILVER LAKE ESTATES THAT PT OF LOTS 1 & 2 BLK 39 DESC AS: FROM INTERSECTION OF E LINE OF LOT 1 SILVER LAKE ADDN A & S LINE OF SEC 16-19-25 R
See Additional Legal on Tax Roll

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	1,032,680	0	1,032,680	5.0364	5,200.99
AMBULANCE MSTU	1,032,680	0	1,032,680	0.4629	478.03
ENVIRON LAND PURCHASE	1,032,680	0	1,032,680	0.0918	94.80
WATER AUTHORITY	1,032,680	0	1,032,680	0.2940	303.61
PUBLIC SCHOOLS					
BY STATE LAW	1,090,859	0	1,090,859	3.2080	3,499.48
BY LOCAL BOARD	1,090,859	0	1,090,859	2.9980	3,270.40
CITY OF LEESBURG	1,032,680	0	1,032,680	3.4752	3,588.77
ST JOHNS WATER MGMT	1,032,680	0	1,032,680	0.1793	185.16
N LAKE CNTY HOSP	1,032,680	0	1,032,680	0.1500	154.90
			TOTAL:	15.8956	$16,776.14

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		1,110.78
	NON-AD VALOREM ASSESSMENTS:	$1,110.78

COMBINED TAXES AND ASSESSMENTS: $17,886.92

If Paid By	Nov 30, 2023
Please Pay	$0.00

Paid 11/24/2023 Receipt # 2023-00204871 $17,171.44

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

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

If Paid By	Nov 30, 2023
Please Pay	$0.00

AIM HIGH LEESBURG LLC
1868 SE 85TH STREET RD
OCALA, FL 34480

8520 US HWY 441

SILVER LAKE ESTATES THAT PT OF LOTS 1 & 2 BLK 39 DESC AS: FROM INTERSECTION OF E LINE OF LOT 1 SILVER LAKE ADDN A & S LINE OF SEC 16-19-25 R
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0119250500-039-00100		1680816	00L3

Paid 11/24/2023 Receipt # 2023-00204871 $17,171.44

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
0119250500-039-00100		1680816	00L3

AIM HIGH LEESBURG LLC
1868 SE 85TH STREET RD
OCALA, FL 34480

8520 US HIGHWAY 441

SILVER LAKE ESTATES THAT PT OF LOTS 1 & 2, BLK 39 DESC AS: FROM INTERSECTION OF E LINE OF LOT 1, SILVER LAKE ADDN A & S LINE OF SEC 16-1
See Additional Legal on Tax Roll

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	1,135,940	0	1,135,940	5.0364	5,721.05
AMBULANCE MSTU	1,135,940	0	1,135,940	0.4629	525.83
ENVIRON LAND PURCHASE	1,135,940	0	1,135,940	0.0918	104.28
WATER AUTHORITY	1,135,940	0	1,135,940	0.2940	333.97
PUBLIC SCHOOLS					
BY STATE LAW	1,205,349	0	1,205,349	3.1240	3,765.51
BY LOCAL BOARD	1,205,349	0	1,205,349	2.9980	3,613.64
CITY OF LEESBURG	1,135,940	0	1,135,940	3.4752	3,947.62
ST JOHNS WATER MGMT	1,135,940	0	1,135,940	0.1793	203.67
N LAKE CNTY HOSP	1,135,940	0	1,135,940	0.4100	465.74
			TOTAL:	16.0716	$18,681.31

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		1,110.78
	NON-AD VALOREM ASSESSMENTS:	$1,110.78

COMBINED TAXES AND ASSESSMENTS: $19,792.09

If Paid By	Nov 30, 2024
Please Pay	$0.00

Paid 11/25/2024 Receipt # 2024-00203248 $19,000.41

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

If Paid By	Nov 30, 2024
Please Pay	$0.00

AIM HIGH LEESBURG LLC
1868 SE 85TH STREET RD
OCALA, FL 34480

8520 US HIGHWAY 441

SILVER LAKE ESTATES THAT PT OF LOTS 1 & 2, BLK 39 DESC AS: FROM INTERSECTION OF E LINE OF LOT 1, SILVER LAKE ADDN A & S LINE OF SEC 16-1
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0119250500-039-00100		1680816	00L3

Paid 11/25/2024 Receipt # 2024-00203248 $19,000.41

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2025 Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0119250500-039-00100		1680816	00L3

AIM HIGH LEESBURG LLC
1868 SE 85TH STREET RD
OCALA, FL 34480

8520 US HIGHWAY 441

SILVER LAKE ESTATES THAT PT OF LOTS 1 & 2, BLK 39 DESC AS: FROM INTERSECTION OF E LINE OF LOT 1, SILVER LAKE ADDN A & S LINE OF SEC 16-1
See Additional Legal on Tax Roll

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	1,249,530	0	1,249,530	5.0254	6,279.39
AMBULANCE MSTU	1,249,530	0	1,249,530	0.4629	578.41
ENVIRON LAND PURCHASE	1,249,530	0	1,249,530	0.0400	49.98
WATER AUTHORITY	1,249,530	0	1,249,530	0.2940	367.36
PUBLIC SCHOOLS					
BY STATE LAW	1,293,119	0	1,293,119	3.0870	3,991.86
BY LOCAL BOARD	1,293,119	0	1,293,119	2.9980	3,876.77
CITY OF LEESBURG	1,249,530	0	1,249,530	3.4752	4,342.37
ST JOHNS WATER MGMT	1,249,530	0	1,249,530	0.1793	224.04
N LAKE CNTY HOSP	1,249,530	0	1,249,530	0.3859	482.19
			TOTAL:	15.9477	$20,192.37

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		1,110.78
	NON-AD VALOREM ASSESSMENTS:	$1,110.78

COMBINED TAXES AND ASSESSMENTS: $21,303.15

If Paid By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	$20451.02	$20664.06	$20877.09	$21090.12	$21303.15

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2025 Real Estate

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

If Paid By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	$20451.02	$20664.06	$20877.09	$21090.12	$21303.15

AIM HIGH LEESBURG LLC
1868 SE 85TH STREET RD
OCALA, FL 34480

8520 US HIGHWAY 441

SILVER LAKE ESTATES THAT PT OF LOTS 1 & 2, BLK 39 DESC AS: FROM INTERSECTION OF E LINE OF LOT 1, SILVER LAKE ADDN A & S LINE OF SEC 16-1
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0119250500-039-00100		1680816	00L3

0000000000 2025 0002130315 0000000001680816 0001 8

This instrument prepared by/Return to:
Clayton H. Blanchard, Jr., P.A.
35 East Pinehurst Blvd.
Eustis, Florida 32726

Parcel ID No. 0119250500-039-00100

[Space Above This Line For Recording Data]

Special Warranty Deed

This Indenture, made this 26th day of July 2021, by and between **BRIAN L. SILBERNAGEL,** whose address is *Post Office Box 722, Tavares, FL 32778*, ("Grantor") and **AIM HIGH LEESBURG, LLC, a Florida limited liability company,** whose address is *1868 SE 85th Street Road, Ocala, FL 34480*, ("Grantee").

Witnesseth: That the Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, its heirs and assigns forever, the following described property situate in Lake County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS AND EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, HOWEVER THIS REFERENCE SHALL NOT SERVE TO REIMPOSE SAME.

NEITHER THE GRANTOR NOR ANYONE DEPENDENT UPON THE GRANTOR NOW RESIDES OR EVER HAS RESIDED ON THE ABOVE-DESCRIBED PROPERTY AND THE SAID PROPERTY DOES NOT CONSTITUTE THE GRANTOR'S HOMESTEAD AS DEFINED IN ARTICLE 10 OF THE FLORIDA CONSTITUTION.

Together, with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

(This space intentionally left blank)
(Signature page to follow)

In Witness Whereof, Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, the day and year above written.

Signed, sealed and delivered in our presence:

Sign _____

Print Rachel L Symons

Sign _____

Print _____

BRIAN L. SILBERNAGEL

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 26th day of July 2021, by **BRIAN L. SILBERNAGEL**, [X] who is/are personally known to me or [ ] who has/have produced _____ as identification and did not take an oath.

NOTARY PUBLIC
Clayton H. Blanchard, Jr.

Type/Print Name
My Commission Expires:

CLAYTON H. BLANCHARD, JR.
Notary Public - State of Florida
Commission # HH 03090
My Comm. Expires Sep 3, 2024
Bonded through National Notary Assn.

EXHIBIT "A"

THAT PART OF LOTS 1 AND 2 IN BLOCK 39 OF THE RE-SUBDIVISION OF THE SUBDIVISION MADE BY SILVER LAKE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 1 AND 2, AND REVISED AND CORRECTED PLAT OF RE-SUBDIVISION OF THE SUBDIVISION MADE BY SILVER LAKE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 66, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF THE EASTERLY LINE OF LOT 1 IN SILVER LAKE ADDITION "A" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 41, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITH THE SOUTH LINE OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY FLORIDA, RUN SOUTH 89° 48' WEST ALONG THE SOUTH LINE OF SAID SECTION 16 A DISTANCE OF 466.52 FEET; THENCE NORTH 13° 44' EAST, 316.7 FEET MORE OR LESS, TO THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441, AS IT EXISTED ON OCTOBER 2 1986; THENCE NORTH 68° 19' WEST ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY, 630 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM SAID POINT OF BEGINNING RUN SOUTH 21° 41' WEST, 339.11 FEET TO A CONCRETE MONUMENT; THENCE NORTH 60° 04'23" WEST, 202.09 FEET TO A CONCRETE MONUMENT; THENCE NORTH 21° 41 EAST, 310.03 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY LINE OF THE AFORESAID RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441, THENCE SOUTH 68° 19' EAST ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY, 200 FEET TO THE POINT OF BEGINNING.

This instrument prepared by/Return to:
Clayton H. Blanchard, Jr., P.A.
35 E. Pinehurst Blvd.
Eustis, Florida 32726

LIMITED LIABILITY COMPANY
CERTIFICATE OF APPROVAL AND AUTHORITY
(Aim High Leesburg, LLC)

The undersigned, **Darren Hearns** and **Tom Urban** (collectively the "**Members**"), constituting all of the members of **Aim High Leesburg, LLC, a Florida limited liability company** (the "**Company**"), hereby certify as to the following.

1. The Company intends to purchase the property described in Exhibit "A" from Brian L. Silbernagel (the "Purchase") and obtain a loan from Renasant Bank ("**Lender**") in the amount of $450,000.00 (the "**Loan**").

2. This Certificate is executed to evidence the approval and consent of the Members to the Purchase and Loan and to set forth the authority of the authorized signatory (designated below) of the Company who will execute and deliver any and all necessary and appropriate documents in the name and on behalf of the Company in connection with the Purchase and Loan.

3. The Members hereby consent to the Purchase and Loan.

4. The Company is currently in existence under a valid Operating Agreement, has had a continued existence since its inception, and the foregoing Operating Agreement is presently in full force and effect.

5. The undersigned are the only Members of the Company.

6. **Darren Hearns**, as Manager, has the power to execute and deliver, on behalf of and in the name of the Company, all documents necessary or appropriate in connection with the Purchase and Loan and are authorized to execute all other instruments relating thereto as deemed by the Manager to be necessary, appropriate or desirable in connection therewith.

7. The Company is not, and has never been, a debtor in a bankruptcy or insolvency proceeding during the existence of the Company.

8. There has never been any dissolution of the Company.

9. The Company is not one of a family or group of entities.

10. This Certificate may be relied upon by Clayton H. Blanchard, Jr., P.A., Old Republic National Title Insurance Company, and the Lender.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals effective as of July 26, 2021.

Darren Hearns

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 26 day of July 2021, by **Darren Hearns**, who ( ) **is** personally known to me or (X) has produced a driver's license as identification.

CLAYTON H. BLANCHARD, JR.
Notary Public - State of Florida
Commission # HH 31090
My Comm. Expires Sep 3, 2024
Bonded through National Notary Assn.

NOTARY PUBLIC

Clayton H. Blanchard, Jr.

(Print Name)
My Commission Expires:

(This space intentionally left blank)

Tom Urban

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 26 day of July 2021, by **Tom Urban**, who ( ) is personally known to me or (X) has produced a driver's license as identification.

NOTARY PUBLIC

Clayton H. Blanchard, Jr.

(Print Name)
My Commission Expires:

CLAYTON H. BLANCHARD, JR
Notary Public - State of Florida
Commission # HH 33093
My Comm. Expires Sep 3, 2024
Bonded through National Notary Assn.

Y:\APPL\WP51\DATA\TS\FORMS.RE\21-0244 LLC Cert.doc

Exhibit "A"

THAT PART OF LOTS 1 AND 2 IN BLOCK 39 OF THE RE-SUBDIVISION OF THE SUBDIVISION MADE BY SILVER LAKE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 1 AND 2, AND REVISED AND CORRECTED PLAT OF RE-SUBDIVISION OF THE SUBDIVISION MADE BY SILVER LAKE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 66, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF THE EASTERLY LINE OF LOT 1 IN SILVER LAKE ADDITION "A" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 41, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITH THE SOUTH LINE OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY FLORIDA, RUN SOUTH 89° 48' WEST ALONG THE SOUTH LINE OF SAID SECTION 16 A DISTANCE OF 466.52 FEET; THENCE NORTH 13° 44' EAST, 316.7 FEET MORE OR LESS, TO THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441, AS IT EXISTED ON OCTOBER 2 1986; THENCE NORTH 68° 19' WEST ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY, 630 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM SAID POINT OF BEGINNING RUN SOUTH 21° 41' WEST, 339.11 FEET TO A CONCRETE MONUMENT; THENCE NORTH 60° 04'23" WEST, 202.09 FEET TO A CONCRETE MONUMENT; THENCE NORTH 21° 41 EAST, 310.03 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY LINE OF THE AFORESAID RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441, THENCE SOUTH 68° 19' EAST ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY, 200 FEET TO THE POINT OF BEGINNING.

A.	*Name and Address of Seller:*	B.	*Name and Address of Buyer:*
	Brian L. Silbernagel **Post Office Box 722** **Tavares, FL 32778**		**Aim High Leesburg, LLC** **a Florida limited liability company** **1868 SE 85th Street Road** **Ocala, FL 34480**
C.	*Property Location:*	D.	*Settlement Date:*
	8520 U.S. Highway 441 **Leesburg, FL 34788**		**July 26, 2021**

AGREEMENT AND DISCLOSURE STATEMENT

AGREEMENT TO RE-EXECUTE: The undersigned agree that if there are any technical deficiencies in any of the documents in this transaction, that they will cooperate with CLAYTON H. BLANCHARD, JR., P.A., and re-execute new documents to correct the technical changes and complete the transaction.

CLOSING AGENT AGREEMENT: In consideration of CLAYTON H. BLANCHARD, JR., P.A., acting as "Closing Agent" and conducting the closing of this transaction, the undersigned agree as follows:

1. "Closing Date" is the date the closing documents are signed by the parties. "Closing Agent" is the law firm of Clayton H. Blanchard, Jr., P.A., Attorney at Law. "Settlement Statement" is the instrument which discloses the names of the persons or entities to whom the Closing Agent will disburse the funds collected at closing.
2. The Closing Agent is authorized to record in the public records all closing documents, including, without limitation, deeds, mortgages, notes, releases, affidavits, and satisfactions.
3. Closing Agent is authorized to disburse funds pursuant to the Closing Statement.
4. All required closing documents have been reviewed by all parties and are accepted, understood and approved as to form and content for use at closing. The undersigned have signed the closing documents freely and voluntarily intending to be bound thereby. All documents signed by the parties and delivered to the Closing Agent at closing are incorporated by reference into this Agreement.
5. Closing Agent has acted in accordance with instructions received from the parties and real estate agents, if any, and the parties ratify those instructions and release Closing Agent from any liability resulting therefrom.
6. The contract for sale and purchase and requirements for closing contained therein are modified to conform to the closing as conducted.
7. The undersigned will cooperate with the Closing Agent to correct technical errors or deficiencies in the drafting of any document executed at the closing. If due to error or oversight, the Closing Agent fails to collect sufficient funds at closing to pay all persons and entities entitled to payment, the person or entity responsible for such payment shall forthwith pay the additional funds to the Closing Agent. If the undersigned does not pay these funds to the Closing Agent, Closing Agent may file suit against me in the county or circuit court of Lake County to collect the funds. The losing party will pay all costs and expenses incurred in such suit, including a reasonable attorney's fees.
8. Buyer understands that Closing Agent represents the Seller. Closing Agent has advised Buyer to retain independent legal counsel. Buyer is responsible for retaining its own attorney to represent it at the closing and to advise it concerning the legal effect of any document signed at the closing.

RADON GAS ADDENDUM: Florida law requires the following disclosure to be given to the purchaser of the property in this state:

Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

ATTACHMENT TO CLOSING STATEMENT REGARDING TAX PRORATION: The tax proration on the attached Closing Statement is based upon an estimate of what the taxes will be when the tax bill is issued at the end of the year, as taxes are paid in arrears in Florida. The undersigned agree that Clayton H. Blanchard, Jr., P.A., is not responsible for failing to correctly estimate what the actual tax bill will be when issued at the end of the year. The tax reflected on the Closing Statement is based on an estimate. The Buyer and Seller agree that they will re-prorate these taxes between themselves based on the maximum discount upon receipt of the 2021 tax bill and demand of either party therefore. The Buyer and Seller shall in no way hold Clayton H. Blanchard, Jr., P.A. responsible for the prorations reflected on their respective closing statements.
WE HEREBY ACCEPT, UNDERSTAND AND APPROVE THE ABOVE CLOSING STATEMENT FIGURES AND TAX PRORATION AGREEMENT AND AUTHORIZE DISBURSEMENT AS ABOVE LISTED.

THE UNDERSIGNED HAVE READ AND UNDERSTAND THE FOREGOING STATEMENTS; THE UNDERSIGNED WARRANT THE ACCURACY OF THE ABOVE REPRESENTATIONS; AND THE UNDERSIGNED AGREE TO BE BOUND BY THE TERMS HEREIN.

DATED this 26th day of July 2021.

SELLER:

Brian L. Silbernagel

BUYER:

Aim High Leesburg, LLC,
a Florida limited liability company

By: _____
Darren Hearns
Manager

[redacted]

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
877-367-5371

B. E-MAIL CONTACT AT FILER (optional)

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

Renasant Bank
Document Control Dept.
P O Box 4140
Tupelo, MS 38803

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME
Alm High Leesburg, LLC

OR

1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

1c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
1868 Southeast 85th. Street Road	Ocala	FL	34480	USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

2c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME
Renasant Bank

OR

3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

3c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
1409 E Silver Springs Blvd	Ocala	FL	34471	USA

4. COLLATERAL: This financing statement covers the following collateral:

All of Debtors present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the property that is commonly known as 8520 US Highway 441, Leesburg, FL 34788, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Debtors rights to enforce such leases and to receive and collect payment and proceeds thereunder.

_____ All documentary stamps due and payable or to become due and payable pursuant to s.201.22.F.S., have been paid.

_____ Florida Documentary Stamp Tax is not required.

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, Item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:
☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:
4020402597-1 (PL) Filed with the Florida Clerk of Court

Certification of Beneficial Owners of Legal Entities

Financial Institution Name:	Financial Institution Location:
Renasant Bank	Ocala, FL
Financial Institution Contact Person:	**CIF / Tax ID#:**
Vincent Christian	/ 871697489

I. General Instructions

What is this form?

To help the government fight financial crime, Federal regulation requires certain financial institutions to obtain, verify and record information about the beneficial owners of legal entity customers. Legal entities can be abused to disguise involvement in terrorist financing, money laundering, tax evasion, corruption, fraud, and other financial crimes. Requiring the disclosure of key individuals who own or control a legal entity (i.e., the beneficial owners) helps law enforcement investigate and prosecute these crimes.

Who has to complete this form?

This form must be completed by the person opening a new account on behalf of a legal entity with any of the following U.S. financial institutions: (i) a bank or credit union; (ii) a broker or dealer in securities; (iii) a mutual fund; (iv) a futures commission merchant; or (v) an introducing broker in commodities.

For the purposes of this form, a **legal entity** includes a corporation, limited liability company, or other entity that is created by a filing of a public document with a Secretary of State or similar office, a general partnership, and any similar business entity formed in the United States or a foreign country. **Legal entity** does not include sole proprietorships, unincorporated associations, or natural persons opening accounts on their own behalf.

What information do I have to provide?

This form requires you to provide the name, address, date of birth, and Social Security number (or passport number or other similar information, in the case of foreign persons) for the following individuals (*i.e.,* the **beneficial owners**):

(i) Each individual, if any, who owns, directly or indirectly, 25 percent or more of the equity interests of the legal entity customer (*e.g.,* each natural person that owns 25 percent or more of the shares of a corporation); **and**

(ii) An individual with significant responsibility for managing the legal entity customer (*e.g.* a Chief Executive Officer, Chief Financial Officer, Chief Operating Officer, Managing Member, General Partner, President, Vice President, or Treasurer).

The number of individuals that satisfy this definition of "beneficial owner" may vary. Under section (i), depending on the factual circumstances, up to four individuals (but as few as zero) may need to be identified. Regardless of the number of individuals identified under section (i), you must provide the identifying information of one individual under section (ii). It is possible that in some circumstances the same individual might be identified under both sections (*e.g.* the President of Acme, Inc. who also holds a 30% equity interest). Thus, a completed form will contain the identifying information of at least one individual (under section (ii)), and up to five individuals (*i.e.*, one individual under section (ii) and four 25 percent equity holders under section (i)). The financial institution may also ask to see a copy of the driver's license or other identifying document for each beneficial owner listed on this form.

II. CERTIFICATION OF BENEFICIAL OWNER(S)

Persons opening an account on behalf of a legal entity must provide the following information:

Name of Natural Person Opening Account:	Title of Natural Person Opening Account:
Darren Hearns	Manager
Type of Legal Entity for Which the Account is Being Opened: Limited Liability Company	
Name of Legal Entity for Which the Account is Being Opened: AIM HIGH LEESBURG LLC	
Physical Address of Legal Entity for Which the Account is Being Opened: 1868 Southeast 85th Street Road Ocala, FL, United States 34480	

Provide the following information for each individual, if any, who, directly or indirectly, through any contract, arrangement, understanding, relationship or otherwise, owns 25 percent or more of the equity interests of the legal entity listed above:

Name	Date of Birth % of Ownership	Address (Residential or Business Street Address)	*For U.S. Persons:* Social Security Number	*For Foreign Persons:* Passport Number and country of issuance, or other similar identification number
Darren Hearns	3/20/1966 70.000%	1868 SE 85th Street Road,Ocala,FL 34480	381-70-8494	Number Country of Issuance
Thomas Urban	4/5/1964 30.000%	3867 oakington place,longwood,FL 32779	523257670	Number Country of Issuance

☐ **If checked, Beneficial Owner listing requirement is Not Applicable.**

Provide the following information for one individual with significant responsibility for managing the legal entity listed above, such as:

- **An executive officer or senior management (e.g. Chief Executive Officer, Chief Financial Officer, Chief Operating Officer, Managing Member, General Partner, President, Vice President, Treasurer); or**
- **Any other individual who regularly performs similar functions.**

(If appropriate, an individual listed under the ownership section above may also be listed in the section below).

Name / Title	Date of Birth	Address (Residential or Business Street Address)	*For U.S. Persons:* Social Security Number	*For Foreign Persons:* Passport Number and country of issuance, or other similar identification number
Darren Hearns/ Manager	3/20/1966	1868 SE 85th Street Road,Ocala,FL 34480	381-70-8494	Number Country of Issuance
Thomas Urban/ Member	4/5/1964	3867 oakington place,longwood,FL 32779	523257670	Number Country of Issuance

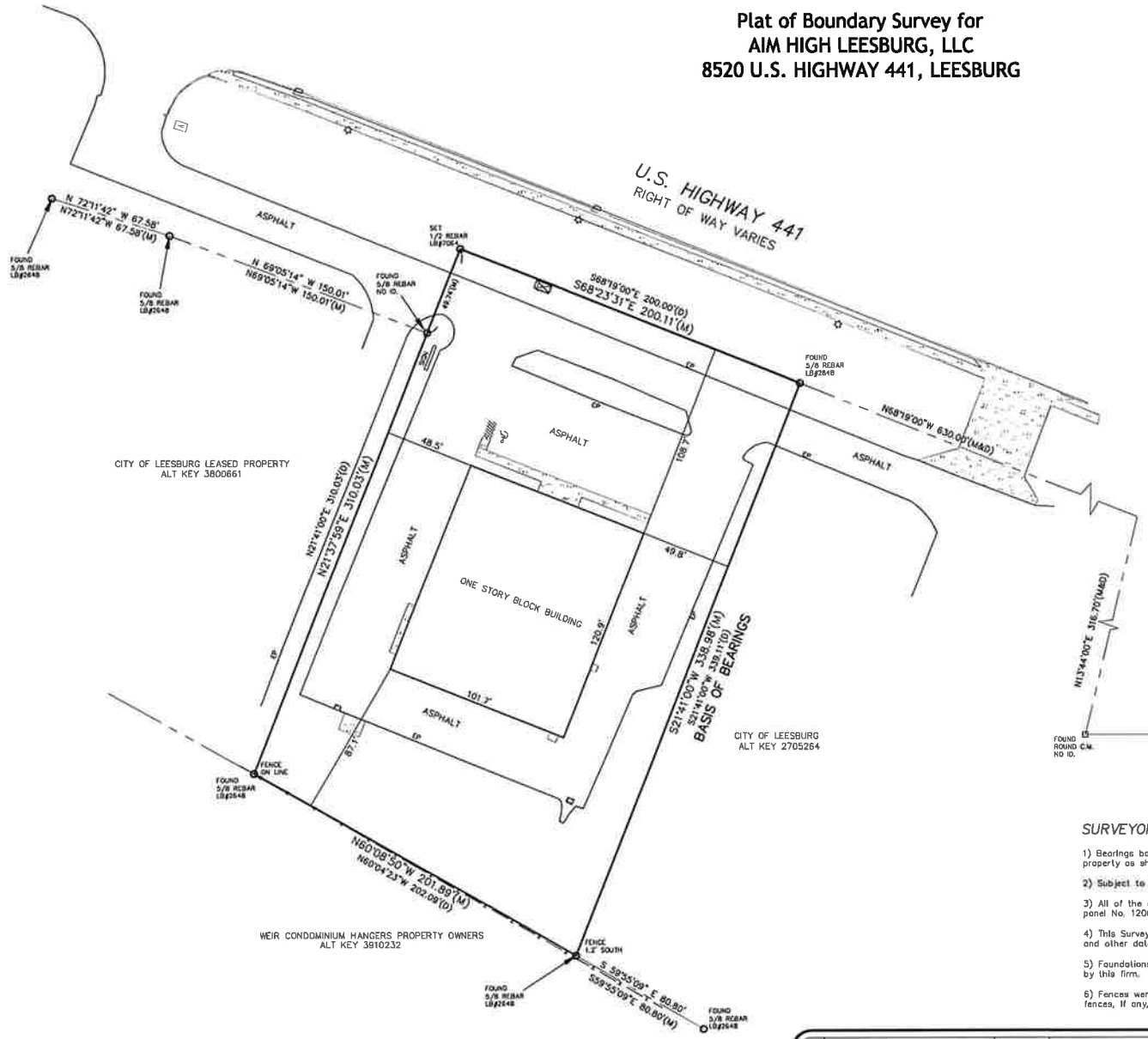
I, Darren Hearns (name of natural person opening account), hereby certify, to the best of my knowledge, that the information provided above is complete and correct. Also, the Legal Entity named above agrees to notify the Financial Institution of any change in the beneficial ownership information on this Certification.

Signature: Darren Hearns Date: 7/26/2021

For Institution Use Only:

Name of Beneficial Owners	Type of Document	Document ID Number	Place of Issuance	Date of Issuance	Expiration Date
Darren Hearns	Driver's License	H652-161-66-100-0	FL	3/21/2012	3/20/2028
Thomas Urban	Driver's License	U615830-64-125-0	FL	12/21/2020	4/5/2029

Plat of Boundary Survey for
AIM HIGH LEESBURG, LLC
8520 U.S. HIGHWAY 441, LEESBURG



N
W E
S

SCALE
40'

LEGEND:

⊙	IPS	IRON PIN SET 1/2" REBAR W/ CAP)
⊙	IPF	IRON PIN FOUND
⊙	CP	CALCULATED POINT ONLY
⊙	CM	CONCRETE MONUMENT
~		POWER POLE
~		LIGHT POLE
~		WATER VALVE
~		GAS VALVE
~		WELL
~		TYPE HYDRANT
~		SANITARY SEWER MANHOLE
~		STORM DRAIN MANHOLE
~		CATCH BASIN
~		CLEANOUT
~		CURB INLET
~		TRANSFORMER
~		OVERHEAD UTILITY
~		FENCE LINE
	(M)	FIELD MEASURED
	(R)	RECORD DIMENSIONS
	O.R.	OFFICIAL RECORDS BOOK
	I.D.	IDENTIFICATION
	P.B.	PLAT BOOK
	PG.	PAGE
	R/W	ROW
	LB.	LAND
	A/C	AIR CONDITIONER
	R/W	RIGHT-OF-WAY
	N/F	NOW OR FORMERLY
	F.C.	FENCE CORNER
	MHD	MAS. H DOW
	ESMT	EASEMENT
	POC	POINT OF COMMENCEMENT
	(P)	PLAT MEASURED
	(D)	DESCRIPTION

CERTIFIED TO:

Aim High Leesburg, LLC
Renasant Bank
Old Republic National Title Insurance Company
Clayton H. Blanchard, Jr., P.A.

DESCRIPTION

THAT PART OF LOTS 1 AND 2 IN BLOCK 39 OF THE RE-SUBDIVISION OF THE SUBDIVISION MADE BY SILVER LAKE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 1 AND 2, AND REVISED AND CORRECTED PLAT OF RE-SUBDIVISION OF THE SUBDIVISION MADE BY SILVER LAKE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 66, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF THE EASTERLY LINE OF LOT 1 IN SILVER LAKE ADDITION "A" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 41, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITH THE SOUTH LINE OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY FLORIDA, RUN SOUTH 89° 48' WEST ALONG THE SOUTH LINE OF SAID SECTION 16 A DISTANCE OF 466.52 FEET; THENCE NORTH 13° 44' EAST, 316.7 FEET MORE OR LESS, TO THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441, AS IT EXISTED ON OCTOBER 2 1986; THENCE NORTH 68° 19' WEST ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY, 630 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM SAID POINT OF BEGINNING RUN SOUTH 21°41'WEST, 339.11 FEET TO A CONCRETE MONUMENT; THENCE NORTH 60° 04'23" WEST, 202.09 FEET TO A CONCRETE MONUMENT; THENCE NORTH 21° 41' EAST, 310.03 FEET TO A NCRETE MONUMENT ON THE SOUTHERLY LINE OF THE AFORESAID RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441, THENCE SOUTH 68° 19' EAST ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY, 200 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1) Bearings based on a deed bearing of S 21°41'00" W along the East line of subject property as shown.

2) Subject to easements and restrictions of Record.

3) All of the above captioned property lies within F.I.R.M. Zone "X" according to F.I.R.M. panel No. 12069C 0330 E, dated December 18, 2012.

4) This Survey is based on the Description provided, Plat Information, Found Monumentation and other data acquired by this firm.

5) Foundations, Underground Structures, and Underground Improvements, if any, not located by this firm.

6) Fences were located ONLY where dimensioned and may not run straight; ownership of fences, if any, unknown.

I hereby certify that this survey was made under my responsible charge and meets the minimum technical standards as set forth by the Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code. Pursuant to Section 472.027 Florida Statutes.

Fulton V. Clinkscales, Jr. Surveyor #4986

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

FREELAND CLINKSCALES & ASSOCIATES, INC. of NC
No. 4986
STATE OF Florida
REGISTERED LAND SURVEYOR

REVISIONS	Date
	xx/xx/xx

FREELAND - CLINKSCALES + ASSOCIATES, INC. of NC
Engineers * Land Surveyors
201 2nd. AVE. EAST
HENDERSONVILLE, N.C. 28792
(828) 697-6538
1220 HUFFSTETLER DRIVE, UNIT 201
EUSTIS, FLORIDA, 32726
(352) 609-2830
SURVEYQUOTEFCA@GMAIL.COM
LB 7064

REF. PLAT BOOK	10/66
REF. O.R. BOOK	4675/2449
ALT. KEY#	1680816
PARTY CHIEF	JB
DRAWN	SCL
DATE	JULY 6, 2021
DWG.NO.	F41142

Great Lakes
CARPET & TILE

Great Lakes
CARPET & TILE

MPA
Michael Pape & Associates, PA

NORTH

0 15 30 45
SCALE: 1"=30'

GREAT LAKES CARPET & TILE
LEESBURG, FLORIDA

LANDSCAPE GRANT EXHIBIT

REV	DATE	ISSUE

DATE 11/25/25
DWN. BY ABT
CHK. BY ABT

G:\GREAT LAKES CARPET\LEESBURG GRANT\ENDPLANS\LLB COLOR LS.DWG

Quote No. 14239

December 9, 2025

MID-FLORIDA SIGNS & GRAPHICS

Customers GREAT LAKES CARPET & TILE

Reference Leesburg Location

Bill to
GREAT LAKES CARPET & TILE
Tom Urban
4411 NE 83rd Road
Wildwood, FL 34785
US
T: 352-303-4595
Email: tomu@greatlakescarpet.com

Ship to
GREAT LAKES CARPET & TILE
Tom Urban
4411 NE 83rd Road
Wildwood, FL 34785
US
T: 352-303-4595
Email: tomu@greatlakescarpet.com

Valid Until	**02/07/2026**	**Revision Date**	12/09/2025	**Lead Time**	**SR** Colten Cathey
F.O.B.	N/A	**Revision No**		**Ship Method**	**PM** Jacey Floran
Terms	50% Deposit, balance due upon completion				

No.	Item	Description
1.	Channel Letters	Furnish and Install one (QTY 1) 4'-6" H x 18'-4" W internally-illuminated channel box with graphics and lettering. Aluminum Channel Letters to be raceway mounted and Channel box to have acrylic faces with digital print graphics, mounted flush to building fascia. Price includes all applicable tax, procurement and engineering fees.

Subtotal	12,721.91
Total	**12,721.91**

Quote Valid Until: February 7, 2026

By signing below, I approve and authorize this quote and acknowledge that I have read and agree to the attached terms and conditions.

Submitted by _____ **Date** _____

Approved by _____ **Date** _____

Print Name _____

continued on next page

MID-FLORIDA SIGNS & GRAPHICS

Customers GREAT LAKES CARPET & TILE

Reference Leesburg Location

Conditions

TERMS: 50% DOWN, BALANCE DUE ON COMPLETION, ALL APPLICABLE FEES & TAXES INCLUDED
[INTEREST OF 1.5% PER MONTH WILL BE ADDED TO PAST DUE ACCOUNTS)]

INCLUDED IN PRICE IS TERMINATION TO EXISTING ELECTRICAL SERVICE. ELECTRICAL SERVICE MUST BE AVAILABLE AT TIME OF INSTALLATION WITHIN 6' OR LESS. MID-FLORIDA SIGNS & GRAPHICS IS NOT RESPONSIBLE FOR EXISTING ELECTRICAL SERVICE. EXISTING ELECTRICAL ASSUMED TO BE IN GOOD WORKING CONDITION AND COMPLIANT TO LOCAL AND NEC CODES. IF ELECTRICAL IS NOT MADE AVAILABLE AT TIME OF INSTALLATION, ADDITIONAL TRIP CHARGES MAY APPLY.

_____
CUSTOMER INITALS

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED.

ANY ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE TO BE PAID BY THE PURCHASER.
TERMS AND CONDITIONS

* UPON DEFAULT IN THE PAYMENT OF ANY SUMS HEREIN AGREED, MID-FLORIDA SIGNS AND WHEN DECLARED, CUSTOMER AGREES TO PAY INTEREST ON SAID BALANCE, WHEN DECLARED DUE AT THE RATE OF 1.5% PER MONTH. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY THE COMPANY, INCLUDING ATTORNEY'S FEES.
* BOTH PARTIES HERETO AGREE THAT THE TITLE TO SAID SIGN SHALL REMAIN IN THE COMPANY UNTIL PAID FOR IN FULL, BUT AFTER DELIVERY TO THE CUSTOMER ALL DAMAGE FROM FIRE OR ANY OTHER CAUSES AFTER SAID DELIVERY SHALL BE ASSUMED BY SAID CUSTOMER AND WILL NOT AFFECT THE RIGHTS OF THE COMPANY TO ENFORCE OF THE PURCHASE PRICE THEN UNPAID.
* IT IS FURTHER AGREED BY BOTH PARTIES THAT ALL PROVISIONS IN REGARD TO THE PROJECT ARE CONTAINED IN WRITING HEREIN.
* ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL BE BINDING UPON ANY SUCCESSORS, ASSIGNEES OR OTHER LEGAL REPRESENTATIVES OF THE RESPECTIVE PARTIES BUT NO ASSIGNMENT SHALL BE MADE BY THE CUSTOMER WITHOUT THE CONSENT IN WRITING OF THE COMPANY UNLESS FULL PAYMENT OF THE TOTAL CONSIDERATION HAS BEEN MADE.
* CUSTOMER/OWNER WAIVES ANY RIGHTS OR CLAIMS AGAINST COMPANY FOR ANY PERSONAL INJURIES AND/OR PROPERTY DAMAGES INCURRED BY ANYONE OTHER THAN THE COMPANY OR ITS SUBCONTRACTORS ON THE PROJECT DURING THE PERIOD OF WORK. CUSTOMER FURTHER AGREES TO INDEMNIFY AND HOLD HARMLESS FROM ANY CLAIMS, ACTIONS, SUITS, AWARDS, DAMAGES, COURT COSTS OR OTHER LIABILITY ASSERTED. FOR PURPOSES OF ANY INDEMNIFICATION PROVISIONS IN THIS AGREEMENT, THE TERM "COMPANY" SHALL INCLUDE ITS RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, SURETIES, SUBCONTRACTORS, AND SUPPLIERS.
* THIS AGREEMENT WILL BE CONSTRUED, INTERPRETED, AND APPLIED ACCORDING TO THE LAW OF THE STATE OF FLORIDA WITH VENUE IN LAKE COUNTY, FLORIDA.
* THE COMPANY SHALL SECURE ALL NECESSARY PERMITS FROM THE BUILDING OWNER, AND/OR OTHERS WHOSE PERMISSION IS REQUIRED FOR THE INSTALLATION OF THE SIGN AND SAID SHALL BE LIABLE FOR ANY OBSTRUCTION OF DELIVERY DUE TO DELAY IN OBTAINING SUCH PERMISSION. FURTHERMORE, IF CUSTOMER EXECUTES THIS CONTRACT OF SALES WITHOUT EVER OBTAINING PERMISSION FROM PARTY OR PARTIES NECESSARY FOR THE INSTALLATION OF SAID SIGN, THEN CUSTOMER PURCHASES SAME AND IS BOUND TO THE TERMS AND CONDITIONS OF THIS CONTRACT AS THOUGH SAID PERMISSION WAS OBTAINED AND AGREES TO RELIEVE THE COMPANY FROM ANY LIABILITY.
* CUSTOMER AGREES TO PROVIDE ELECTRICAL SERVICE OF SUITABLE CAPACITY AND APPROVED MATERIAL TO LOCATION OF SIGN IN ADVANCE OF INSTALLATION WITHIN REASONABLE DISTANCE. MID-FLORIDA SIGNS & GRAPHICS WILL TERMINATE AT ADJACENT LOCATION.
* WHEN FOUNDATIONS ARE NECESSARY, THE COMPANY WILL CONTACT APPROPRIATE AGENCY TO LOCATE PUBLIC UTILITIES. LOCATION OF PRIVATE UTILITIES IS SOLE RESPONSIBILITY OF THE CUSTOMER. IN THE EVENT THAT UNEXPECTED UNDERGROUND OBJECTS ARE IDENTIFIED IN THE DRILLING /EXCAVATION PROCESS, TO THE POINT WHERE SPECIAL EQUIPMENT OR EXCESS TIME IS REQUIRED, ADDITIONAL MONIES MAY BE REQUESTED IN WRITING BY THE COMPANY.
* IN THE EVENT THAT UNEXPECTED UNDERGROUND OBJECTS ARE IDENTIFIED IN THE DRILLING/EXCAVATION PROCESS, TO THE POINT WHERE SPECIAL EQUIPMENT OR EXCESS TIME IS REQUIRED, ADDITIONAL MONIES MAY BE REQUESTED IN WRITING BY THE COMPANY.
* UNLESS OTHERWISE WRITTEN, ALL PRODUCTS MANUFACTURED BY THE COMPANY ARE GUARANTEED UNCONDITIONALLY AGAINST DEFECTIVE PARTS,

continued on next page

MID-FLORIDA SIGNS & GRAPHICS

Customers GREAT LAKES CARPET & TILE

Reference Leesburg Location

Conditions

MATERIALS AND WORKMANSHIP, WITH EXCEPTION OF INCANDESCENT AND FLUORESCENT LAMPS, FOR A PERIOD OF 1 YEAR.
* THIS WARRANTY EXTENDS ONLY TO CONDITIONS ARISING DUE TO THE DEFECTS IN WORK PERFORMED BY THE COMPANY AND DOES NOT EXTEND TO DAMAGE CAUSED BY ACTS OF GOD, STRUCTURAL DEFECTS, BUILDING SETTLEMENT OR MOVEMENT, FIRE, VANDALISM, NEGLIGENCE OTHER THAN OUR OWN, PRIOR EXISTING CONSTRUCTION DEFECTS, ABUSE, IMPROPER MAINTENANCE, MISUSE, ALTERATION, OR ANY OTHER CAUSE NOT CONTROLLED BY THE COMPANY.

A ALUMINUM CHANNEL LETTERS INTERNALLY ILLUMINATED WITH LEDs / FACES OF 3/16" WHITE TRANSLUCENT ACRYLIC WITH 3M BLUE PERFORATED VINYL APPLIED / 1" BLUE TRIM CAPS / 4" RETURNS PMS 287C / RACEWAY MOUNTED .

B ALUMINUM CABINET APPROX 8" DEEP INTERNALLY ILLUMINATED WITH LEDs / BLEED FLEX FACE WITH DIGITALLY PRINTED COPY AND GRAPHICS / FLUSH MOUNTED TO BUILDING FASCIA.

1 ILLUMINATED WALL SIGN SCALE: 3/8"=1'

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

ALLOWABLE: 100 SF
PROPOSED: 83.95 SF

1 FRONT ELEVATION
SCALE: 1/16"=1'

PMS 554 PMS 541 PMS 181 PMS 1245 PMS 1205

NIGHT VIEW - NTS

CUSTOMER APPROVAL: _____ DATE: _____

CUSTOMER: GREAT LAKES CARPET AND TILE	DRAWN BY: HA	REV:
LOCATION: WILDWOOD, FL	DATE: 12.09.2025	REV:
TITLE: WALL SIGN	QUOTE No: 14239	REV: REV:

Signs designed and installed to meet the Florida Building Code FBC (2023 ed.). This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes NEC (2023 ed.) This includes proper grounding and bonding of the Sign. All signs are UL listed per NEC.
This design is property of MID-FLORIDA SIGNS & GRAPHICS and is submitted for your exclusive review under the agreement that the content herein will not be reproduce, copied, lent or shown to any other contractor or put to any other use without express written consent.

MID-FLORIDA SIGNS & GRAPHICS
3602 Parkway Blvd Leesburg, FL 34748
Tel: 352.787.8986 • Fax: 352.787.9427
FLORIDA STATE LICENSE ES12000754

PAGE NUMBER 01

City of Leesburg, Florida

Facade Sign and Landscaping Grant

Information & Application

Revised: 02/15/2017
FSL Grant Program approved by Leesburg City Commission 1/9/2017

PURPOSE

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 $20,000. 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.

SECTION 1: 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 through the City's Occupational Licensing Division 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.

SECTION 2: ELIGIBLE IMPROVEMENTS

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:

1. Replacement of windows and doors;
2. 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.
3. New signs as part of an overall improvement program for an existing improved property and removal of existing non-conforming and blighted signs;
4. Landscaping when associated with a Façade Renovation Program, replacement of a non-conforming sign, or an overall improvement program for an existing improved property;
5. Exterior architectural amenities (e.g., addition or improvement of balconies, porches or arcades);
6. Awnings and shutters;

7. Other exterior (street-side) façade improvements (considered by the Commission on a case-by-case basis)
8. 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 03-112 Historic District Ordinance and Guidelines.

SECTION 3: NON-ELIGIBLE IMPROVEMENTS

1. The FSL Grant Program cannot be used to fund interior renovations or roof repair, other maintenance items and cannot be used to renovate a non-conforming sign, unless the sign is being brought into conformity.

   Any improvements constructed or installed prior to City Council approval are noteligible.

SECTION 4: 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 sign and landscaping grants shall be funded 80% by the City and 20% by the applicant. The City's portion shall not exceed $20,000 for sign and landscaping grants. For sign, landscaping and façade grants, or façade grant only, 80% shall be funded by the City and 20% by the applicant. The City's portion shall not exceed $20,000.

SECTION 5: APPLICATION PROCESS AND DEADLINE

1. Applications will be accepted on a first come, first served basis.
2. As long as the FSL Grant Program is funded, there will be an annual grant cycle commencing on October 1 each year. All applications for funding shall be due on November 15 or the next immediate workday if the day is a holiday or weekend. Other grant cycles may be considered by the City as funding allows.
3. Application deadlines may change if funding levels permit additional grant cycles. In that case, the City will announce an additional cycle with an opening and closing application deadline.
4. The following application process shall be used for all grant applications submitted under this section:

   (1) The applicant receives an FSL Grant Program Application. Application forms are available in the following locations:

Dianne.yekel@leesburgflorida.gov

a. City Hall – 501 West Meadow Street;

b. Planning and Zoning Department - 204 South Fifth Street;

c. The Leesburg Area Chamber of Commerce- 1195 W Magnolia St.; and

d. The City of Leesburg website: www.leesburgflorida.gov.

(2) The applicant completes the application and submits it to the City for review and consistency with the CRA Redevelopment Plan, the Land Development Code, and any other applicable plans. The application package includes the following:

a. Completed application;

b. Proof of ownership of the property;

c. Proof of paid property taxes (current and prior years);

d. Copy of an estimate for the work to be completed

e. Photos of area to be improved.

f. Other information as needed to ensure all proposed work will be performed to meet the guidelines herein.

The applicant is responsible for all building and other permits and feesassociated with the proposed project.

Applicants must submit a complete application and all supporting materials in accordance with the instructions in this packet. Incomplete applications are not eligible for review or approval.

(3) 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 for final grant consideration. The Commission shall approve, approve with modifications or deny the funding application.

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.

(4) The City Commission 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 decision shall be final.

***Please note** that applications must be reviewed and approved before façade, sign or landscaping construction work begins. Grants will not be awarded to improvement projects that are under construction or completed prior to grant application.*

(5) For approved grant projects, prior to construction of improvements, the applicant must submit and receive applicable building and other regulatory permits.

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 cab be distributed.

(6) Upon completion of the improvements, final inspection and approval by the City and issuance of a certificate of occupancy (if applicable), the applicant submits a "reimbursement package" to the City which includes 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.

e. Other information as needed by staff to ensure that the project was completed per the requirements herein.

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 in order to receive payment.

Acceptable documentation is defined as PAID invoices/statements and/or schedule of values from vendors clearly detailing the work done, accompanied by copies of the cancelled check(s) showing payment accompanied by a vendor invoice.

(7) If the project is not completed, is not approved at its final inspection, or does not receive its certificate of occupancy (if applicable) within one 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 Extensions shall be granted

SECTION 6: RECURRING FSL GRANT APPLICATIONS

FSL grant applications will not be considered if the single building/property under the same ownership has received maximum grant funds ($15,000) 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.

SECTION 7: FLS GRANT IMPROVEMENT RANKING CRITERIA

The following selection criteria may be used to review and rate applications for the FSL Improvement Grant Program. Criteria are 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.

1. ***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. Point are awarded for achieving the goals of the Redevelopment District, the Comprehensive Plan and remedying non-conformities.
2. ***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.
3. ***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.
4. ***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.
5. ***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.

DISCLAIMER:

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.

FAÇADE IMPROVEMENT GRANT PROGRAM

1. ***Project Location:***
Address of Property to be improved:
8609 Hwy 441 Leesburg, FL 34788

Assessor Parcel Number(s): _____

Name of Business(es) in Project
Greater Florida Dental Implants

Building Frontage Measurement of Project: 35 ft

2. ***Applicant Information:***
Name: Matthew Agnini

Mailing Address: 8609 Hwy 441 Leesburg, FL 34788

City: _____ State: _____ Zip: _____

Phone: 352-973-6226

Email: drmatt@fullarchfaces.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:***
Dental Implants and other dental procedures.

4. ***Description of Proposed Improvements:*** 1) new sod front, side, & back 2) clear brush along back property line 2) irrigation for sod & landscaping. 3) privacy hedge between our parking & Toyota. 4) pavers to cover old & discolored concrete near rear entrance. 5) remove Broken Fence 6) complete tree, shrub, hedges install * See attached contractor quote/drawing * Page 7 of 10 7) removal of dead tree and overgrown foliage between our lot and the neighboring lot. (see pics).

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

To add + contribute to the city's beautification Project for the 441/27 corridors.

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
- ✓ Current Occupational License
- ✓ Rendering or sketch of proposed improvements
- NA Architectural plans - elevation drawing, dimensions, measurements, etc
- NA Color and material samples
- NA 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.

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		
b.	Exterior paint or siding		
c.	Signage		
d.	Exterior Lighting		
e.	Façade/Exterior Architectural Improv.		$49,850.00
f.	Architectural/Design Fees		
g.	Landscape/Hardscape Improvements		
h.	Awnings or Shutters		
i.	Building Permit/Planning Fees		
j.	Other Proposed Improvements (specify)		
k.	City permit for irrigation if required	$250.00	
l.			
m.			
	TOTAL ESTIMATED COST:	$0.00	$50,100.00

Estimated Days/Months for Completion Seven days

8. Signatures

Signed _____ *Signed:* _____

Mark Dyo — Mark Dyo

Property Owner(s) Signature(s) — *Applicant(s) Signature(s)*

_____ — _____

Property Owner(s) Signature(s) — *Applicant(s) Signature(s)*

_____ — _____

Property Owner(s) Signature(s) — *Applicant(s) Signature(s)*

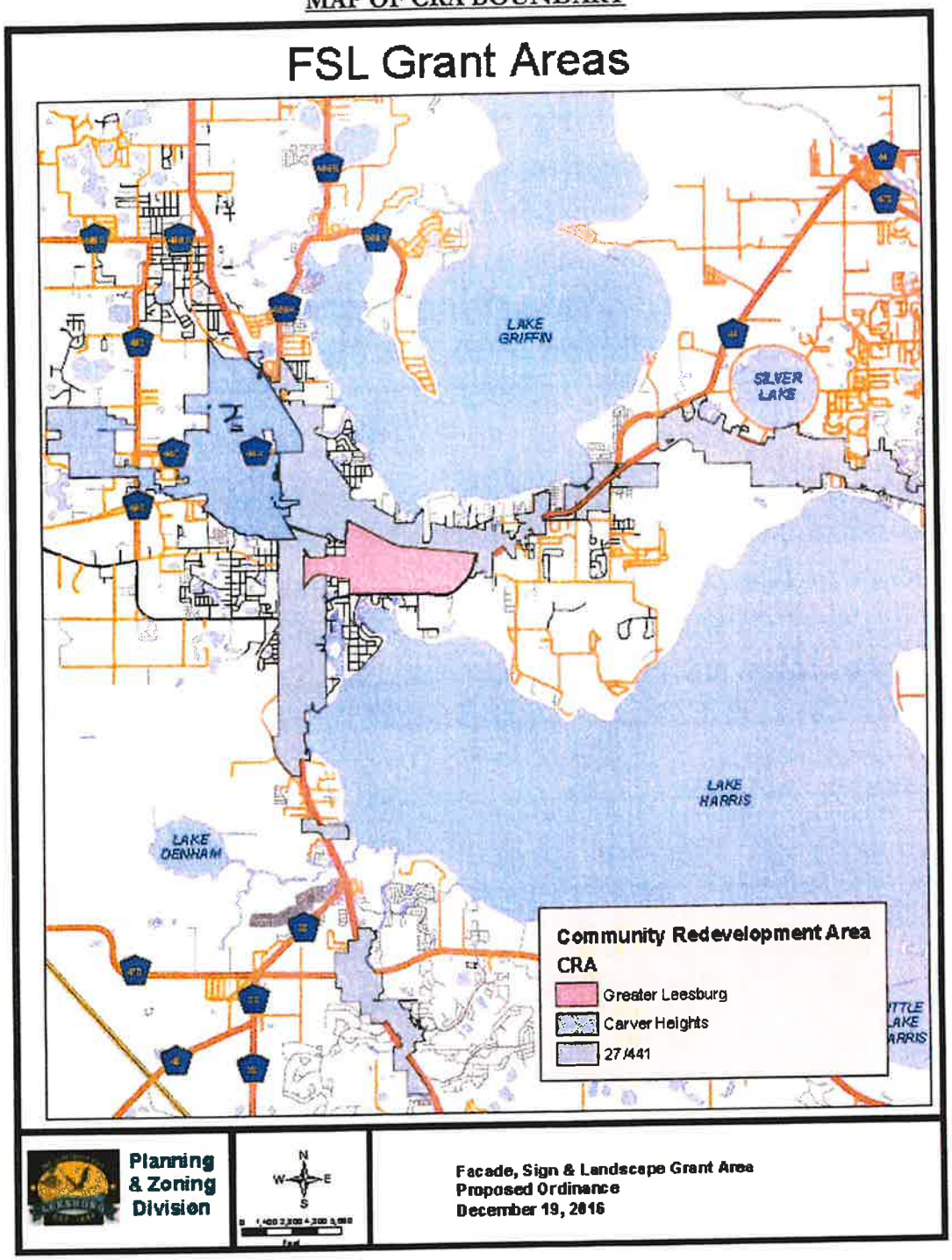
This Section for City Use

Amount Received: _____ *Date Reviewed:* _____

Recommendation to CRA: _____

Action by CRA: _____

MAP OF CRA BOUNDARY



IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 07-19-2023

Employer Identification Number:
93-2444683

Form: SS-4

Number of this notice: CP 575 A

GREATER FLORIDA DENTAL IMPLANTS INC
1022 SHORE ACRES DR
LEESBURG, FL 34748

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 93-2444683. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1120 04/15/2024

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:
If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, Election by a Small Business Corporation.

(IRS USE ONLY) 575A 07-19-2023 GREA B 9999999999 SS-4

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents or other payroll service providers, are available to assist you. Visit www.irs.gov/mefbusproviders for a list of companies that offer IRS e-file for business products and services.

IMPORTANT REMINDERS:

* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.

* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.

* Refer to this EIN on your tax-related correspondence and documents.

* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is GREA. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

(IRS USE ONLY) 575A 07-19-2023 GREA B 9999999999 SS-4

Keep this part for your records. CP 575 A (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 A

9999999999

Your Telephone Number
( ) -
_____

Best Time to Call
_____

DATE OF THIS NOTICE: 07-19-2023
EMPLOYER IDENTIFICATION NUMBER: 93-2444683
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

GREATER FLORIDA DENTAL IMPLANTS INC
1022 SHORE ACRES DR
LEESBURG, FL 34748

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0119250500-033-01802		2720620	00L3

LAKES DENTAL MEDICAL PROPERTIES
LLC
8609 US HWY 441
LEESBURG
FL
34788

8609 US HIGHWAY 441

SILVER LAKE ESTATES FROM INTERSECTION OF N'LY LINE OF R/W OF US HWY 441 W E LINE OF LOT 18 RUN W'LY ALONG R/W TO A PT 94 FT W OF E LINE
See Additional Legal on Tax Roll

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	355,676	0	355,676	5.0364	1,791.33
AMBULANCE MSTU	355,676	0	355,676	0.4629	164.64
ENVIRON LAND PURCHASE	355,676	0	355,676	0.0918	32.65
WATER AUTHORITY	355,676	0	355,676	0.2940	104.57
PUBLIC SCHOOLS					
BY STATE LAW	355,676	0	355,676	3.2080	1,141.01
BY LOCAL BOARD	355,676	0	355,676	2.9980	1,066.32
CITY OF LEESBURG	355,676	0	355,676	3.4752	1,236.05
ST JOHNS WATER MGMT	355,676	0	355,676	0.1793	63.77
N LAKE CNTY HOSP	355,676	0	355,676	0.1500	53.35
			TOTAL:	15.8956	$5,653.69

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		194.40
	NON-AD VALOREM ASSESSMENTS:	$194.40

COMBINED TAXES AND ASSESSMENTS: $5,848.09

If Paid By	Mar 31, 2024
Please Pay	$0.00

Paid 04/10/2024 Receipt # 2023-00419083 $5,848.09

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

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

If Paid By	Mar 31, 2024
Please Pay	$0.00

LAKES DENTAL MEDICAL PROPERTIES
LLC
8609 US HWY 441
LEESBURG
FL
34788

8609 US HIGHWAY 441

SILVER LAKE ESTATES FROM INTERSECTION OF N'LY LINE OF R/W OF US HWY 441 W E LINE OF LOT 18 RUN W'LY ALONG R/W TO A PT 94 FT W OF E LINE
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0119250500-033-01802		2720620	00L3

Paid 04/10/2024 Receipt # 2023-00419083 $5,848.09

David W. Jordan
Lake County Tax Collector

Transaction # 9926287	
Cashier:	RM
Paid By:	GREATER FLORIDA DENTAL IMPLANTS INC 3527644556
Posted Date:	12/02/2025 04:25PM
Received Via:	In Person
Num. Items:	1
Total Tendered:	$7,404.56
Receipt #:	2025-00256369
Batch:	870920
Status:	Complete

Receipt

Item	Details	Effective Date	Due	Paid
Real Estate	Acc# 0119250500-033-01802 Bill Yr: 2025 Regular Due: 03/31/2026	12/02/2025	$7,404.56	$7,404.56
	Total:		$7,404.56	$7,404.56

Payment	Details	Paid
Check	Acc#XXXX0 Chk#1105	$7,404.56
	Balance:	$0.00

Thank you for the opportunity to serve you. Please tell us about your experience today! Scan the QR code for a short survey.

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
0119250500-033-01802		2720620	00L3

LAKES DENTAL MEDICAL PROPERTIES
LLC
8609 US HWY 441
LEESBURG, FL 34788

8609 US HIGHWAY 441

SILVER LAKE ESTATES FROM
INTERSECTION OF N'LY LINE OF R/W OF US
HWY 441 W E LINE OF LOT 18, RUN W'LY
ALONG R/W TO A PT 94 FT W OF E LINE
See Additional Legal on Tax Roll

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	450,941	0	450,941	5.0364	2,271.12
AMBULANCE MSTU	450,941	0	450,941	0.4629	208.74
ENVIRON LAND PURCHASE	450,941	0	450,941	0.0918	41.40
WATER AUTHORITY	450,941	0	450,941	0.2940	132.58
PUBLIC SCHOOLS					
BY STATE LAW	450,941	0	450,941	3.1240	1,408.74
BY LOCAL BOARD	450,941	0	450,941	2.9980	1,351.92
CITY OF LEESBURG	450,941	0	450,941	3.4752	1,567.11
ST JOHNS WATER MGMT	450,941	0	450,941	0.1793	80.85
N LAKE CNTY HOSP	450,941	0	450,941	0.4100	184.89
			TOTAL:	16.0716	$7,247.35

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		194.40
	NON-AD VALOREM ASSESSMENTS:	$194.40

COMBINED TAXES AND ASSESSMENTS: $7,441.75

Face: $8197.46 Rate: 0.25%	Cert #1752 Bidder #8152633	If Received By Please Pay	Sep 30, 2025 $0.00		

Paid 09/09/2025 Receipt # 2025-0088189 $8,613.58

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

Face: $8197.46 Rate: 0.25%	Cert #1752 Bidder #8152633	If Received By Please Pay	Sep 30, 2025 $0.00		

8609 US HIGHWAY 441

LAKES DENTAL MEDICAL PROPERTIES
LLC
8609 US HWY 441
LEESBURG, FL 34788

SILVER LAKE ESTATES FROM INTERSECTION
OF N'LY LINE OF R/W OF US HWY 441 W E
LINE OF LOT 18, RUN W'LY ALONG R/W TO A
PT 94 FT W OF E LINE
See Additional Legal on Tax Roll

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

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0119250500-033-01802		2720620	00L3

Paid 09/09/2025 Receipt # 2025-0088189 $8,613.58

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2025 Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0119250500-033-01802		2720620	00L3

LAKES DENTAL MEDICAL PROPERTIES
LLC
8609 US HWY 441
LEESBURG, FL 34788

8609 US HIGHWAY 441

SILVER LAKE ESTATES FROM
INTERSECTION OF N'LY LINE OF R/W OF US
HWY 441 W E LINE OF LOT 18, RUN W'LY
ALONG R/W TO A PT 94 FT W OF E LINE
See Additional Legal on Tax Roll

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	471,459	0	471,459	5.0254	2,369.27
AMBULANCE MSTU	471,459	0	471,459	0.4629	218.24
ENVIRON LAND PURCHASE	471,459	0	471,459	0.0400	18.86
WATER AUTHORITY	471,459	0	471,459	0.2940	138.61
PUBLIC SCHOOLS					
BY STATE LAW	471,459	0	471,459	3.0870	1,455.39
BY LOCAL BOARD	471,459	0	471,459	2.9980	1,413.43
CITY OF LEESBURG	471,459	0	471,459	3.4752	1,638.41
ST JOHNS WATER MGMT	471,459	0	471,459	0.1793	84.53
N LAKE CNTY HOSP	471,459	0	471,459	0.3859	181.94
			TOTAL:	15.9477	$7,518.68

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		194.40
	NON-AD VALOREM ASSESSMENTS:	$194.40

COMBINED TAXES AND ASSESSMENTS: $7,713.08

If Paid By	Dec 05, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	$7404.56	$7481.69	$7558.82	$7635.95	$7713.08

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2025 Real Estate

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

If Paid By	Dec 05, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	$7404.56	$7481.69	$7558.82	$7635.95	$7713.08

LAKES DENTAL MEDICAL PROPERTIES
LLC
8609 US HWY 441
LEESBURG, FL 34788

8609 US HIGHWAY 441

SILVER LAKE ESTATES FROM INTERSECTION
OF N'LY LINE OF R/W OF US HWY 441 W E
LINE OF LOT 18, RUN W'LY ALONG R/W TO A
PT 94 FT W OF E LINE
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0119250500-033-01802		2720620	00L3

0000000000 2025 0000771308 0000000002720620 0001 7

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
LAKES DENTAL MEDICAL PROPERTIES LLC

Filing Information

Document Number	L23000264040
FEI/EIN Number	93-1720508
Date Filed	05/31/2023
Effective Date	06/01/2023
State	FL
Status	ACTIVE

Principal Address

8609 US Hwy 441
LEESBURG, FL 34788

Mailing Address

1022 Shore Acres Drive
LEESBURG, FL 34748

Registered Agent Name & Address

MCDONALD, RUTH K
319 SHADOW MOSS CT.
LAKELAND, FL 33813

Authorized Person(s) Detail

Name & Address

Title MGR

AGNINI, MATTHEW M
12114 EAGLE POINT CT.
LEESBURG, FL 34788

Annual Reports

No Annual Reports Filed

Document Images

05/31/2023 -- Florida Limited Liability | View image in PDF format

Florida Department of State, Division of Corporations

City of Leesburg
Building Services Division
www.leesburgflorida.gov

Commercial Certificate of Occupancy

CO Nbr 10573 **CO Issued: 07/02/2025** **Permit Nbr: 1124060171**

Address: 8609 US HWY 441

ALT KEY: 2720620 Parcel ID 011925-0500-033-018-02

OWNER INFORMATION:
LAKES DENTAL MEDICAL PROPERTIES LLC

8609 US HWY 441
LEESBURG FL 34788

CONTRACTOR INFORMATION:
HART CONTRACTORS INC

2550 LEMON DRIVE
LAKE WALES FL 33898

STATE LIC. NBR: CBC1255765

Work Description: CHANGE OF USE FROM RESTAURANT TO DENTIST OFFICE

REMARKS/
CONDITIONS/
RESTRICTIONS

Designed under the 8th Edition 2023 Florida Building Code

Subdivision: 0119250 SILVER LAKE ESTATES Lot: 01802 Block: 033

Occupancy: B : BUSINESS Occupancy Load: 15

Construction Type:** COM INT/EXT RENOVATIONS/ALTERATION Sprinklers: NO

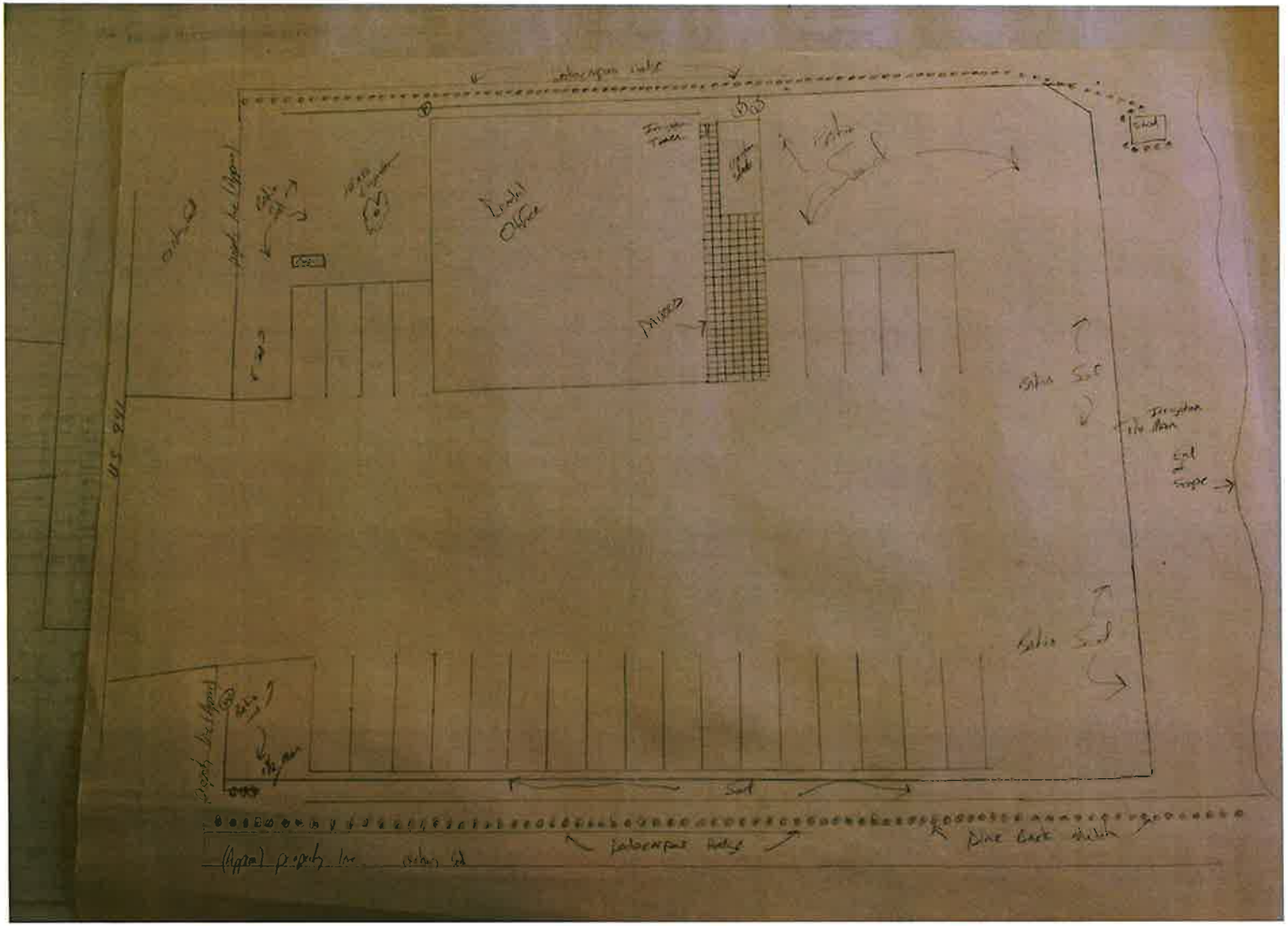
This portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.

If the address is located in a flood hazard area, documentation of the as-built lowest floor elevation has been provided and retained with the authority having jurisdiction.

Any change in use will require a new certificate of occupancy.

**This portion of the structure has been inspected for compliance for the 8th Edition 2023 Florida Building Code

Ann Kinsey CBO, Building Offical or Designee


Lobby
Office
Mulch
Sod
Sod
Sod

ESTIMATE

Things That Grow, Inc.
7322 McGill Rd
Groveland, FL 34736

tgsellards@aol.com
+1 (352) 394-1249

Bill to
Matt Agnini
Eustis, Fl

Estimate details
Estimate no.: 1038
Estimate date: 12/02/2025
Expiration date: 02/28/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Labor**	Provide labor and equipment to demo some existing landscape including existing trees on property line, chain link fence ,and hardscape at new dental office	1	$7,100.00	$7,100.00
2.	**Labor**	Correct grade where needed prep and regrade for new sod	1	$5,100.00	$5,100.00
3.	**Labor**	Install new irrigation system with automatic timer and backflow	1	$8,500.00	$8,500.00
4.	**Labor**	Provide and install approximately 18000 sq ft Bahia sod	1	$9,600.00	$9,600.00
5.	**Labor**	Provide and install hedge plants along north and south property lines	1	$5,600.00	$5,600.00
6.	**Labor**	Provide and install 10 foot Ligustrum between sign and building	1	$1,450.00	$1,450.00
7.	**Labor**	Provide and install approximately 800 sq ft pavers at rear of building	1	$7,000.00	$7,000.00
8.	**Labor**	Correct swale and drainage at back parking lot area	1	$3,500.00	$3,500.00
9.	**Labor**	Freight, Misc., mobilization	1	$2,000.00	$2,000.00

Total **$49,850.00**

Note to customer

I buried the septic/swale/sump pump and piping in the correct swale and drainage description		Expiry date	02/28/2026

Accepted date	Accepted by

SGA-25-784

FSL GRANT APPLICATION

FAÇADE IMPROVEMENT GRANT PROGRAM

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

Property Location: 9501 US HWY 441, Leesburg FL 34788

Assessor Parcel Number(s): 01-19-25-0500-040-00400

Name of Business(es) in Project: Lake Sumter State College

Building Frontage Measurement of Project: 70 inches wide and 120 inches tall

2. Applicant Information:

Name: Lake Sumter State College

Mailing Address: 9501 US HWY 441

City: Leesburg State: FL Zip: 34788

Phone: 352-435-6434

Email: gurdenb@lssc.edu

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:**

Lake Sumter State College 's Leesburg campus offers comprehensive post secondary education including a wide range of student- centered services that support academic success, workforce readiness and overall well being. Lake Sumter State College is currently the fastest growing state college with enrolling over 1500 students on the Leesburg campus. The campus supports robust athletics such as baseball, beach volleyball, volleyball, and softball. LSSC hosts over 5,000 visitors to campus each year. In addition there is a robust student center, career services and tutoring that will promote student engagement and personal development. Together this campus supports an environment for student academic success and achievement that will strengthen the regions workforce pipeline.

4. **Description of Proposed Improvements:**

__The project will fund the installation of enhanced way finding signage at Lake Sumter State College along College Drive, with visibility from HWY 441. This improvement will help pedestrians and commuters safely and efficiently navigate the campus by clearly identifying key buildings and entry points. In addition the new signage will elevate the overall aesthetic of the campus and HWY 441, creating a more welcoming and cohesive environment for students, employees and visitors.

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

The campus is in the 27/441 corridor. The project directly advances several key Overlay District concepts by improving both functionality and appearance within the designated area. The enhanced way finding signage strengthens connectivity and circulation by guiding vehicles, pedestrians and visitors efficiently through campus and surrounding district. Visibility from HWY 441 improves gateway identity which creates clear and attractive entry point consistent with district goals for cohesive character. The project also ensures enhanced safety for pedestrians and enhances walk ability, with reduction of confusion and ensuring safer movements on campus. Finally the sign will enhance aesthetics on campus and aligns with the goal of visual appeal and high quality design.

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

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

- O 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 :$32500
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: $600
j. Other Proposed Improvements (specify):_____
k. _____
l. _____
m. _____

TOTAL ESTIMATED COST: $33,100

ESTIMATED COMPLETION DATE: Completion will be 3 months post award of grant.

SIGNATURES

Signed: Laura Byrd Date: 11/17/2025
Applicant and/or Property Owner

Printed Name: Laura Byrd
Executive Vice President

Signed: _____ Date: _____
Property Owner – If Required

Printed Name: _____

This Section for City Use

Amount Recommended: $_____ Date Reviewed: _____

Recommendation to Commission/CRA:_____ Action: _____

PROPERTY RECORD CARD

General Information

Name:	DISTRICT BOARD OF TRUSTEES OF	**Alternate Key:**	1274150
Mailing Address:	9501 US HIGHWAY 441 LEESBURG, FL 34788-8751 *Update Mailing Address*	**Parcel Number:**	01-19-25-0500-040-00400
		Millage Group and City:	00L3 Leesburg
		2025 Total Certified Millage Rate:	15.9477
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	9501 S US HIGHWAY 441 LEESBURG FL, 34788	**Property Name:**	LAKE SUMTER STATE COLLEGE *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	SILVER LAKE ESTATES LOTS 4 TO 17 INCL BLK 40--LESS BEG AT SE'LY COR LOT 13 OF SUB E SILVER LAKE ESTATES PB 12 PG 1 RUN S 28-25-12 W 148.13 FT, N 57-14-48 W TO SILVER LAKE, NE'LY ALONG LAKE TO S'LY LINE OF LOT 13-A OF SAID SUB E, SE'LY TO POB--BLKS 45 & 46 N OF HWY, LOT 8 BLK 47--LESS E 527 FT--ANY AND ALL VACATED STREETS IN THAT PART OF SILVER LAKE ESTATES LYING WITHIN SW 1/4 OF SE 1/4 SEC 15-19-25 & LYING WITHIN W 3/4 OF NE 1/4 OF HWY IN SEC 22-19-25--LESS BEG AT SE'LY COR OF LOT 12 OF SUB E SILVER LAKE ESTATES PB 12 PG 1 RUN N 28-25-12 E 192.16 FT TO W LINE OF NE 1/4 OF SE 1/4 OF SEC 15-19-25, S 01-36-47 E 152.95 FT TO SW COR OF SAID NE 1/4 OF SE 1/4, S 80-27-01 W 97.11 FT TO POB--PB 10 PGS 66-69, NE 1/4 OF NE 1/4, E 1/2 OF NW 1/4 OF NE 1/4 LYING N OF HWY SEC 22-19-25--LESS ROAD RIGHT OF WAY IN ORB 1657 PG 1812--ORB 411 PG 625 ORB 1132 PGS 1611 1717		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SCHOOL - COLLEGE (8400)	0	0		102.510	Acre	$4,151,655.00	$4,151,655.00
2	WETLAND (9600)	0	0		6.000	Acre	$270.00	$270.00

Click here for Zoning Info Map **FEMA Flood**

Commercial Building(s)

Building 1

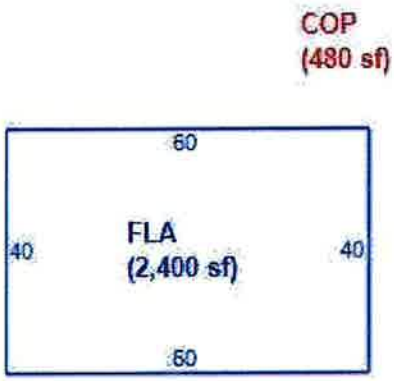
Commercial	Building Value: $109,806.00 Building Use: 1 STORY STORE (11C) Structure Type:

Summary	
Year Built:	1976
Total Effective Area:	2880
Full Bathrooms:	0
Half Bathrooms:	2
Elevators:	0
Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	480
FINISHED LIVING AREA (FLA)	1.00	2400

View Larger



Building 2

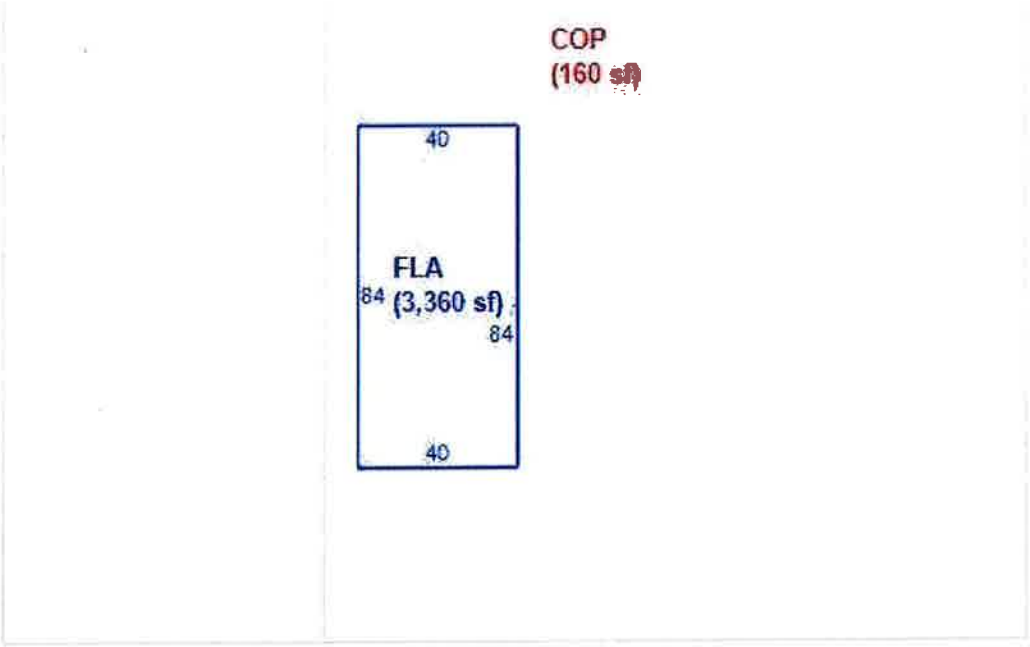
Commercial	Building Value: $139,745.00 Building Use: 1 STORY STORE (11C) Structure Type:

Summary	
Year Built:	1977
Total Effective Area:	3520
Full Bathrooms:	2
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	160
FINISHED LIVING AREA (FLA)	1.00	3360

View Larger



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	SCHOOL BUILDING (SCX)	1	UT	1965	$5,200,000.00
2	FENCE (CFEN1)	21780	SF	2000	$12,545.00
3	SPORT COURT (CSCT2)	13000	SF	1976	$24,375.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6315 / 1609	04/01/2024	Quit Claim Deed	Unqualified	Improved	$25,000.00

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	$9,638,396	$9,638,396	$0	5.0254	$0.00
SCHOOL BOARD STATE	$9,638,396	$9,638,396	$0	3.0870	$0.00
SCHOOL BOARD LOCAL	$9,638,396	$9,638,396	$0	2.9980	$0.00
LAKE COUNTY WATER DISTRICT	$9,638,396	$9,638,396	$0	0.2940	$0.00
NORTH LAKE HOSPITAL DIST	$9,638,396	$9,638,396	$0	0.3859	$0.00
ST JOHNS RIVER FL WATER MGMT DIST	$9,638,396	$9,638,396	$0	0.1793	$0.00
CITY OF LEESBURG	$9,638,396	$9,638,396	$0	3.4752	$0.00
LAKE COUNTY MSTU AMBULANCE	$9,638,396	$9,638,396	$0	0.4629	$0.00

LAKE COUNTY VOTED DEBT SERVICE	$9,638,396	$9,638,396	$0	0.0400	$0.00
				Total: 15.9477	**Total:** $0.00

Exemptions Information

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

	Homestead Exemption (first exemption up to $25,000)	Learn More View the Law
	Additional Homestead Exemption (up to an additional $25,000)	Learn More View the Law
	Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More View the Law
	Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More View the Law
	Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
	Widow / Widower Exemption (up to $5,000)	Learn More View the Law
	Blind Exemption (up to $500)	Learn More View the Law
	Disability Exemption (up to $5,000)	Learn More View the Law
	Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
	Veteran's Disability Exemption ($5,000)	Learn More View the Law
	Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
	Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
	Deployed Servicemember Exemption (amount varies)	Learn More View the Law
	First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
	Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
	Conservation Exemption (amount varies)	Learn More View the Law
	Tangible Personal Property Exemption (up to $25,000)	Learn More View the Law
✓	Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
	Economic Development Exemption	Learn More View the Law
	Government Exemption (amount varies)	Learn More View the Law

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

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Property data updated nightly.
Site Notice

DIRECTIONAL SIGN S1

PROJECT NAME:

Lake Sumter State College

ADDRESS:

9501 U.S. Highway 441
Leesburg, FL 34788

SIGN TYPE:

Double Sided Monument Sign

DATE OF LAST REVISION:

5/16/2025

PROJECT MANAGER:

Davyn Riley
Davyn@signcraftersflorida.com

DESIGNER:

Davyn Riley
Davyn@signcraftersflorida.com

STANDARD REQUIREMENTS

ELECTRICAL REQUIREMENTS

SIGNCRAFTERS WILL MAKE FINAL CONNECTION TO EXISTING SIGN CIRCUITS WHEN AVAILABLE WITHIN 6 FEET OF SIGN UNLESS OTHERWISE WITHIN THE SCOPE OF ITS LICENSE PROVIDED IF CIRCUIT IS FURTHER THAN 6 FEET AWAY, SIGNCRAFTERS CAN SIGN AT A UL APPROVED REMOTE TRANSFORMER ENCLOSURE AT THE FINAL CONNECTION POINT AND RUN SECONDARY WIRE TO SIGN. IF NO CIRCUIT IS AVAILABLE, CUSTOMER IS RESPONSIBLE FOR CONTRACTING A LICENSED ELECTRICIAN OR CONTRACTOR FOR A DEDICATED 20 AMP CIRCUIT TO CONSIST WITHIN 6 FEET AND HAVE A VISIBLE, MARKED DISCONNECT SERVICE PANEL.

SIGN REQUIREMENTS

A DEDICATED SINGLE PHASE 120V 20A CIRCUIT JUNCTION BOX INSTALLED WITHIN 6 FEET OF SIGN. 3 WIRES (LINE, GROUND, NEUTRAL)

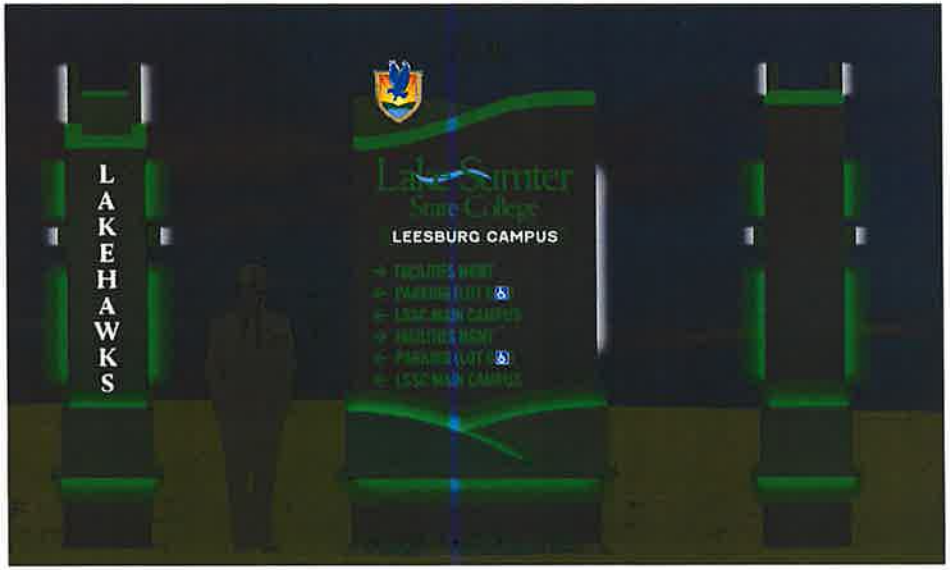
NEC CODE REQUIREMENTS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE 2020 NEC CODE REQUIREMENTS 600A AND 600B AND/OR OTHER APPLICABLE LOCAL CODES. THIS MAY INCLUDE PROPER GROUNDING AND BONDING OF THE SIGN.

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

ES12001170

E212822



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 conveying design, fabrication and installation intent. By accepting this document from Sign Crafters of Florida, client agrees that it will not be copied or reproduced in any part or shared with any persons outside recipient's company without permission from Sign Crafters of Florida until approved and accepted through purchase by client named directly on drawing. Violation of these terms could result in fines or penalties, not excluding court action.

By signing this document, client agrees to the build style, including materials, colors, size, lighting (if applicable), and install location, as well as wording/spelling outlined. Should any changes be requested following the signing of this document, additional fees may apply.

X _____ Client

X _____ Date

INTERNAL USE

3819

ESTIMATE

SignCrafters of Central Florida, LLC
1915 Greenleaf Ln
Leesburg, FL 34748

billing@signcraftersflorida.com
+1 (352) 323-1862
www.signcraftersflorida.com

Lake Sumter State College

Bill to
Lake-Sumter State College
Attn: Accounts Payable
9501 US Hwy 441
Leesburg, FL 34788-8751

Estimate details
Estimate no.: 7012
Estimate date: 11/17/2025
Expiration date: 02/17/2026

Prepared by: Parker Martin
PO Number / Memo: LSSC Illuminated Directional

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Directional**	Custom Built Directional Sign LED Illuminated "[LSSC Logo]" "LAKEHAWKS" "Lake Sumter State College Leesburg Campus" "Facilities MGMT Parking Lot" etc... Overall Size: 70" W x 120" H Double Sided "Lake Sumter State College" to be Negative Routed and Backed with Acrylic "[LSSC Logo]" to be Illuminated Channel Letters Aluminum "Waves" to have Green Illumination 4'x4' GoBrightLEDs 10mm EMC Aluminum Fabricated Built to MET Standards	1	$25,400.00	$25,400.00

		For Internal Use Only: V:3 R:12 F:64 C:4 P:16 A:16 L:4			
2.	**Concrete Footer and Steel Structure**	Includes materials and labor for the concrete footer and steel structure, including concrete supply, steel pole processing, footer excavation, and steel placement at the sign location per project specifications. For Internal Use Only: I:2 H:8 D:0.5 T:2 M:8 T:1	1	$4,500.00	$4,500.00
3.	**Installation**	Installation of LSSC signage at 9501 US-441, Leesburg, FL 34788. Includes installation of one illuminated directional sign. For Internal Use Only: I:2 H:10 D:0.5 T:2 M:8 T:1	1	$1,900.00	$1,900.00
4.	**Sign Permit**	Municipality Permit fee billed at cost (estimated)	1	$600.00	$600.00
5.	**Permitting Procurement**	Acquisition fees: Staff Time for permit processing including final inspections (*$250 for each additional permit the municipality may require)	1	$500.00	$500.00
6.	**Engineering**	Sealed Engineered Drawings as required by municipality for structural integrity (at cost)	1	$150.00	$150.00
7.	**NOC**	Notice of Commencement Recording Services on jobs over $5000	1	$50.00	$50.00
		Total			**$33,100.00**

Note to customer

Thank you for choosing SignCrafters for your signage needs. By engaging in any form of business, including but not limited to purchasing, requesting quotes, or availing our services, you hereby acknowledge and agree to abide by the terms and conditions outlined by SignCrafters.

Expiry date 02/17/2026

Accepted date **Accepted by**

SGA-25-779

FSL GRANT APPLICATION

FAÇADE IMPROVEMENT GRANT PROGRAM

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

8136, CENTRALIA COURT,
LEESBURG, 34788
FL

Assessor Parcel Number(s): 16-19-25-0900-000-01400

Name of Business(es) in Project PAIN & SPINE CENTERS OF FLORIDA, LLC

Building Frontage Measurement of Project: over 300 Feet.

2. **Applicant Information:**

Name: RAINBOW TRADING COMPANY LLC

Mailing Address: P.O. BOX 1266

City: TAVARES State: FL Zip: 32778

Phone: 352 430 8900

Email: PAINMED@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:**

PAIN & SPINE CENTERS OF FL

Hematology & Oncology Consultants

4. **Description of Proposed Improvements:**

REDO MONUMENT SIGN

CUT VINYL GRAPHICS

REDO LED Double Sided Signage

New Vinyl GRAPHICS ON FRONT OF Bld

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

① Increase the Visibity, Extra lighting to brighten the area.

② Recently Done New Landscaping & Facade by owner himself.

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

- O 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 : New ID Monument Signage
d. Exterior Lighting: Done
e. Façade/Exterior Architectural Improvements: Recently DONE
f. Architectural/Design Fees: _____
g. Landscape/Hardscape Improvements: Recently DONE
h. Awnings or Shutters: _____
i. Building Permit/Planning Fees: _____
j. Other Proposed Improvements (specify): _____
k. _____
l. _____
m. _____

TOTAL ESTIMATED COST: $100,679

ESTIMATED COMPLETION DATE: 12/31/25

SIGNATURES

Signed: _____ Date: 11/12/25
Applicant and/or Property Owner

Printed Name: Dr. SRIDHAR PINNAMANENI

Signed: Same Date: _____
Property Owner – If Required

Printed Name: _____

This Section for City Use

Amount Recommended: $_____ Date Reviewed: _____

Recommendation to Commission/CRA:_____ Action: _____

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company

RAINBOW TRADING COMPANY LLC

Filing Information

Document Number	L12000117541
FEI/EIN Number	46-0982918
Date Filed	09/13/2012
State	FL
Status	ACTIVE

Principal Address

8136 Centralia Court
Suite 103
Leesburg, FL 34778

Changed: 07/28/2013

Mailing Address

P O BOX 1266
TAVARES, FL 32778

Registered Agent Name & Address

TANOLI, ANEES
8136 Centralia court
ste103
LEESBURG, FL 34788

Name Changed: 04/29/2025

Address Changed: 02/14/2021

Authorized Person(s) Detail

Name & Address

Title President

PINNAMANENI, SRIDHAR DR.
P O BOX 1266
TAVARES, FL 32778

Title VP

PINNAMANENI, SUNEETA
P O BOX 1266
TAVARES, FL 32778

Annual Reports

Report Year	Filed Date
2023	03/10/2023
2024	03/31/2024
2025	04/29/2025

Document Images

04/29/2025 -- ANNUAL REPORT	View image in PDF format
03/31/2024 -- ANNUAL REPORT	View image in PDF format
03/10/2023 -- ANNUAL REPORT	View image in PDF format
02/04/2022 -- ANNUAL REPORT	View image in PDF format
02/14/2021 -- ANNUAL REPORT	View image in PDF format
01/26/2020 -- ANNUAL REPORT	View image in PDF format
03/10/2019 -- ANNUAL REPORT	View image in PDF format
03/18/2018 -- ANNUAL REPORT	View image in PDF format
03/11/2017 -- ANNUAL REPORT	View image in PDF format
03/15/2016 -- ANNUAL REPORT	View image in PDF format
02/20/2015 -- ANNUAL REPORT	View image in PDF format
03/04/2014 -- ANNUAL REPORT	View image in PDF format
07/28/2013 -- ANNUAL REPORT	View image in PDF format
09/13/2012 -- Florida Limited Liability	View image in PDF format

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
1619250900-000-01400		3789480	00L3

RAINBOW TRADING COMPANY LLC
PO BOX 1266
TAVARES, FL 32778-1266

8136 CENTRALIA CT

LEESBURG, INTERLAKEN PLAZA SUB LOT 14
PB 41 PGS 33-34 ORB 4310 PG 2215

LAST 5 years
TAXES
2025 TAXES will be paid Before NOV 30th 2025

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	967,820	0	967,820	5.0364	4,874.33
AMBULANCE MSTU	967,820	0	967,820	0.4629	448.00
ENVIRON LAND PURCHASE	967,820	0	967,820	0.0918	88.85
WATER AUTHORITY	967,820	0	967,820	0.2940	284.54
PUBLIC SCHOOLS					
BY STATE LAW	971,823	0	971,823	3.1240	3,035.98
BY LOCAL BOARD	971,823	0	971,823	2.9980	2,913.53
CITY OF LEESBURG	967,820	0	967,820	3.4752	3,363.37
ST JOHNS WATER MGMT	967,820	0	967,820	0.1793	173.53
N LAKE CNTY HOSP	967,820	0	967,820	0.4100	396.81
			TOTAL:	16.0716	$15,578.94

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		554.40
	NON-AD VALOREM ASSESSMENTS:	$554.40

COMBINED TAXES AND ASSESSMENTS: $16,133.34

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

Paid 11/25/2024 Receipt # 2024-00207147 $15,488.01

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

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

RAINBOW TRADING COMPANY LLC
PO BOX 1266
TAVARES, FL 32778-1266

8136 CENTRALIA CT

LEESBURG, INTERLAKEN PLAZA SUB LOT 14 PB 41 PGS 33-34 ORB 4310 PG 2215

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1619250900-000-01400		3789480	00L3

Paid 11/25/2024 Receipt # 2024-00207147 $15,488.01

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1619250900-000-01400		3789480	00L3

RAINBOW TRADING COMPANY LLC
PO BOX 1266
TAVARES, FL 32778-1266

8136 CENTRALIA CT

LEESBURG INTERLAKEN PLAZA SUB LOT 14
PB 41 PGS 33-34 ORB 4310 PG 2215

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	879,840	0	879,840	5.0364	4,431.23
AMBULANCE MSTU	879,840	0	879,840	0.4629	407.28
ENVIRON LAND PURCHASE	879,840	0	879,840	0.0918	80.77
WATER AUTHORITY	879,840	0	879,840	0.2940	258.67
PUBLIC SCHOOLS					
BY STATE LAW	945,769	0	945,769	3.2080	3,034.03
BY LOCAL BOARD	945,769	0	945,769	2.9980	2,835.42
CITY OF LEESBURG	879,840	0	879,840	3.4752	3,057.62
ST JOHNS WATER MGMT	879,840	0	879,840	0.1793	157.76
N LAKE CNTY HOSP	879,840	0	879,840	0.1500	131.98
			TOTAL:	15.8956	$14,394.76

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		554.40
	NON-AD VALOREM ASSESSMENTS:	$554.40

COMBINED TAXES AND ASSESSMENTS: $14,949.16

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

Paid 11/22/2023 Receipt # 2023-00203476 $14,351.19

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

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

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

8136 CENTRALIA CT

RAINBOW TRADING COMPANY LLC
PO BOX 1266
TAVARES, FL 32778-1266

LEESBURG INTERLAKEN PLAZA SUB LOT 14 PB 41 PGS 33-34 ORB 4310 PG 2215

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1619250900-000-01400		3789480	00L3

Paid 11/22/2023 Receipt # 2023-00203476 $14,351.19

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2022 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1619250900-000-01400		3789480	00L3

RAINBOW TRADING COMPANY LLC
PO BOX 1266
TAVARES, FL 32778-1266

8136 CENTRALIA CT

LEESBURG, INTERLAKEN PLAZA SUB LOT 14
PB 41 PGS 33-34 ORB 4310 PG 2215

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	799,860	0	799,860	5.0364	4,028.41
AMBULANCE MSTU	799,860	0	799,860	0.4629	370.26
ENVIRON LAND PURCHASE	799,860	0	799,860	0.0918	73.43
WATER AUTHORITY	799,860	0	799,860	0.3083	246.60
PUBLIC SCHOOLS					
BY STATE LAW	836,327	0	836,327	3.2500	2,718.06
BY LOCAL BOARD	836,327	0	836,327	2.9980	2,507.31
CITY OF LEESBURG	799,860	0	799,860	4.0192	3,214.80
ST JOHNS WATER MGMT	799,860	0	799,860	0.1974	157.89
N LAKE CNTY HOSP	799,860	0	799,860	0.5000	399.93
			TOTAL:	16.8640	$13,716.69

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		308.00
	NON-AD VALOREM ASSESSMENTS:	$308.00

COMBINED TAXES AND ASSESSMENTS: $14,024.69

If Paid By	Nov 30, 2022				
Please Pay	$0.00				

Paid 12/01/2022 Receipt # 2022-0734166 $13,463.70

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2022 Paid Real Estate

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

If Paid By	Nov 30, 2022				
Please Pay	$0.00				

RAINBOW TRADING COMPANY LLC
PO BOX 1266
TAVARES, FL 32778-1266

8136 CENTRALIA CT

LEESBURG, INTERLAKEN PLAZA SUB LOT 14 PB 41 PGS 33-34 ORB 4310 PG 2215

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1619250900-000-01400		3789480	00L3

Paid 12/01/2022 Receipt # 2022-0734166 $13,463.70

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2021 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1619250900-000-01400		3789480	00L3

RAINBOW TRADING COMPANY LLC
PO BOX 1266
TAVARES, FL 32778

8136 CENTRALIA CT

LEESBURG, INTERLAKEN PLAZA SUB LOT 14
PB 41 PGS 33-34ORB 4310 PG 2215

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	727,145	0	727,145	5.0529	3,674.19
AMBULANCE MSTU	727,145	0	727,145	0.4629	336.60
ENVIRON LAND PURCHASE	727,145	0	727,145	0.0918	66.75
PUBLIC SCHOOLS					
BY STATE LAW	727,145	0	727,145	3.5940	2,613.36
BY LOCAL BOARD	727,145	0	727,145	2.9980	2,179.98
CITY OF LEESBURG	727,145	0	727,145	4.0192	2,922.54
ST JOHNS WATER MGMT	727,145	0	727,145	0.2189	159.17
LAKE CO WATER AUTH	727,145	0	727,145	0.3229	234.80
N LAKE CNTY HOSP	0	0	0	0.0000	0.00
			TOTAL:	16.7606	$12,187.39

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		308.00
	NON-AD VALOREM ASSESSMENTS:	$308.00

COMBINED TAXES AND ASSESSMENTS: $12,495.39

If Paid By	Nov 30, 2021				
Please Pay	$0.00				

Paid 11/19/2021 Receipt # 2021-00186092 $11,995.57

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2021 Paid Real Estate

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

If Paid By	Nov 30, 2021				
Please Pay	$0.00				

8136 CENTRALIA CT

RAINBOW TRADING COMPANY LLC
PO BOX 1266
TAVARES, FL 32778

LEESBURG, INTERLAKEN PLAZA SUB LOT 14 PB 41 PGS 33-34ORB 4310 PG 2215

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1619250900-000-01400		3789480	00L3

Paid 11/19/2021 Receipt # 2021-00186092 $11,995.57

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2020 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1619250900-000-01400		3789480	00L3

RAINBOW TRADING COMPANY LLC
PO BOX 1266
TAVARES, FL 32778

8136 CENTRALIA CT

LEESBURG, INTERLAKEN PLAZA SUB LOT 14
PB 41 PGS 33-34ORB 4310 PG 2215

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	727,145	0	727,145	5.0327	3,659.50
AMBULANCE MSTU	727,145	0	727,145	0.4629	336.60
ENVIRON LAND PURCHASE	727,145	0	727,145	0.1100	79.99
PUBLIC SCHOOLS					
BY STATE LAW	727,145	0	727,145	3.7010	2,691.16
BY LOCAL BOARD	727,145	0	727,145	2.9980	2,179.98
CITY OF LEESBURG	727,145	0	727,145	4.1086	2,987.55
ST JOHNS WATER MGMT	727,145	0	727,145	0.2287	166.30
LAKE CO WATER AUTH	727,145	0	727,145	0.3368	244.90
N LAKE CNTY HOSP	727,145	0	727,145	0.8950	650.79
			TOTAL:	17.8737	$12,996.77

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		308.00
	NON-AD VALOREM ASSESSMENTS:	$308.00

COMBINED TAXES AND ASSESSMENTS: $13,304.77

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

Paid 12/08/2020 Receipt # 2020-00226069 $12,905.63

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2020 Paid Real Estate

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

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

8136 CENTRALIA CT

RAINBOW TRADING COMPANY LLC
PO BOX 1266
TAVARES, FL 32778

LEESBURG, INTERLAKEN PLAZA SUB LOT 14 PB 41 PGS 33-34ORB 4310 PG 2215

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1619250900-000-01400		3789480	00L3

Paid 12/08/2020 Receipt # 2020-00226069 $12,905.63

PROPERTY RECORD CARD

General Information

Name:	RAINBOW TRADING COMPANY LLC	**Alternate Key:**	3789480
Mailing Address:	PO BOX 1266 TAVARES, FL 32778-1266 *Update Mailing Address*	**Parcel Number:**	16-19-25-0900-000-01400
		Millage Group and City:	00L3 Leesburg
		2025 Total Certified Millage Rate:	15.9477
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	8136 CENTRALIA CT LEESBURG FL, 34748	**Property Name:**	PAIN & SPINE CENTERS/HEMATOLOGY/ONCOLOGY *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	LEESBURG, INTERLAKEN PLAZA SUB LOT 14 PB 41 PGS 33-34 ORB 4310 PG 2215		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MEDICAL BLDG (1900)	0	0		51552.000	Square Feet	$301,889.00	$301,889.00

Click here for Zoning Info Map **FEMA Flood**

Commercial Building(s)

Building 1

Commercial

Building Value: $692,139.00
Building Use: PROFESSIONAL BLDG (19C)
Structure Type:

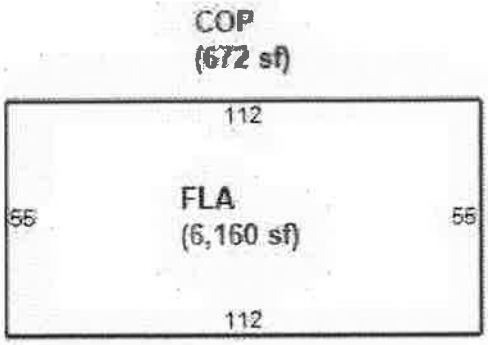
Summary

Year Built:	2001
Total Effective Area:	6832
Full Bathrooms:	0
Half Bathrooms:	5
Elevators:	0
Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	672
FINISHED LIVING AREA (FLA)	1.00	6160

View Larger



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	16008	SF	2001	$12,967.00
2	PAVING (CPAV2)	515	SF	2001	$721.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4310 / 2215	04/05/2013	Warranty Deed	Unqualified	Improved	$625,000.00
4282 / 2366	02/05/2013	Certificate of Title	Unqualified	Improved	$100.00
3654 / 666	06/30/2008	Warranty Deed	Qualified	Improved	$1,225,000.00
1793 / 808	02/04/2000	Warranty Deed	Qualified	Vacant	$157,000.00

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	$1,007,716	$1,007,716	$1,007,716	5.0254	$5,064.18
SCHOOL BOARD STATE	$1,007,716	$1,007,716	$1,007,716	3.0870	$3,110.82
SCHOOL BOARD LOCAL	$1,007,716	$1,007,716	$1,007,716	2.9980	$3,021.13
LAKE COUNTY WATER DISTRICT	$1,007,716	$1,007,716	$1,007,716	0.2940	$296.27
NORTH LAKE HOSPITAL DIST	$1,007,716	$1,007,716	$1,007,716	0.3859	$388.88
ST JOHNS RIVER FL WATER MGMT DIST	$1,007,716	$1,007,716	$1,007,716	0.1793	$180.68
CITY OF LEESBURG	$1,007,716	$1,007,716	$1,007,716	3.4752	$3,502.01

LAKE COUNTY MSTU AMBULANCE	$1,007,716	$1,007,716	$1,007,716	0.4629	$466.47
LAKE COUNTY VOTED DEBT SERVICE	$1,007,716	$1,007,716	$1,007,716	0.0400	$40.31
				Total: 15.9477	**Total:** $16,070.75

Exemptions Information

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

Homestead Exemption (first exemption up to $25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional $25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to $5,000)	Learn More View the Law
Blind Exemption (up to $500)	Learn More View the Law
Disability Exemption (up to $5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption ($5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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

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Property data updated nightly.
Site Notice

ESTIMATE

SignCrafters of Central Florida, LLC
1915 Greenleaf Ln
Leesburg, FL 34748

billing@signcraftersflorida.com
+1 (352) 323-1862
www.signcraftersflorida.com

Bill to
Pain & Spine Centers of Florida
8136 Centralia Ct #103
Leesburg, FL 34788

Estimate details
Estimate no.: 6973
Estimate date: 11/12/2025
Expiration date: 02/12/2026

Prepared by: Corey Hurd
PO Number / Memo: Pain & Spine Monument Opt 4

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Technical Site Survey**	Technical Site Survey for Pain & Spine Centers of Florida Signage at: 8136 Centralia Ct #103, Leesburg, FL 34788 *Electrical Signage Must Have Dedicated Lockable Electrical Circuit within 6ft of Sign* *Additional Fees May Apply if Not Supplied Before Day of Install* I:1 H:1 D:0.25 T:1 M:6.6 T:1 H:0 P:0	1	$242.00	$242.00
2.		**Monument Sign**	Monument Sign "(Logo) Pain & Spine Centers FL" "Sridhar Pinnamaneni, M.D." "8136" Overall Size: 143.98" W x 168" H x 28" D Double Sided LED Illumination Copy to be Push Thru Cut Vinyl Graphics Painted 4 Color 37.8"H x 75.5"W GoBRIGHT EMC For Internal Use Only: V:4 R:8 F:64 C:0 P:12 A:8 L:6	1	$33,550.00	$33,550.00

3.	**Engineering**	Ground Sign Sealed Engineered Drawings Required by City for Permit Submittal	1	$300.00	$300.00
4.	**Removal**	Removal of Pain & Spine Centers of Florida Signage at: 8136 Centralia Ct #103, Leesburg, FL 34788 *Patching and Painting Not Included* I:2 H:4 D:0.25 T:1 M:6.6 T:1 H:0 P:0	1	$1,150.00	$1,150.00
5.	**Installation**	Installation of Pain & Spine Centers of Florida Signage at: 8136 Centralia Ct #103, Leesburg, FL 34788 *Electrical Signage Must Have Dedicated Lockable Electrical Circuit within 6ft of Sign* *Additional Fees May Apply if Not Supplied Before Day of Install* I:2 H:7 D:0.25 T:1 M:6.6 T:1 H:0 P:0	1	$1,900.00	$1,900.00
6.	**Sign Permit**	(ESTIMATED) Municipality Permit Fee : Billed at Cost Please Note: Your final invoice will include the actual adjusted permit fee amount. The exact cost is unknown at time of original estimate/invoice and will not be known until permit is issued by the governing municipality.	1	$200.00	$200.00
7.	**Permitting Procurement**	Acquisition fees: Staff Time for permit processing including final inspections. Please Note: On average the permitting process can take up to 4-6 weeks depending on the city.	1	$500.00	$500.00
8.	**NOC**	Notice of Commencement Recording Services	1	$50.00	$50.00
			Subtotal		$37,892.00
			Sales tax		$2,063.00

Note to customer

Thank you for choosing SignCrafters for your signage needs. By engaging in any form of business, inclu but not limited to purchasing, requesting quotes, or availing our services, you hereby acknowledge and agree to abide by the terms and conditions outlined by SignCrafters.

Total **$39,955.00**

Expiry date 02/12/2026

Accepted date

Accepted by

ESTIMATE

SignCrafters of Central Florida, LLC
1915 Greenleaf Ln
Leesburg, FL 34748

billing@signcraftersflorida.com
+1 (352) 323-1862
www.signcraftersflorida.com

Bill to
Pain & Spine Centers of Florida
8136 Centralia Ct #103
Leesburg, FL 34788

Estimate details
Estimate no.: 6966
Estimate date: 11/12/2025
Expiration date: 02/12/2026

Prepared by: Corey Hurd
PO Number / Memo: Pain & Spine Monument Opt 2

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Technical Site Survey**	Technical Site Survey for Pain & Spine Centers of Florida Signage at: 8136 Centralia Ct #103, Leesburg, FL 34788 *Electrical Signage Must Have Dedicated Lockable Electrical Circuit within 6ft of Sign* *Additional Fees May Apply if Not Supplied Before Day of Install* I:1 H:1 D:0.25 T:1 M:6.6 T:1 H:0 P:0	1	$242.00	$242.00
2.		**Monument Sign**	Monument Sign "TBD" Overall Size: 100" W x 180.41" H x 24" D Double Sided LED Illumination Push Thru 48" x 96" STAX EMC Cut Vinyl Graphics Painted 1 Color For Internal Use Only: V:1 R:3 F:40 C:0 P:6 A:4 L:4	1	$25,825.00	$25,825.00

3.	**Engineering**	Ground Sign Sealed Engineered Drawings Required by City for Permit Submittal	1	$300.00	$300.00
4.	**Removal**	Removal of Pain & Spine Centers of Florida Signage at: 8136 Centralia Ct #103, Leesburg, FL 34788 *Patching and Painting Not Included* I:2 H:4 D:0.25 T:1 M:6.6 T:1 H:0 P:0	1	$1,150.00	$1,150.00
5.	**Installation**	Installation of Pain & Spine Centers of Florida Signage at: 8136 Centralia Ct #103, Leesburg, FL 34788 *Electrical Signage Must Have Dedicated Lockable Electrical Circuit within 6ft of Sign* *Additional Fees May Apply if Not Supplied Before Day of Install* I:2 H:5 D:0.25 T:1 M:6.6 T:1 H:0 P:0	1	$1,400.00	$1,400.00
6.	**Sign Permit**	(ESTIMATED) Municipality Permit Fee : Billed at Cost Please Note: Your final invoice will include the actual adjusted permit fee amount. The exact cost is unknown at time of original estimate/invoice and will not be known until permit is issued by the governing municipality.	1	$200.00	$200.00
7.	**Permitting Procurement**	Acquisition fees: Staff Time for permit processing including final inspections. Please Note: On average the permitting process can take up to 4-6 weeks depending on the city.	1	$500.00	$500.00
8.	**NOC**	Notice of Commencement Recording Services	1	$50.00	$50.00
			Subtotal		$29,667.00
			Sales tax		$1,599.50

Note to customer

Thank you for choosing SignCrafters for your signage needs. By engaging in any form of business, inclu but not limited to purchasing, requesting quotes, or availing our services, you hereby acknowledge and agree to abide by the terms and conditions outlined by SignCrafters.

Total **$31,266.50**

Expiry date 02/12/2026

Accepted date

Accepted by

ESTIMATE

SignCrafters of Central Florida, LLC
1915 Greenleaf Ln
Leesburg, FL 34748

billing@signcraftersflorida.com
+1 (352) 323-1862
www.signcraftersflorida.com

Bill to
Pain & Spine Centers of Florida
8136 Centralia Ct #103
Leesburg, FL 34788

Estimate details
Estimate no.: 6967
Estimate date: 11/12/2025
Expiration date: 02/12/2026

Prepared by: Corey Hurd
PO Number / Memo: Pain & Spine Monument Opt 3

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Technical Site Survey**	Technical Site Survey for Pain & Spine Centers of Florida Signage at: 8136 Centralia Ct #103, Leesburg, FL 34788 *Electrical Signage Must Have Dedicated Lockable Electrical Circuit within 6ft of Sign* *Additional Fees May Apply if Not Supplied Before Day of Install* I:1 H:1 D:0.25 T:1 M:6.6 T:1 H:0 P:0	1	$242.00	$242.00
2.		**Monument Sign**	Monument Sign "TBD" "8136" Overall Size: 130.41" W x 199.51" H x 28" D Double Sided LED Illumination Flat Face Cut Vinyl Graphics Painted 5 Color 8136 To be 1/2" Acrylic FCO For Internal Use Only: V:3 R:1 F:40 C:0 P:8 A:5.5 L:4	1	$12,000.00	$12,000.00

3.	**Engineering**	Ground Sign Sealed Engineered Drawings Required by City for Permit Submittal	1	$300.00	$300.00
4.	**Removal**	Removal of Pain & Spine Centers of Florida Signage at: 8136 Centralia Ct #103, Leesburg, FL 34788 *Patching and Painting Not Included* I:2 H:4 D:0.25 T:1 M:6.6 T:1 H:0 P:0	1	$1,150.00	$1,150.00
5.	**Installation**	Installation of Pain & Spine Centers of Florida Signage at: 8136 Centralia Ct #103, Leesburg, FL 34788 *Electrical Signage Must Have Dedicated Lockable Electrical Circuit within 6ft of Sign* *Additional Fees May Apply if Not Supplied Before Day of Install* I:2 H:5.5 D:0.25 T:1 M:6.6 T:1 H:0 P:0	1	$1,550.00	$1,550.00
6.	**Sign Permit**	(ESTIMATED) Municipality Permit Fee : Billed at Cost Please Note: Your final invoice will include the actual adjusted permit fee amount. The exact cost is unknown at time of original estimate/invoice and will not be known until permit is issued by the governing municipality.	1	$200.00	$200.00
7.	**Permitting Procurement**	Acquisition fees: Staff Time for permit processing including final inspections. Please Note: On average the permitting process can take up to 4-6 weeks depending on the city.	1	$500.00	$500.00
8.	**NOC**	Notice of Commencement Recording Services	1	$50.00	$50.00
			Subtotal		$15,992.00
			Sales tax		$770.00

Note to customer

Thank you for choosing SignCrafters for your signage needs. By engaging in any form of business, inclu but not limited to purchasing, requesting quotes, or availin our services, you hereby acknowledge and agree to abide by the terms and conditions outlined by SignCrafters.

Total	**$16,762.00**
Expiry date	02/12/2026

Accepted date

Accepted by

ESTIMATE

SignCrafters of Central Florida, LLC
1915 Greenleaf Ln
Leesburg, FL 34748

billing@signcraftersflorida.com
+1 (352) 323-1862
www.signcraftersflorida.com

Bill to
Pain & Spine Centers of Florida
8136 Centralia Ct #103
Leesburg, FL 34788

Estimate details
Estimate no.: 6965
Estimate date: 11/12/2025
Expiration date: 02/12/2026

Prepared by: Corey Hurd
PO Number / Memo: Pain & Spine Monument Opt 1

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Technical Site Survey**	Technical Site Survey for Pain & Spine Centers of Florida Signage at: 8136 Centralia Ct #103, Leesburg, FL 34788 *Electrical Signage Must Have Dedicated Lockable Electrical Circuit within 6ft of Sign* *Additional Fees May Apply if Not Supplied Before Day of Install* I:1 H:1 D:0.25 T:1 M:6.6 T:1 H:0 P:0	1	$242.00	$242.00
2.		**Monument Sign**	Monument Sign "TBD" Overall Size: 115.58" W x 192.76" H x 018" D Double Sided LED Illumination Flat Face Cut Vinyl Graphics Painted 1 Color For Internal Use Only: V:3 R:0 F:40 C:0 P:4 A:4 L:4	1	$8,400.00	$8,400.00
3.						

	Engineering	Ground Sign Sealed Engineered Drawings Required by City for Permit Submittal	1	$300.00	$300.00
4.	**Removal**	Removal of Pain & Spine Centers of Florida Signage at: 8136 Centralia Ct #103, Leesburg, FL 34788 *Patching and Painting Not Included* I:2 H:4 D:0.25 T:1 M:6.6 T:1 H:0 P:0	1	$1,150.00	$1,150.00
5.	**Installation**	Installation of Pain & Spine Centers of Florida Signage at: 8136 Centralia Ct #103, Leesburg, FL 34788 *Electrical Signage Must Have Dedicated Lockable Electrical Circuit within 6ft of Sign* *Additional Fees May Apply if Not Supplied Before Day of Install* I:2 H:4.5 D:0.25 T:1 M:6.6 T:1 H:0 P:0	1	$1,300.00	$1,300.00
6.	**Sign Permit**	(ESTIMATED) Municipality Permit Fee : Billed at Cost Please Note: Your final invoice will include the actual adjusted permit fee amount. The exact cost is unknown at time of original estimate/invoice and will not be known until permit is issued by the governing municipality.	1	$200.00	$200.00
7.	**Permitting Procurement**	Acquisition fees: Staff Time for permit processing including final inspections. Please Note: On average the permitting process can take up to 4-6 weeks depending on the city.	1	$500.00	$500.00
8.	**NOC**	Notice of Commencement Recording Services	1	$50.00	$50.00
			Subtotal		$12,142.00
			Sales tax		$554.00

Note to customer

Thank you for choosing SignCrafters for your signage needs. By engaging in any form of business, including but not limited to purchasing, requesting quotes, or availing our services, you hereby acknowledge and agree to abide by the terms and conditions outlined by SignCrafters.

Total	$12,696.00
Expiry date	02/12/2026

Accepted date

Accepted by

MONUMENT SIGN S1

PROJECT NAME:

Pain and Spine

ADDRESS:

8136 Centralia Ct ,
Suite 103
Leesburg, FL 34788

SIGN TYPE:

Double Sided Monument Sign with EMC

DATE OF LAST REVISION:

11/12/2025

PROJECT MANAGER:

Laura Clements
Laura@signcraftersflorida.com

DESIGNER:

Danny Melendez
Danny@signcraftersflorida.com

EMC REQUIREMENTS

ELECTRICAL REQUIREMENTS

SIGNCRAFTERS WILL MAKE FINAL CONNECTION TO EXISTING SIGN CIRCUITS WHEN AVAILABLE, WITHIN 6 FEET OF SIGN WHICH FALLS WITHIN THE SCOPE OF ES LICENSE PROVIDED. IF CIRCUIT IS FURTHER THAN 6 FEET AWAY, SIGNCRAFTERS CAN MOUNT A UL APPROVED REMOTE TRANSFORMER ENCLOSURE AT THE FINAL CONNECTION POINT AND RUN SECONDARY WIRE TO SIGN. IF NO CIRCUIT IS AVAILABLE, CUSTOMER IS RESPONSIBLE FOR CONTRACTING A LICENSED ELECTRICIAN OR CONTRACTOR FOR A DEDICATED 20 AMP CIRCUIT TO CONNECT WITHIN 6FT AND HAVE A VISIBLE MARKED BREAKER IN SERVICE PANEL.

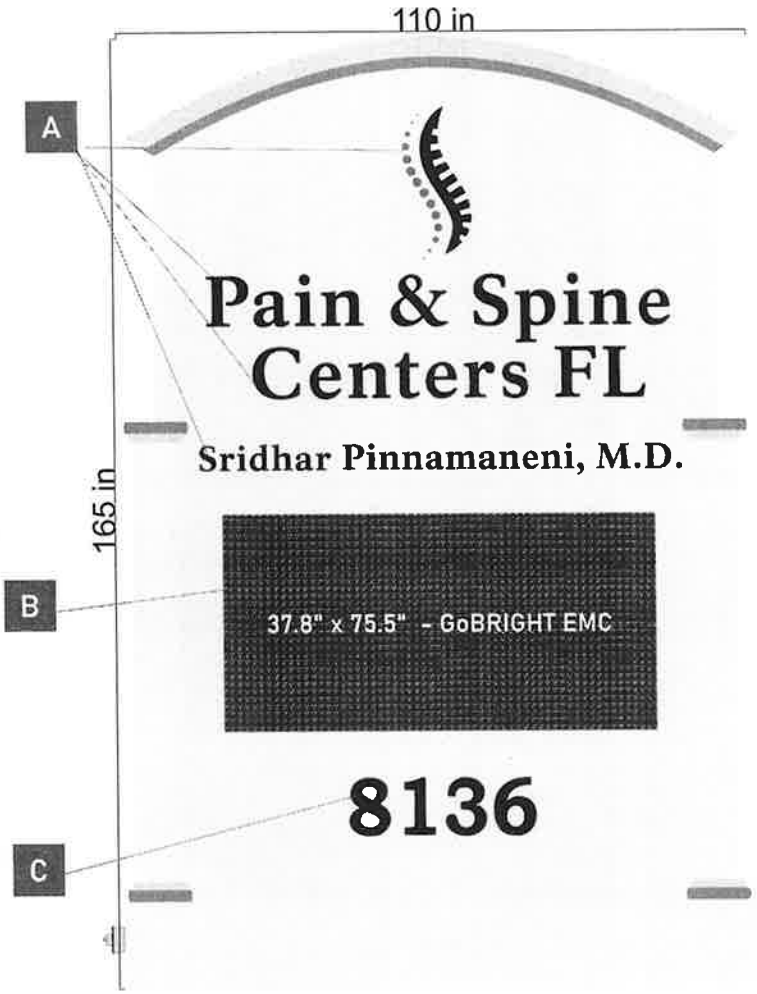
SIGN REQUIREMENTS

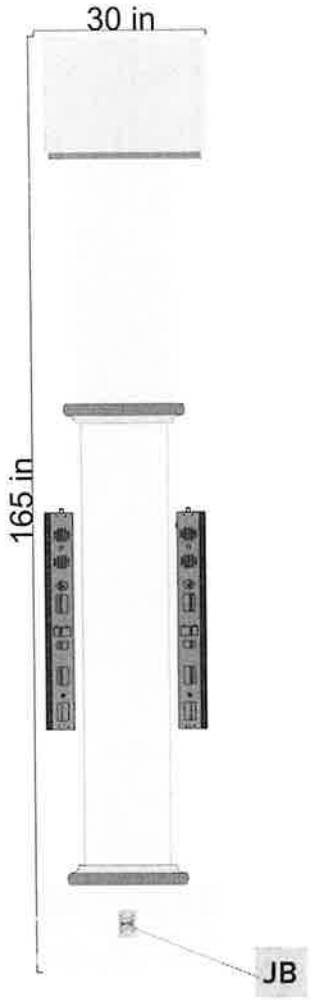
- ONE (1) DEDICATED SINGLE-PHASE, 120V 20A CIRCUIT FOR NON-EMC SIGN
- ONE (1) DEDICATED SINGLE-PHASE 208V 30A CIRCUIT FOR EMC SIGN
- JUNCTION BOX INSTALLED WITHIN 6 FEET OF SIGN
- THREE (3) CONDUCTORS: LINE, NEUTRAL, GROUND

NEC CODE REQUIREMENTS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE 2020 NEC CODE REQUIREMENTS 600-6 AND 600-8 AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN Crafters OF FLORIDA
1915 Greenleaf Lane
Leesburg, FL 34748
Office: 352-323-1862
signcraftersflorida.com
ES12001170





Additional Details	
A	Push Thru Acrylic
B	EMC
C	FCO's

JB — Requires junction box that provides a direct electrical disconnect to the sign, ensuring compliance with local code requirements.

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 conveying design, fabrication and installation intent. By accepting this document from Sign Crafters of Florida, client agrees that it will not be copied or reproduced in any part or shared with any persons outside recipient's company without permission from Sign Crafters of Florida until approved and accepted through purchase by client named directly on drawing. Violation of these terms could result in fines or penalties, not excluding court action.

By signing this document, client agrees to the build style, including materials, colors, size, lighting (if applicable) and install location, as well as

X _____ X _____

MONUMENT SIGN S1

PROJECT NAME:

Pain and Spine

ADDRESS:

8136 Centralia Ct ,
Suite 103
Leesburg, FL 34788

SIGN TYPE:

Double Sided Monument Sign
with Stax EMC

DATE OF LAST REVISION:

11/12/2025

PROJECT MANAGER:

Laura Clements
Laura@signcraftersflorida.com

DESIGNER:

Danny Melendez
Danny@signcraftersflorida.com

EMC REQUIREMENTS

ELECTRICAL REQUIREMENTS

SIGNCRAFTERS WILL MAKE FINAL CONNECTION TO EXISTING SIGN CIRCUITS WHEN AVAILABLE WITHIN 6 FEET OF SIGN WHICH FALLS WITHIN THE SCOPE OF ES LICENSE PROVIDED. IF CIRCUIT IS FURTHER THAN 6 FEET AWAY, SIGNCRAFTERS CAN MOUNT A UL APPROVED REMOTE TRANSFORMER ENCLOSURE AT THE FINAL CONNECTION POINT AND RUN SECONDARY WIRE TO SIGN. IF NO CIRCUIT IS AVAILABLE, CUSTOMER IS RESPONSIBLE FOR CONTRACTING A LICENSED ELECTRICIAN OR CONTRACTOR FOR A DEDICATED 20 AMP CIRCUIT TO CONNECT WITHIN 6FT AND HAVE A VISIBLE MARKED BREAKER IN SERVICE PANEL.

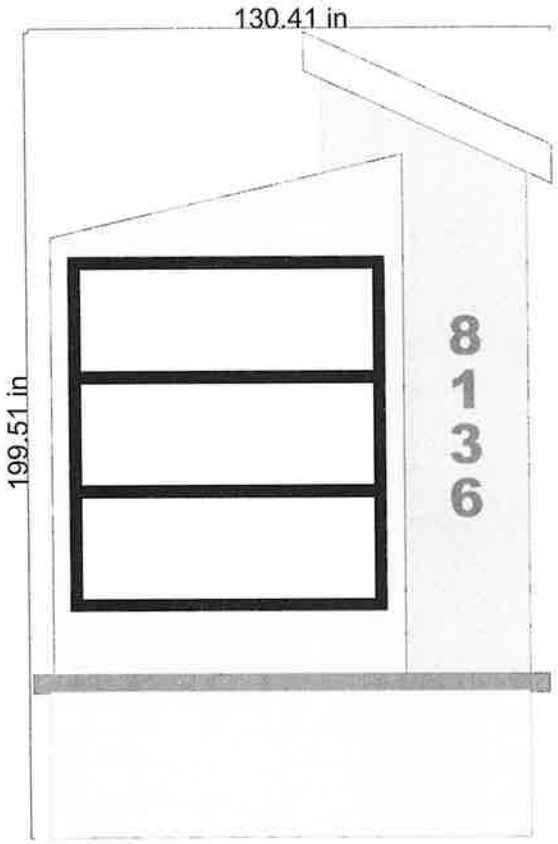
SIGN REQUIREMENTS

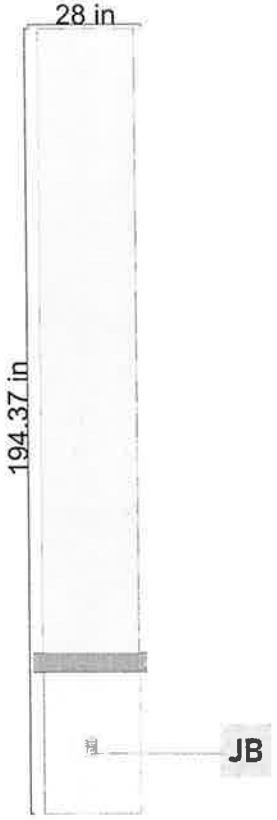
- ONE (1) DEDICATED SINGLE-PHASE 120V 20A CIRCUIT FOR NON-EMC SIGN
- ONE (1) DEDICATED SINGLE-PHASE 220V 30A CIRCUIT FOR EMC SIGN
- JUNCTION BOX INSTALLED WITHIN 6 FEET OF SIGN
- THREE (3) CONDUCTORS: LINE, NEUTRAL, GROUND

NEC CODE REQUIREMENTS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE 2020 NEC CODE REQUIREMENTS 600-6 AND 600-8 AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN Crafters OF FLORIDA
1915 Greenleaf Lane
Leesburg, FL 34748
Office: 352-323-1862
signcraftersflorida.com
ES12001170





Tenant spaces are called out for cut vinyl address numbers are non illuminated

JB Required junction box that provides a direct electrical disconnect to the sign, ensuring compliance with local code requirements.

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 conveying design, fabrication and installation intent. By accepting this document from Sign Crafters of Florida, client agrees that it will not be copied or reproduced in any part or shared with any persons outside recipient's company without permission from Sign Crafters of Florida until approved and accepted through purchase by client named directly on drawing. Violation of these terms could result in fines or penalties, not excluding court action.

By signing this document, client agrees to the build style, including materials, colors, size, lighting (if applicable), and install location, as well as

X _____ X _____

MONUMENT SIGN S1

PROJECT NAME:

Pain and Spine

ADDRESS:

8136 Centralia Ct ,
Suite 103
Leesburg, FL 34788

SIGN TYPE:

Double Sided Monument Sign
with Stax EMC

DATE OF LAST REVISION:

11/12/2025

PROJECT MANAGER:

Laura Clements
Laura@signcraftersflorida.com

DESIGNER:

Danny Melendez
Danny@signcraftersflorida.com

EMC REQUIREMENTS

ELECTRICAL REQUIREMENTS

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SIGN REQUIREMENTS

- ONE (1) DEDICATED SINGLE-PHASE 120V 20A CIRCUIT FOR NON-EMC SIGN
- ONE (1) DEDICATED SINGLE-PHASE 220V 30A CIRCUIT FOR EMC SIGN
- JUNCTION BOX INSTALLED WITHIN 6 FEET OF SIGN
- THREE (3) CONDUCTORS: LINE, NEUTRAL, GROUND

NEC CODE REQUIREMENTS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE 2020 NEC CODE REQUIREMENTS 600-6 AND 600-5 AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

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Leesburg, FL 34748
Office: 352-323-1862
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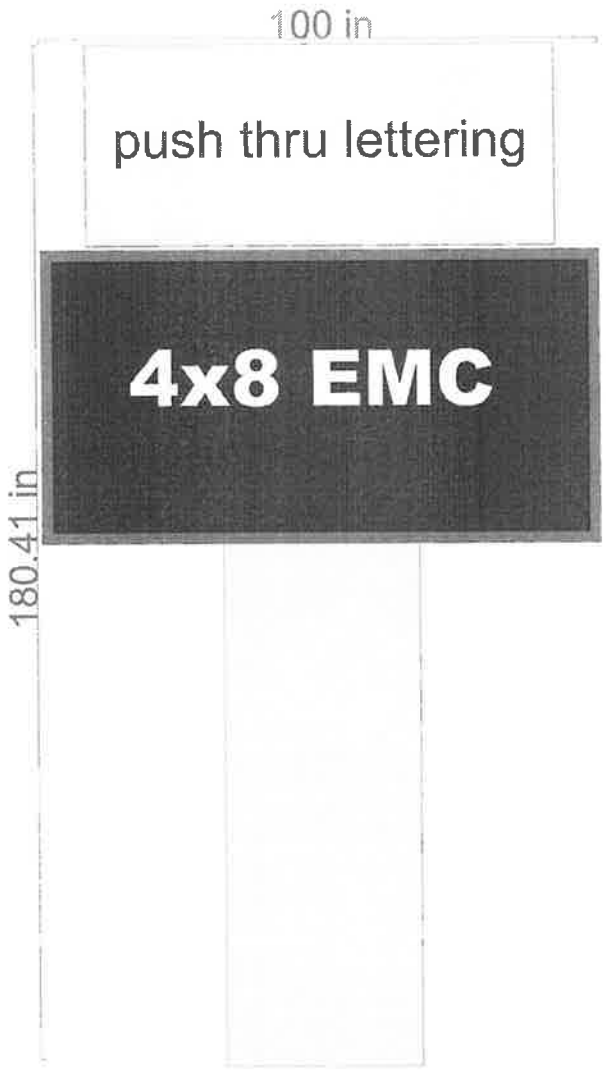
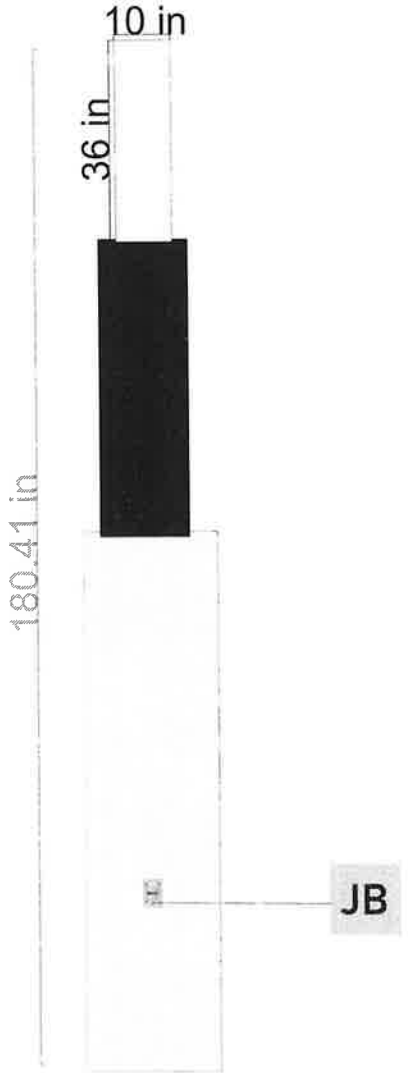
ES12001170





JB Required junction box that provides a direct electrical disconnect to the sign, ensuring compliance with local code requirements.

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By signing this document, client agrees to the build style including materials, colors, size, lighting (if applicable) and install location, as well as

7040

MONUMENT SIGN S1

PROJECT NAME:

Pain and Spine

ADDRESS:

8136 Centralia Ct ,
Suite 103
Leesburg, FL 34788

SIGN TYPE:

Double Sided Monument Sign
with Stax EMC

DATE OF LAST REVISION:

11/12/2025

PROJECT MANAGER:

Laura Clements
Laura@signcraftersflorida.com

DESIGNER:

Danny Melendez
Danny@signcraftersflorida.com

EMC REQUIREMENTS

ELECTRICAL REQUIREMENTS

SIGNCRAFTERS WILL MAKE FINAL CONNECTION TO EXISTING SIGN CIRCUITS WHEN AVAILABLE, WITHIN 6 FEET OF SIGN WHICH FALLS WITHIN THE SCOPE OF ES LICENSE PROVIDED. IF CIRCUIT IS FURTHER THAN 6 FEET AWAY, SIGNCRAFTERS CAN MOUNT A UL APPROVED REMOTE TRANSFORMER ENCLOSURE AT THE FINAL CONNECTION POINT AND RUN SECONDARY WIRE TO SIGN. IF NO CIRCUIT IS AVAILABLE, CUSTOMER IS RESPONSIBLE FOR CONTRACTING A LICENSED ELECTRICIAN OR CONTRACTOR FOR A DEDICATED 20 AMP CIRCUIT TO CONNECT WITHIN 6FT AND HAVE A VISIBLE MARKED BREAKER IN SERVICE PANEL.

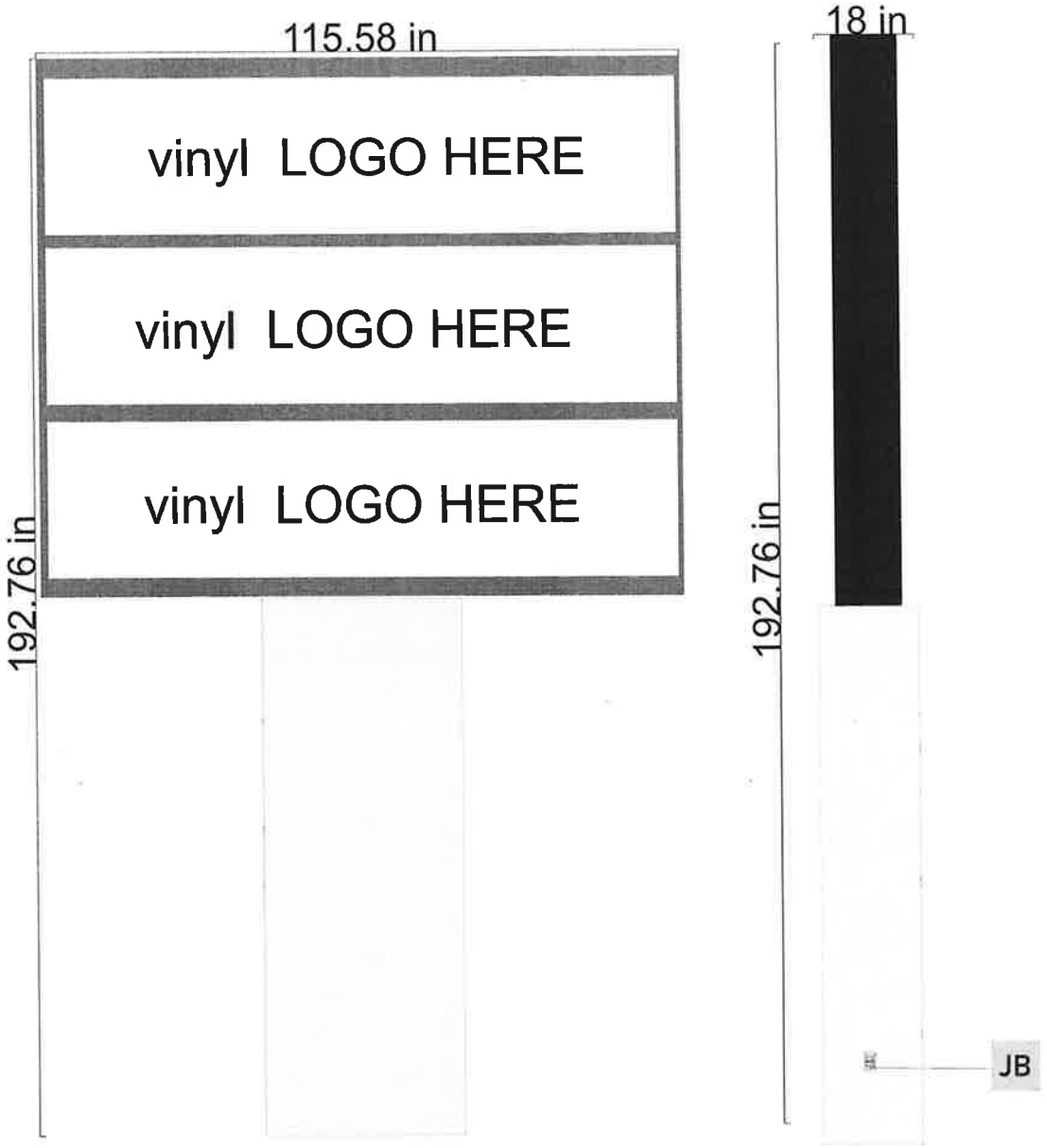
SIGN REQUIREMENTS

- ONE (1) DEDICATED SINGLE-PHASE 120V 20A CIRCUIT FOR NON-EMC SIGN
- ONE (1) DEDICATED SINGLE-PHASE 220V 30A CIRCUIT FOR EMC SIGN
- JUNCTION BOX INSTALLED WITHIN 6 FEET OF SIGN
- THREE (3) CONDUCTORS: LINE, NEUTRAL, GROUND

NEC CODE REQUIREMENTS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE 2020 NEC CODE REQUIREMENTS 600-6 AND 600-5 AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN Crafters OF FLORIDA
1915 Greenleaf Lane
Leesburg, FL 34748
Office: 352-323-1862
signcraftersflorida.com
ES12001170



JB — Required junction box that provides a direct electrical disconnect to the sign, ensuring compliance with local code requirements.

Tenant spaces are called out for cut vinyl

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By signing this document client agrees to the build style including materials colors, size, lighting (if applicable) and install location as well as

7024D

TT&D Maintenance
Licensed and insured LLC
INVOICE
8136 CENTRALIA COURT
SUITE 103
LEESBURG, FL
34788
PAIN AND SPINE INSTITUTE

JOB DESCRIPTION
1)Upgrade existing sign to LED streaming.

- Install Billboard LED high performance live streaming, wifi electronic high definition double sided 6ft high and 6ft long 5g
- New LED installation on existing sign frame STAX EMC post and electrical permitting by licensed electrician contractors and installers.
- New cat 6 cable low/high voltage underground grounding and bonding to existing signs,neutral ground.
- Crane service, bucket truck service

"PAIN & SPINE CENTERS, FL
SRIDHAR PINNAMANENI, M.D."

"HEMATOLOGY/ ONCOLOGY
SUNEETA PINNAMANENI, M.D."

Labor and material $39,982.

JOB DESCRIPTION
2) Install new sign on gable front facia of building

- Install 4x8 aluminum framing led internal lighting
- Install acrylic sidings and vinyl logo
- Install electrical high and low voltage
- Crane and bucket truck service required
- Electrical permitting required

"PAIN & SPINE CENTERS ,FL
SHRIDAR PINNAMANENI,MD"

HEMATOLOGY/ ONCOLOGY
SUNEETA PINNAMANENI,MD

Labor and material $14,500

JOB DESCRIPTION

3) Install new sign on side wall of the bulding

- Install 4X6 aluminum framing led internal lighting
- Install acrylic sidings and vinyl logo
- Install electrical high and low voltage
- Crane and bucket service required
- Electrical permitting required.

" PAIN AND SPINE CENTERS,FL.
SHRIDAR PINNAMANENI MD."

"HEMATOLOGY/ ONCOLOGY
SUNEETA PINNAMANENI, MD"

Labor and material $6500.00

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Rainbow Trading Company LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☑ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.

8136 Centralia Ct Suite 103

Requester's name and address (optional)

6 City, state, and ZIP code

Leesburg, FL 34788

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

4	6	–	0	9	8	2	9	1	8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** C Endhan | **Date** 11/12/25

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

October 30, 2025

Dear Leesburg Business or Property Owner:

Re: Façade, Sign & Landscape Grant Program

Effective October 14, 2025, the Mayor and City Commission launched a new beautification program called *the Leesburg Corridor Enhancement Campaign*. This program is part of our work through Leesburg In Bloom, and aims to make our community more attractive through landscaping, façade and signage enhancements. The program specifically targets the U.S. 27 and 441 corridors.

For some time, the City has offered a Façade, Sign and Landscape Grant Program (FSL Grant), which provides financial assistance for businesses seeking to make exterior upgrades such as painting, signage, and landscaping improvements; with sign upgrades/replacements as the grant's primary objective. However, the Commission believes that the FSL Grant has not been overly successful because the financial support has not been large enough to offset out-of-pocket costs for local businesses. In an effort to improve the reception of the FSL Grant, the Commission voted on October, 13, 2025, to amend the grant by increasing the City's funding share. Toward that effort, the modification now provides a 90% grant match from the City, of up to $50,000 for business sign replacements, with only a 10% match for m the applicant. In other words, qualifying grant applicants can receive up to $50,000 from the City if an applicant contributes $5000.

Details and applications are available at, or through our Planning and Zoning Department. Please contact us or visit our website for applications and more information.

www.leesburgflorida.gov/my_city/departments/pnz/fsl_grants.php

You can also call us directly in the Planning and Zoning office at 352-728-9786 ext. 1705. Together, we can create corridors that select Leesburg's vibrancy! So don't hesitate, contact us today for more information.

Respectfully,

Dan Miller
Planning and Zoning Director

Planning & Zoning Department, 204 North Fifth Street, Leesburg, Florida, 34748
Dan.miller@leesburgflorida.gov (352)728-9786 x1705

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 1st each year. All applications for funding shall be due on **November 15th** 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.

    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 cab 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:

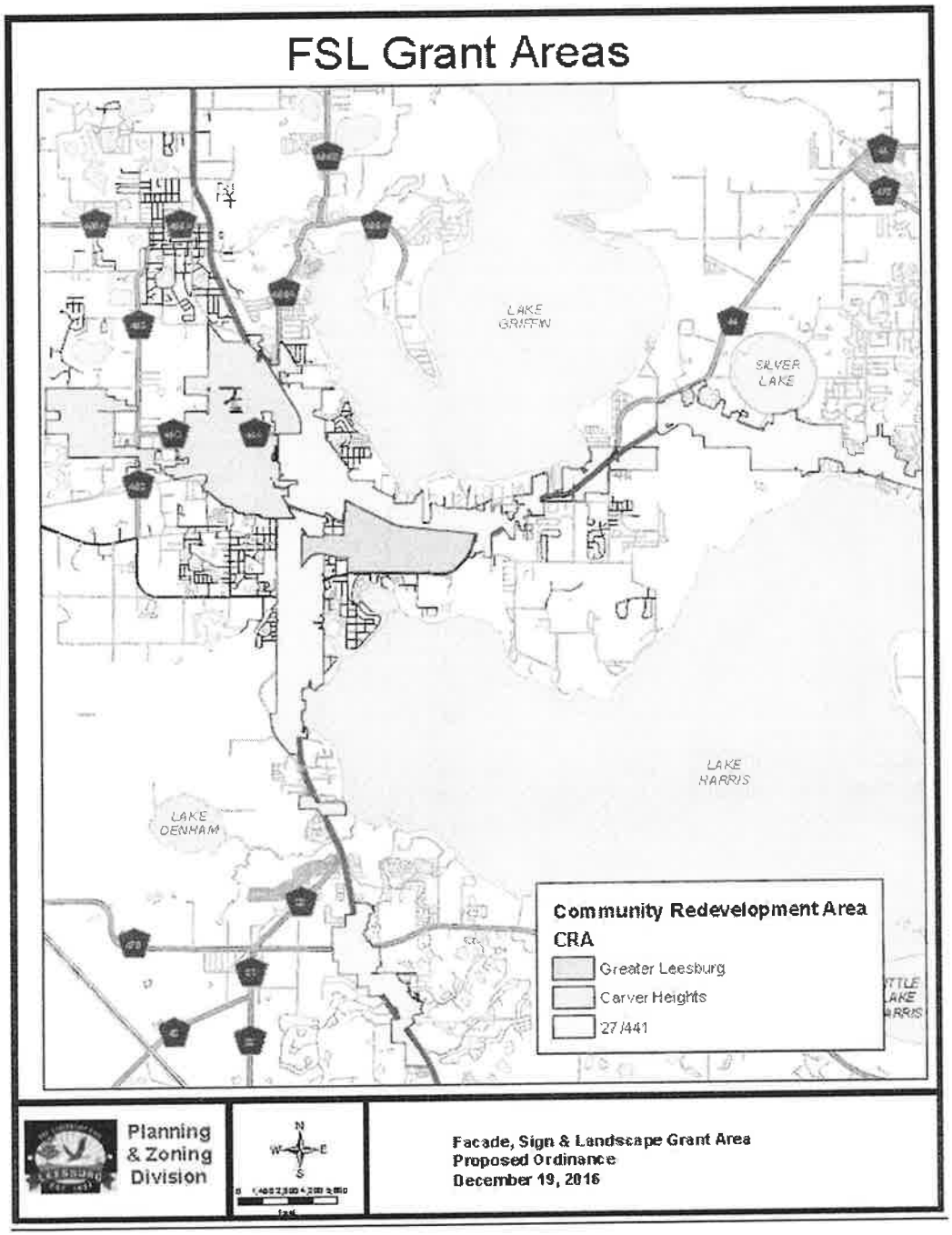
_____

City Clerk

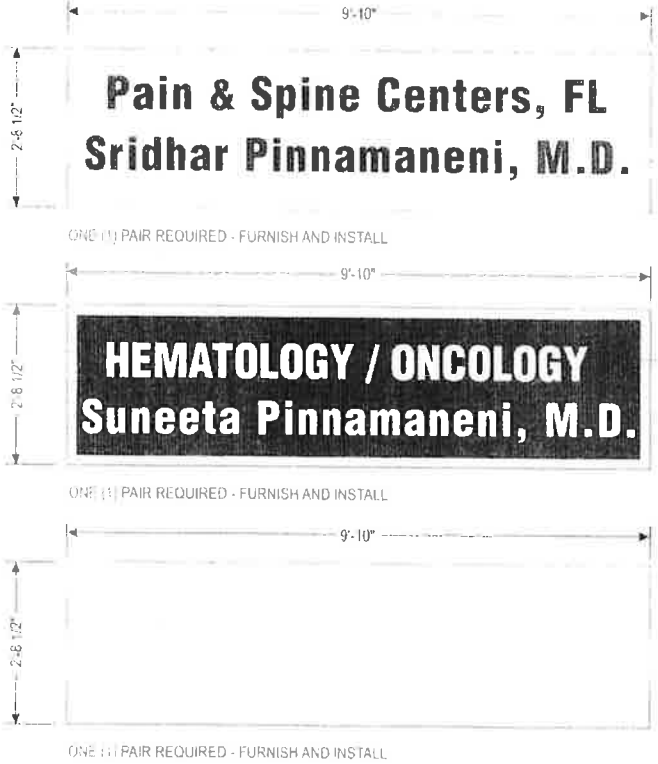
DISCLAIMER NOTE:

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



⚠ ***FIELD SURVEY REQUIRED FOR EXACT DIMENSIONS PRIOR TO PRODUCTION***



V1 3M BLUE 3630-36

V1 3M BLUE 3630-36 WITH WEEDED-OUT COPY

1 WHITE TRANSLUCENT ACRYLIC FACE WITH 3M TRANSLUCENT VINYL APPLICATION

SCALE: 1/2"=1'

EXISTING CONDITIONS - NTS

*****MFSG TO REMOVE AND DISCARD EXISTING TENANT PANELS*****

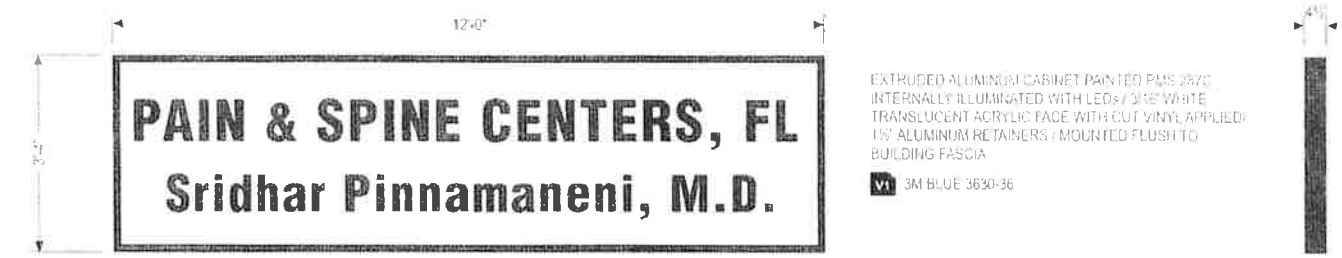
1 PYLON SIGN ELEVATION

SCALE: 1/4"=1'

CUSTOMER APPROVAL _____ DATE _____

CUSTOMER: PAIN AND SPINE CENTERS	DRAWN BY: HA	REV:
LOCATION: LEESBURG, FL	DATE: 06.03.2025	REV:
TITLE: TENANT PANELS	QUOTE No: 11717	REV:
		REV:
		REV:

MID-FLORIDA SIGNS & GRAPHICS
3602 Parkway Blvd Leesburg, FL 34748
Tel: 352.787.8986 • Fax: 352.787.9427



EXTRUDED ALUMINUM CABINET PAINTED PMS 2767C
INTERNALLY ILLUMINATED WITH LEDs / 3/16" WHITE
TRANSLUCENT ACRYLIC FACE WITH CUT VINYL APPLIED /
1" ALUMINUM RETAINERS / MOUNTED FLUSH TO
BUILDING FASCIA

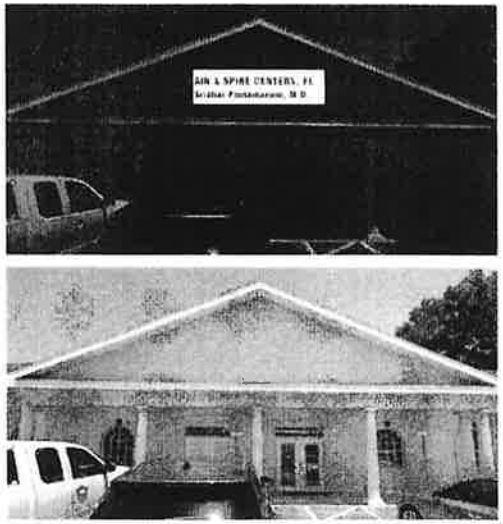
V1 3M BLUE 3630-36

2 ALUMINUM WALL CABINET SIGN SCALE: 1/2"=1"

ONE (1) SET REQUIRED - MANUFACTURE AND INSTALL

2 FRONT ELEVATION

SCALE: 3/16"=1"



EXISTING CONDITIONS - NTS

CUSTOMER APPROVAL: _____ DATE: _____

CUSTOMER: PAIN AND SPINE CENTERS	DRAWN BY: HA	REV: 11.6.2025	
LOCATION: LEESBURG, FL	DATE: 06.03.2025	REV:	
TITLE: WALL SIGN	QUOTE No: 11720	REV:	
		REV:	
		REV:	

MID-FLORIDA SIGNS & GRAPHICS
3602 Parkway Blvd Leesburg, FL 34748
Tel: 352.787.8986 - Fax: 352.787.9427

SGA-25-765

FAÇADE SIGNAGE AND LANDSCAPING GRANT

FAÇADE IMPROVEMENT GRANT PROGRAM

1. *Project Location:*
   Address of Property to be improved:
   1038 W. North Blvd. Ste. 102 Leesburg, FL. 34748

   Assessor Parcel Number(s): 1231256

   Name of Business(es) in Project
   PULMONARY GROUP OF CENTRAL FLORIDA

   Building Frontage Measurement of Project: _____

2. *Applicant Information:*
   Name: Jennifer Turner, Administrator for Practice

   Mailing Address: 1038 W. North Blvd. Ste. 102

   City: Leesburg State: FL Zip: 34748

   Phone: 703-919-2418

   Email: jenn@pg-cf.com

Do you Own, Rent or Lease the subject property? J.Diaz, MD owns the property

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

3. *Businesses or Services Offered on Site:*

   Pulmonary Disease and Sleep Disorder Practice

4. *Description of Proposed Improvements:*

   Replacement of Buidling Sign. The sign blew down last year during hurricane.

Revised 02/15/2021
FSL Grant Program approved by Leesburg City Commission 1/9/2017
Print ONLY For information of how to use this form, Contact: Planning and Zoning

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

This project directly supports this concept by replacing a building sign that was destroyed by a hurricane. This removes a damaged element from the façade and contributes to the visual and aesthetic improvement of the Community Redevelopment Area.

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
- ✓ Current Occupational License
- ✓ 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.

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	
b.	Exterior paint or siding	
c.	Signage	$4100.00
d.	Exterior Lighting	
e.	Façade/Exterior Architectural Improv.	$24000.00
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: $28100.00

Estimated Days/Months for Completion _____

8. *Signatures*

Signed _____ *Signed:* Jennifer Turner

Property Owner(s) Signature(s) — *Applicant(s) Signature(s)*

Property Owner(s) Signature(s) — *Applicant(s) Signature(s)*

Property Owner(s) Signature(s) — *Applicant(s) Signature(s)*

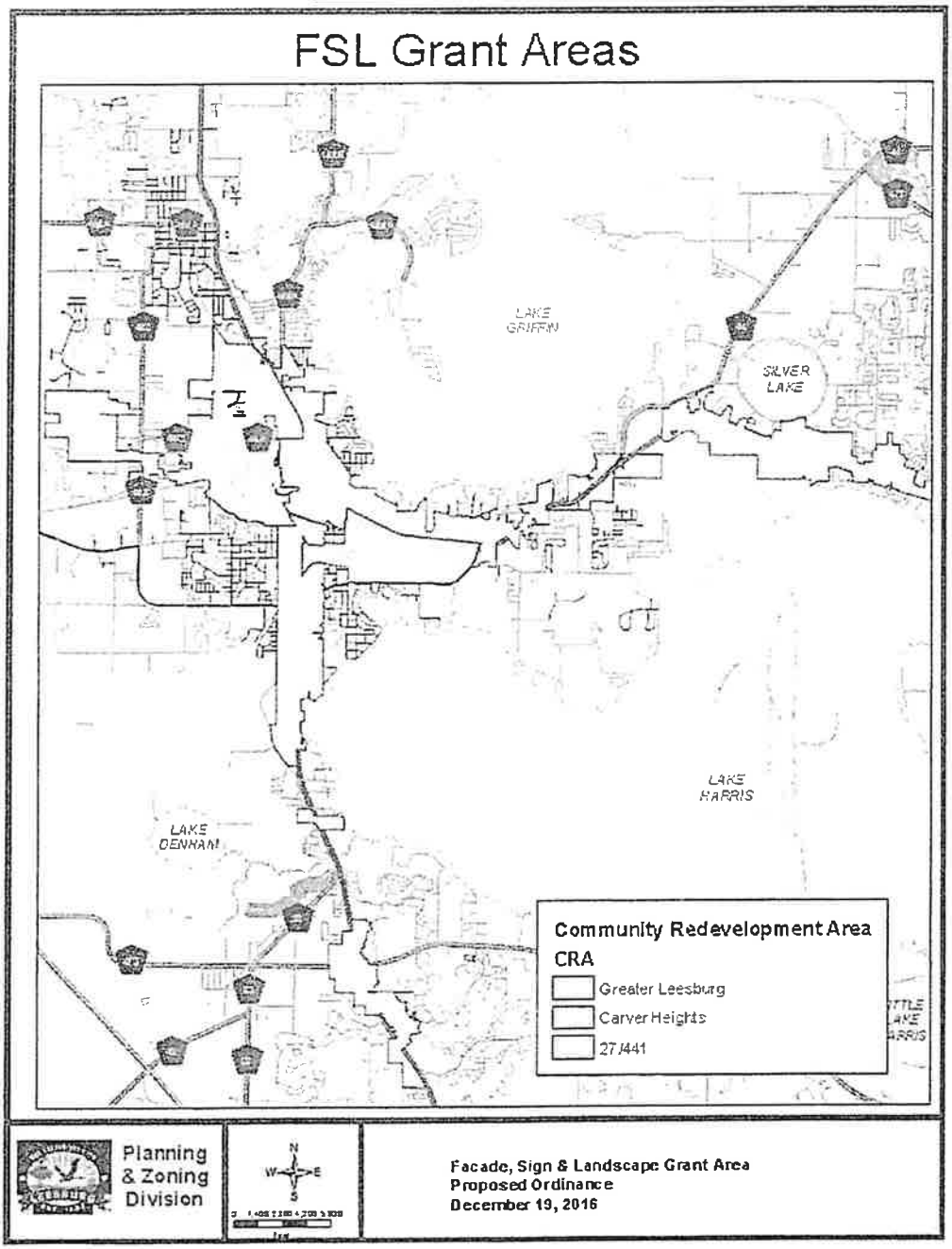
This Section for City Use

Amount Received: _____ *Date Reviewed:* _____

Recommendation to CRA: _____

Action by CRA: _____

MAP OF CRA BOUNDARY



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
2319241100-000-00812		1231256	00L3

IE DIAZ BROS LLC
1038 W NORTH BLVD
LEESBURG, FL 34748

1038 W NORTH BLVD

LEESBURG N C LEE ESTATE, FROM NE COR OF SW 1/4 RUN N 89-54-20 W 518 FT, S 0-21-40 W 25 FT TO S R/W LINE OF GREGG ST, N 89-54-20 W 205 FT T
See Additional Legal on Tax Roll

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	1,459,314	0	1,459,314	5.0364	7,349.69
AMBULANCE MSTU	1,459,314	0	1,459,314	0.4629	675.52
ENVIRON LAND PURCHASE	1,459,314	0	1,459,314	0.0918	133.97
WATER AUTHORITY	1,459,314	0	1,459,314	0.2940	429.04
PUBLIC SCHOOLS					
BY STATE LAW	1,459,314	0	1,459,314	3.1240	4,558.90
BY LOCAL BOARD	1,459,314	0	1,459,314	2.9980	4,375.02
CITY OF LEESBURG	1,459,314	0	1,459,314	3.4752	5,071.41
ST JOHNS WATER MGMT	1,459,314	0	1,459,314	0.1793	261.66
N LAKE CNTY HOSP	1,459,314	0	1,459,314	0.4100	598.32
			TOTAL:	16.0716	$23,453.53

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		714.06
	NON-AD VALOREM ASSESSMENTS:	$714.06

COMBINED TAXES AND ASSESSMENTS: $24,167.59

If Received By	Apr 30, 2025
Please Pay	$0.00

Paid 04/28/2025 Receipt # 2024-00454108 $24,924.62

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

If Received By	Apr 30, 2025
Please Pay	$0.00

IE DIAZ BROS LLC
1038 W NORTH BLVD
LEESBURG, FL 34748

1038 W NORTH BLVD

LEESBURG N C LEE ESTATE, FROM NE COR OF SW 1/4 RUN N 89-54-20 W 518 FT, S 0-21-40 W 25 FT TO S R/W LINE OF GREGG ST, N 89-54-20 W 205 FT T
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2319241100-000-00812		1231256	00L3

Paid 04/28/2025 Receipt # 2024-00454108 $24,924.62

1

1231256

1038 W NORTH BLVD
Owner: IE DIAZ BROS LLC
Owner Address: 1038 W NORTH BLVD, LEESBURG, FL, 34748
Parcel Number: 2319241100000000812
Parcel Type: Land Base
Subdivision: LEE N C ESTATE, LEESBURG
Year Built: 2007
Land Value: 345638
Building Value: 1065522
Misc Value: 11721
Total Just Value: 1422881
Last Sale Price: $1,279,600.00
Last Sale Date: 7/21/2010
Millage: 00L3
Last Tax Amount: 22692
Land Use: MEDICAL BLDG MULTI STORY
Property Class Description:
Acres: 0.63837519

AMSCOT

ESTIMATE

SignCrafters of Central Florida, LLC
1915 Greenleaf Ln
Leesburg, FL 34748

billing@signcraftersflorida.com
+1 (352) 323-1862
www.signcraftersflorida.com

Bill to
Pulmonary Group of Central Florida, LLC
1038 W North Blvd
Leesburg, FL 34748

Estimate details
Estimate no.: 6315
Estimate date: 09/12/2025
Expiration date: 12/12/2025

Prepared by: Braiden Neck
PO Number / Memo: Pulmonary Group Monument

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monument Sign**	Custom Built Monument Sign LED illuminated "Jose Diaz, M.D. Pulmonary Group" etc... "[Logo] DB Investment Group LLC" "Gastroenterology & Nutrition" etc... "[Logo] Clinical Site Partners, LLC" Overall Size: 135" W x 144" H x 29"D Double Sided 3/16" Flat Acrylic Tenant Panels w/ Vinyl Copy Applied Aluminum Fabricated Sign Painted 3 Colors Top to have synthetic roof tiles to mimic a Spanish barrel style Built to MET Standards For Internal Use Only: V:8 R:6 F:104 C:0 P:16 A:10 L:8	1	$24,000.00	$24,000.00
2.		**Installation**	Installation of Pulmonary Group signage at 1038 W North Blvd, Leesburg, FL 34748. Includes	1	$4,100.00	$4,100.00

installation of one new double sided monument sign, using existing footer/base.

For Internal Use Only:
I:2 H:16 D:0.12 T:2 M:3 T:1

Total **$28,100.00**

Note to customer

Thank you for choosing SignCrafters for your signage needs. By engaging in any form of business, including but not limited to purchasing, requesting quotes, or availing our services, you hereby acknowledge and agree to abide by the terms and conditions outlined by SignCrafters.

Expiry date 12/12/2025

Accepted date

Accepted by

Monument Sign

PROJECT NAME:
Pulmonary Group of Central Florida

ADDRESS:

SIGN TYPE:

DATE OF LAST REVISION:
10/30/2025

PROJECT MANAGER:
Barry Buxbaum
Barry@signcraftersflorida.com

DESIGNER:
Barry Buxbaum
Barry@signcraftersflorida.com

STANDARD REQUIREMENTS

ELECTRICAL REQUIREMENTS

SIGNCRAFTERS WILL MAKE FINAL CONNECTION TO EXISTING SIGN CIRCUITS WHEN AVAILABLE WITHIN 6 FEET OF SIGN WHICH FALLS WITHIN THE SCOPE OF ES LICENSE PROVIDED. IF CIRCUIT IS FURTHER THAN 6 FEET AWAY, SIGNCRAFTERS CAN MOUNT A UL APPROVED REMOTE TRANSFORMER ENCLOSURE AT THE FINAL CONNECTION POINT AND RUN SECONDARY WIRE TO SIGN. IF NO CIRCUIT IS AVAILABLE, CUSTOMER IS RESPONSIBLE FOR CONTRACTING A LICENSED ELECTRICIAN OR CONTRACTOR FOR A DEDICATED 20 AMP CIRCUIT TO CONNECT WITHIN 6FT AND HAVE A VISIBLE MARKED BREAKER IN SERVICE PANEL.

SIGN REQUIREMENTS

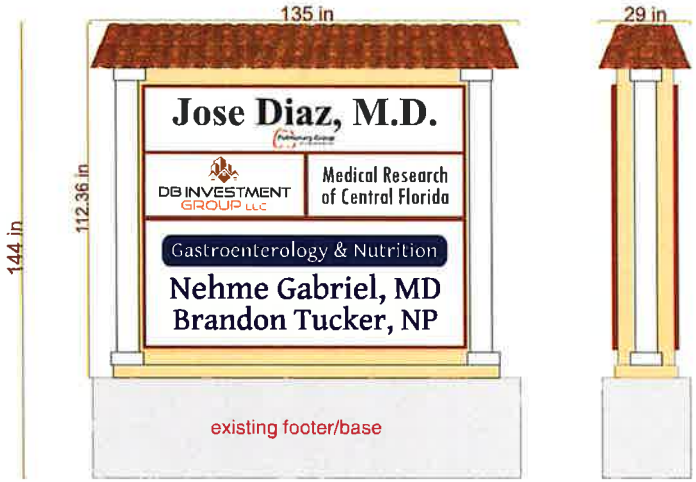
A DEDICATED SINGLE PHASE 120V 20A CIRCUIT JUNCTION BOX INSTALLED WITHIN 6 FEET OF SIGN THREE (3) WIRES: LINE, GROUND, NEUTRAL

NEC CODE REQUIREMENTS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE 2017 NEC CODE REQUIREMENTS 600-6 AND 600-5 AND/OR OTHER APPLICABLE LOCAL CODES WHICH ALSO INCLUDES ANY AND ALL REVISIONS OF THE 2020 NEC CODE REQUIREMENTS. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN Crafters OF FLORIDA
1915 Greenleaf Lane
Leesburg, FL 34748
Office: 352-323-1862
signcraftersflorida.com
ES12001170

E212822



Internally illuminated D/S monument sign
**will use existing footer/base

will look like this

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 conveying design, fabrication and installation intent. By accepting this document from Sign Crafters of Florida, client agrees that it will not be copied or reproduced in any part or shared with any persons outside recipient's company without permission from Sign Crafters of Florida until approved and accepted through purchase by client named directly on drawing. Violation of these terms could result in fines or penalties, not excluding court action.

By signing this document, client agrees to the build style, including materials, colors, size, lighting (if applicable) and install location, as well as wording/spelling outlined. Should any changed be requested following the signing of this document, additional fees may apply.

X _____ Client

X _____ Date

SGA-25-807

FSL GRANT APPLICATION

FAÇADE IMPROVEMENT GRANT PROGRAM

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

900 N. 14th Street
Leesburg, FL 34748

Assessor Parcel Number(s): 23192400002-000-03900

Name of Business(es) in Project 900 Leesburg, LLC

Building Frontage Measurement of Project: _____

2. **Applicant Information:**

Name: Peter Politis

Mailing Address: 2340 Drew St. Suite 300

City: Clearwater State: FL Zip: 33765

Phone: 727-726-4401

Email: RyanE@xeniamc.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:**

Commercial Leasing

4. **Description of Proposed Improvements:**

Landscape and sign improvements

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

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

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

- O 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 : $ 20,000
d. Exterior Lighting: _____
e. Façade/Exterior Architectural Improvements: _____
f. Architectural/Design Fees: _____
g. Landscape/Hardscape Improvements: $ 50,000
h. Awnings or Shutters: _____
i. Building Permit/Planning Fees: _____
j. Other Proposed Improvements (specify): _____
k. _____
l. _____
m. _____

TOTAL ESTIMATED COST: $ 70,000

ESTIMATED COMPLETION DATE: February 15, 2026

SIGNATURES

Signed: _____ Date: 12/5/2025
Applicant and/or Property Owner

Printed Name: Peter Politis

Signed: _____ Date: _____
Property Owner – If Required

Printed Name: _____

This Section for City Use

Amount Recommended: $_____ Date Reviewed: _____

Recommendation to Commission/CRA:_____ Action: _____

PROPERTY RECORD CARD

General Information

Name:	900 LEESBURG LLC	**Alternate Key:**	1205140
Mailing Address:	2340 DREW ST STE 300 CLEARWATER, FL 33765 *Update Mailing Address*	**Parcel Number:**	23-19-24-0002-000-03900
		Millage Group and City:	00L3 Leesburg
		2025 Total Certified Millage Rate:	15.9477
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	900 N 14TH ST LEESBURG FL, 34748	**Property Name:**	SOCIAL SECURITY ADMINISTRATION *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	THE SOUTH 225 FEET OF THE WEST 500 FEET OF GOVERNMENT LOT 3 OF SECTION 23 TOWNSHIP 19 SOUTH RANGE 24 EAST--LESS US HWY 441 & 27 & LESS CITIZENS BLVD & LESS SUNSHINE AVE & LESS FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 OF SAID SECTION 23 RUN NORTH 00-24-30 EAST ALONG THE WEST LINE 278.71 FEET, SOUTH 89-54-30 EAST 40.50 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25, SOUTH 00-22-30 WEST ALONG SAID RIGHT OF WAY LINE 53.75 FEET TO THE NEW SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 25A FOR THE POINT OF BEGINNING, CONTINUE SOUTH 00-22-30 WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25 A DISTANCE OF 5 FEET, THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO THE NEW SOUTHERLY RIGHT OF WAY OF STATE ROAD 25A AT A POINT 5 FEET EASTERLY FROM THE POINT OF BEGINNING, THENCE NORTH 89-54-30 WEST ALONG SAID RIGHT OF WAY LINE 5 FEET TO THE POINT OF BEGINNING--AND BEGIN AT THE INTERSECTION OF THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23 TOWNSHIP 19 SOUTH RANGE 24 EAST WITH THE EAST LINE OF WHAT WAS FORMERLY DESIGNATED AS HIGHWAY NO 2, RUN IN A SOUTHERLY DIRECTION ALONG SAID EAST LINE 125 FEET, THENCE IN AN EASTERLY DIRECTION 350 FEET, THENCE IN A NORTHERLY DIRECTION 125 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 23, WEST ALONG THE NORTH LINE TO THE POINT OF BEGINNING--LESS PUBLIC ROAD RIGHT OF WAY-- ORB 4311 PG 739 ORB 4537 PG 1775		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	BANK MULTI-STORY (2310)	0	0		147073.000	Square Feet	$645,945.00	$645,945.00

Click here for Zoning Info Map **FEMA Flood**

Commercial Building(s)

Building 1

Commercial

Building Value: $1,841,435.00
Building Use: OFFICE BLDG MULTI STORY (18C)
Structure Type:

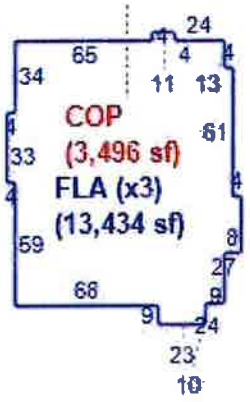
Summary

Year Built:	1981
Total Effective Area:	43798
Full Bathrooms:	5
Half Bathrooms:	0
Elevators:	1
Elevator Landings:	1
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	3.00	3496
FINISHED LIVING AREA (FLA)	3.00	40302

View Larger



Building 2

Commercial

Building Value: $43,061.00
Building Use: OFFICE BLDG 1 STORY (17C)
Structure Type:

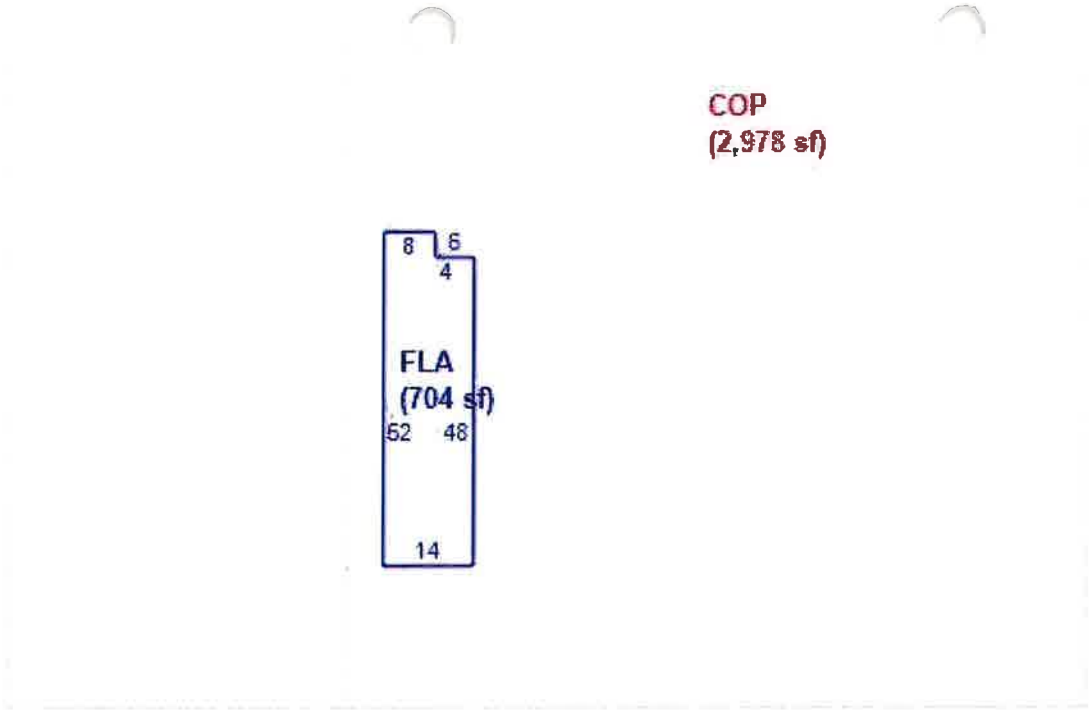
Summary

Year Built:	1981
Total Effective Area:	3682
Full Bathrooms:	0
Half Bathrooms:	1
Elevators:	0
Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	2978
FINISHED LIVING AREA (FLA)	1.00	704

View Larger



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	40500	SF	1980	$32,805.00
2	PAVING (CPAV1)	31000	SF	1980	$25,110.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4537 / 1775	10/01/2014	Warranty Deed	Unqualified	Improved	$100.00
4311 / 739	04/15/2013	Warranty Deed	Unqualified	Improved	$2,100,000.00
664 / 2368	01/01/1978	Misc Deed/Document	Qualified	Vacant	$300,000.00

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	$2,588,356	$2,588,356	$2,588,356	5.0254	$13,007.52
SCHOOL BOARD STATE	$2,588,356	$2,588,356	$2,588,356	3.0870	$7,990.25
SCHOOL BOARD LOCAL	$2,588,356	$2,588,356	$2,588,356	2.9980	$7,759.89
LAKE COUNTY WATER DISTRICT	$2,588,356	$2,588,356	$2,588,356	0.2940	$760.98
NORTH LAKE HOSPITAL DIST	$2,588,356	$2,588,356	$2,588,356	0.3859	$998.85
ST JOHNS RIVER FL WATER MGMT DIST	$2,588,356	$2,588,356	$2,588,356	0.1793	$464.09

CITY OF LEESBURG	$2,588,356	$2,588,356	$2,588,356	3.4752	$8,995.05
LAKE COUNTY MSTU AMBULANCE	$2,588,356	$2,588,356	$2,588,356	0.4629	$1,198.15
LAKE COUNTY VOTED DEBT SERVICE	$2,588,356	$2,588,356	$2,588,356	0.0400	$103.53
				Total: 15.9477	**Total:** $41,278.31

Exemptions Information

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

Homestead Exemption (first exemption up to $25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional $25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to $5,000)	Learn More View the Law
Blind Exemption (up to $500)	Learn More View the Law
Disability Exemption (up to $5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption ($5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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

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Property data updated nightly.
Site Notice

Thank you for your payment.

An email confirmation will be sent to cgizas@xeniamc.com.

Confirmation number
R4384685597

Payment date
Nov 26, 2025, 12:57 PM EST

Order Summary

Transaction 1

PROPERTY TAX

Real Estate Account 2319240002-000-03900
900 LEESBURG LLC
900 N 14TH ST
LEESBURG 34748

2025 Annual Bill

Return to your account $ 43,170.10

Real Estate Account 2319240003-000-10600

900 LEESBURG LLC
CITIZENS BLVD
LEESBURG 34748

2025 Annual Bill

Return to your account $ 1,096.77

The payment will appear on your statement as "LAKE COUNTY TAX."

More information on Property Tax payments

Total $ 44,266.87

Transaction Details

Checking Account
Checking ending in 4370

Recipient
Lake

Paid by
Xenia Management Corp
cgizas@xeniamc.com
7277264401

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

LAKE COUNTY 2025 REAL ESTATE TAXES

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2319240003-000-10600		1205131	00L3

900 LEESBURG LLC
2340 DREW ST STE 300
CLEARWATER FL 33765-3310

CITIZENS BLVD
BEG AT A PT 125 FT S OF N LINE O F GOV LOT 4 & 350 FT E OF E'LY H WY R/W, RUN N 125 FT, E ALONG N LINE OF GOV LOT 4 TO NE COR OF S AID GOV LOT, S 125 FT, W TO POB- See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	71,638	0	71,638	5.0254	360.01
AMBULANCE MSTU	71,638	0	71,638	0.4629	33.16
ENVIRON LAND PURCHASE	71,638	0	71,638	0.0400	2.87
WATER AUTHORITY	71,638	0	71,638	0.2940	21.06
PUBLIC SCHOOLS					
BY STATE LAW	71,638	0	71,638	3.0870	221.15
BY LOCAL BOARD	71,638	0	71,638	2.9980	214.77
CITY OF LEESBURG	71,638	0	71,638	3.4752	248.96
ST JOHNS WATER MGMT	71,638	0	71,638	0.1793	12.84
N LAKE CNTY HOSP	71,638	0	71,638	0.3859	27.65
SUBTOTAL AD VALOREM TAXES:				15.9477	$1,142.47

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT(S)	AMOUNT
SUBTOTAL NON-AD VALOREM ASSESSMENTS:		

GRAND TOTAL TAXES AND ASSESSMENTS:
$1,142.47

PLEASE MAKE CHECKS PAYABLE TO:

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

PO BOX 2480 LADY LAKE, FL 32158-2480
352-343-9602

SIGN-UP FOR E-BILLS

WWW.LAKETAX.COM

ALTERNATE KEY
1205131

2025 REAL ESTATE TAXES

IF PAID BY	DISCOUNT	AMOUNT
☐ Nov 30, 2025	4%	$1,096.77
☐ Dec 31, 2025	3%	$1,108.20
☐ Jan 31, 2026	2%	$1,119.62
☐ Feb 28, 2026	1%	$1,131.05
☐ Mar 31, 2026	0%	$1,142.47

4569
2 of 2

900 LEESBURG LLC
2340 DREW ST STE 300
CLEARWATER FL 33765-3310

0000000000 2025 0000114247 0000000001205131 0001 7

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

LAKE COUNTY 2025 REAL ESTATE TAXES
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2319240002-000-03900		1205140	00L3

900 LEESBURG LLC
2340 DREW ST STE 300
CLEARWATER FL 33765-3310

900 N 14TH ST
THE SOUTH 225 FEET OF THE WEST 5 00 FEET OF GOVERNMENT LOT 3 OF S ECTION 23 TOWNSHIP 19 SOUTH RANG E 24 EAST--LESS US HWY 441 & 27 & LESS CITIZENS BLVD & LESS SUNS See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	2,588,356	0	2,588,356	5.0254	13,007.52
AMBULANCE MSTU	2,588,356	0	2,588,356	0.4629	1,198.15
ENVIRON LAND PURCHASE	2,588,356	0	2,588,356	0.0400	103.53
WATER AUTHORITY	2,588,356	0	2,588,356	0.2940	760.98
PUBLIC SCHOOLS					
BY STATE LAW	2,588,356	0	2,588,356	3.0870	7,990.25
BY LOCAL BOARD	2,588,356	0	2,588,356	2.9980	7,759.89
CITY OF LEESBURG	2,588,356	0	2,588,356	3.4752	8,995.05
ST JOHNS WATER MGMT	2,588,356	0	2,588,356	0.1793	464.09
N LAKE CNTY HOSP	2,588,356	0	2,588,356	0.3859	998.85
SUBTOTAL AD VALOREM TAXES:				15.9477	$41,278.31

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT(S)	AMOUNT
LEESBURG FIRE, NON-RES	1	3,690.54
SUBTOTAL NON-AD VALOREM ASSESSMENTS:		$3,690.54

GRAND TOTAL TAXES AND ASSESSMENTS:
$44,968.85

PLEASE MAKE CHECKS PAYABLE TO:

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR
PO BOX 2480 LADY LAKE, FL 32158-2480
352-343-9602

SIGN-UP FOR E-BILLS
WWW.LAKETAX.COM

ALTERNATE KEY
1205140

2025 REAL ESTATE TAXES

IF PAID BY	DISCOUNT	AMOUNT
☐ Nov 30, 2025	4%	$43,170.10
☐ Dec 31, 2025	3%	$43,619.78
☐ Jan 31, 2026	2%	$44,069.47
☐ Feb 28, 2026	1%	$44,519.16
☐ Mar 31, 2026	0%	$44,968.85

4569
P2**T19
1 of 2

900 LEESBURG LLC
2340 DREW ST STE 300
CLEARWATER FL 33765-3310

0000000000 2025 0004496885 0000000001205140 0001 5

ESTIMATE

SignCrafters of Central Florida, LLC
1915 Greenleaf Ln
Leesburg, FL 34748

billing@signcraftersflorida.com
+1 (352) 323-1862
www.signcraftersflorida.com

Bill to
Social Security Admin Office
900 N 14th st
Leesburg, FL 34748

Estimate details
Estimate no.: 6964
Estimate date: 11/12/2025
Expiration date: 02/12/2026

Prepared by: Corey Hurd
PO Number / Memo: Social Security Monument Opt 2

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Technical Site Survey**	Technical Site Survey for Social Security Signage at: 900 N 14th St, Leesburg, FL 34748 Site survey for existing sign conditions *Electrical Signage Must Have Dedicated Lockable Electrical Circuit within 6ft of Sign* *Additional Fees May Apply if Not Supplied Before Day of Install* I:1 H:1 D:0.04 T:1 M:1.5 T:1 H:0 P:0	1	$185.00	$185.00
2.		**Monument Sign**	Monument Sign "(Logo) SOCIAL SECURITY ADMISTRATION" Etc "900" Overall Size: 151.99" W x 144.5" H x 22" D Double Sided LED Illumination "SOCIAL SECURITY ADMINISTRATION" "FLORIDA DEPARTMENT OF REVENUE" "900" to be Push Thru "SOCIAL SECURITY (Logo)	1	$15,800.00	$15,800.00

		ADMINSTRATION" to be Acrylic with Vinyl Cut Vinyl Graphics "900" to be Acrylic FCO For Internal Use Only: V:4 R:1 F:32 C:0 P:5 A:5 L:2			
3.	**Engineering**	Monument Sealed Engineered Drawings Required by City for Permit Submittal	1	$300.00	$300.00
4.	**Removal**	Removal of Social Security Signage at: 900 N 14th St, Leesburg, FL 34748 *Patching and Painting Not Included* I:2 H:2 D:0.04 T:1 M:1.5 T:1 H:0 P:0	1	$600.00	$600.00
5.	**Installation**	Installation of Security Signage at: 900 N 14th St, Leesburg, FL 34748 For new ground sign with existing pole and footer if possible *Electrical Signage Must Have Dedicated Lockable Electrical Circuit within 6ft of Sign* *Additional Fees May Apply if Not Supplied Before Day of Install* *Use Existing Footer I:2 H:5 D:0.4 T:1 M:1.5 T:1 H:0 P:0	1	$1,300.00	$1,300.00
6.	**Sign Permit**	(ESTIMATED) Municipality Permit Fee : Billed at Cost Permitting with The City of Leesburg Please Note: Your final invoice will include the actual adjusted permit fee amount. The exact cost is unknown at time of original estimate/invoice and will not be known until permit is issued by the governing municipality.	1	$200.00	$200.00
7.	**Permitting Procurement**	Acquisition fees: Staff Time for permit processing including final inspections. Please Note: On average the permitting process	1	$500.00	$500.00

		can take up to 4-6 weeks depending on the city.			
8.	**NOC**	Notice of Commencement Recording Services	1	$50.00	$50.00

Subtotal	$18,935.00
Sales tax	$998.00
Total	**$19,933.00**
Expiry date	02/12/2026

Note to customer

Thank you for choosing SignCrafters for your signage needs. By engaging in any form of business, including but not limited to purchasing, requesting quotes, or availing our services, you hereby acknowledge and agree to abide by the terms and conditions outlined by SignCrafters.

Accepted date

Accepted by

MONUMENT SIGN S1

PROJECT NAME:

Social Security Admin Office

ADDRESS:

900 N 14th St
Leesburg , FL 34748

SIGN TYPE:

Double Sided Monument Sign

DATE OF LAST REVISION:

11/12/2025

PROJECT MANAGER:

Laura Clements
Laura@signcraftersflorida.com

DESIGNER:

Danny Melendez
Danny@signcraftersflorida.com

STANDARD REQUIREMENTS

ELECTRICAL REQUIREMENTS

SIGNCRAFTERS WILL MAKE FINAL CONNECTION TO EXISTING SIGN CIRCUITS WHEN AVAILABLE WITHIN 6 FEET OF SIGN WHERE WALLS WITHIN THE SCOPE OF ES LICENSE PROVIDED. IF CIRCUIT IS FURTHER THAN 6 FEET AWAY, SIGNCRAFTERS CAN MOUNT A UL APPROVED REMOTE TRANSFORMER ENCLOSURE AT THE FINAL CONNECTION POINT AND RUN SECONDARY WIRE TO SIGN. IF NO CIRCUIT IS AVAILABLE, CUSTOMER IS RESPONSIBLE FOR CONTRACTING A LICENSED ELECTRICIAN OR CONTRACTOR FOR A DEDICATED 20 AMP CIRCUIT TO CONNECT WITHIN 6FT AND HAVE A VISIBLE MARKED BREAKER IN SERVICE PANEL.

SIGN REQUIREMENTS

A DEDICATED SINGLE PHASE 120V 20A CIRCUIT JUNCTION BOX INSTALLED WITHIN 6 FEET OF SIGN THREE (3) WIRES: LINE, GROUND, NEUTRAL

NEC CODE REQUIREMENTS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE 2020 NEC CODE REQUIREMENTS 600-6 AND 600-5 AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

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

ES12001170

E212822

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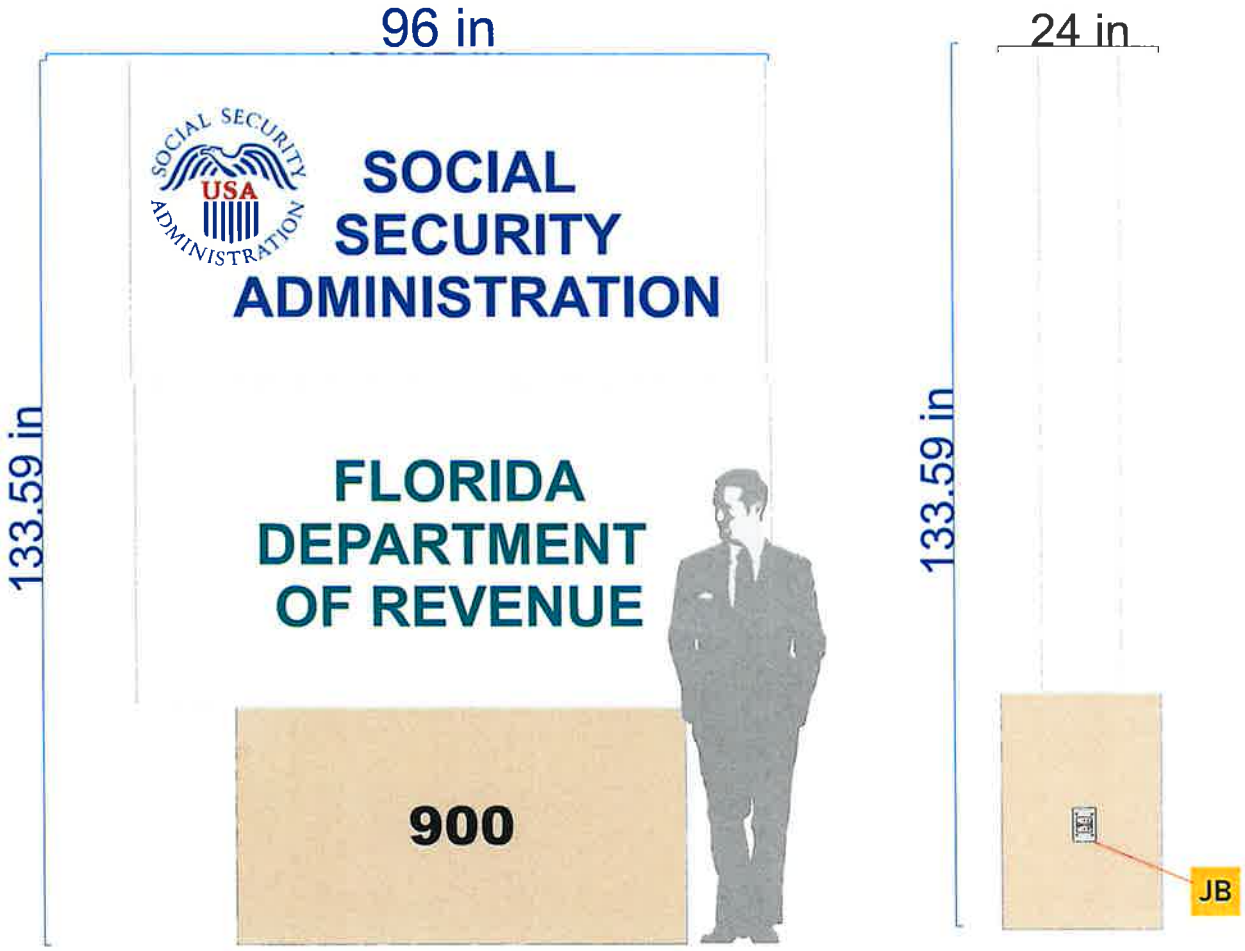

JB — Returned junction box that provides a direct electrical disconnect to the sign, ensuring compliance with local code requirements.

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By signing this document, client agrees to the build style, including materials, colors, size, lighting (if applicable) and install location, as well as wording/spelling outlined. Should any changed be requested following the signing of this document, additional fees may apply.

× Client

× Date

Proposal

Xenia Management Corporation

ACQUISITION • DEVELOPMENT • MANAGEMENT

1/14/2026

2340 Drew Street, Ste 300
Clearwater, FL 33765
Phone 727-726-4401
Fax 727-726-1133

Quote # 12202069

900 N. 14th Street, Leesburg, FL 34748

Scope of Work:

- **Landscaping improvements throughout property**

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Trip Charge	$ 150.00	$ 150.00
1	Landscape Desgin Fee	$ 5,000.00	$ 5,000.00
15	Remove dying plant life throughout property	$ 250.00	$ 3,750.00
18	Install fresh rock/mulch throughout beds	$ 300.00	$ 5,400.00
20	Install fresh Sod	$ 275.00	$ 5,500.00
1	Major Irrigation repair	$ 12,000.00	$ 12,000.00
1	Install new plants/bushes/trees ~ Silver Buttonwoods, Red Ixoras, Blue Daisies	$ 18,000.00	$ 18,000.00
		TOTAL	**$ 49,800.00**

Make all checks payable to XENIA MANAGEMENT CORP

THANK YOU FOR YOUR BUSINESS!