

**CRA MEETING
MEETING
AGENDA
THURSDAY, SEPTEMBER 17, 2026 5:20 PM**

1. CALL TO ORDER

INVOCATION

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

2. APPROVAL OF MINUTES:

A. Regular meeting held September 11, 2025

3. RESOLUTIONS:

A. Resolutions amending the Budget for Fiscal Year 2025-26 and adopting the Budget for Fiscal Year 2026-27 for the 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, approving the amended Fiscal Year 2025-26 budget; appropriating certain funds to specific redevelopment projects; and providing an effective date.

2. Resolution of the U.S. Highway 441/27 Community Redevelopment Agency of the City of Leesburg, Florida, approving the Fiscal Year 2026-27 Budget; appropriating certain funds to specific redevelopment projects; and providing an effective date.

B. Resolution of the U.S. Highway 441/27 Community Redevelopment Agency of the City of Leesburg, Florida, authorizing the Chairman 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)

4. ROLL CALL:

**5. ADJOURN:
PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY**

OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 728-9740, 48 HOURS IN ADVANCE OF THE MEETING.

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

AGENDA MINUTES
U.S. HIGHWAY 441_27 CRA MEETING
CITY HALL, 501 W MEADOW STREET
THURSDAY, SEPTEMBER 11, 2025 5:20 PM

1. CALL TO ORDER

The City of Leesburg, U.S. Highway 441/27 Community Redevelopment Agency held a regular meeting on Thursday, September 11, 2025, at Leesburg City Hall. Chairperson Reisman called the meeting to order at 5:27 p.m. with the following members present:

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

Also present were City Manager (CM) Al Minner, Budget Director (BD) Brandy McDaniel, 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, which was held prior to this meeting.

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

2. APPROVAL OF MINUTES:

A. Regular meeting held September 12, 2024

Commissioner Pederson made a motion to approve the regular meeting minutes of September 12, 2024, and Commissioner Burry seconded the motion.

The roll call vote was:

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

Five yeas, no nays, the Commission approved the regular meeting minutes.

3. RESOLUTIONS:

A. Resolutions amending the Budget for Fiscal Year 2024-25 and adopting the Budget for Fiscal Year 2025-26 for the U.S. Highway 441/27 Community Redevelopment Agency.

BD McDaniel stated this was U.S. Highway 441/27 CRA and from the draft, and due to tax collector numbers, we have an additional \$385,405. This CRA has increased 17.1% in value. Everything was the same except they added \$500,000 for Habitat for Humanity and the Penn Street site development along with the facade landscape grants of \$500,000. That changed the reserve down to \$1.5 million because it was at \$2.2 million. They still have \$1.5 million going into reserves. It was important to note the cash graph was at \$4.7 million, because we transferred money for Susan Street. We are now starting to grow again. **Chairperson Reisman** asked if there were any comments or questions. **Commissioner Berry** said she wanted to propose and ask again because of the \$1.5 unallocated, could they take \$200,000 of that and use it for home improvement grants on U.S. Highway 27/441? **CM Minner** remarked that they had previously talked about that during the budget process, and the number that the commission talked about was \$50,000 because there are only a handful of homes in this CRA. It is a small segment. This district takes in about ten to fifteen houses north of US 441 over by the John L. Johnson Park. **Commissioner Berry** wanted to know how far back that went. **CM Minner** replied not very. **Commissioner Berry** commented that the last time they spoke it was to determine how far and what the number of homes were. **CM Minner** responded that the number they flirted with was \$50,000. **Commissioner Berry** pointed out that there were not many houses and the houses that were there were newer than the houses that really needed it. **Commissioner Berry** said there was one person who completed an application, and that application is still on hold. That person lives in this CRA and she is still waiting. **Chairperson Reisman** wanted to confirm that the grants were \$24-\$25,000 each. **Commissioner Berry** said they were \$25,000. There is unallocated money. She knows we need to keep some in the reserves for Susan Street, and she did not want to beat a dead horse, but there are homes that need attention. **Chairperson Reisman** stated he could be wrong, but he believed the commission was okay with the \$50,000.

Commissioner Berry made a motion to allocate \$50,000 to the home improvement program through U.S. Highway 441/27 CRA, and Commissioner Pederson seconded the motion.

Chairperson Reisman asked if there were any discussions regarding the motion.

Commissioner Connell said we already have \$600,000 for one CRA, and now we are looking at putting another \$50,000 in another CRA. We have houses throughout the city that could use a rehab program. He did not know if it was absolutely fair to put this program just in the CRAs. He understands the CRAs are paying for it, but how much money are we going to allocate to redo houses in the CRAs? He understands that the money is coming out of the CRA, but it targets certain districts of the city and leaves the rest of the city out to dry. He knows people who want to have their houses rehabbed. However, they are not in a CRA, and they cannot afford to rehab their house. **Commissioner Berry** agreed. When this originally started, it was for district one, since there was no funding available on the east side. Thus far, nothing has been done on that side of town. When the applications first went out, they went out without a clear understanding. That is why we have people thinking they can get their houses remodeled, but they cannot because they do not reside within a CRA. She was asking for the east side of town because that was part of the original plan. At this time, it looks like only one side of the town is being rehabbed, and those homes are being fixed. Whereas the other side is not. She wanted to open it to the homes along U.S.

Highway 27/441 CRA.

Commissioner Burry commented that when we are dealing with CRA budgets, the money has to be spent on a blighted area within that geographic area. As long as it falls within the geographic area, and she wanted them to fund U.S. Highway 441/27, that was not just the John L. Johnson piece up there. It would be any homes that are within the district. **Commissioner Berry** said that would include Susan and Penn Street. **Commissioner Burry** remarked that he was unsure how deep that went and if it went all the way into Susan Street. **CM Minner** commented that it goes to about Penn Street. **Commissioner Berry** said there were homes there, so that would include those too. **Commissioner Burry** added that Penn Street is where the habitat was, and he was not sure how deep that goes. **CM Minner** stated that it stops there. **Commissioner Berry** said she wanted them to consider an opportunity for the east side. She would love to see this go throughout Leesburg, because it is a benefit. **Chairperson Reisman** asked if that was something Commissioner Connell wanted to see. **Commissioner Connell** verified that he meant throughout the entire city. **Chairperson Reisman** said yes. **Commissioner Connell** mentioned that he would want to see what the estimated cost would be because he did not know what kind of budget that would be. However, if we are going to have a housing program, it should be citywide. **Commissioner Berry** agreed. **Mayor Reisman** asked if there were any comments from the commission or the audience. There were none.

The roll call vote was:

Commissioner Berry	Yes
Commissioner Connell	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Mayor Reisman	Yes

Five yeas, no nays, the Commission approved the motion to add \$50,000 to the home improvement grant program.

- 1. Resolution of the U.S. Highway 441 / 27 Community Redevelopment Agency of the City of Leesburg, Florida, approving the amended Fiscal Year 2024-25 budget; appropriating certain funds to specific redevelopment projects; and providing an effective date.**

ADOPTED RESOLUTION 51

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

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

Chairperson Reisman requested comments from the Commission and the audience. There were none.

The roll call vote was:

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

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

2. **Resolution of the U.S. Highway 441/27 Community Redevelopment Agency of the City of Leesburg, Florida, approving the Fiscal Year 2025-26 Budget; appropriating certain funds to specific redevelopment projects; and providing an effective date.**

ADOPTED RESOLUTION 52

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

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

Chairperson Reisman requested comments from the Commission and the audience. There were none.

The roll call vote was:

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

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

4. ROLL CALL:

Commissioner Connell had no comment.

Commissioner Burry had nothing to comment on.

Commissioner Pederson had no further comment.

Commissioner Berry had no comment.

Chairperson Reisman had nothing further to comment on.

5. ADJOURN:

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

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the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.

With a motion by Commissioner Pederson and a second by Commissioner Burry, the meeting adjourned at 5:38 p.m.

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 3.A.

Meeting Date: September 17, 2026

From: Brandy McDaniel, (Budget Director)

Subject: Resolutions amending the Budget for Fiscal Year 2025-26 and adopting the Budget for Fiscal Year 2026-27 for the U.S. Highway 441/27 Community Redevelopment Agency.

Staff Recommendation:

Staff recommends approval of the resolutions which take two actions 1) approve the amended Fiscal Year 2025-26 budget and 2) approve the Fiscal Year 2026-27 budget for the U.S. Highway 441/27 Community Redevelopment Agency (CRA).

Analysis:

As seen in Attachment A, Fiscal Analysis for the four-year period as of July 31, 2026, projects a carryover approximating \$3,528,000 of fund balance that can be carried forward and spent in Fiscal Year 2026-27. As shown in Attachment B (FY 27 Budget), the total budget proposed for the U.S. Highway 441/27 CRA for Fiscal Year 2026-27 is \$3,523,382. The projects planned for this Fiscal year are as follows:

- Facade Landscape Grants \$500,000
- Continued payment of Debt

Procurement Analysis:

Options:

1. Approve the amended budget for Fiscal Year 2025-26 and the budget for Fiscal Year 2026-27 for the U.S. Highway 441/27 Community Redevelopment Agency; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

The budget is necessary to appropriate funds and complete the activities of the Community Redevelopment Agency.

RESOLUTION NO. _____

**RESOLUTION OF THE U.S. HIGHWAY 441 / 27 COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF LEESBURG, FLORIDA,
APPROVING THE AMENDED FISCAL YEAR 2025-26 BUDGET;
APPROPRIATING CERTAIN FUNDS TO SPECIFIC REDEVELOPMENT
PROJECTS; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE U.S. HIGHWAY 441/27 COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF LEESBURG, FLORIDA:**

THAT the Amended Fiscal Year 2025-26 Budget is hereby adopted and ratified;

THAT that following appropriations from the Redevelopment Trust Fund are made for specific redevelopment projects to be completed within three (3) years:

- The amount available for carryovers approximates \$3,528,000 for debt service and other projects of the U.S. Highway 441/27 Community Redevelopment Agency.

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 17th day of September 2026.

Mayor

ATTEST:

City Clerk

Hwy 441/27 Community Redevelopment Agency
Fiscal Analysis since inception for the period ending on
Fund Balance as of July 31, 2026
Prepared by: Finance Department

	<u>Total</u>
<u>Fiscal Year 2022-23:</u>	
Revenues from other agencies	\$ 1,058,992.39
Interest	80,559.81
Revenue from City (Interfund Transfers In)	739,013.86
Debt proceeds	
Expenditures	(3,755.00)
Encumbrances	
Transfer to funds	
Sign Grant CRASIG & Landscape incentive	(7,959.00)
Debt Service Costs	(890,375.56)
Excess of revenues over expenditures	<u>976,476.50</u>
Fund Balance as of September 30, 2023	<u><u>\$ 3,934,071.42</u></u>
<u>Fiscal Year 2023-24:</u>	
Revenues from other agencies	\$ 1,427,773.81
Interest	283,971.04
Revenue from City (Interfund Transfers In)	861,764.59
Debt proceeds	
Expenditures	(7,399.00)
Encumbrances	
Transfer to funds	
Sign Grant CRASIG & Landscape incentive	(35,873.86)
Debt Service Costs	(890,222.09)
Excess of revenues over expenditures	<u>1,640,014.49</u>
Fund Balance as of September 30, 2024	<u><u>\$ 5,574,085.91</u></u>
<u>Fiscal Year 2024-25:</u>	
Revenues from other agencies	\$ 1,845,148.25
Interest	44,993.84
Revenue from City (Interfund Transfers In)	1,112,693.44
Debt proceeds	
Expenditures	(8,213.68)
Encumbrances	
Transfer to funds	(6,079,000.00)
Sign Grant CRASIG & Landscape incentive	(35,569.38)
Debt Service Costs	(890,697.88)
Excess of revenues over expenditures	<u>(4,010,645.41)</u>
Fund Balance as of September 30, 2025	<u><u>\$ 1,563,440.50</u></u>
<u>Fiscal Year 2025-26:</u>	
Revenues from other agencies	\$ 2,053,755.00
Interest	77,909.22
Revenue from City (Interfund Transfers In)	1,307,065.78
Debt proceeds	
Expenditures	(4,612.34)
Encumbrances	
Transfer to funds	0.00
Sign Grant CRASIG & Landscape incentive	(580,225.00)
Debt Service Costs	(890,233.39)
Excess of revenues over expenditures	<u>1,963,659.27</u>
Fund Balance as of July 31, 2026	<u><u>\$ 3,527,099.77</u></u>

RESOLUTION NO. _____

**RESOLUTION OF THE U.S. HIGHWAY 441/27 COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF LEESBURG, FLORIDA,
APPROVING THE FISCAL YEAR 2026-27 BUDGET; APPROPRIATING
CERTAIN FUNDS TO SPECIFIC REDEVELOPMENT PROJECTS; AND
PROVIDING AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE U.S. HIGHWAY 441/27 COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF LEESBURG, FLORIDA:**

THAT the Fiscal Year 2026-27 Budget is hereby adopted and ratified.

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 17th day of September 2026.

Mayor

ATTEST:

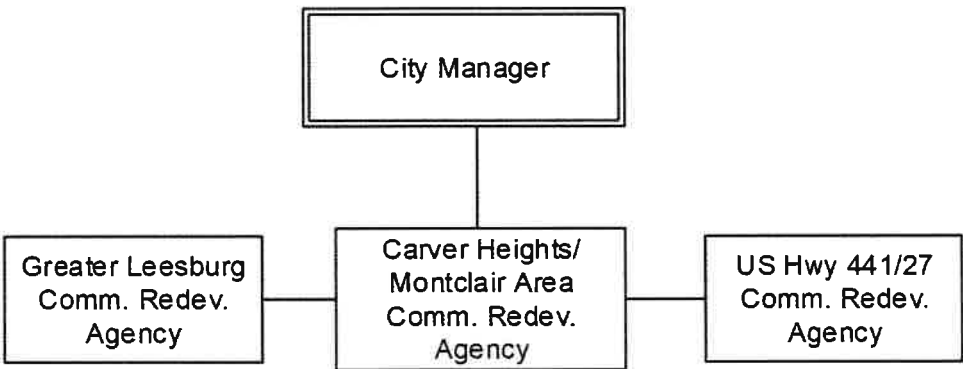
City Clerk

Al Minner, City Manager

The City of Leesburg created the U.S. Highway 441/27 Redevelopment Agency on February 13, 2006 (Ordinance 06-13). A Trust Fund was created to receive CRA proceeds on May 22, 2006 (Ordinance 06-45) and was effective for 30 years. The fund generates a majority of its annual income from tax increment revenues. The base year was established as 2005 with an assessed taxable value of \$352,255,087. The CRA is part of the City's plan to improve conditions within the U.S. 441/27 corridor areas. The boundaries of the CRA are generally described as ½ mile on both sides of U.S. 27 from MLK Boulevard to C.R. 48, and U.S. 441 from C.R. 473 on the east to U.S. 27 on the west. The agency determined the existence of blighted areas, noted the infrastructure improvements that contributed to the decline, and will make improvements utilizing available funds.

The U.S. Highway 441/27 CRA was expanded in December 2015 by 106 acres and 46 properties. In addition, the CRA was extended by 30 years to 2045. The base year was revised for all properties, both the original and expanded to 2015.

Organization Chart:



Description

Total
Department
Budget
\$ 3,523,382

US Highway
441/27
CRA Fund

Revenue
Sources &
Appropriations

Revenue Sources & Appropriations

	ACTUAL 2023-24	ACTUAL 2024-25	ADOPTED 2025-26	ADOPTED 2026-27
REVENUE SOURCES				
Taxes	861,765	1,112,693	1,309,597	1,409,761
Intergovernmental Revenue	1,427,774	1,845,148	2,072,361	2,038,621
Miscellaneous Revenue	283,971	44,993	95,000	75,000
Other Sources	0	0	0	0
TOTAL REVENUE SOURCES	2,573,510	3,002,834	3,476,958	3,523,382
APPROPRIATIONS				
Economic Development	933,495	7,013,481	3,476,958	3,523,382
TOTAL APPROPRIATIONS	933,495	7,013,481	3,476,958	3,523,382

Revenue Detail

US Highway 441/27 CRA Fund

Revenue Detail

	ACTUAL 2023-24	ACTUAL 2024-25	ADOPTED 2025-26	ADOPTED 2026-27
<u>TAXES</u>				
33101 Current Property Taxes	861,765	1,112,693	1,309,597	1,409,761
TOTAL TAXES	861,765	1,112,693	1,309,597	1,409,761
<u>INTERGOVERNMENTAL REVENUES</u>				
33731 Lake County/Redevelopment	1,427,774	1,845,148	2,072,361	2,038,621
TOTAL INTERGOVERNMENTAL	1,427,774	1,845,148	2,072,361	2,038,621
<u>MISCELLANEOUS REVENUES</u>				
36110 Interest on Investments	209,849	70,708	95,000	75,000
36130 Gain/Loss Investment	74,122	(25,715)	0	0
TOTAL MISCELLANEOUS	283,971	44,993	95,000	75,000
<u>OTHER SOURCES</u>				
38891 Fund Balance Appropriated	0	0	0	0
TOTAL OTHER SOURCES	0	0	0	0
TOTAL RESOURCES	2,573,510	3,002,834	3,476,958	3,523,382

**US Highway
441/27
CRA Fund**

**Appropriations
Detail**

Appropriations Detail

Account # 018-6191-559

		ACTUAL 2023-24	ACTUAL 2024-25	ADOPTED 2025-26	ADOPTED 2026-27
<u>OPERATING EXPENSES</u>					
3210	Auditing	3,500	4,167	4,000	4,200
4510	Insurance	3,724	3,872	4,000	4,000
4920	Other Current Charges	175	175	175	175
TOTAL OPERATING EXPENSES		7,399	8,214	8,175	8,375
<u>DEBT SERVICE</u>					
71xx	Principal	638,000	655,000	672,000	689,000
72xx	Interest	251,722	235,198	218,233	200,829
73xx	Issue Costs	500	500	500	500
TOTAL DEBT SERVICE		890,222	890,698	890,733	890,329
<u>GRANTS AND AIDS</u>					
8210	Local Contributions	0	0	500,000	0
8213	Housing Rehab	10,000	0	50,000	0
8214	Matching Landscape/Façade	25,874	35,569	500,000	500,000
TOTAL GRANTS AND AIDS		35,874	35,569	1,050,000	500,000
<u>OTHER USES</u>					
9131	Transfer to Capital Projects (031)	0	6,079,000	0	0
9910	Reserve for Future	0	0	1,528,050	2,124,678
TOTAL OTHER USES		0	6,079,000	1,528,050	2,124,678
TOTAL APPROPRIATIONS		933,495	7,013,481	3,476,958	3,523,382

Appropriations Summary

	ADOPTED 2025-26	ADOPTED 2026-27	INCREASE/ (DECREASE)	PERCENTAGE
Operating Expenses	8,175	8,375	200	2.45%
Debt Service	890,733	890,329	(404)	-0.05%
Grants and Aids	1,050,000	500,000	(550,000)	-100.00%
Other Uses	1,528,050	2,124,678	596,628	39.05%
TOTALS	3,476,958	3,523,382	46,424	1.34%

Significant Budget Changes:

There was a reduction in Grants and Aids and an increase in Other Uses due to the Reserve for Future (9910) increasing for FY27.

US Highway 441/27 CRA Fund

Appropriations Summary

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 3.B.

Meeting Date: September 17, 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 Chairman 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 the 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 three (3) more 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 **\$17,276.55**. Funds are available in the current U.S. Highway 441/27 CRA Matching Landscape/Facade grant program.

Account No.	018-6191-559-8214
Project No.	CRASFP
Budget	\$538,692.00

Available	\$168,677.31
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RESOLUTION NO. _____

**RESOLUTION OF THE U.S. HIGHWAY 441/27 COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF LEESBURG, FLORIDA,
AUTHORIZING THE CHAIRMAN 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 hereby authorizes staff to execute FSL Grant Awards in the amount of **\$17,276.55**, 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 the 17th day of September 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-26-1004	Liquor Land	Wall Sign	1333 South 14 th Street	27 441 CRA	\$3,915.00
SGA-26-1033	1030 W. North Blvd	Monument Sign	1030 W. North Blvd	27 441 CRA	\$6,910.00
SGA-26-1029	Not Just Cardboard	Signage, Landscaping	911/914/917 South 14 th Street	27 441 CRA	\$6,451.55

TOTAL = \$17,276.55

SGA-26-1033

FSL GRANT APPLICATION
FAÇADE IMPROVEMENT GRANT PROGRAM

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

1030 W NORTH BLVD LEESBURG FL 34748

AK#1231248

Assessor Parcel Number(s):

ROBLES PTY INC, A&R TAX, INSURANCE AND MORE LLC, LAS
MARGARITAS SUPER MARKET, SUPER TACOS TRUCK, ANGIE'S PARTY
HALL, GENESIS ADARA

Name of Business(es) in Project:

100'

Building Frontage Measurement of Project:

2. **Applicant Information:**

COLON ROBLES

Name:

30148 ARMENIA RD

Mailing Address:

LEESBURG

FL

34748

City:

State:

Zip:

352 408-2174, 407 346-2857

Phone:

ANRTAXPRO@LIVE.COM, ANGIE3910@HOTMAIL.COM

Email:

OWN

Do you Own, Rent or Lease the subject property?

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

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

PROFESSIONAL SERVICES: TAX & INSURANCE OFFICE, NOTARY PUBLIC SERVICES

RETAIL & FOOD: SUPER MARKET, FOOD TRUCK (MOBILE VENDOR)

PERSONAL CARE & LEISOR: NAIL SALON

EVENT SPACE: PARTY HALL, EVENT VENUE

4. **Description of Proposed Improvements:**

REMOVAL OF EXISTING, NON-CONFORMING VINTAGE SIGN STRUCTURE AND INSTALATION

OF A MODERN, FULLY CODE-COMPLIANT SIGN THAT ALIGNS WITH CURRENT MUNICIPAL

STANDARDS AND ENHANCES THE PROPERTY FRONTAGE.

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

TRANSFORMING THE SITE IN TO AN ATTRACTIVE, WELCOMING GATEWAY

BY REVITALIZING THIS MULTI USE LOCATION.

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

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

☐ Architectural Concepts – If Applicable

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

- a. Window or Door Replacement: _____
- b. Exterior paint or siding: _____
- c. Signage: 13,820.00 - 3 month
- d. Exterior Lighting: _____
- e. Façade/Exterior Architectural Improvements: _____
- f. Architectural/Design Fees: _____
- g. Landscape/Hardscape Improvements: _____
- h. Awnings or Shutters: _____
- i. Building Permit/Planning Fees: _____
- j. Other Proposed Improvements (specify): _____
- k. _____
- l. _____
- m. _____

TOTAL ESTIMATED COST: \$ 13,820.00

ESTIMATED COMPLETION DATE: 10-15-2026

SIGNATURES

Signed: 
Applicant and/or Property Owner

Date: 07-15-2026

Printed Name: Colon R Robles

Signed: _____
Property Owner – If Required

Date: _____

Printed Name: _____

This Section for City Use

Amount Recommended: \$ _____

Date Reviewed: _____

Recommendation to Commission/CRA: _____

Action: _____

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**
2025 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2319241100-000-00811		1231248	00L3

ROBLES PTY INC
359 PREVO DR
APOPKA, FL 32712

1030 NORTH BLVD

LEESBURG, N C LEE ESTATE FROM NE COR
OF SW 1/4, RUN W 518 FT, S 227.46 FT FOR
POB, RUN N 89DEG 54MIN 20SEC W 80 FT,
S 52DEG 45MIN 30SEC W 18
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	588,372	0	588,372	5.0254	2,956.80	
AMBULANCE MSTU	588,372	0	588,372	0.4629	272.36	
ENVIRON LAND PURCHASE	588,372	0	588,372	0.0400	23.53	
WATER AUTHORITY	588,372	0	588,372	0.2940	172.98	
PUBLIC SCHOOLS						
BY STATE LAW	588,372	0	588,372	3.0870	1,816.30	
BY LOCAL BOARD	588,372	0	588,372	2.9980	1,763.94	
CITY OF LEESBURG	588,372	0	588,372	3.4752	2,044.71	
ST JOHNS WATER MGMT	588,372	0	588,372	0.1793	105.50	
N LAKE CNTY HOSP	588,372	0	588,372	0.3859	227.05	
TOTAL:				15.9477	\$9,383.17	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		540.00
NON-AD VALOREM ASSESSMENTS:		\$540.00

COMBINED TAXES AND ASSESSMENTS: \$9,923.17

Face: \$10920.	Cert #1017	If Received By	Jul 31, 2026
Rate: 0.25%	Bidder #8155136	Please Pay	\$0.00

Paid 07/10/2026 Receipt # 2026-0013752 \$11,472.46

DAVID W. JORDAN**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

LAKE COUNTY TAX COLLECTOR

2025 Paid Real Estate

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

Face: \$10920.	Cert #1017	If Received By	Jul 31, 2026
Rate: 0.25%	Bidder #8155136	Please Pay	\$0.00

1030 NORTH BLVD

ROBLES PTY INC
359 PREVO DR
APOPKA, FL 32712LEESBURG, N C LEE ESTATE FROM NE COR OF
SW 1/4, RUN W 518 FT, S 227.46 FT FOR POB,
RUN N 89DEG 54MIN 20SEC W 80 FT, S 52DEG
45MIN 30SEC W 18
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
2319241100-000-00811		1231248	00L3

Paid 07/10/2026 Receipt # 2026-0013752 \$11,472.46



Prepared by
Judith Parker, an employee of
First American Title Insurance Company
931 South Orlando Avenue
Maitland, Florida 32751
(877)727-5915

Return to: Grantee

File No.: 2020-2802361

SPECIAL WARRANTY DEED

THIS INDENTURE, executed on 9th August, 2024, between

Freyer Holdings, Inc, a Florida corporation

whose mailing address is: 1 Carlisle Street, Unit 4, Rose Bay, NSW 2029 AU,
hereinafter called the "grantor", and

Robles Pty Inc., a Florida corporation

whose mailing address is: 359 Prevo Drive, Apopka, FL 32712,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Lake** County, **FL**, to-wit:

A PART OF LOT 8 ACCORDING TO THE PLAT OF THE N.C. LEE ESTATE, IN THE CITY OF LEESBURG, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN THE CITY OF LEESBURG, FLORIDA, RUN NORTH 89°54'20" WEST ALONG THE NORTH BOUNDARY OF THE SW 1/4 OF SAID SECTION 518.00 FEET; THENCE SOUTH 0°21'40" WEST 25.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE 50 FOOT WIDE RIGHT OF WAY OF GREGG STREET AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING RUN NORTH 89°54'20" WEST ALONG THE SOUTH BOUNDARY OF SAID RIGHT OF WAY 80 FEET; THENCE SOUTH 0°21'40" WEST PARALLEL TO PERKINS STREET 202.46 FEET; THENCE SOUTH 52°45'30" WEST PARALLEL TO PERKINS STREET 180.42 FEET TO THE NORTHEASTERLY BOUNDARY OF THE 100 FOOT WIDE RIGHT OF WAY OF NORTH BOULEVARD; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID RIGHT OF WAY 175 FEET; THENCE NORTH 52°45'30" EAST 146 FEET MORE OR LESS, TO THE WEST BOUNDARY OF WHISPERING PINES, A SUBDIVISION IN THE CITY OF LEESBURG, FLORIDA; THENCE NORTH 0°21'40" EAST ALONG THE WEST BOUNDARY OF SAID WHISPERING PINES 361.75 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL CONVEYED TO HARBIN ENTERPRISES, INC. BY DEED DATED JANUARY 10, 1984 MORE FULLY DESCRIBED AS FOLLOWS:

A PART OF LOT 8 ACCORDING TO THE PLAT OF THE N.C. LEE ESTATES, IN THE CITY OF LEESBURG, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN THE CITY OF LEESBURG, FLORIDA, RUN NORTH 89°54'20" WEST ALONG THE NORTH BOUNDARY OF THE SW 1/4 OF SAID SECTION, 518.00 FEET; THENCE SOUTH 0°21'40" WEST 25.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE 50 FOOT WIDE RIGHT OF WAY OF GREGG STREET AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING RUN NORTH 89°54'20" WEST ALONG THE SOUTH BOUNDARY OF SAID RIGHT OF WAY 80 FEET; THENCE SOUTH 0°21'40" WEST PARALLEL TO PERKINS STREET, 202.46 FEET; THENCE SOUTH 89°54'20" EAST 80 FEET TO THE WEST BOUNDARY OF WHISPERING PINES, A SUBDIVISION IN THE CITY OF LEESBURG, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 2, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 0°21'40" EAST ALONG THE WEST BOUNDARY OF WHISPERING PINES, 202.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Parcel Identification Number: **2319241100-000-00811**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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

Freyer Holdings, Inc, a Florida corporation

By: _____

Name: Richard Freyer
Title: President

Signed, sealed and delivered in our presence:

Witness Signature

JURIMA MOHAMMAD ABUOLVAT
Print Name

Witness Signature

LOREN IKA SUNTUP
Print Name

Print Post Office Address: 19-21 FISHER
ST PETERSHAM NSW 2049

Print Post Office Address: 2/13
DUMARESQ ROAD
ROSE BAY NSW 2029

State of NEW SOUTH WALES

County of SYDNEY

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on 9th AUGUST, 2024, by **Richard Freyer, as President, on behalf of Freyer Holdings, Inc, a Florida corporation**, existing under the laws of the State of Florida.

[Signature]

Notary Public

LOREN IRA SUNTUP

(Printed Name)

My Commission expires: DOES NOT EXPIRE

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license

NSW DRIVER LICENCE NUMBER 5561WL

AUSTRALIAN PASSPORT NUMBER PE0867274

[Signature]

LOREN IRA SUNTUP
PUBLIC NOTARY SYDNEY NSW
PO BOX 567 ROSE BAY NSW 2029
+ 61 402 322 672

{Notarial Seal}



ESTIMATE

Jay Berry Signs Inc.
125 Montclair Rd
Leesburg, FL 34748-9773

sales@jayberrysigns.com
+1 (352) 805-4050
<https://www.jayberrysigns.com>

J W Berry Signs INC
PO Box 491620
Leesburg, FL 34749

Bill to

Angie's Plaza - Leesburg

Ship to

Angie's Plaza - Leesburg

Estimate details

Estimate no.: 1049
Estimate date: 06/09/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Sales - Services	One (1) - 144" X 96" double sided lighted monument signs as per specs provided. Color and copy as per approved layout. Remove & dispose of existing pylon sign, cut steel down to utilize for new monument sign. Connect to existing power of existing sign. \$8,292.00 Deposit required to start project. Balance due upon receipt. Permit acquisition, Engineering & Permit fees included in cost. 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. 24 Volt LED Lighting. MET Listed. Two (2) Year Warranty on Parts & Labor.	1	\$13,820.00	\$13,820.00
Total					\$13,820.00

Accepted date

Accepted by



SGA - 26 - 1004

FSL GRANT APPLICATION
FAÇADE IMPROVEMENT GRANT PROGRAM

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

1333 S 14th Street, Leesburg, FL 34748

Assessor Parcel Number(s):

Name of Business(es) in Project Liquor Land

Building Frontage Measurement of Project: 60 Ft

2. Applicant Information:

Name: Narindra Jeethan

Mailing Address: 1333 S 14th St

City: Leesburg

State: FL

Zip: 34748

Phone: 818-292-7054

Email: jeethan.narindra@gmail.com

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

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

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

Retail Liquor Store

4. **Description of Proposed Improvements:**

Relocated business to Leesburg and want to install a new sign instead of using my
existing sign from old location.

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

The installation of a new, professionally designed sign enhances S 14 St's visual appeal
with attractive storefront identification, contributing to a cohesive commercial streetscape
and supporting the City's CRA redevelopment goals.

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

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

☐ Architectural Concepts – If Applicable

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

- a. Window or Door Replacement: _____
- b. Exterior paint or siding: _____
- c. Signage : 7,500 to 8,000
- d. Exterior Lighting: _____
- e. Façade/Exterior Architectural Improvements: _____
- f. Architectural/Design Fees: _____
- g. Landscape/Hardscape Improvements: _____
- h. Awnings or Shutters: _____
- i. Building Permit/Planning Fees: _____
- j. Other Proposed Improvements (specify): _____
- k. _____
- l. _____
- m. _____

TOTAL ESTIMATED COST: 7,500 to 8,000

ESTIMATED COMPLETION DATE: 6/30/2026

SIGNATURES

Signed: Narindra Jeethan
Applicant and/or Property Owner

Date: 4/20/2026

Printed Name: Narindra Jeethan

Signed: [Signature]
Property Owner – If Required

Date: 04/21/2026

Printed Name: Janak Desai - Property Manager

This Section for City Use

Amount Recommended: \$ _____

Date Reviewed: _____

Recommendation to Commission/CRA: _____

Action: _____

HOLIDAY CLOSURE In observance of Memorial Day, our offices will be closed on Monday, May 25th.
We will resume regular business hours on Tuesday, May 26th.

PROPERTY RECORD CARD

General Information

Name:	LEESBURG LADYBUG LLC	Alternate Key:	1774781
Mailing Address:	8136 CENTRALIA CT STE 103 LEESBURG, FL 34788 Update Mailing Address	Parcel Number: ⓘ	34-19-24-0001-000-00201
		Millage Group and City:	00L3 Leesburg
		2025 Total Certified Millage Rate:	15.9477
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	1319 S 14TH ST LEESBURG FL, 34748	Property Name:	SOUTHSIDE PLAZA Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM NE COR OF SEC RUN S 89DEG 52MIN W 22.45 FT, S'LY ALONG R/W OF US HWY 27 A DIST OF 387.7 FT, S 89DEG 52MIN W 235 FT, S PARALLEL TO HWY 103.3 FT TO POB, CONT S 227 FT, N 89DEG 52MIN E 235 FT, S'LY ALONG HWY R/W 435.3 FT, S 89DEG 54MIN W 150 FT, S'LY PARALLEL TO HWY R/W 150 FT, S 89DEG 54MIN W 426.79 FT, N 0DEG 00MIN 50SEC E 283 FT, S 89DEG 52MIN W 50 FT, N 0DEG 00MIN 50SEC E 302.24 FT, N 89DEG 52MIN E 290.12 FT, N PARALLEL WITH SAID HWY 227 FT, N 89DEG 52MIN E 105 FT TO POB ORB 5959 PG 1700		
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

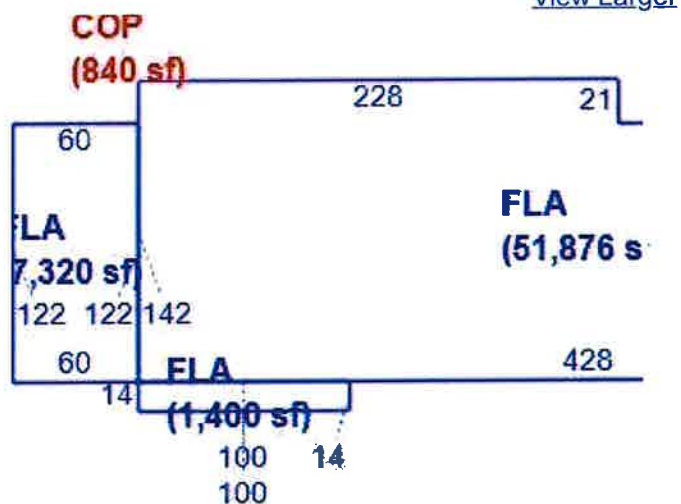
Line	Land Use	Frontage	Depth	Notes	No.	Units	Type	Class	Value	Land Value
1	SHOPPING CENTER COMMUNITY ANCHORED (1600)	0	0		352851.000		Square Feet		\$1,446,407.00	\$1,446,407.00
Click here for Zoning Info i FEMA Flood Map										

Commercial Building(s)

Building 1

Commercial	Building Value: \$3,641,952.00 Building Use: SHOPPING CENTER COMMERCIAL (16C) Structure Type:
Summary	Section(s)

Year Built:	1977	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	61436	COMMERCIAL CANOPY (COP)	1.00	840
Full Bathrooms:	0	FINISHED LIVING AREA (FLA)	1.00	60596
Half Bathrooms:	12			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

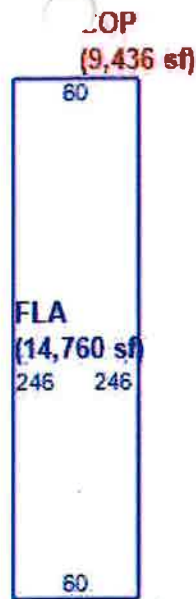


Building 2

Commercial	Building Value: \$955,207.00 Building Use: SHOPPING CENTER COMMERCIAL (16C) Structure Type:
------------	---

Summary		Section(s)		
Year Built:	1977	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	24196	COMMERCIAL CANOPY (COP)	1.00	9436
Full Bathrooms:	5	FINISHED LIVING AREA (FLA)	1.00	14760
Half Bathrooms:	8			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

[View Larger](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV2)	11386	SF	1976	\$15,941.00
2	PAVING (CPAV1)	208023	SF	1976	\$168,499.00

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
5959 / 1700	05/11/2022	Warranty Deed	Qualified	Improved	\$5,690,000.00
2333 / 1893	05/19/2003	Warranty Deed	Qualified	Improved	\$1,780,600.00
1805 / 1183	01/21/2000	Warranty Deed	Qualified	Improved	\$1,475,000.00
1571 / 1999	12/23/1997	Warranty Deed	Unqualified	Improved	\$2,200,000.00
691 / 613	01/01/1979	Misc Deed/Document	Qualified	Improved	\$1,940,900.00

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

Values and Estimated Ad Valorem Taxes [i](#)

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	\$6,228,006	\$6,228,006	\$6,228,006	5.0254	\$31,298.22
SCHOOL BOARD STATE	\$6,228,006	\$6,228,006	\$6,228,006	3.0870	\$19,225.85
SCHOOL BOARD LOCAL	\$6,228,006	\$6,228,006	\$6,228,006	2.9980	\$18,671.56
LAKE COUNTY WATER DISTRICT	\$6,228,006	\$6,228,006	\$6,228,006	0.2940	\$1,831.03

NORTH LAKE HOSPITAL DIST	\$6,228,006	\$6,228,006	\$6,228,006	0.3859	\$2,403.39
ST JOHNS RIVER FL WATER MGMT DIST	\$6,228,006	\$6,228,006	\$6,228,006	0.1793	\$1,116.68
CITY OF LEESBURG	\$6,228,006	\$6,228,006	\$6,228,006	3.4752	\$21,643.57
LAKE COUNTY MSTU AMBULANCE	\$6,228,006	\$6,228,006	\$6,228,006	0.4629	\$2,882.94
LAKE COUNTY VOTED DEBT SERVICE	\$6,228,006	\$6,228,006	\$6,228,006	0.0400	\$249.12
				Total:	Total:
				15.9477	\$99,322.36

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](#).

ESTIMATE

Jay Berry Signs Inc.
125 Montclair Rd
Leesburg, FL 34748-9773

sales@jayberrysigns.com
+1 (352) 805-4050
https://www.jayberrysigns.com

J W Berry Signs INC
PO Box 491620
Leesburg, FL 34749

Bill to
Liquor Land
1333 S 14th Street
Leesburg, FL 34748

Ship to
Liquor Land
1333 S 14th Street
Leesburg, FL 34748

Estimate details

Estimate no.: 1035
Estimate date: 04/21/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Sales - Services	One set 24" lighted channel letters on a raceway "Liquor Land". Installed. Permit acquisition, Permit and Engineering fees Included in price. \$5,000.00 Deposit required to start project. Balance due upon receipt.	1	\$7,830.00	\$7,830.00
2.		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 10' of sign. All work as per approved specs, scale color layout. Installed. 24 Volt LED Lighting. MET Listed. Two (2) Year Warranty on Parts & Labor.			

Total

\$7,830.00

Accepted date

Accepted by



Narindra Jeethan <jeethan.narindra@gmail.com>

Sign detail

6 messages

Narindra Jeethan <jeethan.narindra@gmail.com>
To: "office.syi2@gmail.com" <office.syi2@gmail.com>

Mon, Apr 20, 2026 at 1:22 PM

Hello,

I am looking for a channel LED sign. The letter is 2ft tall in red letters saying "LIQUOR LAND"

Thanks,

Narindra

Admin <office.syi2@gmail.com>
To: Narindra Jeethan <jeethan.narindra@gmail.com>

Tue, Apr 21, 2026 at 3:23 PM

Good Afternoon Narindra,

I've started looking into quoting for your LED channel letter sign, there are a few options that will change the estimate and would you also require installation? I wanted to start with the basic price of just materials which would be \$4575.27 . If this starting number is in an area of your budget and you'd like to have a more accurate quote we can go over all the other details to confirm quote accuracy. For 24in Letter height the length of the full sign is approximately 204 in .

I would also like to present another option if there is any interest in an LED video screen, I have options of purchase and monthly rental. similar size to the channel letters would be 20in height by 200in length, we can adjust length in increments of 20in if you'd like the sign shorter. Purchase would be in the area of \$6000 not including installation, monthly rental would be \$475.

Thank you for your time, If you'd like to discuss options further, reach out anytime.

Lydia Els

[Quoted text hidden]

Narindra Jeethan <jeethan.narindra@gmail.com>
To: Admin <office.syi2@gmail.com>

Tue, Apr 21, 2026 at 3:29 PM

What is the cost to install and pull permit?

[Quoted text hidden]

Admin <office.syi2@gmail.com>
To: Narindra Jeethan <jeethan.narindra@gmail.com>

Wed, Apr 22, 2026 at 1:21 PM

Without the knowledge of location variables and building variables all I can provide is rough estimates, installation would be in the area of \$3500 and zoning approval/pulling permits approximately \$800.

Sent from my iPhone

On Apr 21, 2026, at 3:29 PM, Narindra Jeethan <jeethan.narindra@gmail.com> wrote:

[Quoted text hidden]

Narindra Jeethan <jeethan.narindra@gmail.com>
To: Admin <office.syi2@gmail.com>

Wed, Apr 22, 2026 at 2:17 PM

The address is 1333 S 14 st, Leesburg

[Quoted text hidden]

Narindra Jeethan <jeethan.narindra@gmail.com>

To: Admin <office.syi2@gmail.com>

Thu, Apr 23, 2026 at 7:28 AM

Could you put the estimate on a company letterhead?

[Quoted text hidden]

Leesburg Liquor Land

7349

CHANNEL CLOUD
FEBRUARY 2026

\\SIGNCRAFTERS\drive1\JOBS\Liquor Land\#7349 (BB) Leesburg Liquor Land\

SCOPE OF WORK:

SignCrafters will provide permitting, engineering, coordination, fabrication, and installation services for one (1) front-lit illuminated sign cabinet. The cabinet will be custom fabricated utilizing an aluminum cabinet, illuminated sign face, and internal LED lighting to provide bright, uniform illumination in accordance with the approved design specifications.

Scope includes preparation and submission of permit documents, engineering coordination, fabrication of all sign components, electrical assembly, transportation to the project site, and professional installation. Installation includes all required mounting hardware, connection to an existing dedicated electrical source within code-required proximity, final alignment, and project closeout. Electrical service upgrades, new circuit installation, structural modifications, wall repairs, painting, and any work not specifically outlined herein are excluded unless otherwise noted. All work will be completed in accordance with applicable codes and industry standards.

By signing you are agreeing to [SignCrafters Terms and Conditions](#).

APPROVAL SIGNATURE

SIGN
Crafters
OF FLORIDA

LEGEND:

- A** Front Lit Wall Cabinet



Installation:
I:0 H:0 D:0 T:0 M:0 T:0 H:0 P:0



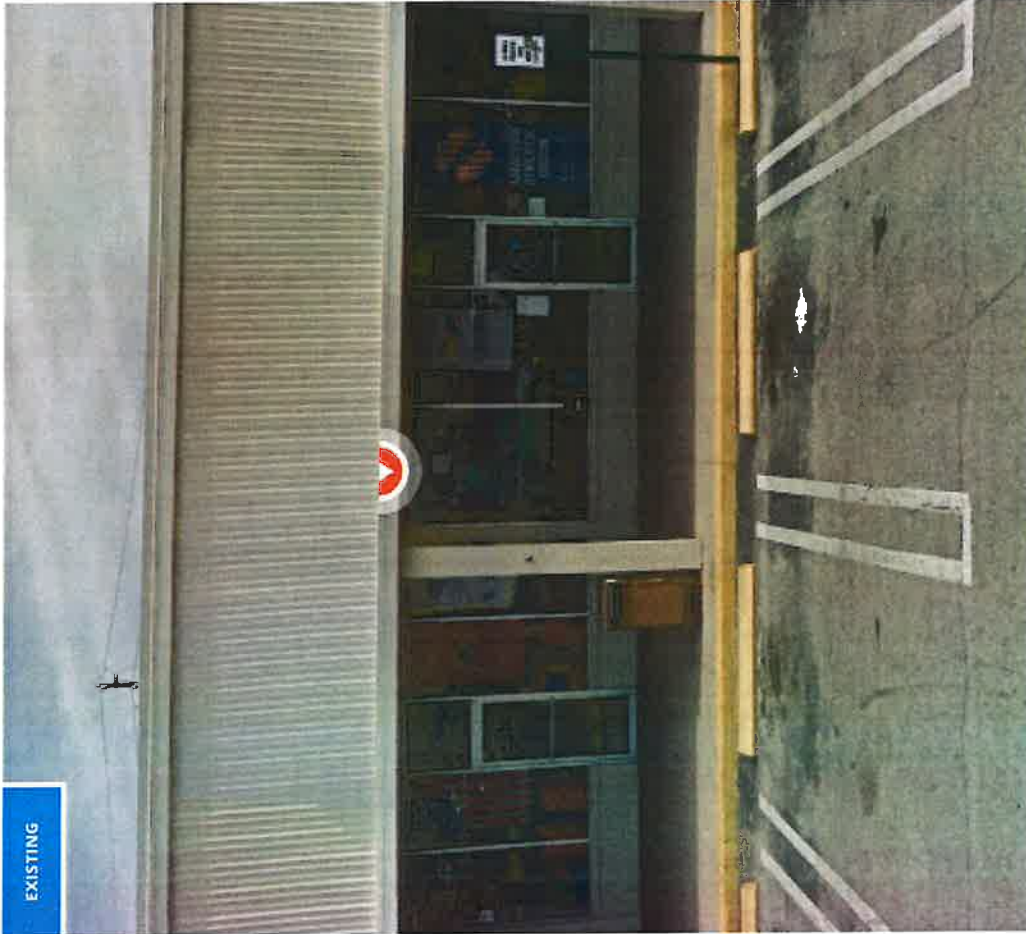
1915 Greenleaf Ln,
Leesburg FL 34748
352-323-1862
EST 2001/170

Project: Leesburg Liquor Land
Job Number: 7349
Address: 1333 S. 14th Street,
Leesburg FL 34748

Client Name: Liquor Land
Salesperson: Barry Buxbaum
Project Manager: Barry Buxbaum

Creative Design: Davyn Riley
Technical Design: TBD

EXISTING



PROPOSED



1915 Greentleaf Ln,
Leesburg, FL 34748
352-323-1862
EST 2001/170



Project:
Job Number
Address:

Leesburg Liquor Land
7349
1333 S. 14th Street,
Leesburg, FL 34748

Client Name:
Salesperson:
Project Manager:

Liquor Land
Barry Buxbaum
Barry Buxbaum

Creative Design:
Technical Design:

Dawn Riley
TBD

NIGHT TIME VIEW

LEESBURG LIQUOR LAND



1915 Greenleaf Ln,
Leesburg, FL 34748
352-323-1862
EST2001170



Project:
Job Number
Address:

Leesburg Liquor Land
7349
1333 S. 14th Street,
Leesburg FL 34748

Client Name:
Salesperson:
Project Manager:

Liquor Land
Barry Buxbaum
Barry Buxbaum

Creative Design:
Technical Design:

Dawyn Riley
TBD



Front View



Side View

PAIN T COLORS:

● N923SP - Black, Matthews Paint, Smooth Satin

VINYL COLORS:

● Red 3630-33, 3M, Matte

NOTES:

- 5" Depth Cabinet
- 2" Retainer
- Flat 3/16" White Acrylic

SIGNAGE CODE:

MUNICIPALITY: City of Leesburg
Wall signs are permitted for a total of one (1) square foot of copy area for each linear foot of building frontage, up to one hundred fifty (150) square feet
TOTAL SQFT ALLOWED: 29 x 1 = 29sqft
TOTAL SQFT PROPOSED: 28.3sqft

A Front Lit Wall Cabinet - Flush Mounted
Quantity: 1

28.3 sqft



1915 Greenleaf Ln,
Leesburg FL 34748
352-323-1862
E512001170

Project:
Job Number
Address:

Leesburg Liquor Land
7349
1333 S. 14th Street,
Leesburg FL 34748

Client Name:
Salesperson:
Project Manager:

Liquor Land
Barry Buxbaum
Barry Buxbaum

Creative Design:
Technical Design:

Davyn Riley
TBD

ESTIMATE

SignCrafters of Central Florida, LLC
1915 Greenleaf Ln
Leesburg, FL 34748

jeff@grahamautosupply.com
+1 (352) 323-1862
www.signcraftersflorida.com



Bill to
Liquor Land
1333 S. 14th Street
Leesburg, FL 34748

Ship to
Liquor Land
1333 S. 14th Street
Leesburg, FL 34748

Estimate details

PO Number / Memo: Liquor Land Cabinet

Estimate no.: 9081
Estimate date: 07/09/2026
Expiration date: 10/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Technical Site Survey	Technical Site Survey for Cabinet Signage at: 1333 S 14th St Leesburg FL 34746 *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:0.15 T:1 M:4.5 T:1 H:0 P:0	1	\$225.00	\$225.00
2.		Sign Cabinet	Sign Cabinet "LEESBURG LIQUOR LAND" Overall Size: 120" W x 34" H x 5" D Single Sided LED Illumination Flat 3/16" White Acrylic Cut Vinyl Graphics Red 3630-33, 3M, Matte For Internal Use Only: V:2 R:0 F:8 C:0 P:2 A:4 L:2 #:95	1	\$2,755.00	\$2,755.00
3.		Engineering	Sealed Engineered Cabinet Drawings Required by City for Permit Submittal	1	\$200.00	\$200.00

4.	Installation	Installation of Cabinet Signage at: 1333 S 14th St Leesburg FL 34746 *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:2 D:0.15 T:1 M:4.5 T:1 H:0 P:0	1	\$560.00	\$560.00
----	---------------------	--	---	----------	----------

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	\$500.00	\$500.00
----	--------------------	---	---	----------	----------

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	\$550.00	\$550.00
----	-------------------------------	--	---	----------	----------

Subtotal	\$4,790.00
Sales tax	\$192.85

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	\$4,982.85
--------------	-------------------

Expiry date	10/09/2026
-------------	------------

Accepted date

Accepted by

SGA - 26-1029

FSL GRANT APPLICATION
FAÇADE IMPROVEMENT GRANT PROGRAM

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

911/917/914 South 14th Street
Leesburg, FL- 34748

Assessor Parcel Number(s): ~~Account #~~ 2719242300-000-00100 / Alternate Key - 1348757

Name of Business(es) in Project mst Real Properties, LLC

Building Frontage Measurement of Project: _____

2. Applicant Information:

Name: Sunil Talwar

Mailing Address: 1891 Lakeshore Drive, Mount Dora.

City: Mount Dora State: FL Zip: 32757

Phone: 352 - 406- 8925

Email: Stalwar 787 @ 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:**

Not just cardboard
A gift and novelty store, comics, cards
And collectibles.

4. **Description of Proposed Improvements:**

The sign with professional install
And design also upgrade
to landscaping

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

The existing sign is not done
professionally and the landscape needs
to be upgraded.

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

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

☐ Architectural Concepts – If Applicable

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

- a. Window or Door Replacement: _____
- b. Exterior paint or siding: _____
- c. Signage : _____ 8,403.15
- d. Exterior Lighting: _____
- e. Façade/Exterior Architectural Improvements: _____
- f. Architectural/Design Fees: _____
- g. Landscape/Hardscape Improvements: 4500,00
- h. Awnings or Shutters: _____
- i. Building Permit/Planning Fees: _____
- j. Other Proposed Improvements (specify): _____
- k. _____
- l. _____
- m. _____

TOTAL ESTIMATED COST: _____ 12,903.15

ESTIMATED COMPLETION DATE: _____

SIGNATURES

Signed: _____
Applicant and/or Property Owner

Date: 6/29/26

Printed Name: Sunil Talwar

Signed: _____
Property Owner – If Required

Date: _____

Printed Name: _____

This Section for City Use

Amount Recommended: \$ _____

Date Reviewed: _____

Recommendation to Commission/CRA: _____

Action: _____

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**
2025 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2719242300-000-00100		1348757	00L3

MST REAL PROPERTIES LLC
1891 LAKESHORE DR
MOUNT DORA, FL 32757

911 S 14TH ST

LEESBURG, 14TH ST SUB LOTS 1, 2, LOT
3--LESS RD R/W--, E 20 FT OF LOT 17 PB 11
PG 81 ORB 6040 PG 1306**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	442,862	0	442,862	5.0254	2,225.56	
AMBULANCE MSTU	442,862	0	442,862	0.4629	205.00	
ENVIRON LAND PURCHASE	442,862	0	442,862	0.0400	17.71	
WATER AUTHORITY	442,862	0	442,862	0.2940	130.20	
PUBLIC SCHOOLS						
BY STATE LAW	442,862	0	442,862	3.0870	1,367.11	
BY LOCAL BOARD	442,862	0	442,862	2.9980	1,327.70	
CITY OF LEESBURG	442,862	0	442,862	3.4752	1,539.03	
ST JOHNS WATER MGMT	442,862	0	442,862	0.1793	79.41	
N LAKE CNTY HOSP	442,862	0	442,862	0.3859	170.90	
TOTAL:				15.9477	\$7,062.62	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F100 LEESBURG FIRE, NON-RES		786.60
NON-AD VALOREM ASSESSMENTS:		\$786.60

COMBINED TAXES AND ASSESSMENTS: \$7,849.22

If Paid By	Dec 05, 2025
Please Pay	\$0.00

Paid 12/31/2025 Receipt # 2025-00313848 \$7,613.74

DAVID W. JORDAN**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

LAKE COUNTY TAX COLLECTOR

2025 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 05, 2025
Please Pay	\$0.00

911 S 14TH ST

MST REAL PROPERTIES LLC
1891 LAKESHORE DR
MOUNT DORA, FL 32757LEESBURG, 14TH ST SUB LOTS 1, 2, LOT
3--LESS RD R/W--, E 20 FT OF LOT 17 PB 11
PG 81 ORB 6040 PG 1306

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2719242300-000-00100		1348757	00L3

Paid 12/31/2025 Receipt # 2025-00313848 \$7,613.74

**A. SETTLEMENT STATEMENT****U.S. Department of Housing
and Urban Development**

OMB No. 2502-0265

B. Type of Loan				6. File Number	7. Loan Number	8. Mortgage Insurance Case Number
1. ☐ FHA	2. ☐ FmHA	3. ☒ Conv. Unins.		20080		
4. ☐ VA	5. ☐ Conv. Ins.					
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (P.O.C.) were paid outside the closing; they are shown here for information purposes and are not included in the totals.						
D. Name and Address of Borrower FIRST AMERICAN EXCHANGE CORPORATION as Intermediary for SUNIL TALWAR 10032 Canterbury Drive Leesburg, FL 34788			E. Name and Address of Seller UNITED SOUTHERN BANK P. O. Drawer 29 Umatilla, FL 32784		F. Name and Address of Lender Wachovia Bank, N.A. 301 South Tryon Street, M-5 Charlotte, NC 28202-1120	
G. Property Location 1410 Bryant St. Leesburg, FL 34748 Lots 1, 2, 3 & Pt. of Lot 17 14th Street Subdivision				H. Settlement Agent POTTER CLEMENT LOWRY & DUNCAN Place of Settlement 308 East Fifth Avenue Mount Dora, FL 32757		
				I. Settlement Date 08/05/03		
J. SUMMARY OF BORROWER'S TRANSACTION:				K. SUMMARY OF SELLER'S TRANSACTION:		
100. Gross Amount Due From Borrower				400. Gross Amount Due To Seller		
101. Contract sales price 225,000.00				401. Contract sales price 225,000.00		
102. Personal property				402. Personal property		
103. Settlement charges to borrower (line 1400) 3,358.50				403.		
104.				404.		
105.				405.		
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance		
106. City/town taxes to				406. City/town taxes to		
107. County taxes to				407. County taxes to		
108. Assessments to				408. Assessments to		
109.				409.		
110.				410.		
111.				411.		
112.				412.		
120. GROSS AMOUNT DUE FROM BORROWER 228,358.50				420. GROSS AMOUNT DUE TO SELLER 225,000.00		
200. Amounts Paid By or In Behalf of Borrower				500. Reductions In Amount Due To Seller		
201. Deposit or earnest money 2,000.00				501. Excess Deposit (see Instructions)		
202. Principal amount of new loan(s) 150,000.00				502. Settlement charges to seller (line 1400) 3,041.00		
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to		
204.				504. Payoff of first mortgage loan		
205.				505. Payoff of second mortgage loan		
206.				506.		
207.				507.		
208.				508.		
209.				509.		
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller		
210. City/town taxes to				510. City/town taxes to		
211. County taxes 01/01 to 08/05 2,198.03				511. County taxes 01/01 to 08/05 2,198.03		
212. Assessments to				512. Assessments to		
213.				513.		
214.				514.		
215.				515.		
216.				516.		
217.				517.		
218.				518.		
219.				519.		
220. TOTAL PAID BY/FOR BORROWER 154,198.03				520. TOTAL REDUCTION AMOUNT DUE SELLER 5,239.03		
300. Cash At Settlement From or To Borrower				600. Cash At Settlement To or From Seller		
301. Gross amount due from borrower (line 120) 228,358.50				601. Gross amount due to seller (line 420) 225,000.00		
302. Less amounts paid by/for borrower (line 220) 154,198.03				602. Less reduction amount due seller (line 520) 5,239.03		
303. CASH FROM BORROWER 74,160.47				603. CASH TO SELLER 219,760.97		

UBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on Line 401 above constitutes the Gross Proceeds of this transaction.

SELLER INSTRUCTIONS: To determine if you have to report the sale or exchange of your primary residence on your tax return, see the Schedule D (Form 1040) Instructions. If a real estate was not your primary residence, complete the applicable parts of Form 4797, Form 8252, and/or Schedule D (Form 1040), Capital Gains and Losses.

You are required by law to provide POTTER CLEMENT LOWRY & DUNCAN (PCL) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

IF THE EVENT A RE-PROPORTION OF THE TAXES IS NECESSARY WHEN THE CURRENT TAX BILLS ARE PREPARED, THE PARTIES AGREE TO HANDLE SAID RE-PROPORTION BETWEEN THEMSELVES.

N: 59-0419540

SELLER SIGNATURE:

Pamela C. Frady

L. SETTLEMENT CHARGES:		FILE #: 20080	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$ @ =				
Division of commission (line 700) as follows:				
701. \$	to			
702. \$	to			
703. Commission paid at Settlement				
704.				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN P.O.C.				
801. Loan Origination Fee	%			
802. Loan Discount	%			
803. Appraisal Fee	to			
804. Credit Report	to			
805. Lender's Inspection Fee	to			
806. Mtg. Ins. Application Fee	to			
807. Assumption Fee	to			
808. Evaluation	Wachovia Bank		700.00	
809. Flood Certification	Wachovia Bank		14.00	
810.				
811.				
812.				
813.				
814.				
815.				
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901. Interest from	to @ \$ /day Days			
902. Mortgage Insurance Premium for	to			
903. Hazard Insurance Premium for	yrs to			
904.				
905.				
1000. RESERVES DEPOSITED WITH LENDER FOR				
1001. Hazard Insurance	mo.@ \$ /mo.			
1002. Mortgage Insurance	mo.@ \$ /mo.			
1003. City property taxes	mo.@ \$ /mo.			
1004. County property taxes	mo.@ \$ /mo.			
1005. Annual Assessments	mo.@ \$ /mo.			
1006.	mo.@ \$ /mo.			
1007.	mo.@ \$ /mo.			
1008.				
1100. TITLE CHARGES				
1101. Settlement or closing fee	to Potter Clement Lowry & Duncan		125.00	75.00
1102. Abstract or title search	to Potter Clement Lowry & Duncan			105.00
1103. Title examination	to Potter Clement Lowry & Duncan			80.00
1104. Title insurance binder	to			
1105. Document preparation	to			
1106. Notary fees	to			
1107. Attorney's fees	to			
(includes above items No:)				
1108. Title insurance	to Potter Clement Lowry & Duncan		125.00	1,200.00
(includes above items No:)				
1109. Lender's coverage \$	150,000.00 ---- 125.00			
1110. Owner's coverage \$	225,000.00 ---- 1200.00			
1111. Form 9 Endorsement	Potter Clement Lowry & Duncan		122.50	
1112.				
1113.				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording fees	Deed \$ 10.50 ; Mortgage \$ 46.50 ; Releases \$ 6.00		57.00	6.00
1202. City/county/stamps	Deed \$; Mortgage \$			
1203. State tax/stamps	Deed \$ 1,575.00 ; Mortgage \$ 525.00		525.00	1,575.00
1204. Intangible Tax			300.00	
1205. Record Affidavit				
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Survey	to Absolute Surveying		1,175.00	
1302. Pest inspection	to			
1303. Attorney Fees	John Weatherford		175.00	
1304. UPS charges	Potter Clement Lowry & Duncan		40.00	
1305.				
1306.				
1307.				
1308.				
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)			3,358.50	3,041.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made in my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

ONIL TALWAR Buyer/Borrower
 Buyer/Borrower

UNITED SOUTHERN BANK
 By: Connie C. Frady, Senior Vice President
 Seller

I, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

POTTER CLEMENT LOWRY & DUNCAN Settlement Agent

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment, or details see: Title 18 U.S. Code Section 1001 and Section 1010.

ESTIMATE

SignCrafters of Central Florida, LLC
1915 Greenleaf Ln
Leesburg, FL 34748

billing@signcraftersflorida.com
+1 (352) 323-1862
www.signcraftersflorida.com



Bill to

Not Just Cardboard - US Hwy 27

Ship to

Not Just Cardboard
915 S 14th St,
Leesburg, FL 34748

Estimate details

Estimate no.: 8732
Estimate date: 06/02/2026
Expiration date: 09/02/2026

Prepared by: Corey Hurd
PO Number / Memo: NJC FCO

#	Date	Product or service	Description	Qty	Rate	Amount
1.		FCO Routed Letters	Sign A: Acrylic FCO (Flat Cut Out) Letters "(Logo) NJCB GAMING" Overall Size: 202.8" W x 130.8" H 1/2" Black Acrylic "NJCB GAMING" to be Painted "(Logo)" to be Digitally Printed Graphics For Internal Use Only: V:2 R:3.5 F:0 C:0 P:1.5 A:1 L:1 #:95	1	\$2,245.00	\$2,245.00
2.		FCO Routed Letters	Sign B: Acrylic FCO (Flat Cut Out) Letters "(Logo) NJCB GAMING" Overall Size: 152" W x 41.5" H 1/2" Black Acrylic "NJCB GAMING" to be Painted "(Logo)" to be Digitally Printed Graphics For Internal Use Only: V:0.5 R:4 F:0 C:0 P:1 A:1.5 L:0.5 #:95	1	\$1,325.00	\$1,325.00
3.		FCO Routed Letters	Sign B: Acrylic FCO (Flat Cut Out) Letters	1	\$1,800.00	\$1,800.00

"(Logo) NJCB GAMING"

Overall Size:
376.8" W x 41.5" H

1/2" Black Acrylic
"NJCB GAMING" to be Painted
"(Logo)" to be Digitally Printed
Graphics

For Internal Use Only:
V:0.5 R:5 F:0 C:0 P:1.5 A:1.5 L:0.5 #:95

4.	Engineering	Sealed Engineered Drawings	3	\$200.00	\$600.00
		Required by City for Permit Submittal			
5.	Installation	Installation of 3 Sets of FCO Signage at:	1	\$1,175.00	\$1,175.00
		915 S 14th St, Leesburg, FL 34748			
		I:2 H:4.5 D:0.15 T:1 M:3.3 T:1 H:0 P:0			
6.	Sign Permit	Municipality Permit Fee	1	\$250.00	\$250.00
		Fee Billed by the Municipality for Permit Acquisition			
7.	Permitting Procurement	Acquisition fees: Staff Time for permit processing including final inspections.	1	\$500.00	\$500.00
		Please Note: On average the permitting process can take up to 4-6 weeks depending on the city.			
8.	NOC	Notice of Commencement Recording Services	1	\$50.00	\$50.00

Subtotal \$7,945.00

Sales tax \$458.15

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 \$8,403.15

Expiry date 09/02/2026

Accepted date

Accepted by

Not Just Cardboard - US Hwy 27

7725

MISC. SIGNS
MAY 2026

\\SIGNCRAFTERS\drive1\JOBS\Not Just Cardboard\W7725 (DR) Not Just Cardboard - Leesburg

SCOPE OF WORK:

SignCrafters will provide permitting, engineering, fabrication, and installation services for three (3) sets of custom 1/2" routed acrylic letters and logo elements. The letters and logos will be precision cut from 1/2" acrylic material and finished with premium-grade paint to match approved colors and specifications.

The signage will be manufactured in accordance with approved shop drawings and municipal requirements. Engineering documents and permit applications will be prepared and submitted to the appropriate jurisdiction for approval.

Upon permit issuance, SignCrafters will fabricate the signage and perform professional installation utilizing stud-mounted or other approved mounting methods as required by site conditions and approved plans. Installation will include all standard mounting hardware and labor necessary to securely install the signage.

Final placement and layout will be based on approved drawings and field conditions at the time of installation.

By signing you are agreeing to [SignCrafters Terms and Conditions](#).

APPROVAL SIGNATURE

SIGN
Crafters
OF FLORIDA

LEGEND:

- A** Proposed Signage
- B** Proposed Signage
- C** Proposed Signage

Installation:
1:0 H:0 D:0 T:0 M:0 T:0 H:0 P:0



1915 Greenleaf Ln,
Leesburg FL 34748
352-323-1862
ES12001170



Project:
Job Number
Address:

'Not Just Cardboard' - US 27
7725
915 S 14th St
Leesburg, FL 34748

Client Name:
Salesperson:
Project Manager:

Not Just Cardboard
Davyn Riley
Davyn Riley

Creative Design: Davyn Riley
Technical Design: TBD



EXISTING



PROPOSED

1915 Greenleaf Ln,
Leesburg FL 34748
352-323-1862
ES12001170



Project:
Job Number
Address:

Not Just Cardboard - US 27
7725
915 S 14th St
Leesburg, FL 34748

Client Name:
Salesperson:
Project Manager:

Not Just Cardboard
Davyn Riley
Davyn Riley

Creative Design:
Technical Design:

Davyn Riley
TBD

PAINT COLORS:

☐ None

VINYL COLORS:

☒ Scotchcal (OPAQUE), 3M, Gloss

NOTES:

- 1/2" Black Acrylic
- Blind Stud Mounted

SIGNAGE CODE:

MUNICIPALITY: City of Leesburg
ZONING: Commercial



Front View

Side View

1/2" Routed Acrylic with Vinyl on Face - Stud Mounted

Quantity: 1

36.5 sqft

1915 Greenleaf Ln,
Leesburg FL 34748
352-323-1862
ES12001170



Project:
Job Number 7725
Address: 915 S 14th St
Leesburg, FL 34748

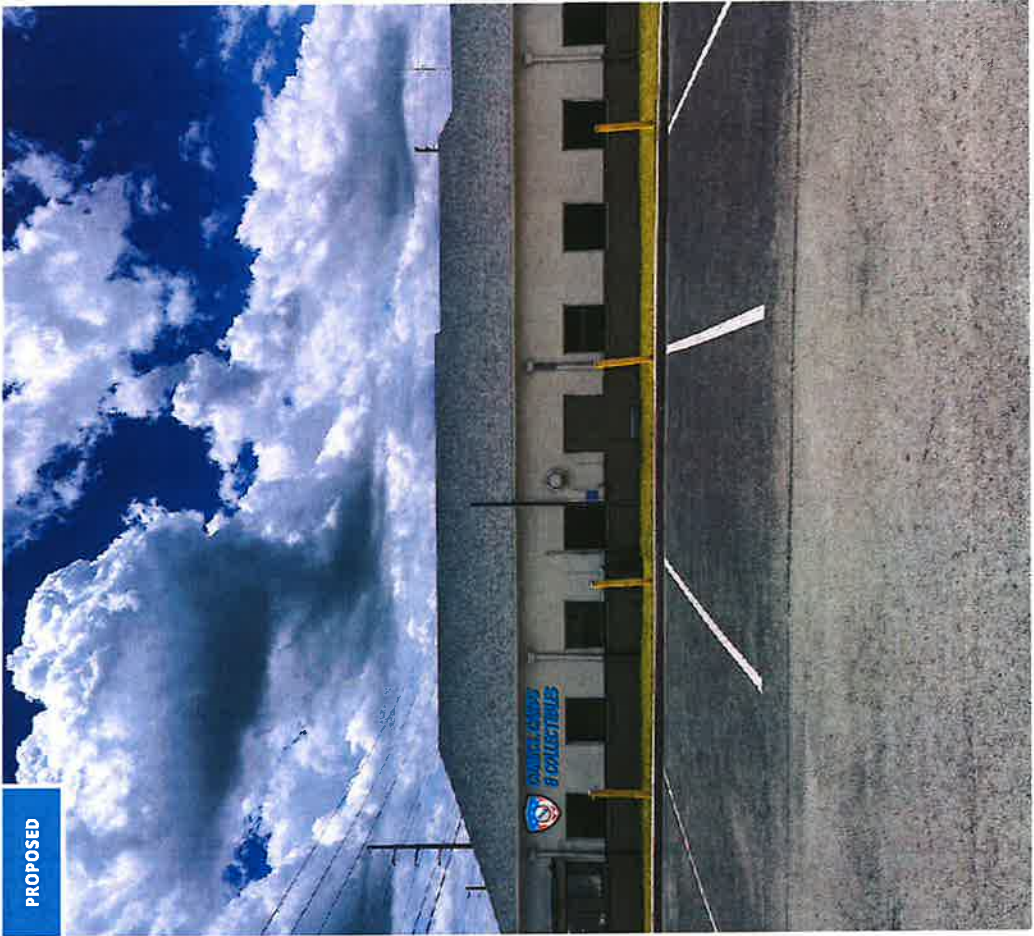
Client Name:
Salesperson: Davyn Riley
Project Manager: Davyn Riley

Not Just Cardboard

Creative Design: Davyn Riley
Technical Design: TBD



EXISTING



PROPOSED

SIGN
Crafters
OF FLORIDA

1915 Greenleaf Ln,
Leesburg, FL 34748
352-323-1862
ES12001170

Project: Not Just Cardboard - US 27
Job Number: 7725
Address: 915 S 14th St
Leesburg, FL 34748

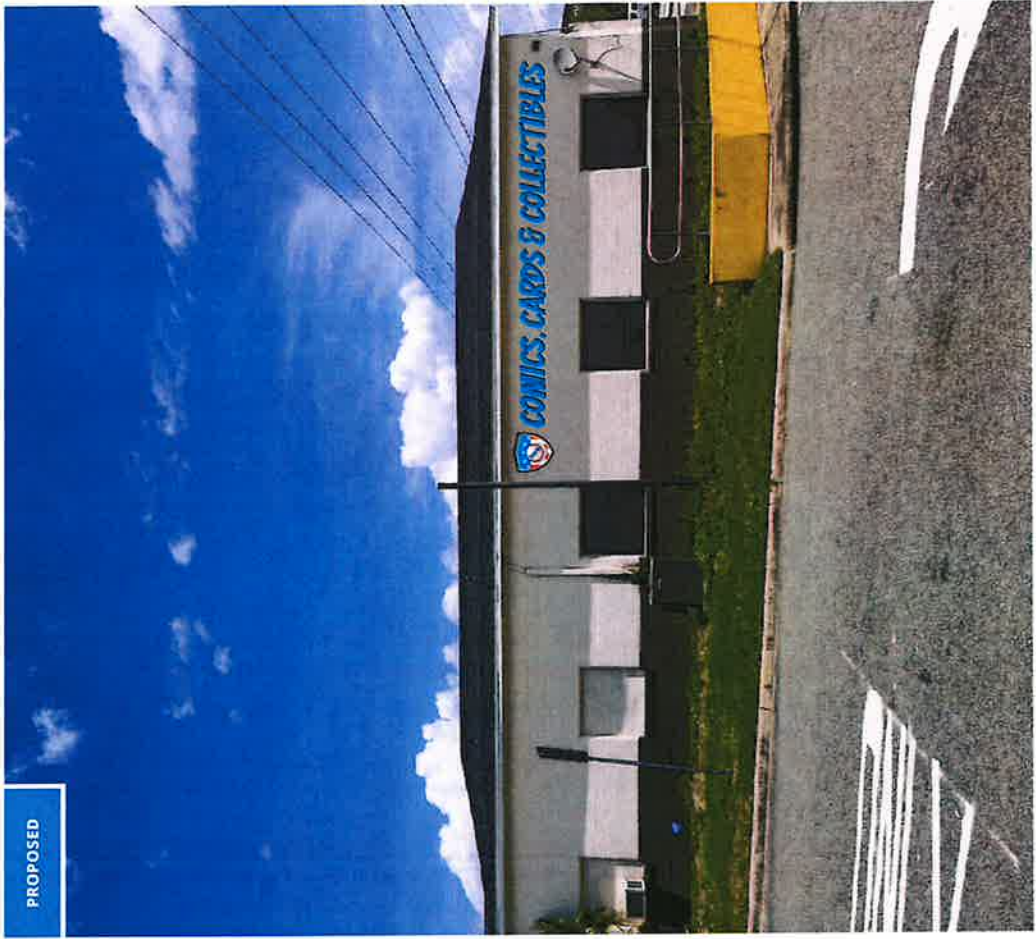
Client Name: Not Just Cardboard
Salesperson: Davyn Riley
Project Manager: Davyn Riley

Creative Design: Davyn Riley
Technical Design: TBD

40 in 41.5 in 35.5 in 106.57 in COMICS, CARDS & COLLECTIBLES 0.5 in 41.5 in PAINT COLORS: - Pantone 2925c, Smooth Satin VINYL COLORS: - Scotchcal (OPAQUE), 3M, Gloss NOTES: 1/2" Black Acrylic - Blind Stud Mounted SIGNAGE CODE: MUNICIPALITY: City of Leesburg ZONING: Commercial Front View Side View B 1/2" Routed and Painted Acrylic - Stud Mounted Quantity: 1 22.79 sqft	1915 Greenleaf Ln, Leesburg FL 34748 352-323-1862 ES12001170 Project: Job Number Address: Not Just Cardboard - US 27 7725 915 S 14th St Leesburg, FL 34748 Client Name: Salesperson: Project Manager: Not Just Cardboard Davyn Riley Davyn Riley Creative Design: Technical Design: Davyn Riley TBD PAGE 6
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EXISTING



PROPOSED

1915 Greenleaf Ln,
Leesburg FL 34748
352-323-1862
ES12001170



Project: Not Just Cardboard - US 27
Job Number: 7725
Address: 915 S 14th St
Leesburg, FL 34748

Client Name: Not Just Cardboard
Salesperson: Davyn Riley
Project Manager: Davyn Riley

Creative Design: Davyn Riley
Technical Design: TBD

COMICS, CARDS & COLLECTIBLES PAINT COLORS: - Pantone 2925c, Smooth Satin VINYL COLORS: - Scotchcal (OPAQUE), 3M, Gloss NOTES: 1/2" Black Acrylic - Blind Stud Mounted SIGNAGE CODE: MUNICIPALITY: City of Leesburg ZONING: Commercial Front View Side View	1915 Greenleaf Ln, Leesburg FL 34748 352-323-1862 ES12001170 Project: Job Number Address: Not Just Cardboard - US 27 7725 915 S 14th St Leesburg, FL 34748 Client Name: Salesperson: Project Manager: Not Just Cardboard Davyn Riley Davyn Riley Creative Design: Technical Design: Davyn Riley TBD PAGE 8
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1/2" Routed and Painted Acrylic - Stud Mounted
Quantity: 1

44.46 sqft

ESTIMATE

Arrion's Tree & Lawn llc, 545 S Exeter St, Eustis FL 32726, United States

FOR

NJCB
911/914 S 14th St
Leesburg 34748
United States

Estimate No.:
Issue date:
Valid until

002
6/29/2026
7/13/2026

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	DISCOUNT %	AMOUNT (\$)
Removing sod	1	600.00	0.00	600.00
Put down weed mat	1	300.00	0.00	300.00
Stump grinding	1	500.00	0.00	500.00
Remove and haul away debris	1	200.00	0.00	200.00
Flowers planting 15 purple daydream loropetalum	15	22.00	0.00	330.00
Flowers planting 15 yellow ligustrum	15	20.00	0.00	300.00
Mulch 6 yards of mulch	1	500.00	0.00	500.00
Labor, planting, laying mulch, installing weed mat	1	1,770.00	0.00	1,770.00
TOTAL (USD):				\$4,500.00





