

Johnson, Emily

From: Johnson, Emily
Sent: Wednesday, December 7, 2022 6:00 PM
To: Geisler, Jacob
Cc: Barron, Janie
Subject: Project Assignment | Minor Site Plan - APL Blue Inc (AK #1409837)

Importance: High

Good afternoon Jacob,

Please process and serve as the case manager for the above-named minor site plan application. I have placed the hard copy application on your desk for your use and reference.

Best regards,

Tell us how we're doing.

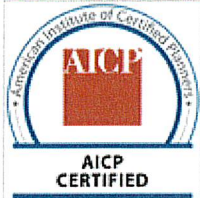
Participate in our customer satisfaction survey

**CLICK
HERE**



EMILY W. JOHNSON, AICP
Chief Planner

OFFICE OF PLANNING & ZONING
A 315 W. Main Street Ste. 510 Tavares, FL 32778-7800
P 352-343-9774 | F 352-343-9767
E emily.johnson@lakecountyfl.gov | W www.lakecountyfl.gov



*NOTE: Florida has a very broad public records law.
Your email communications may be subject to public disclosure.*



Office of Planning and Zoning

Site Plan Fee Checklist

RECEIVED
NOV 21 2022
Planning & Zoning

Office of Planning & Zoning Review: (select one from A – E)		
A. Major Site Plan (SPRD) (New site plans or existing site plans that do not have an existing site plan approval)		\$1,250.00 _____
B. Major Site Plan Amendment (SPRC)		\$ 550.00 _____
C. Minor Site Plan Review and Amendment (SPRE)		\$ 275.00 <input checked="" type="checkbox"/> _____
D. Minor Site Plan (Existing Development with No vertical development or 200SF or less of structures)		\$ 100.00 _____
E. Master Park Plan (PPMA)		\$ 365.00 + 1.65 per lot _____
F. Master Park Plan Minor Amendment (Existing Development with No vertical development or 200SF or less of structures) (PPMB)		\$ 175.00 _____
Landscape Review Fee (SPRB)		\$ 200.00 _____
Tree Removal Application Review Fee (TRSPB)		\$ 200.00 _____
After-the-Fact Tree Removal Application Review Fee (TRSPA)		\$ 500.00 _____
Inspection Fees		
A. Landscaping Inspection (LNDSCP)		\$ 150.00 _____
B. Lot Grading (PWLGC)		\$ 200.00 _____
Waiver – Central Water and/or Sewer Service – (WAV) <i>This fee will apply if the applicant is requesting a waiver.</i>		\$ 250.00 _____
Capacity Encumbrance Letter Review (select one from A – B)		
A. Capacity Encumbrance Letter - No Alternate Data – not submitting traffic study		
Public Works – Stormwater: \$ 30.00 (CELPWS)		
Public Works – Transportation: \$450.00 (CELPWT)		\$ 590.00 _____
Growth Mgmt Administration – Parks, SW: \$110.00 (CELADM)		
B. Capacity Encumbrance Letter - Alternate Data – submitting traffic study		
Public Works – Stormwater: \$ 30.00 (CELPWSD)		
Public Works – Transportation: \$915.00 (CELPWTD)		\$1055.00 _____
Growth Mgmt Administration – Parks, SW: \$110.00 (CELADM)		
Office of Public Safety Support Review (select on from A – B)		
A. Major Site Plan (PSSMAJ)		\$ 154.00 _____
B. Minor Site Plan Review (PSSMIN)		\$ 154.00 <input checked="" type="checkbox"/> _____
Public Works Site Plan Review (select one from A – E)		
A. Commercial, Industrial, Mining and Non-platted Residential (PWCIM)		\$ 925.00 _____
B. Major Plan Revision / Amendment (PWMSP)		\$ 635.00 _____
C. Minor Plan Revision / Amendment (PWDM)		\$ 250.00 <input checked="" type="checkbox"/> _____
D. Minor Site Plan (400 SF or less of structures) (PWSMSP)		\$ 50.00 _____
E. Commercial Driveway Connection Review (PWCM)		
Driveway Permit Fees: Payment determined by traffic generation analysis - Average Daily Traffic (ADT) \$320 (PUBC1) ___ \$390 (PUBC2) ___ \$700 (PUBC3) ___		\$ _____
Less than 100 ADT = \$320.00 100 ADT - 1,000 ADT = \$390.00 Greater than 1,000 ADT = \$700.00		
Public Works Stormwater Review (select one from A – C)		
A. Minor Plan Revision / Amendment (PWSRD)		\$ 165.00 _____
B. Non-residential (PWSRN)		\$ 310.00 _____
C. Major Plan Revision / Amendment (PWMPR)		\$ 460.00 _____
Office of Building Services - Fire Review		
Site Plan Review (FDF)		\$ 181.00 <input checked="" type="checkbox"/> _____
Health Department Review (select one from A – E)		
A. Health Department Site Plan Review Type 1 (HDSPR1) (Freestanding "big box" retail outlets with more than 100,000 sq. ft., shopping centers with more than 250,000 sq. ft., heavy industrial, or sites less than 2 acres)		\$ 125.00 _____
B. Health Department Site Plan Review Type 2 (HDSPR2) - (All non-residential on sites greater than 2 acres)		\$ 175.00 _____
C. Health Department Site Plan Review Type 3 (HDSPR3) - (All urban multifamily, RV Parks, etc.)		\$ 125.00 _____
D. Major Site Plan Amendment (HDMSPA)		\$ 175.00 _____
E. Minor Site Plan Amendment (HDNSPA)		\$ 125.00 _____
Zoning Division		
Subtotal:		\$ _____
A 1% service charge will apply if paying by credit card (of the total amount due) (CCARD)		\$ _____
TOTAL:		\$ _____
Re-submittal Information:		
Fire, Building Services – beginning with third review (FDF*)		\$ 73.00 _____
Public Works – beginning with third review (PWR3*)		\$ 320.00 _____
Health Department – beginning with second review (HDPRF1*)		\$ 50.00 _____

Make checks payable to: Lake County Board of County Commissioners



Office of Planning and Zoning

Development Application

Major Site Plan
 Major Site Plan Amendment
 Preliminary Plat
 Tree Removal

Master Park Plan
 Master Park Plan Amendment
 Mining Operating Permit
 Small Minor Site Plan, No Vertical or 200 Square Feet or Less

Minor Site Plan
 Minor Site Plan Amendment
 Landscape Plan/Review Only

You have the option to request a Development Review Staff (DRS) meeting or written comments only. Please check which one you would prefer. DRS meeting requested Written comments only
If you are constructing a Green building, if your development is an affordable housing project or within the Lake County Enterprise Zone, please let us know.

- Project Name: APL Blue Inc Alternate Key#: 1409837
- Description of proposed development: 20'x30' carpet Roof only - only a additional 120 sqft of new concrete
- Location of proposed development: 3316 N Hwy 19A Mt Dora FL 32757
- Number of jobs to be created: 1
- Owner's Name: APL Blue Inc
Mailing Address: 2612 Montecito Ave Eustis FL 32726
Telephone Number: 352-267-2201 Fax Number: _____
E-mail: paulcaruso29@gmail.com
- Applicant's Name: Paul Caruso
Mailing Address: ~~2612 Montecito~~ P.O Box 1347 Eustis FL 32727
Telephone Number: 352-357-1787 Fax Number: _____
E-mail: ~~paul~~ paulcaruso29@gmail.com
- Developer's Name: _____ Contact Person: _____
Mailing Address: None
Telephone Number: _____ Fax Number: _____
E-mail: _____
- Engineering Firm: None Contact Person: _____
Mailing Address: _____
Telephone Number: _____ Fax Number: _____
E-mail: _____
- Has any previous application or variance been filed in connection with this property? No
If yes, please describe the details of the application and case number: _____

10. Water and Sewer will be provided by: _____

Note: Utility provider documentation required.

11. For Major Site Plan, Minor Site Plan, Preliminary Plat, Master Park Plan, and Mixed Used Projects: A buffer must be submitted identifying all properties within 300 feet of the property to be developed. The use of the neighboring properties must be identified. A noise study, including a noise mitigation plan, shall be required if the surrounding property uses are different, based on the use classifications listed in the Land Development Regulations (3.01.03).

12. Will the infrastructure be installed prior to approval of the final plat? ___ Yes No ___ N/A

13. Will you be adding a well on this site? No

14. Site Development Data:	<u>Existing</u>	<u>Proposed</u>
a. Total gross acreage:	_____	_____
b. Total net acreage:	_____	_____
c. Number of lots:	_____	_____
d. Commercial square footage:	_____	_____
e. Total number of dwelling units	_____	_____
f. Projected density:	_____	_____
g. Total acres in park:	_____	_____
h. Total acres in recreation:	_____	_____
i. Total acreage in easements/right-of-way	_____	_____
j. Total acreage in floodplain:	_____	_____
k. Total acreage in wetlands:	_____	_____
l. Construction acreage:	_____	_____
m. Total caliper of protected trees removed or to be removed:		

PROTECTED TREE TYPE	Caliper Total	Mitigation Percentage	SUBTOTAL REQUIRED
Three inch (3") DBH & Specimen		times (X) 0.50	
Sand Pine and Xeric Oak min. 2" DBH		times (X) 0.50	
Wetland Tree of any caliper		times (X) 0.50	
Historic & Heritage Tree(s)		times (X) 1.00	
Clearing without a Permit			
Historic, Specimen & Heritage		times (X) 2.50	
Without a Permit three or more trees		times (X) 2.00	
Without a Permit 1 to 2 trees		Per tree type	
TREE CALIPER REPLACEMENT		Per above	

Justification for tree removal: No tree removal -

15. Are you going to build a new driveway or modify an existing driveway? ___ Yes No ___ N/A

If yes, please provide the information. Road Name _____

County Road Maintenance Number (if known) 26 Section 19 Township 26 Range 0001

- a. A separate application may be required for each road.
- b. Construction details (1-set) drawn to scale, including a general location map.
- c. If turn lane construction is required applicant shall install Portable Changeable (Variable) Message Signs (PCM's, FDOT Index 6740) on the County Road(s) impacted by construction. The PCM's shall be installed one (1) week prior to construction in order to inform residents and roadway users of the impending construction. The PCM's shall display lane closure information including anticipated lanes to be closed, extent of lane closure (i.e. 'Next 3 miles'), daily hours of closure, and temporary restrictions.
- d. If turn lane construction is required, submittal shall also include:
 1. Turn lane(s) layout with dimensions;
 2. Striping plan with typical pavement section;
 3. Traffic maintenance plan;
 4. Record survey of right-of-way signed and sealed by a Florida licensed surveyor.
- e. All turn lane improvements shall be overlaid from taper to taper, full width.
- f. If a culvert is required all right-of-way disturbed by this work shall be restored to its original condition and in accordance with applicable Lake County Codes. All disturbed areas must be sodded, matching existing grass type. Applicant shall be responsible for sod until it is established.
- g. In areas where sidewalks are present or planned, the driveway must include a minimum 4 foot wide path traversing the driveway apron (at a maximum 2% cross slope) in compliance with ADA requirements.
- h. Driveway connection shall be a minimum of three hundred (300) feet from any intersection.
- i. Prior to construction, Applicant shall provide written notice to all residences adjacent to the project limits. Within a minimum of fourteen (14) calendar days prior to construction, applicant shall provide to Lake County Public Works a copy of the notification with a list of parties notified. This notice shall include the anticipated construction schedule, maintenance of traffic plan, and any impacts (permanent or temporary) to the subject residence and adjacent area.
- j. Driveway connection and roadway construction must be completed in accordance with the approved site plan and/or subdivision construction plans. Lake County reserves the right to modify the permitted driveway(s) at any time including median, turn lane, or other modifications within County right of way. The Applicant will not receive compensation or compensatory damages relating to such modification by Lake County.
- k. Issuance of a driveway permit does not vest any rights to the property for zoning, land use changes, or site improvements. The owner must follow all County procedures for permitting of the commercial, retail or other land uses.

PROPERTY RECORD CARD

General Information

Name:	APC BLUE INC	Alternate Key:	1409837
Mailing Address: 2612 MONTECITO AVE EUSTIS, FL 32726 Update Mailing Address		Parcel Number:	26-19-26-0001-000-08901
		Millage Group and City:	0002 Unincorporated
		2022 Total Certified Millage Rate:	13.8543
		Trash/Recycling/Water /Info:	My Public Services Map
Property Location: 3316 N HIGHWAY 19A MOUNT DORA FL, 32757		Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	FROM E 1/4 COR OF SEC RUN S 00DEG 21MIN E 16.25 FT TO CENTER OF HWY 19-A, N 86DEG 16MIN W ALONG CENTERLINE 612.18 FT, NWLY ALONG CENTERLINE 442 FT, N 12DEG 40MIN E 33 FT TO OLD N R/W OF HWY 19-A FOR POB, RUN SE'LY ALONG SAID N R/W TO A PT ON E LINE OF REMLEY HEIGHTS EXTENDED S'LY TO N'LY LINE OF SR 19-A & PT A, RETURN TO POB, RUN N 12DEG 40MIN 00SEC E 400 FT, S 80DEG 50MIN E 37 FT, S TO PT A ORB 5933 PG 1595		

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	STORE - 1 STORY FREE STANDING (1100)	0	0		31366.000	Square Feet	\$0.00	\$106,268.00

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

Commercial Building(s)

Building 1

Commercial	Building Value: \$58,027.00 Building Use: 1 STORY STORE (11C) Structure Type:		
Summary	Section(s)		
Year Built:	1935	Section Type	No. Stories Ground Floor Area
Total Effective Area:	3566	COMMERCIAL CANOPY (COP)	1.00 1880
		FINISHED LIVING AREA (FLA)	1.00 1686
Full Bathrooms:	0		
Half Bathrooms:	1	View Larger	
Elevators:	0		
Elevator Landings:	0		
Residential Units:	0		
Kitchens:	0		

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

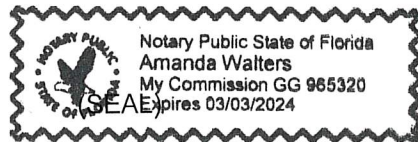
BEFORE ME, the undersigned authority personally appeared Andrew Caruso,
who being by me first duly sworn on oath, deposes and says:

1. That he/she is the fee-simple owner of the property legally described and attached to this application.
2. That he/she desires a Development Approval to accomplish the above desired request, as stated on Page One of this Application.
3. That he/she has appointed Paul Caruso to act as Agent and/or Applicant in their behalf to accomplish the above.
4. Permission is granted for staff to conduct a site visit for purposes of review of this site plan or development plan.

[Signature]
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 20 day of NOV, 2022, by PAUL CARUSO ANDREW CARUSO, who is personally known to me or who has produced _____ as identification and who did _____ or did not _____ take an oath.



[Signature]
Notary Public (Signature)

3/3/24
My Commission Expires:

NOTE: All Applications shall be signed by the Owner(s) of the Property, or some person duly authorized by the Owner to sign. The authority authorizing such person other than the Owner to sign MUST be attached.

AGENT/APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned authority personally appeared Paul Caruso,
who being first duly sworn on oath, deposes and says:

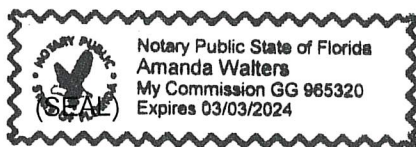
1. That he/she Affirms and Certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of Lake County, and that all statements and diagrams submitted herewith and attached hereto, are true and accurate to the best of their knowledge and belief, and further, that this application and attachments shall become part of the Official Records of Lake County, Florida, and are **Not Returnable**.
2. That he/she desires a Development Approval for the use of property as proposed, for the property legally described on this Application.
3. That the submittal requirements for this Application, which are attached hereto, have been completed and attached hereto as part of this Application.



(Agent / Applicant's Signature)

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 20 day of NOV, 20 22, by PAUL CARUSO, who is personally known to me or who has produced _____ as identification and who did _____ or did not _____ take an oath.



Notary Public (Signature)

3/31/24

My Commission Expires:

Official Receipt - Lake County Board of County Commissioners

CDPR1103 - Official Receipt

Trans Number	Date	Post Date	Payment Slip Nbr
696027	11/21/2022 9:09:10 AM	11/21/2022	AR 5091

Appl Name: PAUL CARUSO
Appl Stage/Status: REVIEW STAGE NO. 1/PENDING
Address: P.O. BOX 1347 EUSTIS FL 32727
Proj Name: APL BLUE INC
Type: TAZ:
Subdiv Nbr:
Project Nbr: 2022110013

Payor: CORBAN CONSTRUCTION COMPANY

Fee Information

Fee Code	Description	GL Account	Amount	Waived
SPRE	MINOR SITE PLAN	2640100 341975	\$275.00	
PSSMIN	MINOR SITE PLAN REVIEW - PUBLIK	2445310 342900	\$154.00	
PWDM	DEMINIMUS SITE PLAN REV/AMENC	5056260 341212	\$250.00	
FDF	FIRE DEVELOPMENT FEES	1048310 342210	\$181.00	

Total

\$860.00

Payments

Payment Code	Account/Check Number	Amount
CHECK	4435	\$860.00

Total Cash

\$0.00

Total Non-Cash

\$860.00

Total Paid

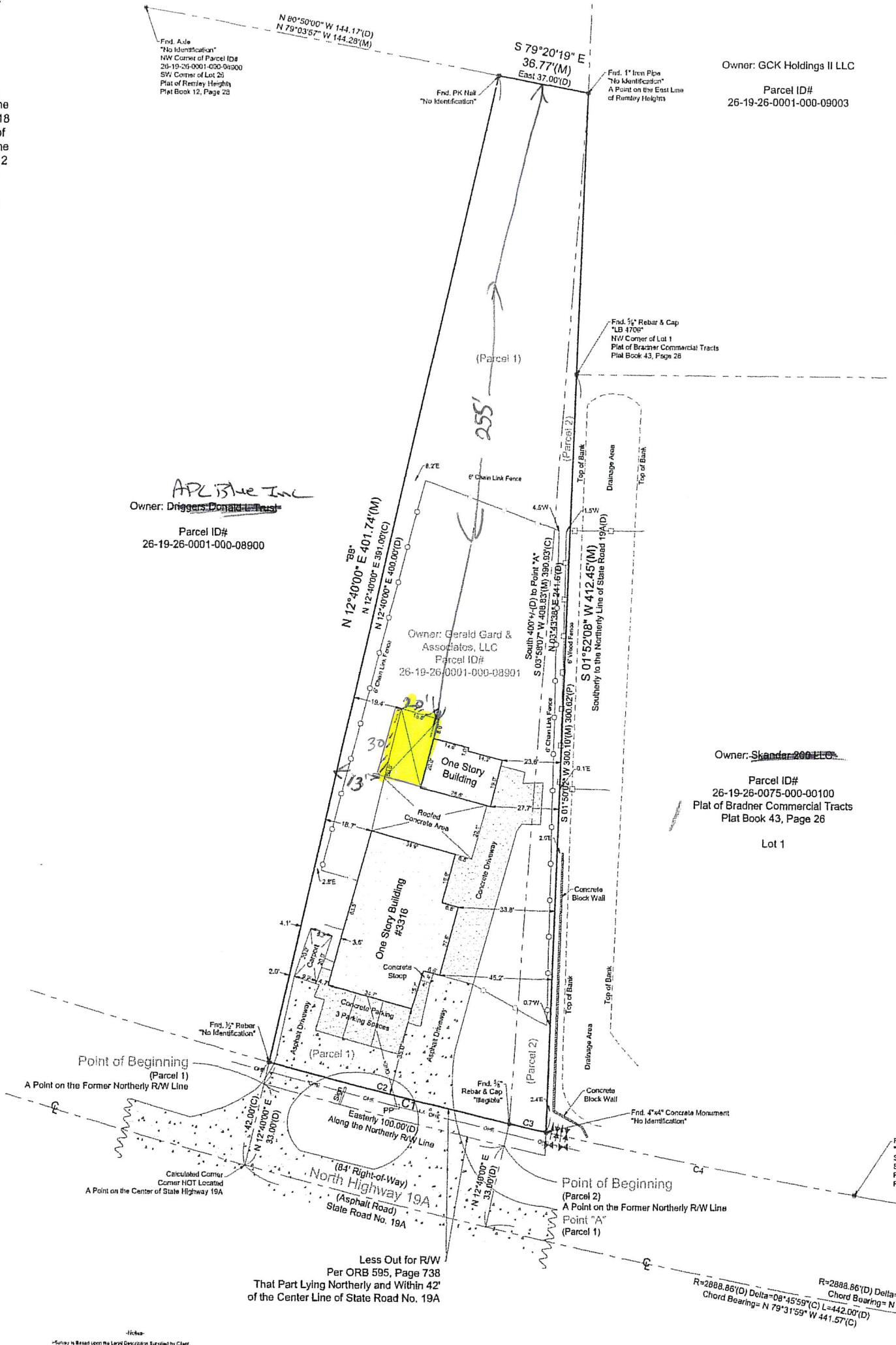
\$860.00

Memo: JG

Cashier/location: PCD74 / 3

User: PCD74

East 1/4 corner of Section 26, Township 19 South, Range 26 East, County, Florida, run S. 0 degrees 21'00" East 16.25 feet to a spike in the State Highway No. 19-A, thence North 86 degrees 16'00" W., 612.18 feet to the center of said Highway 19-A, the same being the P.C. of the curve to the right; thence run in a Northwesterly direction along the said Highway, 342 feet to a spike in center of Highway; thence N. 12'00" E., 33 feet to a point on the Northerly line of said right of way line of beginning; run thence N. 3 degrees 43'38" E. 241.6 feet to a spike on the East line of Remley Heights extended Southerly to the Northerly line of Road 19-A, thence South along said East line to said Northerly line, thence West along said Northerly right of way line to beginning.



APL Inc
 Owner: ~~Driggers, Donald~~
 Parcel ID# 26-19-26-0001-000-08900

Owner: Gerald Gard & Associates, LLC
 Parcel ID# 26-19-26-0001-000-08901

Owner: ~~Skander 200 LLC~~
 Parcel ID# 26-19-26-0075-000-00100
 Plat of Bradner Commercial Tracts
 Plat Book 43, Page 26
 Lot 1

Owner: GCK Holdings II LLC
 Parcel ID# 26-19-26-0001-000-09003

Less Out for R/W
 Per ORB 595, Page 738
 That Part Lying Northerly and Within 42'
 of the Center Line of State Road No. 19A

New

Lot Size 31,366 sqft
 Existing 11,962 sqft
 New concrete 125 sqft
19,279 sqft New Impervious Surface

Existing

Lot Size 31,366 sqft
 Existing Building 11,962 sqft - pervious surface
19,404 sqft Impervious surface
~~New concrete 125 sqft~~
~~19,529 sqft~~
~~19,279~~

SCHEDULE B - Section II
 EXCEPTIONS:

Issued by: Old Republic National Title Insurance Company
 Agent: Leslie Campione, P.A.
 Commitment No.: 1233238
 Issuing Office File No.: 22-075
 Effective Date: February 27, 2022@11:00pm

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. Not Survey Related.
- General or special taxes and assessments required to be paid in the year 2022 and subsequent years. Not Survey Related.
 - Rights or claims of parties in possession not recorded in the Public Records. Not Survey Related.
 - Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. Shown If Any.
 - Easements or claims of easements not recorded in the Public Records. Not Survey Related.
 - Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. Not Survey Related.
- Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land Insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. Not Survey Related.*
- Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. Not Survey Related.
- Right of way of State Road No. 19-A. Shown on Survey.
- Rights of the lessees under unrecorded leases. Not a Survey Matter.

C1	C2	C3	C4
R=2846.86'(M) Delta=02°17'43"(M) L=114.05'(M) Chord Bearing= N 76°15'55" W 114.04'(M)	R=2846.86'(M) Delta=01°59'03"(M) L=98.59'(M) Chord Bearing= N 76°41'24" W 98.58'(M)	R=2846.86'(M) Delta=00°18'41"(M) L=15.48'(M) Chord Bearing= West Along the Northerly R/W Line to Point of Beginning(D)	R=2846.35'(M) Delta=02°32'32"(M) Delta=02°32'44"(P) L=126.31'(M) L=126.45'(P) Chord Bearing N 79°01'59" W 126.30'(M)

Find. 4"x4" Concrete Monument
 "LB 4033"
 SE Corner of Lot 2
 Plat of Bradner Commercial Tracts
 Plat Book 43, Page 26

Find. Nail & Disk
 "LB 7514"
 SE Corner of Lot 1
 SW Corner of Lot 2
 Plat of Bradner Commercial Tracts
 Plat Book 43, Page 26

Point of Beginning
 (Parcel 2)
 A Point on the Former Northerly R/W Line
 Point "A"
 (Parcel 1)

Survey is Based Upon the Legal Description Specified by Client.
 Auditor's Presence Does Not Warrant Investigation for Accuracy or Error.

Point of Commencement
 The E 1/4 Corner of Section 26-19-26
 Calculated Corner
 Corner NOT Located

APPROVED PRODUCTS LIST

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	APPROVAL No. & DATE
STRUCTURAL COMPONENTS	ROOF DECK	CAROLINA CARPORTS, INC. 26 Gauge AG Panel	FL6596.1-R6 12/15/20

METAL FRAMING AND SIDING PREFABRICATED BY
CAROLINA CARPORTS, INC.
P.O. BOX 1263
DOBSON, NORTH CAROLINA 27017

THESE ENGINEERING DRAWINGS ARE THE PROPERTY OF BECHTOL ENGINEERING & TESTING, INC. AND CAROLINA CARPORTS, INC. THESE DRAWING MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF BECHTOL ENGINEERING & TESTING, INC., AND CAROLINA CARPORTS, INC.

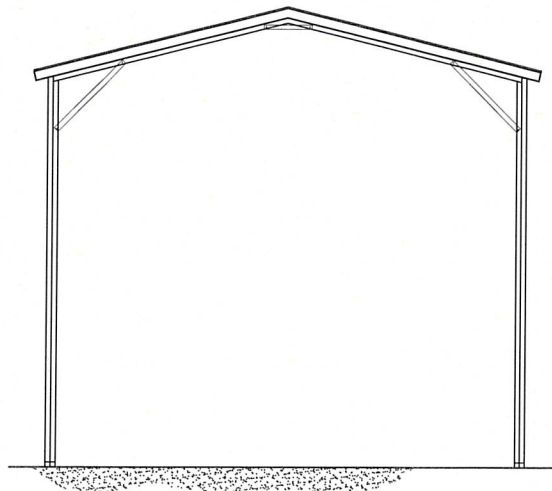
THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1609 OF THE FLORIDA BUILDING CODE, SEVENTH EDITION (2020).

GENERAL NOTES:

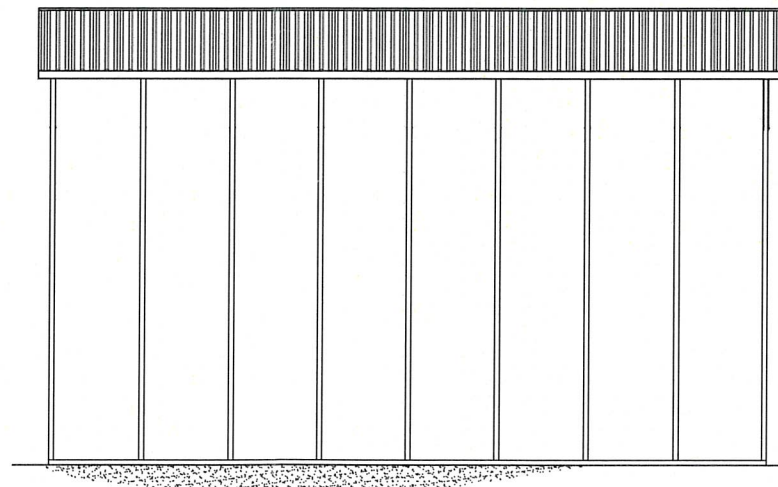
- THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM, COMPONENTS AND CLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, FINISH FLOOR ELEVATION AND SLOPE, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.
- THESE STRUCTURES ARE DESIGNED AS NON-HABITABLE UTILITY / STORAGE BUILDINGS (RISK CATEGORY I) CAPABLE OF SUPPORTING DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, INCLUDING DOORS, WINDOWS, SOLAR PANELS, LIGHTING, INTERIOR WALL(S), CEILING FIXTURES, OR OTHER COMPONENTS NOT LISTED IN THE FBC APPROVED PRODUCTS LIST (THIS SHEET), AND NOT PROVIDED AND INSTALLED BY CAROLINA CARPORTS, INC., WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. BECHTOL ENGINEERING AND TESTING, INC., SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS.
- ALL STEEL TUBING SHALL BE 50 KSI GALVANIZED STEEL. ALL FASTENERS SHALL BE GALVANIZED OR STAINLESS STEEL.
- ALL COMPONENTS AND CLADDING SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL FIELD FRAMING CONNECTIONS SHALL BE #12-14 x 3/4" SELF DRILLING SCREWS **WITHOUT CONTROL SEAL WASHER**. ALL SHOP FRAMING CONNECTIONS SHALL BE WELDED.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40. CONCRETE SLAB FOUNDATIONS SHALL BE REINFORCED WITH 6x6 - W1.4xW1.4 WELDED WIRE FABRIC COMPLYING WITH ASTM A 185, OR WITH SYNTHETIC FIBER REINFORCEMENT COMPLYING WITH ASTM C1116.
- CONCRETE ANCHORS SHALL BE TAPCON REDHEAD LDT 1/2" x 5" OR EQUIVALENT.
- POST/RAFTER BRACING: BRACE ON EVERY POST/RAFTER CONNECTION, EXCEPT FOR END WALLS AND GABLE ENDS.
- SLAB FOUNDATION SUBGRADE SOILS SHALL BE TERMITE TREATED AND COVERED WITH 6 MIL VAPOR RETARDER PER SECTION R318.1 OF THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) - RESIDENTIAL, AND SECTION 1816.1 OF THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) - BUILDING. SOIL LOAD BEARING PRESSURE OF 2000PSF IS ASSUMED.
- 14 GA FRAMING: 2-1/2" x 2-1/2" TUBE STEEL (TS) WITH 2-1/4" x 2-1/4" TS NIPPLES.
12 GA FRAMING: 2-1/4" x 2-1/4" TS WITH 2" x 2" TS NIPPLES.
- FOR ROOF SLOPES LESS THAN 7 DEGREES, SEAL ALL PANEL OVERLAPS WITH BUTYL TAPE OR OTHER SUITABLE SEALANT.
- FOR CONTINUOUS REINFORCING, MINIMUM BAR OVERLAP SHALL BE 40 BARS DIAMETERS (25" FOR #5 REBAR)

OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	II-B
RISK CATEGORY:	I
BUILDING ENCLOSURE TYPE:	OPEN
WIND EXPOSURE CATEGORY:	C
ULTIMATE WIND SPEED (MPH):	130
NOMINAL DESIGN WIND SPEED (MPH):	101
MEAN ROOF HEIGHT (FEET):	17.25
ROOF ANGLE (DEGREES):	14.0
INTERNAL PRESSURE COEFFICIENT:	+0.00 / -0.00
DESIGN PRESSURES (PSF):	
ROOF:	
ZONE 1:	+16.0 / -38.0
ZONE 2e:	+16.0 / -38.0
ZONE 2n:	+16.0 / -38.0
ZONE 2r:	+16.0 / -38.0
ZONE 3e:	+16.0 / -38.0
ZONE 3r:	+16.0 / -38.0

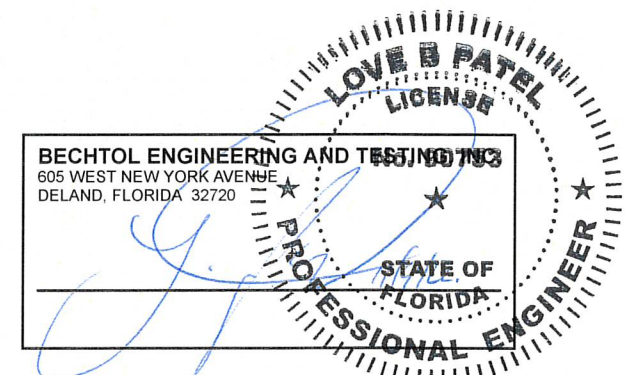
NOTE: 12 GA FRAMING



END ELEVATION
SCALE: 1/8" = 1'



SIDE ELEVATION
SCALE: 1/8" = 1'



BECHTOL ENGINEERING AND TESTING, INC.
605 WEST NEW YORK AVENUE
DELAND, FLORIDA 32720

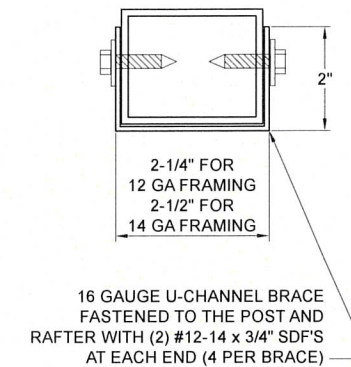
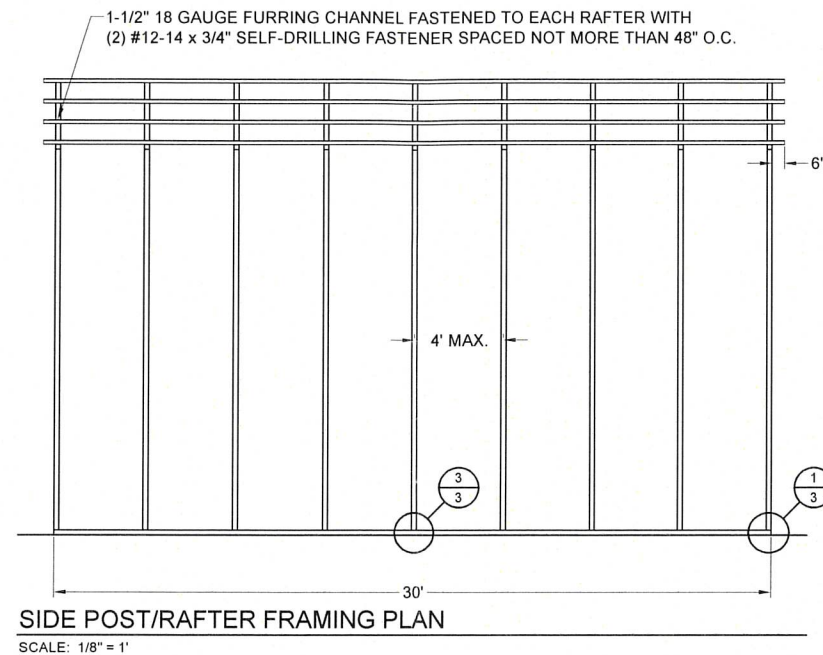
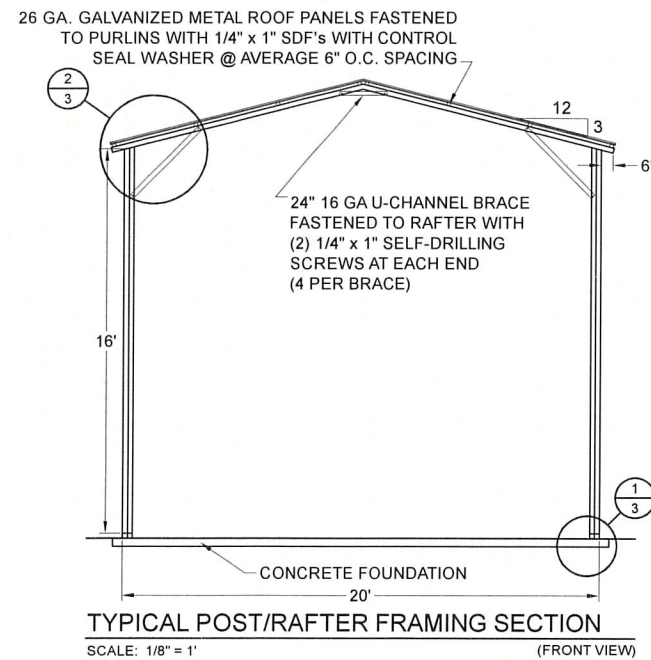
**PROPOSED UTILITY STRUCTURE
3316 NORTH HIGHWAY 19A
MOUNT DORA, LAKE COUNTY, FLORIDA**



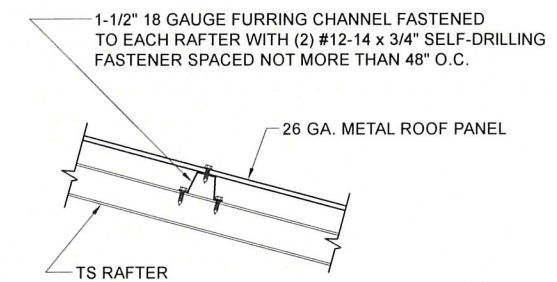
**BECHTOL ENGINEERING
AND TESTING, inc.**

CONSULTING GEOTECHNICAL, ENVIRONMENTAL, AND MATERIALS TESTING ENGINEERS
Certificate of Authorization No. 00025492

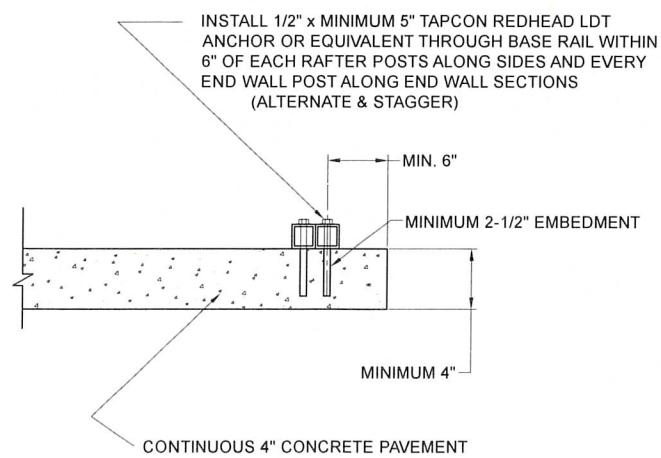
FIELD	DATE
DRAWN ZS	11/08/2022
CHECKED CS / LP	SCALE NTS
APPROVED TB / LP	PROJ. NO. G22001
	SHEET 1 OF 2



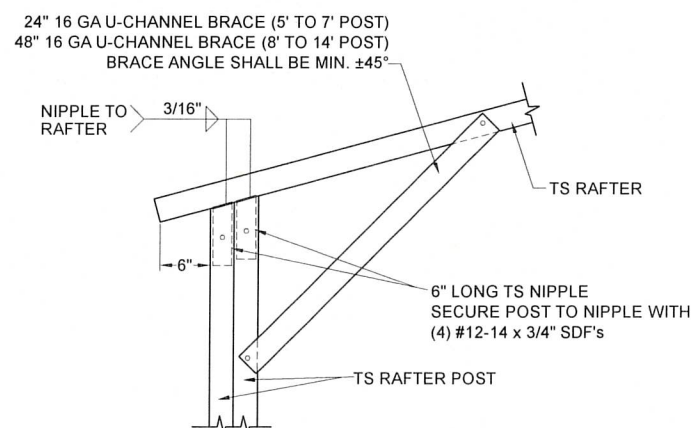
BRACE SECTION
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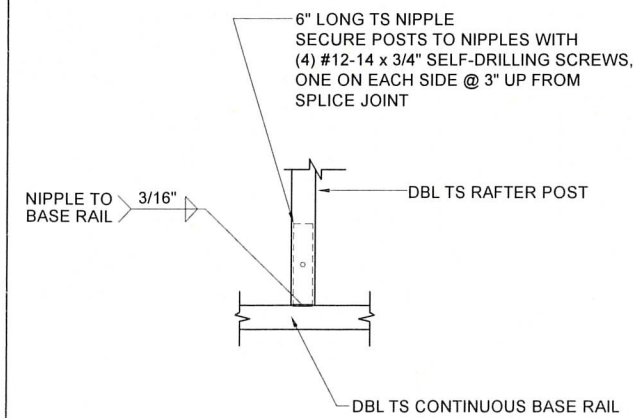
ROOF PANEL ATTACHMENT
Not To Scale



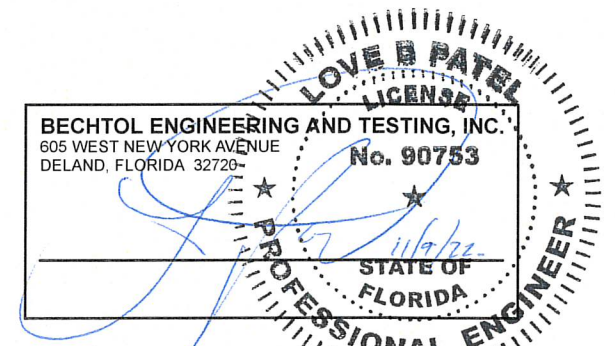
1 CONCRETE BASE RAIL ANCHORAGE
Not To Scale



2 BOX EAVE RAFTER/POST DETAIL
Not To Scale



3 END POST/BASE RAIL CONN.
Not To Scale



PROPOSED UTILITY STRUCTURE
3316 NORTH HIGHWAY 19A
MOUNT DORA, LAKE COUNTY, FLORIDA

BECHTOL ENGINEERING AND TESTING, inc.
CONSULTING GEOTECHNICAL, ENVIRONMENTAL, AND MATERIALS TESTING ENGINEERS
Certificate of Authorization No. 00005492

FIELD	DATE
SCALE	11/08/2022
DRAWN	NTS
CHECKED	CS / LP
PROJ. NO.	G22001
APPROVED	TB / LP
	SHEET 2 OF 2

Prepared by and return to:

Leslie Campione
Attorney at Law
Leslie Campione, P.A.
342 East Fifth Avenue
Mount Dora, FL 32757
352-383-9020
File Number: 22-075
Will Call No.:
Consideration: \$279,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of March, 2022 between **GERALD GARD AND ASSOCIATES LLC**, a Florida limited liability company whose post office address is 425 N. Rossiter St., Mount Dora, FL 32757, grantor, and **APC BLUE, INC.**, a Florida corporation whose post office address is 2612 Montecito Avenue, Eustis, FL 32726, grantee:

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

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

From the E 1/4 corner of Section 26, Township 19 South, Range 26 East, Lake County, Florida, run South 0°21'00" East 16.25 feet to a spike in the center of State Highway No. 19-A, thence run North 86°16'00" West 612.18 feet to a spike in the center of said Highway, the same being the P.C. of a highway curve to the right, thence run in a Northwesterly direction along the center of said Highway, 442 feet to a spike in the center of said Highway, thence run North 12°40'00" East 33 feet to a point on the former Northerly line of said right-of-way for a point of beginning; from said point of beginning, run in an Easterly direction along the Northerly line of said right-of-way 100 feet to a point hereby designated as Point "A", begin again at the point of beginning and run North 12°40'00" East 400 feet, thence run East 37 feet, thence run South 400 feet, more or less, to the above designated Point "A", LESS that part conveyed to the State of Florida for right-of-way of State Road No. 19-A by Deed recorded in Official Record Book 595, Page 738, Public Records of Lake County, Florida.

AND

From the East 1/4 corner of Section 26, Township 19 South, Range 26 East, Lake County, Florida, run S. 0 degrees 21'00" East 16.25 feet to a spike in the center of State Highway No. 19-A, thence North 86 degrees 16'00" W., 612.18 feet to a spike in the center of said Highway 19-A, the same being the P.C. of a highway, curve to the right; thence run in a Northwesterly direction along the center of said Highway, 342 feet to a spike in center of Highway; thence N. 12 degrees 40'00" E., 33 feet to a point on the Northerly line of said right of way for a point of beginning; run thence N. 3 degrees 43'38" E. 241 .6 feet to a point on the East line of Remley Heights extended Southerly to the Northerly line of State Road 19-A, thence South along said East line to said Northerly right of way line, thence Westerly along said Northerly right of way line to Point of Beginning.

Parcel Identification Number: 2619260001-000-08901

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any; however this reference shall not operate to reimpose the same.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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

Signed, sealed and delivered in our presence:

GERALD GARD AND ASSOCIATES LLC, a Florida limited liability company

By: *Gerald Gard*
GERALD GARD, Manager

Jessie Kulpka
Witness Name: JESSIE KULPAN

Nancy N. Camp
Witness Name: Nancy N. Camp

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of March, 2022 by GERALD GARD, Manager of GERALD GARD AND ASSOCIATES LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Nancy N. Camp
Notary Public

Printed Name: Nancy N. Camp

My Commission Expires: _____



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

Detail by Entity Name

Florida Profit Corporation
APC BLUE, INC.

Filing Information

Document Number	P22000018262
FEI/EIN Number	NONE
Date Filed	02/24/2022
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/27/2022
Event Effective Date	NONE

Principal Address

3316 N. HIGHWAY 19A
MOUNT DORA, FL 32757

Changed: 05/27/2022

Mailing Address

3316 N. HIGHWAY 19A
MOUNT DORA, FL 32757

Changed: 05/27/2022

Registered Agent Name & Address

CARUSO, ANDREW P
3316 N. HIGHWAY 19A
MOUNT DORA, FL 32757

Officer/Director Detail

Name & Address

Title P

CARUSO, ANDREW P
2612 MONTECITO AVE
EUSTIS, FL 32726--447 UN

Title V/D

BERG, FORREST O
33246 SOMERSET DR.
LEESBURG, FL 34788

Title S/D

CARUSO, CYNTHIA C
2612 MONTECITO AVE
EUSTIS, FL 32726

Annual Reports

No Annual Reports Filed

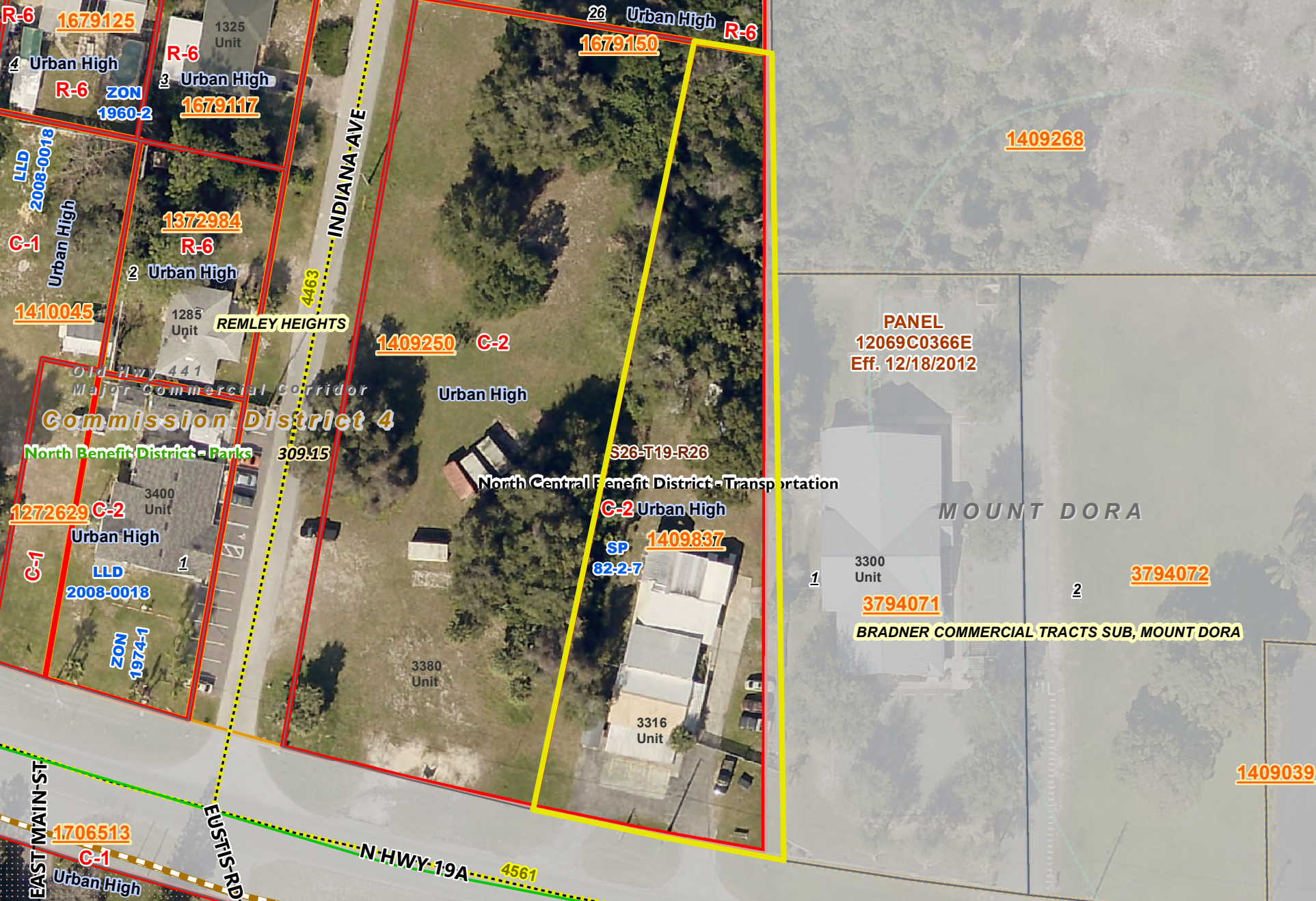
Document Images

[05/27/2022 -- Amendment](#)

[View image in PDF format](#)

[02/24/2022 -- Domestic Profit](#)

[View image in PDF format](#)



R-6

1679125

1325 Unit

26 Urban High R-6
1679150

4 Urban High

R-6

3 Urban High

1679117

ZON 1960-2

LLD 2008-0018

C-1

Urban High

1372984

R-6

2 Urban High

1410045

1285 Unit

REMLEY HEIGHTS

1409250 C-2

Old Hwy 441
Major Commercial Corridor

Commission District 4

Urban High

North Benefit District - Parks

309.15

S26-T19-R26

North Central Benefit District - Transportation

C-2 Urban High

1272629 C-2

3400 Unit

Urban High

C-1

LLD 2008-0018

1

SP 1409837
82-2-7

MOUNT DORA

1

3300 Unit

2

3794072

3794071

BRADNER COMMERCIAL TRACTS SUB, MOUNT DORA

3380 Unit

3316 Unit

1409039

1706513

C-1

Urban High

EAST 1ST RD

N HWY 19A 4561