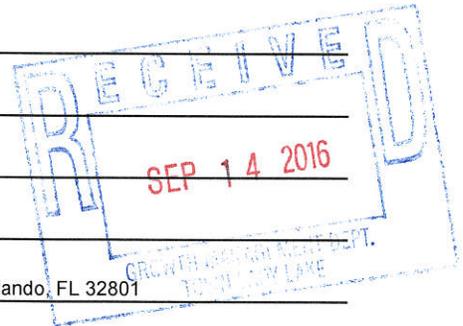


**TOWN OF LADY LAKE  
ANNEXATION APPLICATION**

Alternate Key Number 1279810, 3325451, 1279801,  
1770700, 1279828, 1279780

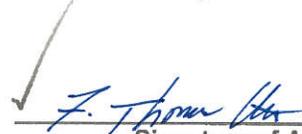
1. Owner's Name: Triston Gustavo Meucci Life Estate, Shirley H. Meucci Trustee, Louis Meucci Trustee  
Mailing Address: see attached  
Email Address: coyotter68@gmail.com  
Telephone #: \_\_\_\_\_
2. Applicant's Name: F. Thomas Ustler  
Mailing Address: 800 N. Orange Avenue, Suite 200 , Orlando, FL 32801  
Email Address: ftu@ustler.net  
Telephone #: 407-841-3266
3. Applicant is:       Owner \_\_\_ Agent XX Purchaser \_\_\_ Lessee \_\_\_ Optionee \_\_\_
4. Property Address/Location: 210 County Road 466, Lady Lake, FL 32159
5. Legal Description of Property to be annexed: see attached  
\_\_\_\_\_
6. The property is located in the vicinity of the following streets: CR 466 and Cherry Lake Road  
\_\_\_\_\_
7. Area of the property: 11,724,294.4 Square feet   269.15 Acres
8. Utilities: Central Water XX Central Sewer XX Well \_\_\_\_\_ Septic Tank \_\_\_\_\_
9. Existing County zoning of property: A-Agriculture, PUD- Planned Unit Development
10. Requested zoning of property: Mixed Use PUD Planned Unit Development
11. Number, square footage and present use of the existing structures on the property:  
One single family homes, 1,160 SF and accessory structures
12. Proposed use of the property: Mixed Use Residential, Commercial, Office, Medical uses
13. Has any land use application been filed within the last year in connection with this property? \_\_\_Yes XXNo. If yes, briefly describe the nature of the request and the date this was done:  
  
\_\_\_\_\_



14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

I certify that the statements in this application are true to the best of my knowledge.

  
Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND EIGHT (8) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

**Office Use:**

Date Application Received: 9/14/16

Received by: T. Carroll

Annexation and Rezoning

Fees Paid: \$3000.00

**NOTE**

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

TOWN OF LADY LAKE  
APPLICATION FOR CONCURRENCY DETERMINATION



1. Purpose for Concurrency Determination: (check one)

Comprehensive Plan Land Use Amendment  
 Preliminary/Final Subdivision Approval

Rezoning  
 Site Plan Approval  
 Other

2. Applicant: F. Thomas Ustler

Address: Ustler Properties, Inc., 800 N Orange Avenue Suite 200, Orlando, FL 32801

Telephone: 407-841-3266

E-Mail: ftu@ustler.net

3. Owner: Triston Gustavo Meucci Life Estate, Shirley H. Meucci Trustee, Louis Meucci Trustee

Address: see attached

Telephone: \_\_\_\_\_

E-Mail: coyotter68@gmail.com

4. Property Address: 210 County Road 466

5. Alt. Key #: 1279828, 279780, 1279810, 170700, 33254516, 1279801 Total Acreage: 269.15

7. Existing Zoning: Lake County A Agriculture and PUD Planned Unit Development Proposed Zoning: PUD, Mixed Use Planned Unit Development

9. Existing Land Use: Lake County Urban Low Density 10. Proposed Land Use: Mixed Development District/ Traditional Neighborhood District

11. Residential Lots/Units: 1,266 dus 12. Non-Resident, Gross Sq. Ft.: 385,800 sf

13. Method of Wastewater Treatment:

a. Septic Tank: \_\_\_\_\_ b. Central Sewer:  c. Other: \_\_\_\_\_  
County Permit: \_\_\_\_\_ County #: \_\_\_\_\_

14. Wastewater Flow Rates:\*

ERU Determination Per Chapter 14, Appendix A-A: 1,610 ERUS x 250 = 402,500 GPD

15. Water Usage:\*

ERU Determination Per Chapter 14, Appendix A-A: 1,610 ERUS x 250 = 402,500 GPD

16. Solid Waste: (3.39 pounds per capita, per day): 6,693 Pounds

17. Traffic Analysis: Name and Functional Classification of roadways adjacent to the property, the Average Daily Trip Generation and Average Daily Peak Hour Generation expected from this development (please refer to the Lake-Sumter MPO Traffic Analysis Guideline):  
SEE ATTACHED REPORT

18. Population (residential only) 1.86 persons per household: 2,054 Persons

19. Recreation (residential only) 4 acres per 1,000 residents: 8.22 Acres

Signature of Engineer: \_\_\_\_\_

Date: 9/6/16

\* If circumstances apply where additional Water or Wastewater Capacity beyond minimum ERU based GPD is requested, please provide a justification letter with supporting calculations and documentation. At no time will the Town reduce Water or Wastewater Capacity request below the minimum ERU based GPD.

## Concurrency Determination Statement

The proposed Comprehensive Plan Amendment is a land use change from Lake County Urban Low Density to Mixed Development District / Traditional Neighborhood District. The Mixed Use project will include 156,800 sf Retail, 229,000 Office, 350 units Senior Housing, and 916 Single and Multifamily Residential units.

Currently, the site is used as a single family residence and farming operation with associated structures.

### Impact on Town Services:

- Potable Water – The project is proposed to generate 1,610 ERUs at build-out, for a total of 0.4025 MGD. A 10” water main is located adjacent to the property on CR 466.
- Reuse – The project is proposed to generate 1,610 ERU’s at build-out, for a total of 0.4411 MGD. A 10” Reuse Main is adjacent to the property on CR 466.
- Sewer – The project is proposed to generate 1,610 ERU’s at build-out, for a total of 0.4025 MGD. A 10” Force Main is located on the south side of CR 466 adjacent to property.
- Schools – The property is proposed to generate 280 students and is located within the Lake County School Board CSA#8 with current 2016 Attendance Zones, as follows: The Villages Elementary with 854 students; Carver Middle with 793 students; and Leesburg High with 1,519 students.
- Transportation – Access will be provided from one connection on CR 466 and two connections on Cherry Lake Road. Traffic Analysis has been prepared by Traffic & Mobility Consultants, LLC to determine the daily trip calculations and impacts on Lake County Transportation Network.
- Parks and Recreation – The project site plan will meet or exceed the recreation space requirement of the Comprehensive Plan Level of Service Objective of 4 Acres per 1,000 residents: 8.22 acres. We have designed the Central Park, a 28 acre active park amenity for the residents and public enjoyment, and will include additional recreational trails, sidewalks and passive park opportunities throughout the residential neighborhoods.
- Storm Water- The project will be required to comply with all applicable SJRWMD guidelines and Town of Lady Lake Ordinances.



MEUCCI CONCURRENCY DETERMINATION APPLICATION

**ITEM #14/15 - WATER/SEWER/REUSE**

	# Units	ERU Rate	# ERU'S	WATER & SEWER ERU		REUSE WATER			
				GPD	Total GPD	MGD	Total GPD	MGD	
Single Family	459 du	1	459	250	114,750	0.11475	274	125,766	0.125766
Multi Family	457 du	1	457	250	114,250	0.11425	274	125,218	0.125218
Independent Living Facility	350du + 50S du/seats	.20/living unit+3/50 seats DR + 1/15 seats	73	250	18,250	0.01825	274	20,002	0.020002
Restaurant 5,000sf	30 seats	3/50 seats + 1/15 seats	3	250	750	0.00075	274	822	0.000822
Restaurant 10,000 sf	300 seats	3/50 seats + 1/15 seats	20	250	5,000	0.005	274	5,480	0.00548
Restaurant 5,000 sf	50 seats	3/50 seats + 1/15 seats	3	250	750	0.00075	274	822	0.000822
Supermarket	50000 sf	5 gpd/100 sf or 3/3 water fixtures+ 1/3 wf	500	250	125,000	0.125	274	137,000	0.137
Retail (156,800 sf less above)	86800 sf	1/2,500 sf+1/5,000 sf	18	250	4,500	0.0045	274	4,932	0.004932
Office	229000 sf	1/3,000 sf + 1/3,000 sf	77	250	19,250	0.01925	274	21,098	0.021098
<b>TOTAL</b>			<b>1610</b>		<b>402,500</b>	<b>0.4025</b>		<b>441,140</b>	<b>0.44114</b>

**ITEM # 16 - SOLID WASTE**

	# Units	Population Rate/Persons/Household or Nonresidential psf	Persons	Residential Solid Waste		Commercial Solid Waste	
				Weight (tons)	Rate (ppd)	Weight (tons)	Rate (ppd)
Single Family	459 du	1.86	854	2,894	3.39		
Multi Family	457 du	1.86	850	2,882	3.39		
Independent Living Facility	350 du	1	350	1,187	3.39		
Restaurant (ie. Starbucks 5,000sf)	30 seats						
Restaurant (ie. TGI Fridays) 10,000 sf)	300 seats						
Restaurant (ie. Tavern 5,000 sf)	50 seats						
Supermarket	50000 sf						
Retail (196,000 sf less above)	86800 sf						
Office	229000 sf						
<b>TOTAL</b>			<b>2054</b>	<b>6,963</b>			

**ITEM # 18 - POPULATION**

	# Units	Population Rate	Persons/ household	Persons
Single Family	459 du	1.86	854	854
Multi Family	457 du	1.86	850	850
Independent Living Facility	350 du	1	350	350
<b>TOTAL</b>				<b>2,054</b>

**ITEM # 18 - RECREATION**

	# Persons	Recreation acres/1000 residents	Acres
Single Family	854 pp	4	3.42
Multi Family	850 pp	4	3.40
Independent Living Facility	350 pp	4	1.40
<b>TOTAL</b>			<b>8.22</b>

**SCHOOL GENERATION**

	# Units	Students / Unit	Persons
Single Family	459 du	0.328	151
Multi Family	457 du	0.283	129
<b>TOTAL</b>			<b>280</b>

**APPLICANT'S AFFIDAVIT**

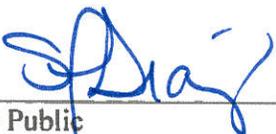
**STATE OF FLORIDA  
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared F. Thomas Ustler  
\_\_\_\_\_, who being by me first duly sworn on oath, deposes and  
says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.
- (3) That the applicant desires Annexation with a Mixed Use PUD zoning classification to allow: Residential, Commercial, Medical, Office Uses
- (4) That the sign cards will be posted two (2) weeks prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.
- (5) That the applicant acknowledges the obligation to enter into an agreement acceptable to the Town for the extension of municipal water and sewer services as a condition of the annexation.

  
\_\_\_\_\_  
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of September,  
2016, by F. Thomas Ustler, who is personally known to me or who has produced  
\_\_\_\_\_ as identification and who did (did not) take an oath.

  
\_\_\_\_\_  
Notary Public



Shyon J. Diaz  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG015474  
Expires 7/25/2020

**OWNER'S AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF LAKE**

Louis Meucci Revocable Living Trust dated  
March 22, 2005, and subsequently amended on  
December 5, 2007, September 29, 2008,  
February 22, 2012 and June 2, 2014

Before me, the undersigned authority personally appeared  
who being by me first duly sworn on oath, deposes and says:

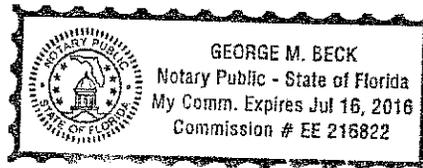
- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for annexation with P.U.D. zoning classification to allow \_\_\_\_\_
- (3) That he has appointed F. Thomas Ustler to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

*F. Thomas Ustler*  
Affiant (Owner's Signature)

\*Louis Meucci Revocable Living Trust dated March 22, 2005, and subsequently amended on  
December 5, 2007, September 29, 2008, February 22, 2012 and June 2, 2014

The foregoing instrument was acknowledged before me this 7 day of May,  
2016, by \* Louis Meucci, who is personally known to me or who has  
produced FLDL as identification and who did (did not) take an oath.

\_\_\_\_\_  
Notary Public



**OWNER'S AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF LAKE**

Triston Gustavo Meucci as Trustee of the Triston  
Gustavo Meucci Living Trust Agreement Under  
Trust Dated February 11, 2015, as Amended

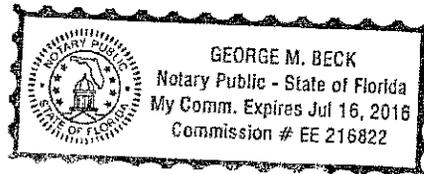
Before me, the undersigned authority personally appeared  
who being by me first duly sworn on oath, deposes and says:

- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for annexation with P.U.D. zoning classification to allow \_\_\_\_\_
- (3) That he has appointed F. Thomas Ustler to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

*Triston Gustavo Meucci, Trustee*  
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 7 day of May,  
20 16, by Triston Gustavo Meucci as Trustee of the Triston Gustavo Meucci Living Trust Agreement Under Trust Dated February 11, 2015, as Amended, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

\_\_\_\_\_  
Notary Public





1. OWNER'S:

Triston Gustavo Meucci Life Estate  
210 County Road 446  
Lady Lake, FL 32159

Shirley H. Meucci Trustee  
7676 Rio Grande Blvd Apt 124  
Wildwood, FL 34785-4241

Louis Meucci Trustee  
940 Via San Polo  
Lady Lake, FL 32159-4241

AltKey	OwnerName	OwnerAddress	OwnerCity	Acres
1279828	MEUCCI LOUIS TRUSTEE	940 VIA SAN POLO	LADY LAKE, FL 32159	50.71
1279780	MEUCCI LOUIS TRUSTEE	940 VIA SAN POLO	LADY LAKE, FL 32159	10
1279810	MEUCCI LOUIS TRUSTEE	940 VIA SAN POLO	LADY LAKE, FL 32159	10.08
1770700	MEUCCI LOUIS TRUSTEE	940 VIA SAN POLO	LADY LAKE, FL 32159	16.13
3325451	MEUCCI SHIRLEY H TRUSTEE	7676 RIO GRANDE BLVD APT 124	WILDWOOD, FL 34785	169
1279801	MEUCCI TRISTON GUSTAVO LIFE ESTATE	210 COUNTY ROAD 466	LADY LAKE, FL 32159	13.12

2. APPLICANT/AGENT:

F. Thomas Ustler  
Ustler Properties, Inc.  
800 N. Orange Avenue, Suite 200  
Orlando, FL 32801  
P: 407-841-3266  
E: [ftu@ustler.net](mailto:ftu@ustler.net)

3. CONTRACT PURCHASER:

Kimball D. Woodbury  
KDW, LLC  
501 VilaBella Avenue  
Coral Gables, FL 33146

**LEGAL**

**5. LEGAL DESCRIPTION:**

**TRACT ONE**

**Alternate Key No 1279810**

The East 455 Feet of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  OF Section 19, Township 18 South, Range 24 East, Lake County, Florida, LESS RIGHT OF WAY for County Road 466. ALSO LESS land deeded to Lake County, Florida as described and depicted in Deed recorded in Official Records Book 3668, Page 1108, Public Records of Lake County, Florida

**TRACT TWO**

**Alternate Key No 3325451**

PARCEL 1: The Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 18 South, Range 24 East, Lake County, Florida. Less the East 455 feet.

PARCEL 2: The South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 18 South, Range 24 East, Lake County, Florida.

PARCEL 3: The Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 18 South, Range 24 East, Lake County, Florida. Subject to Right of Way of Cherry Lake Road.

PARCEL 4: The West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 18 South, Range 24 East, Lake County, Florida.

PARCEL 5: The East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 19, Township 18 South, Range 24 East, Lake County, Florida.

PARCEL 6: The Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 19, Township 18 South, Range 24 East, Lake County, Florida.

**TRACT THREE**

**Alternate Key Nos. 1279801, 1770700, 1279828, 1279780**

PARCEL 1: The East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 18 South, Range 24 East, Lake County, Florida.

PARCEL 2: The Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 19, Township 18 South, Range 24 East, Lake County, Florida.

PARCEL 3: The Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 19, Township 18 South, Range 24 East, Lake County, Florida.

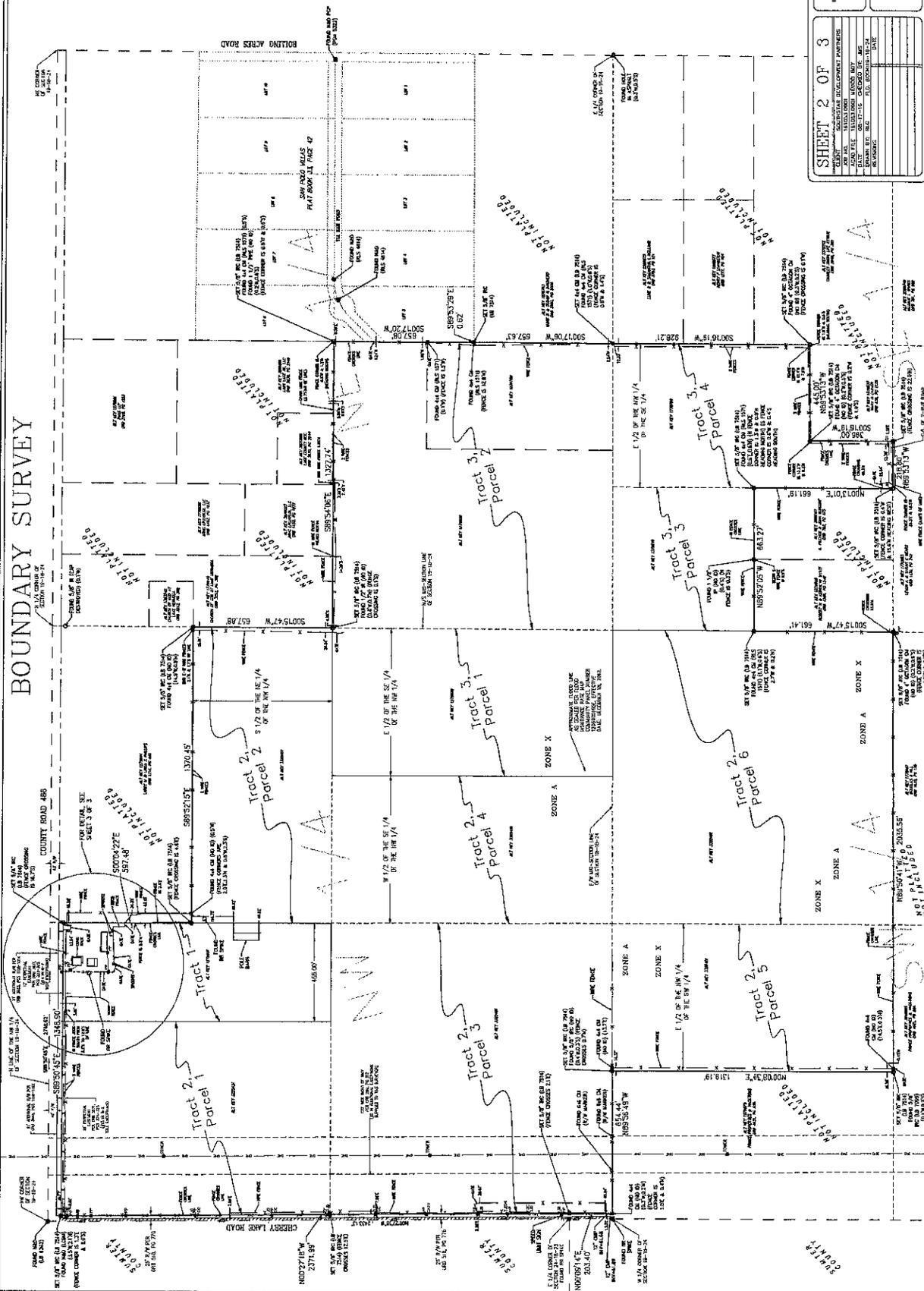
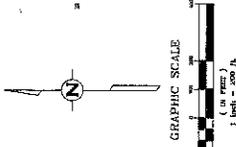
PARCEL 4: The East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 19, Township 18 South, Range 24 East, Lake County, Florida. LESS the South 396 feet of the East 445 feet thereof.

TOGETHER with all the sheds, pump houses, fences, homes or other structures existing on the described lands as the date of this Contract, all of which is referenced herein as "the Property".

# SURVEY



# BOUNDARY SURVEY



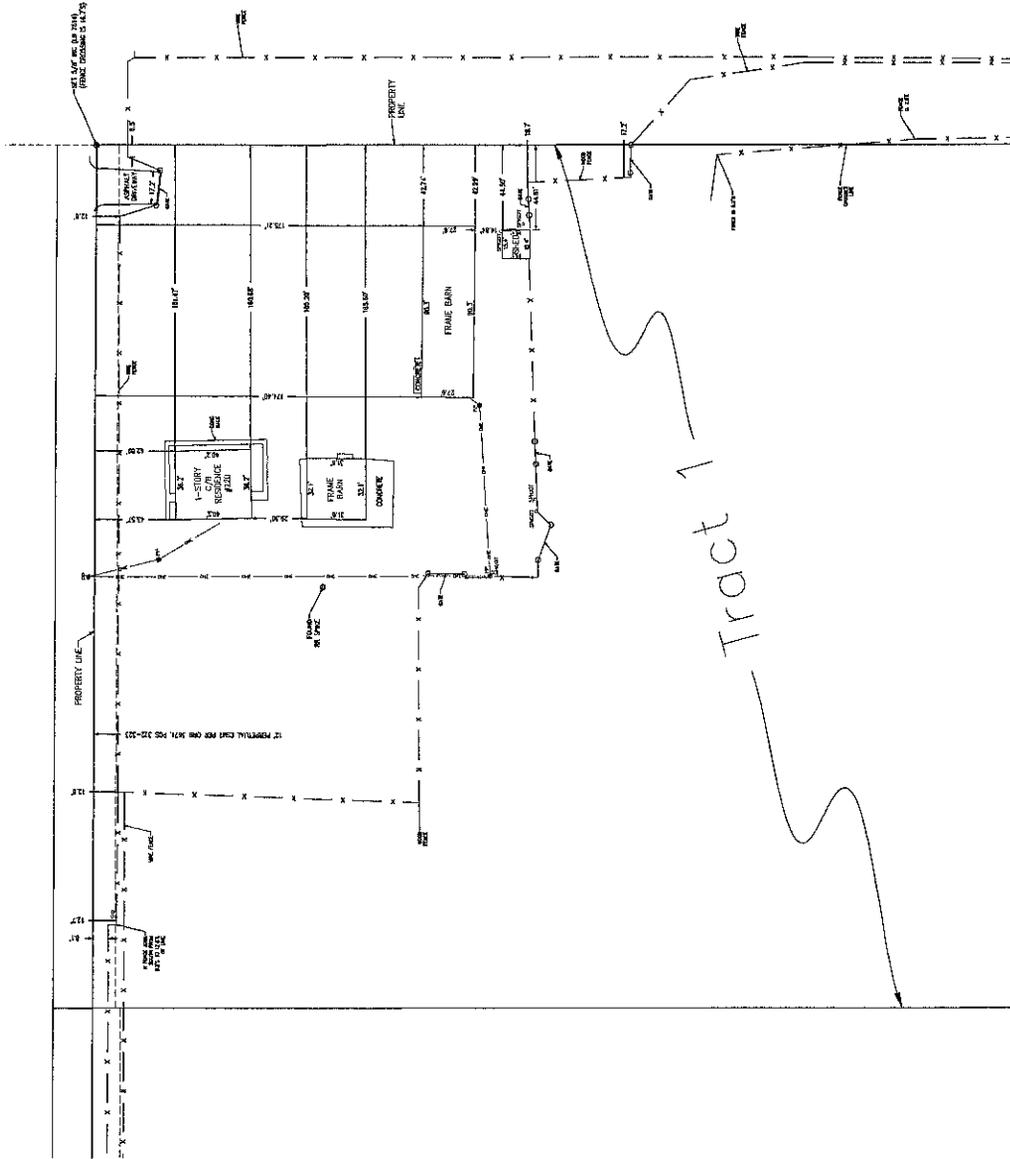
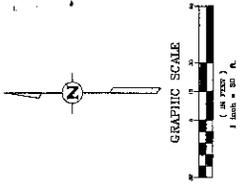
**SHEET 2 OF 3**

OWNER: SUBSIDIARY DEVELOPMENT PARTNERS  
PROJECT: ROLLING ACRES DEVELOPMENT  
COUNTY: HULL COUNTY, MISSISSIPPI  
DATE: 08-11-16  
CREATED BY: JAR  
REVISIONS: SEE THIS SURVEY FOR DATE

**BOUNDARY SURVEY**  
BY SECTION 19, LAND SURVEY, PLANNING & EASEL,  
HULL COUNTY PROPERTY  
COUNTY BUILD 488

NOT PLANNED  
NOT INCLUDING

# BOUNDARY SURVEY



**SHEET 3 OF 3**

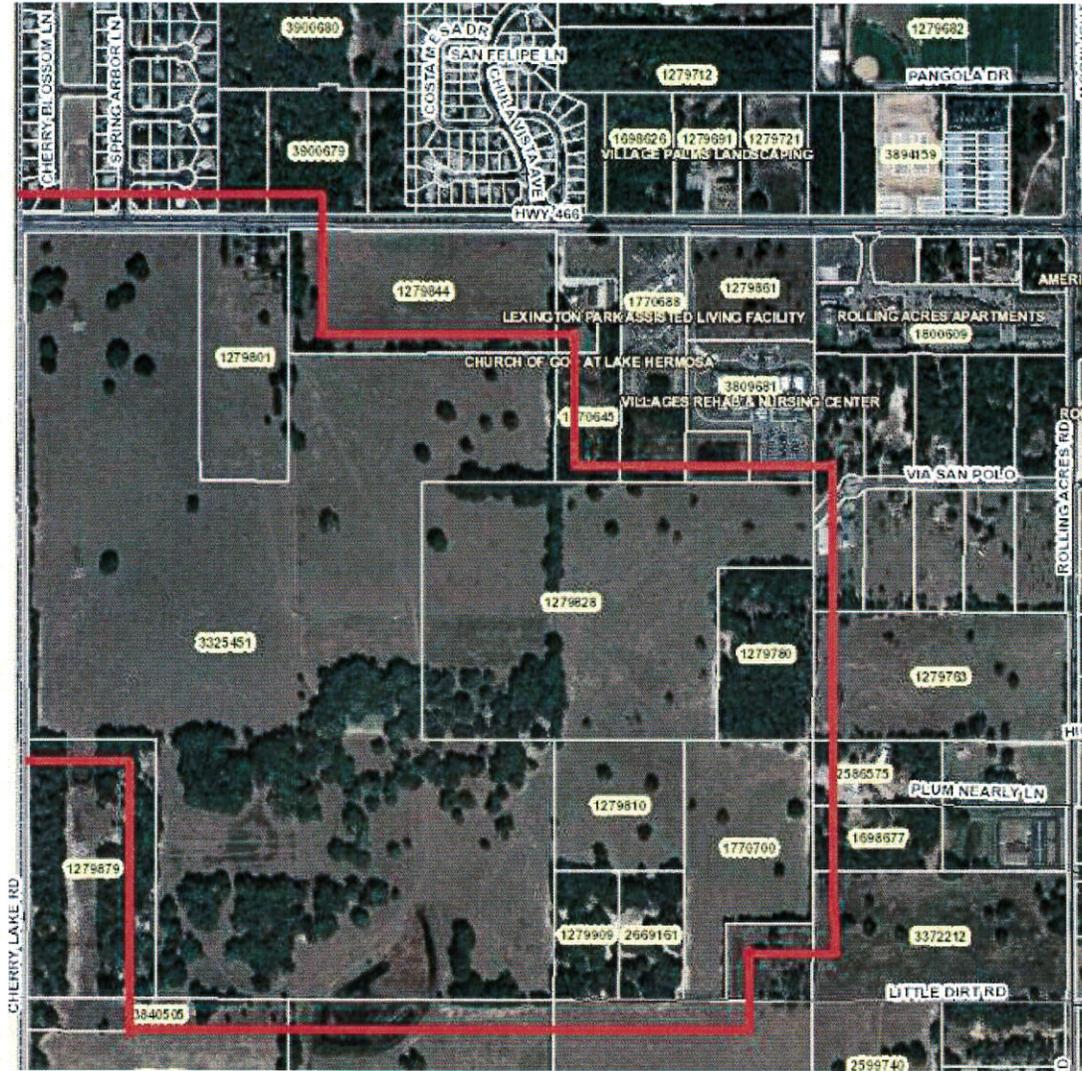
CLIENT: SOUTHERN DEVELOPMENT PARTNERS  
 JOB NO.: 100000000  
 DATE: 02-12-10  
 PROJECT: CHICKEN HILL  
 COUNTY: MISSISSIPPI

**BOUNDARY SURVEY**  
 IN SECTION 16, TOWNSHIP 18 SOUTH, RANGE 24 EAST,  
 MISSISSIPPI  
 MISSISSIPPI PROPERTY  
 COUNTY ROAD 458



**PROPERTY  
OWNERS  
WITHIN  
150'**

PROPERTY OWNERS WITHIN 150 FEET



MEUCCI - ADJACENT PROPERTY OWNERS WITHIN 150 FT

Alternate Key	Owner	Property Location	Mailing Address
1279879	Prince Properties& Vacations Inc.	38330 Cherry Lake Rd Fruitland Park FL 34731	10916 SE Timucuan Rd Summerfield, FL 34491
3840505	Prince Properties& Vacations Inc.	Lady Lake Fl 32159	10916 SE Timucuan Rd, Summerfield, FL, 34491
1770661	Douglas A. Hill	Lady Lake Fl 32159	2904 Register Rd, Fruitland Park, FL 34731
1770653	Levon A. Mears & Sarah K. Mears	549 Sunshower LN Lady Lake Fl 32159	66 NW 120th Ave, Oxford, FL 34484
1770637	Mary O. Carver	703 Little Dirt Rd Lady Lake FL 32159	4431 W Fairview Hts, Tampa, FL 33616
3372212	Charles Smith Life Estate	735 Little Dirt Rd Lady Lake Fl 32159	PO Box 410-174, Cambridge Ma 02141
1698677	Henry F. Livingston	810 Plum Nearly Ln Lady Lake FL 32159	SAME
2586575	Luke D. Holland & Samantha L	811 Plum Nearly Ln Lady Lake FL 32159	SAME
1279763	Mark D. Daigneau & Susan M	Lady Lake Fl 32159	PO Box 491117 Leesburg Fl 34749
3392311	Pierre R. Fortin	746 Via San Polo Lady Lake FL 32159	SAME
3392329	Cindy Uribe	747 Via San Polo Lady Lake Fl 32159	SAME
3809681	Lady Lake RE LLC	900 Highway 466 Lady Lake Fl 32159	2076 Flatbush Ave 2nd Fl, Brooklyn, NY 11234
3871990	Lake County BCC Attn County Attorney	Lady Lake Fl 32159	315 W Main St, Tavares Fl 32778
3876023	ARHC LPLKFL01 LLC	Lady Lake FL 32159	405 Park Ave 15th Fl, New York NY 10022
1770645	Church of God at Lake Hermosa	520 County Road 466 Lady Lake Fl 32159	PO Box 428 Lady Lake FL 32159
1279844	Larry M. Phillips & Linda S	Lady Lake Fl 32159	PO Box 491907 Leesburg Fl 34749
3900679	Lady Lake Living SLC LLC Attn: James A Taylor Jr	Lady Lake Fl 32159	1 Metroplex Dr STE 202, Birmingham AL 35209
3900681	LL-Lumen Park LLC	Lady Lake Fl 32159	1717 Main ST STE 3900, Dallas TX 75201
3783051	Larry MC Closkey	1202 Crabapple Ln Lady Lake FL 32159	15 Apollo Ave, Billerica MA 01821
3783050	Robert D. Bauders	1204 Crabapple Ln, Lady Lake FL 32159	SAME
3783049	Cynthia L. Rose	1206 Crabapple Ln Lady Lake FL 32159	SAME
3783048	Rhonda M. Andrews/Kelsey	1208 Crabapple Ln Lady Lake Fl 32159	1806 Forest Glen Dr, Fruitland Park Fl 34731
3783869	Ashley N. Falkman & Chrisopher D	102 Spring Arbor Ln, Lady Lake Fl 32159	SAME
3851743	Spring Arbor Village Property Owners Assn Inc	Lady Lake Fl 32159	130 Cherry Blossom Ln, Lady Lake FL 32159
3783870	Donnelly Karen A Linde & Michael S	102 Cherry Blossom Ln Lady Lake Fl 32159	SAME
3783871	Leigh A Hagerman	104 Cherry Blossom Ln Lady Lake FL 32159	SAME

# PROOF OF OWNERSHIP

Return to: (enclose self-addressed stamped envelope)

Name **SHIRLEY H. MEUCCI**

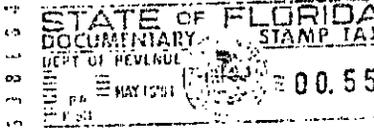
Address: **2241-S.W. 29TH AVENUE  
FORT LAUDERDALE, FL. 33312**

QUIT-CLAIM DEED

RAMCO FORM B

This instrument Prepared by: **SHIRLEY H. MEUCCI**

Address: **2241-S.W. 29TH AVENUE  
FORT LAUDERDALE, FL. 33312**



MAY 15 3 21 PM '91

REC. 5.00

DOC. 55

TF 1.00

91 24313

BOOK 1108 PAGE 0207

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Quit-Claim Deed**, Executed this 13 day of May, A. D. 1991, by **SHIRLEY H. MEUCCI, A SINGLE WOMAN**,

first party, to **SHIRLEY H. MEUCCI, AS TRUSTEE, AND HER SUCCESSORS, UNDER THAT CERTAIN SHIRLEY H. MEUCCI REVOCABLE LIVING TRUST DATED MAY 9, 1989** whose postoffice address is **2241-S.W. 29TH AVENUE, FORT LAUDERDALE, FL. 33312**

second party: **S.S # 266-32-2714**

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **LAKE** State of **FLORIDA** to-wit:

**PARCEL 1-A. THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. LESS THE EAST 45.5 FEET.**

**PARCEL 1-BA. THE EAST 55 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.**

**PARCEL 1-B. THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.**

**PARCEL 1-C. THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. SUBJECT TO RIGHT-OF-WAY OF CARMY LAKE ROAD.**

**PARCEL 1-D. THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.**

**PARCEL 1-E. THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.**

**PARCEL 1-F. THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.**

**ALL SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD. AS TO SECTION 682.01(1), F.S. STATUTE (1991), OFFICIALS THIS DEED SHALL CONVEY ON THE EXPIRING DATE OF THE INSTRUMENT TO WHOMSOEVER IT IS TO SELL OR TO LEASE OR TO EXCHANGE OR OTHERWISE TO TRANSFER & DISPOSE OF THE ABOVE DESCRIBED REAL PROPERTY.**

**To Have and to Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Gene Devine

Shirley H. Meucci L.S.

Chris Hoff L.S.

STATE OF FLORIDA,  
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this

MAY A. D. 1991

Fannie Jo Stanford 13 day of

Fannie Jo Stanford  
Notary Public  
STATE OF FLORIDA  
My Comm. Exp. 6/15/04  
BONDED



**THIS INSTRUMENT PREPARED BY:**

**RETURN TO:**

Marybeth L. Pullum, Attorney at Law  
PULLUM & PULLUM, P.A.  
1330 Citizens Blvd., Suite 701  
Leesburg, FL 34748  
352-728-3060

Property Appraiser Parcel I.D. Number(s):  
19-18-24-000200001300

**NOTE TO RECORDER:** Minimum documentary stamps are paid in connection with this deed as this deed is a corrective deed to correct the spelling of the Trustee's name.

### TRUSTEE'S WARRANTY DEED

THIS WARRANTY DEED made and executed the 12<sup>th</sup> day of March, 2015, by **Triston Gustavo Meucci, also known as Triston Gustav Meucci, individually, and Triston Gustav Meucci, as Trustee Of The Triston Gustavo Meucci Living Trust Agreement Under Trust Dated February 11, 2015, As Amended**, having a mailing address of 210 County Road 466, Lady Lake, FL 32159, hereinafter called the Grantor, to **Triston Gustavo Meucci, as Trustee Of The Triston Gustavo Meucci Living Trust Agreement Under Trust Dated February 11, 2015, As Amended**, having a mailing address of 210 County Road 466, Lady Lake, FL 32159, hereinafter called the 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.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Lake County, Florida, viz:

THE EAST 455 FEET OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR COUNTY ROAD 466. ALSO LESS land deeded to Lake County, Florida as described and depicted in Deed recorded in Official Records Book 3668, Page 1108, Public Records of Lake County, Florida

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

This Deed is to correct the spelling of the Trustee (Triston Gustav Meucci should be Triston Gustavo Meucci) in the Warranty Deed dated February 11, 2015, recorded in Official Record Book 4589, Page 242, of the Public Records of Lake County, Florida.

THIS DOCUMENT WAS PREPARED FROM INFORMATION FURNISHED BY GRANTOR. NO EXAMINATION OF TITLE WAS REQUESTED BY GRANTEE AND NO TITLE EXAMINATION HAS BEEN MADE ON THE SUBJECT PROPERTY BY PREPARER.

Grantor(s) reserves the right to use, occupy and reside upon any real property placed in this Trust as his permanent residence during his life. The Beneficiary of the Grantee-Trust identified herein shall be entitled to the use and occupancy of the real property herein under the terms of the said Grantee-Trust, such interest being hereby declared to be "equitable title to real estate" as that term is employed in S.6, Art. VII of the State Constitution and pursuant to Florida Statutes 196.041(2) or successor statutes, and as is provided and permitted under Florida Administrative Code Rule 12D-7.011, and any other pertinent regulations of the Department of Revenue of the State of Florida for the purposes of qualifying for homestead tax exemption; along with any and all other exemptions permitted by law.

Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form

purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application or any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The term "Trustee" shall mean and include the herein named Trustee, and his successors.

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 Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 easements and restrictions of record, and taxes accruing subsequent to December 31, 2014, that the Grantor is duly appointed, qualified, and acting in the fiduciary capacity described in the deed; that Grantor is duly authorized to make and enter into the sale and conveyance of the real estate; and in all proceedings

relating to the sale and conveyance, Grantor has complied with the requirements of all relevant statutes relating to fiduciaries concerning any required public or private notice, court hearings, and court permission or orders obtained.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in Grantor's name, on the day and year first above written.

Signed and sealed in our presence:

**TRISTON GUSTAVO MEUCCI LIVING TRUST AGREEMENT DATED FEBRUARY 11, 2015, AS AMENDED**

Lon Manges  
(Signature of Witness #1)

Triston Gustavo Meucci, Trustee  
By: Triston Gustavo Meucci, As Trustee

\_\_\_\_\_  
(1<sup>st</sup> witness signature)

Lon Manges  
(1<sup>st</sup> witness printed name)

Peggy Farrell  
(2<sup>nd</sup> witness signature)

Peggy Farrell  
(2<sup>nd</sup> witness printed name)

Lon Manges  
(Signature of Witness #1)

Triston Gustavo Meucci  
Triston Gustavo Meucci, individually

\_\_\_\_\_  
(1<sup>st</sup> witness signature)

Lon Manges  
(1<sup>st</sup> witness printed name)

Peggy Farrell  
(2<sup>nd</sup> witness signature)

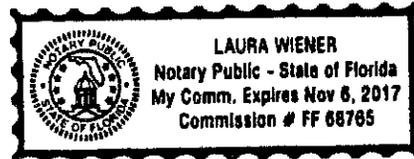
Peggy Farrell  
(2<sup>nd</sup> witness printed name)

STATE OF FLORIDA  
COUNTY OF LAKE

I HEREBY CERTIFY that on this, the 12<sup>th</sup> day of March, 2015, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Triston Gustavo Meucci also known as Triston Gustav Meucci, individually, and as Trustee Of The Triston Gustavo Meucci Living Trust Agreement Under Trust Dated February 11, 2015, As Amended, who acknowledged before me that he executed the foregoing instrument as the act and deed of the TRUST for the uses and purposes herein mentioned. Said person: (check one)  is personally known to me\ \_\_\_ produced the following as proof of identity: \_\_\_\_\_, and who did take an oath.

*Laura Wiener*  
\_\_\_\_\_  
Notary Public State of Florida

K:\Meucci, Triston\revised WD.doc



CFN 2005052309  
Bk 02804 Pgs 2142 - 2144; (3pgs)  
DATE: 04/12/2005 10:39:40 AM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 27.00  
DEED DOC 0.70

Prepared by and return to: **E**  
Steven J. Richey, ESQUIRE  
Steven J. Richey, P.A.  
Post Office Box 492460  
Leesburg, Florida 34749-2460

Tax Parcel I.D. #:  
19-18-24-000100000700

**WARRANTY DEED TO TRUSTEE**

This Warranty Deed, made this 22<sup>nd</sup> day of March, 2005, between **LOUIS MEUCCI**, a single man, as Grantor, and **LOUIS MEUCCI** as Trustee of the **LOUIS MEUCCI LIVING TRUST AGREEMENT** dated MARCH 22, 2005, whose address is 940 Via San Polo, Lady Lake, Florida 32159, as Grantee.

The Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to said Grantee and Grantee's successors and assigns forever the following described land situate in Lake County, Florida, to wit:

The East ¼ of the Southeast ¼ of the Northwest ¼ of Section 19, Township 18 South, Range 24 East, Lake County, Florida.

AND

The Southwest ¼ of the Northeast ¼ of Section 19, Township 18 South, Range 24 East, Lake County, Florida.

AND

The Northwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 19, Township 18 South, Range 24 East, Lake County, Florida.

AND

The East ½ of the Northwest ¼ of the Southeast ¼ of Section 19, Township 18 South, Range 24 East, Lake County, Florida. LESS the South 396 feet of the East 445 feet thereof.

THIS DEED HAS BEEN PREPARED AT THE GRANTOR'S REQUEST WITHOUT TITLE EXAMINATION OR LEGAL OPINION OF TITLE.

and the Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantor, Grantee and Trustee shall be construed as singular or plural as the context requires.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, if any, but this instrument shall not operate to reimpose the same; and taxes for the year 2004 and thereafter, and mortgages of record which the Grantee assumes and agrees to pay.

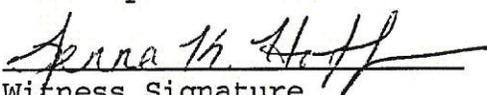
The property conveyed by this deed is not the homestead property of the Grantor.

The Trustee shall have the power and authority to protect, conserve, sell, grant, convey, lease, mortgage, or encumber, or otherwise to manage and dispose of the real property conveyed by this deed in whatever manner the Trustee deems best.

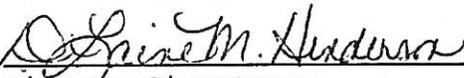
All Successor Trustees are hereby given the power and authority to protect, conserve, sell, grant, convey, lease, mortgage, or encumber, or otherwise to manage and dispose of the real property described in this deed. Any Successor Trustee shall have the same powers and authorities as the Trustee.

IN WITNESS WHEREOF, this deed has been executed as of the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

  
Witness Signature

Jenna K. Hoffman  
Print Witness Name

  
Witness Signature

Delaine M. Henderson  
Print Witness Name

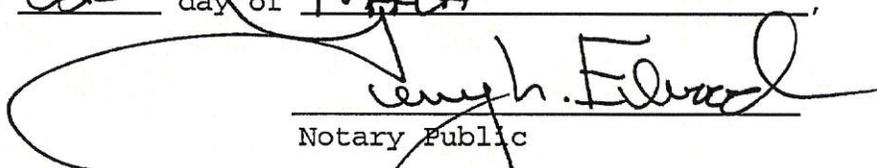
  
**LOUIS MEUCCI**  
940 Via San Polo  
Lady Lake, Florida 32159

STATE OF FLORIDA  
COUNTY OF LAKE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared **LOUIS MEUCCI** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was (was not) taken and who:

- is/are personally known to me.  
 produced Florida driver's license(s) as identification.  
 produced \_\_\_\_\_ as identification.

Witness my hand and official seal in the County and State last aforesaid this 22<sup>nd</sup> day of March, 2005.

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Notary Name

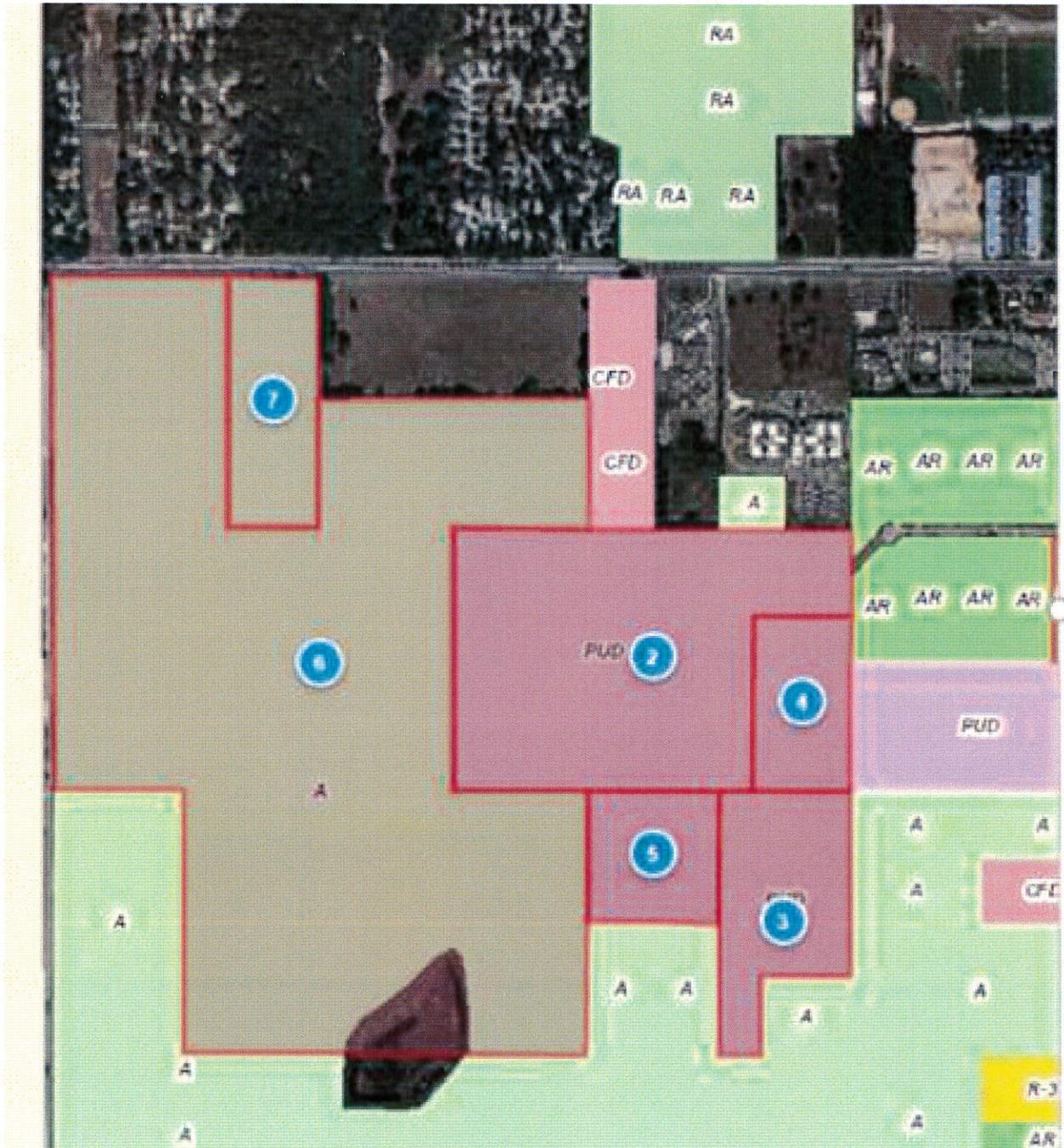
My commission expires:



# PROPOSED PLANS

CURRENT ZONING – LAKE COUNTY

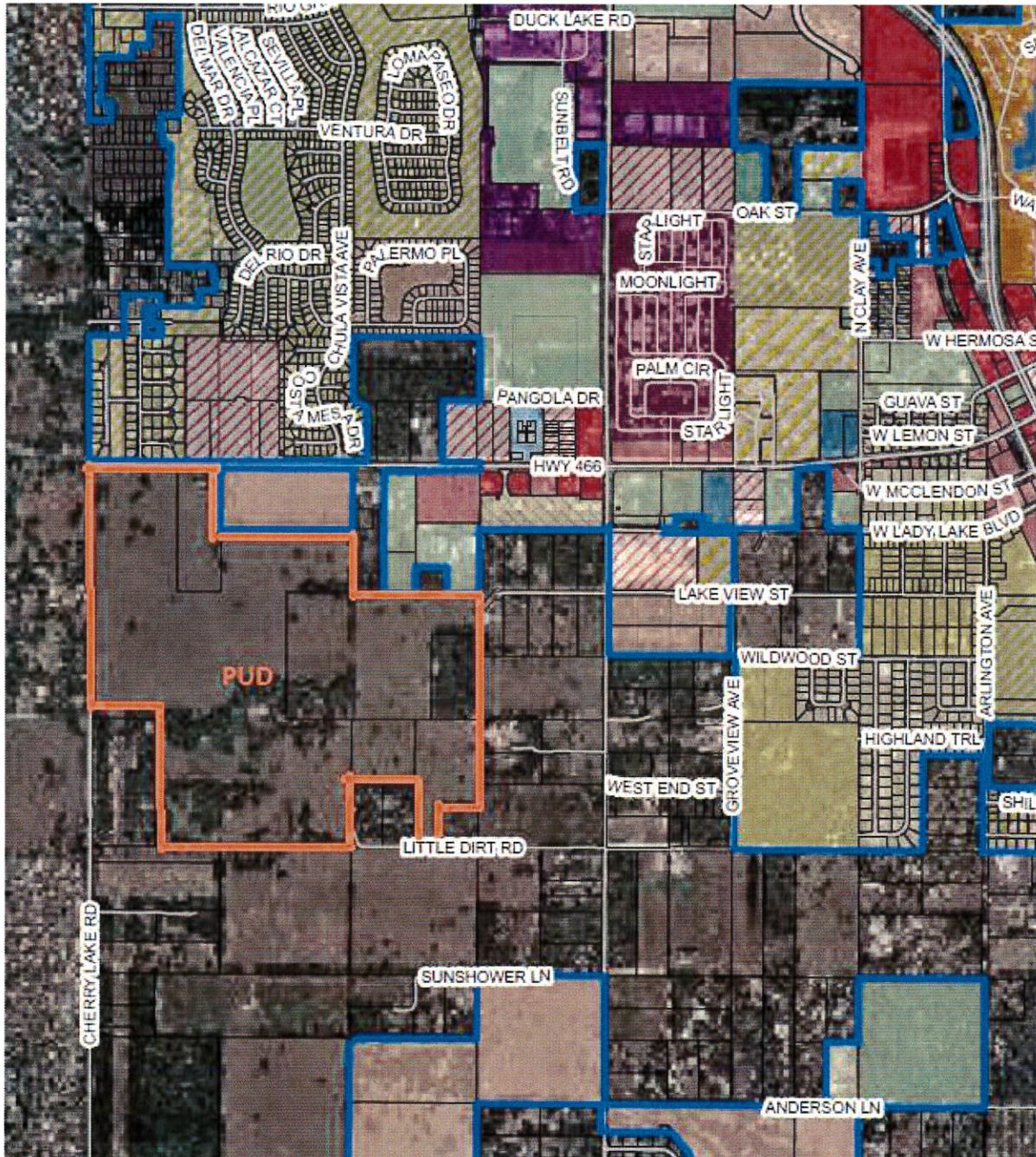
A-AGRICULTURE, PUD-PLANNED UNIT DEVELOPMENT



\_\_\_\_\_ PROPERTY BOUNDARY



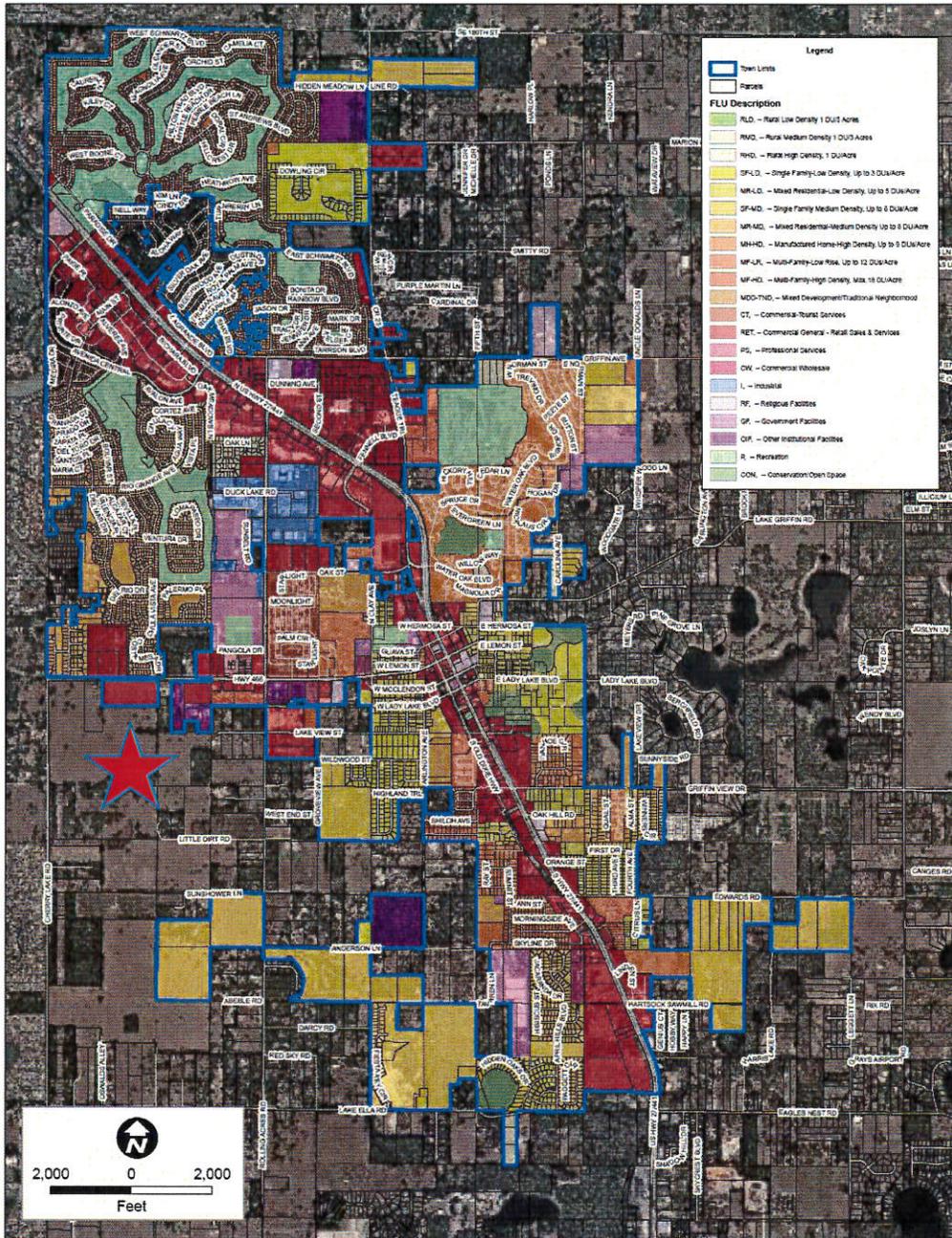
PROPOSED ZONING  
TOWN OF LADY LAKE



— PROPERTY BOUNDARY

# FUTURE LAND USE

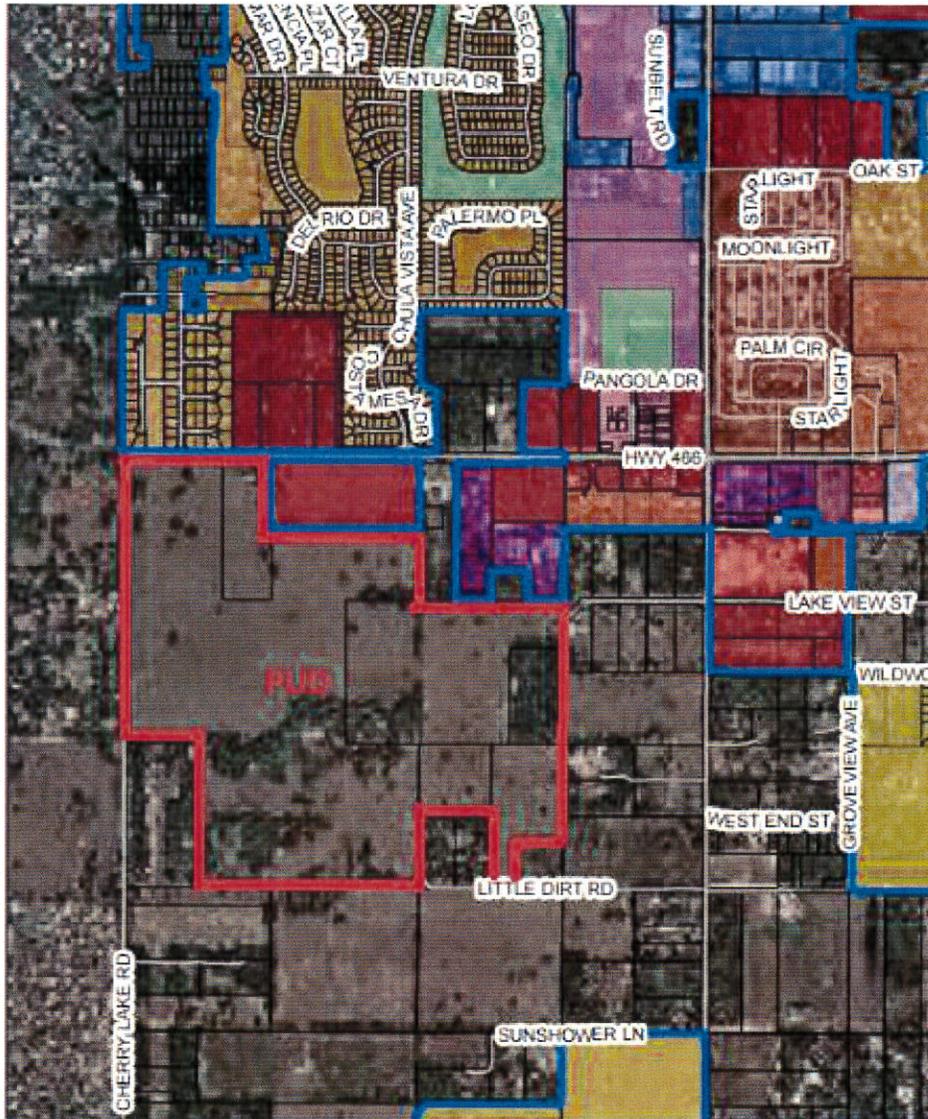
## TOWN OF LADY LAKE - FUTURE LAND USE MAP



PROPERTY LOCATION IN LAKE COUNTY

PROPOSED FUTURE LAND USE

TOWN OF LADY LAKE



\_\_\_\_\_ PROPERTY BOUNDARY