



*Recd from Lucas 7/18/16
hand-delivery*

1812 Greenleaf Lane
Suite 2

Leesburg, Florida 34748
Phone: (352) 728-2221
Fax: (352) 728-6670

2016 JUL 12 PM 3:33

Transmittal

Attention:	BUILDING DEPARTMENT	DATE:	7/12/2016
Company:	CITY OF GROVELAND	JOB #:	16BR01
Sent Via:	HAND DELIVERED	JOB NAME:	RANEY LOT 27
Address:	156 SOUTH LAKE AVENUE GROVELAND, FL 34736	PHONE #:	352-429-2141
From:	TARA COLE (FOR BRENNAN SMITH)		

We are sending you Attached Under separate cover via the following:

- Letter
- Specifications
- Maps/Photo
- Other
- Plans
- Report
- Change Order
- Contractor Registration
- Shop Drawings
- Drawings
- Information
- Prints
- Bid
- Permit Applications

Copies	Date	No.	Description
1			CONTRACTOR REGISTRATION FORM
1			LIABILITY CERTIFICATE OF INSURANCE
1			WORKERS COMP CERTIFICATE OF INSURANCE
1			LAKE COUNTY BUSINESS TAX RECEIPT
1			CITY OF LEESBURG BUSINESS TAX RECEIPT
1			STATE OF FLORIDA GCG LICENSE
1			DIVISION OF CORPORATIONS DETAIL
Notes:			

These are being transmitted as indicated below:

- As requested
- For Approval
- Other
- For your use
- Per Discussion
- For Review and Comment
- Returned After Loan

Copy to: File

Signed: _____ 2016 JUL 12 PM 3:33



BUILDING DEPARTMENT

156 South Lake Avenue
Groveland, FL 34736
Phone: (352) 429-2141 Fax: (352) 429-3046

Contractor/Subcontractor Registration 2015-2016

BUSINESS INFORMATION:

Company Name: Wagner Construction Co., LLC

Contact Person if different than Owner: _____

Mailing Address: 1812 Greenleaf Lane, Suite 2

Leesburg, FL 34748

Business Phone: 352-728-2221 Fax: 352-728-6670

OWNER INFORMATION:

Name: Brennan Smith

Address: 301 W Platt St., #144, Tampa, FL 33606

Phone: _____ Cell: 813-781-5620

The items listed below are required each year at time of registration:

- General Liability (*showing City of Groveland as Certificate Holder*)
- Worker's Compensation *or* Letter of Exemption
- County Business Tax Receipt
- State License
- Division of Corporation (If Incorporated, www.sunbiz.org)

REGISTRATION EXPIRE SEPTEMBER 30TH OF EVERY YEAR
Please call Extension 227 if you have any questions



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/11/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Office of America, Inc. 1855 West State Road 434 Longwood, FL 32750	CONTACT NAME: PHONE (A/C, No, Ext): (407) 788-3000 FAX (A/C, No): (407) 788-7933 E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE NAIC #	
INSURED Wagner Construction Company, LLC 1812 Greenleaf Lane Suite 2 Leesburg, FL 34748	INSURER A: Endurance American Specialty Insurance Company 41718	
	INSURER B: Owners Insurance Company 32700	
	INSURER C: Travelers Property Casualty Company of America 25674	
	INSURER D:	
	INSURER E:	
INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			CBC20000976000	01/01/2016	01/01/2017	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 EMPLOYEE BENEFIT \$ 1,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			4969365100	01/01/2016	01/01/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Rented/Leased Equip.			QT6608725M509TIL-16	01/01/2016	01/01/2017	Deductible \$1000 100,000
C	Bullders Risk			660 8725M491TIL16	01/01/2016	01/01/2017	Property Limit 4,400,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Contractor Registration

CERTIFICATE HOLDER

CANCELLATION

City of Groveland Building Department
156 South Lake Avenue
Groveland, FL 34746

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/11/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy (ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER FrankCrum Insurance Agency, Inc. 100 South Missouri Avenue Clearwater, FL 33756	CONTACT NAME: PHONE (AC, No, Ext): 1-800-277-1620 x4800 FAX (AC, No): (727) 797-0704	
	E-MAIL ADDRESS:	
INSURED FRANKCRUM L/C/F WAGNER CONSTRUCTION COMPANY, LLC 100 SOUTH MISSOURI AVENUE CLEARWATER, FL 33756	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Frank Winston Crum Insurance Co.	NAIC# : 11500
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES **CERTIFICATE NUMBER:** 335833 **REVISION NUMBER:** 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


INSR LTR	TYPE OF INSURANCE	ADDL INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS-COMP/OP AGG \$ \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC201600000	01/01/2016	01/01/2017	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE-EA EMPLOYEE \$1,000,000 E.L. DISEASE-POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

EFFECTIVE 12/26/2010, COVERAGE IS FOR 100% OF THE EMPLOYEES OF FRANKCRUM LEASED TO WAGNER CONSTRUCTION COMPANY, LLC (CLIENT) FOR WHOM THE CLIENT IS REPORTING HOURS TO FRANKCRUM. COVERAGE IS NOT EXTENDED TO STATUTORY EMPLOYEES.

Re: Contractor Registration

CERTIFICATE HOLDER**CANCELLATION**

City of Groveland Building Department 156 South Lake Avenue Groveland, FL 34736	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	---

BOB McKEE
LAKE COUNTY TAX COLLECTOR

EMPLOYEES 11

2015 / 2016
LAKE COUNTY BUSINESS TAX RECEIPT
STATE OF FLORIDA

ACCT NO. 73114
RECEIPT NO. 8760008731

EXPIRES SEPTEMBER 30, 2016

TYPE OF BUSINESS CONTRACTING

BUSINESS WAGNER CONSTRUCTION COMPANY LLC
1812 GREENLEAF LANE - SUITE 2

JASON FINK (QUALIFIER)
C/O WAGNER CONSTRUCTION CO LLC
1812 GREENLEAF LANE - SUITE 2
LEESBURG, FL 34748

ORIGINAL TAX	60.00
PENALTY	6.00
TRANSFER FEE	0.00
AMOUNT PAID	66.00
TOTAL DUE	\$0.00

Receipt #2015-0085131
Paid 10/01/2015 66.00



CITY OF LEESBURG LOCAL BUSINESS TAX RECEIPTS

This local business tax receipt is in addition to and not in lieu of any other tax required by law or county ordinance. Businesses are subject to regulation of zoning, health, and other lawful authorities. Delinquent penalty is added October 1st.

LOC: 1812 Greenleaf Ln #2 Leesburg, Florida 34748

EXPIRES: 9/30/2016

CLASS ID: 15826-CON0364 CONTRACTOR - GENERAL

Wagner Construction, Llc,
1812 Greenleaf Ln #2
Leesburg, FL 34748

BUSINESS TAX: \$48.51
PEN/LATE FEES: \$0.00
AMOUNT PAID: \$48.51

--THIS RECEIPT MUST BE CONSPICUOUSLY DISPLAYED--



Wagner Construction, Llc,
LOC: 1812 Greenleaf Ln #2
Leesburg, Florida 34748
CLS: 15826-CON0364
CONTRACTOR - GENERAL

EXPIRES: 9/30/2016

BUSINESS TAX: \$48.51
PEN/LATE FEES: \$0.00
AMOUNT PAID: \$48.51

VIOLATIONS AND PENALTIES

Any business found to have been operating without paying the required City of Leesburg Local Business Tax Receipt shall pay, in addition to the other penalties imposed herein or by the Special Magistrate, the business tax in the amount imposed by City of Leesburg Ordinance Section 14-16 to Section 14-25 for the current year on the type of business at issue for each taxable year and portion of a taxable year during which it can be established that the business operated without paying the required tax.

PERMITTING REQUIREMENTS

This Business Tax Receipt **DOES NOT AUTHORIZE** occupancy of the building premises until inspected and **DOES NOT AUTHORIZE** any alteration work or signage without first obtaining the necessary permits from the Building Division.

TRANSFER OF RECEIPT

A receipt may be transferred in connection with a bona fide sale or other transfer of the trade or business, profession or occupation, amusement or industry for which it was taken out, a bona fide sale or other transfer of the stock or trade of the business, or a transfer of the business from one location to another within the City of Leesburg. To obtain a transfer, the business owner must present the bill of sale for the business together with the original receipt of the transferor and new application in the form specified in section 14-18 of the City Ordinance, and pay a transfer fee of 10% (ten percent) of the business tax, not to exceed \$25.00 (twenty-five dollars) nor to be less than \$3.00 (three dollars). Some exceptions may apply.

LEGAL EFFECT OF PAYMENT

The local business tax imposed by ordinance of the City of Leesburg is revenue raising measure only, and not a regulatory fee. In addition, issuance of a receipt for payment of the local business tax shall not excuse compliance with any other ordinances requiring a regulatory license, transfers of receipts, or permit to carry on a specific trade, business, profession or activity with the City of Leesburg.

CHANGES TO BUSINESS

Contact the city of Leesburg Business Tax Office immediately for any changes in regards to business name, physical location, mailing address, owner, closing, or any pertinent information that may change the status of the local business tax receipt.



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783

(850) 487-1395

FINK, JASON R
WAGNER CONSTRUCTION COMPANY, LLC
4107 HUDSON WAY
TAMPA FL 33618

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CGC1512811 ISSUED: 07/27/2014

CERTIFIED GENERAL CONTRACTOR
FINK, JASON R
WAGNER CONSTRUCTION COMPANY, LLC

IS CERTIFIED under the provisions of Ch 489 FS
Expiration date AUG 31, 2016 L1407270003887

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

LICENSE NUMBER	
CGC1512811	

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2016



FINK, JASON R
WAGNER CONSTRUCTION COMPANY, LLC
1812 GREENLEAF LN STE 2
LEESBURG FL 34748





FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

[Home](#)[Contact Us](#)[E-Filing Services](#)[Document Searches](#)[Forms](#)[Help](#)[E-Mail, Address & FEVEIN Update](#)[Address/Phone List](#)[Detail by E-mail Us](#)**Florida Limited Liability Company**

WAGNER CONSTRUCTION COMPANY, LLC

Filing Information

Document Number	L01000022387
FEI/EIN Number	30-0002375
Date Filed	12/21/2001
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/09/2014
Event Effective Date	NONE

Principal Address

1812 GREENLEAF LANE
SUITE 2
LEESBURG, FL 34748

Changed: 01/28/2013

Mailing Address

1812 GREENLEAF LANE
SUITE 2
LEESBURG, FL 34748

Changed: 01/28/2013

Registered Agent Name & Address

SMITH, BRENNAN
301 W. PLATT ST., #144
TAMPA, FL 33606

Name Changed: 06/09/2014

Address Changed: 06/09/2014

Authorized Person(s) Detail**Name & Address**

Title MGRM

SMITH, BRENNAN



1812 Greenleaf Lane
 Suite 2
 Leesburg, Florida 34748
 Phone: (352) 728-2221
 Fax: (352) 728-6670

Transmittal

Attention:	BUILDING DEPARTMENT	DATE:	7/12/2016
Company:	CITY OF GROVELAND	JOB #:	16BR01
Sent Via:	HAND DELIVERED	JOB NAME:	RANEY LOT 27
Address:	156 SOUTH LAKE AVENUE GROVELAND, FL 34736	PHONE #:	352-429-2141
From:	TARA COLE (FOR BRENNAN SMITH)		

We are sending you Attached Under separate cover via the following:

- Letter
- Specifications
- Maps/Photo
- Other _____
- Plans
- Report
- Change Order
- Shop Drawings
- Drawings
- Information
- Prints
- Bid
- Permit Applications

Copies	Date	No.	Description
1			CONCURRENCY APPLICATION
1			PLANNING & ZONING APPLICATION: SITE PLAN
1			PLANNING & ZONING APPLICATION: REZONING/COMPREHENSIVE PLAN
6	7-11-16		SITE PLANS
1			GENERAL WARRANTY DEED
1			PROPERTY CARD
1			CD - SITE PLANS, PDF
Notes:			

These are being transmitted as indicated below:

- As requested
- For Approval
- Other _____
- For your use
- Per Discussion
- For Review and Comment
- Returned After Loan

Copy to: File

2016 JUL 12 PM 3 33

Signed: _____

3. _____
4. _____
5. _____
6. _____

10. Signature: *[Handwritten Signature]*

Date: 6-30-16

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument has been acknowledged before me this 30th day of JUNE, 2016, by BRENDAN [Handwritten] who is personally known to me or who has produced _____ as identification and who did ___ or did not take an oath.

Signature of Acknowledger *[Handwritten Signature]*
Name of Acknowledger, Typed or Printed TARA COLE
Title _____
Commission Number EE876779 My Commission Expires 4-27-17

Stamp (seal)



**GROVELAND, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT**

CONCURRENCY APPLICATION

INSTRUCTIONS

Step One: Filing the Application

1. Enter the applicant's name, indicate if owner, agent or other, and provide a mailing address and telephone number.
2. The Land Use Category corresponds to the property from the Future Land Use Map.
3. Briefly describe the nature of the project.
- 4/5. Provide the Alternate Key and Parcel Numbers for the parcel(s). These numbers are found on the Property Record Card as issued by the Lake County Property Appraiser's Office. Please provide a copy of the Property Record Card with the application.
6. Indicate the type of Development Order being requested.
7. Enter the specific use(s) you plan for the developed property.
8. Provide the address of the subject parcel.
9. Use the remainder of the form to describe your intended uses, densities, intensities, and timing of the proposed development.
 - a. Column headings correspond to each phase number
 - b. Enter the month and year in which you estimate the request for the first Certificate of Occupancy. This estimate will let the City know when you need the public facilities.
 - c. Enter the month and year in which you estimate the last Certificate of Occupancy requested for each phase.
 - d. Enter the total acreage for each phase.
 - e. Enter the number of dwelling units being developed during each phase (if a residential development).
 - f. Enter the other types of uses being developed during each phase. Please refer to and use the following list of categories in completing Section F.

<u>Use Category</u>	<u>Unit of Measurement</u>
Dwelling Unit – specify type	Number
Hotel / Motel	Number of Rooms
Campground	Number of Campsites
Retail / Commercial	Square footage
Service Stations	Number of gasoline pumps stations (maximum number of vehicles that could fuel at the same time)
Restaurants	Square footage

Financial / Banking	Square footage (also specify number of drive-through windows)
Parks	Acreage
Recreation / Amusement	Number of parking spaces
Golf courses	Number of parking spaces
Health and Fitness	Number of parking spaces
Bowling Centers	Number of parking spaces
Movie Theater	Number of screens
General Office	Square footage
Medical Office	Square footage
Schools – specify type	Number of students
Industrial / Manufacturing	Square footage
Warehouses / Storage	Square footage
Churches / Religious Organizations	Square footage
Day Care	Square footage
Hospital / Nursing Homes	Number of Beds
ACLF	Each separate living quarter

10. Sign and date the application
11. The application must be notarized.

Please complete this application in its entirety; an incomplete application will delay analysis and approval of your development order.

Step Two: Analysis

Once a complete application is filed with the Department of Community Development, the application is processed and routed to the reviewing departments. After the analysis is complete, the applicant will receive from the Department of Community Development a statement of whether or not there are sufficient public facilities for the development.

If facilities are available, this statement will indicate the fees required from the applicant to reserve capacity of these facilities.

The applicant will have ninety (90) days from the date on the statement to pay the reservation of capacity fees. After these ninety days have elapsed, the concurrency test must be applied for again.

Reservation of capacity must be paid prior to the issue of any final development order.

Site Plans:	Prior to the approval of the site plan
Subdivisions:	Prior to the approval of the final plat



City of Groveland Planning and Zoning Application

The applicant shall be responsible for any advertising fees and all required recording fees assessed by the Lake County Clerk of Court. Invoice will be mailed, payment due on receipt.

Date: _____ Application # _____

Applicant Name: Wagner Construction Co., LLC Applicant Phone# 352-728-2221
 Address: 1812 Greenleaf Lane, Suite 2 Applicant Fax # 352-728-6670
Leesburg, FL 34748 Email Address: bsmith@wagner-florida.com

Applicant is: () Owner (X) Agent () Purchaser () Lessee () Optionee

Owners Name: Raney Holdings Owner's Phone # 407-466-6284
 Address: 19900 Independence Blvd. Owner's Fax # _____
Groveland, FL 34736 Email Address: braney@rcishell.com

Application Type: **SITE PLAN**

- | | | |
|----------------------------|------------------------------|------------------------------------|
| () Annexation | () Rezoning | () Comprehensive Plan Amendment |
| () Lot Split | () Lot Line Deviation | () Variance-Residential |
| (X) Site Plan Approval | () Preliminary Plat | () Variance-Commercial/Industrial |
| () Concurrence Review | () Construction Plan Review | () Re-Review |
| () Special Exception Use | () Conditional Use Permit | () Residential Design Review |
| () Road/Easement Vacation | () Final Plat | () Planned Unit Development |
| () DRI Development | () Proportionate Fair Share | () DRI Regional Development |
| () Other: _____ | | |

Reason for Request: _____

Project Title (Site Plans, future/existing subdivisions only): Raney Lot 27

Property Address: Lot 27, Independence Blvd. Property Size: 13.16 acres

Alternate Key #s: 3781708

Property Tax I.D. #s Parcel ID 20-21-5-120600002700



City of Groveland Planning and Zoning Application

Proposed Use of Property: New facilities service building and light industrial building to operate and expand existing business in Groveland, FL.

Existing Zoning: "PUD" with "LM" use

Existing Land Use: Vacant

Would like to change Zoning to: _____

Would like to change Land Use to: Employment Center

Current number of structures on the property: 0

What utilities currently exist on the site?

Water Reclaim Water Sewer Well Septic None

What utilities are proposed to be used?

Water Reclaim Water Sewer

Have any previous applications been filed within the last year in connection with this property?

Yes No

If yes, please describe:

Property Owner & Agent Affidavit

Date: June 30 2016

Before me, the undersigned authority personally appeared, Arthur V. Raney, Jr. (property owner's name), who being by me duly sworn on oath, deposes and says:

- 1. That said authority is the fee-simple owner of the property legally described in this application;
- 2. That said authority desires to build new facilities service building and light industrial building to operate and expand existing business in Groveland, FL.
- 3. That said authority (property owner) has appointed Wagner Construction Co., LLC (agent's name) to act on his behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:
 - A. That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Groveland, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Groveland, Florida, and are not returnable;
 - B. That the submitted requirements for the application have been completed and attached hereto as part of the application;
 - C. Fees are non-refundable unless the application is withdrawn in writing within five (5) business days of submitted.

Property Owner's signature

Agent's signature

[Handwritten Signature]

STATE OF FLORIDA
COUNTY OF LAKE

STATE OF FLORIDA
COUNTY OF LAKE

Subscribed and sworn to (or affirmed) before me on _____ (date) by _____ (name) of affiant, dependent, or other signor. He/she is personally known to me or has presented

STATE OF FLORIDA
COUNTY OF LAKE

Subscribed and sworn to (or affirmed) before me on 6-30-16 (date) by Arthur V. Raney, Jr. (name) of affiant, dependent, or other signor. He/she is personally known to me or has presented

as identified by _____

as identified by _____



PUBLIC NOTARY

PUBLIC NOTARY

[Handwritten Signature: Tara Cole]

Notes: The Property Owner(s) must sign the Affidavit(s). When an Agent is representing the case, both the Agent and the Property Owner(s) must sign the Affidavit(s).

Submittal Requirements

General Attachments for all Applications:

- () Completed Planning & Zoning Application
- () Copy of the Recorded Deed(s) for the property
- () Owner's / Agent's Affidavit
- () Copy of Property Record Card(s)
- () Fee

Specific Attachments:

- () Annexation / Rezoning / Comp Plan Amendment: *See separate sheet*
- () Concurrency Review: Concurrency Application
- () Site Plan Approval: *See separate sheet*
- () Preliminary Plat Application: *See separate sheet*
- () Construction Plan Approval: *See separate sheet*
- () Final Plat Application: *See separate sheet*
- () Architectural Design Review: *See separate sheet*
- () Lot Split:
 - 1. Typed legal description of the parent parcel and of the new parcel(s)
 - 2. Copy of the original survey before the proposed lot split.
 - 3. Signed and sealed survey after the proposed lot split. New lots should be clearly marked.
- () Lot Line Deviation:
 - 1. Boundary survey showing the intended lot line deviation prepared by a professional land surveyor registered in Florida, to include:
 - the overall legal description of the original parcel or parcels affected
 - the legal description of each parcel created
 - the legal descriptions of all existing easements
 - all existing structures
 - jurisdictional wetland line and/or environmental conservation easements
 - roadway centerline data and location
- () Road / Lot / Utility Easement Vacation:
 - 1. Typed legal description of the road / lot / utility easement to be vacated
 - 2. Copy of the boundary survey indicating the appropriate road / lot / utility easement to be vacated.
- () Special Exception / Conditional Use Permit: Materials as required in Appendix A – Zoning, Sec 10.02. *See separate sheets*
- () Variance: Variance Application and supporting information as applicable

EXHIBIT A
FEE SCHEDULE

PLANNING AND ZONING REVIEW FEES

The fees listed below include both direct fees for the City of Groveland administration (Administrative Fee) and prepaid fees for City Engineer, City Surveyor and City Attorney (Consultants Fee). Consultants Fees that are not incurred will be refunded to the applicant; however, Consultants Fees incurred above the prepaid amount will be assessed to the applicant and payment must be remitted to the City prior to the issuance of a final approval, development order, signing of the recorded plat, or issuance of a clearance. In addition, the applicant must pay the advertising and recording costs prior to issuance of a final approval, development order, signing of the recorded plat, or issuance of a clearance.

	Administration Fee	Consultants Fee	Code Ref.
<i>Annexation only; w/o simultaneous land use amendment and/or zoning</i>	\$500.00	\$500.00	
<i>Annexation with zoning and land use change (10 acres or less)</i>	\$900.00	\$500.00	
<i>Annexation with zoning and land use change (over 10 acres)</i>	\$1700.00	\$1000.00	
<i>Special Exception Use</i>	\$500.00	\$300.00	Sec. 153-184(a)
<i>Rezoning</i>	\$700.00	\$300.00	Sec. 153-5(c)
<i>Variance - Residential</i>	\$400.00	\$300.00	Sec. 153-60
<i>Variance Commercial/Industrial</i>	\$800.00	\$300.00	Sec. 153-60
<i>Lot Split</i>	\$450.00	\$300.00	Sec. 145-7
<i>Planned Unit Development (PUD)</i>	\$1000.00 plus \$10.00 per acre	\$500.00	Sec. 153-5(c)
<i>Amend Planned Unit Development</i>	\$1000.00 plus \$5.00 per acre	\$800.00	Sec. 153-5(c)
<i>Vacation of Street or Lot</i>	\$500.00	\$300.00	Sec. 145-9
<i>Small Scale Comprehensive Plan Amendment (10 acres or less)</i>	\$800.00	\$300.00	
<i>Large Scale Comprehensive Plan Amendment (10 acres or more)</i>	\$1500.00	\$800.00	
<i>Site Development Plan 1 acre or less</i>	\$425.00	\$200.00	Sec. 153-35(b)(11)
<i>Site Development Plan over 1 acre</i>	\$425.00 plus \$100.00 per acre	\$400.00	Sec. 153-35(b)(11)

	over 1 acre		
<i>Preliminary Plat:</i>			Sec. 145-46(d)(10)
◦ 20 lots or less	◦ \$ 400.00	◦ \$ 500.00	
◦ 21 – 50 lots; inclusive	◦ \$ 650.00	◦ \$ 900.00	
◦ 51 – 100 lots; inclusive	◦ \$ 900.00	◦ \$ 1000.00	
◦ More than 100 lots	◦ \$ 1400.00	◦ \$ 1000.00	
<i>Final Plat</i>	\$1000.00	\$800.00	Sec. 145-48(b)
<i>Vacation of Plat</i>	\$900.00	\$1000.00	
<i>Infrastructure Inspection Fee</i>	1% of construction cost of site improvements	N/A	Sec. 145-49
<i>Construction Plan Review, 1 acre or less</i>	\$300.00	\$300.00	Sec. 145-47(b)(16); Sec. 153-35(e)(16)
<i>Construction Plan Review, over 1 acre</i>	\$300.00	\$500.00	Sec. 145-47(b)(16); Sec. 153-35(e)(16)
<i>Re-review Fee (after 2nd review)</i>	\$300.00	\$500.00	Sec. 145-47(h)
<i>Residential Design Review Fee</i>	\$500.00 + \$2 per lot	N/A	Sec. 137-51; Sec. 137-48; Sec. 137-49
<i>Residential Re-review or additional model</i>	\$75.00 per review or additional model	N/A	Sec. 137-51; Sec. 137-48; Sec. 137-49
<i>Non-residential Design Review Fee</i>	\$TBD	TBD	Sec. 137-51; Sec. 137-49; Sec. 137-50
<i>Development of Regional Impact (DRI)</i>	\$10,000.00	\$5000.00	Sec. 153-5(c)
<i>Review of Annual Report for DRI</i>	\$350.00	\$150.00	
<i>DRI Development Order Amendment</i>	\$1400.00	\$1000.00	
<i>Expansion/Change of Nonconforming Use</i>	\$400.00	\$150.00	Sec. 153-86
<i>Tree Removal Application Permit:</i>			Sec. 145-46(h)(18); Sec. 153-35(c)(17)
◦ Single Family or Duplex lots	\$75.00		
◦ Commercial/Industrial, Multi-family, PUD, Subdivision	\$250.00		
◦ After the fact tree removal			

<i>permit will be double the regular fee</i>			
Zoning Clearance Fee:			Sec. 153-213
<ul style="list-style-type: none"> ◦ <i>Minor Residential (accessory structure)</i> 	\$20.00		
<ul style="list-style-type: none"> ◦ <i>Major Residential (new single family or duplex homes)</i> 	\$50.00		
<ul style="list-style-type: none"> ◦ <i>Commercial/Industrial/Multi-family</i> 	\$75.00		
Concurrency Review Fee:			Sec. 109-31; Sec. 145-47(b)(16); Sec. 153-35(e)(16)
<ul style="list-style-type: none"> ◦ <i>Residential, 50 units or more</i> 	\$100.00		
<ul style="list-style-type: none"> ◦ <i>Residential, over 50 units</i> 	\$200.00		
<ul style="list-style-type: none"> ◦ <i>Commercial/Industrial, 5000 sq. ft. g.f.a.</i> 	\$150.00		
<ul style="list-style-type: none"> ◦ <i>Commercial/Industrial, Over 5,000 sq. ft. g.f.a.</i> 	\$300.00		
Proportionate Fair Share Application	\$1000.00		Sec. 109-58(b)
Right of way Utilization Permit Application:			Sec. 66-64
<ul style="list-style-type: none"> ◦ <i>Short Term Uses (those not exceeding 7 days)</i> 	\$350.00		
<ul style="list-style-type: none"> ◦ <i>Long Term Uses (those not exceeding 1 year)</i> 	\$420.00		
<ul style="list-style-type: none"> ◦ <i>Renewal Application Fee for Long Term Uses (those exceeding long term permit - 1 year)</i> 	\$190.00		
Ingress/Egress Right of Way Utilization Permit:			Sec. 66-64
<ul style="list-style-type: none"> ◦ <i>Residential</i> 	\$75.00		
<ul style="list-style-type: none"> ◦ <i>Commercial</i> 	\$350.00		
Waiver fee – to exceed irrigation allowance	\$263.00		Sec. 133-37(e)(4)(b)
Conditional Waiver fee – parking restriction	\$263.00		Sec. 149-54(5)a.



City of Groveland Planning and Zoning Application

The applicant shall be responsible for any advertising fees and all required recording fees assessed by the Lake County Clerk of Court. Invoice will be mailed, payment due on receipt.

Date: _____

Application # _____

Applicant Name: Wagner Construction Co., LLC

Applicant Phone# 352-728-2221

Address: 1812 Greenleaf Lane, Suite 2
Leesburg, FL 34748

Applicant Fax # 352-728-6670

Email Address: bsmith@wagner-florida.com

Applicant is: () Owner (x) Agent () Purchaser () Lessee () Optionee

Owners Name: Raney Holdings

Owner's Phone # 407-466-6284

Address: 19900 Independence Blvd.
Groveland, FL 34736

Owner's Fax # _____

Email Address: braney@rcishell.com

Application Type: **LAND USE**

- | | | |
|----------------------------|------------------------------|------------------------------------|
| () Annexation | (x) Rezoning | (x) Comprehensive Plan Amendment |
| () Lot Split | () Lot Line Deviation | () Variance-Residential |
| () Site Plan Approval | () Preliminary Plat | () Variance-Commercial/Industrial |
| () Concurrency Review | () Construction Plan Review | () Re-Review |
| () Special Exception Use | () Conditional Use Permit | () Residential Design Review |
| () Road/Easement Vacation | () Final Plat | () Planned Unit Development |
| () DRI Development | () Proportionate Fair Share | () DRI Regional Development |
| () Other: _____ | | |

Reason for Request: _____

Project Title (Site Plans, future/existing subdivisions only): Raney Lot 27

Property Address: Lot 27, Independence Blvd. Property Size: 13.16 acres

Alternate Key #: 3781708

Property Tax I.D. #s Parcel ID 20-21-5-120600002700



City of Groveland
Planning and Zoning Application

Proposed Use of Property: New facilities service building and light industrial building to operate and expand existing business in Groveland, FL.

Existing Zoning: "PUD" with "LM" use Existing Land Use: Vacant

Would like to change Zoning to: _____

Would like to change Land Use to: Employment Center

Current number of structures on the property: 0

What utilities currently exist on the site?

Water Reclaim Water Sewer Well Septic None

What utilities are proposed to be used?

Water Reclaim Water Sewer

Have any previous applications been filed within the last year in connection with this property?

Yes No

If yes, please describe:

Property Owner & Agent Affidavit

Date: June 30, 2016

Before me, the undersigned authority personally appeared, Arthur V. Raney, Jr. (property owner's name, who being by me duly sworn on oath), deposes and says:

1. That said authority is the the single owner of the property legally described in this application.
2. That said authority desires to build new facilities service building and light industrial building to operate and expand existing business in Groveland, FL.
3. That said authority (property owner) has appointed Wagner Construction Co., LLC (Agent's name) to act on his behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:
 - A. That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Groveland, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Groveland, Florida, and are not returnable.
 - B. That the submitted requirements for the application have been completed and attached hereto as part of the application.
 - C. Fees are non-refundable unless the application is withdrawn in writing within five (5) business days of submitted.

Property Owner's signature

STATE OF FLORIDA
 COUNTY OF LAKE
 Subscribed and sworn to (or affirmed) before me on _____ (date) by _____ (name) of affiant, deponent, or other signer. He/she is personally known to me or has presented

Identification

PUBLIC NOTARY

Agent's signature

STATE OF FLORIDA
 COUNTY OF LAKE
 Subscribed and sworn to (or affirmed) before me before me on 6-30-16 (date) by ARTHUR V. RANEY, JR. (name) of affiant, deponent, or other signer. He/she is personally known to me or has presented

Identification

PUBLIC NOTARY



Tara Cole

Note: The Property Owner(s) must sign the Affidavit(s). When an Agent is representing the case, both the Agent and the Property Owner(s) must sign the Affidavit(s).

Submittal Requirements

General Attachments for all Applications:

- () Completed Planning & Zoning Application
- () Copy of the Recorded Deed(s) for the property
- () Owner's / Agent's Affidavit
- () Copy of Property Record Card(s)
- () Fee

Specific Attachments:

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<i>permit will be double the regular fee</i>			
Zoning Clearance Fee: <ul style="list-style-type: none"> ◦ <i>Minor Residential (accessory structure)</i> ◦ <i>Major Residential (new single family or duplex homes)</i> ◦ <i>Commercial/Industrial/Multi-family</i> 	\$20.00 \$50.00 \$75.00		Sec. 153-213
Concurrency Review Fee: <ul style="list-style-type: none"> ◦ <i>Residential, 50 units or more</i> ◦ <i>Residential, over 50 units</i> ◦ <i>Commercial/Industrial, 5000 sq. ft. g.f.a.</i> ◦ <i>Commercial/Industrial, Over 5,000 sq. ft. g.f.a.</i> 	\$100.00 \$200.00 \$150.00 \$300.00		Sec. 109-31; Sec. 145-47(b)(16); Sec. 153-35(e)(16)
Proportionate Fair Share Application	\$1000.00		Sec. 109-58(b)
Right of way Utilization Permit Application: <ul style="list-style-type: none"> ◦ <i>Short Term Uses (those not exceeding 7 days)</i> ◦ <i>Long Term Uses (those not exceeding 1 year)</i> ◦ <i>Renewal Application Fee for Long Term Uses (those exceeding long term permit - 1 year)</i> 	\$350.00 \$420.00 \$190.00		Sec. 66-64
Ingress/Egress Right of Way Utilization Permit: <ul style="list-style-type: none"> ◦ <i>Residential</i> ◦ <i>Commercial</i> 	\$75.00 \$350.00		Sec. 66-64
Waiver fee – to exceed irrigation allowance	\$263.00		Sec. 133-37(c)(4)(b)
Conditional Waiver fee – parking restriction	\$263.00		Sec. 149-54(5)a.

Prepared by and return to:
Bayshore Title Insurance Agency,
3431 Henderson Boulevard, Tampa, Florida 33609

File Number: 1510047

Parcel ID Number: 20.21.25.120600002700

Consideration: \$725,000.00
Doc Stamps: \$5,075.00

General Warranty Deed

Made this 31st day of May, 2016, by CB Group LLC, a Florida limited liability company, whose post office address is 301 W. Platt Street, #144, Tampa, FL 33606, hereinafter referred to as "Grantor", to Raney Holdings, LLC, a Florida limited liability company, whose post office address is 7290 Hacienda Trail, Polk City, FL 33868, hereinafter referred to as "Grantee".

(Whenever used herein the term "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 Ten and 00/100 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Lake County, Florida, viz:

Lot 27, LAKE COUNTY CENTRAL PARK PHASE 2, according to the Plat thereof as recorded in Plat Book 40, Pages 84 through 87 (inclusive), of the Public Records of Lake County, Florida.

Subject to covenants, restrictions, easements and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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, 2015.

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

CB Group LLC,
a Florida limited liability company

BY: [Signature]
Brennan Smith, Manager

Signed, sealed and delivered in our presence:

[Signature]
Witness Name Printed: Carol C. Embry

[Signature]
Witness Name Printed: Susan Sardo

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that **Brennan Smith**, as Manager of CB Group LLC, a Florida limited liability company, on behalf of the company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Personally known to me
 Produced drivers license as identification.

Witness my hand and official seal, this the 20th day of May, 2016.

[Signature]
Notary Public

My Commission Expires:

(SEAL)



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

CB Group LLC,
a Florida limited liability company

BY: Steve Cormier
Steve Cormier, Manager

Signed, sealed and delivered in our presence:

Patricia S. DiCicco
Witness Name Printed: PATRICIA S. DICICCO

Heather Hall
Witness Name Printed: Heather Hall

STATE OF FLORIDA

COUNTY OF ~~HILLSBOROUGH~~ COLLIER

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Steve Cormier, as Manager of CB Group LLC, a Florida limited liability company, on behalf of the company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

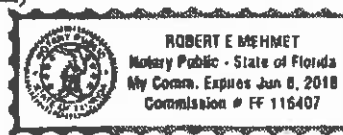
Personally known to me
 Produced _____ as identification.

Witness my hand and official seal, this the 13 day of May, 2016.

Robert E. Mehmet
Notary Public ROBERT E. MEHMET

My Commission Expires: JUNE 8, 2018

(SEAL)



Select Language ▼

PROPERTY RECORD CARD

General Information

Owner Name: RANEY HOLDINGS LLC
Alternate Key: 3781708
Mailing Address: 7290 HACIENDA TRL
 POLK CITY, FL 33868
[Update Mailing Address](#)
Parcel Number: 20-21-25-120600002700
Millage Group and City: 00GR (GROVELAND)
Total Millage Rate: 20.43600
Trash/Recycling /Water/Info: [My Public Services Map](#)
Property Location: INDEPENDENCE BLVD
 GROVELAND FL 34736
[Update Property Location](#)
Property Name: [Submit Property Name](#)
School Locator: [School and Bus Map](#)
Property Description: GROVELAND, LAKE COUNTY CENTRAL PARK PHASE 2 SUB
 LOT 27 PB 40 | PGS 84-87 | ORB 3037 PG 442 |

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		13.16	AC	\$0.00	\$329,000.00

Miscellaneous Improvements

There is no Improvement Information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2686 / 1780	10/27/2004	County Deed	Qualified	Vacant	\$459,900.00
3037 / 442	12/13/2005	Warranty Deed	Qualified	Vacant	\$650,000.00
4787 / 1440	5/31/2016	Warranty Deed	Qualified	Vacant	\$725,000.00


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

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$329,000	\$329,000	\$329,000	5.30510	\$1,745.38
LAKE COUNTY MSTU AMBULANCE	\$329,000	\$329,000	\$329,000	0.46290	\$152.29
SCHOOL BOARD STATE	\$329,000	\$329,000	\$329,000	5.69700	\$1,874.31
SCHOOL BOARD LOCAL	\$329,000	\$329,000	\$329,000	1.50000	\$493.50
CITY OF GROVELAND	\$329,000	\$329,000	\$329,000	5.99000	\$1,970.71
ST JOHNS RIVER FL WATER MGMT DIST	\$329,000	\$329,000	\$329,000	0.30230	\$99.46
LAKE COUNTY VOTED DEBT SERVICE	\$329,000	\$329,000	\$329,000	0.16000	\$52.64
LAKE COUNTY WATER AUTHORITY	\$329,000	\$329,000	\$329,000	0.25540	\$84.03
SOUTH LAKE HOSPITAL DIST	\$329,000	\$329,000	\$329,000	0.76330	\$251.13
			Total:	20.436	Total: \$6,723.45

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead 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 \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combal Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember 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
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings

The exemptions marked with a  above are providing a tax dollar savings of:
\$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark 

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings

The assessment reductions marked with a  above are providing a tax dollar savings of: **\$0.00**

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