



# AGENDA

## City Commission Workshop: Fairgrounds

5:00 PM – Thursday, April 20, 2023 – City Hall

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### CALL TO ORDER

### ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

#### 1. WORKSHOP ITEM WITH DISCUSSION, PUBLIC INPUT AND DIRECTION

##### 1.1 WORKSHOP DISCUSSION ON FAIRGROUNDS

#### 2. ADJOURNMENT

This Agenda is provided to the Commission only as a guide, and in no way limits their consideration to the items contained hereon. The Commission has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments to this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is, or will be the Agenda considered at the meeting.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Florida Statutes, 286.0105). In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk 48 hours prior to any meeting so arrangements can be made. Telephone (352) 483-5430 for assistance.



# City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: APRIL 20, 2023

RE: WORKSHOP DISCUSSION ON FAIRGROUNDS

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## **Introduction:**

The City Commission requested a workshop to discuss the future of the Lake County Fairgrounds.

## **Background:**

In 1967, the City of Eustis donated approximately 30 acres (28.62 acres) to Lake County for the new home of the Lake County Fair (map attached). Over the years, that site has hosted the Lake County Fair and served as a County managed event center. Recently, the County has considered facilitating a relocation of the County Fair to a site near Tavares in unincorporated Lake County. If that relocation were to occur, the City of Eustis has expressed interest in re-acquiring the current site. The purpose of this workshop is to discuss several Fairground related items.

## **Proposed Purchase Price**

In 1967, the Eustis City Commission took action to donate the land to Lake County to serve as the new home of the Lake County Fair. Recent discussions about relocating the Fair to another site prompted the City to express an interest in re-acquiring the site. Attached is a letter from 2022 expressing the City's interest. That letter included a City memo from 2012 providing the history of the donation. When it was pointed out to representatives of Lake County that the land was originally donated by the City of Eustis at no cost, the response was that the proceeds from the sale of the property are needed to fund the relocation.

In March 2022, Lake County conducted an appraisal of the Fairgrounds. That appraisal placed a value of \$2,870,000 on the property and establishes the highest and best use as vacant land for redevelopment (appraisal attached). While the appraisal does say that the existing structures are acceptable on an interim basis, it says the improvements are obsolete and a liability to redevelopment.

The Lake County Property Appraiser lists a total value of \$1,302,544 (LCPA site info attached). This includes a land value of \$352,688, building value of \$720,582, and a value for miscellaneous improvements of \$229,274.

In 2021, as part of an unrelated transaction, the City finalized the sale of an unused portion of sprayfield in the Sorrento area. The sales price of that land was \$1,736,973.42. Those funds were placed in water and sewer fund balance with the intent of potentially using those funds for the purchase/improvement of the Fairgrounds property.

The City Commission will need to have some discussion regarding an offer for the Fairgrounds property, understanding that some funds will be needed to make improvements to the property. If the Commission decided to use the funds from the sprayfield transaction for the Fairgrounds, the City would need to transfer those funds from the water and sewer fund balance to the general fund.

### **Proposed Use**

The site is currently the home of the Lake County Fair and a year-round event venue. In March 2021, the City's Building Official at the time, Guy Priest, toured the property. The email with his findings is attached. While the buildings are outdated with significant deferred maintenance, they are relatively sound. The largest building is partially in the floodplain, and only a portion of the building is air conditioned.

If the City Commission decides to move forward with a purchase, there will need to be a discussion regarding the proposed use. The City could continue to use the site as an event venue, the site could be re-purposed for City operational use, it could be offered as a redevelopment site, or some combination of uses.

### **Prepared by:**

Tom Carrino, City Manager

### **Attachments:**

Area Map

April 18, 2022 Letter to Lake County including the June 26, 2012 Internal Eustis Memo

March 3, 2022 Appraisal

LCPA Site Info

Guy Priest Email Regarding March 5, 2021 Tour including Flood Plan Map

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	LAKE COUNTY BCC	<b>Alternate Key:</b>	1122767
<b>Mailing Address:</b>	315 W MAIN ST TAVARES, FL 32778 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	34-18-26-0004-000-01002
		<b>Millage Group and City:</b>	000E Eustis
		<b>2022 Total Certified Millage Rate:</b>	20.4258
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	2101 COUNTY ROAD 452 EUSTIS FL, 32726	<b>Property Name:</b>	LAKE COUNTY EXPO CENTER / FAIRGROUNDS <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	FROM NE COR OF NW 1/4 OF SE 1/4, RUN W 657.89 FT, S 01-20-45 W 158.38 FT TO POB, RUN S 79-08-15 E 82.67 FT, S 01-15-54 W TO N'LY R/W LINE OF SR 452-A, SW'LY ALONG HWY R/W TO NE'LY R/W OF SR 452, NW'LY ALONG HWY TO E'LY LINE OF ACL RR, NE'LY ALONG RR TO PT N 88-16-24 W OF POB, S 88-16-24 E 286.66 FT TO POB LESS POSSESSORY INTEREST-- ORB 337 PG 680		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	IMPROVED GOVT COUNTY (8600)	0	0		28.500	Acre	\$0.00	\$352,688.00

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

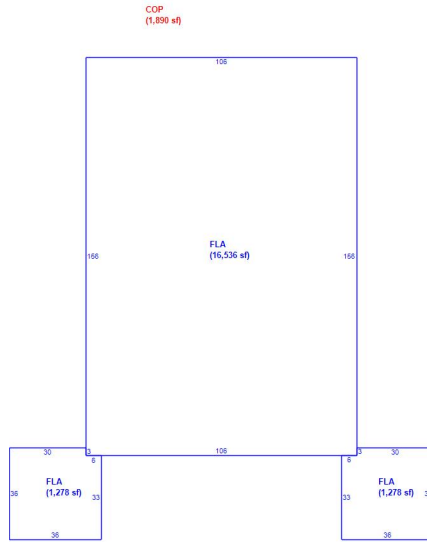
## Commercial Building(s)

### Building 1

Commercial	Building Value: \$418,520.00 Building Use: WAREHOUSE ( 48C ) Structure Type:		
<b>Summary</b>	<b>Section(s)</b>		
Year Built:	1965	<b>Section Type</b>	<b>No. Stories</b> <b>Ground Floor Area</b>
Total Effective Area:	20982	COMMERCIAL CANOPY (COP)	1.00            1890
Full Bathrooms:	0	FINISHED LIVING AREA (FLA)	1.00            19092
Half Bathrooms:	4	<a href="#">View Larger</a>	
Elevators:	0		
Elevator Landings:	0		

Item 1.1

Residential Units: 0  
 Kitchens: 0  
 Fireplaces: 0



**Building 2**

Commercial	Building Value: \$129,331.00 Building Use: WAREHOUSE ( 48C ) Structure Type:
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Summary	Section(s)						
Year Built: 1965 Total Effective Area: 7776 Full Bathrooms: 0 Half Bathrooms: 0 Elevators: 0 Elevator Landings: 0 Residential Units: 0 Kitchens: 0 Fireplaces: 0	<table border="1"> <thead> <tr> <th>Section Type</th> <th>No. Stories</th> <th>Ground Floor Area</th> </tr> </thead> <tbody> <tr> <td>FINISHED LIVING AREA (FLA)</td> <td>1.00</td> <td>7776</td> </tr> </tbody> </table> <div style="text-align: right;"><a href="#">View Larger</a></div>	Section Type	No. Stories	Ground Floor Area	FINISHED LIVING AREA (FLA)	1.00	7776
Section Type	No. Stories	Ground Floor Area					
FINISHED LIVING AREA (FLA)	1.00	7776					

**Building 3**

Commercial	Building Value: \$48,899.00 Building Use: WAREHOUSE ( 48C ) Structure Type:
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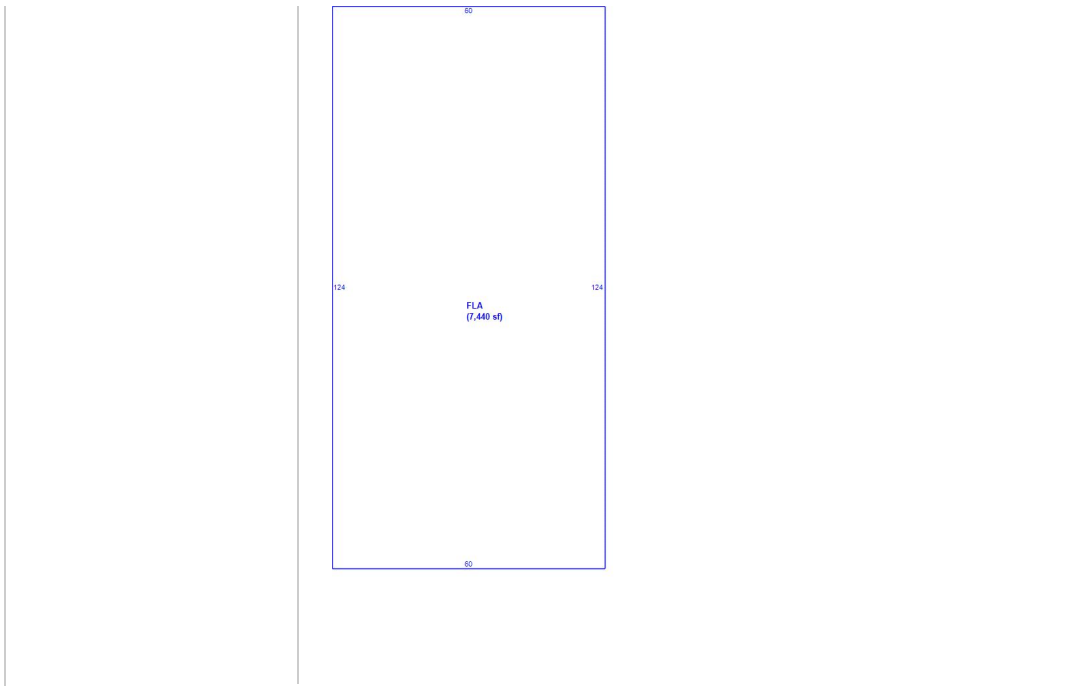
Item 1.1

Summary		Section(s)		
Year Built:	1965	<b>Section Type</b>	<b>No. Stories</b>	<b>Ground Floor Area</b>
Total Effective Area:	2880	FINISHED LIVING AREA (FLA)	1.00	2880
Full Bathrooms:	0	<a href="#">View Larger</a>		
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

**Building 4**

Commercial	Building Value: \$123,832.00 Building Use: WAREHOUSE ( 48C ) Structure Type:
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Summary		Section(s)		
Year Built:	1965	<b>Section Type</b>	<b>No. Stories</b>	<b>Ground Floor Area</b>
Total Effective Area:	7440	FINISHED LIVING AREA (FLA)	1.00	7440
Full Bathrooms:	0	<a href="#">View Larger</a>		
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			



### Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG FINISHED (CUBF3)	660	SF	2007	\$4,158.00
2	BARN (CBRN3)	960	SF	1964	\$5,472.00
3	CARPORT/POLE SHED UNFINISHED (CUCP2)	420	SF	1964	\$882.00
4	UTILITY BLDG FINISHED (CUBF3)	740	SF	1979	\$4,662.00
5	PAVING (CPAV1)	145900	SF	1979	\$118,179.00
6	CARPORT - FINISHED (CFCP3)	12528	SF	1979	\$65,710.00
7	CARPORT - FINISHED (CFCP3)	3600	SF	2016	\$30,211.00

### Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">337 / 680</a>	06/1967	Warranty Deed	Unqualified	Vacant	\$100.00

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

### Values and Estimated Ad Valorem Taxes

Values shown below are 2023 WORKING VALUES that are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,302,544	\$1,302,544	\$0	5.0364	\$0.00
SCHOOL BOARD STATE	\$1,302,544	\$1,302,544	\$0	3.2500	\$0.00
SCHOOL BOARD LOCAL	\$1,302,544	\$1,302,544	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$1,302,544	\$1,302,544	\$0	0.3083	\$0.00
NORTH LAKE HOSPITAL DIST	\$1,302,544	\$1,302,544	\$0	0.5000	\$0.00

ST JOHNS RIVER FL WATER MGMT DIST	\$1,302,544	\$1,302,544	\$0	0.1974	\$0.00
CITY OF EUSTIS	\$1,302,544	\$1,302,544	\$0	7.5810	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$1,302,544	\$1,302,544	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$1,302,544	\$1,302,544	\$0	0.0918	\$0.00
				<b>Total:</b> 20.4258	<b>Total:</b> \$0.00

## Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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 Property data updated nightly.  
[Site Notice](#)



APPRAISAL REPORT  
OF  
THE LAKE COUNTY EXPO/FAIRGROUNDS

SITUATED ON 28.62 ACRES

LOCATED AT  
2101 COUNTY ROAD 452  
EUSTIS, LAKE COUNTY, FLORIDA 32778

PREPARED FOR  
MS. MICHELLE WILKINSON  
LAKE COUNTY FLORIDA GOVERNMENT  
315 MAIN STREET, STE. 334  
TAVARES, FLORIDA 32778

PO #: 20220785

DATE OF VALUATION: February 20, 2022  
DATE OF REPORT: MARCH 03, 2022

CRM FILE NO.: 22-011

PREPARED BY:

PAUL M. ROPER, MAI, SRPA, SRA  
STATE-CERTIFIED GENERAL APPRAISER  
LICENSE NUMBER: RZ 141

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*Clayton, Roper & Marshall, Inc., a Florida Corporation*  
 CRAIG H. CLAYTON, MAI  
 State-Certified General Appraiser RZ 118



PAUL M. ROPER, MAI, SRPA SRA  
 State-Certified General Appraiser RZ 141

STEVEN L. MARSHALL, MAI, SRA, AI-GRS  
 State-Certified General Appraiser RZ 155

**Delivered via email:**  
[mwilkinson@lakecountyfl.gov](mailto:mwilkinson@lakecountyfl.gov)

March 3, 2022

Ms. Michelle Wilkinson  
 Lake County Government  
 315 Main Street, Ste. 334  
 Tavares, Florida 32778

Re: Lake County Expo/Fairgrounds, Located at 2101 County Road 452, Eustis, Lake County,  
 Florida 32778.  
 PO # 20220785

Dear Ms. Wilkinson:

As requested, I have made the inspections, investigations, and analyses necessary to appraise the real property referenced above. The site is improved with the Lake County Expo and Fairgrounds facility consisting of three buildings totaling 33,858+ square feet of Special-Purpose space and two large Pavilions. The buildings were constructed from 1965 to 1977 and are in fair condition. Other site improvements include sidewalks, lighting, fencing, retention, and modest landscaping. The subject property is more particularly described by both legal and narrative descriptions within the text of the following appraisal report.

The purpose of this appraisal was to form an opinion of the "As Is" market value of the fee simple interest in the subject property. The value opinions are made under market conditions prevailing as of February 20, 2022, the date of my most thorough inspection. Market value, fee simple interest, and other appraisal terms are defined within the text of the following appraisal report.

Based upon my investigation into those matters that affect market value, and by virtue of my experience and training, I have estimated the "As Is" market value of the fee simple interest in the subject property, effective February 20, 2022, to be:

**TWO MILLION EIGHT HUNDRED SEVENTY THOUSAND DOLLARS**  
**(\$2,870,000).**

March 3, 2022  
Page 2

Ms. Michelle Wilkinson  
Lake County Government

I have considered an appropriate marketing period and exposure period for the subject property at the market value estimates reported above. My estimates are based upon interviews with active market participants within the subject's marketing area. Assuming the utilization of an organized and coordinated marketing effort, I have estimated a reasonable marketing period for the subject property of approximately one year. In addition, I have estimated a reasonable exposure period for the subject property of approximately one year.

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' file.

I have not performed real estate services, as an appraiser or in any other capacity, regarding the property that is the subject of this report at any time preceding acceptance of this assignment.

This letter of transmittal precedes and is hereby made a part of the Appraisal Report which follows, setting forth the most pertinent data and reasoning which was used to reach the final value estimate. The appraisal is subject to the *General Assumptions* and *General Limiting Conditions* which have been included within the text of this report. The assumptions and conditions are considered usual for this type of assignment.

To the best of the appraisers' ability, the analyses, opinions, and conclusions were developed, and the report was prepared in accordance with the standards and reporting requirements of Lake County. The appraisal analyses, opinions, and conclusions were developed, and this appraisal report has been prepared in conformance with (and use of this report is subject to) all regulations issued by the Office of the Comptroller of the Currency, regarding the enactment of Title XI of the Financial Institution Reform, Recovery, and Enforcement Act of 1989 (FIRREA). The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (USPAP).

This appraisal report may not be used for any purpose by any person other than a representative of Lake County, its agent, successors and/or assigns without the prior written consent of Clayton, Roper & Marshall. Possession of the report, or a copy thereof, does not carry with it the right of publication. This appraisal report was prepared for the sole use and benefit of Lake County. No other party is entitled to rely on the information, conclusions, or opinions contained herein.

I hereby certify that to the best of my knowledge and belief the statements of fact contained in this report are true and correct; the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions; I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved; I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment; my engagement in this assignment was not contingent upon developing or reporting predetermined results; my compensation for completing this assignment is not contingent

March 3, 2022  
Page 3

Ms. Michelle Wilkinson  
Lake County Government

upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event that was related to the intended use of this appraisal; my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (USPAP); I have made a personal inspection of the property that is the subject of this report; and no one provided significant professional assistance to the person signing this report.

The Appraisal Institute maintains a voluntary continuing education program for its members. As of the date of this report, the undersigned MAI, SRPA, SRA has completed the requirements of the continuing education program of the Appraisal Institute. I do not authorize the out of context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of this appraisal shall be disseminated to the public by the use of media for public communication without the prior written consent of the appraiser signing this appraisal report. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives and to the requirements of the State of Florida relating to review by its Real Estate Appraisal Board.

Respectfully submitted,

CLAYTON, ROPER & MARSHALL



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Paul M. Roper, MAI, SRPA, SRA  
State-Certified General Appraiser  
License No.: RZ 141

PMR/tjg

## GENERAL ASSUMPTIONS

1. The legal description used in this report is assumed to be correct.
2. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Sketches in this report are included only to assist the reader in visualizing the property.
3. No responsibility is assumed for matters of legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable.
4. Information and data furnished by others is usually assumed to be true, correct, and reliable. When such information and data appear to be dubious and when it is critical to the appraisal, a reasonable effort has been made to verify all such information; however, no responsibility for its accuracy is assumed by the appraiser.
5. All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report. The property is appraised as though under responsible ownership and competent management.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in the appraisal report.
9. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within the report.

## GENERAL LIMITING CONDITIONS

1. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made thereof.
2. Possession of the report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualifications and only in its entirety.
3. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.
5. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organization of which the appraiser is a member be identified without written consent of the appraiser.
6. Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing General Assumptions and General Limiting Conditions.
7. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.
8. The value estimated assumes that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

## EXECUTIVE SUMMARY REGARDING THE CORONAVIRUS

The COVID-19 outbreak is causing great turbulence in the global economy. Stock markets around the world initially plunged but have since recovered, the price of oil initially dropped below \$20 per barrel and has since recovered to more than \$50 per barrel, and the 10-year U.S. T-bill is edging closer to zero. Cancellations, curbed travel and supply chain disruptions are taking a toll on economic fundamentals, which has led to a pronounced global downturn. For commercial real estate assets, the first impact has been felt in decreased liquidity as most market participants are waiting on the sidelines for better clarity about the depth of the crisis. While there is limited data from actual transactions due to very low sales and leasing activity of commercial property, sentiment among brokers and leasing agents indicate the downturn is taking a negative toll on commercial property.

Thus far, based on my interviews with real estate agents and appraisers, and review of MLS sales data, impact on residential values has not been seen. Homes and lots have continued to sell at strong prices and a good pace, comparable to pre-virus levels. Low interest rates, desire for second homes, homes further away from larger metro areas and larger homes that can provide a good home working environment are all reasons given the continued resiliency of the residential real estate market.

In the coming weeks, I will pay close attention to what happens to transactions that transact due to need. Whether these transactions close and how terms are renegotiated, will be an important bellwether. Properties likely to be the most impacted by the crisis include hotels, retail centers, and other assets where performance is immediately hurt by lost traffic and demand. With constrained liquidity, underwriting is expected to tighten for properties that will require significant capital attention or those in markets that are feeling an outsized impact. Supply chain disruptions also have the potential to hamper timing and costs for planned developments and assets currently under construction. Properties with bond-like income qualities, like stabilized apartments or industrial warehouses leased to credit tenants on a long-term basis, are the best poised to weather this period of uncertainty though they will be impacted by increased risk due to that uncertainty. Again, these impacts are mostly directed at commercial property. If job losses and unemployment sustain long-term or increase due to COVID-19, some erosion in the robust residential market should be expected though signs are not there yet.

The potential economic outcomes of the COVID-19 situation range from just a temporary interruption and mild recession to a deeper, more sustained crisis. I will continue to look to traditional, proven, market-oriented metrics such as sale price, marketing times, vacancy, rental rates and cost of financing to measure the market. These metrics will be supplemented by market sentiment as provided by market participants such as buyers and sellers, brokers, and appraisers.

Historically, pandemic outbreaks such as SARS, the H1N1 “swine flu,” and the “avian flu” or “bird flu” generated short-term market instability that moved toward stabilization over the following six to twelve months. Currently the COVID-19 pandemic is in its 2nd year of impact with more waves hitting the United States but promise of the vaccines with herd immunity hoped for by the end of 2021. With the dramatic measures taken by governments in the US and around the world, economies have been propped up and the full impact blunted somewhat for the short term. Real estate is a long-term investment offering significantly less volatility than most other investment options. Generally speaking, as the full length and depth of the virus impact is not known, the lasting impact on the real estate market long term will not be known for some time.



## SUMMARY OF SALIENT FACTS

<u>PROPERTY TYPE</u>	Lake County Expo/Fairgrounds
<u>PROPERTY OWNERSHIP</u>	Lake County, Fl
<u>PARCEL IDENTIFICATION #</u>	34-18-26-0004-0000-1002
<u>LOCATION</u>	The subject is located at the northeast corner of CR 44 and CR 452 within the city limits of Eustis.
<u>SITE SUMMARY</u>	The site consists of an irregular shaped tax parcel totaling 28.62 acres, or 1,246,687± square feet, all useable (including a 1.53-acre pond site). The site is level, and all necessary public utilities and services are available.
<u>IMPROVEMENTS</u>	The site is improved with the Lake County Expo and Fairgrounds facility consisting of three buildings totaling 33,858± square feet of special-purpose space and two large Pavilions. The buildings were constructed from 1965 to 1977 and are in fair condition. Other site improvements include signage, sidewalks, lighting, fencing, retention, a lift station, and modest landscaping.
<u>FUTURE LAND USE</u>	A Public/Institutional land use category, which allows for a limited range of permitted uses such as regional parks, amphitheaters, a sports complex, indoor and outdoor shooting ranges, food and beverages sales including alcohol, restaurants with no drive thru, retail sales and services, light industrial and research centers, churches with or without schools, vocational schools, government buildings, hospitals, nursing homes, public services/utilities, and wireless communication towers.
<u>FLOOD ZONE</u>	Zone X, except the 1.53-acre WRA pond, Map # 12069C0215E, dated December 18, 2012
<u>HIGHEST AND BEST USE</u>	<p>“As Vacant” – Mixed-Use Development, Comm/Res or Comm/Ind</p> <p>“As Improved” – Interim continued use as an Expo/ Fairgrounds facility at the discretion of the County.</p>

**SUMMARY OF SALIENT FACTS**  
(Cont'd)

<u>DATE OF VALUATION</u>	February 22, 2022
<u>DATE OF REPORT</u>	March 3, 2022
<u>INTEREST APPRAISED</u>	Fee Simple
<u>VALUE INDICATION</u>	\$2,870,000
<u>MARKETING PERIOD</u>	One year
<u>EXPOSURE PERIOD</u>	One Year
<u>CONDITIONS</u>	The appraisal is subject to the <i>General Assumptions</i> and <i>General Limiting Conditions</i> included in the text of this report.

AERIAL PHOTOGRAPH – OVERALL PROPERTY



**SUBJECT PHOTOGRAPHS**



VIEW NORTH OF CR 452, SUBJECT TO RIGHT



VIEW SOUTHWEST OF CR44 AND CR 452 INTERSECTION



SIGNAGE AT THE CR 452 AND CR 44 INTERSECTION



VIEW SOUTHEAST OF SUBJECT SITE FROM THE CR 44 AND CR 452 INTERSECTION



VIEW NORTH FROM THE NORTHERN DRIVEWAY AT CR 452



LEHMANN POLK EXPO BUILDING FRONT



LEHMANN POLK EXPO BUILDING BAY



CLEMENTS BUILDING AND MAYO PAVILION

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**CLAYTON, ROPER & MARSHALL**



LAROE PAVILION



ASHFORD BUILDING TO LEFT- LEHMANN POLK BUILDING TO RIGHT





CR 44 VIEW EAST FROM THE CR 452 INTERSECTION



VIEW NORTH OF SURPLUS LANDS (RIGHT)  
AND WETLANDS POND AREA (LEFT)



VIEW NORTHWEST OF GRASS PARKING AREA



SOUTHEAST VIEW OF THE PAVILIONS

## OVERVIEW OF ASSIGNMENT

### **PURPOSE OF THE APPRAISAL**

The purpose of this appraisal is to provide the appraisers' best estimate of the market value of the subject real property as of the effective date. *Market Value* is defined by the federal financial institution's regulatory agencies as follows:

*Market Value* means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are Ill-informed or Ill-advised, and acting in what they consider their own best interests;
- (3) a reasonable time is allotted for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions (fj.)

### **INTEREST APPRAISED**

The interest in the subject property being appraised is the fee simple interest.

### **EFFECTIVE DATE OF APPRAISAL**

The value opinion is made under market conditions prevailing as of February 20, 2022, the date of my most thorough inspection of the subject property.

**DATE OF INSPECTION** – February 20, 2022

**DATE OF REPORT** – March 3, 2022

## COMPETENCY OF APPRAISERS

The appraisers' specific qualifications are included within the *Addendum* of this report. These qualifications serve as evidence of competence for the completion of this appraisal assignment in compliance with the Competency Provision contained within the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation. The appraisers' knowledge and experience, combined with their professional qualifications, are commensurate with the complexity of this assignment. The appraiser has previously provided consultation and value estimates for similar properties throughout the State of Florida.

## SCOPE OF WORK

The *scope of the appraisal* is to discuss the results of my investigations and analyses for the subject. This valuation process includes the definition of the appraisal problem, collection and analysis of the data, highest and best use analysis, land value estimate, application of the approaches to value, reconciliation of the value indications and final value estimate, and report of the defined value.

USPAP defines the *scope of work* as

the type and extent of research and analyses in an assignment. The scope of work includes but is not limited to

- (1) the extent to which the property is identified;
- (2) the extent to which the tangible property is inspected;
- (3) the type and extent of the data researched; and
- (4) the type and extent of analysis applied to arrive at opinions or conclusions.

1. **Property Identification:** I identified the property and appraisal problem by receiving information and data from the client and property owner. I then completed my own independent analysis of the data. Information was gathered regarding the subject property to use in the valuation problem via the Lake County Property Appraiser's records, County Tax Collector, City of Eustis, and InterFlood (flood maps), among others.
2. **Property Inspection:** Paul M. Roper, MAI, SRPA, SRA inspected the subject property on February 20, 2022.
3. **Data Research:** Information was gathered on comparable land sales in the Central Florida area, and the pertinent sales data was confirmed. This information was analyzed and utilized in the application of the Sales Comparison Approach.

4. **Analyses Applied:** The four factors that determine the property's highest and best use were analyzed. These factors include the physically possible, legally permissible, financially feasible, and maximally productive uses. Traditionally, there are three approaches utilized in the valuation of real property: The Cost Approach, the Sales Comparison Approach, and the Income Approach. In the case of the subject, only the Sales Comparison Approach was used for valuation purposes. Typically, buyers and sellers do not apply the Income Approach for buy-sell analysis to value older special purpose facilities such as the subject; thus, the Income Approach was not considered applicable. The subject is a special use property, typical of owner-occupied structures, rather than an income generating investment property. The Cost Approach might be applicable if the improvements were representative of the Highest and Best Use of the land, but they represent an interim use only at the discretion of the County.

I have estimated the market value of the fee simple interest in the subject property via the utilization of the standard and most credible approach to value. No limitations or restrictions prevented application of traditional appraisal methodology, and the data supplied by the client was sufficient. All data relating to sales was confirmed with buyers, sellers, or agents who were involved with or had knowledge of transactional information.

## IDENTIFICATION OF THE SUBJECT PROPERTY

### LOCATION

The subject of this appraisal is located at 2010 CR 452 in the City of Eustis, Florida. This location is at the northeast corner of CR 452 and CR 44 in Lake County. The property is identified in the Lake County property appraiser's files by folio number 34-18-26-0004-000-01002. The legal description for the property from the public record is:

From the NE Corner of the Northwest  $\frac{1}{4}$ , Run West 657.89 feet, South  $1^{\circ} 20' 45''$  West 158.38 feet to the Point of Beginning; thence run South  $79^{\circ} 8' 15''$  East 82.67 feet, South  $1^{\circ} 15' 54''$  West to the Northerly R/W Line of SR 452-A, thence Southwesterly along the highway R/W to the northeasterly R/W of SR 452, thence Northwesterly along the Highway to the Easterly Line of the ACL RR, thence Northeasterly along the RR to a point North  $88^{\circ} 16' 24''$  West of Point of Beginning, thence South  $88^{\circ} 16' 24''$  East 286.66 feet to the Point of Beginning, Less possessory interest.

### OWNERSHIP AND SALES HISTORY OF THE SUBJECT

According to public records, the property is currently owned and has been owned since June 1967 by:

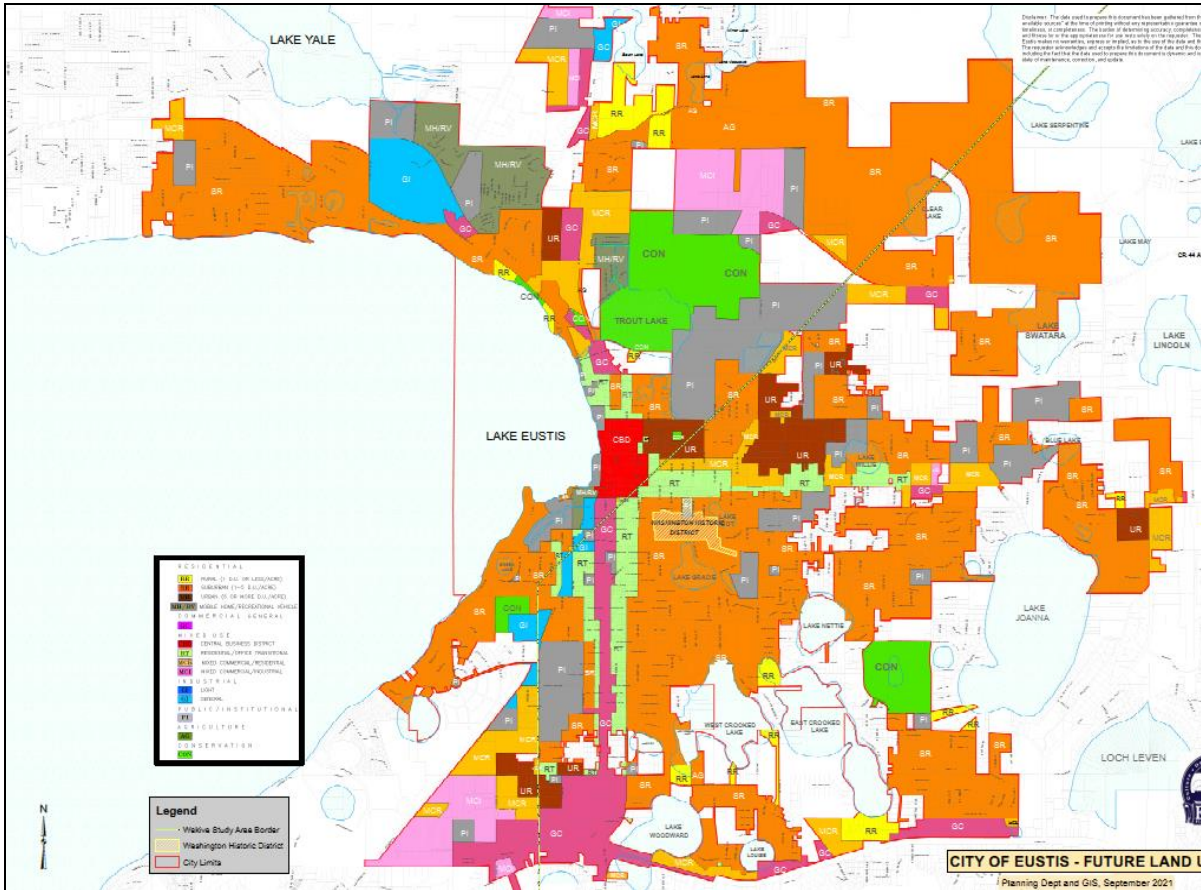
Lake County BCC  
c/o Lake County Attorney  
315 W Main Street  
Tavares, Florida 32778

There was no sale or listing data found in the public records.

### REAL ESTATE TAX INFORMATION

The subject is currently assessed by Lake County, Florida. The subject is an existing Expo/Fairgrounds property and has tax-exempt status as a county owned facility; therefore, there are no ad valorem real estate taxes due, nor are any non-ad valorem taxes due. There are no delinquent taxes for the subject property. The assessed value was \$1,258,611. It is my opinion that the subject property is assessed at a level below its market value.

# LAND USE PLAN



## ZONING AND FUTURE LAND USE

The City of Eustis does not have zoning districts. Land use is dictated by the future land use within the city. The current future land use is Public/Institutional- City of Eustis. This district is applied to public and quasi-public properties and other facilities that provide a community service. The uses allowed within the designation includes the Expo/Fairgrounds, parks, regional parks, amphitheaters, a sports complex, indoor and outdoor shooting ranges, food and beverages sales including alcohol, commercial parking, restaurants with no drive thru, retail sales and services, light industrial and research, churches with or without schools, college or universities, elementary thru high schools, vocational schools, government buildings, hospitals, nursing homes, public services/utilities, and wireless communication towers. The district has a maximum building height of 35 feet with a minimum open space requirement of 15 percent and a maximum impervious surface area of 75 percent. This district does not have a maximum density or floor area ratio.

Based on conversations with Heather Croney, Senior Land Planner for the City of Eustis, in lieu of Community Service uses, it is probable that the city would grant a mixed-use commercial/residential (MCR) or mixed-use commercial/industrial (MCI) land use over the entire site. Ms. Croney stated she can recommend these land use changes; however, the City Commission has final approval on all land use changes.

The *Mixed Commercial/Residential district* is intended to regulate the character and scale of commercial and residential uses to minimize their impacts on adjacent roadways and to promote their compatibility with adjacent or nearby land uses as well as provide for mixed use development. Some uses allowed in this district include accessory apartments, live work, multi-family, single family attached and detached homes, parks, amphitheater, regional parks, a sports complex, offices, a convenience store with or without gas service, neighborhood commercial, drive-thru sales or service, dry cleaning, fast lube/oil change shops, food and beverage stores including alcohol sales, hotel, and mobile vendors. Other uses include package stores, commercial parking, pharmacy, restaurants with or without a drive-thru, retail sales and service, self-service storage, professional services and general office, daycare centers, churches including schools, college, university, elementary thru high schools, vocational schools, government buildings, hospitals, nursing homes, and wireless communication antenna towers.



The *Mixed Commercial/Residential* district (MCI) designation is intended to provide for development of light manufacturing, distribution, corporate office, and related commercial and industrial facilities in select high profile locations and in well planned environments. Some of the permissible uses in this district include most commercial and offices, most light industrial and research, a sports complex, indoor and outdoor shooting ranges, vehicle services, self-service storage, convenience stores with or without gas service, neighborhood commercial, drive-thru sales or service, dry cleaning, fast lube/oil change shops, food and beverage stores including alcohol sales, hotel, and mobile vendors. Other uses include package stores, commercial parking, pharmacy, restaurants with or without a drive-thru, retail sales and service, self-service storage, professional services and general office, churches including schools, college, university, elementary thru high schools, vocational schools, government buildings, hospitals, nursing homes, and wireless communication antenna towers.

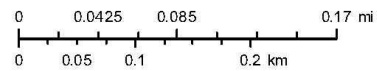
# TAX MAP AERIAL



November 20, 2017

1:5,000

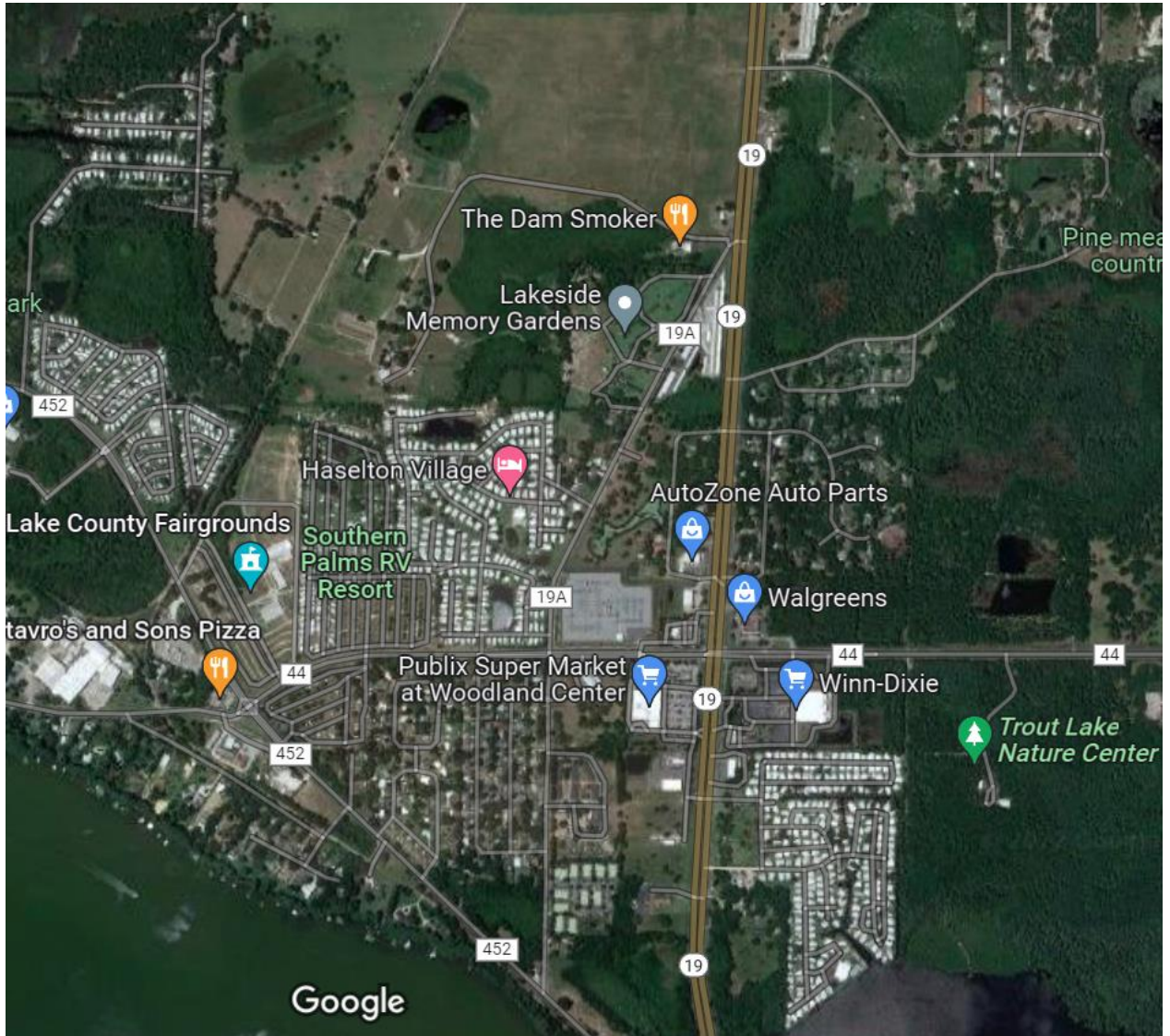
- pointLayer**
  - Override 1
- polygonLayer**
  - Override 1
  - County Boundary
  - Street Names
  - Local Streets
  - Property Name
  - Tax Parcels Alternate Key
  - Tax Parcels
  - Surrounding Counties
  - Commissioner Districts



Lake County Board of County Commissioners

## CLAYTON, ROPER & MARSHALL

### NEIGHBORHOOD AREA MAP



## NEIGHBORHOOD ANALYSIS

The subject parcel is within the in the City of Eustis and falls within the Orlando Metropolitan Statistical Area (MSA). The Orlando MSA includes Orange, Seminole, Lake, and Osceola Counties. The City of Eustis is in the north section of Lake County, centrally located between the Cities of Mount Dora, Tavares, Leesburg, and the City of Umatilla and lies to the east of Lake Eustis. The subject neighborhood is in the northwest quadrant of the City of Eustis with proximity to both Lake Yale and Lake Eustis.

The property appraised lies at the intersection of two primary connector roads in north Lake County, CR 44 and CR 452. This location is about 3 1/2 miles northwest of the downtown business district of Eustis in a suburban mixed-use neighborhood. The neighborhood boundaries are defined as the Eustis downtown business district and Lake Eustis on the south, State Road 19 on the east, the City of Umatilla on the north and Lake Griffin on the west.

County Road 44 runs east-west through the neighborhood and is an inter-county connector road across north Lake County. CR 452 connects the City of Eustis on the south with CR 42 on the north and provides access to the industrial and residential occupancies in the immediate area and outlying agricultural communities to the north. The City boundaries extend to just north of the subject property.

Land in the immediate vicinity of the CR 44/452 intersection consists of a mix of residential, commercial and industrial districts. The Southern Palms Mobile Home/RV Park occupies over 125± acres of land lying immediately east and south of the subject. This community features 953 mobile home and RV campsites. and two swimming pools.

Lands at the northwesterly and southwesterly corners of the CR 44/452 intersection are in a commercial district. Current uses include a Stavros Pizza Restaurant at the northwest corner and a small auto/truck repair shop, warehouses and a local pub located at the southwest corner. A large area west of the subject between CR 44 and 452 is designated GI, General Industrial.

The closest organized commercial support services for the community are at the intersection of CR 44 and SR 19, just east of the subject. This intersection is developed with national chain retail outlets, banks, restaurants, grocery stores and drugstores and offers most of the modern services and retail commodities in the neighborhood at this time.

All public utilities are available to the subject and immediate area with the City of Eustis providing water and sewer services. The neighborhood is in a period of slow growth. However, with this good network of roads and available public services and utilities, the neighborhood is poised for continued growth.



## DESCRIPTION OF THE SITE

### **LOCATION**

The subject is located at the northeast corner of CR 44 and CR 452 in the city of Eustis.

### **CONFIGURATION AND SIZE**

The site is irregular in shape totaling some 28.62 acres, or about 1,246,687 square feet. The tract is level but slightly below grade with its frontage roads. Drainage on the north half of the tract appears to flow toward the chain link fenced small pond on the western central part of the site while drainage on the south half appears to flow toward the road right-of-way.

### **ACCESS AND VISIBILITY**

The property has 412.62 feet of frontage on the northwest side County Road 44, which is a two-lane asphalt-paved unrestricted connector road with left and right-hand turn lanes along the frontage of the subject. The subject has two driveway connections along this road frontage. The average daily traffic count for County Road 44 is 13,700 vehicles per day (updated February 2022). The subject also has 1,065.75 feet of frontage on the northeast side of County Road 452. County Road 452 is a two-lane unrestricted rural connector road with turn lanes where it meets County Road 44 at the southwest corner of the property. There is one unrestricted driveway connection along the County Road 452 frontage nearest the northwest corner of the property adjacent to the CSX railroad. The average daily traffic count for County Road 452 was last recorded a few years ago at 8,900 vehicles per day.

### **EASEMENTS AND ENCUMBRANCES**

No title work or parcel history has been provided for this assignment. According to public record, this property has been under the ownership of Lake County since 1967.

There are five easements that affect this property. The first two easements extend in a north to south direction through the center of the property from County Road 44 to the railroad right of way. They include a 20-foot-wide water/sewer easement and contain a 10-inch water main as recorded in June of 1983 under OR Book 782, Page 888 in the Public Records of Lake County and a 15-foot permanent utility easement as recorded in July of 2001 under OR Book 1987, Page 1018 in the Public

Records of Lake County that contains a 6-inch sanitary force main, and a 4-inch sanitary force main. The third easement is a 15-foot permeant utility easement that extends along the County Road 44 frontage and was recorded in July of 2001 under OR Book 1987, Page 1020 of the Public Records of Lake County. The fourth easement is a 15-foot-wide water line easement containing a 12-inch water main that extends from the northeast corner of the water/sanitary easement to the north boundary of the subject. The parcel is also encumbered by a blanket easement in favor of the Florida Power Corporation and recorded under OR Book 367, Page 747, OR Book 1021, Page 926, and OR Book 1014, Page 1501.

### **UTILITIES AND SERVICES**

All necessary municipal services are available to the subject site. Electricity is provided by Duke Power. Water and sewer services are provided by the city of Eustis, as are police & fire department services.

### **TOPOGRAPHY AND SUBSOIL**

The site is relatively level but slightly below grade with both its frontage roads and there is a drainage ditch running between the southeast and southwest boundaries of the site along the County Road 452 and County Road 44 frontages. Most of this property is comprised of uplands; however, there is a freshwater Pond is located centrally on the western half of the property. This pond is about 1.53± acres in size and encumbers 5.35% on the subject property. The pond is not adverse and because of its small size and apparent isolation from jurisdictional wetlands, it is deemed usable land area (net) in its entirety. There appear to be no apparent conditions of the subject site or subsoil structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that may be required to discover them. However, I assume no responsibility for hidden or unapparent conditions beyond the area of my expertise as an appraiser.



## **HAZARDOUS OR TOXIC MATERIALS**

The appraiser was not provided with any environmental studies or reports relating to the subject property. During the course of my inspection of the subject property, no hazardous or toxic materials were observed, and none came to my attention; however, I am not an expert in these matters and assume no responsibility in these regards.

## **FUNCTIONAL UTILITY AND CONCLUSIONS**

The subject site is adapted for a variety of land use types. No physical limitations are apparent. However, the current use of the subject property as an Expo/Fairgrounds is not consistent with the existing land uses in the area which are mostly residential, commercial, and industrial in character.

## DESCRIPTION OF THE IMPROVEMENTS

### **BUILDING IMPROVEMENTS**

The property is improved with three buildings, two covered pavilions and several accessory buildings. Additional site improvements include parking, drive isles, lighting, signage, and fencing.

The largest building, known as the Lehmann Polk Expo Building, was constructed in 1965 with 17,678 enclosed square feet. This is a pre-engineered steel, I-beam frame with corrugated metal walls and insulation on the interior side of the panels. The roof is constructed of steel beams resting on the I-beam side wall pillars and covered with insulated and skylight panels. There are 24 suspended sodium lights and skylight panels for interior lighting. There are two industrial fans and wall exhaust fans for ventilation. Access is provided through four sets of double doors along the front entrance. There are also steel doors along the rear and a 12-foot roll-up door located on the north side of the building. This area does not have an HVAC system but uses wall and roof vents for air circulation. Additionally, along the rear of the building is an 18-foot by 100-foot concrete pad with a 14-foot by 36-foot metal storage shed that is bolted to the concrete pad.

At the front of the main buildings structure there is a large, covered walkway that connects two concrete block outbuildings consisting of a 900 square foot office and a 750 square foot building that houses men's and women's restrooms.

The Ashford building was constructed in 1965 and consists of 7,020 square feet. It has a steel roof supported by the interior steel I-beams with skylights and insulated panel roofing. The security office area is the only area with a central HVAC system. This building has suspended and attached florescent lighting throughout. This building is accessed through a steel door along the eastern elevation or double steel doors along the western elevation. This building can also be accessed from the northern elevation through a steel door which has a dual handicapped accessible ramp. Additionally, there is a 10-foot and a 7-foot steel roll up door on the east side of the building and the west side access of the building has a partially fenced area with vinyl fencing and a metal covered overhang over the doors.

The Clements building was constructed in 1977 with 7,510 square feet. This building was constructed with corrugated steel panels over a steel beam frame with 12-foot exterior walls. The steel roof is supported over the interior I-beams covered with insulated and skylight panels. This building has both men's and women's bathrooms. The building has two sets of double steel doors located on the east and west elevations, and 10-foot steel roll up doors on the north and south elevations. There is no central HVAC system for this building only air vents located along the centerline of the roof. Lighting is provided by fluorescent fixtures. This building is equipped with security and fire control systems.

The Mayo Pavilion was constructed onsite in 1977 and has 3,000 square feet of covered area. This building is on a concrete slab with 12-foot steel beam frame. The steel roof is supported over the I-beams covered with metal and skylight panels with three sodium lights. The LaRoe Pavilion was rebuilt in 2010 and has 12,250 square feet of covered area. This building is open air with a steel roof supported on steel I-beams. Both pavilions are wired for power along each of the steel I-beams and LaRoe has an Industrial fan.

## **SITE IMPROVEMENTS**

Site improvements include signage, fencing, paved parking and drive isle areas. The areas around the buildings and the parking sections have outdoor lighting. There are some marked parking spaces in front of the expo center as well as supplementary unmarked parking all over the property. Additionally, there are crushed rock and partial asphalt drive isles serving the grass parking lots to the west and south of the expo building. There are also smaller on-site miscellaneous storage buildings and a sewer lift station, among other misc. on-site improvements.

## **CONCLUSION**

The subject improvements are special purpose by design and by use for the county Fairgrounds and Expo Center. The average age of the buildings is over 54 years. The Pavilions are not independently marketable and not suitable for regular economic use. The existing use of the subject property as a fairgrounds/expo center is inconsistent with the existing land uses in the area. As such, the subject improvements are considered obsolete in the marketplace. They are basically a liability to the land as their presence is in the central part of the 30-acre site and would impede unrestricted and efficient redevelopment. However, the County can continue to use them for an interim time and their interim use benefit will help offset or maybe eliminate some of the net demolition costs, after salvage value is considered.

## HIGHEST AND BEST USE ANALYSIS

The highest and best use analysis is defined as that reasonable and probable use that will support the highest present value as of the effective date of the appraisal. Alternatively, it is that use from among reasonably probable and legal uses found to be physically possible, appropriately supported, financially feasible, and which will result in the highest land value.

In order to estimate the highest and best use for the subject property, I have considered those uses that are legally permissible, physically possible, economically feasible, reasonably probable, and which would result in the highest net return to the land. Consideration is also given to the individual features of the site such as size, shape, location, frontage and access to roadways, and availability of necessary utilities and infrastructure. Consideration is also given to surrounding land uses and the demand for property in the current real estate market. For highest and best use of both land as though vacant and as improved, a use must meet four criteria. According to these criteria, the highest and best use must be:

- Physically possible;
- Legally permissible;
- Financially feasible; and
- Maximally productive.

### **HIGHEST AND BEST USE “AS VACANT”**

Highest and best use of land or a site as though vacant is among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. Under this scenario, the use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. Following is a discussion of the four criteria of the highest and best use analysis as it relates to the subject as vacant land.

***Physically Possible***

The subject of this appraisal is located at 2010 CR 452 in the City of Eustis, Florida. This location is at the northeast corner of CR 452 and CR 44 in Lake County. The site is irregular in shape totaling some 28.62 acres, or about 1,246,687+ square feet. The tract is generally level and at grade with both of its frontage roads and surrounding lands. Drainage on the north half of the tract appears to flow toward a small pond area on the western central part of the site while drainage on the south half appears to flow toward the road right-of-way. The property has 412.62 feet of frontage on the northwest side County Road 44, which is a two-lane asphalt-paved unrestricted connector road with left and right-hand turn lanes along the frontage of the subject. The subject has two driveway connections along this road frontage. The average daily traffic count for County Road 44 is 13,700 vehicles per day in February 2022. The subject also has 1,065.75 feet of frontage on the northeast side of County Road 452. County Road 452 is a two-lane unrestricted rural connector road with turn lanes where it meets County Road 44 at the southwest corner of the property. There is one unrestricted driveway connection along the County Road 452 frontage nearest the northwest corner of the property adjacent to the CSX railroad. All pertinent public services and utilities are available to the site. The subject site has good exposure, visibility, and access. The characteristics of the subject property are sufficient to allow a variety of potential land uses.

***Legally Permissible***

The City of Eustis does not have zoning districts. Land use is dictated by the future land use within the city. The future land use is Public/Institutional- City of Eustis. This district is applied to public and quasi-public properties and other facilities that provide a community service. The existing use of the property as an Expo Center and fairgrounds fits this Land Use well.

However, in terms of a higher and more profitable economic use, I consulted with Heather Croney, Senior Land Planner for the City of Eustis. We believe it to be probable that the city would grant a mixed-use commercial/residential (MCR) or mixed-use commercial/industrial (MCI) land use over the entire site for redevelopment purposes. Ms. Croney specifically stated that while she can recommend these land use changes, the City Commission has final approval on all land use changes.

The *Mixed Commercial/Residential district* is intended to regulate the character and scale of commercial and residential uses to minimize their impacts on adjacent roadways and to promote their compatibility with adjacent or nearby land uses as well as provide for mixed use development. Some uses allowed in this district include accessory apartments, live work, multi-family, single family attached and detached homes, parks, amphitheater, regional parks, a sports complex, offices, a convenience store with or without gas service, neighborhood commercial, drive-thru sales or service, dry cleaning, fast lube/oil change shops, food and beverage stores including alcohol sales, hotel, and mobile vendors. Other uses include package stores, commercial parking, pharmacy, restaurants with or without a drive-thru, retail sales and service, self-service storage, professional services and general office, daycare centers, churches including schools, college, university, elementary thru high schools, vocational schools, government buildings, hospitals, nursing homes, and wireless communication antenna towers.

The *Mixed Commercial/Industrial district* (MCI) designation is intended to provide for development of light manufacturing, distribution, corporate office, and related commercial and industrial facilities in select high profile locations and in well planned environments. Some of the permissible uses in this district include most commercial and offices, most light industrial and research, a sports complex, indoor and outdoor shooting ranges, vehicle services, self-service storage, convenience stores with or without gas service, neighborhood commercial, drive-thru sales or service, dry cleaning, fast lube/oil change shops, food and beverage stores including alcohol sales, hotel, and mobile vendors. Other uses include package stores, commercial parking, pharmacy, restaurants with or without a drive-thru, retail sales and service, self-service storage, professional services and general office, churches including schools, college, university, elementary through high schools, vocational schools, government buildings, hospitals, nursing homes, and wireless communication antenna towers.

### ***Economically Feasible and Maximally Productive***

The final step in estimating the subject property's highest and best use "As Vacant" is to determine the economic feasibility of the different property uses that are legally permissible and physically possible. Based on legally permissible and physically possible criteria, the subject property has several potential use options. These options consider the current and the prospective Land Uses of the subject property.

Potential uses for the subject site would include residential development or an institutional use such as a church or school. However, in most instances, churches and schools do not pay top dollar for land to development improvements. The adjacent uses include commercial, Industrial, and conventional housing to the south and west and mobile homes and RV parks to the southeast and east. In this case, the subject's most likely redevelopment scenarios are Mixed-Use, likely combinations of commercial with light industrial (MCI), or commercial with medium density residential (MCR). Mobile homes and RV parks will not be permitted.

#### **CONCLUSION – HIGHEST AND BEST USE “AS VACANT”**

It is my opinion that the highest and best use of the subject property “As If Vacant” would be for mixed-use commercial with some low to medium density residential development (MCR) or mixed-use commercial with light industrial (MCI) based on the subject's most probable future land use designation.

#### **CONCLUSION – HIGHEST AND BEST USE “AS IMPROVED”**

The subject improvements are special purpose by design and by use for the county Fairgrounds and Expo Center. The average age of the buildings is over 54 years. The Pavilions are not independently marketable and not suitable for day-to-day economic use. The existing use of the subject property as a Fairgrounds/Expo center is inconsistent with the existing land uses in the area. As such, the subject improvements are considered obsolete in the marketplace. They are basically a liability to the land upon redevelopment. The owner (the County) can continue to use them for an interim period and their short-term use benefit will offset some of the net demolition costs, after salvage value is considered.

## APPRAISAL PROCESS

Traditionally, there are three approaches utilized in the valuation of real property: the Cost Approach, the Sales Comparison Approach, and the Income Approach.

The Cost Approach is based on the principle of substitution which states that no rational person would pay more for a property than the amount for which they can obtain, by purchase of a site and construction of improvements, without undue delay, a property of equal desirability and utility. The basic steps of the Cost Approach are to estimate land value as if vacant, estimate the reproduction cost new of the basic improvements and minor structures (excluding any that were included as part of the land value), and then estimate, in dollar amounts, the accrued depreciation caused by the physical deterioration, functional deficiencies, or superadequacies or any adverse external influences. The next step is to deduct the accrued depreciation from the improvement's estimated reproduction cost new to arrive at a present depreciated cost estimate. Then, by adding the land value estimate, the result is to arrive at an indicated value for the property by the Cost Approach.

In the Income Approach, we are concerned with the present value of any future benefits of property ownership. Future benefits are generally indicated by the amount of net income the property will produce during its remaining useful life. After comparison of interest yields and characteristics of risk for investments of similar type and class of properties, this net income is then capitalized into an estimate of value. The value indicated by the Income Approach is generally the most indicative value indication for properties which are held for income production, or investment type properties in general.

The Sales Comparison Approach is based on the principle of substitution, which indicates that an informed purchaser would pay no more for a property than the cost of acquiring an equally desirable substitute property with the same or similar utility. This approach is applicable when an active market provides sufficient quantities of reliable data, which can be verified from authoritative sources. The Sales Comparison Approach is reliable in an active market or if an estimate of value is related to properties for which there are comparable sales available. Heavy emphasis is usually placed on this approach to value in an active market.



After obtaining value estimates by the Cost, Sales Comparison and Income Approaches, the results are reconciled into a final value conclusion. This reconciliation process is a weighing of the strengths and weaknesses of each approach in order to reconcile the independent valuation estimates into a single, comprehensive estimate of market value.

In the case of the subject, only the Sales Comparison Approach was used for valuation purposes. Typically, buyers and sellers do not apply the Cost and Income Approaches for buy-sell analysis to value older and obsolete special purpose facilities such as the subject; thus, these two Approaches were not considered applicable.

I have estimated the market value of the fee simple interest in the subject property via the utilization of a standard and the most credible approach to value. No limitations or restrictions prevented application of traditional appraisal methodology, and the data supplied by the client was sufficient. All data relating to sales was confirmed with buyers, sellers, or agents who were involved with or had knowledge of transactional information.

## SALES COMPARISON APPROACH

### **LAND VALUATION: "AS VACANT"**

To estimate the "As Vacant" market value of the subject site, I have utilized the Sales Comparison Approach that directly compares the subject site to land sales that have occurred within the marketing area of the subject property. Considering the characteristics of the subject property, as well as the characteristics of the comparable sales available for my analysis, I have analyzed the subject on the basis of price per square foot of land area, as is typical within the market. I have researched numerous land sales and used the sales considered most similar to the subject property in terms of physical considerations, locational considerations and especially in terms of the highest and best use alternatives. The following pages discuss the adjustments made to each sale, followed by the adjustments summary grid and location map. The following sale write-ups in the summarize some of the more the pertinent details of each of the comparable land sales analyzed.

31141

LAND SALE 1



<u>TYPE OF PROPERTY</u>	Vacant Mixed-Use Land
<u>RECORDED</u>	O.R. Book 5868, Page 2413, Lake County, Florida
<u>GRANTOR</u>	DWPM
<u>GRANTEE</u>	AMH Development, LLC
<u>SALE DATE</u>	December 21, 2021
<u>SALE PRICE</u>	\$2,926,000
<u>ANALYSIS</u>	\$2.24 per square foot of land area
<u>TYPE OF INSTRUMENT</u>	Special Warranty Deed
<u>INTEREST CONVEYED</u>	Fee Simple
<u>CONDITIONS OF SALE</u>	Arm's Length
<u>FINANCING</u>	Cash to Seller
<u>MOTIVATIONS OF PARTIES</u>	Typical Motivations
<u>CASH EQUIVALENCY</u>	N/A

**CLAYTON, ROPER & MARSHALL**

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Page 2

LAND SALE 1  
(Cont'd)

SITE DESCRIPTION

The property consists of an irregular parcel totaling 29.93 gross acres or 1,303,751 square feet, with frontage on the east side of David Walker Drive and Mt. Homer Rd. The site is generally level, wooded and all utilities are available.

The size subject to verification by plat or survey as Co Star utilized 25 acres but I could not confirm that. As such, I mapped the new church out at the corner of the site. I believe this to be the most accurate description as of this date.

LOCATION

The site is at the northeastern quadrant of David Walker Drive and Mt. Homer Road, Eustis, Lake County, Florida. The site is primarily accessed on the east side of David Walker Drive.

ZONING

Eustis does not utilize zoning designations

FUTURE LAND USE

MCR, Mixed Commercial/Residential District, City of Eustis

PRESENT USE

Vacant Land

HIGHEST AND BEST USE

Mixed Use

ENCUMBRANCES

None Reported

IMPROVEMENTS

N/A

VERIFICATION

With/Relationship: Deed, City Planner, Don Oliver, Tyre & Taylor Realtors (as to the earlier sale) Other verification calls are still pending.  
Telephone: 352-483-2022  
Date: February 22, 2022  
Verified by: Paul Roper, MAI

COMMENTS

The site was purchased to build conventional homes for rent. The property sold with a preliminary subdivision plat approved by the city for 77 homes on 13.31 acres.

SALE HISTORY

According to the Lake County Property Appraiser's records the 13.31 acres (Alternate Key 3906374, 1216826 and 1216834) sold on November 30, 2021, for \$1,067,300 as recorded in O.R. Book 5851, Page 2067.

LEGAL DESCRIPTION

See Deed Below, I believe that this deed is incomplete as far as the legal description for Parcel 4 (Alternate Key 1094909).

**CLAYTON, ROPER & MARSHALL**

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Page 3

LAND SALE 1  
(Cont'd)

PARCEL IDENTIFICATION #      15-19-26-0004-000-01500 / 1216826 – Alternate Key  
15-19-26-0004-000-03900 / 3906374 – Alternate Key  
15-19-26-0004-000-02500 / 1216834 – Alternate Key  
15-19-26-0004-000-01800 / 1094909 – Alternate Key

INSTRUMENT#: 2022000911 OR BK 5868 PG 2413 PAGES: 5 1/4/2022 10:19:02 AM  
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA  
REC FEES: \$44.00 DEED DOC:\$20482.00

This instrument prepared by and should be returned to:  
AMH Development, LLC  
23975 Park Sorrento, Suite 300  
Calabasas, CA 91302

Parcel ID Nos.: 15-19-26-0004-000-01500 (Parcel 1)  
15-19-26-0004-000-03900 (Parcel 2)  
15-19-26-0004-000-02500 (Parcel 3)  
15-19-26-0004-000-01800 (Parcel 4)

Purchase Price: \$2,926,000.00  
Doc Stamps: \$20,482.00

SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, made this 21<sup>st</sup> day of December, 2021, by **DWPM VENTURES LLC**, a Florida limited liability company, whose address is 6 Ambrose Lane, South Barrington, Illinois 60010 ("Grantor"), in favor of **AMH DEVELOPMENT, LLC**, a Delaware limited liability company, whose address is 23975 Park Sorrento, Suite 300, Calabasas, California 91302 ("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 of assigns of corporations, trust and trustees.)

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten AND NO/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Seminole County, Florida, to wit:

\*\*\*See Exhibit "A" attached hereto\*\*\*

Subject, however, to those Permitted Exceptions attached hereto as Exhibit "B", taxes not yet due and payable for the year 2022 and all subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any; provided however that the foregoing reference to said matters of record in this instrument shall not be deemed to reimpose the same.

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

**TO HAVE AND TO HOLD** in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land; that 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 claiming by, through or under the Grantor.

[SIGNATURE PAGE FOLLOWS]

PD 36210556.1

**LAND SALE 1**  
(Cont'd)

INSTRUMENT# 2022000911 OR BOOK 5868/PAGE 2414 PAGE 2 of 5

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

**Grantor:**

**DWPM VENTURES LLC,**  
a Florida limited liability company

Witnessed by:

Debra L. Wallen

Witness Signature

Debra L. Wallen

Witness Name (print/type)

Cindy Young

Witness Signature

Cindy Young

Witness Name (print/type)

By:

Robert N. Wallen

Name: Robert N. Wallen

Title: Manager

STATE OF ~~FLORIDA~~ ILLINOIS )  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17 day of December, 2021, by Robert N. Wallen, Manager of DWPM VENTURES LLC, a Florida limited liability company, who is personally known to me or who has produced IL-06 as identification.

(Notary Seal)



Daniel S Rogoz  
Notary Public  
Printed Name: Daniel S Rogoz  
My Commission Expires: 7-9-23

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Page 5

**LAND SALE 1**  
**(Cont'd)**

INSTRUMENT# 2022000911 OR BOOK 5868/PAGE 2415 PAGE 3 of 5

INSTI

Exhibit "A"

**The Real Property**

PARCEL 1:

The Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 in Section 15, Township 19 South, Range 26 East, Public Records of Lake County, Florida.

PARCEL 2:

The East 66 feet of the North 173 feet of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 15, Township 19 South, Range 26 East, Public Records of Lake County, Florida.

PARCEL 3:

The North 311.12 feet of that part of the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 19 South, Range 26 East, Lake County, Florida, lying Southeast of the railroad, less and except that parcel described in right-of-way deed recorded in O.R. Book 993, Page 1234, Public Records of Lake County, Florida.

ALSO KNOWN AS THE FOLLOWING LEGAL DESCRIPTION:

All that portion of the Southeast 1/4 of Section 15, Township 19 South, Range 26 East, Lake County, Florida being more particularly described as follows:

COMMENCING at the Southeast corner of the Southeast 1/4 of Section 15, Township 19 South, Range 26 East, thence along the East line of the Southeast 1/4 of said Section 15 N00°42'36"W, a distance of 495.78 feet; thence depart said East line S89°17'24"W, a distance of 663.17 feet to the Southeast corner of the East 66 feet of the North 173 feet of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4, Section 15, Township 19 South, Range 26 East and the POINT OF BEGINNING of the parcel herein described; thence along the South line of the East 66 feet of the North 173 feet of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 15 S89°55'06"W, a distance of 65.93 feet; thence along the West line of the East 66 feet of the North 173 feet of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 15 N00°31'51"W, a distance of 173.00 feet to a point on the South line of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 15; thence along said South line N89°59'32"W, a distance of 596.49 feet to a point on the West line of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 15; thence along said West line N00°22'03"W, a distance of 350.02 feet to the Southeast corner of the North 311.12 feet of that part of the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 19 South, Range 26 East, Lake County, Florida described in Official Records Book 4917, page 2480 of the Official Records of Lake County, Florida; thence along the South line of said North 311.12 feet N89°58'35"W, a distance of 553.82 feet to a point on the East right of way line of David Walker Drive as described in Official Records Book 993, Page 1234 of the Official Records of Lake County, Florida; thence along said East line N40°05'39"E, a distance of 406.66 feet to a point on the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 15; thence along said North line and the North line of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 15 S89°57'58"E, a distance of 950.30 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 15; thence along said East line S00°33'46"E, a distance of 660.87 feet to a point on the South line of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 15; thence along the East line of said East 66 feet of the North 173 feet S00°27'40"E, a distance of 172.92 feet to the POINT OF BEGINNING.

PARCEL 4:

The South 130.00 feet of the North 441.12 feet of that part of the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 19 South, Range 26 East, Lake County, Florida, lying Southeast of the Railroad, less and except that parcel described in Right-Of-Way Deed recorded in Official Records Book 993, Page 1234, Public Records of Lake County, Florida.

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Page 6

LAND SALE 1  
(Cont'd)

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"Exhibit B"

**Permitted Exceptions**

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years, which are not yet due and payable.
2. Easement in favor of City of Eustis, Florida, as recorded in Official Records Book 983, Page 131 and shown on the survey.
3. Easement in favor of City of Eustis, Florida, as recorded in Official Records Book 994, Page 1607 and shown on the survey.
4. Ordinance No. 95-11, establishing a City of Eustis Sewerage Utilities Service District, as recorded in Official Records Book 1368, Page 1368, together with Ordinance No. 02-73, amending the district boundaries, as recorded in Official Records Book 2203, Page 54.
5. Ordinance No. 14-01, annexing and amending the municipal boundaries, as recorded in Official Records Book 4469, Page 1656.
6. Ordinance No. 14-02, amending the comprehensive plan and changing the future land use, as recorded in Official Records Book 4469, Page 1660.
7. Ordinance No. 14-03, assigning the design district designation, as recorded in Official Records Book 4469, Page 1663.
8. Notice of City of Eustis' Approval of a Lot Split as recorded in Official Records Book 4915, Page 624.
9. Ordinance Number 20-47, annexing and amending the municipal boundaries, as recorded in Official Records Book 5649, Page 497.
10. Ordinance Number 20-48, comprehensive plan and changing the future land use, as recorded in Official Records Book 5649, Page 501.
11. Ordinance Number 20-49, assigning the suburban neighborhood design district designation, as recorded in Official Records Book 5649, Page 505.
12. Ordinance No. 06-03 as recorded in Official Records Book 3152, Page 2426.
13. Ordinance Number 21-27, annexing and amending the municipal boundaries, as recorded in Official Records Book 5819, Page 1047.
14. Ordinance Number 21-28, changing the future land use designation, as recorded in Official Records Book 5819, Page 1051.
15. Ordinance Number 21-29, assigning the suburban neighborhood design district designation, as recorded in Official Records Book 5819, Page 1055.
16. Matters as shown on Survey prepared by Nieto-Whittaker Surveying LLC, under Order No. NW21-157 O/A, dated April 15, 2021, revised December 16, 2021, including but not limited to the following:
  - a) Encroachment of Wood Posts over the North boundary of Parcel 3.

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LAND SALE 1  
(Cont'd)

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INSTRUMENT# 2022000911    OR BOOK 5868/PAGE 2417    PAGE 5 of 5

- b) Encroachment of Chain Link Fence over the East boundary of Parcel 2.
- c) Sewer Line over Parcels 1 and 2 lying within Utility Easements.
- d) Street sign lying within Parcel 2.
- e) Encroachment of Wood Fence over the South and West boundaries of Parcel 2.
- f) Encroachment of Barbed Wire Fence over the Northwesterly boundary of Parcels 3 and 4.
- g) Top of Bank along the Northwesterly boundary of Parcel 4.
- h) Required to add Note that all parcels are contiguous and there are no gaps, gores or hiatus along the common boundary lines.
- i) Required to add Note that legal access is afforded by means of the public right-of-way, David Walker Drive.

31138

LAND SALE 2



<u>TYPE OF PROPERTY</u>	Vacant Mixed-Use Land
<u>RECORDED</u>	O.R. Book 0000, 0000, Lake County, Florida
<u>GRANTOR</u>	Stephanie Bailey Bouis
<u>GRANTEE</u>	Not Disclosed
<u>SALE DATE</u>	Pending Contract
<u>SALE PRICE</u>	\$6,950,000
<u>ANALYSIS</u>	\$2.57 per square foot of land area
<u>TYPE OF INSTRUMENT</u>	Pending
<u>INTEREST CONVEYED</u>	Fee Simple
<u>CONDITIONS OF SALE</u>	Arm's Length
<u>FINANCING</u>	Cash to Seller
<u>MOTIVATIONS OF PARTIES</u>	Typical Motivations
<u>CASH EQUIVALENCY</u>	N/A

**CLAYTON, ROPER & MARSHALL**

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Page 2

LAND SALE 2  
(Cont'd)

<u>SITE DESCRIPTION</u>	The property consists of a mostly rectangular parcel totaling 68 gross acres or 2,962,080 square feet and 62 acres or 2,700,720 square feet net of a small pond, with 1,982 feet of frontage on the north side of CR 466A. The site is generally above grade, level and all utilities are available.
<u>LOCATION</u>	The site is located on the north side of CR 466A along the east side of Timbertop Lane, Fruitland Park, Lake County, Florida.
<u>ZONING</u>	PUD, Planned Unit Development, City of Fruitland Park
<u>FUTURE LAND USE</u>	Pending CPA, City of Fruitland Park
<u>PRESENT USE</u>	Vacant Land
<u>HIGHEST AND BEST USE</u>	Mixed Use
<u>ENCUMBRANCES</u>	None Reported
<u>IMPROVEMENTS</u>	N/A
<u>VERIFICATION</u>	
With/Relationship:	Public Records, Deed, Ben Crosby, RE Broker, Seller Representative
Telephone:	863-412-8977
Date:	February 17, 2022
Verified by:	Paul Roper, MAI
<u>COMMENTS</u>	The site will be purchased with Mixed Use zoning from Fruitland Park in place. Plans are for 225,000 square feet of commercial up front and 300 apartment units at the rear of the site.
<u>SALE HISTORY</u>	According to the Lake County Property Appraiser's records, there are no prior sales within the last three years.
<u>LEGAL DESCRIPTION</u>	
	<b>The Northwest ¼ of the Southwest ¼; and the West ½ of the Northeast ¼ of the Southwest ¼; and the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 5, Township 19 South, Range 24 East, in Lake County, Florida, LESS the right of way of State Road No. S-466A.</b>
<u>PARCEL IDENTIFICATION #</u>	05-19-24-0003-000-02000 1287715 – Alternate Key

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**CLAYTON, ROPER & MARSHALL**

31139

LAND SALE 3



<u>TYPE OF PROPERTY</u>	Vacant Mixed-Use Land
<u>RECORDED</u>	O.R. Book 0000, 0000, Lake County, Florida
<u>GRANTOR</u>	(A) Stanley M. and Cindy S. Hunt (B) Raney Holdings, LLC
<u>GRANTEE</u>	N/A
<u>SALE DATE</u>	Pending
<u>SALE PRICE</u>	\$3,300,000
<u>ANALYSIS</u>	\$2.52 per square foot of land area
<u>TYPE OF INSTRUMENT</u>	Pending
<u>INTEREST CONVEYED</u>	Fee Simple
<u>CONDITIONS OF SALE</u>	Arm's Length
<u>FINANCING</u>	Cash to Seller
<u>MOTIVATIONS OF PARTIES</u>	Typical Motivations
<u>CASH EQUIVALENCY</u>	N/A

**CLAYTON, ROPER & MARSHALL**

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Page 2

LAND SALE 3  
(Cont'd)

<u>SITE DESCRIPTION</u>	The property consists of an irregular shaped parcel totaling 30.07 gross acres, or 1,309,849 square feet. The site is generally level and utilities are nearby.
<u>LOCATION</u>	The site is located at the terminus of Lewis Grove Road, however the address according to the Lake County Property Appraiser's records is 19501 Independence Boulevard, Groveland, Florida.
<u>ZONING</u>	MP, Planned Industrial, Lake County – 7 Acres Light Industrial, City of Groveland – 23 Acres
<u>FUTURE LAND USE</u>	Heavy Industrial, Lake County – 7 Acres Industrial, City of Groveland – 23 Acres
<u>PRESENT USE</u>	Vacant Land
<u>HIGHEST AND BEST USE</u>	Mixed Use
<u>ENCUMBRANCES</u>	None Reported
<u>IMPROVEMENTS</u>	There is a single-family residence on the property however no value was given to it.
<u>VERIFICATION</u>	
With/Relationship:	Public Records, Deed, Sher Tolan, sellers' broker with Allied Commercial
Telephone:	407-810-2291
Date:	February 22, 2022
Verified by:	Paul Roper, MAI
<u>COMMENTS</u>	Light industrial use is pending for the site. All utilities are nearby.
<u>SALE HISTORY</u>	According to the Lake County Property Appraiser's records Alternate Key 1404681 and 1024919 last sold in August of 2019 for \$1,300,000 as recorded in O.R. Book 5328, Page 2095.

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Page 3

LAND SALE 3  
(Cont'd)

LEGAL DESCRIPTION

**Alternate Key 1114187**

That part of the West 1/2 of the Southeast 1/4 of Section 29, Township 21 South, Range 25 East, in Lake County, Florida, bounded and described as follows: Begin at the Northwest corner of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 29, run East along the North line of the said South 1/2 of the Northwest 1/4 of the Southeast 1/4 a distance of 210 feet; thence South on a line parallel with the West line of the Northwest 1/4 of the Southeast 1/4 990 feet to a point on the shore of Indian House Lake, said point being hereby designated as Point "A". Begin again at the point of beginning, run South along the West line of the Southeast 1/4 of said Section 29 a distance of 1165 feet to the shore of Indian House Lake; thence Northeasterly along and with the shore of said Lake to the above designated Point "A".

Together with a non-exclusive easement for ingress and egress, over across and upon the East 20 feet of the North 1/2 of the Southwest 1/4 of Section 29, Township 21 South, Range 25 East.

**Alternate Key 1404681 & 1024919**

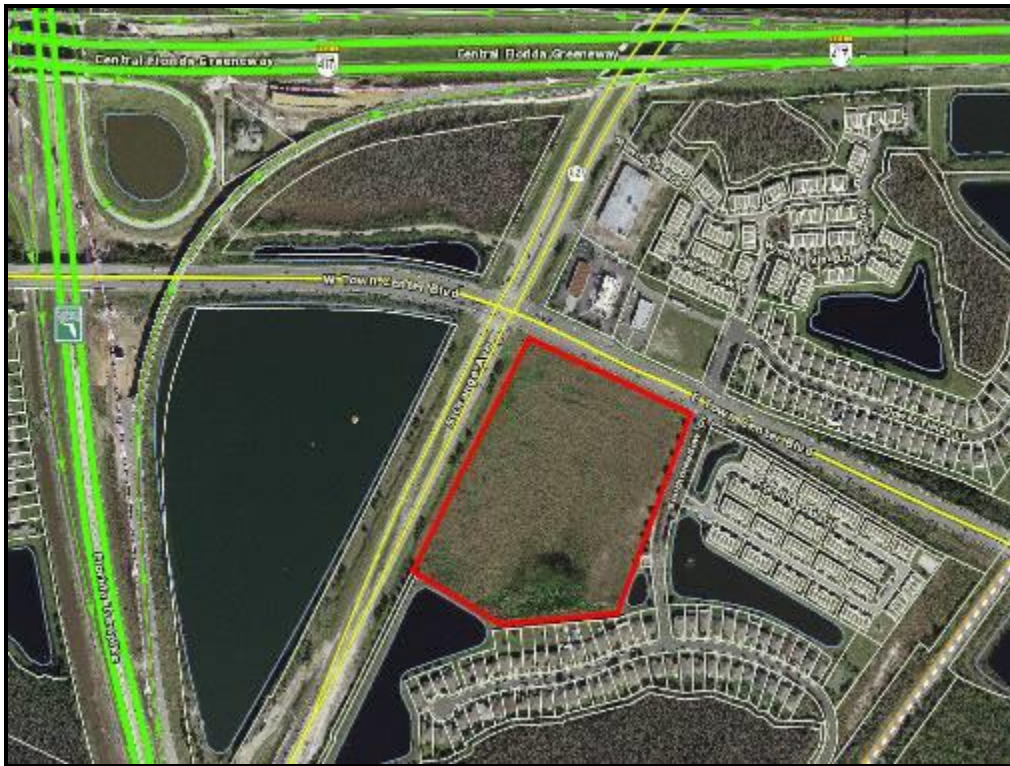
Parcel I: East 387 feet of West 597 feet of the South 3/4 of W 1/2 of the SE 1/4 North of Indian House Lake, Section 29, Township 21 South, Range 25 East. Said lands situate, lying and being in Lake County, Florida.

Parcel II: From the Northwest (NW) corner of South half (S 1/2) of Northwest Quarter (NW 1/4) of Southeast Quarter (SE 1/4) of Section 29, Township 21 South, Range 25 East, run East along the Northern boundary line of said South half (S 1/2) of Northwest Quarter (NW 1/4) of Southeast Quarter (SE 1/4), 597 feet to Point of Beginning, thence South in a line parallel to the Western Boundary line of said South half (S 1/2) of Northwest Quarter (NW 1/4) of Southeast Quarter (SE 1/4), 950 feet to the shores of Indian House Lake. Begin again as aforesaid, run thence East along the Northern boundary line of said South half (S 1/2) of Northwest Quarter (NW 1/4) of Southeast Quarter (SE 1/4), 723 feet, more or less, to the Northeast corner of said South half (S 1/2) of Northwest Quarter (NW 1/4) of Southeast Quarter (SE 1/4), thence South along the Eastern boundary line of said South half (S 1/2) of Northwest Quarter (NW 1/4) of Southeast Quarter (SE 1/4), 500 feet, more or less, to the Shores of Indian House Lake, thence Southwesterly along the shores of said lake to intersect the Western boundary line of this tract as above defined. Said lands situate, lying and being in Lake County, Florida.

PARCEL IDENTIFICATION #

29-21-25-0004-000-00700 / 1114187-Alternate Key  
29-21-25-0004-000-00600 / 1404681-Alternate Key  
29-21-25-0004-000-00500 / 1024919-Alternate Key

30070

LAND SALE 4

<u>TYPE OF PROPERTY</u>	Commercial Land
<u>RECORDED</u>	Instrument # 20190525363, Orange County, Florida
<u>GRANTOR</u>	M.L. Carter Services, Inc., as Successor Trustee of the Carter-Southmeadow Land Trust
<u>GRANTEE</u>	South Orange Industrial Properties, LLC
<u>SALE DATE</u>	August 22, 2019
<u>SALE PRICE</u>	\$3,942,500
<u>ANALYSIS</u>	\$5.23 per square foot of land area
<u>TYPE OF INSTRUMENT</u>	Trustee's Special Warranty Deed
<u>INTEREST CONVEYED</u>	Fee Simple
<u>CONDITIONS OF SALE</u>	Arm's Length
<u>FINANCING</u>	Cash to Seller

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**CLAYTON, ROPER & MARSHALL**

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Page 2

LAND SALE 4  
(Cont'd)

<u>MOTIVATIONS OF PARTIES</u>	Typical Motivations
<u>CASH EQUIVALENCY</u>	N/A
<u>SITE DESCRIPTION</u>	The property consists of a mostly rectangular parcel totaling 17.30 gross acres or 753,588 square feet, all useable, with frontage on the east side of S. Orange Avenue, the south side of E. Town Center Boulevard, and the west side of Southmeadow Drive. The site is generally level, and all utilities are available.
<u>LOCATION</u>	The site is located on the southeast corner of S. Orange Avenue and E. Town Center Boulevard, just south of the Central Florida Greenway (State Road 417 toll road), in the south Orlando area of unincorporated Orange County, Florida 32824. This location is between the Hunter's Creek and Southchase neighborhoods.
<u>ZONING</u>	PD, Planned Development, Orange County
<u>FUTURE LAND USE</u>	Industrial, Orange County
<u>PRESENT USE</u>	Vacant Land
<u>HIGHEST AND BEST USE</u>	Commercial
<u>ENCUMBRANCES</u>	None Reported
<u>IMPROVEMENTS</u>	N/A
<u>VERIFICATION</u>	
With/Relationship:	Joan Fischer (Seller representative) CoStar, Public Records, Deed
Telephone:	407-581-6207
Date:	September 23, 2019
Verified by:	Richard B. Williams
<u>COMMENTS</u>	According to the listing flyer, the property was originally listed for sale at \$4,521,528 and was eventually reduced to \$3,795,174. The sale price ended up being slightly higher than that asking price. The listing flyer states that the property is part of the Southchase DRI and is approved for 95,000 square feet of commercial use. There is a new Wawa gas station convenience store located across the street on the northeast corner of the intersection and is part of the PD. As such, there is a development



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Page 3

LAND SALE 4  
(Cont'd)

restriction stating that during the term of the Wawa lease, the property cannot be developed with a convenience food store, coffee store, doughnut store, sandwich store, fuel dispensing facility or any combination of such uses.

According to a news article on growthspotter.com dated September 11, 2019, "South Carolina-based real estate developer Johnson Development Associates, Inc. just filed development plans for its spec industrial project... seeking approvals from Orange County to build two industrial buildings. The project would feature 281,160 square feet of distribution space." Construction is projected to begin in January 2020.

SALE HISTORY

According to the Orange County Property Appraiser's records, there are no prior sales within the last three years.

LEGAL DESCRIPTION

Commencing at the Southwest corner of the Southeast ¼ of said Section 26; thence N89°39'08"E, along the South line of the Southeast ¼ of said Section 26, for a distance of 652.21 feet to a point on the Westerly boundary line of Tract S-2, Windrose at Southmeadow Unit 1, according to the plat thereof, as recorded in Plat Book 58, Pages 88-92, of the Public Records of Orange County, Florida and the Point of Beginning; thence along the boundary line of said Tract S-2 for the next three courses: S22°48'49"W for a distance of 282.58 feet to a point; thence S85°02'51"W, for a distance of 482.86 feet to a point; thence N60°57'00"W, for a distance of 409.94 feet to a point on the easterly right-of-way line of State Road No. 527 (also known as Orange Avenue, a variable width right-of-way); thence leaving the boundary line of said Tract S-2, N29°02'47"E, along said easterly right-of-way line for a distance of 997.00 feet to the intersection with the southerly right-of-way line of East Town Center Boulevard (variable width right-of-way per Official Records Book 5410, Page 1723, of the Public Records of Orange County, Florida); thence leaving the easterly right-of-way line of said State Road No. 527, S67°11'11"E, along the southerly right-of-way line of said East Town Center Boulevard, for a distance of 726.53 feet to the intersection with the Westerly right-of-way line of Southmeadow Drive (a variable width right of way per said Windrose at Southmeadow Unit 1 Plat); thence along said Westerly right-of-way line, S22°48'49"W, for a distance of 387.71 feet to the North Corner of said Tract S-2; thence, leaving said Westerly right-of-way line, continue on a course of S22°48'49"W, along the West line of said Tract S-2, for a distance of 140.40 feet to the point of beginning.

PARCEL IDENTIFICATION #      26-24-29-0000-00-007

31140

LAND SALE 5



<u>TYPE OF PROPERTY</u>	Vacant Mixed-Use Land
<u>RECORDED</u>	O.R. Book 5489, Page 1209, Lake County, Florida
<u>GRANTOR</u>	John R. Prickett, Jr.
<u>GRANTEE</u>	HTG Valencia, II, Ltd.
<u>SALE DATE</u>	June 17, 2020
<u>SALE PRICE</u>	\$1,400,000
<u>ANALYSIS</u>	\$3.97 per square foot of land area
<u>TYPE OF INSTRUMENT</u>	Warranty Deed
<u>INTEREST CONVEYED</u>	Fee Simple
<u>CONDITIONS OF SALE</u>	Arm's Length
<u>FINANCING</u>	Cash to Seller
<u>MOTIVATIONS OF PARTIES</u>	Typical Motivations
<u>CASH EQUIVALENCY</u>	N/A

**CLAYTON, ROPER & MARSHALL**

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Page 2

LAND SALE 5  
(Cont'd)

<u>SITE DESCRIPTION</u>	The property consists of a mostly rectangular parcel totaling 8.10 gross acres or 352,836 square feet, with frontage on the south side of Mt. Homer Road, and the east side of Dillard Road. The site is generally level, and all utilities are available.
<u>LOCATION</u>	The site is located at the southeast corner of Mt. Homer Road and Dillard Road, Eustis, Lake County, Florida.
<u>ZONING</u>	Eustis does not utilize zoning designations
<u>FUTURE LAND USE</u>	MCR, Mixed Commercial/Residential District, City of Eustis
<u>PRESENT USE</u>	Apartment Complex
<u>HIGHEST AND BEST USE</u>	Mixed Use
<u>ENCUMBRANCES</u>	None Reported
<u>IMPROVEMENTS</u>	N/A
<u>VERIFICATION</u>	
With/Relationship:	Public Records, Deed,
Telephone:	352-483-2022 Pending
Date:	
Verified by:	Paul Roper, MAI
<u>COMMENTS</u>	The site was purchased to build an apartment complex.
<u>SALE HISTORY</u>	According to the Lake County Property Appraiser's records, there are no prior sales within the last three years.
<u>LEGAL DESCRIPTION</u>	See Deed
<u>PARCEL IDENTIFICATION #</u>	22-19-26-0001-00201 2697334 – Alternate Key

**LAND SALE 5**  
(Cont'd)

**Prepared By/Return to:**  
Lennon E. Bowen, III, Esq.  
Bowen | Schroth  
600 Jennings Avenue  
Eustis, Florida 32726  
File No.:

Parcel ID #: 22-19-26-0001-000-00200  
22-19-26-0001-000-00201

**Warranty Deed**

This Warranty Deed made this 17th day of June, 2020, between JOHN R. PRICKETT, JR. ("Grantor"), whose address is P. O. Box 1599, Eustis, FL 32727-1599 and HTG VALENCIA II, LTD., a Florida limited partnership ("Grantee"), whose address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133.

For and in consideration of the sum of Ten & 00/100 Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Lake County, Florida, further described as follows:

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA.

LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR MT. HOMER ROAD AND DILLARD ROAD

ALSO LESS AND EXCEPT

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SOUTH 00°10'25" WEST, A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MT. HOMER ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE SOUTH 00°10'25" WEST, A DISTANCE OF 207.43 FEET; THENCE SOUTH 89°58'31" WEST, A DISTANCE OF 210.00 FEET; THENCE NORTH 00°10'25" EAST, A DISTANCE OF 207.43 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF MT. HOMER ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°58'31" EAST, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

Neither Grantor nor anyone dependent on Grantor resides on the property described

#8393427 v1 Warranty Deedv2 38354-0055

## **ADJUSTMENTS**

An explanation of the adjustments made to each comparable sale follows. The adjustments considered were for property rights conveyed, financing, conditions of sale, market conditions, location, access/visibility, size, shape/configuration/topography, Zoning / Future Land Use, and utilities/services.

### ***Property Rights Conveyed***

All of the transactions involved the sale of the fee simple interest; therefore, no adjustments were necessary with regard to property rights conveyed.

### ***Financing Terms***

All of the comparable sales utilized in this analysis involved direct payment of cash to the seller or cash equivalent mortgage terms. Therefore, no adjustments are applied for financing.

### ***Conditions of Sale***

All of the comparable sales involved typically motivated buyers and sellers and no other unusual terms of sale are known. Therefore, no adjustments were applied for conditions of sale.

### ***Market Conditions***

With a healthy real estate market, positive job growth and stabilizing unemployment rates, an upward 12.0% annual market conditions adjustment was warranted.

### ***Location/Access***

The subject of this appraisal is located at 2010 CR 452 in the City of Eustis, Florida. This location is at the northeast corner of CR 452 and CR 44 in Lake County. The adjacent uses include commercial, Industrial, and conventional housing to the south and west and mobile homes and RV parks to the southeast and east. However, the subject's most likely redevelopment uses are Mixed-Use, whether it

be commercial with light industrial or commercial with medium density residential. The subject is in north Eustis. The area is about 70-75% developed and is next to the north lake county rural areas off CR 452 and just west of the commercial district of US 19 and CR 44. This area is inferior to all sales used as comparables. Sales 1 and 5 were in downtown Eustis, sale 2 was influenced substantially by The Villages, Sale 3 was accessible through a large prestigious office and industrial park and sale 4 was at a major Orange County intersection.

### ***Access / Visibility***

The subject is located at the northeast corner of CR 44 and CR 452, which affords the site good access and high visibility. An upward adjustment was applied to Land Sale 3 as this sale was at the end of a private drive with poor visibility.

### ***Property Size***

Smaller parcels generally sell for larger incremental units of value, and vice versa. As mentioned previously, the subject site contains approximately 28.62 gross/net acres. Downward adjustments were applied to Sales 4 and 5 as they are smaller as compared to the subject site. An upward adjustment for size was made to Sale 2.

### ***Shape & Configuration***

The subject site is slightly irregular but functional & effectively level. No adjustments were indicated for shape & configuration.

### ***Zoning / Future Land Use***

The future land use **of the subject** is Public/Institutional by the City of Eustis. This district is applied to public and quasi-public properties and other facilities that provide a community service. The existing use of the property as an Expo Center and fairgrounds fits this Land Use well. However, in terms of a higher and more profitable economic use, I believe it to be probable that the city would grant a mixed-use commercial/residential (MCR) or mixed-use commercial/industrial (MCI) land use over the entire site for redevelopment purposes. This has yet to be accomplished and, as such, most of the sales

were considered superior in that regard. Sale 1 in Eustis was considered about the same as that could eventually be accomplished on part of the subject property with moderate to medium density housing at the rear of commercial uses while sale 5, with a high-density apartment complex on the smaller 8.10 acres, yields a much higher density than that which would likely result upon redevelopment of the subject site. As such, a downward adjustment was made to sale 5 for density that I do not believe could be realized on the subject property because of its much larger size.

### ***Utilities & Services***

The subject site has all utilities & services available. No adjustments were indicated for utilities & services.

### **LAND VALUE CONCLUSION**

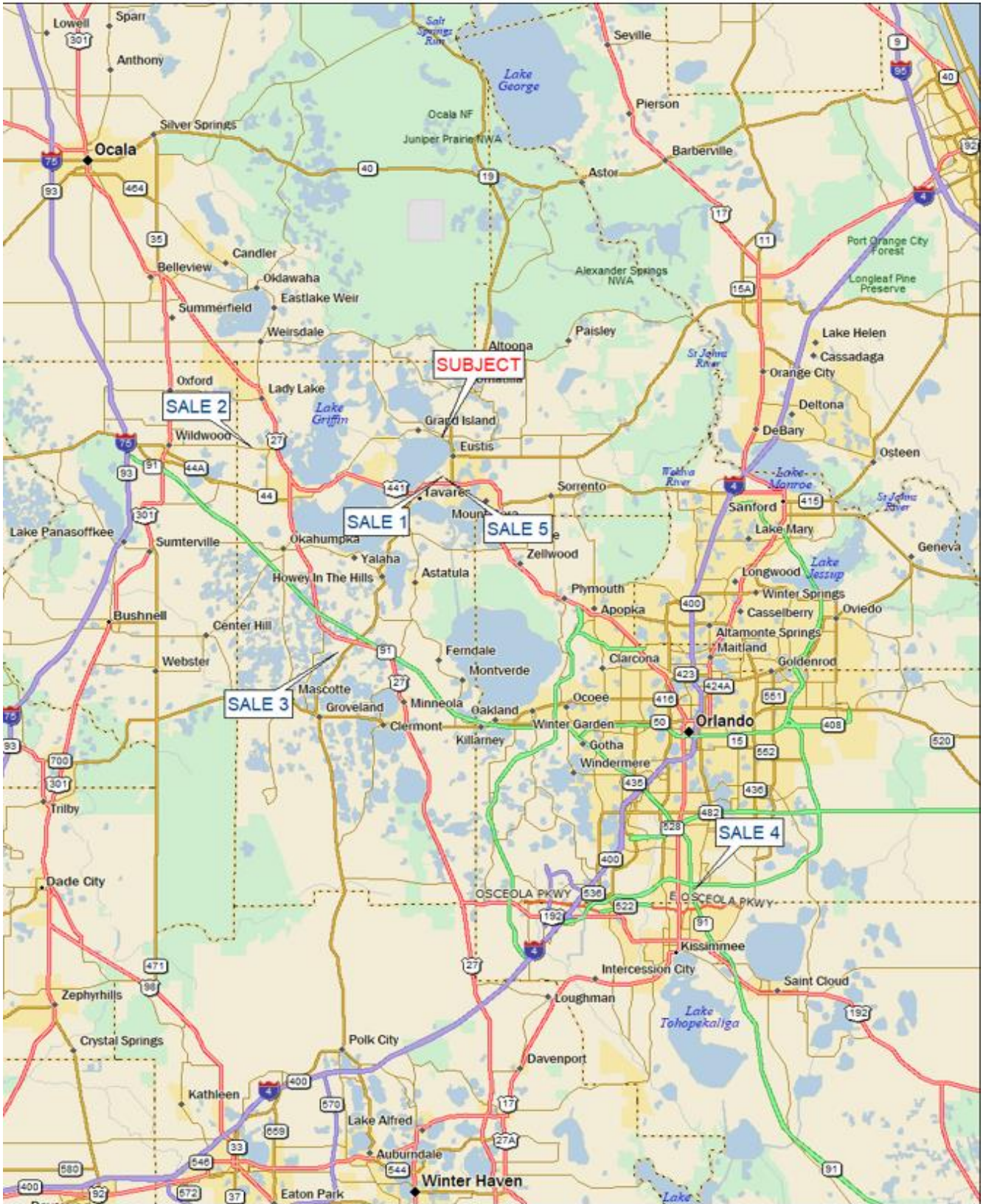
The comparable land sales indicated an unadjusted range of \$2.24 to \$5.23 per square foot. After adjustments, the range was \$1.91 to \$3.40 per square foot, with a mean of \$2.48 and a median of \$2.38 per square foot. The range is relatively narrow and the comparable land sales are considered to be representative of what a purchaser would pay for a vacant site having characteristics similar to those of the subject. Therefore, by giving relative weight and merit to each of the Land Sales, I arrive at an estimate of market value for the subject site of \$2.30 per square foot. Multiplying \$2.30 by the subject's square footage of 1,246,687 square feet indicates an estimate of the "As Is" market value of the property appraised, effective February 20, 2022, of \$2,867,380, rounded to: **\$2,870,000**.

## LAND SALES ANALYSIS

<b>LAND SALES COMPARISON ANALYSIS</b> Lake County Expo/Fairgrounds 2101 County Road 452 Eustis, Florida 32726-7504						
SUBJECT	Land Sale 1	Land Sale 2	Land Sale 3	Land Sale 4	Land Sale 5	
<b>CRM SALE #</b>	31141	31138	31139	30070	31140	
<b>USE</b>	Mixed Use Comm/ Res.	Mixed Use Comm/ Res.	Industrial	Mixed Use/ Comm.	Apartments	
<b>LOCATION</b>	NEC CR 452 and CR 44 Eustis Lake, FL	David Walker Drive and Mt. Homer Rd. Eustis Lake County, FL	NS CR 466A at Timbertop Lane Fruitland Park Lake County, FL	19501 Independence Blvd. at Grove Rd. Groveland Lake County, FL	SEC S Orange Avenue & E Town Center Blvd. Orlando Orange County, FL	SEC Dillard St. and Mt. Homer Rd. Eustis Lake County, FL
<b>SALES INFORMATION</b>						
Date of Sale/Value	February 20, 2022	December 21, 2021	Pending 2/10/2022	Pending 2/17/22	August 22, 2019	June 17, 2020
Sale Price	N/A	\$2,926,000	\$6,950,000	\$3,300,000	\$3,942,500	\$1,400,000
Zoning / Future Land Use	Mixed Use Comm/ Ind/Res	MCR Eustis	Mixed Use Comm/Res	FLU-IND	PD / Industrial	MCR Eustis
Access / Visibility	Good	Good	Good	Below Average	Good	Good
Shape / Configuration	Irregular / Good	Irregular/Good	Rectangular / Good	Irregular/Good	Rectangular / Good	Rectangular / Good
Utilities / Services	All Available	All Available	All Available	All Nearby	All Available	All Available
Net Land Size (SF)	1,246,687	1,303,751	2,700,720	1,309,849	753,588	352,836
Net Land Size (Ac)	28.62	29.93	62.00	30.07	17.30	8.10
Price Per Net SF Before Adjustments	\$2.24	\$2.57	\$2.52	\$5.23	\$3.97	
<b>PRIMARY ADJUSTMENTS</b>						
Property Rights	Fee Simple	0%	0%	0%	0%	0.0%
Financing Terms	Cash Equivalent	0%	0%	0%	0%	0.0%
Conditions of Sale	Arms Length	0%	0%	0%	0%	0.0%
Market Conditions	12.0%	0%	0%	0%	30%	20.2%
Net Primary Adjustment	0%	0%	0%	0%	30%	20.2%
Adjusted Price Per Net SF	\$2.24	\$2.57	\$2.52	\$6.80	\$4.77	
<b>OTHER ADJUSTMENTS</b>						
Location	Eustis	-15%	-20%	-10%	-25%	-15%
Access / Visibility	Good	0%	0%	20%	0%	0%
Property Size (Net Acres)	28.62	0%	20%	0%	-5%	-20%
Shape/Configuration/Topography	Irregular / Level	0%	0%	0%	0%	0%
Zoning / Future Land Use	Mixed Use Comm/ Ind/Res	0%	-10%	-20%	-20%	-15%
Utilities / Services	All Available	0%	0%	5%	0%	0%
Net Other Adjustment	-15%	-10%	-10%	-5%	-50%	-50%
<b>Final Adjusted Price/SF</b>	<b>\$1.91</b>	<b>\$2.32</b>	<b>\$2.39</b>	<b>\$3.40</b>	<b>\$2.38</b>	
<b>Statistical Data Per SF</b>						
Mean \$2.48	<b>"AS VACANT" LAND VALUE</b>					
Median \$2.38	<u>Net SF</u>	<u>Value Per Net SF</u>	<u>Estimated Value</u>	<b>ROUNDED</b>		
Minimum \$1.91	1,246,687	\$2.30	\$2,867,380	<b>\$2,870,000</b>		
Maximum \$3.40						
Standard Deviation \$0.55						



# LAND SALES MAP



## RECONCILIATION AND FINAL VALUE ESTIMATE

Based upon my investigation into those matters that affect market value, and by virtue of my experience and training, I have estimated the “As Is” market value of the fee simple interest in the subject property, effective February 20, 2022, to be:

**TWO MILLION EIGHT HUNDRED SEVENTY THOUSAND DOLLARS  
(\$2,870,000).**

## ADDENDUM

- LAKE COUNTY AREA DATA
- QUALIFICATIONS OF APPRAISER

## LAKE COUNTY AREA DATA

Lake County is one of the largest counties in the State of Florida and has a total land area of approximately 953.15 square miles. Lake County is located virtually in the center of the state and is bordered on the north by Marion County and Volusia County, on the east by Volusia County, Seminole County and Orange County, on the south by Polk County, and on the west by Sumter County and Marion County.

Tavares is the county seat of Lake County and is located in the north-central part of the county between Lake Eustis, Lake Harris and Lake Dora. Tavares is located approximately 195 miles southeast of Tallahassee, the State Capital of Florida, approximately 70 miles east-southeast of Gainesville, 110 miles south of Jacksonville, 75 miles northeast of Tampa, 235 miles northwest of Miami, and 40 miles northwest of Orlando. Tavares is located almost in the center of the state of Florida, approximately 45 miles west of Daytona Beach on the Atlantic coast, and approximately 60 miles east of Cedar Key on the Gulf of Mexico coast.

### **HISTORY**

Lake County was formed on May 27, 1887 from portions of Orange and Sumter Counties. The county derived its name from its more than 1,400 named lakes within its boundaries. Some of the larger lakes within the county are Lake Dorr, Lake Harris, Lake Yale, Lake Griffin, Lake Eustis, Lake Dora, Lake Norris, Lake Minneola, Little Lake Harris, Lake Minnehaha, and Lake Louisa. The St. Johns River borders the county on the north and east.

The historical character of the county has been primarily agricultural, with the production and processing of citrus being the predominant facet of the county's agricultural industry. For many years, Lake County was the second largest citrus-producing county in the State of Florida and had approximately 125,000 acres planted in citrus crops.

This agricultural orientation and character was dramatically altered by a series of disastrous freezes which occurred between December 1981 and January 1985. These freezes killed approximately 117,000 acres of citrus, leaving only 20,101 acres of active citrus groves as of 2001. As a result of these freezes, the character of the county is in the early stages of transition from agricultural to a

character more closely related to tourism and residential retirement housing. Although some citrus is being replanted in the warmer and more remote areas of the county, it is the opinion of most local growers that the county will never return to its previous prominence in the production of citrus. Many of the citrus growers have replanted in more southern areas of Florida to reduce the potential of future freeze damage. Also, due to the steady growth in the central Florida area, many of the previous orange groves have highest and best uses other than citrus production. This applies particularly to areas of property that have lakefront characteristics or are located along major highways throughout the county. The following chart from the Site To Do Business shows the population from the 2010 Census and the Site To Do Business forecasted population for 2021 and 2026.

<b>Lake County, ...</b>	
<b>Population Summary</b>	
2000 Total Population	210,528
2010 Total Population	297,052
2021 Total Population	376,555
2021 Group Quarters	3,947
2026 Total Population	413,281
2021-2026 Annual Rate	1.88%
2021 Total Daytime Population	351,005
Workers	117,193
Residents	233,812
<b>Household Summary</b>	
2000 Households	88,413
2000 Average Household Size	2.34
2010 Households	121,289
2010 Average Household Size	2.42
2021 Households	151,374
2021 Average Household Size	2.46
2026 Households	165,253
2026 Average Household Size	2.48
2021-2026 Annual Rate	1.77%
2010 Families	83,792
2010 Average Family Size	2.86
2021 Families	103,582
2021 Average Family Size	2.93
2026 Families	112,759
2026 Average Family Size	2.95
2021-2026 Annual Rate	1.71%
<b>Median Household Income</b>	
2021	\$57,207
2026	\$63,324
<b>Median Home Value</b>	
2021	\$230,408
2026	\$263,812
<b>Per Capita Income</b>	
2021	\$30,531
2026	\$34,243
<b>Median Age</b>	
2010	45.7
2021	48.1
2026	48.5
<b>Data Note:</b> Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.	
<b>Source:</b> U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.	

## POPULATION AND TOWN GROWTH

According to the Lake County Economic Development, the population of Lake County increased from approximately 210,528 in 2000 to 297,052 in 2010. This indicates an average annual growth rate of approximately 4.1% per year over the ten-year period, or 41.1%. The following charts from the Lake County Economic Development show the demographic trends since 2000.

General Demographics Trends	2000**	2010*	2020	2000-2010	2010-2020
Population	210,528	297,052	367,924	41.1%	23.9%
Households	88,413	121,289	149,947	37.2%	23.6%
Average Household Size	2.34	2.42	2.42	3.4%	0%
Housing Units	102,830	144,996	175,153	41.0%	20.8%

Sources: BEBR Florida Estimates of Population 2020, Household and Average Household Size in Florida: April 1, 2020, and U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025

The following chart from the most recent Lake County Economic Development shows the municipal comparisons in Lake County.

Municipality	Population**	Median Age*	Households*	Household Size*	Household Median Income*	Median Property Value*
<a href="#">Astatula</a>	1,921	35.1	777	2.93	\$55,000	\$114,500
<a href="#">Clermont</a>	44,301	45.3	15,440	2.66	\$64,736	\$233,000
<a href="#">Eustis</a>	21,594	40.5	8,752	2.61	\$46,755	\$162,000
<a href="#">Fruitland Park</a>	10,206	51.7	3,512	2.42	\$60,319	\$228,200
<a href="#">Groveland</a>	20,510	40.1	4,882	3.09	\$62,384	\$199,100
<a href="#">Howey-in-the-Hills</a>	1,702	51.5	732	2.46	\$64,875	\$193,600
<a href="#">Lady Lake</a>	15,754	65.5	9,422	1.99	\$42,483	\$146,300
<a href="#">Leesburg</a>	24,539	40	10,409	2.48	\$37,092	\$153,000
<a href="#">Mascotte</a>	6,447	31.7	1,728	3.43	\$43,544	\$157,700
<a href="#">Minneola</a>	13,175	37.2	3,602	3.36	\$61,549	\$219,200
<a href="#">Montverde</a>	1,901	43.7	631	2.83	\$88,333	\$302,000
<a href="#">Mount Dora</a>	15,200	50.3	7,104	2.29	\$48,690	\$244,100
<a href="#">Tavares</a>	17,395	51.2	8,987	2.22	\$45,319	\$144,900
<a href="#">Umatilla</a>	4,196	52.6	1,950	2.22	\$50,517	\$126,500

Sources: \* US Census Bureau (2019: ACS 5-Year Estimates Data Profiles); \*\* US Census Bureau and University of Florida, Bureau of Economic and Business Research, 2020

Most of all of the population growth of Lake County has been caused by the influx of mostly retirees from other states. In addition, a large amount of the growth is caused by the migration of retirees from other countries, primarily the United Kingdom.

According to the Site to Do Business, the 2021 estimate of median age of the population in Lake County is 48.1 years and is estimated to be 48.5 in 2026.

The following chart from the Site To Do Business shows the breakdown of the age classifications in Lake County:

2021 Population by Age	
Total	376,555
0 - 4	4.9%
5 - 9	5.2%
10 - 14	5.3%
15 - 24	9.5%
25 - 34	11.1%
35 - 44	10.6%
45 - 54	11.2%
55 - 64	14.0%
65 - 74	15.2%
75 - 84	9.4%
85 +	3.5%
18 +	81.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

Housing requirements vary from county to county within the region. This variability is primarily a function of socio-economic factors such as income, age, and household size. An indication of the regional housing mix of single-family and multi-family housing is illustrated by the types of building permits issued.

Housing Unit Summary	
2000 Housing Units	102,830
Owner Occupied Housing Units	70.1%
Renter Occupied Housing Units	15.9%
Vacant Housing Units	14.0%
2010 Housing Units	144,996
Owner Occupied Housing Units	64.0%
Renter Occupied Housing Units	19.6%
Vacant Housing Units	16.4%
2021 Housing Units	177,805
Owner Occupied Housing Units	65.9%
Renter Occupied Housing Units	19.3%
Vacant Housing Units	14.9%
2026 Housing Units	193,879
Owner Occupied Housing Units	67.0%
Renter Occupied Housing Units	18.2%
Vacant Housing Units	14.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

## INCOME AND EMPLOYMENT

Per capita income figures are useful in showing trends over time but are not necessarily good indicators of the economic position of a typical household. Per capita income is based on total income which, in turn, is comprised of three components: earnings; transfer payments (money received by individuals from programs such as Social Security and AFDC); and dividends, interest, and rent. According to the Site to Do Business, the 2021 estimated per capita income for Lake County was reported to be \$30,531 and is estimated to be \$34,243 in 2026.

2021 Households by Income		Lake County, ...
Household Income Base		151,374
<\$15,000		7.5%
\$15,000 - \$24,999		8.1%
\$25,000 - \$34,999		12.6%
\$35,000 - \$49,999		14.0%
\$50,000 - \$74,999		20.4%
\$75,000 - \$99,999		13.6%
\$100,000 - \$149,999		14.0%
\$150,000 - \$199,999		6.0%
\$200,000+		3.8%
Average Household Income		\$75,835

The United States is emerging from a national health pandemic caused by COVID-19 (coronavirus). In the short-term, financial markets and the global economy have experienced significant volatility and turmoil; as such, the unemployment rate for August 2021 was 5.0% for Lake County and 5.0% for the state of Florida according to FRED Economic Data Federal Reserve Bank of St. Louis. In July, the unemployment rate was 5.2%, down from 5.9% in June. The perceived impact seems to be changing almost daily.

Labor Force Trends	2010		2020	
	Total	%	Total	%
Population 16 years and older	243,032		366,742	
Labor Force	132,151	54.4%	149,985	40.9%
Employed	117,196	48.2%	140,934	38.4%
Unemployed	14,769	6.1%	9,051	2.5%
Unemployment Rate	11.2%		6.0%	

Source: Department of Economic Opportunity Bureau of Workforce Statistics and Economic Research (WSER) - Dec 2020



## TRANSPORTATION AND COMMERCE

Market demand for Lake County forestry and agricultural products stimulated the development of rail and inland water transportation facilities. Towns such as Leesburg, Tavares, Eustis, Mount Dora, and Umatilla utilize railroad and river facilities.

The St. Johns River is navigable from Jacksonville to Sanford and has historically been a major factor in commerce for Lake County. The river flows northward through a number of lakes, including Lake George at the northern tip of Lake County, to the Atlantic Ocean at Jacksonville. Lake County enjoys the benefit and advantage of the low cost of water freight for various products.

Lake County is accessible by major highways. The Florida Turnpike traverses the southern half of the county in a northwest-southeast direction. The Turnpike intersects Interstate 75 about three miles west of Leesburg in Sumter County. US Highway 441, which traverses Lake County in a more or less northwesterly-southeasterly direction, carries the majority of local traffic north to Ocala and Gainesville, and south to Orlando. US Highway 27 traverses the county in a north-south direction. State Road 50 extends through the southern end of Lake County in an east-west direction, from the Gulf of Mexico to the Atlantic Ocean. State Road 429 intersects both the Turnpike and State Road 50 six miles east of the Lake County line. Approximately 35 state and county highways provide an adequate ground transportation network.

The Wekiva Parkway will provide a linkage between US Highway 441 (Orange Blossom Trail) near Plymouth with Interstate 4 in Sanford. This parkway is often referred to as the “missing link” of providing a complete by-pass around the Orlando metropolitan area. This parkway is anticipated to increase the level of demand for residential and commercial development within the subject’s neighborhood. The first section extending from US Highway 441 to State Road 46, just east of Round Lake Road, opened on March 31, 2018. This area includes an interchange at State Road 46. The section from the State Road 46 Interchange south to Mount Plymouth Road (County Road 435) is open. The entire Wekiva Parkway is scheduled to be open to traffic in 2023.

## **GEOLOGY AND CLIMATE**

According to the United States Department of Agriculture, Soil Survey of Lake County Area, there are six geologic formations on or near the surface in the Lake County area. The youngest of these formations is the Ocala Limestone Formation which underlies almost all of Lake County. Over the centuries, water has percolated through this formation and dissolved much of the carbonate material, resulting in the formation of many caverns of various sizes and shapes. The collapse of these caverns created many of the lakes in Lake County.

Like many areas of Central Florida, soils vary widely in Lake County. The most predominant class of soils are various types of sands. A detailed discussion of these various types of sands is beyond the scope of this summary of area information. The reader is referred to the Soil Survey of Lake County Area, published by the United States Department of Agriculture, Soil Conservation Service, in cooperation with the University of Florida Agricultural Experiment Stations, and issued in April of 1975.

Generally, Lake County has long, warm, moderately humid summers and fairly mild, dry winters. The average rainfall is about 50 inches, and nearly 60% of this falls between June and September. Average temperatures have not changed significantly over the past 50 years. This temperature range also encourages the transition from primarily agricultural use to a land use more closely associated with tourism and retirement communities.

## **INDUSTRY**

The freezes also changed the character of land use as it relates to sales and industry. The loss of citrus acreage located in or near towns and along major highways has made room for expansion of shopping centers, malls, and other commercial, non-agricultural uses. Prior to the 1981 freeze, the Lake Square Mall was the predominant shopping mall in Lake County. Located on US Highway 441 between Tavares and Leesburg, and opened in 1980, this mall has about 500,000 square feet of retail space. Since the freezes, numerous smaller shopping malls and other commercial businesses now utilize land that was once citrus acreage.

In 1995, Lake County began a program of incentives to attract industry to the county. Industries are given as much as \$2,500 for each new job created. Industries also can delay payment of impact fees for six years or more.

Tourism is one of the major industries in Lake County. Water sports and outdoor recreation opportunities bring many northern tourists to the county each year. The Ocala National Forest, which provides many outdoor recreational opportunities, is located in the northeastern part of Lake County. About 22 percent, or 84,000 acres, of this national forest are located within Lake County's boundaries. The Ocala National Forest provides opportunities for hunters and fishermen from throughout the United States. Tourists are also attracted to the Ocala National Forest because of several large springs which flow on a year-round basis. Examples of these springs are Alexander Springs, Juniper Springs, and Silver Glenn Springs. Because of the 1,400 named lakes in the county, it has always been a popular area for fishermen.

The Walt Disney theme parks in nearby Orange County have resulted in significant increases in area tourism benefiting Lake County. Lower room rates in the county area appeal to large families and budget-minded visitors to Disney and other nearby attractions. Recreational vehicle parks are usually filled during the winter season and capacity is being expanded throughout the county. The availability of tourist attractions found on both of Florida's coasts, as well as the lakes of East Central Florida, combined with direct access to the major theme attractions in Orlando (the southeasterly portion of Lake County is approximately 2-1/2 miles west of the north one-half of the Disney properties), contribute to tourism in Lake County.

There is little heavy industry in Lake County. Some of the light industry products manufactured are mobile homes, office trailers, electronic components, stainless steel sinks, boats, various plastic products, sporting goods and building products. Most of these products are manufactured in relatively small to medium sized, light manufacturing firms.

As previously stated, citrus growing has been the most important historical agricultural endeavor in the county. The recovery of Lake County's citrus industry has been encouraging. In 1985, disaster struck when the temperature fell to 19 degrees. Growers tried to save their groves by pruning dead branches, but another freeze hit the vulnerable trees the next year. Less than 10% of the groves survived. Although Lake County lost 128,040 acres of citrus from 1970 to 1990, the county is slowly

replacing some of that citrus acreage, having 21,053 acres as of January 1, 1994. That number dropped somewhat to 17,492 in 2004. This compares with 142,000 citrus acres in 1970 and 13,960 citrus acres in 1990. Before the freezes, Lake County held steady at second place statewide, behind Polk County, in the number of citrus acres. Lake County now ranks in the middle half of the state's 30 citrus-producing counties, according to the statistical service.

## **CONCLUSION**

In summary, Lake County's agricultural economic base has diminished dramatically in recent years. The former groves are being subdivided and developed with single-family residences and other developments. The increase in the Lake County population and building permits indicated a strong demand for properties located in Lake County. Due to the growth of the Metropolitan Orlando Statistical Area and the transition to other land uses, Lake County will develop a more diversified economic base in the coming years. The diversified economic base is forecast to lead to steady growth.

**QUALIFICATIONS OF PAUL M. ROPER, MAI, SRPA, SRA**

**BUSINESS ADDRESS**

Clayton, Roper & Marshall, Inc.  
316  
246 North Westmonte Drive  
Altamonte Springs, Florida 32714

Telephone: (407) 772-2200, Ext.

Fax: (407) 772-1340  
E-mail: proper@crmre.com

**EDUCATION**

BSBA Degree (Finance), University of Central Florida, Orlando, Florida..... 1979  
AS Degree, Daytona State College, Daytona Beach, Florida..... 1974

**REAL ESTATE APPRAISAL COURSES AND SEMINARS  
COMPLETED UNDER DIRECTION OF THE APPRAISAL INSTITUTE**

Valuation of Donated Real Estate .....	2020
National USPAP Update Course .....	2020
2019 Central Florida Real Estate Forum.....	2019
2018 Central Florida Real Estate Forum.....	2018
2017 Central Florida Real Estate Forum.....	2017
2016 Central Florida Real Estate Forum.....	2016
Online Cool Tools Course.....	2016
National USPAP Update Course .....	2016
Florida Law Update .....	2016
Central Florida Real Estate Forum.....	2015
Evaluating Residential Construction .....	2014
2014 Central Florida Real Estate Forum – Unity of the Community .....	2014
Business Practice and Ethics.....	2014
National USPAP Update Course .....	2014
Florida Law .....	2014
Litigation Assignments for Residential Appraisers: Doing Expert Work on Atypical Cases.....	2014
Central Florida Real Estate – 2012 Valuation Forum .....	2012
Fundamentals of Separating Real, Personal Property, and Intangible Business Assets .....	2012
The Uniform Appraisal Dataset from Fannie Mae and Freddie Mac.....	2011
Appraisal Curriculum Overview.....	2010
Florida Supervisor/Trainee Roles & Rules .....	2010
Valuation by Comparison: Residential Analysis .....	2010
Analyzing the Effects of Environmental Contamination on Real Property.....	2010
Condemnation Appraising: Principles and Applications .....	2010
10-Hour USPAP Update & Core Law.....	2010
Property Tax Assessment.....	2010
Business Practices and Ethics.....	2010
Value by Comparison: Residential Analysis and Logic.....	2009
Florida Appraisal Law .....	2009
National USPAP Update Course, Florida Association of Realtors.....	2006
Florida Law Update for Real Estate Appraisers, Florida Association of Realtors.....	2006/2010
South Florida Water Management District Seminar .....	2005
Course 420: Business Practices and Ethics (formerly Standards of Professional Practice, Part B). .....	2005/2010
National USPAP Update Course, University of Phoenix .....	2004
Florida Law Update for Real Estate Appraisers .....	2004
FDOT – Advanced Appraisal Review Course .....	2004
South Florida Water Management District Course .....	2004
Uniform Standards for Federal Land Acquisitions, “The Yellow Book” Tallahassee, Florida.....	2004
South Florida Water Management District Appraisal Seminar.....	2003
South Florida Water Management District Appraisal Seminar.....	2002

Florida State Law Update for Real Estate Appraisers ..... 2002

**REAL ESTATE APPRAISAL COURSES AND SEMINARS  
COMPLETED UNDER DIRECTION OF THE APPRAISAL INSTITUTE (CONTINUED)**

Standards of Professional Practice, Part C .....	2002
When Good Houses Go Bad (FREAB Course 01-03) .....	2001
Litigation Skills for the Appraiser .....	2001
Partial Interest Valuation.....	2000
USPAP/Law.....	2000
St. Johns River Water Management Appraisal Seminar .....	2000
Business Enterprise Valuation - Course No. 701 .....	1999
Alternative Dispute Resolution (ADR) - Course No. 706 .....	1999
Improving Your Business, Management and Bottom Line Profit .....	1999
Valuing Your Business.....	1999
Appraisal Considerations for Rural Properties .....	1998
USPAP - Part C .....	1997
Fannie Mae Guidelines Update .....	1996
USPAP (Update/Core Law) .....	1996
Agriculture and the Internet Computer Workshop .....	1995
How to Appraise FHA-Insured Property .....	1995
Appraisal Institute Faculty Workshop.....	1995
Technology Video Conference.....	1995
Understanding Limited Appraisals & Reporting Options - General.....	1994
Powerline Easements & Electro Magnetic Fields' Effect on People & Value .....	1994
USPAP Core Law for Appraisers .....	1994
Standards of Professional Practice, Parts A & B.....	1992
Interim Use Properties .....	1992
SREA 201 Instructor's Clinic .....	1988
Course IV - Condemnation Appraisal Practice .....	1988
Uniform Residential Appraisal Report .....	1987
Valuation and Evaluation of Proposed Projects .....	1987
R-41c - Overview and Analysis .....	1987
R-41b - Overview and Analysis .....	1986
Capitalization Theory and Techniques.....	1986
Federal Income Taxes Affecting Real Estate .....	1985
R-41b - Federal Home Loan Bank Board Regulations .....	1985
Condemnation and the Appraiser .....	1984
Development of Business Centers and Office Showrooms .....	1984
Overview - Apartment Development Process .....	1984
Adjusting for Financing Differences in Residential Properties .....	1983
SREA 201 Instructor's Clinic .....	1982
Report Writing Seminar .....	1981
Construction Facts/Inspections.....	1981
Course VII, Industrial Valuation .....	1981
Hotel/Motel Valuation and Analysis Seminar .....	1981
Golf Course Valuation and Analysis Seminar .....	1981
R-2 Single-Family Residential Examination .....	1978
Course II, Urban Case Studies .....	1977
Narrative Report Writing Workshop .....	1976
Course 201 - University of Central Florida .....	1976
Applied Capitalization Techniques Workshop .....	1975
Course 101 - Stetson University .....	1975

**INDEPENDENT SEMINARS (OTHER THAN APPRAISAL INSTITUTE)**

FDOT – 7-Hour USPAP Update .....	2018
FDOT – Florida Law Update .....	2018
Orlando Regional Realtors Ethics Course for Continuing Education .....	2018
Real Estate Continuing Education State Brokers Course and Exam .....	2018
Conservation Trust for Florida - Conservation Easements from All Angles .....	2013
Orlando Regional Realtor Association – 3rd Cycle Quad Code of Ethics .....	2012
Florida Department of Revenue – 2010 Value Adjustment Board Training .....	2010
FDOT – 7-Hour USPAP Update .....	2010
FDOT – Florida Law Update .....	2010
FDOT – Advanced Appraisal Review.....	2010
University of Florida – Florida Water Law and Sustainability .....	2010
Supervisor & Trainee Appraiser Rules & Roles.....	2008
Advanced Appraisal Review .....	2008
Sovereignty Submerged Land Easements.....	2008
Florida Department of Transportation- Advanced Appraisal Review .....	2004
SFWMD-Current Appraisal Issues in Florida .....	2004
SFWMD-Current Appraisal Issues in Florida .....	2002
Real Estate Continuing Ed Course .....	2002
SFWMD-Uniform Appraisal Standards for Federal Land Acquisitions .....	2001
SFWMD-Current Appraisal Issues in Florida .....	2000
Less Than Fee Interest Workshop .....	1999
The Internet and Appraising.....	1997
Risk Reduction for Brokers .....	1996
Contracts, Collectibles, Crimes, Copy & More .....	1996
Agriculture and the Internet II Workshop.....	1996
Marshall & Swift Square Foot Method Use & Application.....	1996
Real Estate Law Symposium .....	1995
Concurrency Management Seminar - City of Orlando.....	1992
Citrus Groves - Evaluation and Analysis.....	1991
Appraisal Review of Commercial Real Estate and Federal Home Loan Bank Board Memorandum R-41c .....	1986

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification.

Paul M. Roper is currently certified under this program.

Mr. Roper has also attended various seminars under the direction of the Orlando Area Association of Realtors and the American Society of Appraisers.

**PROFESSIONAL DESIGNATIONS**

MAI Designation - Appraisal Institute, Certificate #6442

SRPA and SRA Designations - Appraisal Institute  
(Past President of Chapter No. 100; Past Education Committee Chairman)

Licensed Real Estate Broker, State of Florida

State-Certified General Real Estate Appraiser, State of Florida, License Number RZ 141

FNMA Approved - #1108588



**EXPERIENCE**

Special Magistrate for Valuation Adjustment Board Hearings  
 Orange County 1984, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 2005, 2006, 2007, 2008, 2015, 2016, 2017

Special Magistrate for Valuation Adjustment Board Hearings  
 (sole member) for Osceola County ..... 1986, 1987, 1988, 1989, 1990

Instructor: Less Than Fee Interest Workshop for Northwest Florida Water Management District  
 1999

Appraisal Institute (Appraising Interim Use Properties)..... 1992, 1991

Society of Real Estate Appraisers (SREA Course 201) ..... 1991, 1985

Society of Real Estate Appraisers (Uniform Residential Appraisal Reports) ..... 1987

Instructor: Continuing Education Instructor Valencia College, Orlando, Florida  
 1984

American Institute of Real Estate Appraisers..... 1984

Author: Coursework for Teaching "Less Than Fee Interest" ..... 1999

Author: Coursework and Appraisal Articles for Teaching and Publication, such as:  
 "Appraising Interim Use Properties" ..... 1992, 1991

Vice-President of Clayton, Roper & Marshall, Inc. (formerly Clayton & Roper Appraisal Services)  
 Since 1982

Associate with Pardue, Heid, Church, Smith & Waller ..... 1975 to 1982

**ASSOCIATIONS**

Member: The Appraisal Institute  
 Altamonte Springs Chamber of Commerce  
 Kissimmee Chamber of Commerce  
 Orlando Regional Realtor Association  
 Better Business Bureau  
 International Right-of-Way Association (IRWA)

Paul M. Roper has completed appraisal reports and lease negotiations throughout the United States for individuals, attorneys, mortgage brokers, mortgage bankers, credit unions, banks, savings and loan associations and various Federal, State, and local governmental agencies for valuation, evaluation and analysis assignments that include:

- Ranch Lands, Citrus Groves and Crop Farms, Florida Springs and Conservation Easements
- Airport Land Acquisitions and Avigation Easements
- Business Valuations
- Cemeteries and Mortuaries
- Commercial Properties of most Classifications
- Condemnation (Eminent Domain) and Expert Witness Testimony
- Hotel/Motel Valuation
- Industrial Properties
- Office Buildings
- Litigation/Consultation Assignments
- Market/Feasibility Studies
- Mobile Home Sales and Rental Parks
- Personal Property Appraisals
- Roadside Advertising Signs
- Single-Family and Multi-Family Residential Properties

QUALIFICATIONS OF PAUL M. ROPER, MAI, SRPA, SRA  
Continued

Page 5

- Restaurants
- Special Purpose Properties such as Citrus and Tomato Packing Plants and a US Naval Training Center
- Appraisal Reviews

QUALIFICATIONS OF PAUL M. ROPER, MAI, SRPA, SRA  
Continued


Page 6

Paul Roper presently owns interests in office buildings, land investments and detached residential housing. He has testified as an expert witness for various litigation involving real estate in Federal Courts and the Circuit Courts of Brevard, Escambia, Lake, Marion, Orange, Osceola, Pasco, Polk, Seminole, and Volusia Counties in the State of Florida.

**OTHER**


Member: U.S. Marine Corps (Vietnam Veteran) Honorable Discharge - 1969-1972  
Disabled American Veterans (DAV)  
Veterans of Foreign Wars (VFW)

**STATE OF FLORIDA CERTIFICATION**



Ron DeSantis, Governor

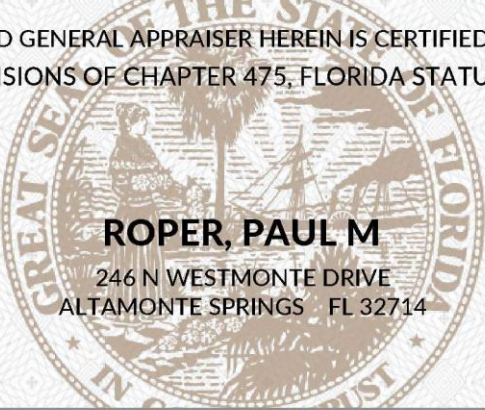
Halsey Beshears, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE  
 PROVISIONS OF CHAPTER 475, FLORIDA STATUTES




**ROPER, PAUL M**  
 246 N WESTMONTE DRIVE  
 ALTAMONTE SPRINGS FL 32714

**LICENSE NUMBER: RZ141**

**EXPIRATION DATE: NOVEMBER 30, 2022**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



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**From:** [Bailey, Erin](#)  
**To:** [Carrino, Tom](#)  
**Subject:** FW: Lake County Fairgrounds-Building Official Overview  
**Date:** Wednesday, March 17, 2021 5:34:29 PM  
**Attachments:** [image011.emz](#)  
[image012.png](#)  
[image013.emz](#)  
[image014.png](#)  
[image015.emz](#)  
[image016.png](#)  
[image017.emz](#)  
[image018.png](#)  
[image019.emz](#)  
[image020.png](#)

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**From:** Neibert, Ronald <NeibertR@ci.eustis.fl.us>  
**Sent:** Monday, March 15, 2021 4:52 PM  
**To:** Emily Lee <ELEE@ci.eustis.fl.us>; LeHeup-Smith, Karen <LeHeup-SmithK@ci.eustis.fl.us>; Holland, Michael <hollandm@ci.eustis.fl.us>; Montez, Mary <MontezM@ci.eustis.fl.us>; Cobb, Nan <cobbn@ci.eustis.fl.us>; Hawkins, Willie <hawkinsW@ci.eustis.fl.us>  
**Cc:** Barnes, Lori <BarnesL@ci.eustis.fl.us>; Bailey, Erin <baileye@ci.eustis.fl.us>; Gierok, Rick <GierokR@ci.eustis.fl.us>  
**Subject:** FW: Lake County Fairgrounds-Building Official Overview

Commission:

Below is a brief overview of the fairgrounds prepared by our Building Official Guy Priest based on our walk through on March 5<sup>th</sup>. This will be part of the package to review on the meeting Thursday. If you have any questions, feel free to call anytime.

*Ron Neibert*  
*City Manager*  
*352-483-5430*

---

**From:** Barnes, Lori  
**Sent:** Friday, March 12, 2021 7:05 PM  
**To:** Neibert, Ronald <[NeibertR@ci.eustis.fl.us](mailto:NeibertR@ci.eustis.fl.us)>  
**Subject:** FW: Lake County Fairgrounds

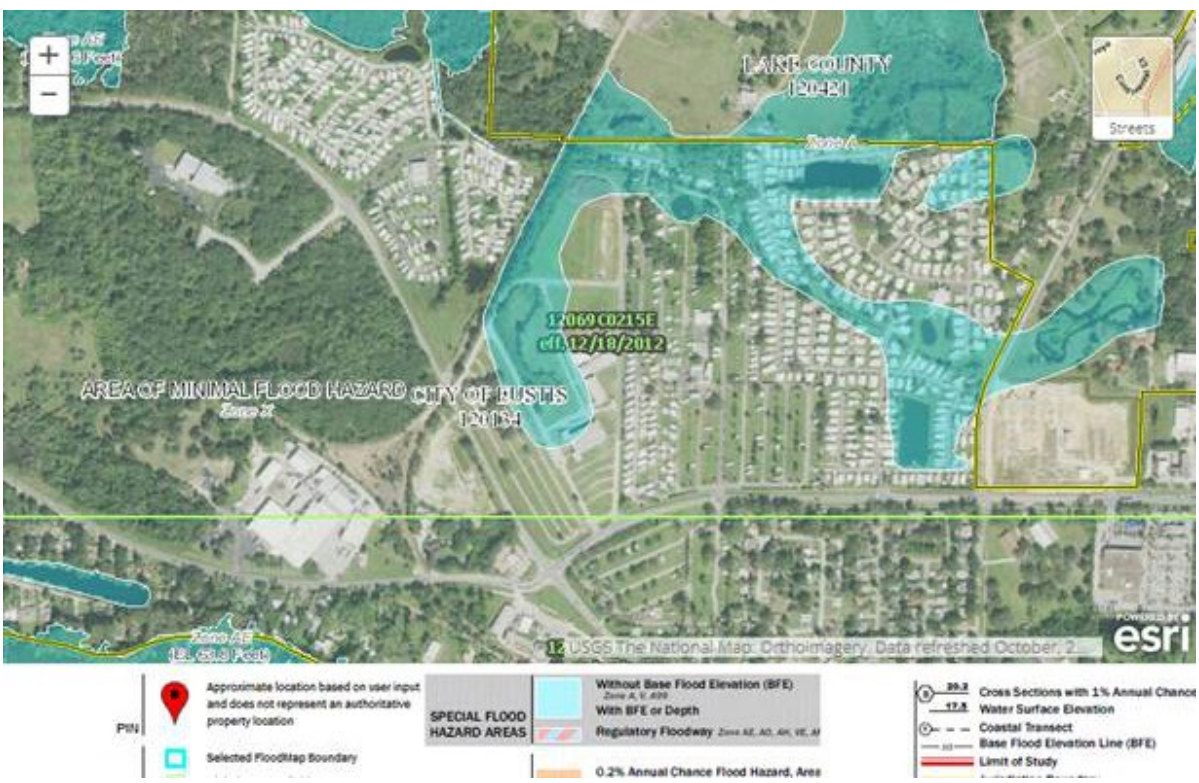
Fyi

Sent from Samsung Galaxy smartphone.

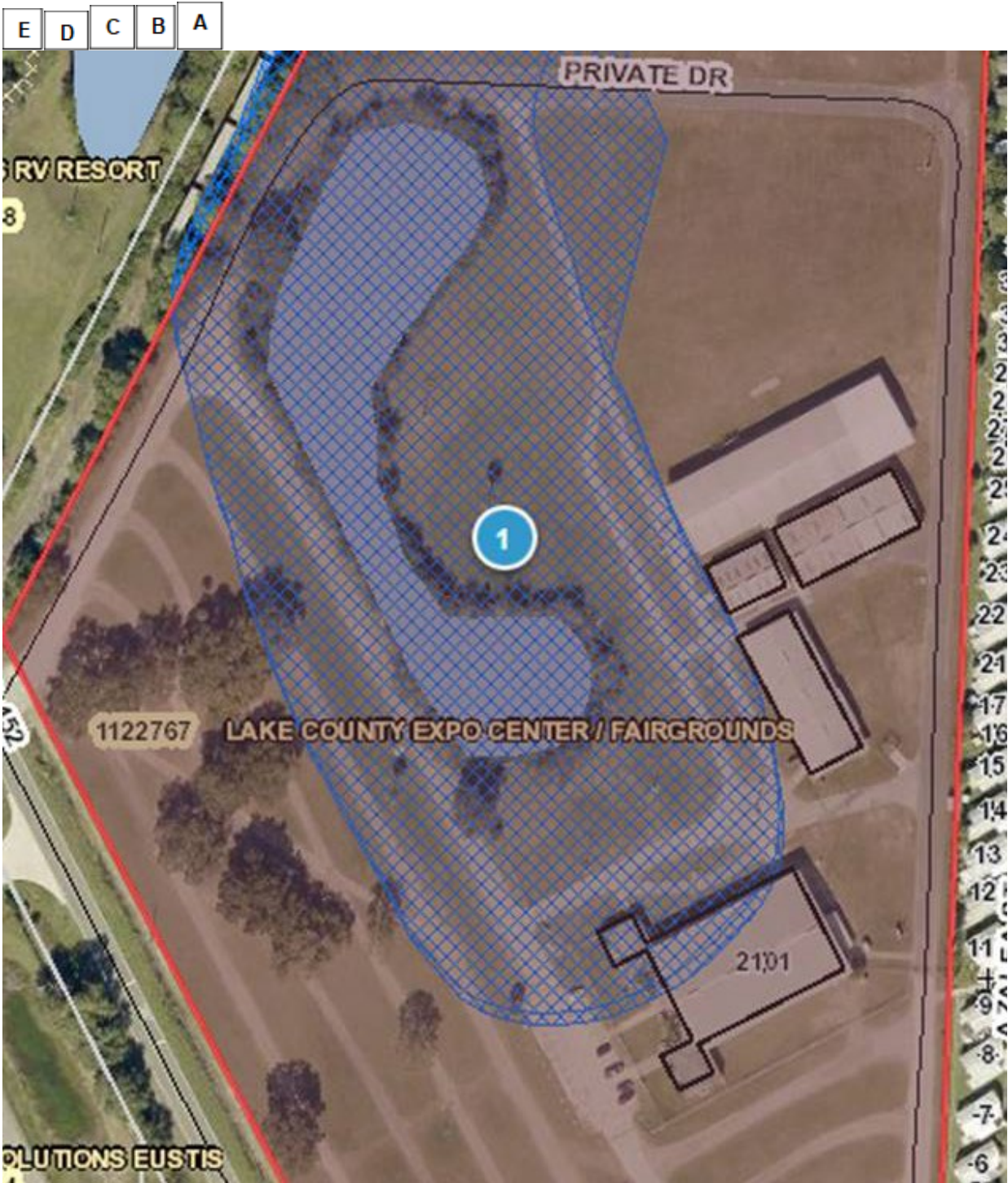
----- Original message -----  
 From: "Priest, Guy" <[priestg@ci.eustis.fl.us](mailto:priestg@ci.eustis.fl.us)>  
 Date: 3/9/21 8:38 AM (GMT-05:00)  
 To: "Barnes, Lori" <[BarnesL@ci.eustis.fl.us](mailto:BarnesL@ci.eustis.fl.us)>  
 Subject: Lake County Fairgrounds

On Friday, March 5<sup>th</sup>, 2021 I attended a meeting at the Lake County Fairgrounds to assess the property and buildings for the City of Eustis at the request of the City Manager.

Before I attended, I looked at the FEMA Floodplain maps for that area because I have inspected the Mobile Home parks to the North and East of this property and found that they were low lands. The FEMA map shows that the North end of the property is indeed in the 100-year floodplain. The area that is in the floodplain is in an "A" zone. Zone "A" simply means that it is in the floodplain, but there is no Base Flood Elevation provided. I will attach the FEMA map.



Only the larger building is affected by the "A" Zone. It is important to know this since any new construction on this property will have to be elevated a minimum of 2' higher than the highest point as per our City's Floodplain Ordinance. See 118-17 Floodplain Management Section 105.2 (3) The Northwest corner of the largest building, which is building A in the diagram below is partially in the floodplain. The restrooms in this section are in the floodplain. It appears that the all of the buildings are only a few inches above the grade. Any improvements to this building that cost more than 50% of the current value of the building, will trigger Substantial Improvement. If this is triggered, the whole building will have to be brought to Current Florida Building Code.



The 4 buildings, (B,C, D and E) just north of the Main building are outside of the floodplain.

Buildings D and E are pavilions with roof only and no side walls. Structures are metal buildings and appear to be in fair shape. The roofs are metal.

There appeared to be rust on the metal roofing of building C.

There are some smaller buildings on the far north section of the property and on the East line. The further most building is in the floodplain, but it is only covered storage with only back and side walls.

#### Structural

The oldest buildings appear to have been built in the 1960s. They are in fair shape. There was no requirement to meet the 140 mph wind loads as there are now. If the costs of improvements trigger substantial improvements, an engineer would be required to tell us if these buildings meet the 140 mph wind load, or what it will take to mitigate.

#### Electrical

No appearance of problems. However, the panel boxes on these building are older and have quite a few breakers in them. An electrician would be required to calculate whether the breakers have exceeded the amps. The larger services are 800 amp services.

#### Mechanical

The buildings have a very low level of insulation. The larger buildings do not have HVAC. They have exhaust fans located at the end of the building. The offices in the south wing of Building A are climate controlled with HVAC system.

#### Plumbing

No problems noted. The bathrooms are filthy and have had a long life and poor cleaning.

If there is anything more you want me to comment on in regard to this property, please remind me.

Guy H. Priest  
Building Official  
Eustis Building Department  
111 E Orange Avenue  
Eustis, FL 32726  
Fax # 352-589-2651

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





# City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

April 18, 2022

The Honorable Sean Parks  
County Chairman  
Lake County BCC  
315 West Main St.  
P.O. Box 7800  
Tavares, Florida 32778

**Re: Lake County Fairgrounds**

Dear Chairman Parks:

The City of Eustis remains interested in discussing the purchase of the Lake County Fairgrounds property. However, it is not realistic for the City to move forward at the price identified in the recent appraisal conducted by Clayton, Roper & Marshall (\$2,870,000). In order to put the City's interest in context, I would like to provide some historical background information.

Attached is a summary prepared by the Eustis City Clerk for the former City Manager in 2012. The summary and supporting documentation outline the series of meetings that led to the City of Eustis giving the fairground property to Lake County. In addition to the summary, we have attached the deed from 1967 and the minutes from the meetings leading up to the transfer.

In having a conversation about the future of the property and our interest moving forward, we think it is reasonable to consider the fact that the City of Eustis gave the property to Lake County. At your convenience, we would like to set aside some time to discuss the issue further.

Please feel free to contact me if you have any questions or need any additional information. Thank you in advance for your attention on this matter.

Sincerely,

Michael L. Holland  
Mayor, City of Eustis

**Attachments:**

**Memo from Mary Montez, City Clerk to Paul Berg, City Manager – June 26, 2012**

**Warranty Deed – June 15, 1967**

**Eustis City Commission Meeting Minutes, September 6, 1966**

**Eustis City Commission Meeting Minutes, November 7, 1966**

**Eustis City Commission Meeting Minutes, January 16, 1967**

**Eustis City Commission Meeting Minutes, February 6, 1967**

**Eustis City Commission Meeting Minutes, April 3, 1967**

**Eustis City Commission Meeting Minutes, April 17, 1967**

**cc:**

**Jennifer Barker, County Manager, Lake County**

**Tom Carrino, Interim City Manager, City of Eustis**



## City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

DATE: June 26, 2012  
 TO: Paul Berg, City Manager  
 FROM: Mary Montez, City Clerk  
 RE: History of Transfer of Fairgrounds Property to Lake County

Pursuant to your request, I have researched the City's transfer of the current Fairground property to Lake County. The following is a chronology of that event:

- |                   |   |
|-------------------|---|
| September 6, 1966 | The Commission appointed a committee of Commissioners R. J. Schneider and L. R. Huffstetler and City Manager R. M. Hendrick to approach the County Commission regarding a possible trade of land for the purpose of relocating the County Fair.   |
| November 7, 1966  | The Commission requested an appraisal of the fairgrounds and City industrial park properties from Hunnicutt and Associates.   |
| January 16, 1967  | The Commission approved the City making an offer to the County Commission to exchange the land in the west section of the City's Industrial Park for fairgrounds property located within the City on a 3 – 1 basis or offer for outright sale the land required for the relocation of the fairgrounds.  |
| February 6, 1967  | The Commission was informed that the County Commission had neither accepted nor rejected the City's offer but indicated they wanted to secure two additional appraisals.  |
| April 3, 1967     | The Commission voted to offer an outright gift of the 20 acres for the fairground location, plus reserve an additional 5 to 10 acres to be used for parking with the following stipulations:<br>1) The City will take over maintenance and operation of a sewer treatment plant for the property to be constructed by the County and to be an extended air treatment plant.<br>2) The City will provide police and fire protection, garbage and trash collection and street lighting at the site. |

3) The City will have reasonable use of the building and lands without charge.

4) The County will erect a functional type building for housing the Fair proper and for convention type meetings with such building being capable of handling 1500 or more persons in meetings.

5) The County will consult with the City prior to the disposal of the existing fairgrounds property. (A copy of the offer as included in the minutes is attached, along with copies of all pertinent minutes.)

April 17, 1967

The Commission was informed by County Commissioner Dewey Livingston that the County had accepted the City's offer of the 20 acres of property for use as a fairground providing the City would also donate the additional 10 acres designated for parking.

March 18, 1968

The City transferred to the County right of way to be used for S-452A in exchange for a parcel, previously deeded to the County by the City, lying south of the right of way of said road. Attached is a copy of a map which shows this parcel is adjacent to what is now the Southern Palms RV Park.

A search of public records shows that the City originally purchased the fairgrounds property in February 1928 from H. A. Ferran for \$5,000 for use as a "public park" (actually it was used as a gun club). Nothing in the deed or minutes shows a stipulation that the property must continue to be used for public purposes. For your information, I have attached copies of all the pertinent minutes which show the discussion to provide property for an additional public park and the issuance of \$15,000 in bonds for that purpose. The February 6, 1928, minutes also shows the Commission approved for the Gun Club to assume charge of the clubhouse and grounds on a temporary basis. I did not research further the use of the property between 1928 and the donation of the property to the County in 1967.

67 6783

WARRANTY DEED FROM CORPORATION

DREW'S FORM R.E. 33

Manufactured and for sale by The M. & W. B. Drew Company Jacksonville, Florida

D. K. BOOK 337 PAGE 680

Rec. 3.30 8.55

This Warranty Deed Made and executed the 15th day of June A. D. 1967 by THE CITY OF EUSTIS, FLORIDA,

a corporation existing under the laws of The State of Florida, and having its principal place of business at in Lake County, State of Florida, hereinafter called the grantor, to

LAKE COUNTY, a political subdivision of the State of Florida, whose postoffice address is

hereinafter called the grantee:

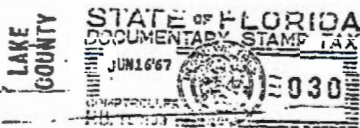
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$1.00-----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: Commence at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 34, Township 18 South, Range 26 East, Lake County, Florida; thence run North 89°15'24" West 657.89 feet; thence run South 1°20'45" West 158.38 feet to the Point of Beginning; thence run South 79°08'15" East 82.67 feet; thence run South 1°15'54" West 2,092.53 feet; thence run South 89°28'13" West 275.67 feet to the Easterly right-of-way line of State Road 452; thence run Northwesterly along said right-of-way line, following a curve with a radius of 2,814.93 feet and a delta angle of 11°16'34" (for this portion), a distance of 553.96 feet; thence run North 28°00'24" West 620.01 feet to the Easterly right-of-way line of the Atlantic Coast Line Railroad; thence run North 26°24'36" East along said railroad right-of-way line, a distance of 1240.41 feet; thence run South 88°16'24" East 286.66 feet to the Point of Beginning, containing 30.097 acres.

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

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 subsequent to December 31, 1966.



67 JUN 16 1967 1:48

In Witness Whereof

(CORPORATE SEAL)

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: Robert M. Hendrick City Clerk

THE CITY OF EUSTIS, FLORIDA, a municipal corporation,

Signed, sealed and delivered in the presence of:

Edith S. Williams Mayor

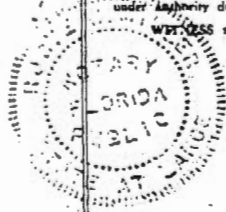
STATE OF FLORIDA COUNTY OF LAKE

SS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared E. L. WILLIAMS and ROBERT M. HENDRICK,

well known to me to be the Mayor and City Clerk, respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of June, A. D. 1967.



RECORDED IN OFFICIAL RECORDS BOOK OF LAKE COUNTY, FLORIDA FRANK E. OWENS CLERK OF CIRCUIT COURT

Notary Public, State of Florida

My commission expires Jan. 28, 1968

REGULAR MEETING OF THE CITY COMMISSION  
CITY OF BUSTIS, FLORIDA SEPT. 6, 1966

The regular meeting of the City Commission was held on September 6, 1966, at 7:30 P. M., in the Commission Chambers.

**INVOCATION:** Commissioner L. R. Huffstetler gave the invocation.

**PRESENT:** Those present were Mayor V. W. Hamlin, Jr., Commissioners E. J. Schneider, R. M. Walker, E. L. Williams and L. R. Huffstetler. Also present were City Manager R. M. Hendrick, City Attorney N. D. Huebsch, City Clerk W. J. Williams and Chief of Police J. S. Burrow.

**APPROVAL OF MINUTES:** The minutes of the regular meeting of August 15, 1966 and the special meeting of August 29, 1966, were approved.

**CITIZENS PRESENT:** Mr. Roy L. McCutcheon appeared before the Commission representing the Peachtree Mortgage Corporation. He repeated a request which had been previously made to accept paving in front of lots 9 and 25 in Villdale Subdivision. A discussion with regard to this request was held and resulted in the request being referred to the Roads and Streets Committee for study.

**TAX APPRAISAL:** John Rhodes, et al: Mr. John Rhodes, property owner on South Bay Street, presented a petition to the Commission with regard to his property located at 1314 South Bay Street. Said petition was referred to the City Tax Assessor for study.

**PUBLIC HEARING STREET PAVING:** A number of citizens appeared before the Commission with regard to proposed paving of streets in the Southwest section of the City in connection with the city's overall paving progress. The only dissenting opinion was that of the ACL RR. Several questions were asked with regard to the method of payment, terms, types of curbs and drainage to be installed and widths of streets. The overall consensus of those present was favorable to the proposed paving.

**SCHOOL CROSSING:** After a discussion, the Commission instructed the City Attorney to prepare a resolution addressed to the County Commissioners and the County School Board urging the construction of a school crossing pass-over at Bay Street and Taylor Avenue.

**BUSTIS STREET PARKING LOT:** After a discussion, the Commission agreed to have the Bay Street approachway to the Bustis Street parking lot paved to a width of 32 feet and that any expense for additional paving would be paid by the proposed leasee. Also the present cost of paving would be borne by the leasee and pro-rated against the rental charges.

**E. L. BROWN TAX ASSESSMENT DISCUSSION:** After a lengthy discussion regarding the E. L. Brown shopping plaza, it was the majority opinion that no change should be made in the 1966 tax assessment.

**AIRPORT FACILITY:** Upon a motion by Commissioner Walker, seconded by Commissioner Schneider, the Commission unanimously agreed that a resolution be passed, commanding the group recently formed for the purpose of building an airport to service the Golden Triangle Area. It was pointed out that said group had secured the necessary Federal license to operate such a facility.

**HUNNICUTT INVOICE:** Upon a motion by Commissioner Williams, seconded by Commissioner Walker, the Hunnicutt and Associates invoice was approved unanimously.

**UTILITY BUDGET:** Adoption of the Utility Budget for 1966-67 was postponed for further discussion, upon a motion by Commissioner Schneider, seconded by Commissioner Walker.

**RESOLUTION:** Upon a motion by Commissioner Walker, seconded by Commissioner Williams, the Commission approved a resolution for the mowing and cutting of certain lots within the city.

**LAKE GRACIE AREA WEED CUTTING:** A brief discussion was held with regard to the cutting of weeds along the shoreline at Lake Gracie.

**STREET MARKINGS:** Commissioner Walker voiced concern over street markings in the downtown area. City Manager Hendrick stated the side streets would be marked at the same time the new highway was marked. A discussion was also held with regard to the drainage at the Community Building. The City Manager informed the Commission that the State now had this problem under study in order to determine a solution. Upon a motion by Commissioner Walker, seconded by Commissioner Huffstetler, the

Regular meeting - Sept. 6, 1966 - continued

Commission unanimously approved the City Manager's writing a letter to the State Highway Department urging them to expedite a solution to this problem at the earliest possible time.

FAIRGROUNDS LAND: Upon a suggestion of Commissioner Huffstetler, Mayor Hamlin appointed Commissioners Schneider and Huffstetler and the City Manager to institute proceedings with the County Commissioners in an attempt to effect a trade of land for the purpose of re-locating the County Fair.

NOLFF PROPERTY BIDS: Upon a motion by Commissioner Huffstetler, seconded by Commissioner Williams, the Commission unanimously approved the advertising for bids for the removal of the house now situated on the Nollf property, said motion being amended by Commissioner Walker, that all local contractors be notified of said bidding.

WATER CONDITION AT PUBLIC BEACH: The City Manager reported that although it was not yet official, the results of the recent tests made at the Public Beach were that the water conditions were good.

CITY MANAGER'S AUTHORIZATION: Upon a motion by Commissioner Huffstetler, seconded by Commissioner Williams, the Commission unanimously approved authorization for the City Manager to proceed with the necessary engineering and placement of equipment orders to secure the materials for the construction of the lift station at the shopping plaza, upon receipt of the satisfactorily executed articles of agreement, from the owners of said shopping plaza.

AN ORDINANCE: Upon a motion by Commissioner Williams, seconded by Commissioner Schneider, the Commission passed an ordinance on second reading by title only, changing the zoning of lots 38, 53-58, inclusive, Pinecrest Subdivision from R-1c to R2, with the voting as follows:

Mayor Hamlin	-----yea
Commissioner Williams	-----yea
Commissioner Huffstetler	-----yea
Commissioner Schneider	-----yea
Commissioner Walker	-----nay

AN ORDINANCE: Upon a motion by Commissioner Walker, seconded by Commissioner Williams, the Commission unanimously approved an ordinance changing the zoning of lots 25 and 26 Quayles Golf Links Subdivision from R-1b to B-a on second reading by title only.

AN ORDINANCE: Upon a motion by Commissioner Williams, seconded by Commissioner Walker, the Commission unanimously passed an ordinance regulating junk on property within the City of Eustis on third reading in full.

AN ORDINANCE: Upon a motion by Commissioner Williams, seconded by Commissioner Schneider, the Commission unanimously approved the annexation of certain lots in Pine Meadows Fairway Estates described as lots 1 - 20, inclusive, Block A and lots 1 - 10, inclusively, Block B, on second reading by title only.

AN ORDINANCE: Upon a motion by Commissioner Williams, seconded by Commissioner Huffstetler, the Commission unanimously passed an ordinance annexing certain lands in Inwood Heights, Lake Saunders Subdivision and Oleander Court on second reading by title only.

ZONING CHANGE ORDINANCE: Upon a motion by Commissioner Williams, seconded by Commissioner Schneider, it was unanimously agreed that an ordinance amending Chapter 24, of the Code of Ordinances of the City of Eustis, which chapter is known as the Zoning Ordinance, to amend Section 24-7; repealing all ordinances in conflict herewith; providing for severability; providing an effective date; and providing for publication by posting, be passed on its first reading in full.

PAVING LIEN FORECLOSURE: Upon a motion by Commissioner Williams, seconded by Commissioner Schneider, the Commission unanimously approved the City Attorney's request to proceed with the paving lien foreclosure suit.

DELINQUENT BUSINESS PERSONAL PROPERTY TAXES: A discussion regarding the status of the delinquent business personal property taxes was held.

AMBULANCE SERVICE: Mr. Groves of the Lake Ambulance Service appeared and requested that his firm be put on an alternating call basis, with the understanding that the city would not be billed if the patient paid or if the call was covered by insurance. It was the opinion of the Commission that Mr. Groves' proposition was acceptable and that both services were needed. The matter was referred to the City Manager.

ADJOURNMENT: There being no further business to come before the commission the meeting was adjourned by 9:20 P. M., September 6, 1966.

*H. J. Williams* City Clerk *Robert W. Hamlin* Mayor-Commissioner

REGULAR MEETING OF THE EUSTIS CITY COMMISSION  
EUSTIS, FLORIDA

The regular meeting of the Eustis City Commission was held on November 7, 1966, at 7:30 P. M. in the Commission Chambers.

INVOCATION: Rev. Frost, of the First Presbyterian Church, gave the invocation.

PRESENT: Those present were Mayor V. W. Hamlin, Jr., Commissioners R. J. Schneider, R. M. Walker, E. L. Williams and L. R. Huffstetler. Also present were City Manager R. M. Hendrick, City Attorney N. D. Huebsch, City Clerk, W. J. Williams and Chief of Police J. S. Burrow.

APPROVAL OF MINUTES: The minutes of the October 17, 1966, regular commission meeting were approved as circulated.

CITIZENS PRESENT: James Livingston appeared before the Commission to outline his proposal to construct a marina on city property in the area of the present city boat ramp. Mr. Livingston explained that he was not prepared at this time to show architect drawings, but that he expected these to be prepared in the near future. Mr. Livingston in brief outlined the proposed facilities stating that he would require at least a twenty (20) year lease. Mayor Hamlin appointed a committee of Commissioners Williams and Huffstetler, the City Manager and the City Attorney, to meet with Mr. Livingston and study his proposal.

FIRE PREVENTION TROPHY: Fire Chief Richard A. Shirk, accompanied by the regular firemen and the volunteers presented to the City Commission a recently won plaque in the statewide fire prevention contest. The first place award won by the Fire Department was the first of this nature given the the State Fire Marshall's office. Mayor Hamlin accepted the award on behalf of the city and commended the department for a job well done. A group picture of the entire department was then taken. City Manager reported that an investigation of the records for the past three years revealed the department had answered 111 calls in 1964, 115 calls in 1965 and 72 calls in 1966. It was noted that the number of calls in 1966 were over 60% under either of the two previous years. This reduction was attributed to the excellent fire prevention program presented by the department.

FISCAL AGENTS REPORT: Ken Atkins of Pierce, Wulbern and Murphey, Inc., appeared and reported that all the blanks had been filled in, in the street and lighting improvement ordinance and that it was now ready for passage on third and final reading. Upon a motion by Commissioner Williams, seconded by Commissioner Walker, an ordinance providing for the construction of certain street paving and street lighting improvements in the City of Eustis, was passed on third and final reading in full. Upon a motion by Commissioner Walker, seconded by Commissioner Williams, the Commission unanimously approved a resolution authorizing the filing of the petition of validation in the Circuit Court. In answer to the question of Commissioner Huffstetler, it was pointed out that all fees and charges would be pro-rated in relationship to the actual amount of bonds sold.

SIDEWALK INQUIRY: Mr. R. E. Paul appeared to inquire about his request for sidewalks in the southwest section of town. The City Manager stated that, due to the large number of property owners involved, it would be a good idea to circulate a petition in order to get an idea of what the general feelings were of the property owners. Mr. Paul agreed to do this.



Meeting 11-7-66

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BID OPENING: The City Manager opened sealed bids for the removal of the house on the Nolff property on Northshore Drive, with the bids as follows:

<u>BIDDER</u>	<u>BOND</u>	<u>AMOUNT</u>
Victor D. Bryant	\$125.00 (per ck.)	\$1026.00
Warren Alexander	-	1525.00

Upon a motion by Commissioner Schneider, seconded by Commissioner Huffstetler, the Commission unanimously approved acceptance of the Alexander bid.

COMMUNICATION INTER-OCEAN: The City Manager read a letter from Inter-Ocean Insurance, thanking the city for retaining their firm as the hospitalization insurance carrier.

SHUFFLEBOARD COURTS: The City Manager read a communication from the All States Tourist Club in which the club recommended Robert K. Nidy to repair and resurface 5 shuffleboard courts at a cost of \$1555.00. Upon a motion by Commissioner Walker, seconded by Commissioner Huffstetler, the Commission voted to defer action on this matter until it can be studied further and possibly other bids secured. The voting on the above motion was as follows:

Mayor Hamlin - - - - - nay  
 Commissioner Walker - - yea  
 Commissioner Williams- - yea  
 Commissioner Schneider - yea  
 Commissioner Huffstetler yea

PAVING OF NORTON STREET & BATES AVE.: The matter of paving of Norton Street and Bates Ave. was referred to the street committee and the City Attorney.

HUNNICUTT APPRAISAL: It was reported that the appraisal of the fair-grounds and industrial park will make their appraisal on Monday, November 14, 1966.

PAVING LAUREL OAK DRIVE: Upon a motion by Commissioner Williams, seconded by Commissioner Schneider, the Commission unanimously approved participating with the county in the paving of Laurel Oak Drive, assessing the abutting property owners 2/3 and the city 1/3, with a total cost not to exceed \$245.00.

EUSTIS STREET TRAFFIC PATTERN: The matter of making Eustis Street a through street from Grove Street to Magnolia was referred to the Street Committee for study.

LAKE COUNTY CHAMBER OF COMMERCE: Upon a motion by Commissioner Huffstetler, seconded by Commissioner Williams, the Commission unanimously approved the city's renewing its membership in the Lake County Chamber for the coming year, dues being \$12.50 per annum.

ST. MARY'S CHURCH COMMUNICATION: A letter of appreciation to the Police Department for their handling of traffic on October 25 was read.

HALLOWE'EN LETTER: A letter of apology to the Police Department about an egg throwing incident was read. The name of the teenager involved was withheld.

VETERAN'S DAY CLOSING: Upon a motion by Commissioner Williams, seconded by Commissioner Schneider, the Commission unanimously approved the closing of the city offices on Veteran's Day, November 11, 1966.

WILDLIFE ARTICLE: The City Manager called the Commission's attention to the article written by Art Hutt about the new fish laboratory which appeared in a national publication.

Reg. meeting 11-7-66

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- ELECTRIC POLE PURCHASE:** Commissioner Schneider repeated his contention that the possibility of purchasing the electric poles could save the city a great deal of money over the coming years. After discussion, this matter was referred to the street lighting committee.
- FLORIDA LEAGUE MEETING:** A brief discussion of the Florida League of Municipalities meeting was held with comments from each of the Commissioners.
- MAYOR'S MESSAGE:** A letter of appreciation from Mrs. Hazel H. Brown, widow of Paul B. Brown, former Mayor-Commissioner of the city, was read.
- ELECTION PROCLAMATION:** Mayor Hamlin proclaimed Tuesday, Dec. 6, 1966, as Election Day for the City of Eustis, for the purpose of electing one (1) City Commissioner for a term of four (4) years and one (1) Library Trustee, for a term of five (5) years.
- CITY MANAGER:** The question of regulating teenage dances was discussed. Two suggested proposals were; an increase in license fees to \$500.00, or possibility of the city taking charge of these activities.
- CITY CLERK:** Upon a motion by Commissioner Huffstetler, seconded by Commissioner Williams, the transfer of a City Occupational license from Bronson's Gulf Service to Lewis and Rich Gulf Service, was approved.
- Several requests for tax reductions were read by the City Clerk, and after discussion, it was pointed out that no action could be taken after the Board of Equalization was closed, but that each request should be rechecked for the coming year.
- TEENAGE DANCE ORDINANCE:** Upon a motion by Commissioner Huffstetler, seconded by Commissioner Williams, the Teenage Dance Ordinance was unanimously tabled.
- AN ORDINANCE:** Upon a motion by Commissioner Williams, seconded by Commissioner Walker, an ordinance determining the amount and fixing the rate of taxation making the annual tax levy for the year 1966, the total tax to be \$185,704.38. The millage rate for debt service shall be 2.5 mills. For operation and levy shall be 8.3 and that the total rate of taxation shall be 10.8 mills, was unanimously passed on third reading in full.
- AN ORDINANCE:** Upon a motion Commissioner Walker, seconded by Commissioner Huffstetler, an ordinance annexing certain land in Hallen's Subdivision to the City of Eustis, was unanimously passed on first reading in full.
- AN ORDINANCE** amending the Code of Ordinances of the City of Eustis, Florida, by amending Section 11-7 of the Code of Ordinances of the City of Eustis, Florida, by establishing a new charge for the collection and disposal of garbage and trash and providing a schedule there for, providing for severability and repealing all ordinances in conflict herewith, and declaring this to be an emergency measure, was passed unanimously on second reading by title only, upon a motion by Commissioner Walker, seconded by Commissioner Williams.
- AN ORDINANCE AMENDING** the Code of Ordinances of the City of Eustis, Florida, by amending Section 18-15 of the Code of Ordinances of the City of Eustis, Florida, by establishing a new water rate providing tap fees and providing for severability and repealing all ordinances

Reg. meeting 11-7-66

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in conflict herewith, was unanimously passed on second reading by title only, upon a motion by Commissioner Huffstetler, seconded by Commissioner Schneider.

CITY ATTORNEY'S FEE: Upon a motion by Commissioner Walker, seconded by Commissioner Williams, the Commission unanimously approved the City Attorney's fee in connection with the street paving and street lighting improvements, said fee being in the amount of 1/2 of 1 percent of the bond issue.

ADJOURNMENT: There being no further business to come before the Commission the meeting was adjourned at 9:30 P. M., November 7, 1966.

REGULAR MEETING OF THE CITY COMMISSION  
EUSTIS, FLORIDA - JANUARY 16, 1967

The regular meeting of the City Commission was held on January 16, 1967, at 3:00 P. M. in the Commission Chambers.

INVOCATION: Commissioner Huffstetler gave the invocation.

PRESENT: Those present were Mayor E. L. Williams, Commissioners V. W. Hamlin, Jr., L. R. Huffstetler, R. J. Schneider and W. M. Scott. Also present City Manager R. M. Hendrick, City Attorney N. D. Huebsch, City Clerk W. J. Williams and Chief of Police J. S. Burrow.

APPROVAL OF MINUTES: The minutes of the Jan. 3, 1967, meeting were approved as circulated.

CITIZENS PRESENT: None.

LLOYD CONSTRUCTION CO. REQUEST: Upon a motion by Commissioner Hamlin, seconded by Commissioner Scott, the Commission unanimously approved the payment of \$2839.39 to the Lloyd Construction Co. for work completed to date on the Eustis Shopping Center Lift Station.

NORTON STREET ENGINEERING REQUEST: Upon a motion by Commissioner Huffstetler, seconded by Commissioner Schneider, the Commission unanimously approved payment of \$560.32 to Clark, Dietz and Associates, Engineers, for services in connection with Norton Street paving.

HASKINS & SELLS: A communication from the city's auditors was read by the City Manager, in which they stated that all city cash funds have been examined and found to be in balance.

STATE BOARD OF HEALTH COMMUNICATION: A report from the State Board of Health with regard to the conditions of the water at Kiwanis Beach at Pendleton Park was read by the City Manager. It was reported that, due to the surface drainage and the emergency overflow to Trout Lake Canal from the City Treatment Plant, the possibilities of the bacterial count exceeding the maximum permissible count did exist and that their agency would not be in a position to issue a public bathing place permit. It was the feeling of the Commission that, in as much as the waters are within the limits for a public bathing area and that the area is properly marked, the public bathing should be permitted.

CURB FORM SALE: City Manager Hendrick reported that arrangements with Lindsley Paving Co. had been made, to sell the city curb forms for \$1588.67, which was their original cost to the city. Payment would be in the form of a credit on the Norton St. paving project. This transaction had been previously approved by the Commission.

URBAN RENEWAL ACT: Upon a motion by Commissioner Scott, seconded by Commissioner Schneider, the Commission unanimously approved the drafting, by the City Attorney, an Urban Renewal Act to be presented to the State Legislature for approval.

ABANDONED AUTOMOBILES NOTICES: The City Manager reported that a survey of the area north of Orange Ave., with regard to abandoned autos had been made and that notices would be sent to their owners stating that such abandoned autos would have to be removed within 72 hours.

LAKE COUNTY LEAGUE MEETING: The first quarterly meeting of the Lake County League of Municipalities, to be held Wed., Jan. 18, 1967 at 7:00 P. M. in Clermont, was announced by the City Manager.

Regular meeting - an. 16, 1967

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- CHAMBER OF COMMERCE REQUEST: A request from the Eustis Chamber of Commerce for permission to use Ferran Park Feb. 16, 17 and 18 for the site of the carnival and water show. Mayor Williams appointed Commissioners Schneider and Scott to meet with the Celebration Committee, with regard to locating the various rides and concession stands and also to work out a better plan for the fireworks display. This committee was empowered to act on their findings.
- R. J. HANCOCK OFFER: City Manager Hendrick reported that R. J. Hancock had offered to sell to the city four lots plus one half of Block 89, all adjacent to the State Fish Laboratory, at a cost of \$5000.00. After discussion, this matter was referred to the Finance Committee for study.
- S. R. #44 DUMPING: Commissioner Hamlin pointed out that the appearance of the approach to Eustis on SR 44 was bad, due to the trash being dumped on the north side of the road. The City Manager informed the Commission that the property owner had been notified that it would be necessary to clean up the property.
- DEPT. OF HEALTH EDUCATION & WELFARE: A letter of appreciation from this agency was read. The department thanked the city for the space which the city provides for them to service and handle the affairs of the Social Security Department.
- WATERMAN MEMORIAL HOSPITAL REQUEST: A request from the Hospital Administrator for three reserved parking spaces for doctor parking across from the emergency room entrance was referred to the City Manager to be worked out.
- ANNEXATION: Upon a motion by Commissioner Huffstetler, seconded by Commissioner Schneider, the Commission unanimously approved the recommendations of the Annexation Committee, to annex the property of Garrett Rotteveel, described as that part of Gov. Lot #1, lying south of State Road #44.
- HUNNICUTT & ASSOCIATES: Upon a motion by Commissioner Scott, seconded by Commissioner Huffstetler, unanimously approved the city making an offer to the County Commissioners to exchange land in the west section of the city's Industrial Park for Fairgrounds property located within the city on a 3 - 1 basis or to offer for outright sale the land required for the relocation of the fairgrounds. The Commission also instructed the City Manager to negotiate the cost of the appraisal recently made by Hunnicutt and Associates. It was generally felt that the figure charged by the firm was too high.
- TRAFFIC DETOUR: Upon a motion by Commissioner Huffstetler, seconded by Commissioner Scott, the Commission unanimously approved the request to detour traffic one block east to Center Street, between Gottsche and Floral during fair week, providing the county repair any damage to streets involved, due to the increase in traffic caused by detour.
- TOURIST CLUB: Upon a motion by Commissioner Huffstetler, seconded by Commissioner Schneider, the Commission unanimously approved the substitution of the five shuffleboard courts northeast of the building for those five courts originally scheduled for repair. The City Manager also reported that the shuffleboard club, a sub-club of the Tourist Club, had taken it upon themselves to raise funds to resurface the other five courts and that they were within about \$200.00 of reaching the necessary amount. The Commission commended the club for their efforts.
- SCHOOL BOARD: Commissioner Schneider reported that the Vocational School Committee had presented the articles of agreement to the school board, but to date no word had been received as to the

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action taken by their body. It was also reported that the State School Board in Tallahassee had approved the city's letter outlining the drainage system to be installed at the Vocational School site.

**ROADS & STREETS:** Upon a motion by Commissioner Huffstetler, seconded by Commissioner Scott, the Commission unanimously approved the recommendations of the Roads and Streets Committee for the issuance of Three Hundred Thousand Dollars (\$300,000.00) in street improvement and lighting bonds, with the following streets given priority in the order in which they appear: Foote, Jackson, Chesley, Idlewild, Guayle, Bates (Bay to Eustis), Bates (Eustis to Grove), Ferran Park Drive (city), Barnes, Mills, Titcomb (5 blocks)(Chesley-Quayle) 1/2 School Board, Seminole (resurface), Charlotte (resurface), Lakeview, Doane (2), Stevens and Norton. Estimated cost of these streets is \$280,000.00.

**STREET LIGHTING COMMITTEE:** Commissioner Schneider reporting for the Street Committee, stated that after an on-the-spot survey of the residential street lighting, it was the opinion of the Committee that a survey by the Power Company should be made to determine how better lighting could be obtained. Three suggestions for improvement being the extension of fixture arms, increase wattage and removal and trimming of obstructing tree limbs. Mr. Bill Ward, local Power Company manager, being in attendance, assured the Commission that such a study could be made and costs involved arrived at. Mr. Ward also stated that the cost figures of poles now installed is about finished and that he could provide the Commission with these figures shortly. Upon a motion by Commissioner Schneider, seconded by Commissioner Scott, the Commission unanimously approved the lighting of Pinehill Street, Alan Drive and Lindale Ave., as per Florida Power recommendations.

**LAND PURCHASE COMMITTEE:** Upon the suggestion of Commissioner Schneider, Mayor Williams appointed the Finance Committee and Commissioner Schneider to investigate the possibilities of the city purchasing that triangle of land lying south of Norton Street between the north and south bound lanes of Bay Street.

**CLEAN-UP COMMITTEE:** Commissioner Scott reported that the Clean-Up Committee had met and elected officers for the coming year. He also reported that the committee indicated a keen interest in carrying on the city beautification and clean-up campaign.

**CHAMBER OF COMMERCE REPRESENTATIVE:** Mr. George Kreigsman was recognized as the Chamber's representative to the Commission meeting. Mr. Kreigsman reported that the Chamber had placed the waterfront improvement and beautification project on their list for the year.

**CANAL & WATERWAYS COMMITTEE:** City Manager Hendrick reported that the Gottsche Ave. dock had been removed back to the boathouses and that Jim Livingston had been contacted to use his equipment to remove remaining piling. Also reported was a need for mooring facilities for a seaplane, operated by the fish and game laboratory. The possibility of extending the T dock to provide such a facility and also double as a fishing pier was suggested. Mayor Williams suggested that when arrangements are made to remove the remaining piling at the Gottsche Ave. dock that the remains of the old dock at the foot of Orange Ave. could be taken out to help improve the appearance of that section of the waterfront.

**OUTSIDE FIRE PROTECTION:** Upon the recommendation of Commissioner Huffstetler, Mayor Williams appointed a committee to study the feasibility of extended fire service, said committee consisting of the entire commission with Commissioner Huffstetler acting as chairman.

MARINE SITE OFFER: Upon a motion by Commissioner Schneider, seconded by Commissioner Huffstetler, the Commission unanimously approved the extending to Mr. Jim Livingston an offer to lease canal frontage at Sunset Island as per the original agreement.

CITY ATTORNEY: Attorney Huebsch reported that the School Board had signed the drainage agreement at yesterday's meeting with a modification of the wording with regard to amount to be paid by them. Attorney Huebsch also requested that he be provided with a series of old audits to present at the bond validation hearing and also some facts and figures as to the city's standing in the county, such as was compiled and submitted with the Jr. College application. These supplemental exhibits will carry weight with the bond rating firms and thus insure the marketability of the city's bond issue. The Commission also authorized the City Attorney to prepare a local bill to be presented to the Legislature redefining the peripheral boundaries of the city, said authorization coming upon a motion by Commissioner Huffstetler, seconded by Commissioner Schneider and unanimously approved by the Commission. At the suggestion of the City Attorney, Mayor Williams appointed Commissioner Schneider to represent the city on a committee preparing a local bill with regard to water pollution and control in Lake County.

CITY CLERK: The City Clerk reported receiving notification from the State Beverage Department, notifying the city of an overpayment of \$944.93 in cigarette tax revenues previously received by the city. Said amount will be deducted from the next monthly cigarette tax warrant.

OCCUPATIONAL LICENSE TRANSFER: Upon a motion by Commissioner Scott, seconded by Commissioner Schneider, City License #273 was unanimously approved for transfer from W. E. Mock to Lionel Lapre.

BEVERAGE LICENSE TRANSFER: Upon a motion by Commissioner Scott, seconded by Commissioner Schneider, Beverage License #959 was unanimously approved for transfer from Lincoln Bar, Louis Shaker, owner, to Holt Brothers Liquor, A. C. and Boyd Holt, owners, subject to the approval of a committee of the City Manager and Commissioner Hamlin, after completion of an on-site inspection.

LEASE OF CITY PROPERTY: Mayor Williams appointed Commissioner Schneider and the Finance Committee to contact the Lake County Concrete Company for the purpose of renegotiating their lease with the city.

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 4:40 P. M.

REGULAR MEETING OF CITY COMMISSION  
EUSTIS, FLORIDA - FEB. 6, 1967

The regular meeting of the City Commission was held on Feb. 6, 1967, at 3:00 P. M. in the Commission Chambers.

**INVOCATION:** Commissioner L. R. Huffstetler gave the invocation.

**PRESENT:** Those present were Mayor E. L. Williams, Commissioners R. J. Schneider, W. M. Scott, L. R. Huffstetler and V. W. Hamlin, Jr. Also present were City Manager R. M. Hendrick, City Clerk W. J. Williams, City Attorney N. D. Huebsch and Chief of Police J. S. Burrow.

**APPROVAL OF MINUTES:** The minutes of the regular meeting of Jan. 16, 1967 and special meeting of Jan. 30, 1967, were approved as circulated. The approval of the minutes of the special meeting of Feb. 1, 1967 was held over until the next regular meeting for the purpose of making necessary corrections.

**CITIZENS PRESENT:** Mr. Don Porter appeared before the Commission and read a letter from the Eustis Chamber of Commerce, outlining the amounts collected and expended at the November Avion rally, and pointing out an excess in the amount of \$443.79 was now being turned over to the city. Mr. Porter also pointed out that the cooperation of the City Officials was greatly appreciated. The Commission also expressed its appreciation to Mr. Porter for the excellent job done by him.

Commissioner Schneider relayed a request from Mr. Cody Thomas for a waiver of the \$150.00 license fee for holding an auction, for the purpose of selling merchandise. After a discussion it was the decision of the Commission to deny the request.

**FISH RESEARCH LAB DEDICATION:** March 17, 1967, was announced as the date set for dedication ceremonies for the newly opened lab.

**OUTDOOR RECREATION PLANNING COMMITTEE:** City Manager Hendrick read a communication from the Florida Outdoor Recreation Planning Committee in which they informed the City that it had been found eligible to participate in the Federal Land and Water Conservation Fund program in Florida, effective Jan. 31, 1967. Guidelines for submitting applications were supplied.

Mayor Williams reported on his recent trip, with the City Manager, to Atlanta. A point emphasized by the Mayor was that the City can use land it now owns and the labor it will supply, as its share of the matching funds.

**LINDSLEY PAVING CO. INVOICE:** Upon a motion by Commissioner Huffstetler, seconded by Commissioner Scott, the Commission unanimously approved payment of \$5180.67 to Lindsley Paving Co. for work completed on Norton Street, said work having been inspected and approved by the City's Engineer.

**ROBERT K. NIDY INVOICE:** City Manager Hendrick presented two statements from Robert K. Nidy, for the resurfacing of ten (10) shuffleboard courts at the Tourist Club. Total amount of these statements being \$3210.00. After discussion, it was agreed this request be referred to the Tourist Club committee for their approval with the committee given authority to act. The Tourist Club has turned over a check for \$1605.00 to pay the cost of resurfacing five of these courts.

**LLOYD CONSTRUCTION CO. REQUEST:** The City Manager presented an invoice from the Lloyd Construction Co. in the amount of \$11,002.38 for work completed at the Eustis Plaza. He also reported that the work had not been inspected and accepted by the engineers and therefore it was his recommendation that payment be withheld until this had been accomplished. Said recommendation being accepted by the Commission



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the request was referred to the next regular meeting.

**S R D TRAFFIC LIGHT STUDY:** Upon a motion by Commissioner Huffstetler, seconded by Commissioner Hamlin, the Commission unanimously approved the drawing of a resolution requesting the SRD to make a traffic light study at Grove Street and Magnolia Ave.

It was also reported that the SRD had made a study of various speed zones and the need for other directional and dangerous curve signs. The City is now awaiting the results of this study and the recommendation.

**GOTTSCHKE AVE. BOATHOUSES:** After discussion, the matter of the Gottsche Ave. Boathouses was referred to the Dock Committee for study with regard to the city's obligation to the leases and what action might be taken. In the interim a warning sign is to be erected on the portion of the dock still standing.

**COUNTY CLAY PIT USE:** The city has been informed that it will no longer be permitted to use the county clay pit. In view of this and upon the recommendation of the City Manager, the Mayor instructed the Roads and Street Committee to investigate the possibility of entering a joint venture with other cities in the triangle area facing the same situation.

**COUNTY FAIR LOCATION:** Commissioner Schneider reporting on the city's presentation to the County Commission, with regard to the offering of property in the Industrial Park, commended the City Manager on the manner in which the facts were presented. It was stated that the city's proposal was neither accepted or rejected, and that the County wanted to secure two additional appraisals. The figures supplied by Hunnicutt and Associates were not discussed. The streets to be used in the detour during the fair were discussed and it was determined that a resolution deeming the need to repair Clifford St. and Center St. be passed and that said resolution also ~~include the provision that Grove St., through the Fairgrounds, be reopened each nite at midnight.~~ Upon a motion by Commissioner Huffstetler, seconded by Commissioner Scott, the drawing of said resolution was unanimously approved. It was also reported that the County Commission had requested that the city appoint a representative to a committee to study the ambulance situation on a county-wide basis. Also covered in the discussion with the County Commissioners was the use of fireproof materials at the Fairgrounds. The Commission instructed the City Manager to write a letter to this effect to the Fair Association.

**ZONING BOARD APPOINTMENT:** Upon a motion by Commissioner Scott, seconded by Commissioner Schneider, the Commission unanimously approved the reappointment of Mr. Art Becker to the Zoning Board of Appeals for a three year term.

**ROAD BOND PROGRAM STATUS:** Mr. Ken Atkins reporting on the status of the Road Bonds stated that the bonds had been validated by the court on Jan. 18, 1967 and that the appeal time would run out on Feb. 8, 1967. By the next regular meeting all the requirements will have been fulfilled and it will then be in order to set the time of the bond sale. It was also reported that the Moody rating firm had been contacted and that the necessary data was being supplied them in order to obtain the best possible rating. It was also agreed that the \$70,000.00 reserve account should be established at this time.

**FLORIDA LEAGUE CONFERENCE:** The City Manager reported that the sixth annual conference would be held in Jacksonville Feb. 26 - 28, and suggested that, due to this being a legislative year, it would be good for someone to attend. Other important subjects to be covered are the wrecker and ambulance service. Several commissioners indicated they might be able to attend at least part of the sessions.

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- COMMUNICATION FROM REP. BILL REEDY:** A communication from Rep. Reedy, with regard to the appointment of municipal safety committee was read. Mayor Williams stated he would like to give this some thought in order to insure the appointment of properly qualified and interested individuals.
- PLANNING COMMISSION MINUTES:** Upon a motion by Commissioner Huffstetler, seconded by Commissioner Schneider, the Commission unanimously approved the Planning Commission minutes of Jan. 31, 1967 and Feb. 3, 1967, and that the zoning recommendation as contained in the Feb. 3, 1967 minutes be approved.
- OBSCENE LITERATURE COMMITTEE:** Mayor Williams appointed Commissioner Hamlin and the City Manager to serve on the Obscene Literature Committee.
- ZONE CHANGE REQUEST:** A request for a zoning change from Robert B. Poor will be referred to the Planning Commission, as soon as Mr. Poor's check has been received.
- ROADS & STREETS COMMITTEE:** Commissioner Huffstetler reported that the committee needed to meet to establish priorities for street improvements to be presented to the County Commissioners. Mayor Williams stated that such a meeting would be called.
- HOSPITAL PARKING:** Upon a motion by Commissioner Schneider, seconded by Commissioner Scott, the Commission unanimously agreed that the City Manager be granted authority to work out doctor's parking with the hospital administrator.
- TRAILER COMMITTEE:** City Manager Hendrick reported that the Tin Can Tourists would hold a rally in Eustis starting March 13, 1967, consisting of approximately 100 - 200 trailers. He further reported that the arrangements were coming along nicely.
- STREET LIGHTING COMMITTEE:** Commissioner Schneider reported that the figures hadn't been received from the power co, as yet.
- BEVERAGE LICENSE COMMITTEE:** City Manager Hendrick reported that, upon inspection, some improvements had been made, but recommended the license transfer request of the Lincoln Bar be withheld until such time as the licensee has complied with the requirements, as set forth by the City.
- BUILDING VARIANCE REQUEST:** City Manager Hendrick reported that the building of a new resident on Lake Gracie Drive was being hampered because the city street encroached on their property, thus causing setback problems. After discussion it was the opinion of the Commission that this matter should be handled through the regular planning commission procedure.
- LAKE COUNTY CONCRETE LEASE:** Upon a motion by Commissioner Schneider, seconded by Commissioner Huffstetler, the Commission unanimously approved the City Manager notifying the Lake County Concrete Co. that the city wished to renegotiate their lease as provided for in the present lease, said notice to be sixty days prior to the renewal date.
- CITY MANAGER'S REPORT:** The City Manager circulated an addendum to his Jan. 1967 report in which he cited several projects which had been carried out in connection with park improvements.
- AN ORDINANCE:** Upon a motion by Commissioner Hamlin, seconded by Commissioner Huffstetler, the Commission unanimously approved an ordinance

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declaring the intention to annex certain lands in that part of Government Lot #1, Section 33, Township 18, South, Range 26, lying south of SR #44 and known as the Garret Rotteveel property declaring this to be an emergency measure and providing an effective date on first reading.

Upon a motion by Commissioner Hamlin, seconded by Commissioner Huffstetler, the Commission unanimously approved an ordinance declaring the intention to annex certain lands in that part of Government Lot #1, Section 33, Township 18, South, Range 26, lying south of SR #44 and known as the Garret Rotteveel property declaring this to be an emergency measure and providing an effective date on second reading by title only.

Upon a motion by Commissioner Hamlin, seconded by Commissioner Huffstetler, the Commission unanimously approved an ordinance declaring the intention to annex certain lands in that part of Government Lot #1, Section 33, Township 18, South, Range 26, lying south of SR #44 and known as the Garret Rotteveel property declaring this to be an emergency measure and providing an effective date on third and final reading in full.

**CITY CLERK:** A request for the issuance of a temporary solicitor's permit by Charles Morse, while awaiting the results of the regular police investigation, was rejected.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 4:50 P. M. Feb. 6, 1967.

REGULAR MEETING OF THE EUSTIS CITY COMMISSION  
EUSTIS, FLORIDA - APRIL 3, 1967

The regular meeting of the Eustis City Commission was held at 3 P. M., Monday, April 3, 1967, in the Commission Chambers.

INVOCATION: The invocation was given by Rev. Thomas Ellington.

PRESENT: Those present were Mayor E. L. Williams, Commissioners L. R. Huffstetler, W. M. Scott, R. J. Schneider. Also present were City Manager R. M. Hendrick, City Attorney N. D. Huebsch and Chief of Police J. S. Burrow. Commissioner V. W. Hamlin, Jr. arrived at 3:45 P. M.

APPROVAL OF MINUTES: Commissioner Schneider moved the minutes of March 20, 1967, be approved as presented, seconded by W. M. Scott. Motion unanimously carried.

CITIZENS PRESENT: None.

COMMUNICATION: Communication from the Tin Can Tourists, with regard to their April 6 meeting, expressing their appreciation while in Eustis and their acceptance of the City's invitation to return on March 25 - April 6, 1968, was read by City Manager Hendrick.

SUNSET ISLAND PURCHASE: Upon a motion by Commissioner Huffstetler, seconded by Commissioner Schneider, the Commission unanimously approved the purchase of additional property, described as: Lots 5, 6, 7 and 8 of Block 88 Badger Division and Lot 46 of Lakeview Park Subdivision, from R. J. Hancock, with the understanding the City shall pay all of the legal fees involved in the sale of property. The debt to be financed in the same manner as the original purchase of Sunset Island and the amount to be paid one year later than the last unpaid certificate presently owed on Sunset Island.

WATER TANK LIGHTING: City Manager Hendrick advised the Commission that he had received one estimate in the amount of \$500.00 to light the Ardice Ave. water tank. Matter tabled pending further investigation.

ADVERTISEMENT ON BIDS: City Manager Hendrick advised that bids to repaint the Haselton Ave. water tank will be taken on April 10, 1967. Also, that bids on purchase of water main will be taken on April 17, 1967.

COMMUNICATION: Letter of appreciation for courtesies shown the Game and Fresh Water Fish Commission was read by City Manager Hendrick.

NORTON STREET PAVING INVOICE: Mayor Williams reported that the Road and Streets Committee had checked the Norton Street paving project and found the work to be unsatisfactory. The Committee recommended that payment be withheld until the project met project specifications. Upon a motion by Commissioner Schneider, seconded by Commissioner Huffstetler, the Commission unanimously recommended that the payment, in the amount of \$1880.58, be withheld until work is satisfactorily completed.

EUSTIS TOURIST CLUB INVITATION: City Manager Hendrick reminded the Commission of the invitation to attend banquet at the Tourist Club at 6 P. M., April 3.

LIGHTING OF BASEBALL FIELD: City Manager Hendrick advised the Commission that the cost of relighting the baseball park would cost approximately \$6000.00, provided

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the existing poles were reusable. After much discussion on expense of moving the lighting system to the new location and because of the high cost of new lighting fixtures, it was decided to move the existing facilities.

FAIRGROUNDS COMMITTEE: Mayor Williams, Commissioner Schneider and City Manager Hendrick offered to give 20 acres for the Fairground location, plus an additional 10 acres to be used for parking area. Upon a motion by Commissioner Schneider, seconded by Commissioner Huffstetler, the Commission unanimously approved that we make this offer to the Fairground Committee:

"CITY OF EUSTIS FAIRGROUND PROPERTY OFFER TO LAKE COUNTY BOARD OF COMMISSIONERS"

1. The City of Eustis agrees to offer, as an outright gift, twenty acres in the southwest corner of the Eustis Industrial Park Area to the County Commission of Lake County for use as a Fairgrounds.
2. In addition, the City of Eustis will reserve 5 to 10 acres, or whatever is deemed necessary, for parking space. This area to be contingent to that land given the County for the Fairgrounds.
3. The City of Eustis agrees to take over the maintenance and operation of a sewerage treatment plant to be constructed by the County. This to be an Extended Air Treatment Plant.
4. The City of Eustis will provide police and fire protection, garbage and trash collection and adequate street lighting at the site.
5. These offers are made, providing the County is agreeable to the following provisions:
  - a. Reasonable use of the buildings and lands by the City of Eustis, without charge, such use being at times other than scheduled use of the property for County functions.
  - b. The County to erect functional type building for housing the Fair proper and which will serve as well convention type meetings, auto, boat and camper shows, trade and home shows and any type of exhibition for the general public. Such convention facilities should be capable of handling 1500 or more persons in meetings.
  - c. The County to consult with the City prior to the disposal of the existing Fairgrounds property.

INFORMATION PERTAINING TO FAIRGROUND SITE

1. Located approximately one mile N. W. of existing Fair site and within the north city limits.
2. While centrally located within the County and with very adequate highway and rail facilities the proposed site is well enough away from residential and commercial areas so as not to infringe on such areas.

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3. The site is located near the Ocala National Forest which, according to East Central Florida Regional Planning Council, will evolve into one of the major recreational areas in the state.
4. The location is within two miles of the geographic center of the County and is closer to Umatilla and Leesburg than the existing site. Upon completion of the proposed new access road (S. R. 44A), it will then be closer to Mount Dora and areas to the SE.
5. City services, such as hospital, stores and so on, are readily available and close by.
6. Engineering and topographic studies show that the site will readily lend itself to this type of operation. The mean elevation is well above that of Lake Yale, lending itself to adequate drainage. Verbal agreements have been obtained to grant permission to construct a canal which would connect the property with Lake Yale, thus providing waterfront access for the proposed site.

The foregoing is requested in consideration of the appreciation of the value of the present Fairgrounds property because of the growth of the City, the improvements instituted in the area by the City and other factors. Therefore, the City feels it is deserving of consideration and consultation in the disposal of the present property and the relocation of the Fairgrounds.

Respectfully submitted,  
CITY COMMISSION OF EUSTIS  
/s/ E. L. Williams, Mayor

NATIONAL LIBRARY WEEK: Mayor Williams proclaimed the week of April 16 through 22, 1967, as National Library Week.

QUIT CLAIM DEED: Request of Quit Claim deed from R. J. Hancock was referred to the Finance Committee.

POLICE PENSION FUND TRANSFER: Request from the Police Officers Pension Board to transfer \$1200.00 to the Pension Fund was read. Upon a motion by Commissioner Scott, seconded by Commissioner Huffstetler, the Commission unanimously approved the transfer of these funds.

COMMUNICATION FROM CHAMBER OF COMMERCE: City Manager Hendrick presented a communication from the Chamber of Commerce Trailer Committee requesting that a Trailer Park Fund be established. Upon a motion by Commissioner Huffstetler, seconded by Commissioner Schneider, a Trailer Park Fund for engineering and planning of a trailer park, was unanimously approved.

ANNEXATION REQUEST: Upon a motion by Commissioner Huffstetler, seconded by Commissioner Hamlin, the Commission unanimously approved intention to annex city property north of the Eustis Shopping Plaza to be occupied by a 131 bed nursing home, construction to start shortly.

STREET LIGHTING COMMITTEE: Commissioner Schneider, Chairman of the Street Lighting Committee, presented a very comprehensive report on how the City possibly might cut the cost of street lighting by making some recommended changes. Upon a motion by Commissioner Scott, seconded by Commissioner Huffstetler, it was

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unanimously agreed that the Street lighting Committee and other members of the Commission meet with the Florida Power representatives and discuss the recommendations of Commissioner Schneider.

BOND COMMITTEE: Upon a motion by Commissioner Schneider, seconded by Commissioner Huffstetler, the Commission unanimously approved Mayor Williams, City Manager Hendrick and Finance Chairman Scott to represent the City in New York on April 28, 1967, to sign Bonds.

ANNEXATION ORDINANCE: Upon a motion by Commissioner Huffstetler, seconded by Commissioner Hamlin, the Commission unanimously approved annexing of certain lands in Section 33, Twp. 18 So. Range 26, East, known as the Rotteveel property, to the City of Eustis, on second reading by title only.

AN ORDINANCE: Upon a motion by Commissioner Hamlin, seconded by Commissioner Scott, the Commission unanimously approved the rezoning of Lots 1, 2, 3 and 4 of Block 99 Badger Subdivision from R-P to M-1, on second reading by title only.

ANNEXATION ORDINANCE: Upon a motion by Commissioner Hamlin, seconded by Commissioner Scott, it was unanimously agreed that an emergency ordinance, showing the intent to annex a certain parcel of land, known as Inwood Heights Subdivision, be passed on its first reading in its entirety.

ANNEXATION ORDINANCE: Upon a motion by Commissioner Hamlin, seconded by Commissioner Scott, it was unanimously agreed that an emergency ordinance, showing the intent to annex a certain parcel of land, known as Inwood Heights Subdivision, be passed on second reading by title only.

ANNEXATION ORDINANCE: Upon a motion by Commissioner Hamlin, seconded by Commissioner Scott, it was unanimously agreed that an emergency ordinance, showing the intent to annex a certain parcel of land, known as Inwood Heights Subdivision, be passed on third and final reading in full.

CITY ATTORNEY: The City Attorney presented the current status of the proposed road program.

PUBLIC HEARING: City Attorney Huebsch advised that there would be a hearing on May 1, 1967, re: rezoning of the Robert Poor property on Ward Avenue.

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 4:15 P. M., April 3, 1967.

s/R. M. Hendrick, City Clerk

s/E. L. Williams, Mayor

REGULAR MEETING OF EUSTIS CITY COMMISSION  
EUSTIS, FLORIDA - APRIL 17, 1967

The regular meeting of the Eustis City Commission was held at 3 P. M., Monday, April 17, 1967, in the Commission Chambers.

INVOCATION: The invocation was given by Rev. Thomas Ellington.

PRESENT: Those present were Mayor E. L. Williams, Commissioners: L. R. Huffstetler, V. W. Hamlin, Jr., W. M. Scott and R. J. Schneider. Also present were City Manager R. M. Hendrick, City Attorney N. D. Huebsch, Chief of Police Burrow and Ann Hurley, recording secretary.

APPROVAL OF MINUTES: The minutes of the April 3, 1967 regular meeting and special meeting of April 10, 1967, were approved as presented.

CITIZENS PRESENT:

SOFTBALL DELEGATION: Rev. Thomas Ellington appeared as spokesman for the softball league. He asked for a decision on three questions: 1. Would it be possible to play as a league this summer? 2. Would they have lights in the park, as in the past? 3. Would they have assurance they would get to play during the entire year? Mayor Williams assured him they would have a place to play and the new field should be ready by the first of June.

CHURCH SURVEY: Rev. F. A. Tyler of the Church of Christ, requested permission to make a church survey in the city. After explaining their plans, he was granted permission for the church workers to make this survey, but asked that they register with the Police Department and furnish the city with a copy of their survey sheet, for identification purposes.

FAIRGROUNDS PROPERTY: County Commissioner Dewey Livingston of District 4, appeared and reported that the County Commission had accepted the city's 20 acres offer of property for use as a fairground. Mr. Livingston advised that the offer was accepted, providing the city would also donate the 10 acres previously designated for parking. Mr. Livingston assured the Commission that the city would be permitted to use the facilities, as previously agreed. Commissioner Huffstetler thanked Commissioner Livingston for the part he played in this work and Mayor Williams said the entire City Commission would help with the Committee.

OPENING OF SEALED BIDS: City Manager Hendrick opened sealed bids in the following manner:

	<u>FIRM BIDDING</u>	<u>AMOUNT BID</u>
	<u>6" cast iron water main:</u>	
1.	American Cast Iron Co., Orlando, Fla.	\$1.955 per ft.
	ditto Alternate	1.855 " "
	Davis Meter Co., Orlando, Fla. 1000 to 7000'	1.89 " "
	Hughes Supply, Inc., Orlando, Fla.	1.89 " "
	<u>6" asbestos cement water main:</u>	
2.	Davis Meter Co., Orlando, Fla. 1000 to 3000'	1.00
	Southern Meter Co., Lakeland, Fla.	No bid
	Johns-Manville, Green Cove Spgs., Fla.	1000' 1.05
		2000' .95
		3000' .94
	Hughes Supply, Inc., Orlando, Fla.	1000' 1.10
		2000' 1.05
		3000' .98



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Upon a motion by Commissioner Hamlin, seconded by Commissioner Schneider, the Commission unanimously agreed that the bids be referred to the Road and Streets Committee, for findings recommendations. Mayor Williams requested that the Road and Streets Committee meet as soon as possible.

PROPOSED ROAD PROGRAM: City Manager Hendrick requests permission to authorize the City Engineers, Clark, Dietz and Associates, to start construction plans on Phase I of Proposed Road Bond program. Upon a motion by Commissioner Schneider, seconded by Commissioner Hamlin, the Commission unanimously approved City Manager Hendrick authorizing Clark, Dietz & Associates starting road program plans.

HASELTON TANK BID: Upon a motion by Commissioner Schneider, seconded by Commissioner Huffstetler, the Commission unanimously approved awarding of the bid to repair and repaint the Haselton water tank to the Utility Service Maintenance Corp., Orlando, Fla., in the amount of \$1865.00.

APPOINTMENT OF DIRECTOR OF FINANCE AND CITY CLERK: Upon a motion by Commissioner Scott, seconded by Commissioner Huffstetler, the Commission unanimously approved appointment of R. M. Hendrick as City Clerk, as of March 31, 1967. Upon a motion by Commissioner Huffstetler, seconded by Commissioner Schneider, the Commission unanimously approved making Rubye W. Miller Interim Director of Finance.

LAKE GRACIE PROPERTY EXCHANGE: City Manager Hendrick presented a communication from Mrs. Walter Erben requesting the city exchange Lake Gracie lakefront property adjacent to her property for a parcel of land where Lake Gracie Drive is located. The property being in the Erben's ownership. Mrs. Walter Erben was present during the reading of the communication. Mayor Williams appointed a committee of Commissioners Scott and Schneider to study this problem.

PAYMENT OF FIRE TRUCK: City Manager Hendrick announced the arrival of the new Ward-LaFrance fire truck. He requested funds for paying for this equipment and wanted to know what funds to use. Upon a motion by Commissioner Hamlin, seconded by Commissioner Huffstetler, the Commission unanimously agreed that \$18,500.00 of 4½% interest bearing Certificates of Indebtedness be issued, using the Occupational license fund receipts as a pledge for the certificates. It was further agreed the funds to be borrowed would be used to pay for the new Ward-LaFrance fire truck, providing the truck meets the City's contract specifications.

PARKING SPACE: Commissioner Schneider stated that Dr. Bowen is unhappy about the shortage of parking space at his office. He has only three spaces for his use. City Manager Hendrick was asked to look into this matter.

STREET SIGN: Commissioner Schneider asked that a street sign that was taken down during the construction of SR #19 on North Grove Street be replaced at the north end of town. Matter was referred to the City Manager.

LAKE COUNTY MUNICIPAL LEAGUE INVITATION: City Manager Hendrick announced the first quarterly meeting of the Lake County Municipal League will meet at 6:30 P. M. at the Tavares Community Center on April 19, 1967.

REMOVAL OF BUILDING: Commissioner Scott requested information pertaining to the removal of a dilapidated building on Eustis Street. City Manager Hendrick reported that Mr. Victor Bryant, who is leasing the property, had agreed to remove the building within two weeks.

COMMUNITY CENTER STREET SIGN: Commissioner Huffstetler requested information about the present status of the Community Center sign to be located at Grove and Bates Ave.

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STREET DAMAGE, FLORAL AVENUE: Commissioner Huffstetler, seconded by Commissioner Schneider, the Commission unanimously agreed to raise the original offer of land for the fairgrounds from 20 to 30 acres, providing 10 acres be paved and used for parking space.

FLORIDA POWER REQUEST FOR EASEMENT: This request referred to the next meeting.

QUIT CLAIM DEED HANCOCK PROPERTY: This request referred to the Finance Committee.

CODE VIOLATION: City Manager Hendrick reported that he notified Mrs. Cora Kennedy, who has a fruit stand at the corner of South Bay and Atwater Ave. numerous times of violation of the City's sanitation code and building code and that he recommended that their occupational license be revoked unless they could comply with the City's requirements. Mr. Hendrick further stated that Mrs. Kennedy had been in the office asking for a delay until January, 1967, when she will construct a new building for her business. Upon a motion by Commissioner Hamlin, seconded by Commissioner Huffstetler, it was unanimously agreed that all businesses on South Bay, which are in violation of the City's code of ordinances be given a 45 day notice to have their establishments conform with the city requirements or risk having their occupational licenses revoked.

ANNEXATION ORDINANCE: Upon a motion by Commissioner Hamlin, seconded by Commissioner Huffstetler, it was unanimously agreed that an ordinance annexing certain lands in Section 33, Twp. 18 So. Range 26, East, known as the Rotteveel property, to the City of Eustis, be passed on its third and final reading in its entirety.

REZONING ORDINANCE: Upon a motion by Commissioner Schneider, seconded by Commissioner Hamlin, it was unanimously agreed that an ordinance rezoning Lots 1, 2, 3 and 4 of Block 99 Badger Subdivision from R-P to M-1, be passed on its third and final reading in its entirety.

PUBLIC HEARING: City Attorney Huebsch reported that public hearing, re: Paving of Dewey Street would be held on May 15, 1967.

SIGN ORDINANCE: Mayor Williams appointed himself, the City Attorney and the City Manager to serve as a Sign Ordinance Committee.

HOUSE BILLS: City Manager Hendrick announced Senate Bill #72, House Joint Resolutions 154 and 217 are to be voted on in Tallahassee. The Commission went on record as opposing all three bills.

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 4:25 P. M., April 17, 1967.

# Lake County Fair Grounds

