



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, January 27, 2022

Time: 5:30 PM

Location: Council Chambers, City Hall
1000 City Center Circle
Port Orange

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Election of Officers

B. DISCUSSION/ACTION

4. Consideration of Minutes
5. APPLICATION: Subdivision Plat and Plans Development Order Modification/Woodhaven Subdivision Phase 2
CASE NO.: 21-52000001
APPLICANT: CC Woodhaven, LLC
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

A request by the Applicant for the approval of a Development Order Modification for the Final Plat and Plans for Phase 2 of the Woodhaven Subdivision to reduce the number of single-family lots from 229 to 175.

[Exhibit 1 - Modified Plat for Woodhaven Phase 2](#)

[Exhibit 2 - Modified Plans for Woodhaven Phase 2](#)

6. APPLICATION: PUD Amendment/6th Amendment to the Master Development Agreement for the Crystal Lake Planned Unit Development
CASE NO.: 21-40000002
APPLICANT: Roger Strcula, Upham, Inc.
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

A request by the Applicant to amend the Master Development Agreement (MDA) for the Crystal Lake Planned Unit Development (PUD) to remove the requirement to install walk lights along Reed Canal Road.

C. OTHER BUSINESS

7. Commissioner Comments
8. Staff Comments

D. PUBLIC COMMENTS

E. ADJOURNMENT

NOTICES – PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.



FOR SPECIAL ACCOMODATIONS, PLEASE NOTIFY THE CITY CLERK'S OFFICE (PHONE: 386-506-5563) AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE.



HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771.

UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
NOVEMBER 18, 2021

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Chairman John Junco at 5:30pm.

Pledge of Allegiance

Silent Invocation

Roll Call

Present: John Junco
Lance Green
Newton White
Stan Schmidt
Maria Mills-Benat
Darrel “Bo” Bofamy

Absent: Thomas Jordan (excused)

Also Present: Shannon Balmer, Assistant City Attorney
Shelby Field, Assistant City Clerk

B. DISCUSSION/ACTION

3. Consideration of Minutes

Motion to approve the minutes as presented from September 23, 2021 was made by Commissioner Mills-Benat and Seconded by Commissioner Bofamy. Motion carried unanimously by roll call vote.

4. APPLICATION: Comprehensive Plan Capital Improvements Element/2021 Annual Update
CASE NO.: 21-27500001
STAFF CONTACT: Penelope Cruz, Planning Manager (386) [506-5671](tel:506-5671)/pcruz@port-orange.org
APPLICANT: City of Port Orange

Update to amend the Comprehensive Plan Capital Improvements Element (CIE) in accordance with Florida Statutes.

Penelope Cruz, Planning Manager, discussed details of the Comprehensive Plan Capital Improvements Element and answered questions from Commissioners.

Motion to approve Case No. 21-27500001 was made by Commissioner White and Seconded by Commissioner Schmidt.

Robert Reinhausen, citizen, asked about the new river crossing water main and if the money listed is budgeted or if it is expected to be funded by the grants listed. Mrs. Cruz responded she would have to follow up with Public Utilities staff for the answer.

Motion carried unanimously by roll call vote.

5. AGENDA ITEM: 2022 Proposed Public Hearing and Development Review Calendars
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671 / pcruz@port-orange.org

Penelope Cruz, Planning Manager, discussed details of the proposed calendars.

Motion to approve the 2022 Public Hearing and Development Review Calendars was made by Commissioner Mills-Benat and Seconded by Commissioner White. Motion carried unanimously by roll call vote.

C. OTHER BUSINESS

6. 2021 Concurrency Management Report

There was no discussion.

7. Commissioner Comments

Commissioner White discussed tiny homes he toured recently that have similar amenities to regular homes that can be financed like a conventional home, not a mobile home. He would like to discuss changing the ordinances in the City to allow for tiny homes. Commissioner White answered questions from the other Commissioners.

Mrs. Cruz reviewed an interactive map of the City and discussed potential areas the necessary changes could be made.

8. Staff Comments

There were none.

D. PUBLIC COMMENTS – there were none.

E. ADJOURNMENT – 6:10 p.m.

Chair John Junco



STAFF REPORT

DEVELOPMENT ORDER MODIFICATION FOR THE FINAL PLAT AND PLANS FOR PHASE 2 OF THE WOODHAVEN SUBDIVISION

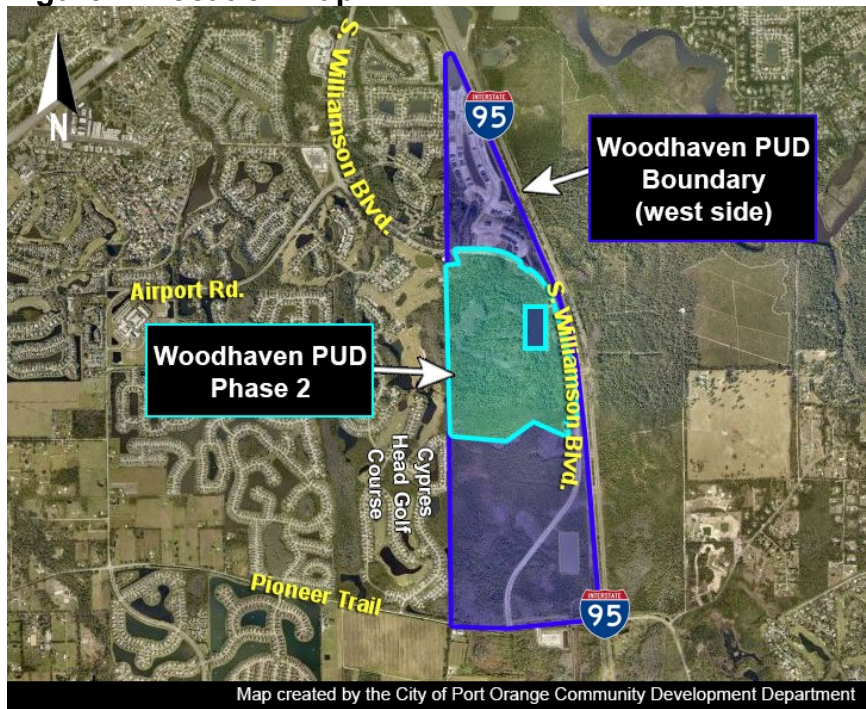
CASE NO. 21-52000001

REQUEST:	Approval of a Development Order Modification for the Final Plat and Plans for Phase 2 of the Woodhaven Subdivision to reduce the number of single-family lots from 229 to 175
LOCATION:	South and west of Williamson Boulevard, west of I-95 (see Figure 1)
OWNER/APPLICANT:	CC Woodhaven, LLC
STAFF CONTACT:	Penelope Cruz, Planning Manager (386) 506-5671
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION:	January 27, 2022

DISCUSSION

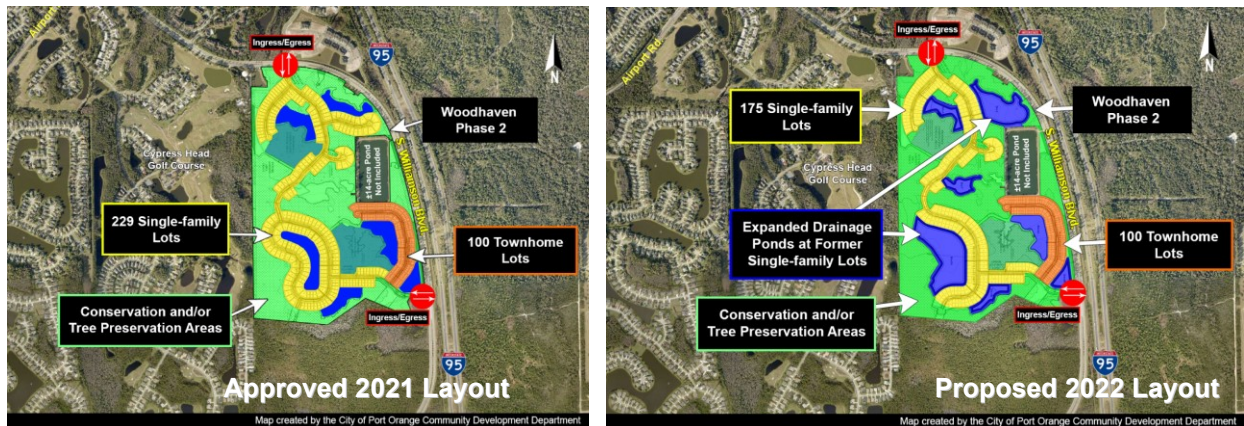
In August 2021, the City Council approved the Final Plat and Plans for Phase 2 of the Woodhaven Subdivision. Phase 2 consisted of 229 single-family lots and 100 townhome lots, along with associated subdivision infrastructure improvements (streets, sidewalks, utilities, stormwater, and landscaping). The subject property is located south and west of Williamson Boulevard, between I-95 and the Cypress Head subdivision.

Figure 1. Location Map



The applicant has requested the proposed modification to the plat and plans (Figure 2): 1) Removing 54 single-family lots, and 2) Expanding the proposed stormwater ponds at the northeast and southwest portions of Phase 2. According to the applicant, the proposed modifications are to reduce the amount of fill dirt that has to be brought to the site to grade the subdivision.

Figure 2. Comparison of Previously Approved Woodhaven Phase 2 Layout and the Proposed Modification to Reduce the Number of Lots



According to the Land Development Code, minor changes to a plat that has not been recorded must be reviewed through the same process as the original review of the plat. Therefore, the proposed minor changes to the plat and plans will need to be reviewed by the Planning Commission and reviewed and approved by City Council before it can be recorded.

The proposed modifications to Phase 2 have been designed according to the requirements of the Woodhaven PUD Master Development Agreement (MDA) and the City's Land Development Code (LDC). The following subdivision improvements have NOT changed from the previously approved plans and still will be constructed:

- Water and sewer infrastructure.
- Private, gated local streets within the subdivision (travel lanes, 5' sidewalks, and streetlights).
- Stormwater drainage infrastructure.
- Common Areas with Tree Conservation Easements for preservation.
- 50'-wide buffers along Williamson Boulevard and the western perimeter adjacent to the Cypress Head subdivision.
- Two access points from Williamson Boulevard (Williamson Boulevard is under Volusia County's jurisdiction).

CONCURRENCY REVIEW

A concurrency analysis was conducted as part of the Final Plat and Subdivision Plans for Phase 2 of the Woodhaven Subdivision (Case No. 21-50000001) in August 2021, and at that time, sufficient public facilities and services, such as roads, public infrastructure, schools, and recreational facilities, were found to be available. The proposed Development Order Modification to Phase 2 will reduce the number of single-family lots and reduces impacts to public facilities and services.

Staff has reviewed the proposed modifications to the plat and plans for compliance with the Land Development Code and verified that public facilities and services, such as roads, public infrastructure, schools, and recreational facilities are currently available to serve the proposed 175 single-family lots and 100 townhome lots.

The Master Development Agreement for the Woodhaven PUD allows for a maximum of 1,338 dwelling units. If this Development Order Modification is approved for Phase 2, 792 residential dwelling units would be available to be developed within the Woodhaven PUD.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject property is primarily designated *Rural Transition* (0-2 units/acre), with some areas being designated *Conservation* and *Suburban Residential* (2-4 units/acre) on the City's Future Land Use (FLU) Map. The original Subdivision Final Plat and Plans for Phase 2 of Woodhaven Subdivision was found to be consistent with the City's Comprehensive Plan when it was approved in 2021. The proposed Development Order Modification to Phase 2 does not change the FLU designation for the property and is consistent with the general intent of the Comprehensive Plan.

RECOMMENDATION

Based on the proposed modifications to the Final Plat and Plans for Phase 2 of the Woodhaven Subdivision being designed according to the requirements of the Woodhaven PUD Master Development Agreement (MDA) and the City's Land Development Code (LDC), staff recommends approval of the Development Order Modification to the Final Plat and Plans for Phase 2 of the Woodhaven Subdivision approved by City Council in 2021.

ATTACHMENTS

- Exhibit 1 – Modified Plat for Woodhaven Phase 2
- Exhibit 2 – Modified Plans for Woodhaven Phase 2



STAFF REPORT

6th Amendment to the Master Development Agreement for the Crystal Lake Planned Unit Development Case No. 21-40000002

REQUEST:	Amend the Master Development Agreement (MDA) for the Crystal Lake Planned Unit Development (PUD) to remove requirement to install walk lights along Reed Canal Road
APPLICANT:	Roger Strcula, Upham, Inc.
PROPERTY OWNERS:	See Exhibit 1 for list of property owners
STAFF RECOMMENDATION:	Approval
LOCATION:	North side of Reed Canal Road, east of Red Sail Lane (Figure 1 – Page 2)
STAFF CONTACT:	Penelope Cruz, Planning Manager (386) 506-5671
PLANNING COMMISSION DATE:	January 27, 2022

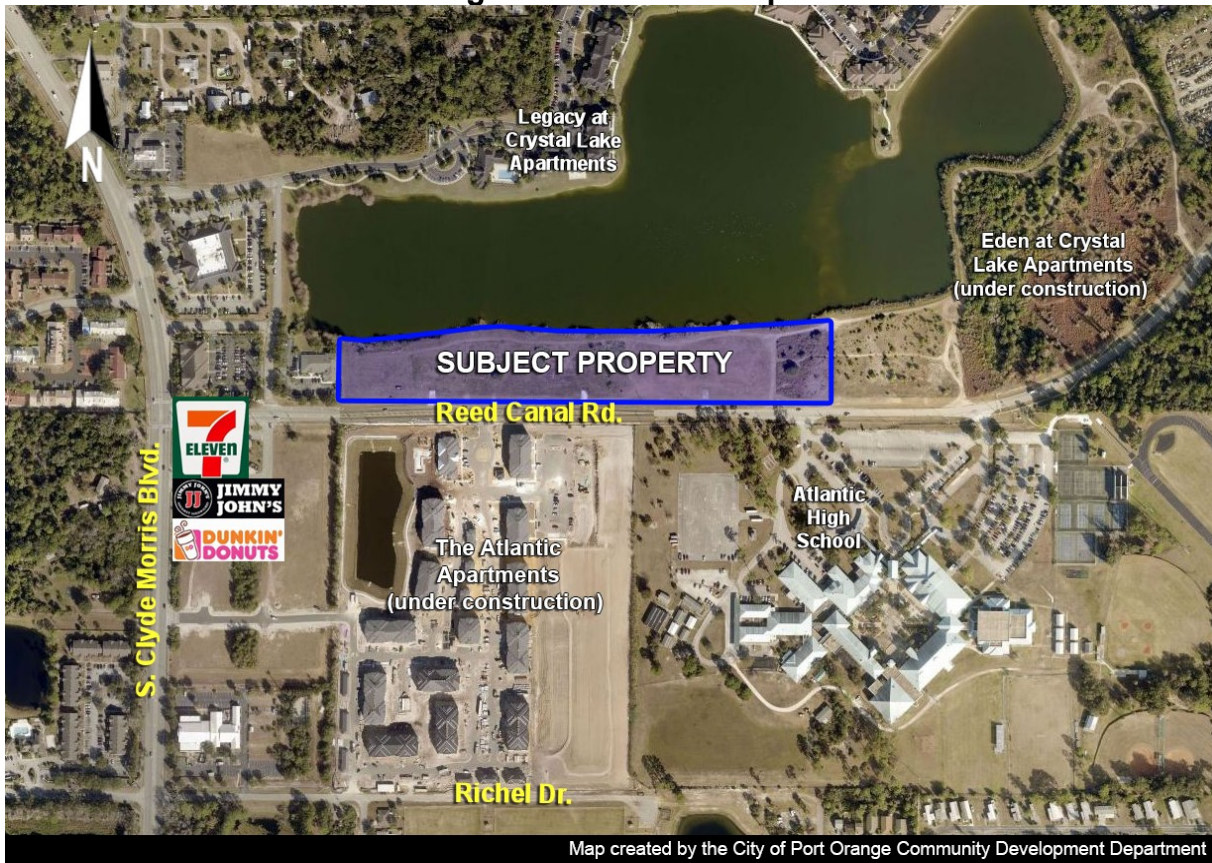
DEVELOPMENT PROPOSAL

The proposed 6th Amendment to the Crystal Lake Master Development Agreement (MDA) is to remove a requirement for any development on Lot 13 in the Crystal Lake PUD to install walk lights along the sidewalk located within the Reed Canal Road right-of-way.

The subject property is currently regulated by the Crystal Lake MDA, the 5th Amendment to the Crystal Lake MDA, and the Land Development Code (LDC). According to the applicant, the requested 6th Amendment is only to remove the requirement to install walk lights along the north side of Reed Canal Road on Lot 13 and does not change any of the permitted uses or other development requirements in the MDA of 5th Amendment.

Lot 13 is located between the Eden Apartments and Barnes McDonnell Pediatric Dentistry. According to the MDA, this area is intended to be developed with office and incubator business uses. At this time there is no development activity planned or proposed on the subject property. Lot 13 is made up of 85 25-foot-wide lots and there are currently 6 individual property owners that own property within Lot 13. As part of the proposed 6th Amendment, there are no deviations to any development requirements from the LDC or the Crystal Lake MDA being requested.

Figure 1. Location Map



The Crystal Lake Master Development Agreement (MDA) was approved by the City Council in 2000 and established a mixed-use development with various tracts, each with a common purpose and design theme, along with the walk light requirement for the north side of Reed Canal Road on Lot 13. In 2000, the LDC did not require walk lights to be installed along Reed Canal Road. The current LDC does not require walk lights to be installed along Reed Canal Road or other similar roadways (Madeline Avenue, Herbert Street, or Willow Run Boulevard).

The walk light requirement in the MDA approved in 2000 required the developers to install the walk lights in the Reed Canal Road right-of-way as part of the site improvements for their project. At that time, the City's standard construction detail for walk lights required the property owner to maintain the walk lights. However, the City Standard Construction Detail (SCD) that required the property owner to maintain the walk lights is not part of the current MDA. Therefore, if walk lights are installed, the current City SCD for walk lights would require the City to maintain the +20 walk lights that would be required to be installed with development on the subject property.

According to the applicant, the request to remove the requirement to install walk lights is to minimize off-site improvements required to develop on Lot 13. If walk lights are required to be installed along this segment of Reed Canal Road, it would create a non-uniform appearance as walk lights are not required to be installed on the south side of Reed Canal Road or along the segment of Reed Canal Road located in South Daytona. In addition, with multiple potential development sites in Lot 13, there could be phased

installation of walk lights over multiple years which would leave a non-uniform appearance along this segment of the road.

CONSISTENCY WITH COMPREHENSIVE PLAN

The subject property is designated *Office/Residential Transition* on the City's Future Land Use (FLU) Map. The original MDA was found to be consistent with the Comprehensive Plan when it was approved in 2000. The proposed 6th Amendment does not change the FLU designation for the property and is consistent with the general intent of the City's Comprehensive Plan.

PUBLIC NOTICE

A Public Notice sign was posted on the site on July 30, 2021. At the time this agenda item was prepared, staff has not received any inquiries regarding the proposed amendment.

RECOMMENDATION

Staff recommends approval of the 6th Amendment to the Master Development Agreement for the Crystal Lake Planned Unit Development, subject to review and approval by the City Attorney's Office for legal form and content.

ATTACHMENTS

- Exhibit 1 – List of Property Owners
- Exhibit 2 – 6th Amendment to the Master Development Agreement for the Crystal Lake Planned Unit Development

Exhibit 1

Property Owners

Crystal Lake 2004, LTD, a Florida limited partnership whose address is 600 E. Colonial, Suite 100, Orlando, FL 32803

Hany Nyrouz, an individual whose address is P.O. Box 152 Millville, MA 01529

Carrousel Acres, LLC, a Florida limited liability corporation whose address is P.O. Box 17, New Smyrna Beach, FL 32170

Kellar Development, LLC, a Florida limited liability corporation whose address is 5535 S. Williamson Blvd. Port Orange, FL 32128

J. Michael Panczyszyn, an individual whose address is 580 Hidden Creek Dr. Antioch, IL 60002

A&G Properties, LLC, a Rhode Island limited liability corporation whose address is P.O. Box 17374 Esmond, RI 02917

EXHIBIT 1, Cont.

CRYSTAL LAKE LOT 13 TAX PARCEL NUMBERS AND LANDOWNERS

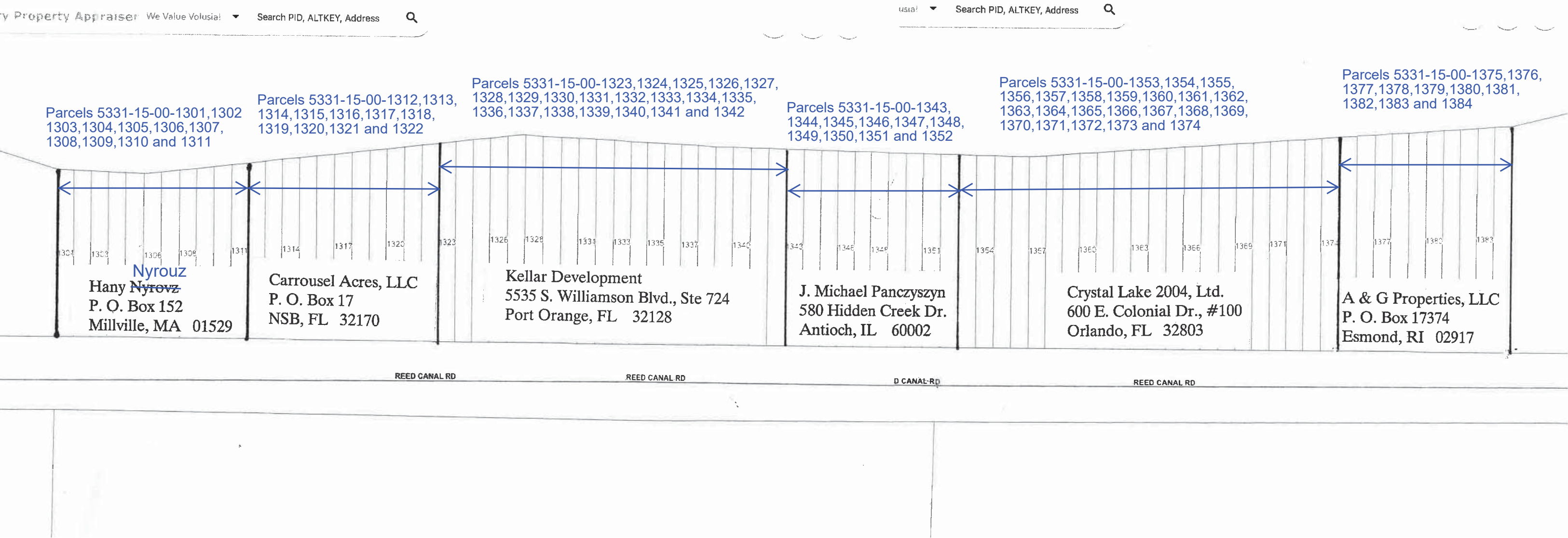


EXHIBIT 2

SIXTH AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT FOR THE CRYSTAL LAKE PLANNED UNIT DEVELOPMENT (PUD)

THIS SIXTH AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT FOR THE CRYSTAL LAKE PLANNED UNIT DEVELOPMENT (PUD) (the “**Sixth Amendment**”) is made this _____ day of _____, 2022, by and among the City of Port Orange, a political subdivision of the State of Florida (“**City**”) whose address is 1000 City Center Circle, Port Orange, Florida 32119; Crystal Lake 2004, LTD , a Florida limited partnership whose address is 600 E. Colonial, Suite 100, Orlando, FL 32803; Hany Nyrouz, an individual whose address is P.O. Box 152 Millville, MA 01529; Carrousel Acres, LLC, a Florida limited liability corporation whose address is P.O. Box 17, New Smyrna Beach, FL 32170; Kellar Development, LLC, a Florida limited liability corporation whose address is 5535 S. Williamson Blvd. Port Orange, FL 32128; J. Michael Panczyszyn, an individual whose address is 580 Hidden Creek Dr. Antioch, IL 60002 and A&G Properties, LLC, a Rhode Island limited liability corporation whose address is P.O. Box 17374 Esmond, RI 02917 (“**Property Owners**”); collectively “**Parties**”).

WHEREAS, the City, John T. Self (together with John T. Self's wife, Barbara W. Self, who is now deceased), Robert Beatty, III, Rebecca Joyce Beatty Perkins, Elizabeth Ann Beatty Hayes and RSIII, Inc., a Florida corporation (“**RSIII, Inc.**”) (as the contract purchaser of the subject property), previously entered into an agreement and covenant to bind their successors and assigns to the terms and provisions of a development agreement entitled “Master Development Agreement For the Crystal Lake Planned Unit Development (PUD)”, recorded in Official Records Book 4517, Page 1749, public records of Volusia County, Florida (the “**Master Development Agreement**”), relating to property described therein; and

WHEREAS, the Master Development Agreement was amended by that certain First Amendment to the Crystal Lake PUD Development Agreement recorded in Official Records Book 4612, at Page 4011 (the “**First Amendment**”); and that certain Second Amendment to Crystal Lake PUD Development Agreement recorded in Official Records Book 4704, at Page 417 (the “**Second Amendment**”); and that certain Third Amendment to Master Development Agreement for Crystal Lake Planned Unit Development (“PUD”) recorded in Official Records Book 4876 at Page 1749 (the “**Third Amendment**”); and that certain Fourth Amendment to Master Development Agreement for Crystal Lake Planned Unit Development (“PUD”) recorded in Official Records Book 5078 at Page 2022 (the “**Fourth Amendment**”); and that certain Fifth Amendment to Master Development for Crystal Lake Planned Unit Development (“PUD”) recorded in Official Records Book 5204 at Page 3392 (“**Fifth Amendment**”). The Master Development Agreement, as amended by the First Amendment, the Second Amendment, the Third Amendment, Fourth Amendment and Fifth Amendment is now hereinafter collectively referred to as the “Master Development Agreement”.

WHEREAS, the Property Owners are the owners of the property more particularly described in **Exhibit “A” (“Property”)**, which is the only property impacted by this Sixth Amendment.

WHEREAS, the City and Property Owners wish to further amend the Master Development Agreement, as it applies to the Property, for the purpose of removing proposed walkway lights along the Property.

NOW, THEREFORE, the parties, in consideration of the mutual premises and covenants contained herein, and with the intent to be legally bound and to bind their successors and assigns, due hereby agree as follows:

1. The recitals and premises set forth above are true and correct, form a material part of this Sixth Amendment and are incorporated herein by reference.

2. Paragraph 7. **PUD INFRASTRUCTURE**, Section 7(d) of the Master Development Agreement as previously amended, is hereby further amended as follows:

Notwithstanding any other provision set forth in this Master Development Agreement, including but not limited to this Section 7(d), the bike path/pedestrian walkway to be constructed along the Reed Canal frontage of the PUD Property (e.g. Lot 13) (the “**Reed Canal Bike Path/Pedestrian Walkway**”) shall not be less than eight feet (8’) wide and no walkway lights shall be required along the Reed Canal Bike Path/Pedestrian Walkway.

3. This Sixth Amendment shall be effective as of the date it is executed by all parties.

4. This Sixth Amendment shall be recorded in the public records of Volusia County, Florida, at the Developer's expense.

5. The Master Development Agreement, as previously enacted and amended by the First, Second, Third, Fourth and Fifth Amendments thereto, shall remain in full force and effect except with respect to those matters specifically amended by this Sixth Amendment.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Sixth Amendment, by and through their duly authorized representatives, on the respective dates below:

WITNESSES:

CITY:

CITY OF PORT ORANGE, a Florida municipal Corporation

Print Name: _____

Print Name: _____

Print Name: _____

Print Name: _____

By: _____

MAYOR DONALD O. BURNETTE

Attest: _____

Robin L. Fenwick, MMC, City Clerk

Date: _____

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of [XX] physical presence or [] online notarization this _____ day of _____, 2022, by Donald O. Burnette, Mayor of the City of Port Orange, Florida, and by Robin L. Fenwick, City Clerk of the City of Port Orange, Florida a Florida Municipal Corporation, on behalf of the City. They are personally known to me and did not take an oath.

Print Name:
Notary Public, State of Florida
My commission expires:

IN WITNESS WHEREOF, the party has executed this Sixth Amendment, by and through its duly authorized representative, on the date below:

Crystal Lake 2004, LTD:

Crystal Lake 2004, LTD, a Florida limited partnership

Print Name: _____

By: _____
J. Steven Schrimsher, Managing Member

Print Name: _____

Date: _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [XX] physical presence or [] online notarization this _____ day of _____, 2022, by J. Steven Schrimsher, Managing Member of Crystal Lake 2004 LTD, a Florida limited partnership who is personally known to me and did not take an oath.

Print Name:
Notary Public, State of Florida
My commission expires:

IN WITNESS WHEREOF, the party has executed this Sixth Amendment, by and through its duly authorized representative, on the date below:

Hany Nyrouz:

Hany Nyrouz, an Individual

Print Name:_____

By: _____
Hany Nyrouz

Print Name:_____

Date: _____

STATE OF MASSACHUSETTS

COUNTY OF WORCESTER

The foregoing instrument was acknowledged before me by means of [XX] physical presence or [] online notarization this _____ day of _____, 2022, by Hany Nyrouz, an Individual who is personally known to me or has produced _____ as identification and who did (did not) take an oath.

Print Name:
Notary Public, State of Massachusetts
My commission expires:

IN WITNESS WHEREOF, the party has executed this Sixth Amendment, by and through its duly authorized representative, on the date below:

Carrousel Acres, LLC:

Carrousel Acres, LLC, a Florida limited liability corporation

Print Name: _____

By: _____
Louis Weaver, Managing Member

Print Name: _____

Date: _____

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of [XX] physical presence or [] online notarization this _____ day of _____, 2021, by Louis Weaver, Managing Member of Carousel Acres, LLC, a Florida limited liability corporation who is personally known to me or has produced _____ as identification and who did (did not) take an oath.

Print Name:
Notary Public, State of Florida
My commission expires:

IN WITNESS WHEREOF, the party has executed this Sixth Amendment, by and through its duly authorized representative, on the date below:

Kellar Development, LLC:

Kellar Development, LLC, a Florida limited liability corporation

Print Name: _____

By: _____
Robert Kellar, Jr, Managing Member

Print Name: _____

Date: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of [XX] physical presence or [] online notarization this _____ day of _____, 2021, by Robert Kellar, Jr, Managing Member of Kellar Development, LLC, a Florida limited liability corporation who is personally known to me or has produced _____ as identification and who did (did not) take an oath.

Print Name:
Notary Public, State of Florida
My commission expires:

IN WITNESS WHEREOF, the party has executed this Sixth Amendment, by and through its duly authorized representative, on the date below:

J. Michael Panczyszyn:

J. Michael Panczyszyn, an Individual

Print Name: _____

By: _____
J. Michael Panczyszyn

Print Name: _____

Date: _____

STATE OF ILLINOIS

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [XX] physical presence or [] online notarization this _____ day of _____, 2022, by J. Michael Panczyszyn, an Individual who is personally known to me or has produced _____ as identification and who did (did not) take an oath.

Print Name:
Notary Public, State of Illinois
My commission expires:

IN WITNESS WHEREOF, the party has executed this Sixth Amendment, by and through its duly authorized representative, on the date below:

A&G Properties, LLC:

A&G Properties, LLC, a Rhode Island limited liability corporation

Print Name: _____

By: _____
Anthony Gargaro, Jr, Managing Member

Print Name: _____

Date: _____

STATE OF RHODE ISLAND

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [XX] physical presence or [] online notarization e this _____ day of _____, 2022, by Anthony Gargaro Jr, Managing Member of A&G Properties, LLC, a Rhode Island limited liability corporation who is personally known to me or has produced _____ as identification and who did (did not) take an oath.

Print Name:
Notary Public, State of Rhode Island
My commission expires:

CRYSTAL LAKE LOT 13 TAX PARCEL NUMBERS AND LANDOWNERS

