



UMATILLA COMMUNITY REDEVELOPMENT BOARD (CRA) MEETING

April 1, 2025 at 6:00 PM

Council Chambers, 1 S. Central Avenue, Umatilla, Florida 32784

AGENDA

Please silence your electronic devices

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

MINUTES REVIEW

PRESENTATIONS

1. CRA Matching Grant Application Fish N Chix- 100 N Central Avenue

PUBLIC COMMENT

At this point in the meeting, the Umatilla CRA Board will hear questions, comments and concerns from the public. Please write your name and address on the paper provided on the podium. Matters which may be coming before the Board at a later date should not be discussed until such time as they come before the Board in a public hearing. Comments, questions, and concerns from the public regarding items listed on this agenda shall be received at the time the CRA Board addresses such items during this meeting. Public comments are generally limited to three minutes.

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

ACTION ITEMS / DISCUSSION ITEMS

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352)669-3125. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes, he 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 of Umatilla is an equal opportunity provider and employer.



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: March 27, 2025

MEETING DATE: April 1, 2025

SUBJECT: CRA Matching Grant Application Fish N Chix- 100 N Central Avenue

BACKGROUND SUMMARY:

The CRA's Improvement Grant Program provides a matching grant to pay eligible costs incurred by a qualified owner or tenant in making façade exterior improvements. Funds shall be allocated on a first come first served basis.

It is the intent of this program to provide a financial grant for the exterior cosmetic and/or structural improvements to a building that will increase its aesthetic appeal. Exterior improvements to existing property within the CRA project area must improve the appearance of the exterior of the building. The following are examples of eligible improvements, but are not limited to this list:

- 1) Refurbishing of an exterior wall, including repainting, repairs, re-siding or similar cosmetic improvements;
- 2) Repair or replacement of exterior windows or doors;
- 3) Painting, only if entire façade is redone;
- 4) Signs, including the removal of old signs and the design production and installation of new signs;
- 5) Awnings, shutters, or canopies;
- 6) Landscaping, irrigation system required;
- 7) Customer parking improvements;
- 8) Electrical work directly related to exterior, security lighting, or the illumination of signs or awnings or interior backlighting of faux exterior windows;
- 9) Re-shingling or re-surfacing of the roof provided that the re-shingling contributes to the aesthetics of the façade; and, not to include truss, decks, etc.
- 10) Any other improvements approved by the CRA Board as part of the grant funds.

The application from Veasna Chann, owner of Fish N Chix restaurant located at 100 N. Central Avenue, is for replacement of the existing illuminated pole sign cabinet and acrylic faces with vinyl lettering to restore it to the original appearance before it was damaged during Hurricane Milton. The current CRA Grant Application has conflicting language in section IV. Eligible Projects and section V. Ineligible Projects. Section IV. (4) states "Signs, including the removal of old signs and the design and production and installation of new signs" are eligible to be funded. Section V. (1) states "Off building signage (i.e. any signs not attached to the building, mansard or canvas type awnings)" are ineligible. As it stands, the pole sign is an existing non-conforming structure per the Sign code, however, the Land Development Regulations for the Downtown district states, "The intent of this zone is to enhance character of the existing commercial areas." By restoring the sign to it's nostalgic design, the restaurant will maintain this iconic characteristic of downtown Umatilla.

The property meets the requirements by being a commercial property within the CRA boundaries with taxes paid, no liens or code violations, and a complete application submitted.

Ms. Chann obtained proposals from three firms for manufacturing, materials and labor for sign replacement.

SignCrafters of Central Florida 9,081.00

A&C Printing and Signs 13,077.14

Citrus Sign Company 16,814.60

The Grant Program requires the applicant to match \$1 for every CRA \$1 with a maximum award of \$10,000 or other amount determined by the Board.

Ms. Chann has elected to retain SignCrafters of Florida to complete the project. She provided a photo of the current signage coupled with a rendering of the new sign design to be installed.

The applicant understands that reimbursement is made upon completion of the project, wherein proper permitting, completion and approval of all required inspections, and invoices as well as proof of payment by copies of canceled checks to the contractors are to be submitted prior to issuance of the reimbursement.

RECOMMENDATIONS:

Approval of award of the matching grant application as submitted.

FISCAL IMPACTS:

\$4,540.50 from facade grant funds

ATTACHMENTS:

1. Fish N Chix CRA Application
-

SUBMITTAL REQUIREMENTS CHECK LIST

The CRA Matching Grant Program is for exterior improvements ONLY on business and commercial properties.

- ☒ Completed application form or Power of Attorney with property owner's signature
- ☒ Estimated budget with material samples and colors
- ☒ Photo(s) of current façade
- ☒ Scaled drawing clearly illustrating the proposed improvements
- ☒ Copy of Business Tax License
- ☒ Copy of Paid Property Taxes
- ☒ Copy of Tenant Lease, if applicable
- ☒ Tax value based on Property Appraiser record card

**CITY OF UMATILLA REDEVELOPMENT AGENCY
MATCHING GRANT APPLICATION**

1. Applicant's Name: Veasna Chann
Address: 100 N central Ave Umatilla FL 32784
Phone 769 226 0224 Fax: N/A Email fishchix100@gmail.com
2. Property Owner's Name: Veasna Chann and Samath Nou
Address: 100 N central Ave Umatilla FL 32784
Phone 352 669 7145 Fax: N/A Email fishchix100@gmail.com
3. Contractor's Name: Dennis Martin-Signcrafters of Central Florida
Address: 1915 Greenleaf Ln Leeburg FL 34748
Phone 352 323 1862 Fax: N/A Email barry@signcraftersflorida.com
Contractor's License Number: ES12001170
4. Property Address: 100 N central Ave Umatilla FL 32784
5. Current Use of Property: Restuarant Fish N Chix LLC
6. Zoning of Property: _____
7. Briefly Describe the Project: Replace the Frame and
the surfaces of the outdoor sign.

8. Estimated Cost of Project: \$ 9081.00 (Nine thousand and eighty one)

Ch. Veasna
Applicant's Signature

02/20/25
Date

Ch. Veasna

Owner's Signature

AKS

02/20/25
Date

**CITY OF UMATILLA – CRA
COMMERCIAL IMPROVEMENT
MATCHING GRANT PROGRAM
Criteria**

I. Intent

It is the intent of the Umatilla Community Redevelopment Agency (the CRA), under Part III Community Redevelopment Act, Chapter 163, Florida Statutes, to provide assistance to owners or tenants of commercial property located within the community redevelopment area in order to further the Redevelopment Plan by improving the visual and aesthetic appearance of structures located in that area. The goal of the program is to provide an incentive for complete rehabilitation of the structures. Such assistance for external aesthetic improvements will be in the form of a matching grant program. The purpose of these guidelines is to establish the policies and procedures to be followed by the City in considering applications.

II. Program Description

The CRA's Improvement Grant Program provides a matching grant to pay eligible costs incurred by a qualified owner or tenant in making façade exterior improvements. Funds shall be allocated on a first come first served basis. Only one grant shall be considered for award per taxable parcel every three (3) years. Such exterior improvements may include, but are not limited to, structural improvements and/or signage; landscaping, decorative lighting, painting, trim, storefront windows, exterior doors, awnings, exterior lighting and shutters. Grants will be awarded only within the CRA redevelopment area. The Grant Program allows for up to \$2,000 in unmatched funds depending on Tiff income, and up to an additional \$8,000 with a dollar to dollar match. The total amount of the CRA Grant cannot exceed \$10,000 or an amount determined by the CRA Board.

The project is not to commence prior to the award of funding. The applicant receiving funding shall complete the project and submit invoices and copies of cancelled checks on a reimbursement basis by the CRA.

III. Eligibility

Grant applications will be considered only if they meet all of the following eligibility criteria and submit a complete application with all required submittals prior to review.

1. The project must be located within the Umatilla CRA's Redevelopment Area, as presented in the adopted CRA Redevelopment Plan, adopted on May 19, 2009.
2. The applicant must be the owner of the building. Tenant may qualify upon receipt of written consent by the owner of the building.
3. Property taxes, both City and County, must be current.
4. Building may be empty with no prospect for tenancy.

5. All improvements must be in compliance with the City's Comprehensive Plan, Land Development Regulations and Building Code.
6. Work must be done by a properly licensed contractor when required by the Building Code.
7. Property must be considered non-residential (e.g. commercial, retail or office) unless it is a mixed use (residential being a clear secondary use) according to the City's Comprehensive Plan and Land Development Regulations.
8. A building permit must be obtained prior to any work. All work shall be permitted and inspected by the City just as it would if it were not part of the façade grant program.

IV. Eligible Projects

It is the intent of this program to provide a financial grant for the exterior cosmetic and/or structural improvements to a building that will increase its aesthetic appeal. Exterior improvements to existing property within the CRA project area must improve the appearance of the exterior of the building. The following are examples of eligible improvements, but are not limited to this list:

- 1) Refurbishing of an exterior wall, including repainting, repairs, re-siding or similar cosmetic improvements;
- 2) Repair or replacement of exterior windows or doors;
- 3) Painting, only if entire façade is redone;
- 4) Signs, including the removal of old signs and the design production and installation of new signs;
- 5) Awnings, shutters, or canopies;
- 6) Landscaping , irrigation system required;
- 7) Customer parking improvements;
- 8) Electrical work directly related to exterior , security lighting, or the illumination of signs or awnings or interior backlighting of faux exterior windows;
- 9) Re-shingling or re-surfacing of the roof provided that the re-shingling contributes to the aesthetics of the façade; and, not to include truss, decks, etc.
- 10) Any other improvements approved by the CRA Board as part of the grant funds.

V. Ineligible Projects

The following is specifically exempted from the grant monies:

- 1) Off building signage (i.e. any signs not attached to the building, mansard or canvas type awnings);
- 2) Any interior improvements;
- 3) Building permits;
- 4) Roof and chimney repairs, not to include shingles, roof decking, and trusses.
- 5) Merchandising signs.

VI. Grant Availability

The applicant is advised that the grant is given at the sole discretion of the City of Umatilla CRA Board and the criteria used is a base to evaluate the Applicant's project and does not constitute entitlement to funding. All grant funds are subject to availability as authorized by, and at the sole discretion of the CRA Board. This policy may be changed at any time at the discretion of the CRA Board.

VII. Application Submittals

The grant application must be completed and submitted to the City with the following items:

1. Completed Application;
2. Photographs of the existing building and the proposed project area;
3. Schematic drawings illustrating all proposed work, or pictures with project description outlined. Include a description of materials and methods to be used;
4. Material samples and/or color swatches;
5. A minimum of three cost estimates for identical work;
6. Copy of Business Tax Receipt;
7. Copy of Paid Property Taxes;
8. Copy of Tenant lease, if applicable;
9. Written consent of owner.

CABINET TOPPER FOR POLE SIGN

PROJECT NAME:

Fish 'n' Chix

ADDRESS:

100 N. Central Ave.,
Umatilla FL 32784

SIGN TYPE:

Illuminated cabinet topper for existing pole sign, with flat acrylic faces with vinyl overlay

DATE OF LAST REVISION:

1/8/2025

PROJECT MANAGER:

Barry Buxbaum
Barry@signcraftflorida.com

DESIGNER:

Barry Buxbaum
Barry@signcraftflorida.com

STANDARD REQUIREMENTS

ELECTRICAL REQUIREMENTS

CONFORM TO THE NATIONAL ELECTRICAL CODE (NEC) WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

ALL ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FOLLOWING ADDITIONAL REQUIREMENTS:

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SIGN REQUIREMENTS

ALL SIGNS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FOLLOWING ADDITIONAL REQUIREMENTS:

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NEC CODE REQUIREMENTS

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ALL SIGNS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FOLLOWING ADDITIONAL REQUIREMENTS:



571281179

1815 Greenway Lane
Lakeland, FL 34109
888-555-5555
signcraftflorida.com



current condition



proposed



double-side, interior LED lighted cabinet topper
for existing pole sign, with 2" retainers and
flat acrylic faces with vinyl overlay

Vinyl Colors

Black	3M
White	Print 3M 35
Yellow	Yellow

Paint Colors

Black	Midnight Purple
White	White
Yellow	Yellow

Finishes

Job Specifications

QUANTITY:	ONE (1) Double-Sided
Upper Frontage:	TBD
Overall Height:	60"
Overall Width:	120"
Overall Depth:	16"
Total Square Footage:	50 sqft
Copy Area Square Footage:	50 sqft
CABINET:	
Type:	Illuminated
Material:	Aluminum
Retainers:	2"
LEDs:	White - High/Low
Face:	Acrylic
Logo:	Vinyl
MOUNTING:	
Steel Pole:	Existing
WIRING:	
Location of Power Supply:	Bottom Left
Photo(s):	Also

This drawing is the property of Sign Crafters, Inc. and is to be used for the purpose of providing a visual representation of the proposed sign. It is not to be used for any other purpose without the written consent of Sign Crafters, Inc. The client agrees to indemnify and hold Sign Crafters, Inc. harmless from all claims, damages, and expenses, including attorney's fees, arising from the use of this drawing for any purpose other than that intended by Sign Crafters, Inc.

Verona Chan

01/09/25

CITY OF UMATILLA BUSINESS TAX RECEIPT

No: L3-00700

ISSUED: 09/13/24

EXPIRES: 09/30/25

BUSINESS OWNER AND LOCATION:

Veasha Chann
100 N Central Ave

BUSINESS NAME AND MAILING ADDRESS:

Fish & Chix
100 N Central Ave
Umatilla, FL 32784



TO BE HEREBY PERMITTED TO ENGAGE IN THE
BUSINESS, PROFESSION OR OCCUPATION OF: Restaurant

THE CITY OF UMATILLA EXPRESSLY RESERVES THE RIGHT TO REVOKE OR CANCEL
THE PRIVILEGES ASSOCIATED WITH THIS DOCUMENT IF ANY PERSON DOING
BUSINESS HEREUNDER SO CONDUCTS SUCH BUSINESS THAT IT BECOMES A
NUISANCE OR ANNOYS AND DISTURBS THE PEACE OF THE CITIZENS OF THE
COMMUNITY.

R. Scott Blankenship, City Manager
AUTHORIZED SIGNATURE

THIS RECEIPT MUST BE DISPLAYED FOR PUBLIC VIEW AT BUSINESS LOCATION.

No: L3-00700

ISSUED: 09/13/24

EXPIRES: 09/30/25

BUSINESS LOCATION AND OWNER:

100 N Central Ave
Veasha Chann

BUSINESS NAME AND MAILING ADDRESS:

Fish & Chix
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PERSON DOING BUSINESS HEREUNDER SO CONDUCTS SUCH BUSINESS
THAT IT BECOMES A NUISANCE OR ANNOYS AND DISTURBS THE PEACE
OF THE CITIZENS OF THE COMMUNITY.

R. Scott Blankenship, City Manager



2025 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/24

This Certificate Expires on December 31, 2025

Business Name and Location Address

Certificate Number

45-8019224628-9

FISH N CHIX LLC
100 N CENTRAL AVE
UMATILLA, FL 32784-7514

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property
- Re-rental as tangible personal property
- Resale of services
- Re-rental as commercial real property
- Incorporation into tangible personal property being repaired
- Re-rental as transient rental property
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing

Your *Florida Annual Resale Certificate for Sales Tax* (Annual Resale Certificate) allows you or your representatives to buy or rent property or services tax exempt when the property or service is resold or re-rented. You **may not** use your Annual Resale Certificate to make tax-exempt purchases or rentals of property or services that will be used by your business or for personal purposes. Florida law provides for criminal and civil penalties for fraudulent use of an Annual Resale Certificate.

As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.

1. Obtain a copy (paper or electronic) of your customer's current Annual Resale Certificate.
2. For each sale, obtain a transaction authorization number using your customer's Annual Resale Certificate number.
3. Each calendar year, obtain annual vendor authorization numbers for your regular customers using their Annual Resale Certificate numbers.

Online: Visit floridarevenue.com/taxes/certificates

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, and Android devices

David W. Jordan
Lake County Tax Collector

Transaction # 9318443				
Cashier:	SW			

Paid By:				
FISH	N	CHIX	LLC	
601-317-7433/706-226-0224				
Posted Date:	11/26/2024 10:08AM			
Received Via:	In Person			

Num. Items:	1			

Total Tendered:	\$4,403.52			

Receipt #:	2024-00210651			

Batch:	848895			

Status:	Complete			

Receipt				
Item	Details	Effective Date	Due	Paid
Real Estate	Acc# 1318262900-000-00501 Bill Yr: 2024 Regular Due: 03/31/2025	11/26/2024	\$4,403.52	\$4,403.52
Total:			\$4,403.52	\$4,403.52
Payment	Details	Paid		
Check	Acc#XXXX0 Chk#2060	\$4,403.52		
Balance:			\$0.00	

Thank you for the opportunity to serve you. Please tell us about your experience today! Scan the QR code for a short survey.



Closing Statement

Sophia Lim, LLC., to Chann and Nou
Fish N Chix
100 North Central Avenue, Umatilla, Florida

	Seller	Buyer
Purchase Price	\$400,000.00	\$(400,000.00)
Deposit Paid to Seller (paid prior to closing)	(40,000.00)	40,000.00
Promissory Note	\$(360,000.00)	360,000.00
Recording Warranty Deed	(18.50)	
State Documentary Stamp Tax on Deed	(2,800.00)	
Recording Mortgage Deed		(86.50)
State Documentary Stamp Tax on Mortgage		(1,260.00)
Intangible Tax on Note		(720.00)
Restaurant Inventory	5,300.31	(5,300.31)
Inventory Deposit (paid prior to closing)	(5,300.31)	5,300.31
Attorney's Fee to Seller	(1,750.00)	
TOTALS		
Due to Seller	\$ (4,568.50)	
Due from Buyers		\$ (2,066.50)

Disbursements:

Clerk of Circuit Court – Recording	\$4,885.00
Sikes Law Group, PLLC – Attorneys' Fee	\$1,750.00

The foregoing Closing Statement is approved this 7th day of September, 2023.

Seller:
Sophia Lim, LLC

Buyers:

By: Sophia Lim
SOPHIA LIM

Ch. Veasna
VEASNA CHANN
ATW
SAMATH NOU

PLEASE MAKE CHECK PAYABLE TO SIKES LAW GROUP, PLLC.

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1318262900-000-00501		1499330	0U-6

CHANN VEASNA AND SAMATH NOU
100 N CENTRAL AVE
UMATILLA, FL 32784

100 N CENTRAL AVE

N.J. TROWELL'S ADDITION TO UMATILLA PB
4 PG 6 LOTS 5, 6 ORB 6213 PG 1536



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	224,742	0	224,742	5.0364	1,131.89
AMBULANCE MSTU	224,742	0	224,742	0.4629	104.03
ENVIRON LAND PURCHASE	224,742	0	224,742	0.0918	20.63
WATER AUTHORITY	224,742	0	224,742	0.2940	66.07
PUBLIC SCHOOLS					
BY STATE LAW	224,742	0	224,742	3.1240	702.09
BY LOCAL BOARD	224,742	0	224,742	2.9980	673.78
CITY OF UMATILLA	224,742	0	224,742	7.1089	1,597.67
ST JOHNS WATER MGMT	224,742	0	224,742	0.1793	40.30
N LAKE CNTY HOSP	224,742	0	224,742	0.4100	92.14
TOTAL:				19.7053	\$4,428.60

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F114 UMATILLA FIRE, NON-RES		158.40
NON-AD VALOREM ASSESSMENTS:		\$158.40

COMBINED TAXES AND ASSESSMENTS: \$4,587.00

If Paid By	Nov 30, 2024				
Please Pay	\$0.00				

Paid 11/26/2024 Receipt # 2024-00210651 \$4,403.52

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602

If Paid By	Nov 30, 2024				
Please Pay	\$0.00				

100 N CENTRAL AVE

CHANN VEASNA AND SAMATH NOU
100 N CENTRAL AVE
UMATILLA, FL 32784

N.J. TROWELL'S ADDITION TO UMATILLA PB 4
PG 6 LOTS 5, 6 ORB 6213 PG 1536

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1318262900-000-00501		1499330	0U-6

Paid 11/26/2024 Receipt # 2024-00210651 \$4,403.52



A&C Printing and Signs

174a Semoran Commerce Pl, Ste 105
Apopka, FL 32703
(407) 260-8184
www.printingorlando.com
Hours of Operations: 08:00am - 07:00pm



ESTIMATE

BILL TO

Fish N Chix

Veasna Chann
100 N Central Ave
Umatilla, FL 32784
USA
fishchix100@gmail.com

SHIP TO

Fish N Chix

Veasna Chann
100 N Central Ave
Umatilla, FL 32784
USA
fishchix100@gmail.com

Estimate Number: 10136
PO#:
Estimate Date: 10/30/2024
Due: 12/02/2024
Shipping Option: --
Salesperson: Harry
Comments: --

Title	Unit Price	QTY	Price
Misc Comments: 120" x 60" Extruded Aluminum Cabinet - Double Face with Saddle Mount. 2 Acrysteel© (X-15) Impact Modified Acrylic Embossed Painted Red and White with 2.5" Flange Project Title: Custom Frame and Pan Frames Quantity: 1 Product Size - Width (in): 10' Product Size - Height (in): 5' Material: Misc Printing: Full Color Front, Blank Back (4/0)	\$9,221.63	1	\$9,221.63
Misc Comments: 10' LED Light Kit Project Title: Light Kit Quantity: 1 Product Size - Width (in): 10' Product Size - Height (in): 5' Material: Misc Printing: Full Color Front, Blank Back (4/0)	\$1,500.00	1	\$1,500.00
Install Quantity: 1	\$1,500.00	1	\$1,500.00

Sub Total: \$12,221.63
Discount (0%): \$0.00
Tax (7%): \$855.51

A&C Printing and Signs

174a Semoran Commerce Pl, Ste 105
Apopka, FL 32703
(407) 260-8184
www.printingorlando.com
Hours of Operations: 08:00am - 07:00pm



Total Amount:	\$13,077.14
Amount Due	

Additional Info

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Terms & Conditions

50% Deposit Upon Order. Balance Due Upon Receipt.

INVOICE

SignCrafters of Florida
1915 Greenleaf Ln
Leesburg, FL 34748

billing@signcraftersflorida.com
+1 (352) 323-1862
www.signcraftersflorida.com



Bill to
Fish N Chix
Fish N Chix
United States

Invoice details

Invoice no.: INV-11276
Terms: Due on receipt
Invoice date: 01/06/2025
Due date: 04/06/2025

Prepared by: Braiden Neck
PO Number / Memo: Pylon Head
Replacement

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Custom Built Pylon Sign	Custom Built Pylon Sign "Fish N Chix" etc... Overall Size: 120"W x 60"H x 16"D Double Sided Hanley LED Illumination 3/16" Flat Acrylic Faces w/ Vinyl Applied Aluminum Fabricated Cabinet and Retainers Painted Red Mounted to Existing Steel Pole Built to MET Standards For Internal Use Only: D:1 V:0 R:0 F:28 C:0 P:6 A:6 L:4	1	\$6,350.00	\$6,350.00
2.		Installation	Installation of Fish N Chix signage at 100 N Central Ave, Umatilla, FL 32784. Includes removal and disposal of existing signage as well as installation of new signage. For Internal Use Only: I:2 H:6 D:0 75 T:1 M:20 T:1	1	\$1,100.00	\$1,100.00

3.	Sign Permit	Municipality Permit fee billed at cost (estimated)	1	\$500.00	\$500.00
4.	Permitting Procurement	Acquisition fees: Staff Time for permit processing including final inspections (*\$250 for each additional permit the municipality may require)	1	\$500.00	\$500.00
5.	Engineering	Sealed Engineered Drawings as required by municipality for structural integrity (at cost)	1	\$150.00	\$150.00
6.	NOC	Notice of Commencement Recording Services on jobs over \$5000	1	\$50.00	\$50.00

Ways to pay



Contact SignCrafters of Florida to pay.

Subtotal	\$8,650.00
Sales tax	\$431.00
Total	\$9,081.00

Note to customer

A 50% Deposit is needed to start the project.

Thank you for choosing SignCrafters for your signage needs. By engaging in any form of business, including but not limited to purchasing, requesting quotes, or availing our services, you hereby acknowledge and agree to abide by the terms and conditions outlined by SignCrafters.

View and pay

View invoice online

Scan code or go to the link below to view the invoice online
[View invoice](#)





Sweetest Signs in Orlando
citrusign.com

6130 Edgewater Drive
Suite H
Orlando, FL 32810
(407) 574-7030

ESTIMATE

EST-6616

Payment Terms: Cash Customer

DESCRIPTION: Exterior Sign

Bill To: Fish N Chix
100 N Central Ave
Umatilla, FL 32784
US

Requested By: Veasna Chann
Email: fishchix100@gmail.com

Salesperson: Aaron Lake
Email: aaron@citrusign.com
Work Phone: 407-574-7030 x 102

PRODUCTS	QTY	UNIT PRICE	TAXABLE	TOTALS
1 Permit Acquisition - Monument/Ground Sign	1	\$850.00	\$0.00	\$850.00
1.1 Permitting Services - Permit Acquisition - Monument/Ground Sign				
Part Qty: 1				
Notes: Prepare and manage entire sign permitting process				
Documentation and Drawings				
Stamped Engineering Drawings (1 Set)				
CLIENT RESPONSIBLE FOR PROPER SIGNATURES				
2 Permit Fee - At Cost - (Pending)	1	\$350.00	\$0.00	\$350.00
2.1 Municipality Permit Fee - Permit Fee - At Cost - (Pending)				
Part Qty: 1				
Width: 8.50"				
Height: 14.00"				
Notes: Permit Fee - COST PLACE HOLDER				
**** Pending Cost				
**** At Cost				
3 Site Survey w/ Bucket Truck	1	\$875.00	\$0.00	\$875.00
3.1 Site Survey - 2 Man - Site Survey w/ Bucket Truck				
- # of Hours: 4				
- # Installers: 2				
Notes: Onsite Site Survey w/ Bucket Truck				
4 Cabinet Box - Double Sided	1	\$7,840.00	\$7,840.00	\$7,840.00

4.1 Custom Sign Piece - Cabinet Box - Double Sided

Part Qty: 1
Width: 120.00"
Height: 60.00"
Depth: 12.00"

Notes: Overall Size: 120"W x 60"H x 16"D

1 CABINET, 120"H X 60"L, 12 inch EXTRUSION, DOUBLE FACE, Saddle Mounting,

Paint: RED

2 PANS, 120"H X 60"L, WHITE X15, EMBOSSED, 2 1/2" FLANGE

Paint 2 colors: RED & WHITE

5	Exterior Pylon Sign - Install - QTY 1 Sign	1	\$5,670.00	\$0.00	\$5,670.00
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5.1 Installation - Exterior Pylon Sign - Install - QTY 1 Sign

- # of Hours: 8

- # Installers: 2

Notes: Sign Cabinet Mounted to Existing Pole

***** PER ENGINEERING SPECIFICATION

Bucket Truck onsite

Crane into Place

Hook-Up Electrical

Sign Includes:

Power Supply / Service Switch / Fully Wired / UL Label

POWER MUST BE PROVIDED WITHIN 6' OF SIGN *SIGN MUST HAVE ITS OWN DEDICATED CIRCUIT BREAKER*

CIRCUIT BREAKER MUST BE IDENTIFIED

6	Installation/Trip Fee/Site Materials - Zone 1 (Orlando)	1	\$720.00	\$0.00	\$720.00
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Price may vary once onsite removal, repair, patching, painting and applying/mounting begins.

6.1 Installation - Installation/Trip Fee/Site Materials - Zone 1 (Orlando)

- # of Hours: 1

- # Installers: 2

Notes: Onsite Installation Trip Fee [Mileage], Installation Materials [wire, fasteners, sealants]

All orders under \$1,000.00 REQUIRE full payment.

Orders over \$1,000.00 REQUIRE a 50% Deposit to begin production of your custom signage. All orders paid with a credit card payment will incur a 3% service fee.

Subtotal:	\$16,305.00
Taxable Amount:	\$7,840.00
Taxes:	\$509.60
Grand Total:	\$16,814.60

Approval of this proof is acknowledgement by the client that DIMENSIONS, QUANTITY, MATERIALS, SPELLING, COLOR and LAYOUT are correct. THIS ORDER WILL NOT BE PUT INTO PRODUCTION UNTIL CUSTOMER HAS GIVEN APPROVAL BELOW. Title to this merchandise/design remains with company until process/design fee is paid in full.

Estimates are valid for 30 days from date of issue.

Price is based on exact quantities shown.

Delivery is approximate and is based upon receipt of deposit, written purchase order or signed quote, typewritten copy list, final specifications and proof approvals.

Price does not include removal of any existing signs.

If installation is quoted. The quote includes a single installation trip during regular hours of operation, unless otherwise specified. Additional charges may

result if additional trips are required due to premises not being ready for install and/or additional work or equipment being required to complete installation. Installation over weekends, holidays and non-standard hours are also subject to additional charges.

Thank you for the opportunity to earn your trust and business!

Signature: _____ Date: _____

PROPERTY RECORD CARD

General Information

Name:	CHANN VEASNA AND SAMATH NOU	Alternate Key:	1499330
Mailing Address:	100 N CENTRAL AVE UMATILLA, FL 32784 Update Mailing Address	Parcel Number: i	13-18-26- 2900-000- 00501
		Millage Group and City:	0U-6 Umatilla
		2024 Total Certified Millage Rate:	19.7053
		Trash/Recycling/Water/Info:	My Public Services Map i
Property Location:	100 N CENTRAL AVE UMATILLA FL, 32784	Property Name:	FISH N CHIX Submit Property Name i
		School Information:	School Locator & Bus Stop Map i School Boundary Maps i
Property Description:	N.J. TROWELL'S ADDITION TO UMATILLA PB 4 PG 6 LOTS 5, 6 ORB 6213 PG 1536		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	RESTAURANT - DRIVE-IN (2200)	0	0		12619.000	Square Feet	\$88,676.00	\$88,676.00

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

Commercial Building(s)

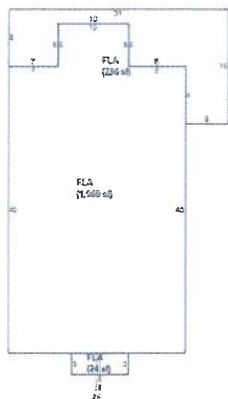
Building 1

Commercial	Building Value: \$133,231.00 Building Use: FAST FOOD/DRIVE THRU (22C) Structure Type:		
Summary		Section(s)	
Year Built:	1979	Section Type	No. Stories
Total Effective Area:	1840	COMMERCIAL CANOPY (COP)	1.00
		FINISHED LIVING AREA (FLA)	1.00
Full Bathrooms:	1		
Half Bathrooms:	2		
Elevators:	0		
Elevator Landings:	0		
Residential Units:	0		

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Kitchens: 0
Fireplaces: 0

CLIP
(259 sq)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	3500	SF	1978	\$2,835.00

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
6213 / 1536	09/07/2023	Warranty Deed	Qualified	Improved	\$400,000.00
5577 / 427	11/02/2020	Warranty Deed	Qualified	Improved	\$350,000.00
5440 / 1034	03/16/2020	Warranty Deed	Qualified	Improved	\$360,000.00
3921 / 775	06/25/2010	Warranty Deed	Unqualified	Improved	\$200,000.00
881 / 683	06/01/1986	Warranty Deed	Unqualified	Vacant	\$1.00
881 / 682	06/01/1986	Quit Claim Deed	Unqualified	Vacant	\$1.00
920 / 1209	05/01/1986	Warranty Deed	Unqualified	Vacant	\$1.00
679 / 1164	01/01/1977	Misc Deed/Document	Qualified	Vacant	\$7,500.00

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

Values and Estimated Ad Valorem Taxes [i](#)

Values shown below are 2025 WORKING VALUES which 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	\$224,742	\$224,742	\$224,742	5.0364	\$1,131.89
SCHOOL BOARD STATE	\$224,742	\$224,742	\$224,742	3.1240	\$702.09
SCHOOL BOARD LOCAL	\$224,742	\$224,742	\$224,742	2.9980	\$673.78

LAKE COUNTY WATER AUTHORITY	\$224,742	\$224,742	\$224,742	0.2940	\$66.07
NORTH LAKE HOSPITAL DIST	\$224,742	\$224,742	\$224,742	0.4100	\$92.14
ST JOHNS RIVER FL WATER MGMT DIST	\$224,742	\$224,742	\$224,742	0.1793	\$40.30
CITY OF UMATILLA	\$224,742	\$224,742	\$224,742	7.1089	\$1,597.67
LAKE COUNTY MSTU AMBULANCE	\$224,742	\$224,742	\$224,742	0.4629	\$104.03
LAKE COUNTY VOTED DEBT SERVICE	\$224,742	\$224,742	\$224,742	0.0918	\$20.63
				Total:	Total:
				19.7053	\$4,428.60

Exemptions Information

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

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

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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