



SEMINOLE COUNTY  
 PLANNING & DEVELOPMENT DIVISION  
 1101 EAST FIRST STREET, ROOM 2028  
 SANFORD, FLORIDA 32771  
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 26-55200001  
 RECEIVED AND PAID 05/20/2026

**SUBDIVISION**

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

**APPLICATION TYPES/FEEES**

<input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
<input checked="" type="checkbox"/> FINAL ENGINEERING PLAN (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
<input type="checkbox"/> FINAL PLAT (FP)	\$1,500.00
<input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

**PROPERTY**

SUBDIVISION NAME: Sanlando

PARCEL ID #(S): 11-21-29-300-0040-0000

NUMBER OF LOTS: 22     SINGLE FAMILY     TOWNHOMES     COMMERCIAL     INDUSTRIAL     OTHER

ARE ANY TREES BEING REMOVED?     YES     NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)

WATER PROVIDER: Seminole County                      SEWER PROVIDER: Seminole County

ZONING: PD                      FUTURE LAND USE: LDR  
PUD                      TOTAL ACREAGE: 9.37                      BCC DISTRICT: District 3

**APPLICANT**

EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE

NAME: Maleia Smiferguso                      COMPANY: Pulte Home Company, LLC

ADDRESS: 4901 Vineland Road, Suite 500

CITY: Orlando                      STATE: Florida                      ZIP: 32811

PHONE: 407-661-4710                      EMAIL: [REDACTED]

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: Nick Peet	COMPANY: LevelUp Consulting, LLC
ADDRESS: 3101 Maguire Blvd., Suite 265	
CITY: Orlando	STATE: FL ZIP: 32803
PHONE: 407-605-5616	EMAIL: [REDACTED]

**OWNER(S)**

NAME(S): AGJO Family Trust	
ADDRESS: 350 Bush Road, Suite 218	
CITY: Jupiter	STATE: Florida ZIP: 33458
PHONE: 407-661-4710	EMAIL: [REDACTED]


**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. **(Minor Plat and Final Engineering require Concurrency Test Review)**. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.

  
 \_\_\_\_\_  
**SIGNATURE OF OWNER/AUTHORIZED AGENT**  
 (PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED  
 IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

3/16/2025  
 \_\_\_\_\_  
**DATE**

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, AGJO Family Trust Agnes Murasko, Trustee, the owner of record for the following described property [Parcel ID Number(s)] 11-21-29-300-0040-0000 hereby designates Pulte Home Company, LLC to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

**OTHER:** \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

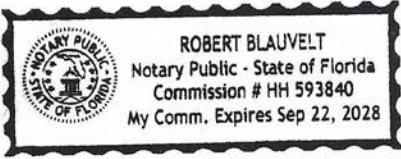
March 21<sup>st</sup> 2026  
Date

Agnes Murasko  
Property Owner's Signature

Agnes Murasko  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Palm Beach

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Agnes Murasko (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced FL.I.D M620-016-24-701-0 as identification, and who executed the foregoing instrument and sworn an oath on this 21 day of March, 2026.



Robert Blauvelt  
Notary Public

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, AGJO Family Trust, Agnes Murasko, Trustee the owner of record for the following described property [Parcel ID Number(s)] 11-21-29-300-0040-0000 hereby designates Nick Peet - LevelUp Consulting, LLC to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

**OTHER:** \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

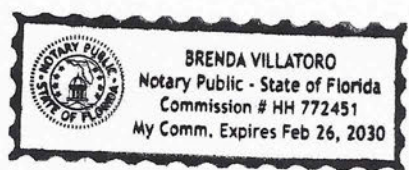
Date 4/25/26

Agnes Murasko  
Property Owner's Signature

Agnes Rebidas Murasko  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Palm Beach

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Agnes Rebidas Murasko (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced FL Identification card as identification, and who executed the foregoing instrument and sworn an oath on this 25<sup>th</sup> day of April, 2026.



Brenda Villatoro  
Notary Public

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Pulte Home Company, LLC, the owner of record for the following described property [Parcel ID Number(s)] 11-21-29-300-0040-0000 hereby designates Nick Peet - LevelUp Consulting, LLC to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

**OTHER:** \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

4/22/2020  
Date

[Signature]  
Property Owner's Signature

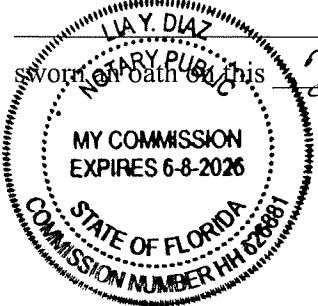
SEAN BAILEY  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Orange

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Sean Bailey (property owner),

by means of physical presence or  online notarization; and  who is personally known to me or  who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and

sworn on oath on this 22 day of April, 2020.



[Signature]  
Notary Public

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

The owner of the real property associated with this application is a/an (check one):

- Individual                                       Corporation                                       Land Trust  
 Limited Liability Company                       Partnership                                       Other (describe): Family Trust

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: AGJO Family Trust

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
Agnes Murasko	Trustee	123 Pineneedle Lane, Altamonte Springs, FL 32714	

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: Pulte Home Company, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Sean Bailey	Director - Land Development	4901 Vineland Road, Suite 500, Orlando, FL 32811	

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: Pulte Home Company, LLC

NAME	ADDRESS	% OF INTEREST
Sean Bailey	4901 Vineland Road, Suite 500, Orlando, FL 32811	100%

(Use additional sheets for more space)

Date of Contract: Effective Date of contract: 12/5/25

Specify any contingency clause related to the outcome for consideration of the application: N/A

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

4/14/2026  
Date

[Signature]  
Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 14 day of April, 2026, by Sean Bailey, who is  personally known to me, or  has produced \_\_\_\_\_ as identification.



[Signature]  
Signature of Notary Public

Shani Charles  
Print, Type or Stamp Name of Notary Public



Prepared by and return to:  
Scott Clements  
Area General Counsel  
Pulte Home Company, LLC  
2301 Lucien Way, Suite 155  
Maitland, Florida 32751

## AFFIDAVIT

### STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned officer authorized to administer oaths, on this day personally appeared **Scott M. Clements**, who upon being duly sworn, deposes and says:

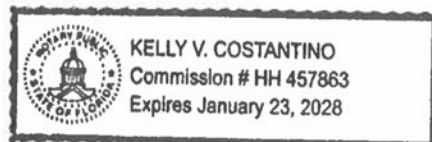
1. He is over the age of eighteen (18) years and has personal knowledge of the facts stated herein.
2. He is Area General Counsel, Vice President, and Assistant Secretary of **Pulte Home Company, LLC**, a Michigan limited liability company (the "**LLC**"), successor by conversion of **Pulte Home Corporation**, a Michigan corporation, which has never been dissolved.
3. The individuals identified below have been duly authorized to execute documents on behalf of the LLC in accordance with the Signing Power Resolutions adopted by the LLC as of January 1, 2017, currently in effect and attached hereto in pertinent part as Exhibit "A" (the "Signing Powers Resolution"), and such documents, properly executed by the individuals identified below, on behalf of the LLC are binding upon the LLC:

<b>Richard McCormick</b>	Area President (Southeast Area)
<b>Brian Yonaley</b>	Area Vice President – Finance (Southeast Area)
<b>Clint Ball</b>	Division President (Central Florida)
<b>Branden Clarke</b>	Vice President – Finance (Central Florida)
<b>Daniel Bryce Langen</b>	Vice President – Finance and Treasurer
<b>Gregory S. Rives</b>	Assistant Secretary and Assistant Treasurer
<b>Jonathan Pierce</b>	Vice President – Construction Operations (Central Florida)
<b>David White</b>	Director – Construction (Central Florida)
<b>Michael Blake Lapinsky</b>	Vice President – Sales (Central Florida)
<b>Max Perlman</b>	Vice President – Land Acquisition (Central Florida)
<b>Christopher Cleary</b>	Director – Land Acquisition (Central Florida)
<b>Doug Hoffman</b>	Vice President – Land Development (Central Florida)
<b>Aaron Struckmeyer</b>	Director – Land Development (Central Florida)
<b>Cliff Torres</b>	Director – Land Development (Central Florida)
<b>Amy Steiger</b>	Director – Land Development (Central Florida)
<b>Jay Robbins</b>	Director – Land Development (Central Florida)
<b>Sean Bailey</b>	Director – Land Development (Central Florida)
<b>Jessa Anderson</b>	Director – Land Development (Central Florida)
<b>Val DeMarco</b>	Director – Land Development (Central Florida)
<b>Maleia Smiferguso</b>	Director – Land Development (Central Florida)
<b>Nate Friesen</b>	Director of Product (Southeast Area)
<b>Ryan Rossiter</b>	Vice President -- Purchasing (Central Florida)
<b>Greg Stone</b>	Director -- Purchasing (Central Florida)
<b>Scott Clements</b>	Vice President, Assistant Secretary
<b>Joshua S. Graeve</b>	Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida)
<b>Craig Russo</b>	Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida)
<b>Michael Blake Lapinsky</b>	Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida)
<b>Jeremy Needelman</b>	Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida)
<b>Torrey Michael Spilman</b>	Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida)
<b>Jennifer Kaye Ghioto</b>	Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida)

4. The Signing Powers Resolution, Paragraph C., RESOLUTIONS, I-V, VII, and VIII, identifies certain titles in the Division Specific Signing Power sections, which titles are clarified and shall correspond as set forth below:
  - A. Omission of the words "Southeast," "Florida" "Gulf Coast," "Central Florida," "North Florida," "Northeast Florida," "Southeast Florida," "Southwest Florida" or "West Florida" after an officer's name does not constitute improper, incomplete or incorrect execution and does not affect or limit the authority of the otherwise duly authorized officer in any way;
  - B. Division VP/Director of Finance shall mean either a Division-level (i.e., Central Florida-level) Vice President – Finance or a Director of Finance;
  - C. Division VP/Director of Land Development/Acquisition shall mean either a Division-level (i.e., a Central Florida-level) Vice President -- Land Development or Vice President – Land Acquisition; or either a Director of Land Development or a Director of Land Acquisition;
  - D. Division VP/Director of Construction Operations shall also mean either a Division-level (i.e., Central Florida-level) Vice President -- Construction Operations or a Director of Construction Operations;
  - E. Division VP/Director of Procurement or Purchasing shall also mean either a Division-level (i.e., West Florida-level) Vice President – Procurement or Purchasing or Director/Manager – Procurement or Purchasing or Procurement or Purchasing Manager;
  - F. Division/Project Controller shall also mean either Division Controller or Project Controller;
  - G. Division VP of Sales shall also mean Vice President – Sales.
  
5. Additionally and specifically, **Karen Woods** (formerly known as **Karen Janeczek**), as **Director-Finance**; **Tyler Maschinot**, as **Controller**; **Frank MacLeish**, **Michael Anglero**, **Yhisell Bruh**, **Alexandra Castro**, **Shani Charles**, **Neil Ennion**, **Catalina Gaviria**, **Destiny Laymon**, **Gabriela Lugo**, **Jennifer Mateo**, **Nikki McWilliams**, **Nancy Medina**, **Sadia Rivera**, **Sarah Proth**, and **Pascale Salomon**, in their respective capacities as **Closing/Homebuyer Coordinator**; **Branden Clarke**, as **Vice President – Finance**; **Matthew True**, as **Director-Sales**; and **Elizabeth Doble**, **Bradley Doyle**, **Carly Givargidze**, **David Gourley**, **Michelle Pearsall**, **Craig Russo**, and **Pablo Savetman**, in their respective capacities as **General Sales Manager**, have been duly authorized to execute (i) contracts for the sale of residential homes or lots to consumers (not to another business), and (ii) deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents, on behalf of the LLC, and such documents, properly executed by them on behalf of the LLC are binding upon the LLC.
  
6. Additionally and specifically, **Daniel Bryce Langen**, as **Vice President – Treasurer**, and **Gregory S. Rives**, as **Assistant Secretary** and **Assistant Treasurer**, each have been and are duly authorized to execute loan agreements, security agreements, promissory notes, mortgages, and bonds and any other bond-related documents on behalf of the LLC, and such documents, properly executed on behalf of the Company are binding upon the LLC.
  
7. The LLC is not now and has never been a debtor in a bankruptcy proceeding during the existence of the LLC and is not a single member LLC.
  
8. This Affidavit is given for the purpose of evidencing incumbency and authority of the employees named above.

  
 \_\_\_\_\_  
**Scott M. Clements**

Sworn to and subscribed before me by means of  physical presence or  online notarization this 28<sup>th</sup> day of April, 2025, by Scott M. Clements, Area General Counsel, Vice President and Assistant Secretary of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the LLC, who is personally known to me.



  
 \_\_\_\_\_  
**Print Name: Kelly V. Costantino**  
**Notary Public, State of Florida**  
**Commission No.: HH457863**  
**Commission Expires: 01/23/2028**

**EXHIBIT A**  
**SIGNING POWER RESOLUTIONS**

**CERTIFIED RESOLUTIONS  
OF THE BOARD OF DIRECTORS OF  
PULTE HOME COMPANY, LLC**

I, Scott M. Clements, hereby certify that I am a duly elected and acting Assistant Secretary of PULTE HOME COMPANY, LLC, a limited liability company authorized and existing under the laws of the State of Michigan; that attached is a true copy of the resolutions adopted by the Board of Directors of the limited liability company to be effective January 1, 2017; and that such resolutions have not been rescinded or modified, and do not contravene any provisions of the Articles of Organization or Operating Agreement of said limited liability company.

IN WITNESS WHEREOF, I have here unto set my hand this 3<sup>rd</sup> day of January, 2017.

  
Scott M. Clements, Assistant Secretary

STATE OF FLORIDA     )  
  )  
COUNTY OF ORANGE    )

On January 3, 2017, before me, Kelly V. Costantino, a Notary Public in and for said State, personally appeared Scott M. Clements, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
Kelly V. Costantino, Notary Public  
Orange County, Florida  
My Commission Expires: 01/23/2020



# **EXHIBIT A**

## **PULTE HOME COMPANY, LLC SIGNING POWER RESOLUTIONS**

### **A. DEFINITIONS.**

As used in these resolutions:

**“signing power”** means the power and authority to execute and deliver an agreement, instrument or other document.

**“General Signing Power”** means signing power relating to the ordinary course of business of PULTE HOME COMPANY, LLC (the **“Company”**) generally, without restriction to a particular Division or project, both in the Company’s own capacity and in any instances where it is the managing partner or managing member of a joint venture (the **“Partnership”**).

**“Division Specific Signing Power”** means signing power relating only to the ordinary course of business of a Division over which the officer, manager, or employee in question has management responsibility, both in the Company’s own capacity and as managing partner or managing member of the Partnership.

### **B. PURPOSE.**

The purpose of these resolutions is to establish the signing power of certain employees of the Company, both in the Company’s own capacity and as managing partner or managing member of the Partnership. Copies of these resolutions may be delivered to title companies and other parties who require evidence of the signing power of an employee. No employee of the Company may subdelegate his or her signing power except as expressly provided in these resolutions by use of the words: “Other title(s) or person(s) designated in writing by . . .”.

### **C. RESOLUTIONS.**

**RESOLVED**, that the following officers, managers, or employees of the Company shall have the General Signing Power or the Division Specific Signing Power , as indicated in the charts below:

# EXHIBIT A

## Development of Real Property

- I. General Development. Applications, tentative and final subdivision plats and maps, development agreements, land development agreements, amenity contractor agreements and all other documents that are relevant or incident to the development of real property in which the Company or the Partnership has any interest, other than documents contemplated in part VI below:

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition

House Construction Agreements. Contractor agreements, construction agreements, contracts, purchase orders, pricing schedules, scopes of work and all other documents that are relevant or incident to the construction of residential homes and amenities thereto in which the Company or the Partnership has any interest, other than documents contemplated in the paragraph immediately above this one:

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Construction Operations
Executive Vice President	Area Purchasing Director
Senior Vice President	Division President
Vice President	Division VP/Director Finance
	Division VP/Director of Construction Operations
	Division Purchasing Director/Manager

## Storm Water Management

- II. Notices of intent, notices of termination, storm water pollution prevention plans, reports, certifications or other documentation that is relevant or incident to storm water

# **EXHIBIT A**

management and erosion control in the development of real property and/or construction of homes in which the Company or the Partnership has any interest.

<b><i>General Signing Power</i></b>	<b><i>Division Specific Signing Power</i></b>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition
	Division Storm Water Compliance Representative

## **Sale and Closing of Residential Homes or Lots**

III. Contracts for the sale of residential homes or lots to consumers (not to another business).

<b><i>General Signing Power</i></b>	<b><i>Division Specific Signing Power</i></b>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC: Vice President, Branch Manager and Assistant Secretary
	Any of the following employees of either Sun City Title Agency, Inc. or PGP Title, Inc. or PGP Title of Florida, Inc.: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer

# **EXHIBIT A**

	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance
--	---

IV. Deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC: Vice President and Branch Manager
	Any of the following employees of either Sun City Title Agency, Inc. or PGP Title, Inc. or PGP Title of Florida, Inc.: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer
	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance

## **Closing of the Purchase and Sale of Real Property**

V. Contracts, deeds and all other closing documents for the purchase or sale of real property (other than the sale and closing of residential homes or lots to consumers).

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land

# EXHIBIT A

Executive Vice President	Division President
Senior Vice President and General Counsel	Division VP/Director of Finance
Other title(s) or person(s) designated in writing by resolution(s) of the Board of Directors	Division VP of Land Development/Acquisition

## Real Property Financing and Land Banking Transactions

VI. Documents related to any of the following real property financings and land banking transactions:

- a. Traditional Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents that are relevant or incident to the financing of the purchase and/or development of real property.
- b. Special Taxing District Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents under which the Company or the Partnership is a party that are relevant or incident to a Special Taxing District Financing (defined below), other than documents contemplated in Guarantees and Environmental Indemnities.

“Special Taxing District Financing” means a financing through the issuance of bonds by a community development district, community facilities district, municipal utility district, county or municipal improvement district, tax incremental district or other similar special purpose unit of local government.

- c. Guarantees and Environmental Indemnities. Guarantees of payment or performance of the obligations of another entity (whether in the form of a payment guaranty, indemnity or other document), maintenance or remarking guarantees and environmental indemnities in connection with development financing.
- d. Land Banking Transactions. Assignments of contracts to purchase real property, options to purchase real property, development agreements and other documents evidencing arrangements with an intermediary, such as a land banker, to purchase or develop real property.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chief Financial Officer of the publicly traded ultimate parent	
Treasurer of the publicly traded ultimate parent	

# **EXHIBIT A**

## **Licenses**

VII. Documents necessary to obtain licenses and department of real estate public reports or similar documents in California and other states (such as, without limitation, Arizona and Nevada).

<b><i>General Signing Power</i></b>	<b><i>Division Specific Signing Power</i></b>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director of Finance
Vice President	Division VP/Director Sales
	Division VP of Construction Operations
	Area VP/Division VP/Director Land Acquisition/Development

## **CC&Rs**

VIII. Restrictive covenants, conditions, restrictions, easements and other similar rights or restrictions, commonly known as CC&Rs, affecting real property or improvements on real property, and documents relating to CC&Rs, such as the organizational documents for the related homeowners' or property owners' association.

<b><i>General Signing Power</i></b>	<b><i>Division Specific Signing Power</i></b>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director Land Acquisition/Development

RESOLVED FURTHER, that all lawful acts specifically described in the immediately preceding resolution, undertaken prior to the adoption of these resolutions, in the Company's own capacity or as managing partner or managing member of the Partnership, are hereby ratified, confirmed and adopted by the Company.

## **EXHIBIT A**

RESOLVED FURTHER, that any Signing Power Resolutions or Powers of Attorney and Grants of Agency previously issued or adopted by the Company are hereby terminated, revoked and superseded in their entirety by these resolutions.

Effective as of January 1, 2017.

\* \* \* \* \*

# 2026 Property Record Card



Parcel: **11-21-29-300-0040-0000**  
 Property Address:  
 Owners: **AGJO FAMILY TRUST**  
 2026 Market Value \$1,096,056 Assessed Value \$793,581 Taxable Value \$793,581  
 2025 Tax Bill \$11,736.57 Tax Savings with Non-Hx Cap \$3,000.09  
 Pud Under Development property has a lot size of 9.37 Acres

## Parcel Location



## Current Site Picture

## Parcel Information

Parcel	11-21-29-300-0040-0000
Property Address	
Mailing Address	350 BUSH RD STE 218 JUPITER, FL 33458-5694
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0005:Pud Under Development
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,096,056	\$1,077,320
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,096,056	\$1,077,320
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$302,475	\$355,883
P&G Adjustment	\$0	\$0
Assessed Value	\$793,581	\$721,437

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$14,736.66
Tax Bill Amount	\$11,736.57
Tax Savings with Exemptions	\$3,000.09

## Owner(s)

Name - Ownership Type  
 AGJO FAMILY TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 11 TWP 21S RGE 29E  
NE 1/4 OF SE 1/4 OF NW 1/4  
E OF ST RD 400 (LESS RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$793,581	\$0	\$793,581
SCHOOLS	\$1,096,056	\$0	\$1,096,056
FIRE	\$793,581	\$0	\$793,581
ROAD	\$793,581	\$0	\$793,581
WATER MANAGEMENT DISTRICT	\$793,581	\$0	\$793,581

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2001	\$100	04278/0380	Vacant	No

## Land

Units	Rate	Assessed	Market
9.37 Acres	\$117,000/Acre	\$1,096,056	\$1,096,056

## Permits

Permit #	Description	Value	CO Date	Permit Date
04041	FENCE/WALL; PAD PER PERMIT 950 RAYMOND AVE	\$1,000		4/1/2003

## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

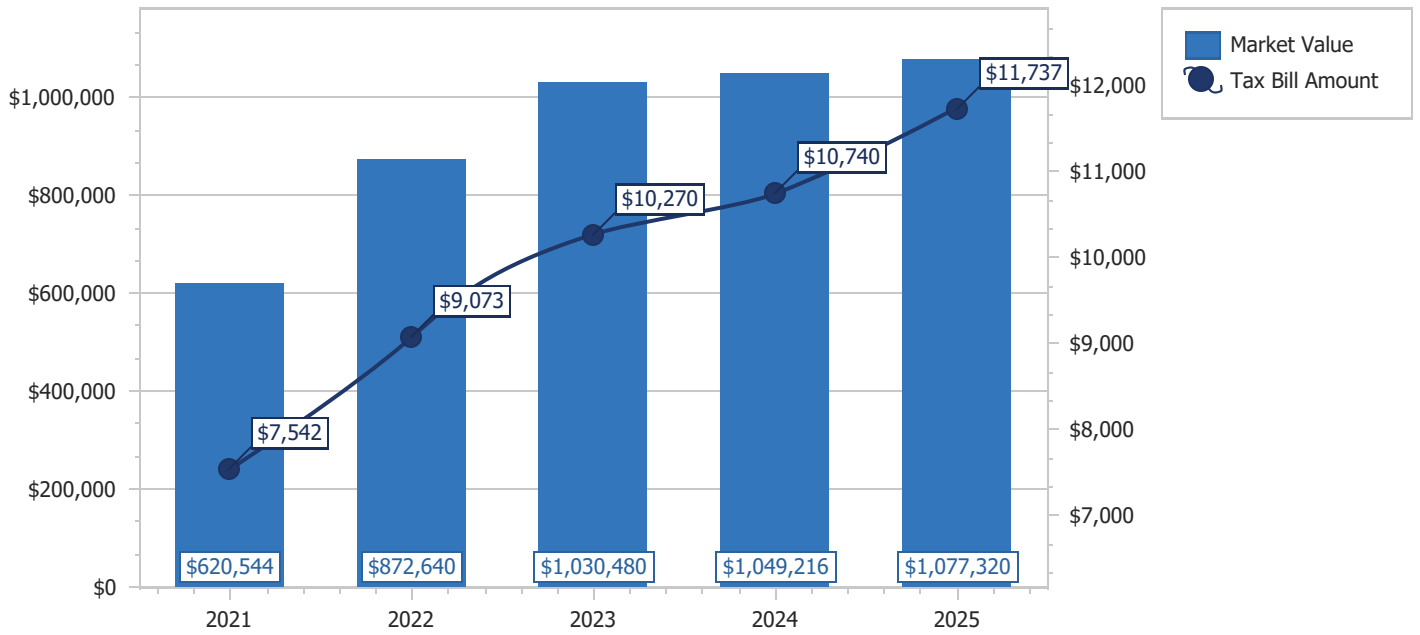
### School Districts

Elementary	Altamonte
Middle	Milwee
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 43

Utilities	
Fire Station #	Station: 11 Zone: 114
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



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## Detail by Entity Name

Foreign Limited Liability Company  
PULTE HOME COMPANY, LLC

### Filing Information

<b>Document Number</b>	M17000000044
<b>FEI/EIN Number</b>	38-1545089
<b>Date Filed</b>	01/03/2017
<b>State</b>	MI
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	11/09/2017
<b>Event Effective Date</b>	NONE

### Principal Address

3350 PEACHTREE ROAD NORTHEAST  
SUITE 1500  
ATLANTA, GA 30326

Changed: 03/21/2025

### Mailing Address

3350 PEACHTREE ROAD NORTHEAST  
SUITE 1500  
ATLANTA, GA 30326

Changed: 03/21/2025

### Registered Agent Name & Address

CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301-2525

### Authorized Person(s) Detail

#### **Name & Address**

Title MANAGER, PRESIDENT

SHELDON, TODD N.  
3350 PEACHTREE ROAD NORTHEAST  
SUITE 1500  
ATLANTA, GA 30326

Title VP

HILL, KIMBERLY  
3350 PEACHTREE ROAD NORTHEAST  
SUITE 1500  
ATLANTA, GA 30326

Title VP, TREASURER

LANGEN, D. BRYCE  
3350 PEACHTREE ROAD NORTHEAST  
SUITE 1500  
ATLANTA, GA 30326

Title SECRETARY

MATUREN, ELLEN PADESKY  
3350 PEACHTREE ROAD NORTHEAST  
SUITE 1500  
ATLANTA, GA 30326

Title VP, ASST. SECRETARY

CLEMENTS, SCOTT  
2301 LUCIEN WAY  
SUITE 155  
MAITLAND, FL 32751

Title ASST. SECRETARY

IRWIN, ROSS E.  
3350 PEACHTREE ROAD NORTHEAST  
SUITE 1500  
ATLANTA, GA 30326

Title ASST. SECRETARY

VOILES, CHANDLER C.  
3350 PEACHTREE ROAD NORTHEAST  
SUITE 1500  
ATLANTA, GA 30326

Title ASST. SECRETARY

FRATTER, ERIC S.  
3350 PEACHTREE ROAD NORTHEAST  
SUITE 1500  
ATLANTA, GA 30326

Title ASST. SECRETARY, ASST. TREASURER

RIVES, GREGORY S.  
3350 PEACHTREE ROAD NORTHEAST  
SUITE 1500  
ATLANTA, GA 30326

Title ASST. SECRETARY

GRAEVE, JOSHUA S.  
24311 WALDEN CENTER DRIVE  
SUITE 300  
BONITA SPRINGS, FL 34134

Title ASST. SECRETARY

SIGMAN, JANIS  
3350 PEACHTREE ROAD NORTHEAST  
SUITE 1500  
ATLANTA, GA 30326

Title ASST. SECRETARY

LAPINSKY, MICHAEL BLAKE  
4901 VINELAND ROAD  
SUITE 500  
ORLANDO, FL 32811

Title ASST. SECRETARY

RUSSO, CRAIG  
4901 VINELAND ROAD  
SUITE 500  
ORLANDO, FL 32811

Title ASST. SECRETARY

SPILMAN, TORREY  
3350 PEACHTREE ROAD NORTHEAST  
SUITE 1500  
ATLANTA, GA 30326

Title ASST. SECRETARY

GONZALEZ, PATRICK ANTHONY  
1475 CENTREPARK BOULEVARD  
SUITE 305  
WEST PALM BEACH, FL 33401

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2025	03/16/2025
2025	03/21/2025

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<a href="#">11/09/2017 -- LC Amendment</a>	View image in PDF format
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<a href="#">02/02/2017 -- LC Amendment</a>	View image in PDF format
<a href="#">01/12/2017 -- LC Amendment</a>	View image in PDF format
<a href="#">01/03/2017 -- Foreign Limited</a>	View image in PDF format



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## Detail by Entity Name

Florida Limited Liability Company  
LEVELUP CONSULTING LLC

### Filing Information

<b>Document Number</b>	L18000171627
<b>FEI/EIN Number</b>	83-1254613
<b>Date Filed</b>	07/17/2018
<b>Effective Date</b>	07/15/2018
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	05/17/2019
<b>Event Effective Date</b>	NONE

### Principal Address

505 E JACKSON STREET  
SUITE 200  
TAMPA, FL 33602

Changed: 08/21/2018

### Mailing Address

505 E JACKSON STREET  
SUITE 200  
TAMPA, FL 33602

Changed: 08/21/2018

### Registered Agent Name & Address

TK Registered Agent, Inc.  
101 E. Kennedy Boulevard  
Suite 2700  
Tampa, FL 33602

Name Changed: 03/22/2023

Address Changed: 03/22/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR/VP

WILSON, BRANDON  
5001 W. EVELYN DRIVE  
TAMPA, FL 33609

Title MGR/VP

DUNNING, ERIC  
106 S. LAUBER WAY  
TAMPA, FL 33609

Title MGR/P

STEPHENSON, TRENT  
954 SAN CARLOS CT NE  
ST. PETERSBURG, FL 33702

Title VP

DEMARS, BRIDGER  
6819 REGENTS VILLAGE WAY  
APOLLO BEACH, FL 33572

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	02/28/2024
2025	02/27/2025
2026	03/06/2026

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<a href="#">07/17/2018 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

\* 5/21/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT09:22:45  
 PROJ # 26-55200001 RECEIPT # 0138118  
 OWNER:  
 JOB ADDRESS: LOT #:

FINAL SUBDIVISION 4550.00 4500.00 50.00

TOTAL FEES DUE.....: 4550.00

AMOUNT RECEIVED.....: 4500.00

\* DEPOSITS NON-REFUNDABLE \*  
 \*\* THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS \*\*

COLLECTED BY: DRKS01 BALANCE DUE.....: 50.00  
 CHECK NUMBER.....: 000095040828  
 CASH/CHECK AMOUNTS...: 4500.00  
 COLLECTED FROM: PULTEGROUP  
 DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE

**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [epandesk@seminolecountyfl.gov](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 5/21/2026 11:01:21 AM  
**Project:** 26-55200001  
**Credit Card Number:** 54\*\*\*\*\*5112  
**Authorization Number:** 06725Q  
**Transaction Number:** 210526C2B-01C41A27-6DEA-46F8-81ED-51117107B562  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
FINAL SUBDIVISION	50.00
CC CONVENIENCE FEE -- PZ	2.50
<b>Total Amount</b>	<b>52.50</b>