



AGENDA

City Commission Meeting

6:00 PM – Thursday, July 06, 2023 – City Hall

INVOCATION: PASTOR DANN RAGAN, LIFEPOINTE CHURCH

PLEDGE OF ALLEGIANCE: COMMISSIONER GARY ASHCRAFT

CALL TO ORDER

ACKNOWLEDGE OF QUORUM AND PROPER NOTICE

1. AGENDA UPDATE

2. APPROVAL OF MINUTES

2.1 Approval of Minutes

May 18, 2023 City Commission Meeting

June 1, 2023 City Commission Meeting

June 15, 2023 City Commission Meeting

3. PRESENTATIONS

3.1 Certificate of Recognition for Amare Williams

3.2 Proclamation: Parks and Recreation Month

3.3 Public Risk Management Safety Award

3.4 Update from Eustis High School

3.5 Eustis Police Department /Altumint School Zone Cameras

4. AUDIENCE TO BE HEARD

5. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

5.1 Resolution Number 23-18 (Re-Hearing): Estes Reserve Subdivision Preliminary Subdivision Plat Approval

5.2 Resolution Number 23-54: Preliminary Subdivision Plat for Hidden Cover 43-LOT Subdivision on Lakeview Avenue (Alternate Key Number 1216044)

5.3 **SECOND READING**

Ordinance Number 23-10: Conditional Use Permit for an Accessory Dwelling Unit at 527 Hill Street

5.4 **FIRST READING**

Ordinance Number 23-12: Voluntary Annexation

Ordinance Numbers 23-12, 23-13, and 23-14: EXPLANATION OF ORDINANCES FOR ANNEXATION OF PARCELS with ALTERNATE KEYS 1444756, 2585153, AND 2535628

Ordinance Number 23-12: Voluntary Annexation
Ordinance Number 23-13: Comprehensive Plan Amendment
Ordinance Number 23-14: Design District Assignment

5.5 **FIRST READING**

Ordinance Number 23-13: Comprehensive Plan Amendment

Explanation of Ordinances for Annexation, Assignment of Future Land Use and Design District for Parcels with Alternate Keys 1444756, 2585153, AND 2535628

5.6 **FIRST READING**

Ordinance Number 23-14: Design District

Explanation of Ordinances for Annexation, Assignment of Future Land Use and Design District for Parcels with Alternate Keys 1444756, 2585153, AND 2535628

5.7 **FIRST READING**

Ordinance Number 23-18: Voluntary Annexation

Ordinance Numbers 23-18, 23-19, and 23-20: EXPLANATION OF ORDINANCES FOR ANNEXATION OF PARCELS with ALTERNATE KEYS 2666820, 3884298, 3884439, AND 3884441

Ordinance Number 23-18: Voluntary Annexation
Ordinance Number 23-19: Comprehensive Plan Amendment
Ordinance Number 23-20: Design District Assignment

5.8 **FIRST READING**

Ordinance Number 23-19: Comprehensive Plan Amendment

Explanation of Ordinances for Annexation, Assignment of Future Land Use and Design District for Parcels with Alternate Keys 2666820, 3884298, 3884439, AND 3884441

5.9 **FIRST READING**

Ordinance Number 23-20: Design District

Explanation of Ordinances for Annexation, Assignment of Future Land Use and Design District for Parcels with Alternate Keys 2666820, 3884298, 3884439, AND 3884441

6. OTHER BUSINESS

7. FUTURE AGENDA ITEMS

8. COMMENTS

8.1 City Commission

8.2 City Manager

8.3 City Attorney

8.4 Mayor

9. ADJOURNMENT

This Agenda is provided to the Commission only as a guide, and in no way limits their consideration to the items contained hereon. The Commission has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments

this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is, or will be the Agenda considered at the meeting.

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

“Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission and the public. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.”



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Christine Halloran, City Clerk

DATE: July 6, 2023

RE: Approval of Minutes

Introduction:

This item is for consideration of the minutes of the May 18, 2023, June 1, 2023 and June 15, 2023 City Commission Meetings.

Recommended Action:

Approval of the minutes as submitted.

Prepared By:

Mary Montez, Deputy City Clerk

Reviewed By:

Christine Halloran, City Clerk



MINUTES

City Commission Meeting

6:00 PM – Thursday, May 18, 2023 – City Hall

INVOCATION: PASTOR TERRANCE DEMPS, LAKEHAVEN CHURCH

PLEDGE OF ALLEGIANCE: COMMISSIONER NAN COBB

CALL TO ORDER: 6:01 P.M.

ACKNOWLEDGE OF QUORUM AND PROPER NOTICE

PRESENT: Commissioner Nan Cobb, Vice Mayor Emily Lee, Mayor Michael Holland

ABSENT: Commissioner Gary Ashcraft, Commissioner Willie Hawkins

1. AGENDA UPDATE: NONE

2. APPROVAL OF MINUTES

March 16, 2023 City Commission Meeting

Motion made by Vice Mayor Lee, Seconded by Commissioner Cobb, to approve the Minutes as submitted. The motion passed on the following vote:

Voting Yea: Commissioner Cobb, Vice Mayor Lee, Mayor Holland

Mayor Holland announced that Commissioner Ashcraft is on vacation and Commissioner Hawkins is representing the City at the Eustis High School graduation ceremony.

3. PRESENTATIONS

3.1 Proclamation for National Safe Boating Week, "Wear Your Life Jacket to Work Day" and "Wear It Well"

Mayor Holland presented a proclamation to Adam Pinkerton on behalf of the United States Coast Guard Auxiliary Flotilla #43 recognizing National Safe Boating Week.

Mr. Pinkerton thanked the Commission for the Proclamation. He cited a number of statistics regarding the number of boats in Florida. He noted that drowning is the number one cause of death in boating accidents. He cited their efforts to spread knowledge about safe boating practices and announced that the vessel examination date would be Saturday in Tavares from 9 a.m. until Noon.

4. AUDIENCE TO BE HEARD: NONE

5. CONSENT AGENDA

5.1 Resolution Number 23-48: Emergency Management Plan Update 2023

5.2 Resolution Number 23-50: Authorizing the City Manager To Apply for Lake County Community Development Block Grant (CDBG) Funding for Coolidge Avenue/Rosenwald Gardens Area Improvements

Motion made by Vice Mayor Lee, Seconded by Commissioner Cobb, to approve the Consent Agenda. The motion passed on the following vote:

Voting Yea: Commissioner Cobb, Vice Mayor Lee, Mayor Holland

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1 Resolution Number 23-49: Water-Sewer Rate Adjustment

Sasha Garcia, City Attorney, announced Resolution Number 23-49: A Resolution of the City Commission of the City of Eustis, Lake County, Florida, authorizing adjustment to City of Eustis rates for water, wastewater and reclaimed water, to provide for the annual adjustment per Ordinance Number 16-10, to be effective June 1, 2023.

Mike Sheppard, Finance Director, summarized the water-sewer rate adjustment based on the rate study from three years previous. He stated the proposed rate increase is 2.5% and added that the City is currently having a new rate study conducted. He noted a lot of cities are currently conducting new studies. He provided an overview of the rate increases and indicated there is only one other city with substantially lower rates than Eustis.

Attorney Garcia opened the public hearing at 6:10 p.m. There being no public comment, the hearing was closed at 6:10 p.m.

Motion made by Commissioner Cobb, Seconded by Vice Mayor Lee, to approve Resolution Number 23-49. The motion passed on the following vote:

Voting Yea: Commissioner Cobb, Vice Mayor Lee, Mayor Holland

7. OTHER BUSINESS

7.1 Department Updates

Parks and Recreation

Craig Dolan, Parks and Recreation Director, reported on the department's equipment and facility upgrades as follows: 1) Purchase of two 15-passenger vans; 2) 15-ton AC installed at Carver Park on the program side; 3) New shade structure at aquatic center; 4) New fence at the breezeway at the Community Center; 5) Addition of a heater and sound system at the aquatic center; 6) New kayak launch to be installed between the aquatic center and the Lake Walk in June; 7) New speakers at Ferran Park; 8) 4-H garden completed; and 9) New playgrounds being installed at Seleen and Sunset Island.

Mr. Dolan then reviewed the events sponsored by the department during the current year including various toddler events and reviewed the statistics on the repeat events. He cited the new programs being provided by the department as well. He indicated they filled the summer program by the end of April. He noted they are having separate field trips for the different age groups. He listed the various camps being offered during the summer and new sports programs.

Mr. Dolan noted they have the only 4-H program as part of their after-school program and reported they won a number of awards at the annual county fair. He reported they have already hit in May 100% of the anticipated program revenue and are at 91% of the rental revenue.

City Clerk

Christine Halloran, City Clerk, reported on the department's activities including the new agenda management program, improvements to video livestreaming, number of public records requests handled monthly and how requests may be submitted, supplements to the Code of Ordinances and Land Development Regulations, digitizing of long-term records and training for

records management, and use of Orange Lien Data for lien searches. She commented on the possibility of increasing the charge for those searches.

Mr. Dolan announced that they are partnering with Major League Baseball to hold a pitch - hit - run competition on Tuesday, June 20th, 6 to 9 p.m.

8. FUTURE AGENDA ITEMS: NONE

9. COMMENTS

9.1 City Commission

Vice Mayor Lee expressed appreciation for the police officer luncheon. She stated she would still like an update on the cemetery.

Commissioner Cobb also commented on the police officer luncheon and on her attendance at the Lake 100 Community Service awards. She noted that Eustis had five award recipients. She reported on the America in Bloom assessment and stated they were very complimentary about the City. She indicated the City would receive the report back October 1st. She noted there would be a symposium in South Carolina in September and she would be attending.

9.2 City Manager

Mr. Carrino reported that he would like direction from Commission regarding the use of code enforcement fine collections. He suggested the funds could be utilized for economic development purposes such as gateway grants, America in Bloom, etc. He indicated that, if necessary, staff would bring back any required budget amendments.

9.3 City Attorney

Attorney Garcia reported that the Colonial Inn lawsuit was successfully concluded and they have paid the \$104,000 fine to the City.

9.4 Mayor

Mayor Holland expressed congratulations to all of the winners of the Lake County Community Services awards. He thanked everyone for what they do for the City.

10. ADJOURNMENT: 6:28 P.M.

**These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording of the meeting can be obtained from the office of the City Clerk for a fee.*

CHRISTINE HALLORAN
City Clerk

MICHAEL L. HOLLAND
Mayor/Commissioner



MINUTES

City Commission Meeting

6:00 PM – Thursday, June 01, 2023 – City Hall

INVOCATION: GORDON BROWN, CENTRAL FLORIDA FREETHOUGHT COMMUNITY

PLEDGE OF ALLEGIANCE: COMMISSIONER WILLIE HAWKINS

CALL TO ORDER: 6:03 P.M.

ACKNOWLEDGE OF QUORUM AND PROPER NOTICE

PRESENT: Commissioner Willie Hawkins, Commissioner Gary Ashcraft, Commissioner Nan Cobb, Vice Mayor Emily Lee and Mayor Michael Holland

1. **AGENDA UPDATE: NONE**

2. **APPROVAL OF MINUTES**

April 6, 2023 City Commission Meeting
April 20, 2023 City Commission Meeting

Motion made by Vice Mayor Lee, Seconded by Commissioner Hawkins, to approve the Minutes as submitted. The motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb, Mayor Holland

3. **PRESENTATIONS**

3.1 America in Bloom Recognition Awards – Bay Pharmacy and 4-H Teaching Garden

Mayor Holland explained that Commissioner Cobb and Vice Mayor Lee were both very involved with the America in Bloom program; therefore, he asked them to do the presentations.

Vice Mayor Lee thanked the City for the opportunity to participate in the America in Bloom program. She read the award from the America in Bloom team complimenting Bay Pharmacy and presented the award to George and Doris Warren, representing Bay Pharmacy.

Commissioner Cobb also thanked the City for participating in America in Bloom. She explained the assessment performed by a team from America in Bloom. She read the award from America in Bloom and presented it to Dallas Meringolo for the 4-H Teaching Garden.

3.2 Presentation by Lake County Commissioner Leslie Campione regarding negotiations between the City and County for a Site Specific ISBA

Mayor Holland introduced County Commissioner Leslie Campione noting that they have been working together on several projects.

Ms. Campione reviewed the history of the Hanover requested development east of Eustis. She reviewed the site specific ISBA being requested by Hanover versus them trying to become contiguous in order to annex their property. She indicated that, if approved, they could then work with land planner Randall Arendt to design something unique for the area that would utilize a rural conservation design, common open spaces, preservation of unique areas to be conserved and to preserve as much open space as possible.

Ms. Campione presented an overview of the draft plan noting that there are a number of on the site that are unique hydrologically. She cited one area with an artesian well that is shown as a primary conservation area and a natural forest that would also be preserved 100%. She stated the stormwater retention would be designed in a way to have minimal impact on site disturbance. She indicated the stormwater would be piped to the pond so it would limit site disturbance.

Ms. Campione then explained the use of a site specific ISBA (Interlocal Service Boundary Agreement). She stated it would address who would maintain Thrill Hill Road, law enforcement and similar issues and provided examples of how those issues might be addressed. She expressed the hope that the Commission would agree for City and County staff to work together to develop an agreement. She noted she did receive online contact from someone who wanted to know why there should be an agreement to annex property that isn't contiguous. She said she explained to them that there are people between the subject property and City limits that are in unincorporated Lake County and that want to stay unincorporated. She further stated they don't want to feel the pressure of possible annexation. She stated this would give the City the best of both worlds and allow the City grow while keeping unincorporated areas intact and the City and County to figure out how to share and distribute their services.

Ms. Campione stated this would allow the City and County to formulate a good conservation-based design and allow them to work together on the surrounding properties. She stated that would be her major ask that it would lead to a study of the surrounding area and developing parameters that could then be used for other parcels and create a nice transition while protecting the agricultural uses.

Mayor Holland reported that he and Commissioner Campione were able to go out and tour the property with Ben Schneider. He commented on the property's uniqueness and cited the areas that need protection. He indicated that Mr. Schneider is willing to give each Commissioner separate tours of the property. He stated that what they are looking for that night is permission for the City and County staff to work together on the agreement along with him and Commissioner Campione.

The Commission discussed the possibility of moving forward with the negotiations on the agreement.

CONSENSUS: It was a consensus of the Commission for staff to meet with Lake County staff to develop the site specific ISBA for the Hanover property.

4. AUDIENCE TO BE HEARD

Kathy Boyst expressed thanks for the City's work with Commissioner Campione on the agreement. She asked if there would be any community meetings and involvement with Mayor Holland assuring her there would be.

Cindy Newton, unincorporated Lake County, requested clarification as to what constitutes a withdrawal and why certain developments have moved forward.

Mayor Holland indicated that would be addressed when that item is discussed.

5. CONSENT AGENDA

5.1 Resolution Number 23-51: Exterior Pressure Wash City Hall/Finance Annex

Motion made by Commissioner Hawkins, Seconded by Vice Mayor Lee, to approve the Consent Agenda. The motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb, Mayor Holland

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1 Resolution Number 23-18: Preliminary Subdivision Plat Approval for the Estes Reserve Subdivision

Attorney Sasha Garcia announced Resolution Number 23-18: A Resolution of the City Commission of the City of Eustis, Florida; approving a preliminary subdivision plat for Estes Reserve Subdivision, an 18-lot single family residential subdivision, on approximately 4.7 acres of property located north of Bates Avenue/Lake Lincoln Lane, on the west side of Estes Road (Alternate Key Number 3862867).

Regarding the question from Cindy Newton, Tom Carrino, City Manager, explained the original application included waivers to reduce the lot width which did not meet code. That resolution was for approval with waivers. The applicant has since redesigned the project, reduced the number of lots and they are now requesting preliminary subdivision plat approval. He indicated it is sufficiently different from the prior request that staff felt it could be considered prior to the six months.

Jeff Richardson, Development Services Deputy Director, explained that what happened was that the preliminary subdivision plat was on the agenda for Commission consideration; however, the applicant pulled it from the agenda to allow them time to redesign the project so it was within code. He indicated the amended plans were filed in April and were taken back through the entire process.

Attorney Garcia questioned what actually occurred with Mr. Richardson noting that there was initially an issue with the advertising and then it was withdrawn.

Mr. Carrino indicated the email did utilize the word "withdraw" and the project has been significantly redesigned so staff feels it can move forward.

Attorney Garcia opined that the project could be considered since it was never considered by the Commission and what has been submitted is significantly different from the original application.

Further discussion was held regarding whether or not the applicant was required to pay additional fees as a new application.

The Commission discussed the wording and whether or not the Commission could consider the application. It was agreed to have staff go and check on whether or not they paid new fees and then the Commission could discuss the item. They proceeded with the other agenda items at that time.

Discussion regarding Resolution Number 23-18 resumed at 6:44 p.m.

Mr. Richardson reported that the property owner emailed the City in March and asked for the engineer to contact the City to pull the application. He stated he did not see any contact from the engineer; however, the email from the property owner did pull the application. He then stated that he did not see either an electronic copy nor a hard copy of a re-application. He indicated it was taken back through the approval process.

Attorney Garcia opined that the email was sufficient to confirm withdrawal and stated the Commission could proceed with consideration.

Mr. Richardson presented Resolution Number 23-18 Preliminary Subdivision Plat for Estes Reserve and applicant's request for 18 lots for single-family detached dwellings on approximately 4.7 acres north of Mayhill Loop off of Estes Road. He stated that the site has a Future Land Use Designation of Suburban Residential within a Suburban Neighborhood Design District. He reviewed the proposed density of 3.83 dwelling units/acre and indicated the open space and park space are in compliance with the code or slightly more. He reviewed the lot typology and presented the layout for the subdivision. He indicated there would be a 29 feet landscape buffer on Estes Road as well as a 35-36 feet on the north side for open space and a walking path.

The Commission asked about the sidewalk on Estes Road with Mr. Richardson indicating that is required by code. He stated Mayhill's sidewalks are all internal.

The Commission then confirmed the two Tract D's are the retention areas. They then questioned if there is any type of playground area or any family area with Mr. Richardson responding negatively. He stated the "park space" is the walking trail and indicated it meets the minimum of 1/4 acre for the number of lots in the subdivision. He stated staff recommends approval and that it is substantially consistent with the goals and regulations for the City of Eustis and density is well below the maximum allowed.

Attorney Garcia opened the public hearing at 6:51 p.m.

Lee Conger addressed the Commission regarding the need for dark skies, the effects of light pollution and how to reduce light pollution. She encouraged the Commission to consider adopting "dark skies" as part of the development requirements.

Cindy Newton expressed concern regarding the following issues: 1) the amount of impervious surface in the proposed subdivision; 2) the proposed density; 3) the location of the property within the Wekiva Springs Protection Area and the amount of recharge area; 4) dedication of open space in the recharge areas; and 5) design techniques required for the area.

Charles Sweat expressed support for the reduction in the number of lots from the original plan and stated his opinion that it should be reduced further to 15 units. He cited issues with traffic and children's safety. He requested that a privacy wall be placed between his property and the site which would help reduce noise. He commented on the agricultural uses on his property. He expressed concern that the retention pond would flood his property in the event of a hurricane. He also expressed support for the implementation of dark skies lighting.

Attorney Garcia closed the public hearing at 7:00 p.m.

The Commission asked if there are sidewalks in Mayhill or on Bates that would connect with Mr. Richardson responding negatively.

The Commission asked if there would be sidewalks inside the development with Mr. Richardson indicating there would be a sidewalk along the interior road.

Christopher Germana, engineer for the project, explained there would be a sidewalk along Estes Road that would continue into the community as well. The walking path would just go through the wooded area.

The Commission confirmed that the walking path in front of each lot would be a concrete sidewalk.

The Commission then asked about the buffer on the north side between Mr. Sweat's property and the development with Mr. Germana responding that they have worked with a landscape architect to preserve as much of the trees as possible. He indicated the buffer is 35-feet wide.

The Commission expressed concern regarding the sidewalk on Estes with Mr. Germana noting there is no internal access between Mayhill and the proposed community.

The Commission discussed possibly eliminating the sidewalk on Estes and providing more of a buffer to the north with Mr. Germana responding their intent is to retain as much of the trees as possible especially the larger trees. He stated they would prefer to have the natural buffer not a wall.

Discussion was held regarding the sidewalk on Estes with Mr. Carrino explaining the intent is to eventually have the sidewalks connect so the public doesn't have to pay to build the sidewalks. Discussion was also held regarding eliminating one of the lots to provide a playground. It was also suggested that they deepen one of the stormwater ponds to leave room for a playground with Mr. Germana indicating that would be impractical due to St. John's regulations.

Vice Mayor Lee moved to approve Resolution Number 23-18 for discussion purposes. Mayor Holland seconded.

Further discussion was held regarding the subdivision and lack of a playground with Mr. Germana indicating they have worked with the developer to try and meet all the required codes.

The motion failed on the following vote:

Voting Yea: Vice Mayor Lee, Commissioner Ashcraft

Voting Nay: Mayor Holland, Commissioner Cobb, Commissioner Hawkins

6.2 Resolution Number 23-39: Site Plan with Waiver to Landscape Requirements for the Duke Energy - Eustis South Substation

Attorney Garcia announced Resolution Number 23-39: A Resolution of the City Commission of the City of Eustis, Florida; approving a site plan with waiver (to Section 115-9.3.2(A) Suburban Design District Standards - Suburban Landscape) for the Duke Energy-Eustis South substation on approximately 5.22 acres located west of South Bay Street and north of Plaza Drive (Alternate Key Number 1240336).

Heather Croney, Senior Planner, presented Resolution Number 23-39 for Duke Energy Center Eustis South Substation Site Plan with Landscaping Waiver. She reviewed the applicant's request for site plan approval to expand the existing Duke Substation with waiver to the landscape buffer requirements. She explained they want to add a covered area, have an unmanned control equipment enclosure, concrete pavement, resurface some of the existing asphalt pavement and construct a dry retention pond. She presented a copy of the site plan and explained Duke Energy is requesting to not provide the landscaping required by the code but instead to provide a brick wall in front of the structures. She provided examples of the type of brick wall they wish to install. She explained that the code would require they have a 15 to 24 foot landscape buffer along public right-of-ways.

Ms. Croney noted that the existing site does not meet code and, when the application was submitted, staff was hoping it would be a way to bring more aesthetic appeal to the site. She explained they worked through the site plan process. She noted on the site plan the

placement of the proposed brick wall. She stated it substantially meets code requirements offered options the Commission has.

The Commission confirmed the north side of the lot currently has chain link fencing and the location of the proposed brick wall along Plaza Drive. They confirmed that Duke Energy is contending that the landscaping creates issues.

Nancy Dodd, Government Community Relations Manager for Duke Energy, indicated the wall would go down Plaza Drive and round off. She indicated that Duke Energy does not normally do this but does minimal landscaping. She opined that the brick wall would be more aesthetically pleasing coming into the City. She confirmed they would bring the wall all the way to the property line.

Attorney Garcia opened the public hearing at 6:40 p.m. There being no public comment, the hearing was closed at 6:40 p.m.

Motion made by Commissioner Hawkins, Seconded by Commissioner Cobb, to approve Resolution Number 23-39. The motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb, Mayor Holland

6.3 FIRST READING:

Ordinance Number 23-08: Amending Tree Protection in Land Development Regulations

Attorney Garcia read Ordinance Number 23-08 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; amending the Land Development Regulations, Chapter 115, Section 115-10.5 Tree Replacement, to increase the fee for unapproved tree removal from a \$50 fine per tree to a \$2,500 fine per tree, providing for codification, severability and an effective date.

Attorney Garcia opened the public hearing at 6:41 p.m.

Cindy Newton expressed support for passage of the ordinance.

Eileen Tramontana, representing Trout Lake Nature Center, suggested that the Commission also consider adding more prohibited species. She noted that the code also may require planting of trees within ten feet of the property lines as a buffer. She stated that some of the trees planted are large trees such as live oaks and sycamores that eventually have to be cut back which weakens the tree and opens them to disease. She recommended they require smaller trees that have height limits if they are under a power line or similar utility. She indicated that would improve safety.

Mr. Carrino explained the ordinance being considered was to just be a quick fix and that staff will be bringing back a more comprehensive amendment to the code.

There being no further public comment, the hearing was closed at 6:43 p.m.

Motion made by Vice Mayor Lee, Seconded by Commissioner Cobb, to approve Ordinance Number 23-08 on first reading. The motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb, Mayor Holland

7. FUTURE AGENDA ITEMS

8. COMMENTS

8.1 City Commission

Commissioner Hawkins asked the City Manager about the CRA Review Committee with Mr. Carrino indicating the one issue the Committee was still discussing was the "mow to own" program. He indicated that, while the Committee has not been sunset, they haven't met in a while.

Commissioner Hawkins commented on cities in the area that are raising law enforcement salaries. He expressed concern regarding retention. He praised Police Chief Craig Capri and stated they are obtaining higher quality employees resulting in less worry about lawsuits. He expressed concern about the City losing current employees and the high cost of training new employees. He commented on the improved quality of life in the City due to changes in homeless population, reduction in crime, and engagement in community events.

Commissioner Hawkins further cited changes to the department implemented by Chief Capri that will benefit the department and the City. He emphasized the need for the City to consider increasing the departmental salaries.

Commissioner Hawkins expressed concern regarding information put out on social media. He emphasized he does not respond to people through social media but is happy to meet with anyone that wishes.

Mayor Holland expressed agreement regarding the need to consider pay increases.

Commissioner Ashcraft asked to have discussion regarding the City's sign code on a future agenda. He expressed concern about having another City's name on a building within the City. He complimented the Amazing Race for Charity on their recent check presentation. He announced the passing of former mayor Johnnie Hill.

Mayor Holland also noted the passing of former Mayor Robert Stebbins.

Commissioner Cobb asked when the parking lot at the end of Ferran Park would be paved.

Mr. Carrino explained staff needed to finalize pricing on concrete and curb and gutter and it would be completed as soon as possible.

Commissioner Hawkins asked if anything that replaced that building would have the same footprint.

Mr. Carrino stated his assumption that, when the Commission decided not to move forward with the structural analysis, the building would eventually go away. He indicated that resurfacing the parking lot would not prohibit future development.

Commissioner Cobb expressed agreement on the difficulty with social media posts.

Vice Mayor Lee reported she recently met a young lady that she had previously met through the Resource Center. She noted that, in the past, community members donated funds to an account at Lake Tech to pay for GED tests. This young lady did that and then went on to become a nurse. She commented on the importance of educating the City's residents and improve the work force.

Vice Mayor Lee asked about the status of the cemetery with Mayor Holland indicating Rick Gierok needs to provide a presentation.

8.2 City Manager

Mr. Carrino stated that Mr. Gierok is pulling together information and layouts in order to provide an update on the cemetery. He then asked the Commission to look at their calendars to get budget workshops scheduled. He suggested a number of dates.

The Commission agreed to the following dates for the workshops: Thursday, June 29th; Tuesday, July 11th; Thursday, July 13th; Tuesday, July 25th; and Thursday, July 27th. The workshops were tentatively scheduled for 5:30 p.m.

Mr. Carrino thanked the Commission for the opportunity to attend the FCCMA conference.

8.3 City Attorney - None

8.4 Mayor

Mayor Holland thanked staff for the excellent Memorial Day service. He expressed appreciation for all of the hard work and praised City Manager Carrino for all of his work. He also thanked the rest of the Commission for their work and support.

9. ADJOURNMENT: 7:38 P.M.

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CHRISTINE HALLORAN
City Clerk

MICHAEL L. HOLLAND
Mayor/Commissioner



MINUTES

City Commission Meeting

6:00 PM – Thursday, June 15, 2023 – City Hall

INVOCATION: MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE: VICE MAYOR EMILY LEE

CALL TO ORDER: 6:01 P.M.

ACKNOWLEDGE OF QUORUM AND PROPER NOTICE

PRESENT: Vice Mayor Emily Lee, Commissioner Gary Ashcraft, Commissioner Nan Cobb, Commissioner Willie Hawkins and Mayor Michael Holland

1. AGENDA UPDATE

Tom Carrino, City Manager, noted the addition after Item 3.1 of a presentation by the Eustis Police Department to the Eustis Community Alliance.

2. APPROVAL OF MINUTES

May 4, 2023 City Commission Workshop: Grants
May 4, 2023 City Commission Meeting

Motion made by Commissioner Hawkins, Seconded by Vice Mayor Lee to approve the Minutes as submitted. The motion passed on the following vote:

Voting Yea: Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb, Commissioner Hawkins, Mayor Holland

3. PRESENTATIONS

3.1 Eustis Police Department Badge Pinning Ceremony

Police Chief Craig Capri introduced the following new officers after which each officer was pinned by their family member: Brandon Robert, Froy Hideroa, David Hoover, Jose Lopez-Diaz, David Keninger and Cameron Bennett. He announced that the department is at full staff and they now have a waiting list of applicants.

Chief Capri administered the Oath of Office to the new officers.

Presentation of donation to Eustis Community Alliance

Chief Capri presented a check for \$1,000 to the Eustis Community Alliance (ECA) for helping youth in the City of Eustis by providing education, training and meals. Chief Capri announced that Joe Ziler and George Asbate would each match the gift to the ECA.

3.2 Presentation of America in Bloom 2023 Recognition Awards

Vice Mayor Emily Lee presented an America in Bloom 2023 Recognition Award to the Eustis Memorial Library.

Commissioner Cobb presented an America in Bloom 2023 Recognition Award to Joe Ziler, Kevco Builders. Both awards recognized the property owners for the exceptional quality, beauty and care of their property.

Calvin Gentry addressed the City Commission regarding the Downtown Cruise-In Classic Car Show. He noted the show's existence for over 20 years with 130-150 cars from all over Central Florida. He acknowledged an issue with cars arriving early to set-up for the show stating that the show runs from 4 p.m. to 7 p.m. He stated they block off the streets about 3:30 p.m. He indicated that as long as the cars are parked legally there is nothing they can do about people arriving early. He commented on possible reasons why people arrive earlier than requested.

Mr. Gentry detailed their advertisements in local area news media and national magazines which help to publicize downtown Eustis. He cited the many areas that people come from to participate. He commented on the number of their sponsors and giveaways. He expressed their interest in continuing the car show and resolving any issues with parking and the early arrivals of exhibitors.

Mr. Gentry commented on their attempt to work with the local businesses and owners. He noted they have changed their monthly flyer to highlight a Business of the Month each month. He indicated they announce all of the local sponsors during the event and stated they also get announced at other shows.

Mayor Holland stated his interest in continuing the car show. He expressed concern regarding the impact on the local businesses due to the downtown parking being taken over early in the afternoon and people can't get to the local businesses. He stated they need to work with the car show to resolve the issues.

Commissioner Hawkins asked if there could be a staging area for prior to the car show with Mr. Gentry responding that there are car shows that do that. He explained some of the problems with doing that noting the number of paid personnel those shows utilize. He said they do not have the manpower to do that.

Sandy Johnson explained the EBA (Eustis Business Alliance) took over the show when Eustis Main Street was dissolved. At that time, the City stated that if a local nonprofit would pick it up then the City would continue to support the show. She indicated they would not close the streets until 3:30 p.m. and they can tell the participants to not come early. She stated that the local businesses are OK with closing the streets at 3:30 p.m. She noted that the City's website shows the car show opening at 2 p.m.

The Commission questioned whether or not parking is the only issue with Ms. Johnson indicating there are some rude participants and stating they will ask those that cause problems to leave.

Commissioner Ashcraft stated he has been told that participants are bringing in their own alcohol.

Chief Capri announced that he will assign a downtown officer and facilitate with staging in the open field. He stated they can spread the word that they cannot bring their own alcohol.

The Commission asked if there were any downtown business owners present to comment.

Various local business owners spoke about the parking issues and how the car show affects local businesses, including benefits and negatives. One owner noted that these types of community events were designed to showcase the Eustis community and asked for proper sanitation and services during the car show.

Vice Mayor Lee commented on the issue brought up with car show participants being rude to the local business owners and them bringing their own food and alcohol.

Mr. Gentry stated he was working on putting together a list so then can email information out to participants but at that time they can only hand out the flyers at the show.

3.4 Cemetery Update

Rick Gierok, Public Works Director, reported there is 35% of the gravesites available for purchase and the older mausoleum is completely full. He explained the difference between the niches, crypts, columbarium and mausoleum. He stated in the new mausoleum the niches are all full and the crypts are 90% available. He reported they are working to get some of the external doors removed and they could then get four niches within one crypt. He stated that in 2021 they had 48 full burials and 23 cremains with 44 full burials and 24 cremains in 22. He commented on the shift from full burials more to cremains.

Mr. Gierok then reported the GIS Database program is completed and is linked to the City's website. He explained you can search for the name of anyone buried there and can see where they are buried. He added they can search for what's been sold but they cannot see who purchased the lots but staff may. He reported the City has 13,263 gravesites with 6,053 occupied and an additional 2300 have been purchased. He stated there are just over 4,800 gravesites available.

Mr. Gierok announced they have issued an RFQ to obtain a third party to do openings and closings. He indicated they only received one submittal from Atlas Vault, who has done work with the City previously. Staff made the determination to award to them and Purchasing Coordinator Tracey Jeanes is doing the negotiations with them. He indicated the number they are now providing so far is higher than what was used previously for the fee schedule. He stated they are continuing to negotiate and will have to bring back the contract to the Commission for consideration.

The Commission questioned why they only received one submittal with Mayor Holland explaining the issues with the two other companies closest to the City. He also explained what would be included in the cost for the opening and closings.

Discussion was held regarding the costs currently being charged versus what the new prices would be and how much the fees went up the last time the fees were increased. Mr. Gierok also stated that he is working to make sure the City has all of the necessary equipment to do the openings and closings if necessary.

Mr. Gierok reported on the mowing and maintenance which is currently being done by Helping Hand Contractor with assistance provided by Public Works personnel. He noted that a request for additional work is included in the budget request for the next year.

The Commission asked Mr. Gierok to make sure that the edging is included in the budget.

Mr. Gierok commented on the Armed Forces Memorial and stated staff is obtaining quotes for a stone monument with installation including relocation of the existing plaque and new flag poles and service flags. He indicated he would be requesting assistance to make sure they follow protocol and insure it looks nicer but remains in the same current area.

Mr. Gierok explained issues they are having with the irrigation system and reviewed improvements that are currently underway. He stated that, as soon as that is completed, they will begin working on the resurfacing. He confirmed the necessity of including the speed bumps but added they could look at switching them to speed tables.

Mr. Gierok discussed the Tranquil Gardens and Estate Plots and noted he was submitting request in the next budget cycle for engineering and construction of the "tranquil gardens" and estate burial sites. He explained that the request includes \$40,000 for engineering in FY 23/24 and \$400,000 for construction in FY 24/25 with an additional \$10,000 for the installation of border delineation hedges in the operating budget for FY 23/24. He provided a variety of suggestions for features to be included. He noted that once the budget is approved, staff can start on the engineering and installation of the delineation hedges to establish growth.

Mr. Gierok then stated the need to decide where to place the facilities and identify available areas. He presented a pictorial of the footprints of several tranquil gardens. He noted that based on size references, a 1 1/2 to 2 acre parcel should be sufficient. He identified several possible areas based on available size and features: Area 1 (West of Haselton), Area 2 (near the old columbarium), Area 3 (adjacent to the mausoleum), and Area 4 (east of Area 3). He recommended a portion of Parcel #4 be used with approximately 2.3 acres. He provided pictorial examples of other tranquil gardens for review and consideration specifically citing the pavers. Mr. Gierok estimated a construction cost of \$400,000 to include landscaping, an ornamental fountain, free standing columbariums, etc. He provided a pictorial example of "estate plots."

Mr. Gierok commented that the improvements and additions are not intended to increase revenue, but instead to provide a service. He showed two short videos of columbariums and estate plots in Lake Mary. He acknowledged the project would reduce the number of available plots but would provide a service that the City does not currently have.

The Commission asked what could be done with the cremains area east of the building with Mr. Gierok noting how close the spaces are and Mayor Holland explaining that is the way the cremain spaces were done at that time.

Discussion was held regarding how to make the area more attractive. Mr. Gierok noted that flowers are not allowed in military cemeteries due to them dying and not looking good. He indicated that staff tries to keep the cemetery cleared of stuff that is not allowed.

The Commission asked about plans for the future with Mr. Gierok responding they will also plan for future expansion and will request input as they go along.

Mayor Holland commented that area funeral directors are watching what the City is doing and are excited about the possibilities. He explained to the audience how much the City is currently losing each year on the cemetery.

4. APPOINTMENTS

4.1 Reappointment to Code Enforcement Board – Alan R. Paczkowski

Alan Paczkowski stated it is an honor to serve on the Code Enforcement Board and thanked the Commission and staff for their support and gratitude to the other board members and alternates. He emphasized that all of the board's decisions are based on a thorough review of the evidence and facts presented.

Motion made by Vice Mayor Lee, Seconded by Commissioner Cobb, to approve the reappointment of Alan Paczkowski to the Code Enforcement Board. The motion passed on the following vote:

Voting Yea: Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb, Commissioner Hawkins, Mayor Holland

5. AUDIENCE TO BE HEARD

Joanna Watson addressed the Commission regarding issues with ingress and egress to their home on Green Lake Drive. She indicated that their deed does not indicate that it is a privately owned road. She reported on a meeting with the City Manager and noted that their area was platted in 1925 as Lake Eustis Place. She stated all of the roads in Lake Eustis Place are paved except hers. She indicated that the road does not have a Parcel ID number. She asked the Commission to do a title search on the area to determine why their road was not paved. She commented on the number of people visiting their home that have gotten stuck that have attempted to access their home from the opposite end rather than from Lakeshore Drive.

Mayor Holland asked Tom Carrino, City Manager, and Sasha Garcia, City Attorney, to meet with the homeowners.

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1 SECOND READING

Ordinance Number 23-08: SECOND READING Amending Tree Protection in Land Development Regulations

Sasha Garcia, City Attorney, read Ordinance Number 23-08 by title on second reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; amending the Land Development Regulations, Chapter 115, Section 115-10.5 Tree Replacement, to increase the fee for unapproved tree removal from a \$50 fine per tree to a \$2,500 fine per tree, providing for codification, severability and an effective date.

Attorney Garcia opened the public hearing at 7:33 p.m. There being no public comment, the hearing was closed at 7:33 p.m.

Motion made by Commissioner Hawkins, Seconded by Vice Mayor Lee, to adopt Ordinance Number 23-08 on final reading. The motion passed on the following vote:

Voting Yea: Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb, Commissioner Hawkins, Mayor Holland

6.2 FIRST READING

Ordinance Number 23-10: FIRST READING Conditional Use Permit for an Accessory Dwelling Unit at 527 Hill Street

Attorney Garcia read Ordinance Number 23-10 by title only on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, approving a conditional use permit for an accessory dwelling unit to an existing single-family resident in the Suburban Residential (SR) future land use district on approximately 0.2 acres located at 527 Hill Street.

Jeff Richardson, Development Services Deputy Director, reviewed Ordinance 23-10 for a Conditional Use Permit for an Accessory Dwelling Unit at 527 Hill Street. He explained the large concrete pad was installed in 2020 to provide additional parking. He indicated that based on the last permit issued for the paved area they are slightly over the allowed impervious surface. He reviewed the criteria for a conditional use permit and stated the request is generally compatible. He stated staff's recommendation for approval with the condition that they bring down the impervious surface to no more than what is currently there.

The Commission asked about providing the applicant a waiver for the garage which would reduce the impervious surface.

Mr. Carrino noted that the next item does have the option to not have the garage due to k in the historic district.

Attorney Garcia opened the public hearing at 7:40 p.m. There being no public comment, the hearing was closed at 7:40 p.m.

Mr. Carrino asked Attorney Garcia if the Commission can amend the ordinance at that time with Ms. Garcia indicating the Commission can include the additional condition as an option to the applicant.

Motion made by Commissioner Cobb, Seconded by Commissioner Hawkins, to approve Ordinance Number 23-10 on first reading to include the option to reduce the size of the garage to address the impervious surface issue. The motion passed on the following vote:

Voting Yea: Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb, Commissioner Hawkins, Mayor Holland

6.3 FIRST READING

Ordinance Number 23-11: FIRST READING Conditional Use Permit for an Accessory Dwelling Unit at 708 East Lemon Avenue

Attorney Garcia read Ordinance Number 23-11 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, approving a Conditional Use Permit for an accessory dwelling unit to an existing single-family residence in the Suburban Residential (SR) future land use district on approximately 0.21 acres located at 708 East Lemon Avenue.

Heather Croney, Senior Planner, reviewed the Conditional Use Permit application for an accessory dwelling unit at 708 East Lemon Avenue. She explained the request is to convert the 364 square foot detached garage to an accessory dwelling unit, including modification of the windows, doors, roof and paint. Ms. Croney presented information related to a code violation and stop work order issued for work which was done without a permit and other approvals required. She reviewed the applicable code and regulations for the Historic District. Ms. Croney reviewed staff's analysis of the request including major review criteria, location, design, intensity, configuration, and public facility impact.

The Commission asked about the Historic Preservation Board and Ms. Croney confirmed they approved the certificate of appropriateness. She explained the approval of the Conditional Use Permit is the next step and then they can apply for the building permit.

Commissioner Cobb reported she had met with Police Chief Capri and Eric Martin regarding the application. She noted the history of the property and indicated it is listed for sale on Zillow. She indicated she is not interested in approving an item with code violations. She cited the ramp at the front of the property was erected without permits.

Ms. Croney indicated that the CUP is the next step in resolving their code violation.

Commissioner Hawkins asked who the stop work order was issued to with Commissioner Cobb stating she did not believe a permit was ever obtained for the ramp.

The Commission discussed the stop work order with Ms. Croney indicating the order was posted on the garage. Further discussion was held regarding the process for stop work orders.

Mayor Holland asked if there have been any previous issues with the contractor with Ms. Croney citing a previous issue with the contractor's work on other properties.

Attorney Garcia asked the contractor to speak and answer questions from the City Commission.

James Svenson, Svenson Construction, commented on 2005 Bates Avenue and explained what occurred in that instance. He stated the building permit was pulled and, when he requested an inspection, he was then told by the City they couldn't do what they were doing. He commented on all the problems it has created for him and the owner.

Mr. Carrino explained that the initial permit was for the renovation of an existing dwelling unit with existing electrical, plumbing, walls and framing but when the City went out for the first inspection it was found that none of that existed but was instead the creation of an entirely new residential unit. He acknowledged there were emails from the year prior with the real estate representative stating they would have to go to the City Commission for a Conditional Use to add an accessory dwelling unit. He noted that the property already has two residential units at 2005 and 2007 and there is no process to create a third dwelling unit on a single lot. He stated that staff felt the permit did not accurately reflect what was being done with the building.

Mr. Svenson responded that he did exactly what the drawings and his engineer indicated.

Commissioner Hawkins and Mr. Carrino stated that the permit was for renovation to an existing dwelling unit.

Mr. Svenson stated it is an existing building with Commissioner Hawkins asking if the application was for new electric and Mr. Carrino indicated the text of the permit states "renovation of existing electrical, existing plumbing".

Mr. Svenson reported on his discussion with the building official who instructed him to put it down as "convert a single family residence into a ADU". He offered to provide a copy of the permit.

Further discussion was held regarding the permit issues with the Commission confirming he was the contractor of record and whether or not he had applied for a building permit.

Mr. Svenson indicated he applied for the permit but in the interim his crew had replaced three of the windows. He explained that the permit was for replacement of the windows and doors and to convert the interior to an apartment. He explained his previous experience in 2007 which did not require a conditional use permit. He added that, a year and half previous, he replaced 43 windows in the large house and did some renovations and it was not brought up then that it was in the historic district.

The Commission asked how many homes within the City of Eustis he has worked on with Mr. Svenson responding he has been in business for 20 years and has probably built 15 new homes and renovated another 75. He noted he has done work through Lake Community Action Agency and the Lake County Housing Department.

The Commission questioned how many has he started without a permit with Mr. Svenson explaining that in this case, he thought the permit would be issued the next day so his crew went ahead with the windows. He added that he stopped work as soon as he was informed there was a problem. He then confirmed that he did not do the ramp.

The Commission commented that there is a history at the home of work being done without a permit.

Attorney Garcia opened the public hearing at 8:07 p.m. There being no public comment, the hearing was closed at 8:07 p.m.

The Commission discussed tabling the ordinance until the property owner could be present.

Motion made by Commissioner Hawkins, Seconded by Vice Mayor Lee, to table Ordinance Number 23-11 until the property owner could be present. The motion passed on the following vote:

Voting Yea: Vice Mayor Lee, Commissioner Ashcraft, Commissioner Hawkins, Mayor Holland
Voting Nay: Commissioner Cobb

7. OTHER BUSINESS

7.1 Resolution Number 23-18: Discussion on Reconsideration of Resolution Number 23-18: Preliminary Subdivision Plat Approval for the Estes Reserve Subdivision

Mr. Carrino explained the purpose of the discussion regarding Estes Reserve Subdivision Reconsideration and provided a history of the Estes Reserve Subdivision applications. He noted preliminary plat approval with lot-width waivers for 23 lots tabled until March 16, 2023 due to issues with notifications to surrounding property owners. He stated on March 10, 2023 the application was withdrawn by the applicant. He stated staff then reviewed a revised preliminary plat for 18 lots without lot-width waivers. Resolution 23-18 approving a preliminary plat for an 18-lot subdivision then came before the Commission for consideration on June 1st; however, questions were raised by members of the public, and the Commission had questions regarding recreation and open space. The resolution was denied on a vote of 3 to 2.

Mr. Carrino stated that since then staff prepared a response to the questions previously raised which was included in the agenda packet and was sent to the applicant and members of the public. He indicated that staff is recommending approval based on its analysis of the project relating to City codes and regulations. He added that since June 1st the applicant has been in contact with staff and they remain committed to the project. Staff and the applicant have discussed their path forward including the request for reconsideration. He read from the Commission Rules of Order regarding reconsideration of an agenda item. He stated that if the Commission wants to reconsider the item, it will need to be fully advertised prior to reconsideration. He confirmed this is a discussion and, possibly a vote, regarding whether or not to reconsider the item on a future agenda. He stated it would be possible to advertise and send out the notifications in time for consideration on July 6th. He cited the possibility of holding a workshop to discuss the larger issues pertaining to the Comprehensive Plan. He noted the developer's representatives are present to speak to the Commission.

Attorney Garcia stated it would require a vote of the Commission to bring the item back and explained it would involve a full presentation and public hearing.

McGregor Love addressed the Commission on behalf of the applicant. He acknowledged the questions and concerns from the previous discussion. He introduced Bill Ray.

William "Bill" Ray of Ray and Associates provided a brief review of his background and explained his analysis and overview of the environmental issues. He stated none of the habitats listed are on site and there are no critical or endangered species other than those listed in the reports which will be addressed when its timely throughout the process.

Mayor Holland explained his reasons for previously voting "no" and stated his willingness to bring the application back for reconsideration.

Motion made by Mayor Holland, Seconded by Vice Mayor Lee, to bring Resolution Number 23-18 back to the July 6th meeting for consideration if staff is able to get the advertisements done in time. The motion passed on the following vote:

Voting Yea: Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb, Commissioner Hawkins, Mayor Holland

8. FUTURE AGENDA ITEMS

Future Agenda Items were included with City Commission Comments.

9. COMMENTS

9.1 City Commission

Commissioner Ashcraft asked about discussing recreation and playgrounds in a workshop to be included in the land development regulations.

Mr. Carrino noted that the City code does require recreation and open space; however, the City has not actively dictated to developers that they want active tot lot recreation. He stated, as part of the staff level Development Review Committee, they are now doing that. He agreed they could look at amending the code.

Commissioner Cobb asked Rick Gierok for an update on the islands with Mr. Gierok indicating the bids should be in the following Monday.

Commissioner Cobb reported on her tour of the property out east with Ben Snyder. She noted her concerns regarding the artesian well onsite. She stated she met with two of the owners and a neighbor and they discussed the spring. She added that she encouraged them to also talk to Griffin Ranch which abuts the property and to Lighter Source who will be across from the entrance to the development. She stated she received an email that indicated she told people to contact Ben Snyder or the City Manager due to misinformation being distributed. She said what she said was to contact the decision makers at the City and County. She commented on the history of the project and further expressed concern regarding comments by others that the Commission does not care about the people in that area. She provided her cell phone number for people to call her with any questions. She encouraged people to call the decision makers to get the complete story. She expressed concern regarding comments on social media without confirming information.

Commissioner Cobb announced that the Cassia Community Center would be doing their back-to-school giveaway and stated they need \$2,000 to do the program. Craig Capri, Police Chief, offered to donate \$500 with Commissioner Hawkins stating he would match the \$500 donation.

Commissioner Hawkins noted the Special Needs Prom held by the Parks and Recreation Department. He asked Director Craig Dolan to report on the event.

Mr. Dolan reported on the Sparkle and Shine Prom which was held on May 20th at the Community Center. He indicated they had 75 participants including their caregivers. He reported on everyone that assisted with the event and expressed hope they could make it an annual event.

Commissioner Hawkins commented on the previously held special needs community event which was done in 2021 and noted the Police Department wants to repeat the event to help them get to know those in the community with special needs of all ages. He announced the event would be held August 4th, 10 am -1 pm, at the Community Center and would include food and vendors.

Commissioner Hawkins announced he had been contacted by a Commissioner from another City asking how Eustis gets so much done. He thanked City staff for all their work and stated he was scheduling a meeting.

Vice Mayor Lee reported she attended the America in Bloom meeting in Mount Dora including a tour of their butterfly garden. She expressed concern about the "push" signs coming back and the need to have that addressed especially on Orange Avenue. She noted there were also a number of trucks parked near the old Lowe's.

9.2 City Manager

Mr. Carrino announced the City received a grant from Duke Energy for marketing and which will help with the design and materials for some marketing items. He stated the grant is for \$20,000 with the City providing \$10,000.

He acknowledged the number of budget workshops scheduled for July and stated they also need to schedule workshops for the Comprehensive Plan and Map #19 as well as strategic planning. He noted they have identified a consultant to lead the City through the strategic planning process and they have requested a two-hour introductory meeting. He suggested doing that prior to one of the budget workshops with the strategic planning to begin at 3:00 p.m. followed by dinner and then the budget workshop at 5:30 p.m.

Discussion was held regarding possible dates with Mr. Carrino indicating he would discuss availability with the consultant and get back with the Commission and look primarily at Mondays and Wednesdays.

9.3 City Attorney - NONE

9.4 Mayor

Mayor Holland reported he has been contacted by a number of people regarding purchasing the City building on Ward. He stated the Property Appraiser's website shows an assessment of \$90,000. He asked the Commission for approval to have the property assessed.

CONSENSUS: It was a consensus to have an appraisal done on the building.

Mayor Holland then announced July 1st would be the City's Hometown Celebration for the 4th of July and would also be celebrating the City's 140th birthday. He complimented the Events and Tourism Department for their work on the event and cited a number of activities.

10. ADJOURNMENT: 8:44 P.M.

**These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording of the meeting can be obtained from the office of the City Clerk for a fee.*

CHRISTINE HALLORAN
City Clerk

MICHAEL L. HOLLAND
Mayor/Commissioner



City of Eustis

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

TO: EUSTIS CITY COMMISSION
FROM: TOM CARRINO, CITY MANAGER
DATE: JULY 6, 2023
RE: PRESENTATION OF PUBLIC RISK MANAGEMENT SAFETY AWARD

Introduction:

Tia O'Neal, Assistant Executive Director of Public Risk Management of Florida and Andy Cooper, Senior Vice President of World Risk Management will be presenting the City of Eustis with the 2023 Most Improved Safety Award for the Large Entity Class with more than 200 employees. This award is given for achievements in reducing Worker's Compensation Claim Counts and Claim Costs during the past fiscal year.

The City of Eustis achieved a 27% decrease in the number of Worker's Compensation claims and a 433% decrease in claim costs. Worker's Compensation Claims decreased from 19 claims and \$319,572 in costs for FY 2021 to 15 claims and \$59,906 in costs for FY 2022.

Prepared by:
Bill Howe, Human Resources Director



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 6, 2023

RE: Update from Eustis High School

Introduction:

Ms. Sonya White, Faculty Adviser for Eustis High School, requested to provide an update on the activities for the coming year.

Prepared By:

Christine Halloran, City Clerk

Reviewed By:

Tom Carrino, City Manager



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 6, 2023

RE: Eustis Police Department /Altumint School Zone Cameras

Introduction:

Altumint will present to the City Commission regarding School Zone Cameras.

Prepared By:

Christine Halloran, City Clerk

Reviewed By:

Tom Carrino, City Manager



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 6, 2023

RE: Resolution Number 23-18 (Re-Hearing): Estes Reserve Subdivision
Preliminary Subdivision Plat Approval

Introduction:

Per the request and approval of the City Commission, this is a re-hearing of an item that was previously denied on June 26, 2023. Resolution Number 23-18 approves a Preliminary Subdivision Plat for the Estes Reserve Subdivision, which is an 18-lot single-family residential subdivision located north of Bates Avenue/Lake Lincoln Lane, on the west side of Estes Road

Background:

Pertinent Site Information:

1. Located north of Bates Avenue/Lake Lincoln Lane, on the west side of Estes Road, the site contains approximately 4.7 acres and is comprised of one (1) wooded, vacant parcel.
2. On January 31, 2023, the Development Review Committee recommended approval of the proposed preliminary subdivision plat, subject to adequate responses to the remaining comments, which were addressed on February 8, 2023.
3. The original preliminary plat was designed with 23 lots and a requested waiver to the minimum lot width. This was scheduled for City Commission approval on March 2, 2023, however, an error occurred in notification procedures and the City Commission tabled the item until March 16, 2023, to allow for proper notification.
4. On March 10, 2023, the property owner and applicant requested that the Preliminary Subdivision Plat be withdrawn from the City Commission agenda for approval. This was requested in order to redesign the Preliminary Subdivision Plat to not require waivers from the City Codes.
5. The City of Eustis DRC approved the revised Preliminary Subdivision Plat at the April 18th DRC meeting, conditioned on utility engineering details to be provided with the final engineering and construction plans.



6. The Preliminary Subdivision Plat was intended to be advertised for the May 18th City Commission agenda, however, deadlines were missed and proper notice could not be met, thus the notice and schedule for the June 1, 2023, City Commission Agenda.
7. On June 1, 2023, the City Commission heard the request for approval of the Preliminary Subdivision Plat and voted to not approve the request due to outstanding questions.
8. On June 20, 2023, Staff requested that the City Commission consider rehearing the request for Preliminary Subdivision Plat approval. The reconsideration request was based on responses to the question posed at the June 1, 2023, City Commission Meeting.
9. On June 20, 2023, the City Commission granted their approval to return the Preliminary Subdivision plat to an advertised and noticed City Commission Meeting for consideration.

The land use designations, design district designations, and existing uses of the site and surrounding area are shown below.

Location	Existing Use	Future Land Use	Design District
Site	Vacant	Suburban Residential	Suburban Neighborhood
North	Single Family Residence	Rural Transition (Lake County)	NA
South	Mayhill Subdivision Under Construction 49 SFR	Suburban Residential	Suburban Neighborhood
East	Vacant – Orange Grove	Rural Transition (Lake County)	NA
West	Eustis Middle School	Public Institutional	Suburban Neighborhood

Proposed Development:

Per the attached Exhibit A, the applicant is requesting approval of a Preliminary Subdivision Plat (with waiver) for a residential subdivision to include eighteen (18) lots for single-family detached residences with the following development characteristics:

Subdivision Component	Code	Provided
Gross Area	n/a	4.7 acres
Net Area (gross area less wetlands, water bodies)	n/a	4.7 acres
Lot Typology	House Lot	18
Density	5 dwelling units/acre maximum	3.83 dwelling units/acre

Open Space	25% minimum (1.18 ac)	26.5% (1.25 ac)
Park Space	0.25 acres	0.36 acres (Greenway/Trail)
Landscape Buffers	15-24 feet adjacent to public r/w	29 feet along Estes Rd

Analysis of Request According to Applicable Policies and Codes:

Comprehensive Plan - Future Land Use Element Appendix; Land Development Regulations Section 109-2.3, 109-3, 109-4: Suburban Residential (SR) This designation is provided to accommodate the majority of residential development within the City. General Range of Uses: This designation is intended to provide for a mix of single-family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include ACLF, parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted. Maximum Density/Intensity: Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions. Maximum Impervious Surface Area 40%; Minimum open space required 25% or 35% if environmental analysis finds Wekiva-related vegetative species.

The preliminary subdivision plat provides for single-family detached homes at a maximum density of 3.83 dwelling units per acre in a Suburban Residential land use district, which permits up to 5 dwelling units per acre.

The preliminary subdivision plat is consistent with the Comprehensive Plan and Land Development Regulations, and provides for roadway, sidewalks, and maximum lot coverage of 1.88 acres equating to a 40% impervious surface area (maximum 40%). The environmental report submitted for the project did not show Wekiva-related vegetative species resulting in a 25% open space requirement; the plan provides 26.5% or 1.25 acres. The proposed plan is consistent with the Suburban Residential land use per the Future Land Use Element Appendix of the Comprehensive Plan and the Land Development Regulations.

- b. Land Development Regulations – Design Districts Section 109-5.5 Suburban development patterns: Intent. The suburban development pattern relies primarily on a pattern of residential development that provides the majority of property owners with substantial yards on their own property. The street layout, comprised of streets with fewer vehicular connections, helps to reduce cut-through traffic and establishes distinct boundaries for residential communities/subdivisions. Nonresidential uses are primarily located on corridors, districts and a mix of uses is prominent in centers. Each land use provides for pedestrian and bicycle connections.

The subdivision layout meets the intent of the Suburban Neighborhood development district. One subdivision entrance is provided on Estes Road.

Sidewalks are provided throughout the subdivision and along the public road frontage of Estes Road.

- ∴ Land Development Regulations – Building Lot Types – Section 110-4.2 House Lot
Minimum house lot requirements in Suburban design districts include the following: Width of 55 feet; Depth of 120 feet; Square Footage of 6,600 feet

Minimum setback requirements for House Lots in Suburban design districts include the following: Street setback of 25 feet; Common lot setback of 5 feet; Rear setback of 10 feet.

The subdivision plat proposes House Lot typologies. Under Section 109-5.6, the Suburban Neighborhood Design District, Estate Lots, House Lots, and Duplex lots are permitted.

The lot type in an area with nearby community service and shopping uses will provide housing options for a niche market (those pursuing home ownership versus apartment living yet seeking low cost and maintenance). Providing a more affordable, lower maintenance homeownership opportunity is consistent with the goals and objectives of the Comprehensive Plan Housing Element in meeting projected demand and accommodating the needs of the various household types and income groups characteristic of the city and planning area. (HOUSING GOAL HSG 1 & OBJECTIVE: HSG 1.1).

- d. Land Development Regulations – Chapter 115 General Building and Site Design Standards

Section 115-3.2. (a), (b) and (c) address suburban districts and residential compatibility as follows:

Sec. 115-3.2. - Suburban districts.

(a) *Suburban residential compatibility.* The maximum residential density permitted within any suburban design district shall be consistent with the maximum density of the applicable land use district assigned to each property.

The maximum residential density of the Suburban Residential future land use district is 5 dwelling units per acre, the subdivision proposes a density of 3.83 dwelling units per acre.

(b) When any suburban design district abuts an existing development in a suburban district, and proposed new residential lots will share a common boundary with existing or platted lots:

(1) The width of the new lots may be no more than 150 percent of the width of the existing or platted lots, unless:

(a) The existing or platted lots are non-conforming to the suburban design district standards;

(b) Central sewer service is not available.

(c) When any suburban design district abuts a rural design district, and proposed new residential lots will share a common boundary with existing or platted lots:

(1) The width of the new lots may be no less than 75 percent of the width of the existing or platted lots; unless:

(a) A landscape buffer (10 to 15 feet wide) is provided between the new lots and existing or platted lots; or

(b) Park space as permitted by Section 115-8.3. is provided between the new lots and existing or platted lots.

The property to the west and south is within a suburban design district. The properties to the north and east are in unincorporated Lake County, which properties are not currently assigned a design district designation. However, the Development Patterns Map (Map 2 of the Eustis Comprehensive Plan) indicates a suburban development pattern in this area of the City, which is indicative of the design district designation that would be assigned were those properties to be annexed into the City. (Per Section 102-17 consistent transect required; design district changes should occur along rear alleys, lanes or conservation areas).

Section 115-4.2.1. (and Comprehensive Plan Policies FLU 5.2.1 and 5.2.9) includes general site design criteria to respect the natural topography of the site and follow the outlined four-step design process. Compliance as is demonstrated as follows:

Sec. 115-4.2.1. - All districts.

(a) General site design criteria. Proposed development plans must be organized into three components: 1) wetlands and water bodies; (2) open space; and (3) developed areas. The plan design must respect the natural topography of the site and generally follow the four-step design process described below:

(1) Step 1 - Delineate open space areas as outlined below: a. Create or add to a larger contiguous off-site network of interconnected open space, particularly existing habitats and opportunities for restoring native habitats. b. Create connected and integrated open space within the development to the maximum extent practicable based on the context-sensitive site design standards and priorities below: 1. Protect listed species. 2. Create/enhance connectivity. 3. Protect native habitat. 4. Restore native habitat.

The proposed subdivision plan provides for a 0.36-acre greenway park along the north side of the property as well as right-of-way dedication and pedestrian connections that provides an opportunity to create contiguous interconnected open space as parcels develop/redevelop along Estes Road. Attention was given to providing for tree preservation, to the extent possible, in the greenway park area, by retaining the majority of the native species in that area.

The plan provides for the retention of native trees that would remain viable post-development, and the landscape plan provides for the planting of new native species.

(2) Step 2 - Define development areas in such a way as to preserve the function, purpose and integrity of the natural features of the land, the on-site natural resources, and the environmental systems to the maximum extent practicable.

The engineer designed the site to match the existing grade as much as possible.

(3) Step 3 - Align streets and trails to avoid or at least minimize adverse impacts on designated open space. The streets and trails shall provide external and internal connectivity and the street layout of subsequent phases shall be coordinated with the street system of previous phases.

The site is currently wooded and does not provide functional open space. The street layout and greenway have been designed to provide both external and internal connectivity. Subsequent phases are not proposed, but the street layout is designed to accommodate connectivity to the north or west should a future development occur.

(4) Step 4 - Lots lines and building placement should be added as the last step in the design process.

The applicant stated that by creating a greenway tract, connecting the landscape buffer, maintaining existing grade, maximizing open space, and adding lot lines and buildings as a final step of the design process, the Estes Reserve project will have excellent curb appeal while also maintaining the original natural integrity of the land.

The site is within Drainage Basin 50 (Lake Lincoln) and drains to the northeast. Via the development review committee process, the city engineering department reviewed and approved the drainage calculations and stormwater plan. A St. Johns River Water Management District permit will also be required for the project to be provided at the Final Engineering and Construction Plan phase of the approval process.

Sections 115-7, 8, and 9 outline standards for transportation, parks, and landscaping. A trip generation statement and request for an exemption from a tier 1 traffic analysis (TIA) were prepared by Traffic and Mobility Consultants for the subdivision and submitted for review by Lake County Public Works (Bates/Estes are county roads) and the city's transportation consultant, Kimley-Horn. The traffic impact is de-minimis and exempt from a full TIA.

Regarding parks, the subdivision plan provides for a greenway park with trail on the western portion of the site. The provided park space on the subdivision plan exceeds the minimum park space required by the Land Development Regulations (0.36 acres vs. minimum 0.25 acres). A landscape buffer compliant with city regulations is proposed along Estes Road.

Recommended Action:

Staff recommends approval of the Preliminary Subdivision plat for the Estes Reserve Subdivision. The minimum required 55 feet wide by 120 feet deep House Lot is consistent with the Suburban Residential Future Land Use and the Suburban Neighborhood Design District. While the City is experiencing much growth and urbanizing in some areas, the

majority of other residential development in the City is consistent with the proposed lot size and density.

Policy Implications:

None

Alternatives:

Approve Resolution Number 23-18

Deny Resolution Number 23-18

Budget/Staff Impact:

None

Prepared By:

Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:

Mike Lane, Director, Development Services

Heather Croney, Senior Planner, Development Services

RESOLUTION NUMBER 23-18

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR ESTES RESERVE SUBDIVISION, AN 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 4.7 ACRES OF PROPERTY LOCATED NORTH OF BATES AVENUE/LAKE LINCOLN LANE, ON THE WEST SIDE OF ESTES ROAD (ALTERNATE KEY NUMBER 3862867).

WHEREAS, Christopher Germana with Germana Engineering and Associates, on behalf of Burgland Investments, LLC, has made an application for Preliminary Subdivision Plat approval for an 18-lot, single-family residential subdivision on approximately 4.7 acres located north of Bates Avenue/Lake Lincoln Lane, on the west side of Estes Road, more particularly described as follows:

Parcel Alternate Key Number: 3862867

Parcel Identification Number: 05-19-27-0200-000-00901

TREMAIN'S HOMESTEAD FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5 RUN NORTH 00-36-44 WEST 25.01 FEET TO THE NORTH RIGHT OF WAY LINE OF BATES AVE, NORTH 87-38-34 EAST ALONG SAID NORTH RIGHT OF WAY LINE 338.51 FEET, NORTH 00-43-28 WEST 629.69 FEET, NORTH 88-12-54 EAST 337.19 FEET FOR POINT OF BEGINNING, RUN NORTH 00-50-17 WEST 325.50 FEET, NORTH 88-30-58 EAST 631.37 FEET TO A POINT ON WEST RIGHT OF WAY LINE OF ESTES ROAD, SOUTH 01-09-51 EAST ALONG SAID WEST RIGHT OF WAY LINE 322.15 FEET, SOUTH 88-12-54 WEST 633.25 FEET TO POINT OF BEGINNING, BEING PART OF LOTS 9 & 10 *UNRECORDED PLAT SEE DEED FOR FULL PROPERTY DESCRIPTION ORB 5978 PG 2331.

WHEREAS, the property described above has a Land Use Designation of Suburban Residential (SR) and a Design District Designation of Suburban Neighborhood; and

WHEREAS, detached single-family uses are permitted in the Suburban Residential (SR) land use designation; and

WHEREAS, the City Commission finds that approval of the requested waiver does not violate the general intent and purpose of the Land Development Regulations and does not jeopardize the public health, safety, and welfare; and

WHEREAS, the proposed preliminary subdivision plat as submitted is generally consistent with the City's Comprehensive Plan and Land Development Regulations

NOW, THEREFORE, BE IT RESOLVED BY THE EUSTIS CITY COMMISSION AS FOLLOWS:

SECTION 1. That the Estes Reserve Preliminary Subdivision Plat for an 18-lot single-family residential subdivision located north of Bates Avenue, on the west side of Estes Road, attached hereto as Exhibit "A", is hereby approved:

SECTION 2. That the Preliminary Subdivision Plat shall be subject to the owner/developer complying with the following conditions:

- a) Submit the Final Engineering and Construction Plans and Final Plat complying with all requirements of the Land Development Regulations and Florida Statutes and the provisions of this resolution within one year of the approval of this resolution.
- b) Develop the property in accordance with the approved Preliminary Subdivision Plat as referenced in Section 1 and attached hereto as Exhibit "A".
- c) Obtain and provide copies of all applicable permits from other jurisdictional agencies.

DONE AND RESOLVED this 6th day of July 2023 in a regular session of the City Commission of the City of Eustis, Florida.

CITYCOMMISSION OF THE CITY OF EUSTIS, FLORIDA

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 6th day of July 2023, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial No:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 23-18 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

ESTES RESERVE SUBDIVISION PRELIMINARY PLAT PLANS

PROJECT TEAM

CIVIL ENGINEERING

GERMANA ENGINEERING AND ASSOCIATES, LLC.
CONTACT: CHRISTOPHER M. GERMANA, PE
1120 WEST MINNEOLA AVENUE
CLERMONT, FLORIDA 34711
(352) 242-9329

SURVEYING

BENCHMARK SURVEYING & MAPPING, LLC.
CONTACT: BILLY JOE JENKINS, PSM # 5205
POST OFFICE BOX 771065
KISSIMMEE, FLORIDA 34746
(407) 654-6183

OWNER/DEVELOPER

BURGLAND INVESTMENTS, LLC
CONTACT: FRANK BOMBEECK
1810 WEST KENNEDY BLDV, SUITE 232
TAMPA, FLORIDA 33606
(813) 321-1984

GEOTECHNICAL ENGINEERING

POINT FOUR ENGINEERING
CONTACT: MICHAEL D. SIMS, PE
193 WEST NEW YORK AVENUE
LAKE HELEN, FLORIDA 32744
(407) 260-9449

GENERAL NOTE

THE PLANS WERE PREPARED ACCORDING TO AVAILABLE INFORMATION BASED ON THE CONDITIONS AS THEY EXISTED AT THE TIME OF PLAN PREPARATION. THE CONDITIONS OF THE PROPERTY MAY HAVE CHANGED SINCE PROJECT DESIGN. THE CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY IF CONDITIONS HAVE CHANGED FROM WHEN THE PLANS WERE PREPARED.

ACCESSIBILITY NOTE

THE SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC) 2020 ACCESSIBILITY CODE.

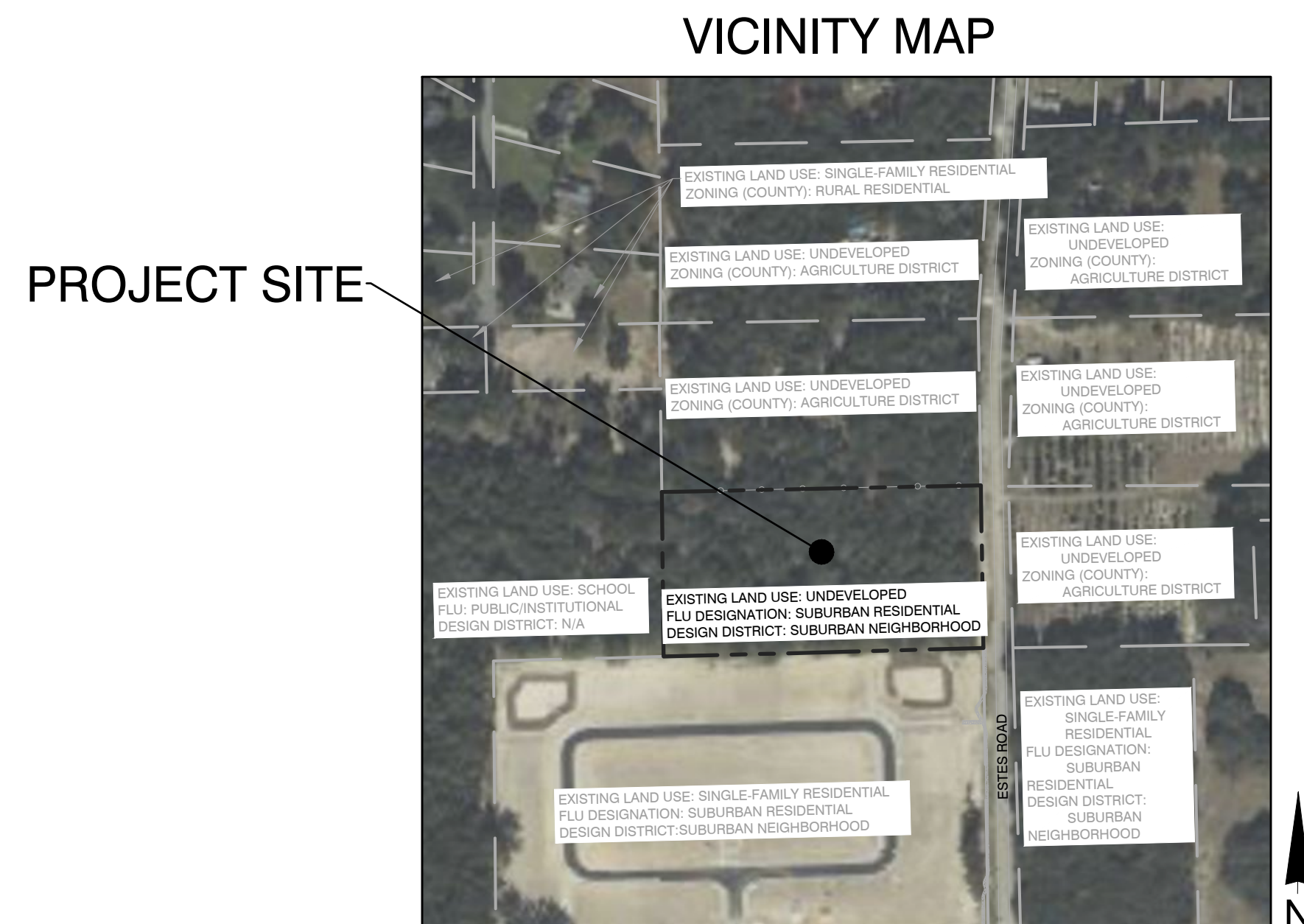
PROPERTY LEGAL DESCRIPTION (PER SURVEY)

PROPERTY DESCRIPTION PARCEL "D"

THAT PART OF LOTS 9 AND 10, OF R. C. TREMAIN'S SUBDIVISION, UNRECORDED, SECTION 5, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND RUN NORTH 00°36'44" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 25.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BATES AVENUE, SAID RIGHT-OF-WAY BEING 50 FEET IN WIDTH; THENCE NORTH 87°38'34" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BATES AVENUE, A DISTANCE OF 338.51 FEET; THENCE NORTH 00°43'28" WEST, 629.69 FEET; THENCE NORTH 88°12'54" EAST, 337.19 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING; RUN NORTH 00°50'17" WEST, 325.50 FEET; THENCE NORTH 88°30'58" EAST, 631.37 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ESTES ROAD, SAID RIGHT-OF-WAY BEING 66 FEET IN WIDTH; THENCE SOUTH 01°09'S1" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF ESTES ROAD 322.15 FEET; THENCE SOUTH 88°12'54" WEST, 633.25 FEET TO THE POINT OF BEGINNING.

VICINITY MAP



**ESTES ROAD
EUSTIS, FLORIDA 32736
SECTION 05, TOWNSHIP 19 SOUTH, RANGE 27 EAST**

SHEET LIST

- C1 COVER SHEET
- C2 CONSTRUCTION NOTES
- C3 DEMOLITION PLAN
- C4 SUBDIVISION SITE PLAN
- C5 SUBDIVISION GRADING AND DRAINAGE PLAN
- C6 SUBDIVISION UTILITY PLAN
- C7 OFF-SITE UTILITY PLAN
- C8 STORMWATER POLLUTION PREVENTION PLAN
- C9 DARBY COURT PLAN AND PROFILE -0+10 TO 5+97
- C10 DARBY COURT CROSS SECTIONS 0+55 TO 5+41
- C11 CONSTRUCTION DETAILS
- C12 CITY OF EUSTIS CONSTRUCTION DETAILS

DATUM NOTE

ELEVATIONS SHOWN ON THE PLAN SET ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (PER SURVEY)

PERMIT NOTE

SEPERATE PERMITS ARE REQUIRED FOR THE FOLLOWING (IF APPLICABLE):

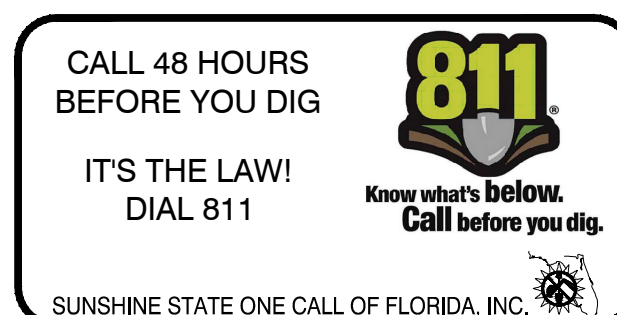
- CONSTRUCTION TRAILERS
- LIFT STATIONS
- RETAINING WALLS
- ACCESS GATES
- GENERATORS
- AWNINGS
- ETC.
- DUMPSTER ENCLOSURES
- SIGNS
- ENTRY WALL FEATURES
- SITE LIGHTING
- FENCES
- WALK-IN COOLERS

FIRE NOTE

SITE TO CONFORM TO FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)

SEPERATE PERMITS ARE REQUIRED FOR THE FOLLOWING (IF APPLICABLE):

- FIRE SPRINKLERS
- FIRE ALARM MONITORING
- DUMPSTER ENCLOSURE
- FIRE ALARMS
- FIRE UNDERGROUND



Digitally signed
by Christopher
M Germana
Date: 2023.04.19
13:04:00 -04'00'



CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

EXISTING UTILITIES

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED.

DRAINAGE SYSTEMS

THE CONTRACTOR SHALL PERFORM ALL WORK PERTAINING TO DRAINAGE INCLUDING EXCAVATION OF STORMWATER POND PRIOR TO THE COMMENCEMENT OF OTHER WORK INCLUDED IN THESE PLANS. THE DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF THIS CONTRACT. THE CONTRACTOR SHALL INCLUDE FUNDS IN THE DRAINAGE COSTS OF THE CONTRACT TO OPERATE AND MAINTAIN THE DRAINAGE SYSTEMS DURING THE WORK PROCESS.

PERMITS AND PERMIT REQUIREMENTS

THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL REGULATORY AND LOCAL AGENCY PERMITS. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE REQUIREMENTS AND LIMITATIONS SET FORTH IN THE PERMITS. A COPY OF THE PERMIT SHALL BE KEPT ON THE JOB AT ALL TIMES.

LAYOUT AND CONTROL

UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE FOR THE LAYOUT OF ALL THE WORK TO BE CONSTRUCTED. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

QUALITY CONTROL TESTING REQUIREMENTS

ALL TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. TESTING REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE OWNER/OPERATOR'S SPECIFICATIONS AND REQUIREMENTS. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS. CONTRACTOR SHALL PROVIDE TESTING SERVICES THROUGH A FLORIDA LICENSED GEOTECHNICAL ENGINEERING FIRM ACCEPTABLE TO THE OWNER AND THE ENGINEER. CONTRACTOR TO SUBMIT TESTING FIRM TO OWNER FOR APPROVAL PRIOR TO COMMENCING TESTING.

SHOP DRAWINGS

SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, SEWER SYSTEM, AND PAVING SYSTEM MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.

EARTHWORK QUANTITIES

THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS. PURSUANT TO LAND DEVELOPMENT REGULATIONS (LDR) SECTION 6.06.01(F), SOIL REMOVAL FROM THE SITE SHALL NOT EXCEED 200% OF THE VOLUME AREA OF THE NEEDED RETENTION/DETENTION VOLUME REQUIRED.

EROSION CONTROL

EROSION AND SILTRATION CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND ARE TO BE MAINTAINED OR REPAIRED ON AN IMMEDIATE BASIS AS REQUIRED. REFER TO WATER MANAGEMENT DISTRICT PERMIT FOR ADDITIONAL REQUIREMENTS FOR EROSION CONTROL AND SURFACE DRAINAGE. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITH SOD WITHIN 7 DAYS OF COMPLETION OF CONSTRUCTION. SOD SHALL BE THE SAME VARIETY OF EXISTING SOD

LIMITS OF DISTURBANCE

AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED. GRADING AND/OR CLEARING ON PROPERTIES OTHER THAN SHOWN ON THE APPROVED PLANS IS PROHIBITED.

TREE REMOVAL

THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHEN ALL WORK IS LAID OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. NO TREES ON THE CONSTRUCTION PLANS AS BEING SAVED SHALL BE REMOVED WITHOUT PERMISSION FROM THE OWNER AND ENGINEER.

CLEARING AND GRUBBING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. ALL AREAS TO BE CLEARED SHALL BE FIELD STAKED AND REVIEWED BY THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION.

AS-BUILTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT SURVEYS FOR ALL APPLICABLE UTILITIES.

MATERIAL STORAGE/DEBRIS REMOVAL

1. NO COMBUSTIBLE BUILDING MATERIALS MAY BE ACCUMULATED ON THE SITE AND NO CONSTRUCTION WORK INVOLVING COMBUSTIBLE MATERIALS MAY BEGIN UNTIL INSTALLATION OF ALL REQUIRED WATER MAINS AND FIRE HYDRANTS HAVE BEEN COMPLETED, DEP APPROVAL RECEIVED FOR THE WATER MAINS, AND THE HYDRANTS ARE IN OPERATION. CONSTRUCTION WORK INVOLVING NON-COMBUSTIBLE MATERIALS, SUCH AS CONCRETE, MASONRY AND STEEL MAY BEGIN PRIOR TO THE FIRE HYDRANTS BEING OPERATIONAL.
2. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NON-ORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. ALL CLAY ENCOUNTERED SHALL BE EXCAVATED OUT AND REPLACED WITH CLEAN GRANULAR FILL MATERIALS.

FILL MATERIAL

ALL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. FILL SHALL BE CLEAN, NON-ORGANIC, GRANULAR MATERIAL WITH NOT MORE THAN 10% PASSING THE NO. 200 SIEVE.

COMPACTION

FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER FILL AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL FOR THE AFFECTED WORK.

GENERAL DESIGN INTENT

ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS WILL HAVE TO BE STAKED IN THE FIELD AT DIFFERENT GRADES THAN THE CENTERLINE GRADES TO ACCOMPLISH THE PURPOSES OUTLINED. IN ADDITION, THE STANDARD CROWN WILL HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTION TO ACCOMPLISH THE INTENT OF THE PLANS.

MATERIALS/CONSTRUCTION SPECIFICATIONS

MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.

PAVEMENT SECTION REQUIREMENTS

CONSTRUCTION OF ROADWAY, SUBGRADE PREPARATION, AND PAVEMENT INSTALLATION SHALL CONFORM TO FDOT STANDARDS AND SOILS REPORT RECOMMENDATIONS UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS.

SIDEWALKS

SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREA AS SHOWN ON THE CONSTRUCTION PLANS. SIDEWALK SHALL BE CONSTRUCTED OF 4 INCHES OF CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. JOINTS SHALL BE EITHER TOOLED OR SAWCUT AT A DISTANCE OF 5' LENGTHS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND BE IN ACCORDANCE WITH STATE REGULATIONS FOR HANDICAP ACCESSIBILITY.

PAVEMENT MARKINGS/SIGNAGE

PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED AS SHOWN ON THE CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF THE OWNER/OPERATOR. SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD (LATEST EDITION). A 48-HOUR PAVEMENT CURING TIME WILL BE PROVIDED PRIOR TO APPLICATION OF THE PAVEMENT MARKINGS. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 17352.

TRAFFIC CONTROL

WHERE APPLICABLE A MOT PLAN SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK. A MINIMUM OF 2-WAY, ONE LANE TRAFFIC SHALL BE MAINTAINED IN THE WORK SITE AREA. ALL CONSTRUCTION WARNING SIGNAGE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS SHALL BE CONTINUOUSLY MAINTAINED FOR ALL PROPERTY OWNERS SURROUNDING THE WORK SITE AREA. LIGHTED WARNING DEVICES ARE TO BE OPERATIONAL PRIOR TO DUSK EACH NIGHT DURING CONSTRUCTION.

CURBING

CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS '1' CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

R/W RESTORATION

ALL AREAS WITHIN THE RIGHT-OF-WAYS SHALL BE FINISH GRADED WITH A SMOOTH TRANSITION INTO EXISTING GROUND. ALL SWALES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING. ALL DISTURBED AREAS SHALL BE RAKED CLEAN OF ALL LIMEROCK AND ROCKS AND SODDED AFTER FINAL GRADING IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO FINAL INSPECTION. ALL GRASSING (SOD) SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER/OPERATOR.

SITE ACCESS

ALL ACCESS TO THE JOB SITE FOR CONSTRUCTION AND RELATED ACTIVITIES SHALL BE BY EXISTING STREETS AND ROADS.

LANDSCAPING

PROVIDE MINIMUM 5' SEPARATION FROM UTILITIES AND TREES WITH INVASIVE ROOT SYSTEMS.

WATER PIPE MATERIALS

WATER SYSTEM SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND SHALL MEET CITY OF EUSTIS SPECIFICATIONS. POLYVINYL CHLORIDE PLASTIC PIPE (PVC) 4" THROUGH 12" SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C900 (LATEST EDITION) AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND A DR (DIMENSION RATIO) OF 18. ALL PVC PIPE SHALL BEAR THE NSF LOGO FOR POTABLE WATER. JOINTS SHALL BE OF THE PUSH-ON TYPE AND COUPLINGS CONFORMING TO ASTM D3139, DR18 PIPE. DUCTILE IRON PIPE (DIP) SHALL BE STANDARD PRESSURE CLASS 350 IN SIZES 4" THROUGH 12" AND CONFORM TO ANSI/AWWA C150/A21.50 (LATEST EDITION). ALL DUCTILE IRON PIPE SHALL HAVE A STANDARD THICKNESS OF CEMENT MORTAR LINING AS SPECIFIED IN ANSI/AWWA C104/A21.4 (LATEST EDITION). PIPE JOINTS SHALL BE OF THE PUSH-ON RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST EDITION). PIPE DETECTOR WITH LOCATOR WIRE SHALL BE INSTALLED ON ALL WATER MAINS PER DETAIL. PIPE SIZES GREATER THAN 12" SHALL BE SEPARATELY SPECIFIED ON THE PLANS; WITH THICKNESS CLASSES TO BE SHOWN BASED ON WORKING PRESSURES, PIPE DEPTH AND TRENCH CONDITIONS. FITTINGS FOR DUCTILE IRON PIPE AND PVC C-900 PIPE SHALL BE DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/A21.10 (LATEST EDITION) AND SHALL BE CEMENT LINED IN CONFORMANCE WITH ANSI/AWWA C104/A21.4 (LATEST EDITION). POLYETHYLENE WRAP USED FOR CORROSION PREVENTION ON DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/ASTM D1248. THE MINIMUM NOMINAL THICKNESS SHALL BE 0.008 IN. (8 MILS). INSTALLATION OF POLY WRAP SHALL BE IN ACCORDANCE WITH AWWA C105. TRANSMISSION MAIN SHALL BE DIP RATED FOR 250 PSI.

VALVES

GATE VALVES SHALL BE RESILIENT SEAT AND SHALL CONFORM TO ANSI/AWWA C509.87 WITH WRENCH NUT, EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED. MANUFACTURER'S CERTIFICATION OF THE VALVES COMPLIANCE WITH AWWA SPECIFICATION C509 AND TESTS LISTED THEREIN WILL BE REQUIRED. VALVES SHALL BE CLOW, DRESSER, KENNEDY, AMERICAN.

AIR RELEASE VALVES

AIR RELEASE VALVES SHALL BE PLACED AT HIGH POINTS OF THE TRANSMISSION MAIN TO PERMIT ESCAPE OF TRAPPED AIR. THE VALVE SIZE, LOCATION AND METHOD OF INSTALLATION SHALL BE INDICATED ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER. AIR RELEASE VALVES SHALL BE CRISPN PRESSURE AIR VALVE TYPE.

WATER SERVICES

UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE THROUGH THE CURB STOP AND SET METER BOXES TO FINISHED GRADE AS SHOWN ON THE WATER SYSTEM DETAIL SHEET. POLYETHYLENE (PE) PRESSURE PIPE FOR WATER SERVICES 1/2" THROUGH 3" SHALL CONFORM TO AWWA C901.88, MIN. 200 PSI. AND SHALL BE PHILLIPS DRISCO CTS 5100 (DR-9) ASTM D-2737, 200 PSI. ALL SERVICES SHALL INCLUDE THE FOLLOWING: LOCKING CURB STOPS, WYE BRANCHES, UNIONS AS REQUIRED, PE SERVICE PIPE AND CORPORATION STOPS. THE SERVICE SHALL BE COMPLETE THROUGH THE CURB STOP AS SHOWN ON THE DETAIL SHEET, AND SHALL BE OF THE TYPE REQUIRED FOR COMPATIBILITY WITH THE SERVICE LINES SPECIFIED, AND FITTINGS SHALL BE MANUFACTURED BY FORD. WHERE APPLICABLE - UNLESS OTHERWISE NOTED IN PLANS, UTILITY COMPANY SHALL PROVIDE AND INSTALL IRRIGATION METERS. WHERE RECLAIM SERVICE IS NOT PROVIDED, CONTRACTOR SHALL CONSTRUCT IRRIGATION SERVICE THROUGH THE CURB STOP AND SET NEW BOXES TO FINISHED GRADE AS SHOWN ON THE WATER SYSTEM DETAIL SHEET.

PIPE INSTALLATION

PIPE INSTALLATION OF PVC WATER MAIN SHALL BE IN CONFORMANCE WITH ASTM D2774 (LATEST EDITION). INSTALLATION OF DUCTILE IRON PIPE WATER MAIN SHALL BE IN CONFORMANCE WITH AWWA C600.87. COMPACTED BACKFILL SHALL BE TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVEMENTS WITH 12" MAXIMUM LIFT THICKNESS. OTHER COMPACTION OF BACKFILL SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH 12" MAXIMUM LIFT THICKNESS. SEE PIPE TRENCHING DETAILS. MINIMUM COVER OVER ALL PIPE SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE. SEE PLAN AND PROFILE SHEETS FOR REQUIRED DEPTH. WATER MAINS ARE TO BE INSTALLED SO AS TO PROVIDE A MINIMUM VERTICAL CLEARANCE OF 18" OR A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM ALL OTHER UTILITIES. IF THE MINIMUM CLEARANCE CAN NOT BE ACHIEVED, THEN DUCTILE IRON WATER MAIN SHALL BE SPECIFIED 10 FEET EITHER SIDE OF THE CROSSING. HORIZONTAL AND VERTICAL MINIMUM SEPARATION DISTANCE REQUIREMENTS BETWEEN WATER MAIN AND ALL OTHER UTILITIES SHALL COMPLY WITH 62-555.314 (1), (2), (3) AND (4), FAC. ALL WATER MAINS SHALL BE INSTALLED WITH CONCRETE THRUST BLOCKS. ALL PLUGS, CAPS, TEES, BENDS, FIRE HYDRANTS, VALVES, ETC. SHALL BE MECHANICAL JOINT FITTINGS.

SCHEDULING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SCHEDULE OF WORK TO BE COMPLETED INCLUDING DATES FOR ELECTRICAL, COMMUNICATION, WALLS, FENCES, UTILITIES, LANDSCAPING, IRRIGATION, HARDSCAPING, ROADWAY, MASS GRADING, WELL INSTALLATION, WASTEWATER SYSTEM, ETC. (IF APPLICABLE)

DATE									
REVISIONS									
#									

CONSTRUCTION NOTES

ESTES RESERVE SUBDIVISION

PROJECT # GE0152021

EUSTIS, FLORIDA

GERMANA ENGINEERING AND ASSOCIATES, LLC

1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: NTS

DATE: 03-24-2023

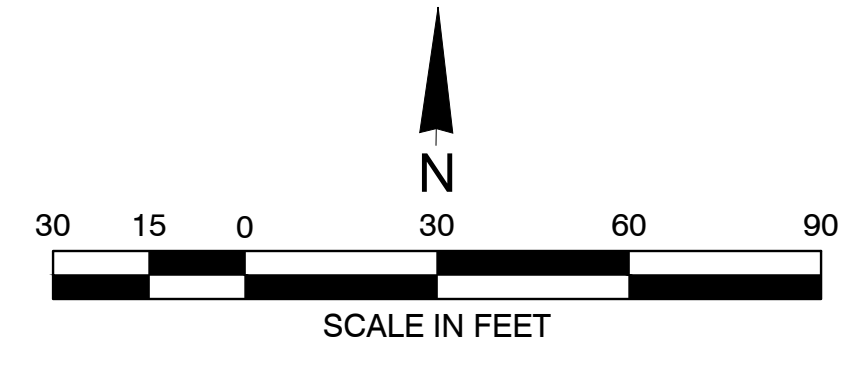
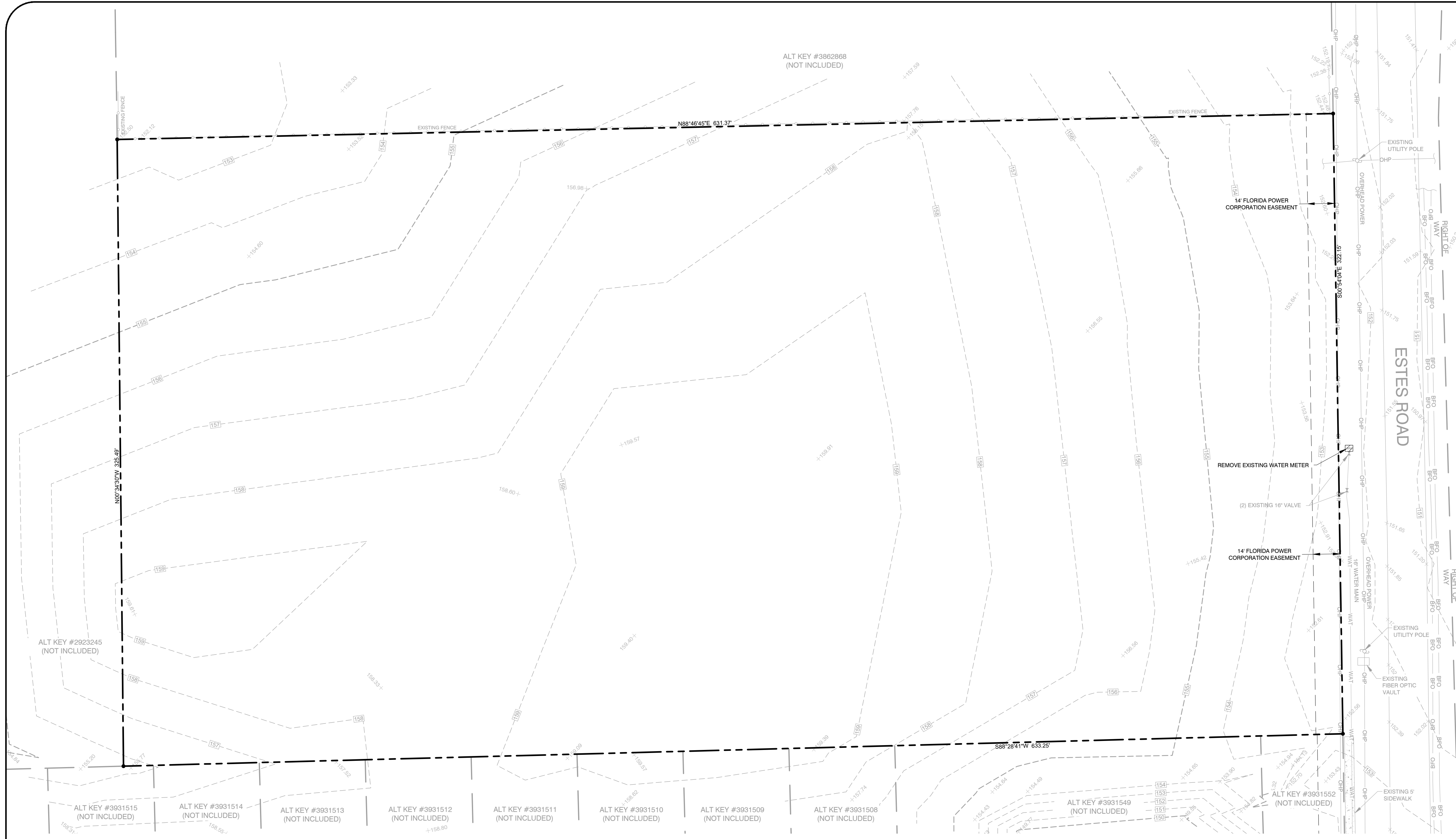
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This item has been digitally signed and sealed by Christopher M. Germana, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Christopher M Germana
Date: 2023.04.19 13:04:47 -04'00'



CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279



- NOTES**
1. TREE REMOVAL ON THE SITE SHALL BE UNDER A SEPARATE PERMIT (BY OTHERS)
 2. BOUNDARY AND RIGHT-OF-WAY INFO SHOWN ON THIS SHEET AND ENTIRE PLAN SET WAS PROVIDED BY BENCHMARK SURVEYING & MAPPING, LLC. ISSUED DATE OF JUNE 10, 2022.

****CAUTION****
 EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE LOCATED WITHIN THE PROJECT AREA. THE LOCATION OF THE EXISTING UTILITIES SHOWN IN THESE PLANS IS FOR REFERENCE INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

- LEGEND**
- PROJECT PROPERTY LINE
 - - - EXTERIOR PARCEL LINE
 - - - EASEMENT LINE
 - 150- EXISTING CONTOUR
 - EXISTING CONCRETE
 - WAT- EXISTING WATER MAIN
 - OHP- EXISTING OVERHEAD POWER
 - BFO- EXISTING BURIED FIBER OPTIC CABLE

REVISIONS	DATE
#	

DEMOLITION PLAN

ESTES RESERVE SUBDIVISION

PROJECT # GE0152021
 EUSTIS, FLORIDA

GERMANA ENGINEERING AND ASSOCIATES, LLC
 1120 WEST MINNEOLA AVENUE
 CLERMONT, FL 34711
 WWW.GERMANAENGINEERING.COM
 ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 30'
 DATE: 03-24-2023

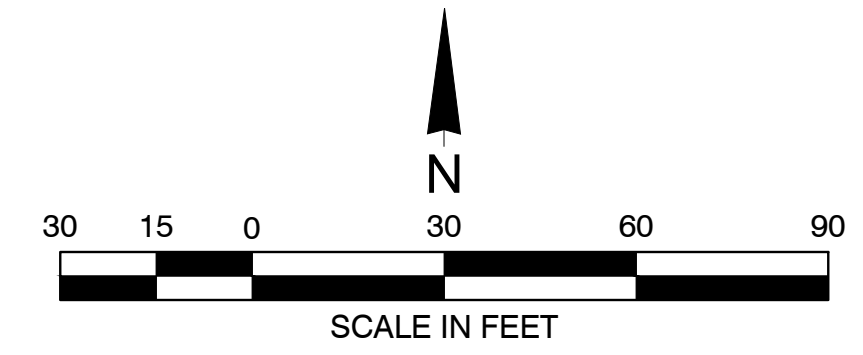
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C3

This file has been digitally signed and sealed by Christopher M. Germana, P.E. in the state adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on the electronic copy.

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CHRISTOPHER M. GERMANA, P.E.
 FLORIDA PROFESSIONAL ENGINEER # 61682
 ENGINEERING FIRM REGISTRY # 29279



SUBDIVISION SITE DATA

- SITE AREA** = 4.70 AC / 204,742 SF
- SITE LOCATION**
ESTES ROAD
EUSTIS, FLORIDA 32736
SECTION 05, TOWNSHIP 19 SOUTH, RANGE 27 EAST
TAX PARCEL #3862867
DESIGN DISTRICT: SUBURBAN NEIGHBORHOOD
FUTURE LAND USE: SUBURBAN RESIDENTIAL
- SITE REQUIREMENTS (PER LAND USE)**
DENSITY: 5 DU/AC MAX
BLDG HEIGHT: 1-STORY / 35' MAX
OPEN SPACE (LDR SEC. 109-3): 25% MIN. (1.18 AC)
ISR (LDR SEC. 109-3): 40% MAX.
MIN. PARK SIZE: 1/4 ACRE (<25 LOTS)
ESTES ROAD BUFFER: 29'
STREET SETBACK: 25'
COMMON LOT SETBACK: 5'
REAR LOT SETBACK: 35'
- SUBDIVISION DATA**
NUMBER OF LOTS: 18
CLASSIFICATION: SINGLE FAMILY RESIDENTIAL
DENSITY: 3.93 DU/ACRE
TYPICAL LOT SIZE: 55 X 120' (6,600 SF)
SCHOOL AGE POPULATION: 65 X 18 = 12 CHILDREN
WETLANDS: NONE ON SITE
FLOOD ZONES: NONE ON SITE
ROAD TYPE: RESIDENTIAL STREET
PROPOSED LOT TYPE: HOUSE LOT
PARK TYPE: GREENWAY (0.36 AC)
- UTILITY DATA**
WATER: CITY OF EUSTIS
SEWER: CITY OF EUSTIS
ELECTRICITY: SECO ENERGY
TELEPHONE: CENTURY LINK
- IMPERVIOUS DATA**
LOTS = 1.26 AC (3,049 SF/LOT)
ROADWAY = 0.46 AC
SIDEWALK = 0.16 AC
ON-SITE IMPERVIOUS = 1.88 AC / 40.00%
PERVIOUS AREA = 2.82 AC / 60.00%

NOTES

- THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILE WILL BE PROVIDED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
- PROJECT SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FBC) 2020 EDITION
- UTILITY EASEMENTS TO BE DEDICATED TO THE CITY OF EUSTIS.
- DRAINAGE UTILITIES TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
- THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON AREAS, FENCES, AND RETENTION AREAS.
- ALL SIDEWALKS CONSTRUCTED THROUGHOUT THE ENTIRE SITE SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF EUSTIS LAND DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
- POND TRACT SHALL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
- WALLS, FENCES, AND SIGNS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- BOUNDARY AND RIGHT-OF-WAY INFO SHOWN ON THIS SHEET AND ENTIRE PLAN SET WAS PROVIDED BY BENCHMARK SURVEYING & MAPPING, LLC. ISSUED DATE OF JUNE 10, 2022
- ALL HOUSES SHALL HAVE GARAGES IN ACCORDANCE TO EUSTIS LAND DEVELOPMENT REGULATIONS SEC. 110-5.8. - GARAGES.
- ALL DRIVEWAYS SHALL CONFORM TO CITY OF EUSTIS REQUIREMENTS AND DESIGN STANDARDS.

ALT KEY #3862868 (NOT INCLUDED)

ALT KEY #2923245 (NOT INCLUDED)

ALT KEY #3931515 (NOT INCLUDED) ALT KEY #3931514 (NOT INCLUDED) ALT KEY #3931513 (NOT INCLUDED) ALT KEY #3931512 (NOT INCLUDED) ALT KEY #3931511 (NOT INCLUDED) ALT KEY #3931510 (NOT INCLUDED) ALT KEY #3931509 (NOT INCLUDED) ALT KEY #3931508 (NOT INCLUDED) ALT KEY #3931549 (NOT INCLUDED) ALT KEY #3931552 (NOT INCLUDED)

SUBDIVISION SITE PLAN

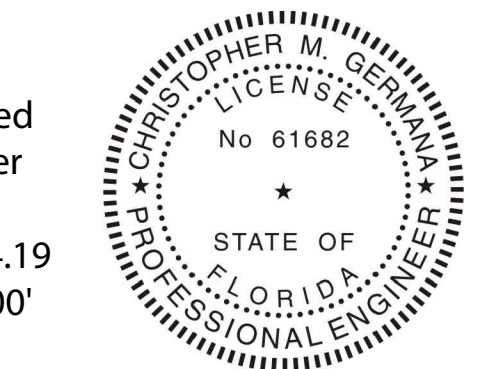
ESTES RESERVE SUBDIVISION

GERMANA ENGINEERING AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 30'

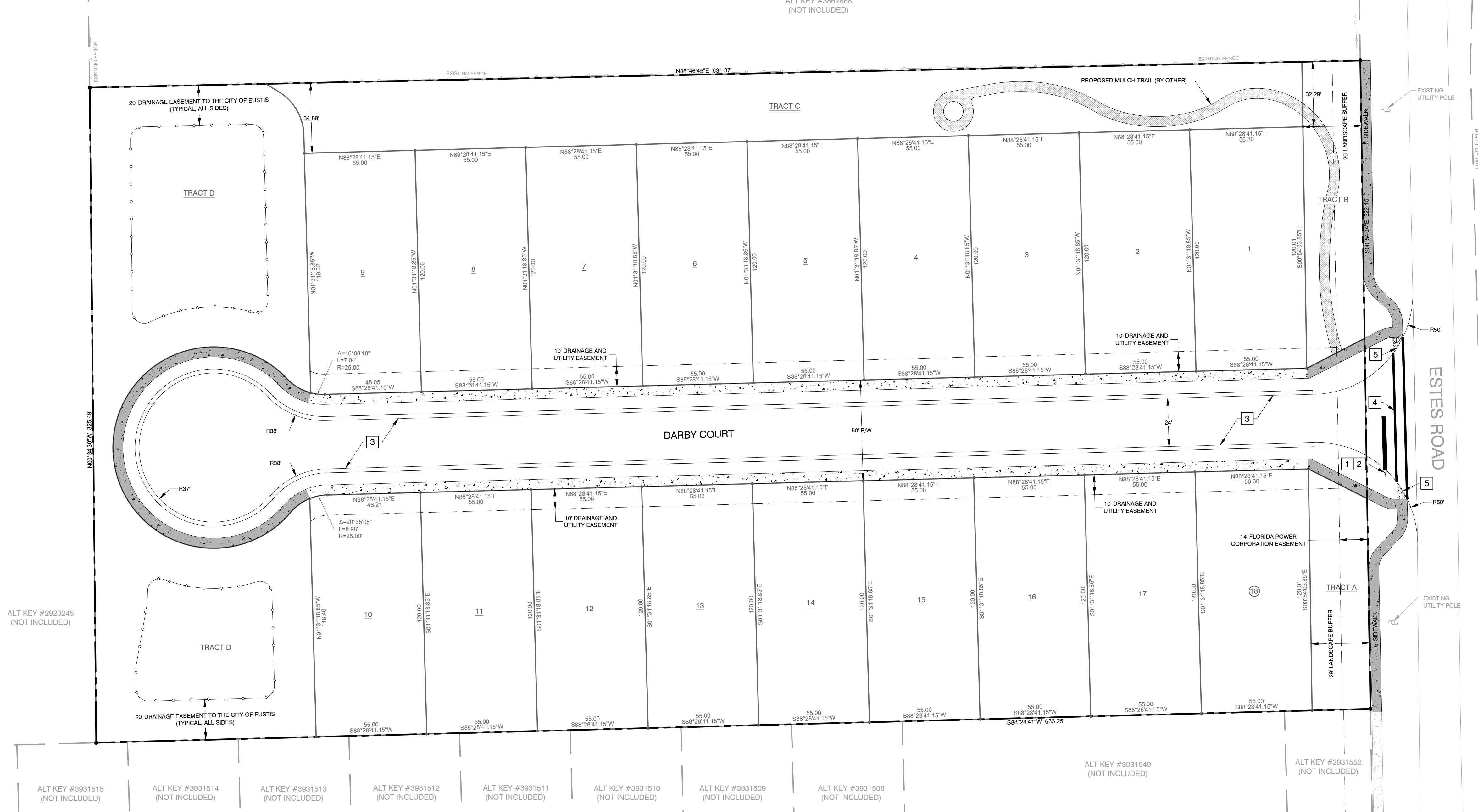
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Date: 2023.04.19 13:05:46 -0400'

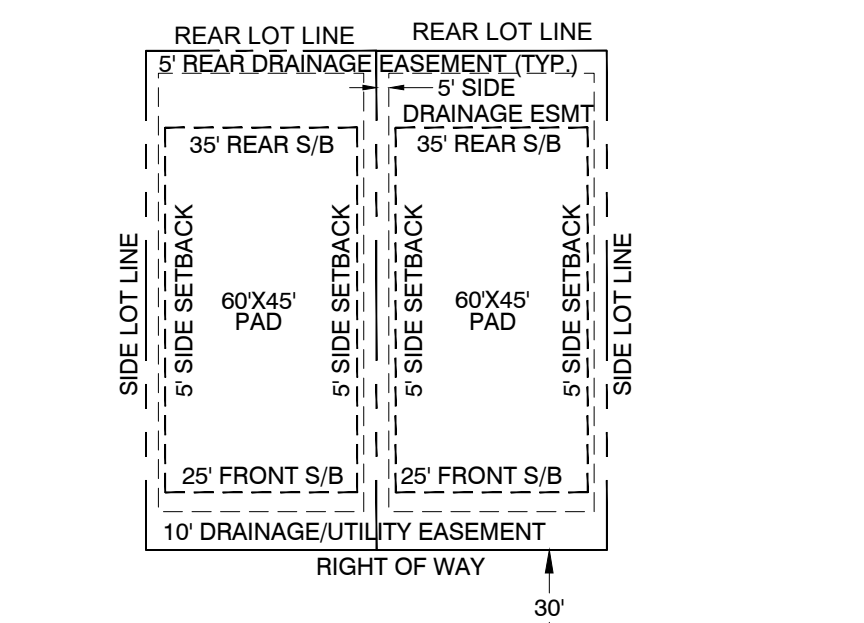
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279



LEGEND

- PROJECT PROPERTY LINE
- EXTERIOR PARCEL LINE
- EASEMENT LINE
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED CONCRETE
- PROPOSED CONCRETE TO BE CONSTRUCTED WITH THIS PROJECT (TYPICAL SEE SHEET C11 FOR DETAILS)
- PROPOSED MULCH TRAIL (BY OTHERS)

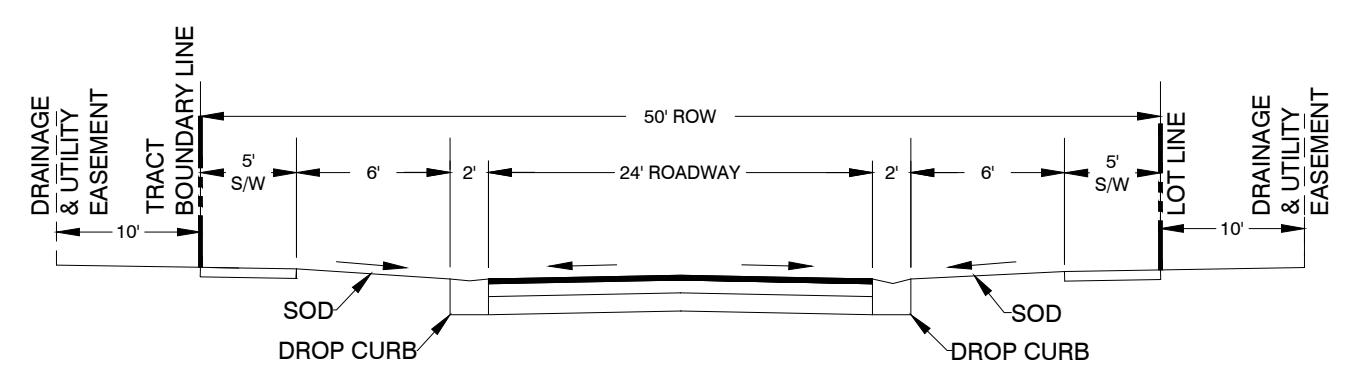
TRACT	USE	OWNERSHIP	ACREAGE	% OVERALL	OPEN SPACE
N/A	SINGLE FAMILY LOTS	-	2.73 AC	58.10%	0.00 AC
N/A	RIGHT-OF-WAY	CITY OF EUSTIS	0.79 AC	16.88%	0.00 AC
TRACT A	LANDSCAPE BUFFER	H.O.A.	0.07 AC	1.59%	0.07 AC
TRACT B	LANDSCAPE BUFFER	H.O.A.	0.10 AC	2.06%	0.10 AC
TRACT C	GREENWAY	H.O.A.	0.39 AC	8.21%	0.39 AC
TRACT D	STORMWATER	H.O.A.	0.62 AC	13.16%	0.62 AC
TOTAL			4.70 AC	100.00%	1.18 AC



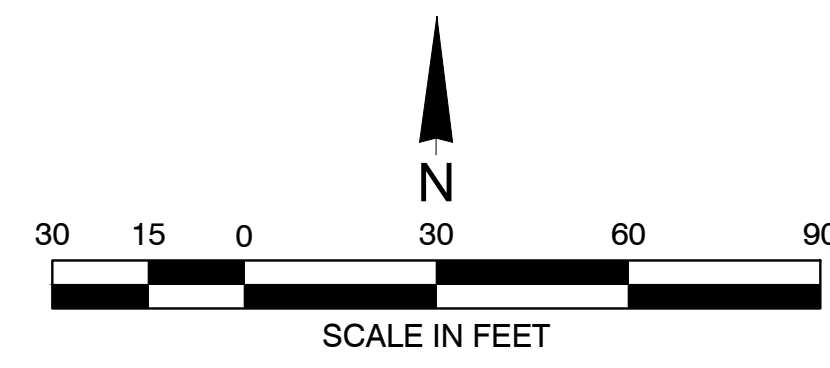
TYPICAL LOT LAYOUT NTS

KEY LEGEND

- 24" WHITE PAINTED STOP BAR
- 30" STOP SIGN (R1-1) AND STREET SIGN
- DROP CURB PER FOOT INDEX, 300
- 12" WHITE PAINTED CROSSWALK
- DETECTABLE WARNING MAT IN BRICK RED



TYPICAL 50' RIGHT-OF-WAY NTS



****CAUTION****
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NOTES
 1. EARTHWORK AS PROPOSED WILL BE BALANCED ON SITE WITH NO EXPORT OR IMPORT OF SOIL NEEDED.

- LEGEND**
- PROPOSED 45' X 60' BUILDING PAD
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SWALE FLOW LINE
 - PROPOSED SPOT ELEVATION
 - PROPOSED STORMWATER PIPE
 - PROPERTY LINE
 - EXTERIOR PARCEL LINE
 - PROPOSED CONCRETE
 - STEM WALL (DESIGNED BY OTHERS WITH BUILDING PERMIT)
 - PROPOSED FENCE

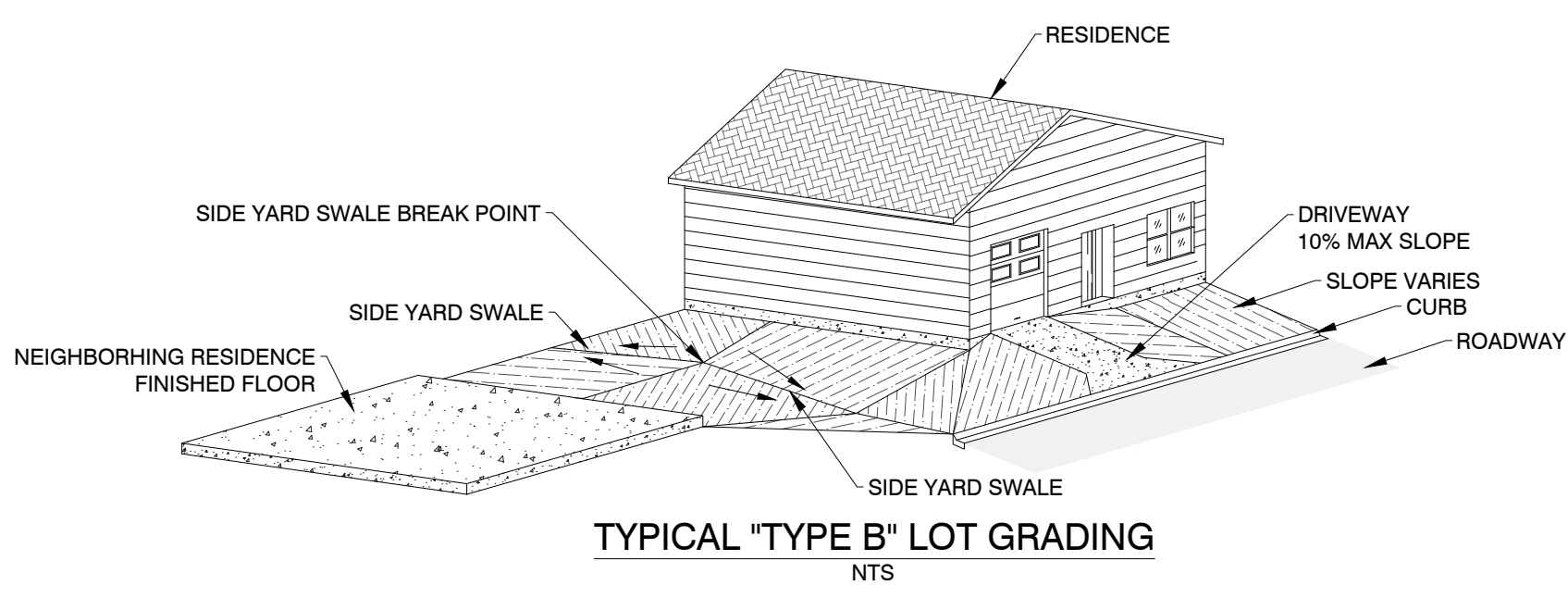
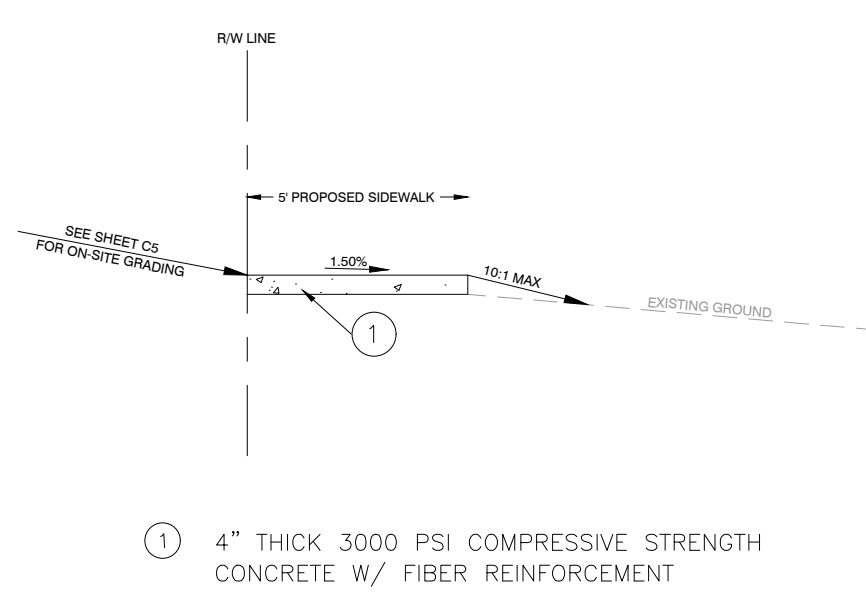
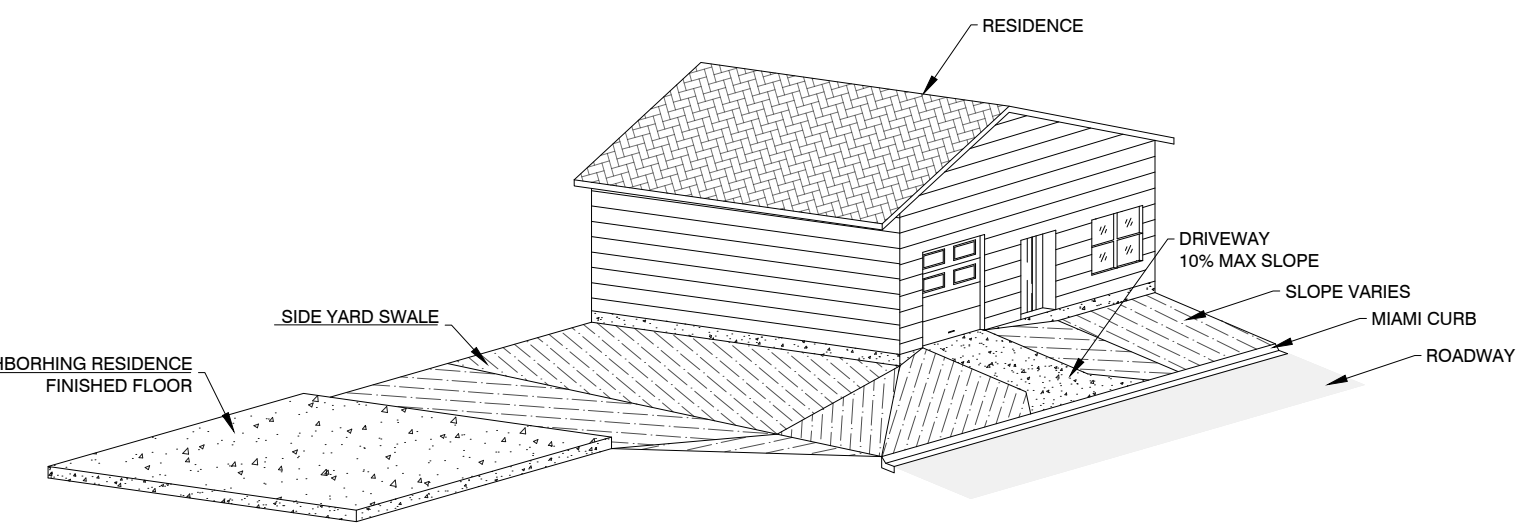
DATE	REVISIONS

SUBDIVISION GRADING AND DRAINAGE PLAN

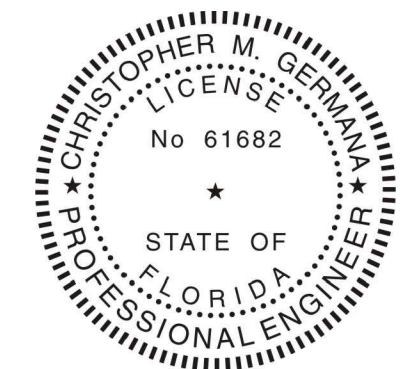
ESTES RESERVE SUBDIVISION

GERMANA ENGINEERING AND ASSOCIATES, LLC
 1120 WEST MINNEOLA AVENUE
 CLERMONT, FL 34711
 WWW.GERMANAENGINEERING.COM
 ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 30'
 DATE: 03-24-2023
 SHEET: C5

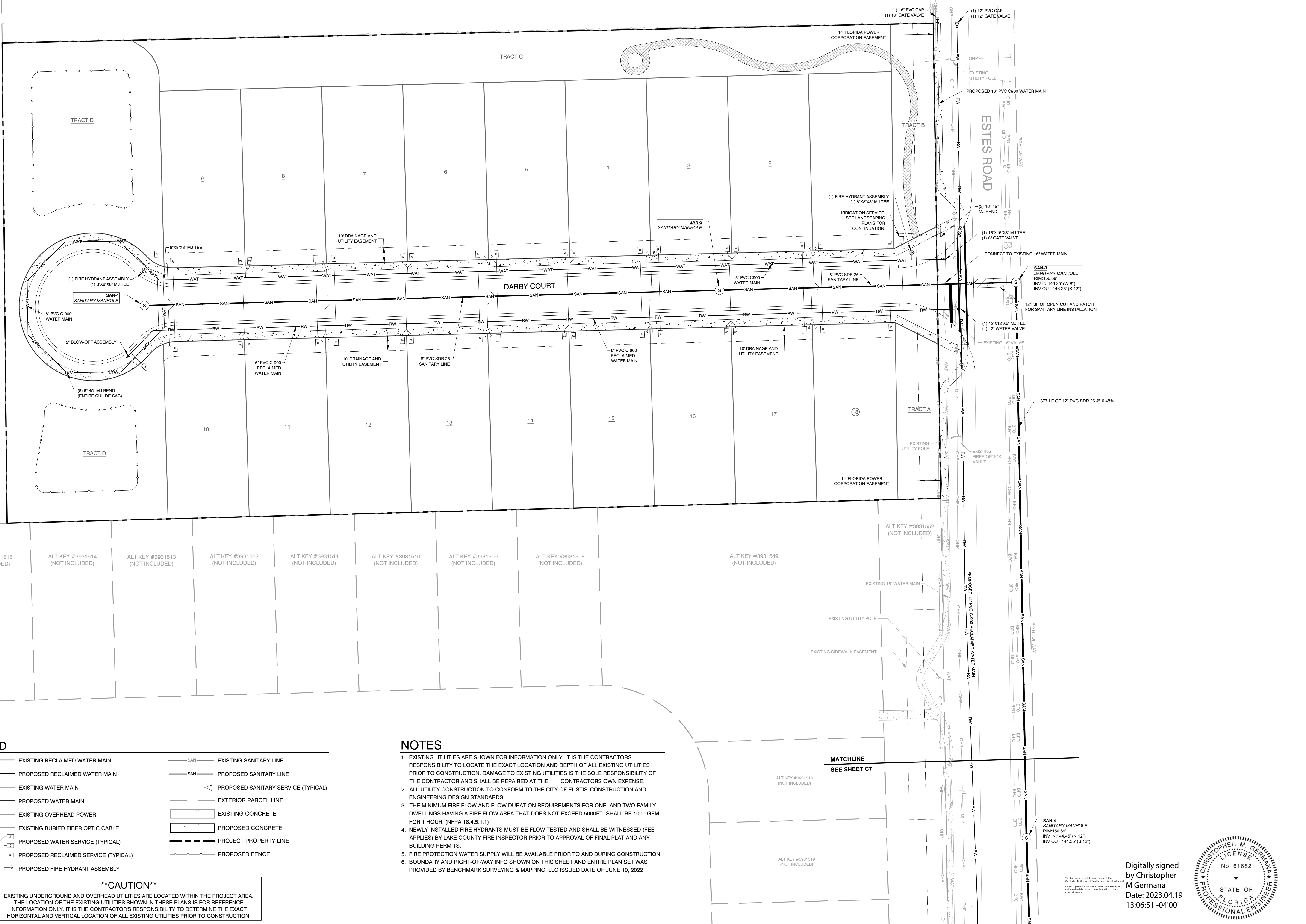


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CHRISTOPHER M. GERMANA, P.E.
 FLORIDA PROFESSIONAL ENGINEER # 61682
 ENGINEERING FIRM REGISTRY # 29279

ALT KEY #3862868
(NOT INCLUDED)



ALT KEY #2923245
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ALT KEY #3931518
(NOT INCLUDED)

ALT KEY #3931519
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ALT KEY #3931520
(NOT INCLUDED)

LEGEND

- RW — EXISTING RECLAIMED WATER MAIN
- RW — PROPOSED RECLAIMED WATER MAIN
- WAT — EXISTING WATER MAIN
- WAT — PROPOSED WATER MAIN
- OHP — EXISTING OVERHEAD POWER
- BFO — EXISTING BURIED FIBER OPTIC CABLE
- SAN — EXISTING SANITARY LINE
- SAN — PROPOSED SANITARY LINE
- WAT — PROPOSED WATER SERVICE (TYPICAL)
- SAN — PROPOSED SANITARY SERVICE (TYPICAL)
- RW — PROPOSED RECLAIMED SERVICE (TYPICAL)
- SAN — PROPOSED FIRE HYDRANT ASSEMBLY
- SAN — EXISTING SANITARY LINE
- SAN — PROPOSED SANITARY SERVICE (TYPICAL)
- RW — EXISTING CONCRETE
- RW — PROPOSED CONCRETE
- RW — PROPOSED PROPERTY LINE
- RW — PROPOSED FENCE

****CAUTION****

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NOTES

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2. ALL UTILITY CONSTRUCTION TO CONFORM TO THE CITY OF EUSTIS' CONSTRUCTION AND ENGINEERING DESIGN STANDARDS.
3. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000FT² SHALL BE 1000 GPM FOR 1 HOUR. (NFPA 18.4.5.1.1)
4. NEWLY INSTALLED FIRE HYDRANTS MUST BE FLOW TESTED AND SHALL BE WITNESSED (FEE APPLIES) BY LAKE COUNTY FIRE INSPECTOR PRIOR TO APPROVAL OF FINAL PLAT AND ANY BUILDING PERMITS.
5. FIRE PROTECTION WATER SUPPLY WILL BE AVAILABLE PRIOR TO AND DURING CONSTRUCTION.
6. BOUNDARY AND RIGHT-OF-WAY INFO SHOWN ON THIS SHEET AND ENTIRE PLAN SET WAS PROVIDED BY BENCHMARK SURVEYING & MAPPING, LLC ISSUED DATE OF JUNE 10, 2022

MATCHLINE
SEE SHEET C7

**SUBDIVISION
UTILITY PLAN**

**ESTES RESERVE
SUBDIVISION**

**GERMANA ENGINEERING
AND ASSOCIATES, LLC**
1120 WEST MINNEOLA AVENUE
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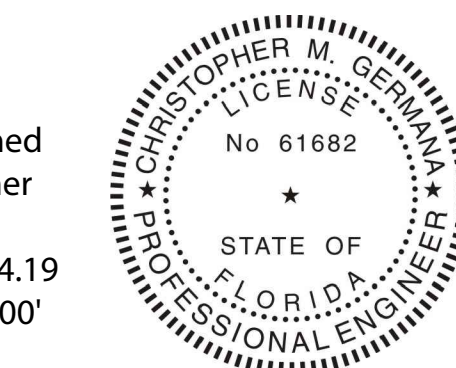
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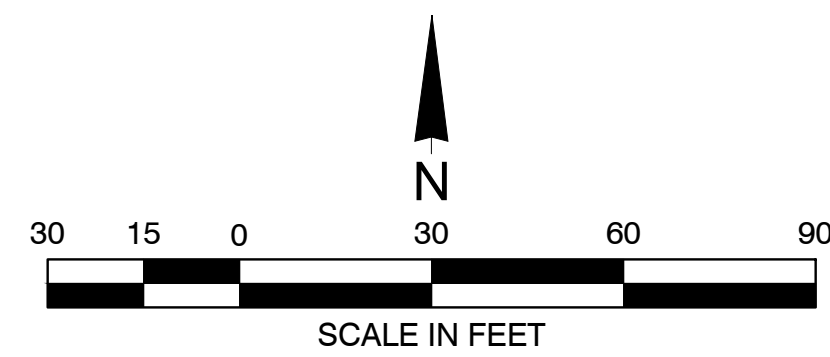
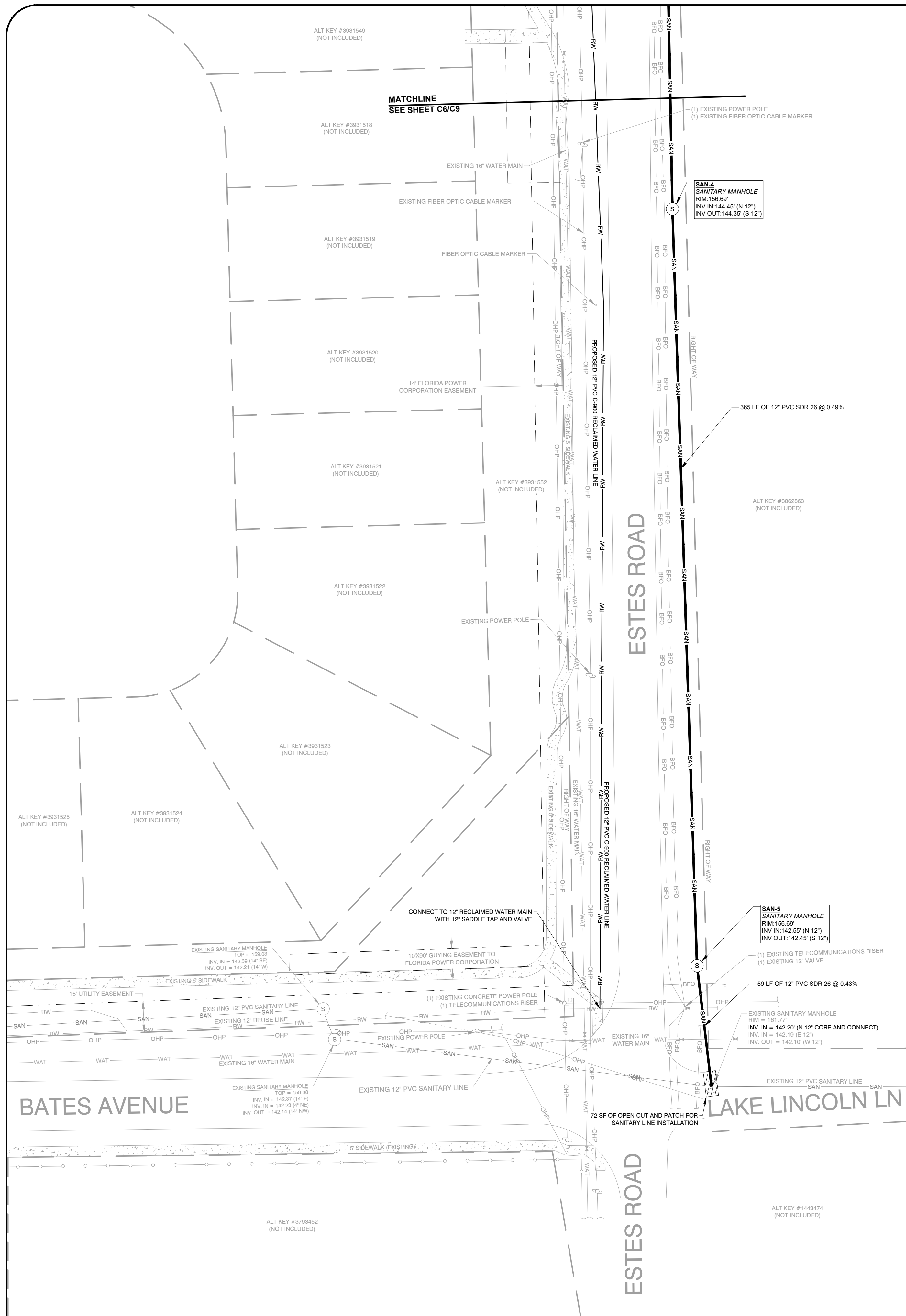
#	REVISIONS	DATE
1.	REVISED NOTES AND OFFSITE SANITARY SIZE	04-19-2023

PROJECT # GE0152021

EUSTIS, FLORIDA



CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279



LEGEND

- RW — EXISTING RECLAIMED WATER MAIN
- RW — PROPOSED RECLAIMED WATER MAIN
- WAT — EXISTING WATER MAIN
- WAT — PROPOSED WATER MAIN
- OHP — EXISTING OVERHEAD POWER
- BFO — EXISTING BURIED FIBER OPTIC CABLE
- SAN — EXISTING SANITARY LINE
- SAN — PROPOSED SANITARY LINE
- PROPOSED SANITARY SERVICE (TYPICAL)
- EXTERIOR PARCEL LINE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROJECT PROPERTY LINE
- PROPOSED WATER SERVICE (TYPICAL)
- PROPOSED IRRIGATION SERVICE (TYPICAL)
- PROPOSED FIRE HYDRANT ASSEMBLY

NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTORS OWN EXPENSE.
2. ALL UTILITY CONSTRUCTION TO CONFORM TO THE CITY OF EUSTIS' CONSTRUCTION AND ENGINEERING DESIGN STANDARDS.
3. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000FT² SHALL BE 1000 GPM FOR 1 HOUR. (NFPA 18.4.5.1.1)
4. FIRE PROTECTION WATER SUPPLY WILL BE AVAILABLE PRIOR TO AND DURING CONSTRUCTION.

DATE	REVISIONS
04-19-2023	1. REVISED SANITARY MAIN SIZE

OFF-SITE UTILITY PLAN

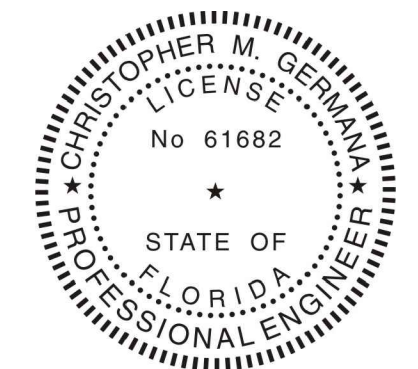
ESTES RESERVE SUBDIVISION

GERMANA ENGINEERING AND ASSOCIATES, LLC
 1120 WEST MINNEOLA AVENUE
 CLERMONT, FL 34711
 WWW.GERMANAENGINEERING.COM
 ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 30'
 DATE: 03-24-2023

SHEET
C7

Digitally signed by Christopher M Germana
 Date: 2023.04.19 13:07:25 -04'00'



CHRISTOPHER M. GERMANA, P.E.
 FLORIDA PROFESSIONAL ENGINEER # 61682
 ENGINEERING FIRM REGISTRY # 29279

EROSION CONTROL NOTES

STORMWATER POLLUTION PREVENTION PLAN

- ATTENTION IS DRAWN TO THE FACT THAT THIS PROJECT IS PERMITTED UNDER THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE REQUIREMENTS OF THIS PERMIT, AND TO UNDERTAKE ANY MEASURES NECESSARY TO COMPLY WITH SAID REQUIREMENTS.
- IT MAY BE NECESSARY, DUE TO WEATHER CONDITIONS, PHASING OF CONSTRUCTION ACTIVITIES, QUANTITY AND TYPE OF MATERIALS, ETC., TO TAKE ADDITIONAL MEASURES TO COMPLY WITH THE N.P.D.E.S. PERMIT THAT ARE NOT OUTLINED IN THESE PLANS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR IMPLEMENTATION OF WHATEVER MEASURES ARE NECESSARY TO PREVENT THE DISCHARGE OF POLLUTANTS, INCLUDING BUT NOT LIMITED TO TURBID WATER RUNOFF, AND FUGITIVE AIRBORNE PARTICULATE POLLUTANTS.
- THE CONTRACTOR IS FURTHER ADVISED THAT A SEPARATE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) HAS BEEN PREPARED FOR THIS PROJECT AND IS HEREBY MADE PART OF THE CONSTRUCTION DOCUMENTS.
- THIS INFORMATION REPRESENTS THE MINIMUM AMOUNT OF EROSION AND SEDIMENT CONTROL MEASURES. IN THE OPINION OF THE ENGINEER, THAT MAY BE NECESSARY FOR ANY ADDITIONAL MEASURES OR PRACTICES THAT MAY BE NECESSARY TO CONTROL EROSION, TURBID DISCHARGE, FUGITIVE PARTICULATES, ETC. TO FULLY COMPLY WITH ALL GOVERNMENTAL RULES AND/OR PERMIT REQUIREMENTS.

GENERAL NOTES

- THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
- TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOIL, OR COMPACTED AS DETERMINED BY THE ENGINEER.
- PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.

SEDIMENT FENCE

- THE SEDIMENT BARRIER UTILIZES STANDARDS STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
- THE HEIGHT OF A SEDIMENT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG. TIE WIRES, OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLES OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSURE POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED IN SUCH A CASE. THE FILTER FABRIC IS STAPLED OR WIRE DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
- THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
- SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

SEDIMENT FENCE MAINTENANCE

- SEDIMENT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SEDIMENT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE. PREPARED, AND SEEDED.

DITCH BARRIERS

- BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
- THE REMAINING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE, WITH THE FOLLOWING ADDITION.
- THE STRAW BALES SHALL BE INSTALLED SUCH THAT UNDERCUTTING BENEATH THE BALES IS MINIMIZED BY THE USE OF ROCK CHECK DAMS PLACED ADJACENT TO THE STRAW BALES.
- THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

DITCH BARRIER MAINTENANCE

- STRAW BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS, AND UNDERCUTTING BENEATH BALES.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

TIMING OF SEDIMENT CONTROL PRACTICES

- SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH DISTURBING ACTIVITY.
- SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RESTABILIZED.

STABILIZATION OF NON-STRUCTURAL PRACTICES

- CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS IT IS PRACTICAL AFTER GRADING OR CONSTRUCTION.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN FOURTEEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED.

MAINTENANCE

TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL BE REMOVED OR REPLACED BY THE ENGINEER AT NO COST TO THE OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

SEDIMENT BARRIERS

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS. SEDIMENT BARRIERS SUCH AS A SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

STOCKPILES

ALL SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY PERIMETER CONTROL DEVICES SUCH AS STRAW BALE DIKES OR FILTER FABRIC FENCES. AND THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

INSPECTION SCHEDULE

- DIVERSION SWALE AND STRUCTURAL PROTECTION - INSPECT EVERY 7 DAYS OR AFTER EACH RAINSTORM PRODUCING RUNOFF. REPAIR AS REQUIRED.
- INLET PROTECTION - INSPECT FOR SEDIMENT ACCUMULATION AFTER EACH RAINFALL AND DAILY DURING CONTINUED RAINFALL. REPAIR OR REPLACE WHEN WATER FLOW IS RESTRICTED BY SEDIMENT.
- VEGETATIVE PLANTING - INSPECT AFTER SPROUTING OCCURS AND REPLANT BARE AREAS. INSPECT ESTABLISHED COVER EVERY 15 DAYS FOR DAMAGE. REPLANT AS REQUIRED. MAINTAIN ESTABLISHED COVER AT MAXIMUM 6" HEIGHT. IRRIGATE AS REQUIRED DURING DRY PERIODS TO MAINTAIN LIVE VEGETATION.

INLET PROTECTION

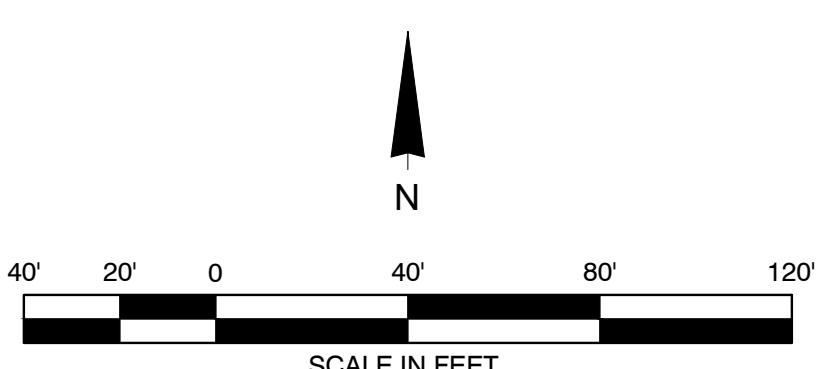
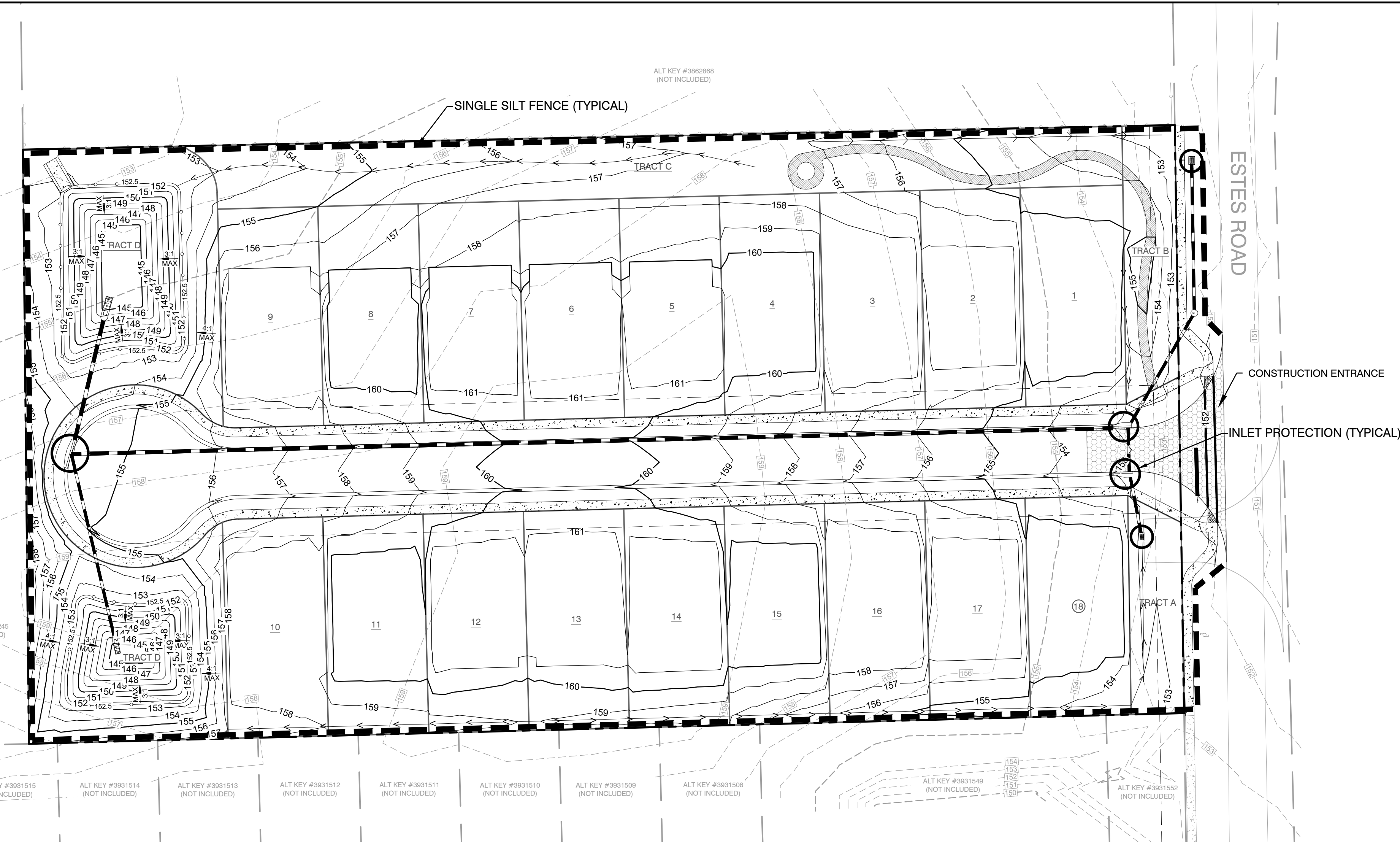
ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING PONDED AND FILTERED.

CONSTRUCTION ACCESS ROUTES

MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES OR PUBLIC ROADS WHERE RUNOFF IS NOT CHECKED.

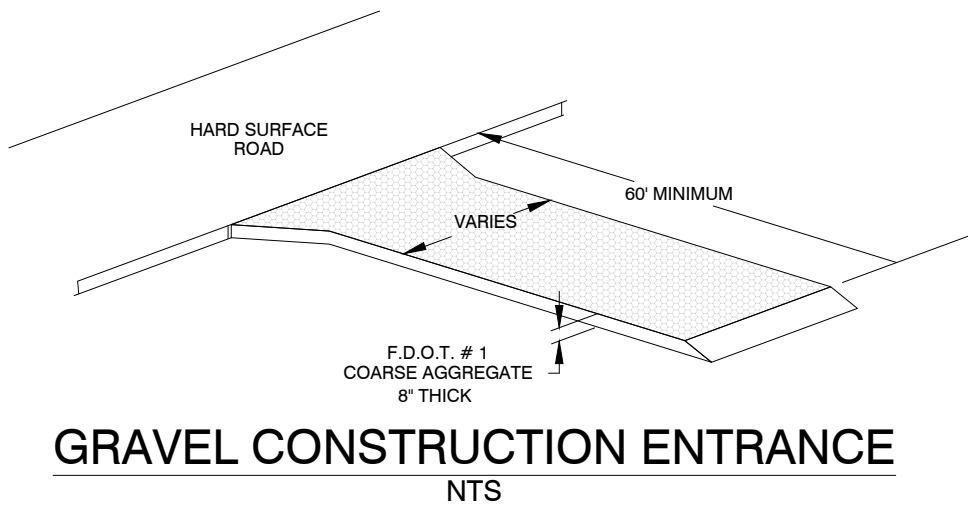
PERMANENT VEGETATION

PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

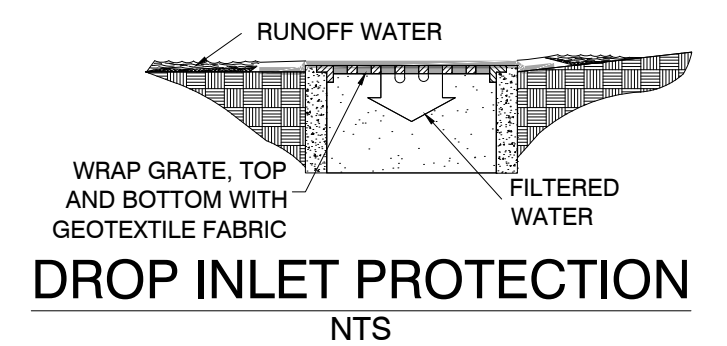


LEGEND

- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED STORMWATER LINE
- PROJECT PROPERTY LINE
- EXISTING PARCEL LINE
- PROPOSED CONCRETE
- PROPOSED FENCE



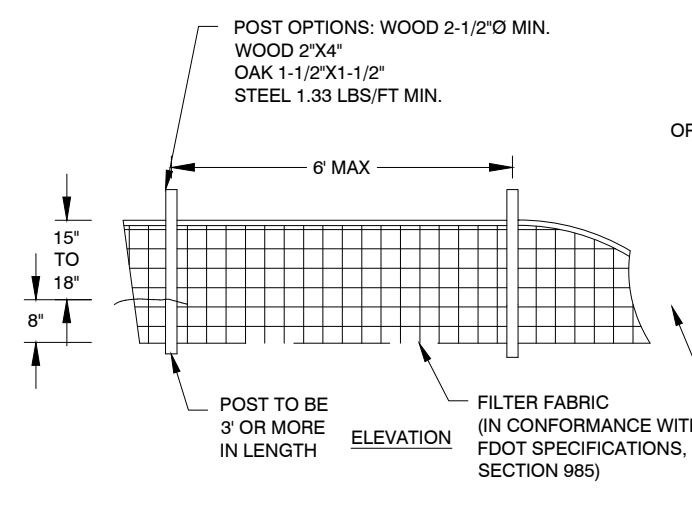
GRAVEL CONSTRUCTION ENTRANCE
NTS



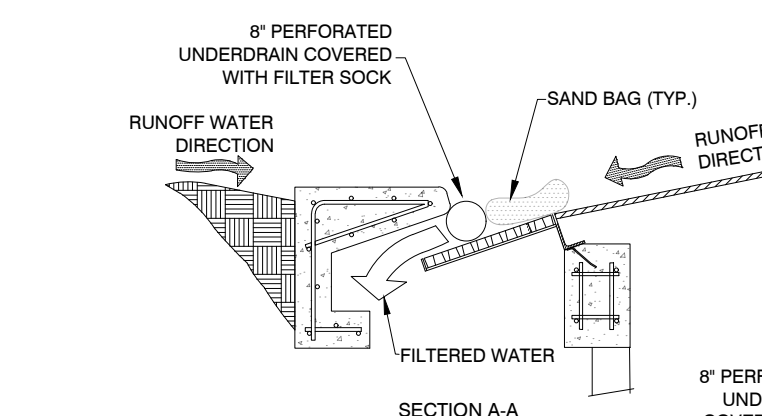
DROP INLET PROTECTION
NTS

CONSTRUCTION SEQUENCE

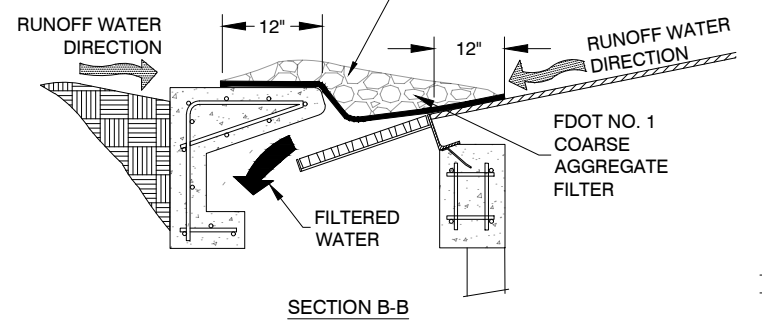
- INSTALL SEDIMENT CONTROL MEASURES
- ROUGH GRADE SITE & STOCKPILE TOPSOIL
- TEMPORARY VEGETATION
- INSTALL STORM WATER MANAGEMENT MEASURES
- INSTALL ROAD & PARKING BASE
- SURFACE ROADS & PARKING
- FINAL GRADING
- PERMANENT VEGETATION
- INSTALLING LANDSCAPING
- PERFORM CONTINUING MAINTENANCE



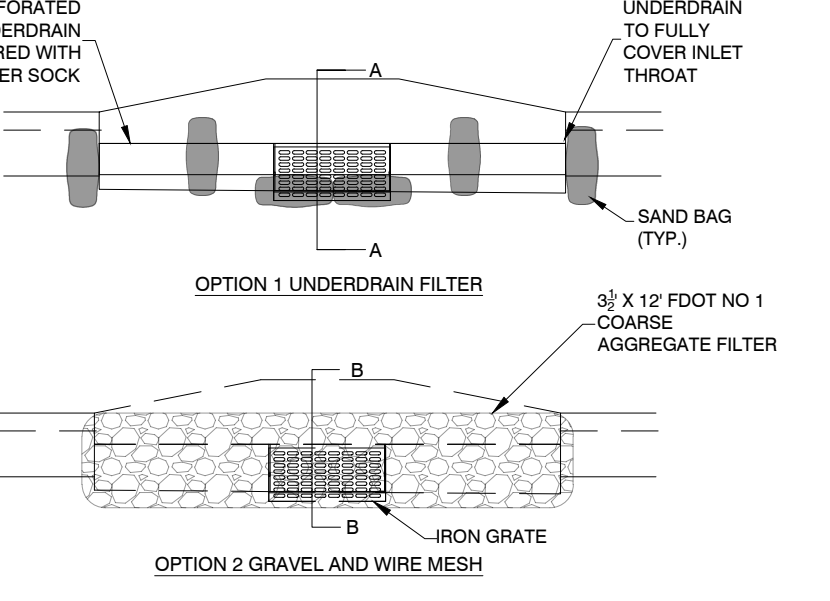
POST TO BE 3\"/>



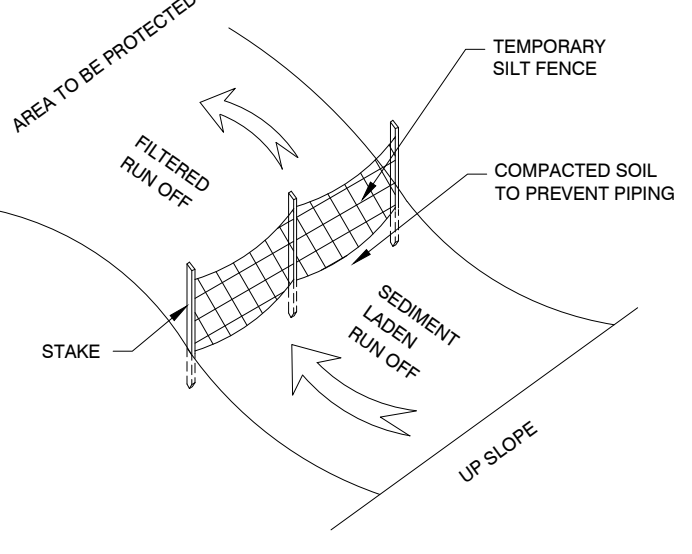
SECTION A-A



SECTION B-B



OPTION 2 GRAVEL AND WIRE MESH



SILT FENCE
NTS

EROSION CONTROL SUMMARY

EROSION CONTROL DESIGNER: GERMANA ENGINEERING AND ASSOCIATES, LLC.
CONTACT: CHRISTOPHER M. GERMANA, PE
1120 WEST MINNEOLA AVENUE
CLERMONT, FLORIDA 34711
(352) 242-9329

OWNER/DEVELOPER: BURLGARD INVESTMENTS, LLC.
CONTACT: FRANK BOMBIECK
1810 WEST KENNEDY BLDV, SUITE 232
TAMPA, FLORIDA 33606
(813) 321-1984

AREA ADJACENT TO SITE: THE SITE IS NEXT TO UNIMPROVED AGRICULTURAL LAND TO THE NORTH, A MIDDLE SCHOOL TO THE WEST, SINGLE FAMILY RESIDENTIAL TO THE SOUTH, AND ESTES ROAD TO THE EAST.

EROSION CONTROL MEASURES: EROSION AND RUNOFF WILL BE CONTROLLED BY SILT FENCE AND INLET PROTECTION AS NEEDED.

CURB INLET PROTECTION NTS

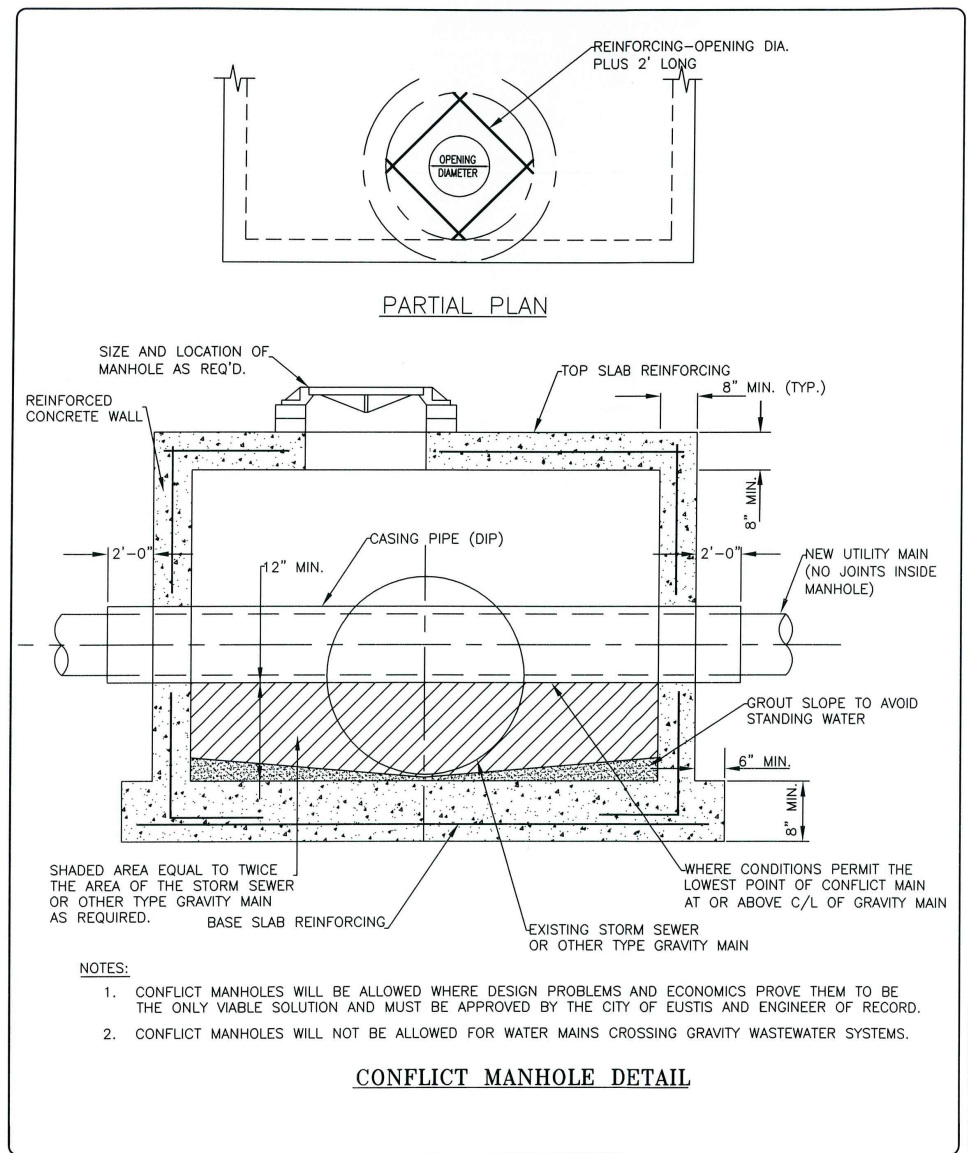
SILT FENCE NTS

STORMWATER POLLUTION PREVENTION PLAN	ESTES RESERVE SUBDIVISION
PROJECT # GE0150201	EUSTIS, FLORIDA
GERMANA ENGINEERING AND ASSOCIATES, LLC	1120 WEST MINNEOLA AVENUE CLERMONT, FL 34711 WWW.GERMANAENGINEERING.COM ENGINEERING FIRM REGISTRY # 29279
SCALE: 1" = 40'	DATE: 03-24-2023
SHEET	C8

Digitally signed by Christopher M. Germana
Date: 2023.04.19 13:08:03 -04'00'



CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279



NOTES:

- CONFLICT MANHOLES WILL BE ALLOWED WHERE DESIGN PROBLEMS AND ECONOMICS PROVE THEM TO BE THE ONLY VIABLE SOLUTION AND MUST BE APPROVED BY THE CITY OF EUSTIS AND ENGINEER OF RECORD.
- CONFLICT MANHOLES WILL NOT BE ALLOWED FOR WATER MAINS CROSSING GRAVITY WASTEWATER SYSTEMS.

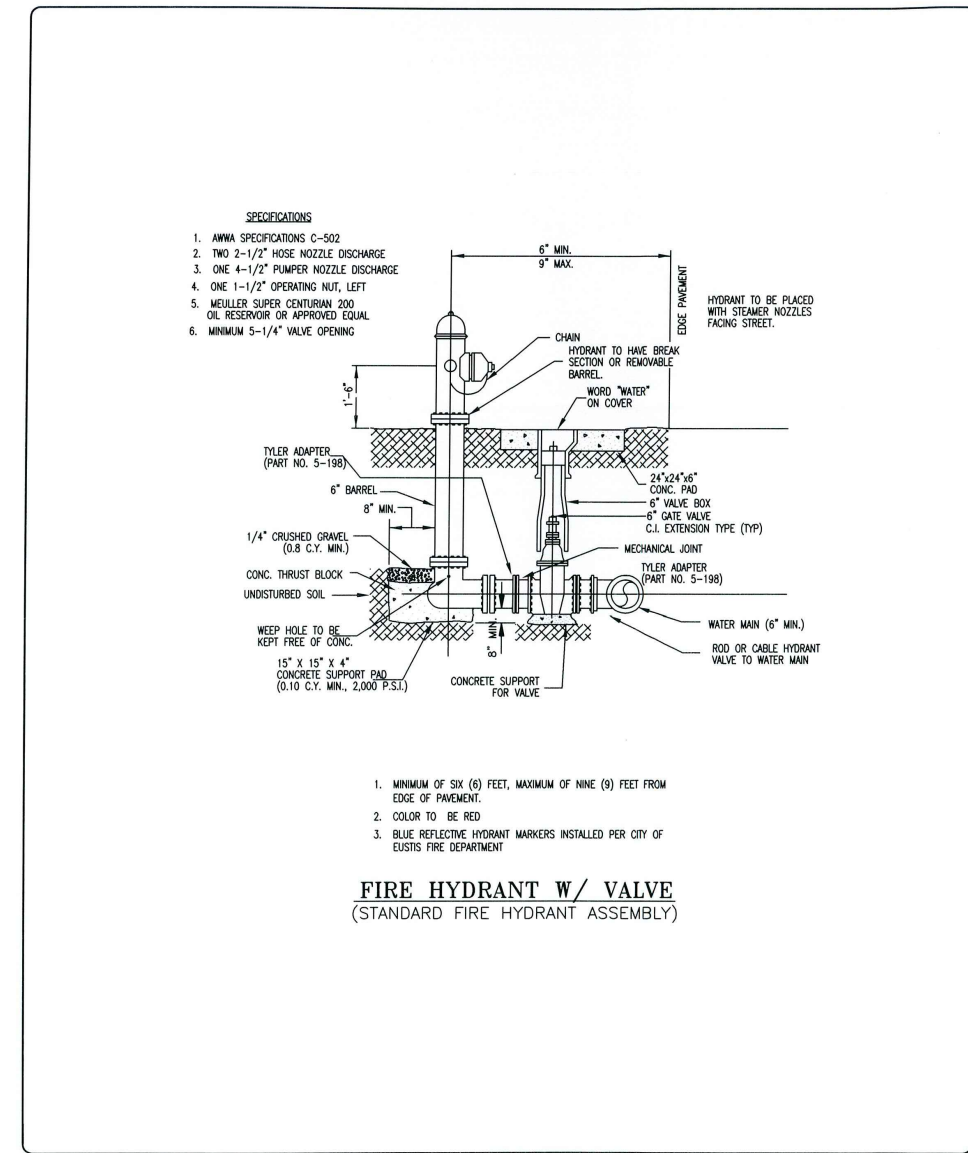
CITY OF EUSTIS
ENGINEERING DEPT.
P.O. DRAWER 48
101 N. GROVE ST.
EUSTIS, FL 32727-0048
352-483-5480

CONFLICT MANHOLE

JOB NAME

DESIGN BY: [blank]
CHECKED BY: [blank]
DATE: NOV. 10, 2016

SHEET OF



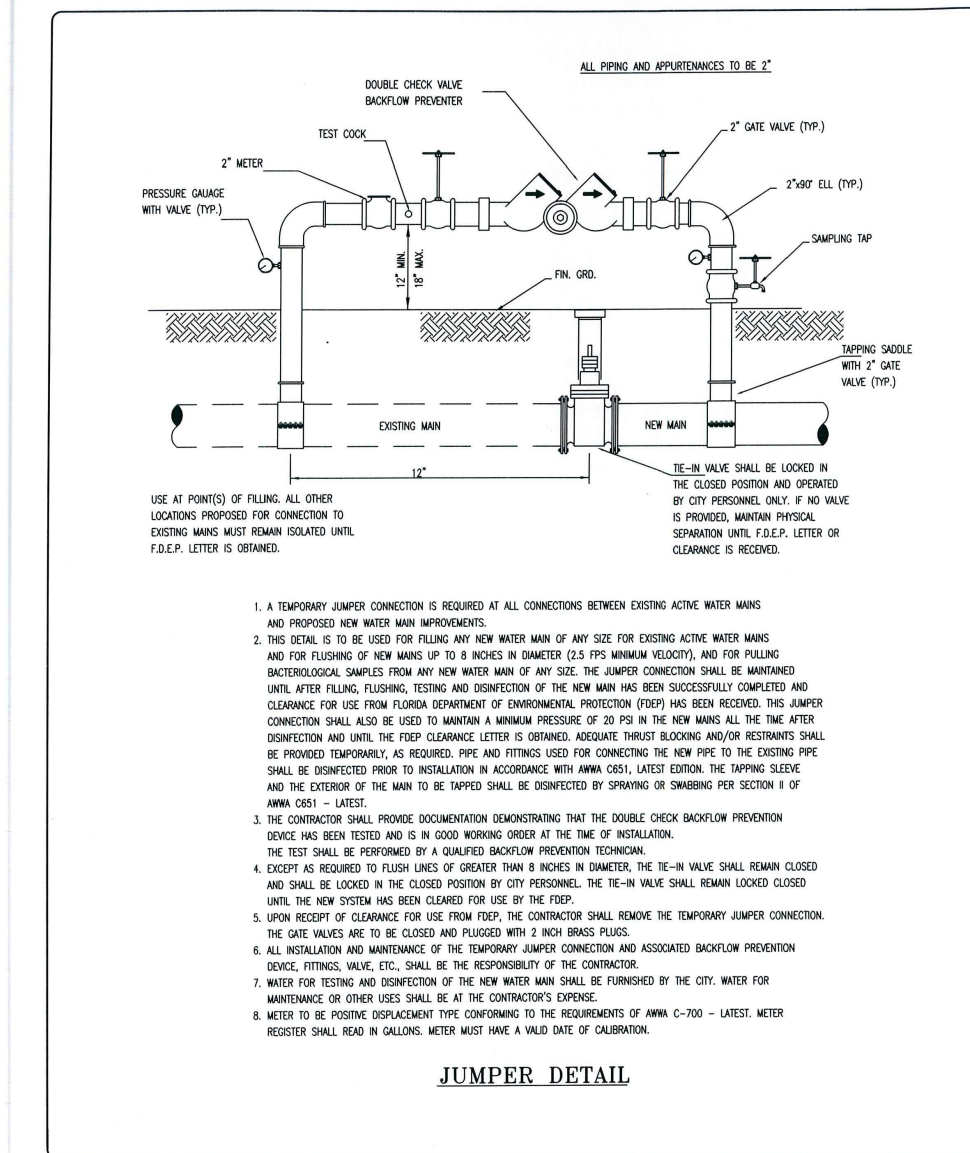
CITY OF EUSTIS
ENGINEERING DEPT.
P.O. DRAWER 48
101 N. GROVE ST.
EUSTIS, FL 32727-0048
352-483-5480

FIRE HYDRANT (ASSEMBLY)

JOB NAME

DESIGN BY: [blank]
CHECKED BY: [blank]
DATE: NOV. 10, 2016

SHEET OF



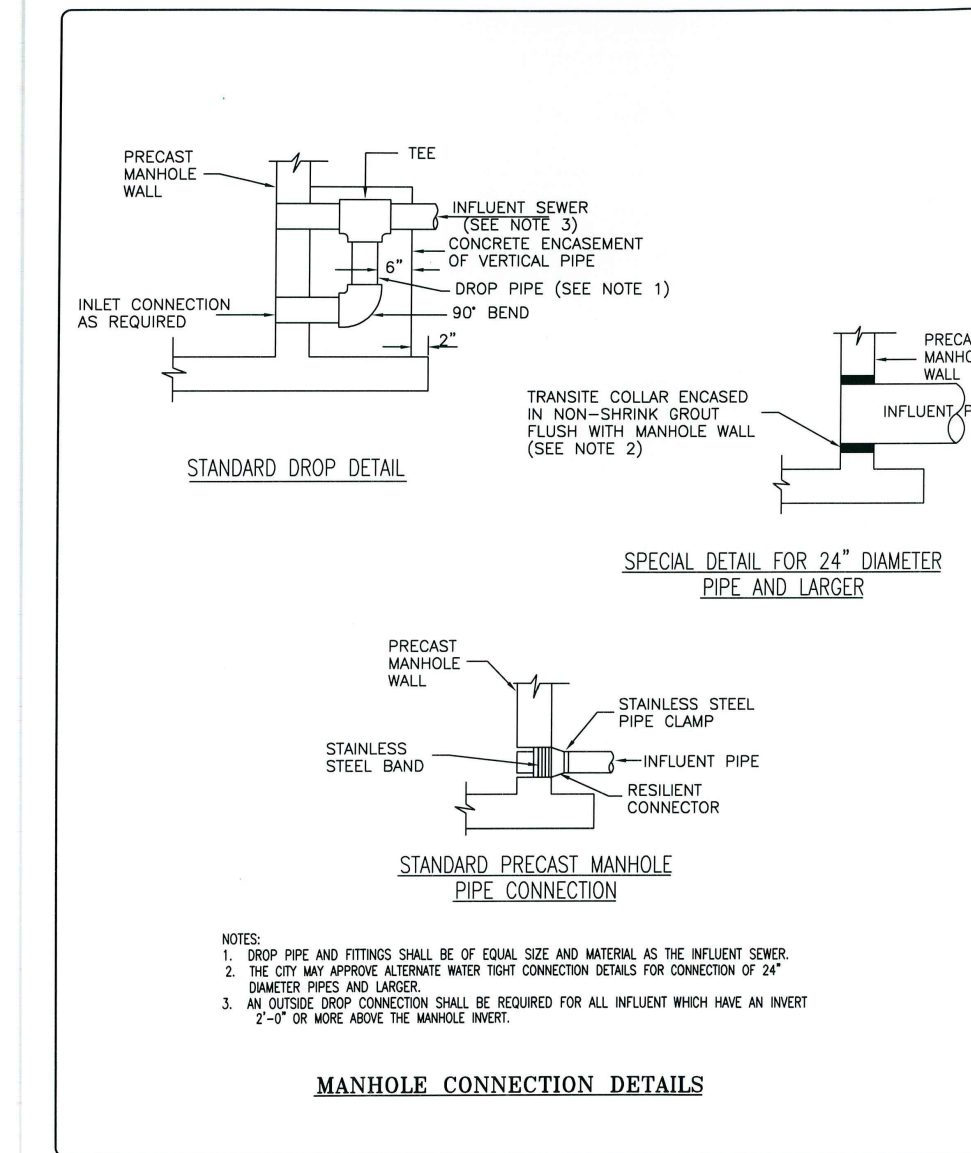
CITY OF EUSTIS
ENGINEERING DEPT.
P.O. DRAWER 48
101 N. GROVE ST.
EUSTIS, FL 32727-0048
352-483-5480

JUMPER DETAIL

JOB NAME

DESIGN BY: [blank]
CHECKED BY: [blank]
DATE: NOV. 10, 2016

SHEET OF



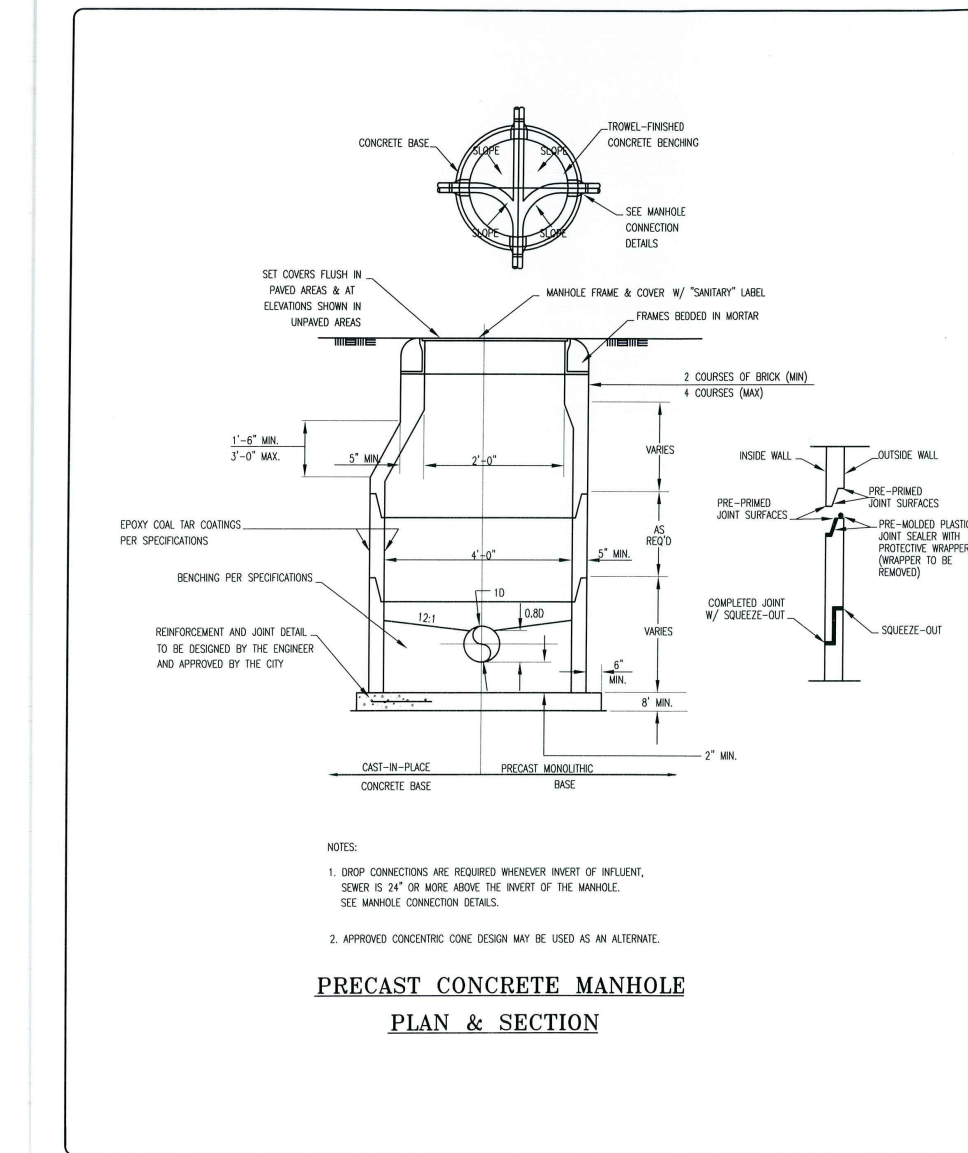
CITY OF EUSTIS
ENGINEERING DEPT.
P.O. DRAWER 48
101 N. GROVE ST.
EUSTIS, FL 32727-0048
352-483-5480

MANHOLE CONNECTION DETAILS

JOB NAME

DESIGN BY: [blank]
CHECKED BY: [blank]
DATE: NOV. 10, 2016

SHEET OF



CITY OF EUSTIS
ENGINEERING DEPT.
P.O. DRAWER 48
101 N. GROVE ST.
EUSTIS, FL 32727-0048
352-483-5480

PRECAST CONCRETE MANHOLE

JOB NAME

DESIGN BY: [blank]
CHECKED BY: [blank]
DATE: NOV. 10, 2016

SHEET OF

PIPE RESTRAINT LENGTHS

PIPE SIZE (INCHES)	4	6	8	10	12	14	16	18	20	24
11-1/4" BEND	2	3	4	5	6	7	8	9	10	11
20-1/2" BEND	4	6	8	10	12	14	16	18	20	24
48 BEND	8	12	16	20	24	28	32	36	40	48
60 BEND	10	15	20	24	28	32	36	40	48	60
90 BEND	15	20	24	28	32	36	40	48	60	90
120 BEND	20	24	28	32	36	40	48	60	90	120
150 BEND	24	28	32	36	40	48	60	90	120	150
180 BEND	28	32	36	40	48	60	90	120	150	180
210 BEND	32	36	40	48	60	90	120	150	180	210
240 BEND	36	40	48	60	90	120	150	180	210	240
270 BEND	40	48	60	90	120	150	180	210	240	270
300 BEND	48	60	90	120	150	180	210	240	270	300
360 BEND	60	90	120	150	180	210	240	270	300	360
420 BEND	72	90	120	150	180	210	240	270	300	420
480 BEND	84	120	150	180	210	240	270	300	360	480
540 BEND	96	120	150	180	210	240	270	300	360	540
600 BEND	108	120	150	180	210	240	270	300	360	600
660 BEND	120	120	150	180	210	240	270	300	360	660
720 BEND	120	120	150	180	210	240	270	300	360	720
780 BEND	120	120	150	180	210	240	270	300	360	780
840 BEND	120	120	150	180	210	240	270	300	360	840
900 BEND	120	120	150	180	210	240	270	300	360	900
960 BEND	120	120	150	180	210	240	270	300	360	960
1020 BEND	120	120	150	180	210	240	270	300	360	1020
1080 BEND	120	120	150	180	210	240	270	300	360	1080
1140 BEND	120	120	150	180	210	240	270	300	360	1140
1200 BEND	120	120	150	180	210	240	270	300	360	1200
1260 BEND	120	120	150	180	210	240	270	300	360	1260
1320 BEND	120	120	150	180	210	240	270	300	360	1320
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1440 BEND	120	120	150	180	210	240	270	300	360	1440
1500 BEND	120	120	150	180	210	240	270	300	360	1500
1560 BEND	120	120	150	180	210	240	270	300	360	1560
1620 BEND	120	120	150	180	210	240	270	300	360	1620
1680 BEND	120	120	150	180	210	240	270	300	360	1680
1740 BEND	120	120	150	180	210	240	270	300	360	1740
1800 BEND	120	120	150	180	210	240	270	300	360	1800
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1980 BEND	120	120	150	180	210	240	270	300	360	1980
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2160 BEND	120	120	150	180	210	240	270	300	360	2160
2220 BEND	120	120	150	180	210	240	270	300	360	2220
2280 BEND	120	120	150	180	210	240	270	300	360	2280
2340 BEND	120	120	150	180	210	240	270	300	360	2340
2400 BEND	120	120	150	180	210	240	270	300	360	2400
2460 BEND	120	120	150	180	210	240	270	300	360	2460
2520 BEND	120	120	150	180	210	240	270	300	360	2520
2580 BEND	120	120	150	180	210	240	270	300	360	2580
2640 BEND	120	120	150	180	210	240	270	300	360	2640
2700 BEND	120	120	150	180	210	240	270	300	360	2700
2760 BEND	120	120	150	180	210	240	270	300	360	2760
2820 BEND	120	120	150	180	210	240	270	300	360	2820
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2940 BEND	120	120	150	180	210	240	270	300	360	2940
3000 BEND	120	120	150	180	210	240	270	300	360	3000
3060 BEND	120	120	150	180	210	240	270	300	360	3060
3120 BEND	120	120	150	180	210	240	270	300	360	3120
3180 BEND	120	120	150	180	210	240	270	300	360	3180
3240 BEND	120	120	150	180	210	240	270	300	360	3240
3300 BEND	120	120	150	180	210	240	270	300	360	3300
3360 BEND	120	120	150	180	210	240	270	300	360	3360
3420 BEND	120	120	150	180	210	240	270	300	360	3420
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4140 BEND	120	120	150	180	210	240	270	300	360	4140
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4260 BEND	120	120	150	180	210	240	270	300	360	4260
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5400 BEND	120	120	150	180	210	240	270	300	360	5400
5460 BEND	120	120	150	180	210	240	270	300	360	5460
5520 BEND	120									



Environmental and Natural Resource Assessment

**Prepared for;
Thomas Zahn
Alternate Key# 3862867**

**Prepared by
Ray and Associates
Planning and Environmental
William (Bill) A. Ray, AICP & Environmental Specialist
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A handwritten signature in blue ink that reads "William A. Ray". The signature is fluid and cursive.

William A. Ray, AICP, Senior Environmental Specialist

May 31st, 2021

Table of Contents

I. Project Description

II. Site Description

A. Soils

B. Topography

C. Plant Communities and Florida Land Use, Cover and Forms Classification

D. Wetlands

E. Threatened & Endangered Species

III. Conclusion and Recommendation

EXHIBITS

1. Location
2. Site Aerial
3. Site Photos
4. Survey Transects
5. FLUCFCS
- 6 Soils - NRCS
- 7 Topo - FDEP
- 8 Wetlands – FDEP
- 9 FWC Bald Eagle Nest locations

I. Project Description

The subject 4.69^{+/-} Acre Site is located in Lake County in Section 5, Township 19 South, Range 27 East. The subject site is further identified by the Lake County Property Appraiser as;

Parcel Number	Alternate Key #	Acreage ^{+/-}
05-19-27-0200-000-00901	3862867	4.69
Total		4.69

(See Exhibit 1-Location Map and Exhibit 2-Site Aerial Map).

The total site area project consists of approximately 4.69^{+/-} Acres. The subject site is surrounded residential uses. The area is continuing to develop in a suburban manner.

The Landowner/Developer proposes to Annex the subject property into the City of Eustis then clear, re-grade and construct improvements on the existing site in accordance with local land development regulations. Site development is proposed to accommodate adequate site construction, provision of utilities, site access, landscaping, proper site drainage and treatment of stormwater necessary for residential use.

The Subject Site is located with the Wekiva Study Area. See Exhibit 10.

The project obtains primary access via Bates Avenue which is adjacent to the East.

This report does not address CERCLA compliance or associated requirements.

Survey Methodology

Pedestrian Surveys were conducted based upon Perimeter Transects beginning at the southeast property line. Pedestrian Surveys were conducted on May 25th, 2021.

On May 25th, 2021 Surveys began on site approximately 1:30PM and continued to 4:30 PM. Temperature ranged from approximately 85°F to 86° F and in an acceptable range for wildlife observations. Skies were mostly clear.

The approximate location of the Pedestrian Transects can be seen on Exhibit 4. Current photos of the Site and existing use can be seen on Exhibit 3 and Exhibit 3.2.

II. Site Description

A. SOILS

Soils on the Project Site are depicted on Exhibit 6. The soil conditions observed on site are dense and compact. Candler Sand 0 – 5% slopes is the predominate soil found on site.

The soil survey geological database created by the Natural Resources Conservation Service (NRCS) for Lake County, Florida, identifies the following soil types as occurring within the project site:

8—Candler sand, 0 to 5 percent slopes

Properties and qualities

- Slope:* 0 to 5 percent
- Depth to restrictive feature:* More than 80 inches
- Natural drainage class:* Excessively drained
- Runoff class:* Negligible
- Depth to water table:* More than 80 inches
- Frequency of flooding:* None
- Frequency of ponding:* None

Interpretive groups

- Hydrologic Soil Group:* A
- Hydric soil rating:* No

A detailed soils report can be found in Exhibit 6.

B. PLANT COMMUNITETIES and FLORIDA LAND USE, COVER and FORMS CLASSIFICATION

Land use types located within the proposed Project Site were identified through a review of color aerials and site investigations. The on-site land use forms were classified using the Florida Land Use, Cover and Forms Classification System (FLUCFCS) as defined by the Florida Department of Transportation (FDOT, 1999) and the Florida Land Use Cover Classification System (FLUCCS) as defined by the Florida Department of Environmental Protection (FDEP 2004-2011), see Exhibit 5 – FLUCCS Map.

General:

Site conditions are typical of those found in Lake County and Central Florida. The site is currently vacant.

Surrounding and Adjacent Land Use:

- East: 8140: Roads and Highways
2100: Citrus Grove
- South: 4340: Upland Mixed – Coniferous / Hardwood
(Approved Residential development)
- West: 4340: Upland Mixed – Coniferous / Hardwood
(*Filed verified*)
- North: 4340: Upland Mixed – Coniferous / Hardwood

There is One (1) Land Use Covers identified on the subject site.

Based on information obtained from FDEP, field observations and aerial interpretation, the following land use classifications (FLUCCS) best describe the vegetative communities present on-site and adjacent to the subject site:

Subject site:

1. FLUCFCS – 4340: Upland Mixed – Coniferous / Hardwood 4.69^{+/-} acres
There are approximately 4.69^{+/-} Acres (100%) of this land use identified on the subject site.

This class is reserved for those forested areas in which neither upland conifers nor hardwoods achieve a 66 percent crown canopy dominance.

Surrounding and Adjacent Land Use:

The site is in a suburbanizing area of Lake County. The biggest threat to the development of any high-quality wildlife habitat or sustainable natural ecosystem is primarily caused by fire exclusion. Vacant or Open lands become progressively less suitable for wildlife habitat as more non fire-resistant plants have established dominance over with time. In addition, the soil has been historically altered and compacted over time through management and normal site maintenance.

The subject is predominantly closed canopy and a groundcover dominated by various grasses typically associated with Central Florida sub-urban wooded areas.

Trees & Shrubs is dominated by;

- | | |
|------------------|--|
| Camphor | (<i>Cinnamomum camphora</i>) - <u>Non-Native</u> |
| Live Oak | (<i>Quercus virginiana</i>) |
| Laurel oak | (<i>Quercus laurifolia</i>) |
| Slash pine | (<i>Pinus elliotii</i>) |
| Black cherry | (<i>Prunus serotina</i>) |
| Cabbage Palm | (<i>Sabal Palmetto</i>), |
| Common Persimmon | (<i>Diospyros virginiana</i>) |

The minimal groundcover is dominated by;

- | | |
|------------------|----------------------------------|
| Bahiagrass | (<i>Paspalum sp.</i>) |
| Broomsedge | (<i>Andropogon virginicus</i>) |
| Sesbania | (<i>Sesbania spp</i>) |
| Florida Paspalum | (<i>Paspalum floridanum</i>) |
| Bluestem | (<i>Schizachyrium sp</i>) |
| Switchgrass | (<i>Panicum virgatum</i>) |
| Tickseeds | (<i>Coreopsis spp.</i>) |
| Goldenrod | (<i>Solidago sp.</i>), |
| Elderberry | (<i>Sambucus nigra</i>) |
| Greenbrier | (<i>Smilax sp.</i>) |
| Grapevine | (<i>Vitis sp.</i>) |

Blackberry	(<i>Rubus</i> spp.)
Dogfennel	(<i>Eupatorium capillifolium</i>)
Lantana	(<i>Lantana camara</i>),

This survey identifies the prominent vegetation found on site.

In the natural condition for Florida, periodic fire is important in setting back plant succession and maintaining viable ecosystems. There was no evidence observed on site to indicate any periodic or previous fires. The subject site is currently undeveloped. Adjacent Land Include residential and public uses.

The subject site is in a suburbanizing area of Lake County. The absence of periodic fires has allowed the ecosystem to change and various non-fire tolerant plant species to become established, exhibits low biodiversity and contains no scrub/shrub xeric plant communities of any significance.

Pursuant to regulations governing the Wekiva Study Area, the subject site does not contain sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub.

There are no other Land Uses associated with the subject site. The existing Land Covers are not Rare, Endangered or ecological unique to central Florida or the Region.

C. TOPOGRAPGY

The Topography of the subject site can be seen on Exhibit 7. Elevation on site is generally uniform sloping from the south to the northwest. Information obtained from FDEP and Lake County indicates site elevations range from a low of approximately 155' in the South Central to a low of 153' in the Northwest corner of the property.

D. WETLANDS

The subject site was evaluated for the presence of jurisdictional wetlands. General methodology detailed in Chapter 62-340 of the Florida Administrative Code and the 1987 US Army Corps of Engineers Wetland Delineation Manual was followed. Soils, Flood Plains, Vegetation and other historical information was researched and analyzed during the site investigation.

Site investigations and field evaluations on May 25th, 2021 confirm that Jurisdictional Wetlands are not located on the subject site.

See Exhibits 8 for the general location of the jurisdictional wetlands associated with the subject site based upon FDEP-NWI / GIS mapping.

E. THREATEND and ENDANGERED SPECIES

A literature review as well as professional experience and knowledge of the region was utilized to identify federally or state listed species most likely to be found within Lake County, Florida. The Project Site was then evaluated for the presence of those listed species identified by the United States Fish and Wildlife Service (FWS) and/or the Florida Fish and Wildlife Conservation Commission (FWC). Site reviews were conducted by a Ray and Associates biologist on May 25th to evaluate the property for potential presence of wildlife listed for protection.

The USFWS identifies the subject site as a Tier 5 Habitat. Tier 5 Habitats are those where we may have a measurable workload and little resource payoff. In the regulatory arena, these could be considered personnel “sinks”. However, they may also present restoration opportunities to higher value habitats. These include:

- Agriculture
- Canal/Ditch
- Disturbed Transitional
- Urban/Developed

The subject project does not propose development of any identified “higher value habitats”

No Bald Eagle Nests were observed on the subject site. A review of the Bald Eagle Nest Location data base maintained by the Florida Wildlife Commission (FWC) does not identify any Bald Eagle Nest location within ½ Mile of the subject site. See Exhibit 9.

The subject site proposed for alteration exhibited habitat potentially occupied by 2 species listed for protection;

- Gopher Tortoise - *Gopherus Polyphemus*
- Sand Skink - *Neoseps reynoldsi*

No other species listed for protection, or their habitat, were identified on the development portion of subject site. No Critical or Essential Habitat of other Listed Species was identified on the subject site. No evidence observed in the field indicated the presence of:

Florida Scrub Jay	<i>Aphelocoma coerulescens</i>	ST
Florida Sandhill Crane	<i>Grus canadensis pratensis</i>	ST
Little Blue Heron	<i>Egretta caerulea</i>	ST
Tricolored Heron	<i>Egretta tricolor</i>	ST
Wood Stork	<i>Mycteria americana</i>	FT/ST
Everglades Snail Kite	<i>Rostrhamus sociabilis plumbeus</i>	FE
Florida mouse	<i>Peromyscus floridanus</i>	SSC
Homosassa Shrew	<i>Sorex longirostris</i>	SSC
Florida Pine snake	<i>Pituophis melanoleucus mugitus</i>	ST
Burrowing Owl	<i>Athene cuniculari</i>	SSC
Red-Cockaded woodpecker	<i>Picoides borealis</i>	FE

Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	FT
Eastern Black Rail	<i>Laterallus jamaicensis spp</i>	FT

USFWS: Flowering Plants

Britton's Beargrass	<i>Nolina brittoniana</i>	FE
Florida Bonamia	<i>Bonamia grandiflora</i>	FT
Lewton's Polygala	<i>Polygala lewtonii</i>	FE
Papery Whitlow-wort	<i>Paronychia chartacea</i>	FT
Pigeon Wings	<i>Clitoria fragrans</i>	FT
Pygmy Fringe-tree	<i>Chionanthus pygmaeus</i>	FE
Scrub Buckwheat	<i>Eriogonum longifolium var. gnaphalifolium</i>	FT
Scrub Plum	<i>Prunus geniculate</i>	FE
Wide-leaf Warea	<i>Warea amplexifolia</i>	FE

The location of Pedestrian Transects can be found on Exhibit 4.

Gopher Tortoise. *Gopherus Polyphemus*

It is noted that (Gopher Tortoise, *Gopherus Polyphemus*) is common to the area. This species commonly moves or relocated their burrows, occupying new areas and previously disturbed and even developed sites. Gopher tortoises are a Threatened Wildlife species by the Florida Fish and Wildlife Conservation Commission (FWC) and are protected by state law, Chapter 68A–27, Florida Administrative Code. In accordance with the requirements of Rules 68A-25.002 and 68A-27.004 (F.A.C.), a permit for a gopher tortoise capture/relocation/release activity must be secured from FWC before initiating any relocation work. Gopher tortoises must be relocated or impacts to their burrows avoided in accordance with FWC Guidelines before any land clearing for development takes place. Property owners must obtain permits from the Florida Fish and Wildlife Conservation Commission before they can move or relocate any Gopher Tortoises.

It is recommended that 90 days prior to construction and site disturbance of those lands to be developed, a physical survey for the Presence of Potential Occupied, or Abandoned Gopher Tortoise Borrows be completed in accordance with FWC Gopher Tortoise Guidelines.

Eastern Indigo Snake. *Drymarchon corais couperi* and

During site surveys conducted for Potential Occupied or Abandoned Gopher Tortoise Burrows in compliance with the most current FWC Gopher Tortoise Permitting Guidelines, a pedestrian survey for Eastern Indigo Snakes should also be completed following the FWS **September 2011 Survey Protocol for the Eastern Indigo Snake, *Drymarchon couperi*, in North and Central Florida.**

At least 30 days prior to any clearing/land alteration activities and/or during any excavation activities associated with Gopher Tortoise relocation, it is recommended the applicant agree to implement the **AUGUST 12, 2013, STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE** on the subject site.

If a **Florida Pine Snake** is observed during excavation of any Gopher Tortoise burrows or future site work it is recommended, as with Indigo Snakes, that work activities cease and the snake be allowed to leave on its own accord.

SAND SKINK (*Neoseps reynoldsi*)

The Sand Skink is listed as “Threatened” by the USFWS and is endemic to the sandy ridges of central Florida, occurring in Highlands, Lake, Marion, Orange, Osceola, Polk, and Putnam counties (Christman, 1988).

Principal populations occur on the Lake Wales and Winter Haven Ridges in Highlands, Lake, and Polk counties. The sand skink is uncommon on the Mount Dora Ridge, including sites within the Ocala NF (Christman, 1970, 1992). As of 1997, there were 114 locality records for the sand skink, most of which are found within the Lake Wales Ridge.

The density of the sand skink varies considerably (Sutton 1996), attributing differences in abundance to habitat suitability. Seasonally, sand skinks are most active from mid-February through mid-May and again in late summer-early fall. Activity patterns suggest sand skinks are active during the morning and evening (Andrews 1994). A review of the 2012 Sand Skink Species Consultation Area Map, site elevation and mapped soil types on-site, would suggest that appropriate habitat may be present for the Sand Skinks. It should be noted that all lands in Lake County comprised of well-drained soil and are above elevation 82’ are identified by USFWS as potential Sand Skink Habitat, regardless of prior site alterations or existing uses.

Sand Skinks prefer areas free of abundant plant roots, with open canopies, scattered shrubby vegetation, and patches of bare sand (Christman, 1978, 1992). A closed forest canopy, extensive vegetation root system, lack of any managed or prescribed fire program due to location within the city limits, absence of open sandy area, and total absence of any scrub/shrub and Xeric plant community could exclude the area from being potentially occupied or utilized by sand skinks.

Habitat:

The sand skink is a unique lizard adapted to an underground existence. The sand skink inhabits loose sands of sand pine-rosemary scrub, less often longleaf pine-turkey oak (sandhill) or turkey oak "barrens" adjacent to scrub, especially high pine-scrub ecotones (Telford, 1998). Sometimes this lizard occurs in areas with dense undergrowth and extensive canopy closure (Mushinsky, 1998). It is basically fossorial (usually within 8 cm of surface) but sometimes can be found under logs, leaf litter, and other surface debris (Bartlett and Bartlett, 1999). Well-drained sands in open glades free of rooted plants are optimal, whereas dry, porous sands are unfavorable; moisture under leaf litter is important in regulation of body temperature (thermoregulation), successful egg incubation and conditions favorable for the skink’s prey (Telford, 1959). The sand skink eats mainly beetle larvae and termites, also adult beetles, spiders, caterpillars, and larval antlions (Telford, 1969; Sutton, 1996).

Survey Methodology:

Investigative field surveys for Sand Skinks were conducted by William (Bill) A. Ray,

AICP / Environmental Specialist. 100% of the suitable upland habitat for Sand Skinks was surveyed via pedestrian transects with approximate 50-Meter Spacing on May 25th, 2021.

Sand skink survey Protocols identified and described in the USFWS document Sand Skink Survey Protocols; April 11th, 2011 were followed. Specific attention was given to searching for the “sinusoidal (“S”-shaped) track at the soil surface which can be readily identified through the visual pedestrian survey. The few areas of minimal vegetation or bare soil were examined for evidence of sand skinks.

The location of Pedestrian Transects can be found on Exhibit 4.

All of 4.69^{+/-} Acre site is above elevating 82’ and is comprised of Class A soil.

The habitat on site is;

- Absent of open sandy areas,
- Exhibits dense Tree / Vegetation cover with extensive root density,
- Does not contain of any Xeric Scrub/Shrub Habitat and,
- Lack of connectivity to additional habitat.

Due to these site characteristics, it is recommended that the USFWS determine the site does not contain Sand Skink Habitat or require a Sand Skink survey.

Recent site investigations and pedestrian surveys on May 25th did not observe the presence of Sand Skinks. No sand skinks, sand skink sign or evidence to suggest the presence of sand skinks was observed on-site during field investigations.

If Pre-Consultation with USFWS occurs to confirm that the subject site does not contain Sand Skink Habitat the results of the Pre-consultation be complied with.

It is noted that on May 15th 2020 Erin Gawera with USFWS via Email confirming the findings of the Ecological/Environmental Site Assessment for the 3 properties adjacent to the south and confirmed that those sites are not suitable habitat for sand skinks, and therefore a cover board survey was required as the USFWS does not believe development will impact sand skinks.

E. Conclusions and Recommendations

The Project Site is surrounded by suburbanizing lands. On-site undeveloped upland habitat is a sub-urban open “Lot” with various scattered temperate trees and associated shrubs. (see Site Photos Exhibit 3). The Subject site was historically cleared of all native vegetation in brought into agricultural production as a citrus grove. Soil was dense with elevated levels of silts and compacted. There was no evidence observed to suggest prescribed burning or historic fires on site. Based upon the proximity to a local road, public schools, existing development combined with the general urbanizing trend of the area it is highly unlikely that prescribed burning will ever be allowed as a site-specific management tool.

May 25th, 2021 Sand Skink Evaluation

The Project Site is mapped within the USFWS Sand Skink Consultation area. The subject site could be excluded from being potentially occupied or utilized by Sand Skinks due to;

1. *Lack of connectivity to appropriate upland soils to the South and West,*
2. *Lack of any Open sandy exposed areas.*
3. *The total absence of potentially suitable xeric habitat on-site,*
4. *The total absence of any site burning activities,*
5. *The subject site contains no native stands or concentrations of native scrub/shrub or forest communities and*
6. *Extensive vegetation, closed canopy and dense vegetation root system*

See Site Photos Exhibit 3.

The obstructions observed in the field prevent habitat and soil continuity to adjacent Candler and Sand mapped areas. It has been determined by the FWS that such physical barriers (e.g., canals, paved roads, development, etc.) preclude skinks from accessing suitable soils (FWS Survey Protocol, 2011).

The density of the tree/shrub/grass community also contributes to the density of the root system below the ground. Areas containing excessive rooted vegetation that may preclude sand skink movement are less likely to be used by skinks (FWS Survey Protocol 2002).

Sand skinks prefer areas free of abundant plant roots, with open canopies, scattered shrubby vegetation, and patches of bare sand (Christman, 1978, 1992). None of these conditions are found or observed on the subject site.

After a thorough review of the proposed development plan and the evaluation of the subject site it is recommended a determination be issued by USFWS that the subject site does not contain Sand Skink Habitat and development of the subject site as proposed will have "No Effect" upon Sand Skinks.

The subject site development does not propose impact to any unique or ecologically significant area of vegetation or Habitat. It is the recommendation of Ray and Associates that the subject site plan be approved for development as proposed provided there is demonstration of compliance with Local, State and Federal regulations.

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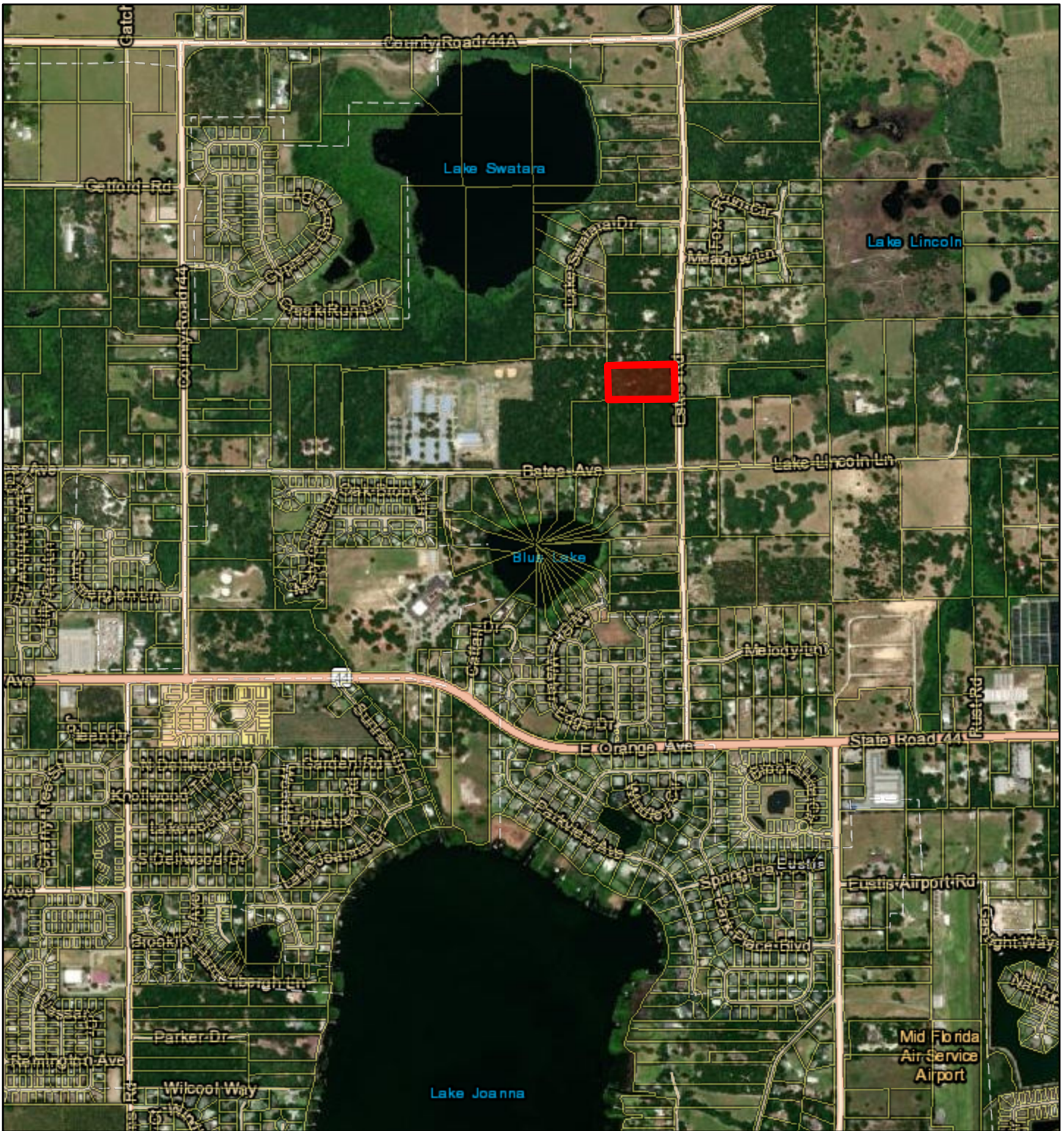
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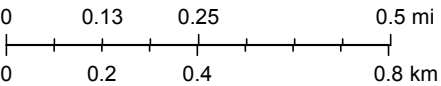
Exhibit 1: Location



May 27, 2021

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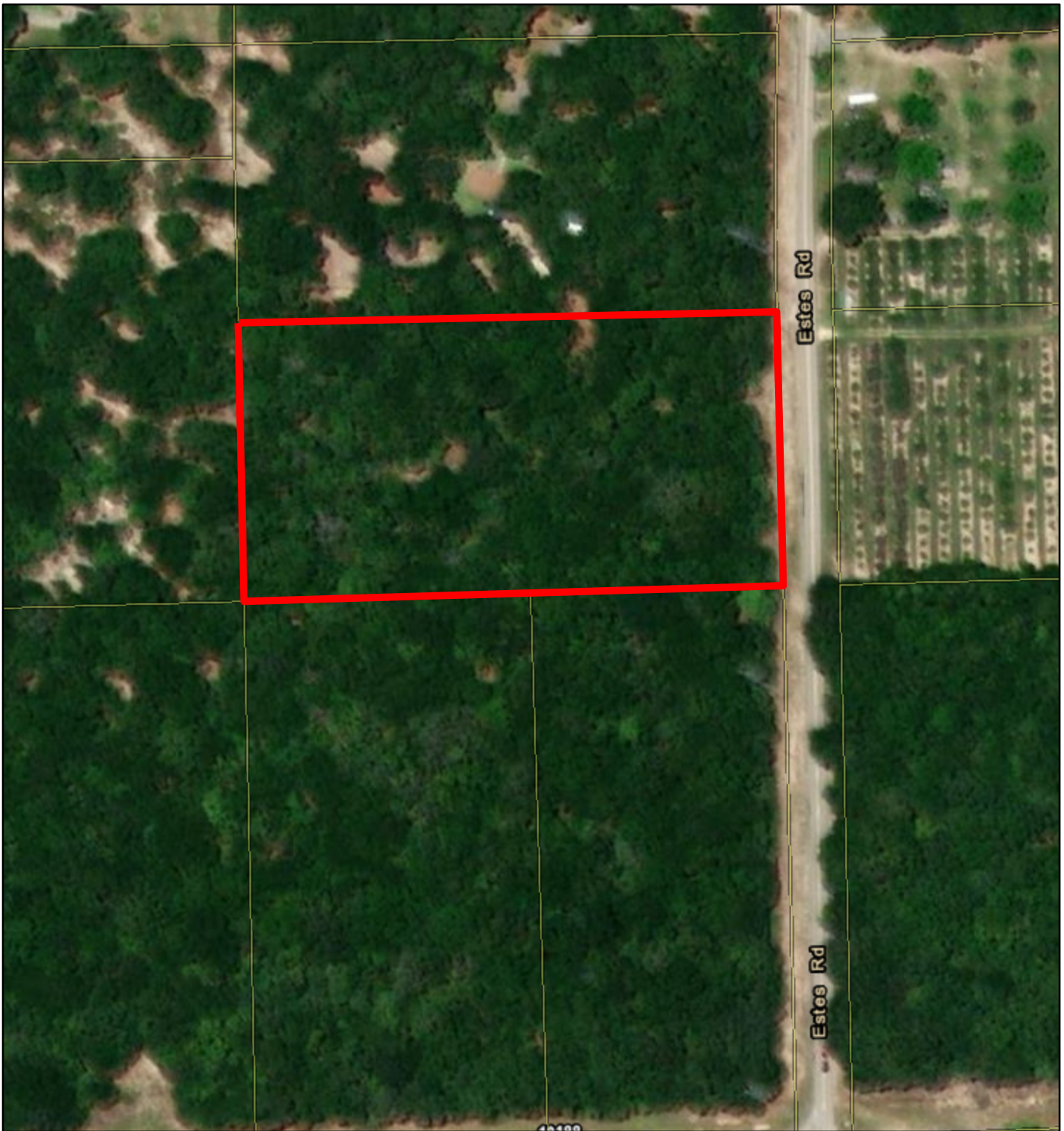
 Cadastral 2020 (Property Appraiser Parcels) - Public View



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, FDEP

Exhibit 2: Aerial

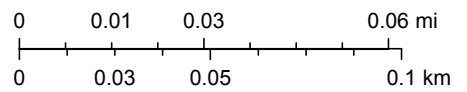
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May 27, 2021

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 Cadastral 2020 (Property Appraiser Parcels) - Public View



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, FDEP



Northeast Corner: Property line: South view Estes Rd.



North Central: South view: Site Typical



Northeast Corner: West view: Typical



Northwest area: South View: Typical



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Planning & Environmental
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wrayassoc@aol.com

Exhibit 3: Site Photos 5.25.2021
Estes Road / 4.69 +/- Acres / Sec-12, Tw-19S, Rng-26E / AltKey: 3862867
City of Eustis, Lake County, Florida.



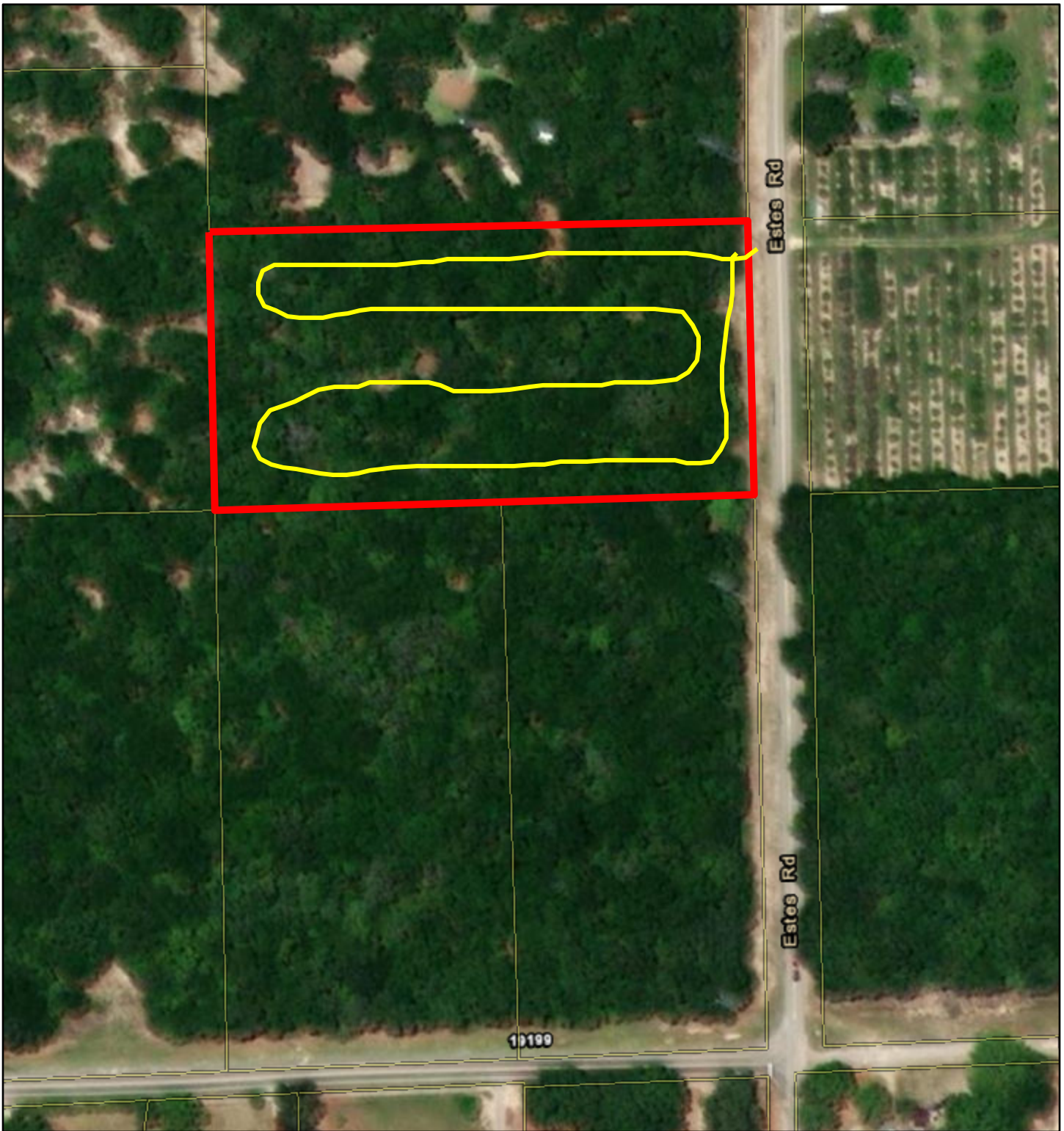
Southern Central: East view: Typical



Southeast Corner North view; Estes Rd.

Exhibit 4: Transects

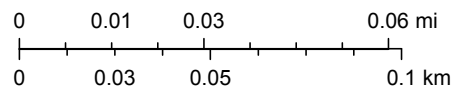
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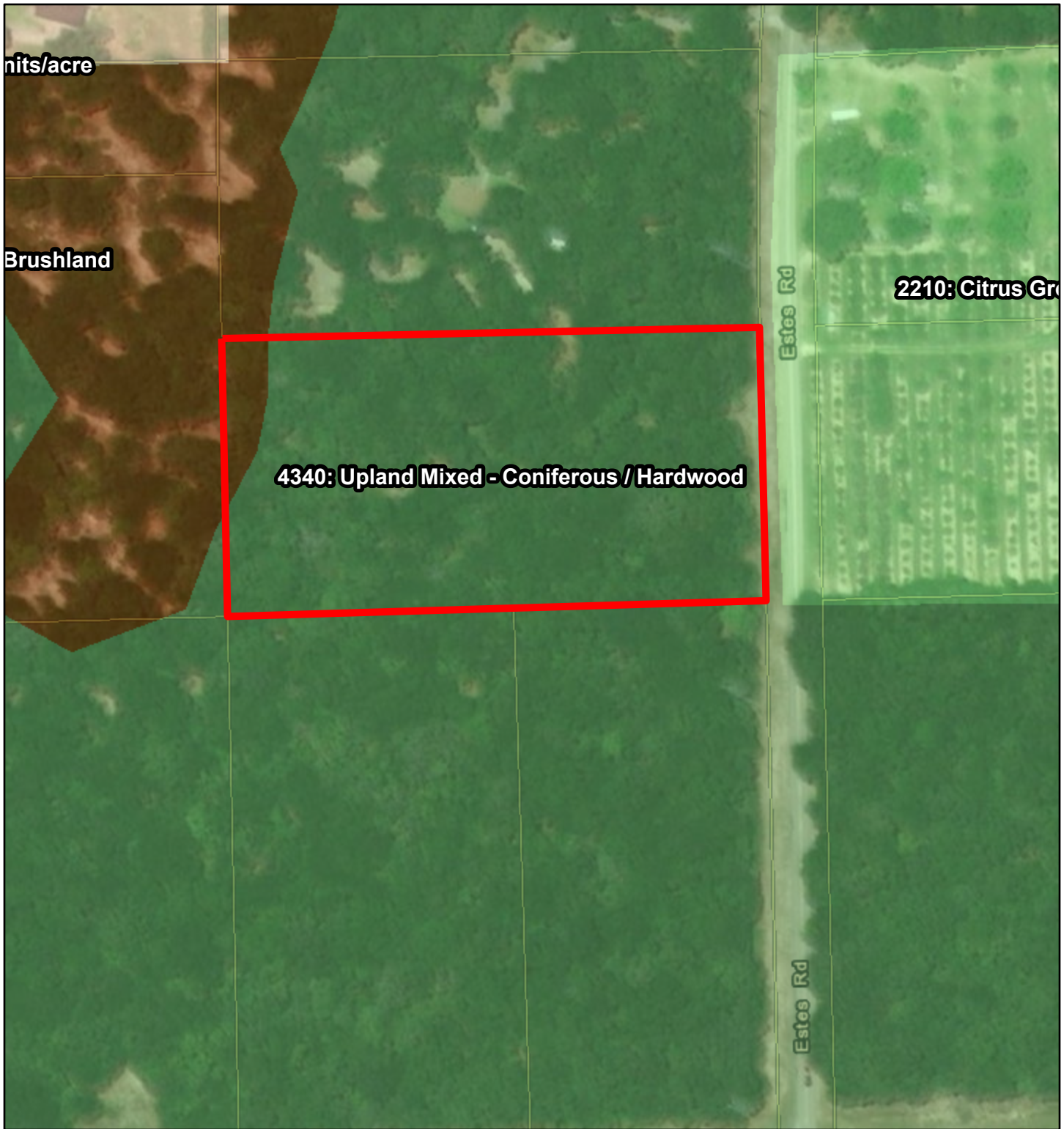
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 Cadastral 2020 (Property Appraiser Parcels) - Public View



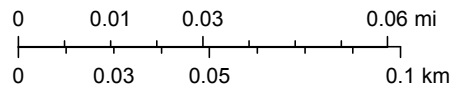
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, FDEP

Exhibit 5: FLUCFCS



May 27, 2021

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- | | |
|---|---------------|
| Cadastral 2020 (Property Appraiser Parcels) - Public View | Industrial |
| Statewide Land Use Land Cover | Extractive |
| Residential Low Density | Institutional |
| Residential Medium Density | Recreational |
| Residential High Density | Open Land |
| Commercial and Services | |

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, SRWMD, SJRWMD, SFWMD, SWFWMD, NFWFMD, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, FDEP

Map created by Map Direct, powered by Esri.

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Custom Soil Resource Report for Lake County Area, Florida

**Ray and Associates: Exhibit 6:
Soils**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

- Preface**..... 2
- How Soil Surveys Are Made**..... 5
- Soil Map**..... 8
 - Soil Map..... 9
 - Legend..... 10
 - Map Unit Legend..... 11
 - Map Unit Descriptions..... 11
 - Lake County Area, Florida..... 13
 - 8—Candler sand, 0 to 5 percent slopes..... 13
- References**..... 15

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

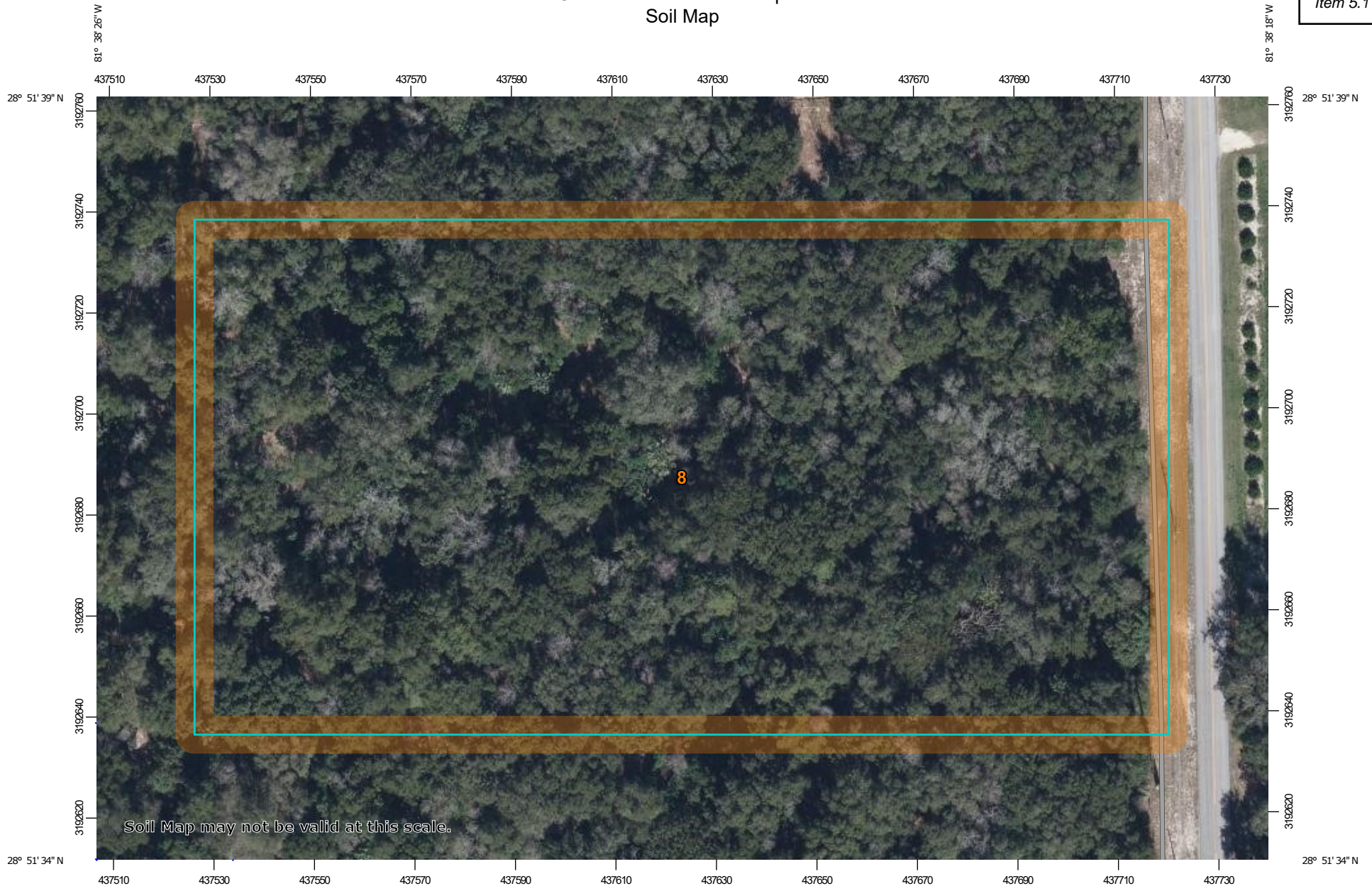
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

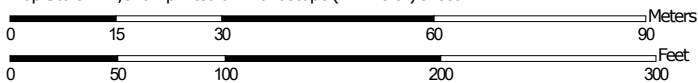
The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map

Item 5.1



Map Scale: 1:1,070 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County Area, Florida
 Survey Area Data: Version 20, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 20, 2020—Mar 24, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Candler sand, 0 to 5 percent slopes	4.7	100.0%
Totals for Area of Interest		4.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Lake County Area, Florida

8—Candler sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2t3z1
Elevation: 10 to 260 feet
Mean annual precipitation: 47 to 56 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 280 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Candler and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Candler

Setting

Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve, side slope, tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Eolian deposits and/or sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 63 inches: sand
E and Bt - 63 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL), Longleaf

Pine-Turkey Oak Hills (R155XY002FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Minor Components

Millhopper

Percent of map unit: 5 percent
Landform: Ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL)
Hydric soil rating: No

Tavares

Percent of map unit: 5 percent
Landform: Ridges on marine terraces
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex, concave
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL)
Hydric soil rating: No

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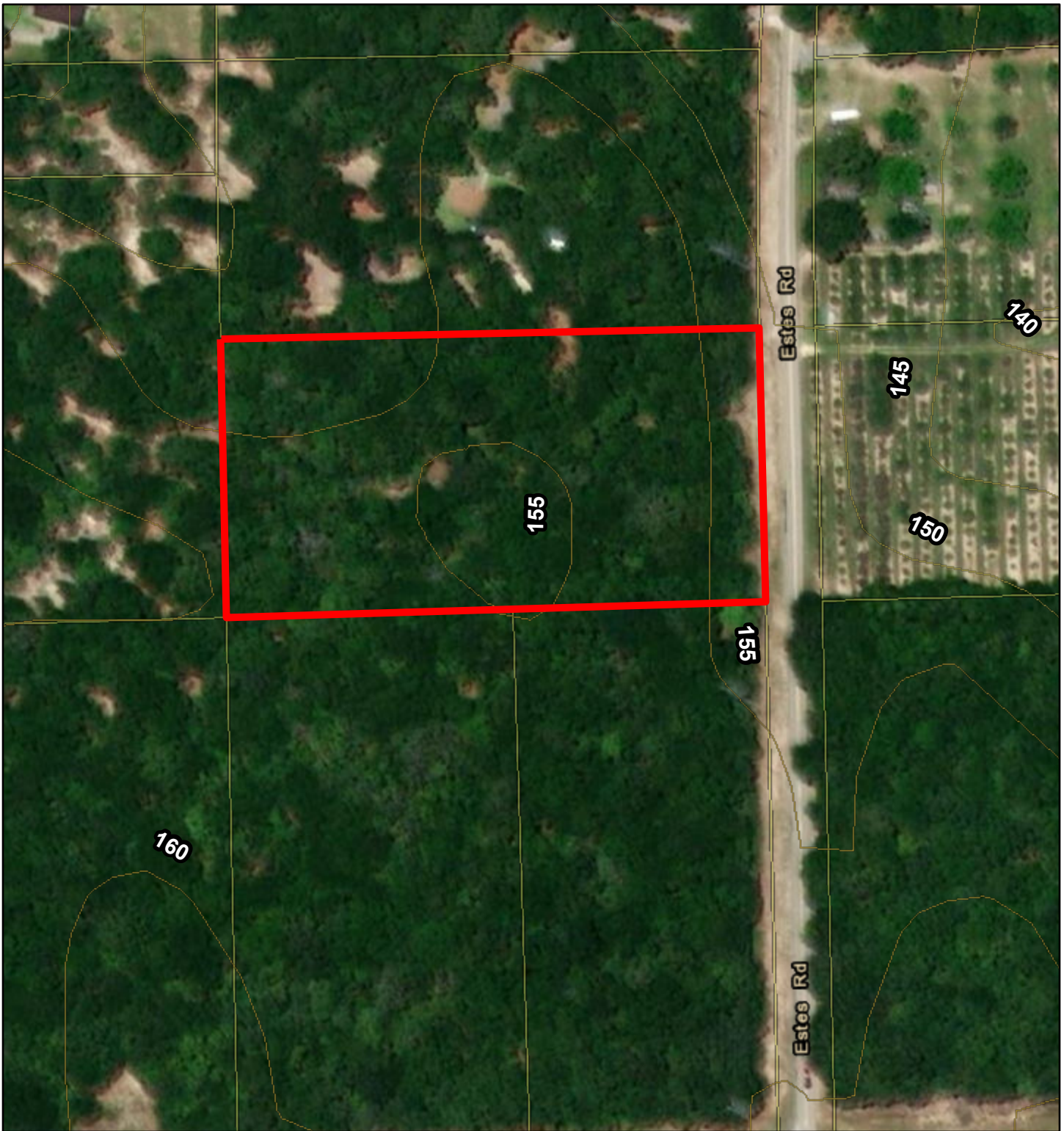
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Exhibit 7: Topo

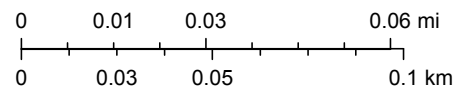
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May 27, 2021

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 Cadastral 2020 (Property Appraiser Parcels) - Public View
Elevation Contours and Depressions



-  125 - 150
-  150 - 175

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, FDEP, U.S. Geological Survey U.S. Geological Survey Sioux Falls, SD. QA

Exhibit 8: Wetlands - FDEP / NWI GIS Data Base

Item 5.1



May 27, 2021

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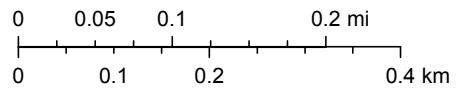
Cadastral 2020 (Property Appraiser Parcels) - Public View

National Wetlands Inventory (areas)

Estuarine and Marine Deepwater

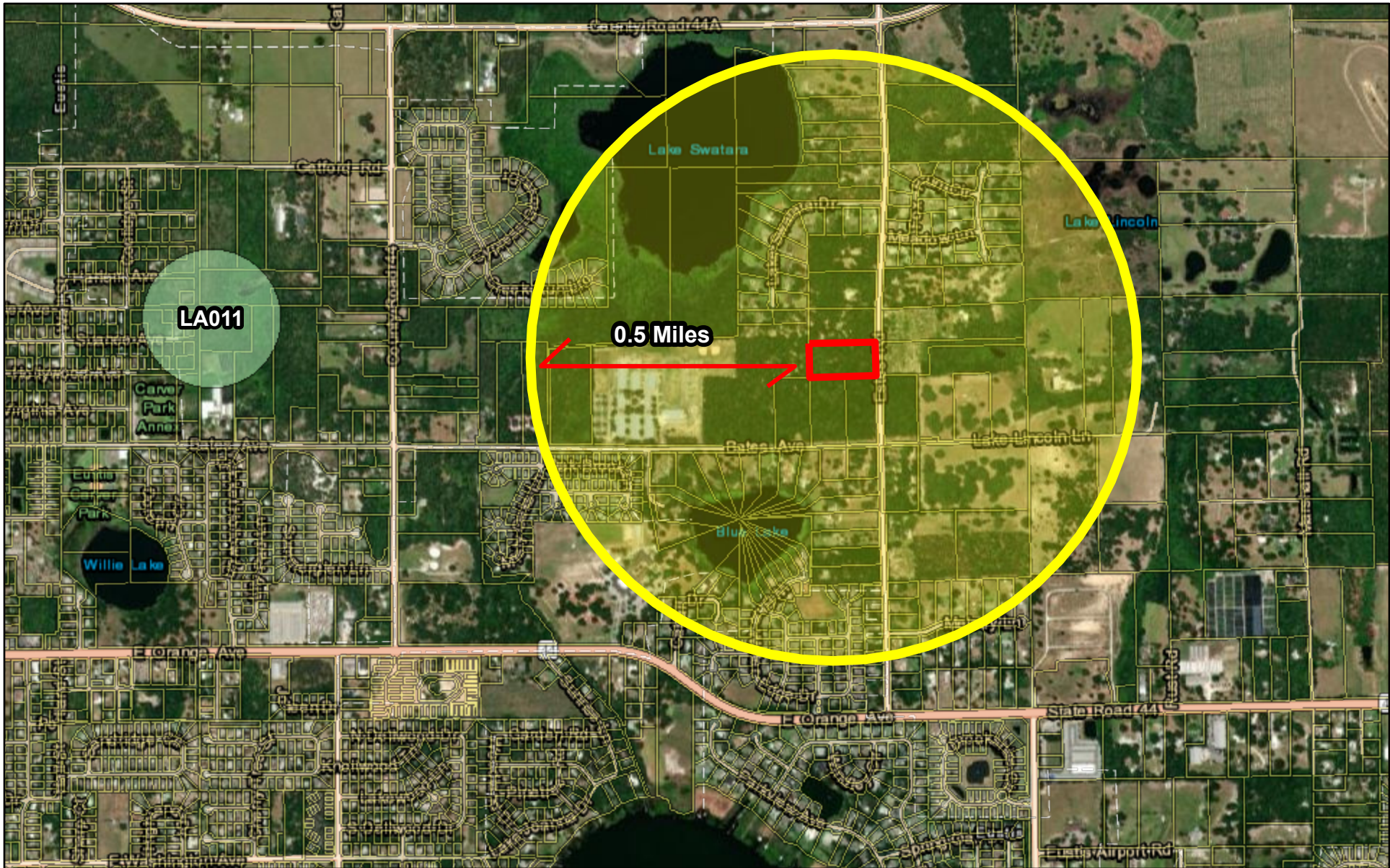
Estuarine and Marine Wetland

Freshwater Emergent Wetland





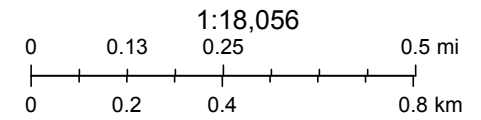
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, FDEP

Exhibit 9: FWC Bald Eagle Nest Data Base



May 27, 2021

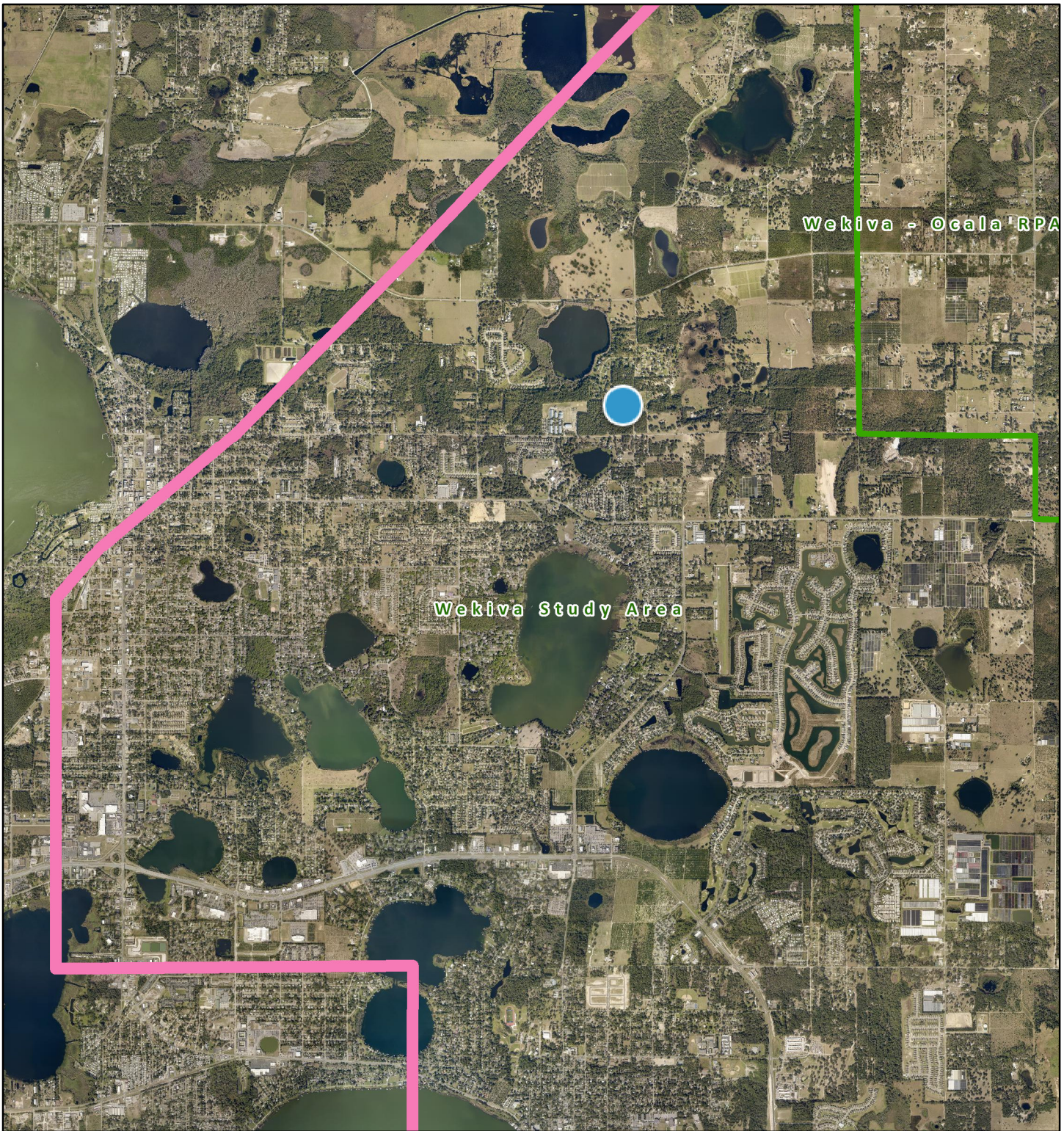
-  Cadastral 2020 (Property Appraiser Parcels) - Public View
-  FWC Eagle Nests - 660 Foot Buffer



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HE

Map created by Map Direct, powered by E

Exhibit 10: Wekiva Study Area



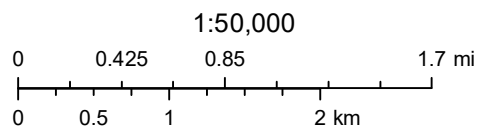
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polygonLayer

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Lake County Property Appraiser
Lake BCC



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: JULY 6, 2023

RE: RESOLUTION NUMBER 23-54: PRELIMINARY SUBDIVISION PLAT FOR HIDDEN COVE 43-LOT SUBDIVISION ON LAKEVIEW AVENUE (ALTERNATE KEY NUMBER 1216044)

Introduction:

Resolution Number 23-54 approves a preliminary subdivision plat for the Hidden Cove preliminary subdivision plat with 43-lot detached single-family residential lots on approximately 14 acres located on the south side of East Lakeview Avenue, west of Fahnstock Street (Lake County Property Appraisers' Alternate Key Number 1216044).



Recommended Action:

The administration recommends approval of Resolution Number 23-54.

Background:**Pertinent Site Information:**

- The subject property comprises about 13.18 acres, which currently is vacant other than being wooded with a number of trees on site.
- The site is within the Suburban Residential (SR) land use district, which allows single-family detached residential homes.
- The property is within the Suburban Neighborhood Design District.
- The site and surrounding properties' land use, design district designations, and existing uses are shown below:

Location	Existing Use	Future Land Use	Design District
Site	Undeveloped Wooded Property	Suburban Residential (SR)	Suburban Neighborhood
North	Single Family Residential	Suburban Residential (SR)	Suburban Neighborhood
South	Single Family Residential	Suburban Residential (SR)	Suburban Neighborhood
East	Single Family Residential	Suburban Residential (SR)	Suburban Neighborhood
West	Undeveloped Wooded Property	Suburban Residential (SR)	Suburban Neighborhood

Proposed Development:

The proposed development is 43 house lot type (conforming with the Suburban Neighborhood design district and Section 110-4.2, House lot type) lots for single-family detached residences. The minimum lot dimensions will be 55 feet by 120 feet. Exhibit A shows the subdivision layout and other basic information, including the following development characteristics:

Subdivision Component	Code	Provided
Gross Area	n/a	13.18 acres / 574,264 square feet
Net Area (gross area less wetlands, water bodies)	n/a	12.97 acres
Lot Typology	House Lot	43 lots, each minimum 55' by 120'
Density	5 dwelling units/acre maximum (66 dwelling units max)	3.32 dwelling units/acre

	permitted here)	
Open Space	25% minimum (3.30 ac)	33.6% (4.43 ac)
Park Space	0.5 acres for 25-49 lots	1.68 acres
Landscape Buffers	15-24 feet adjacent to public r/w	15 feet along Lakeview Avenue

Waivers:

No waivers are requested and this proposed preliminary subdivision plat is meeting all City requirements in the Code of Ordinances and Land Development Regulations as well as the Florida Statutes at this time.

Analysis of Request According to Applicable Policies and Codes:

Comprehensive Plan - Future Land Use Element Appendix; Land Development Regulations Section 109-2.3, 109-3, 109-4: Suburban Residential (SR) This designation is provided to accommodate the majority of residential development within the City. General Range of Uses: This designation is intended to provide for a mix of single-family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include ACLF, parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted. Maximum Density/Intensity: Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions. Maximum Impervious Surface Area 40%; Minimum open space required 25% or 35% if environmental analysis finds Wekiva-related vegetative species.

The preliminary subdivision plat provides for single-family detached homes at a maximum density of 3.32 dwelling units per acre in a Suburban Residential land use district, which permits up to 5 dwelling units per acre.

The preliminary subdivision plat is consistent with the Comprehensive Plan and Land Development Regulations, and provides for roadway, sidewalks, and maximum on-site impervious coverage of 5.27 acres equating to a 40% impervious surface area (maximum 40%).

The environmental report by Ray and Associates submitted for the project stated that a review of the USFWS IPaC resource list has determined there are “No Critical Habitats At This Location”. The subject project does not propose development of any identified “higher value habitats”.

No Bald Eagle Nests were observed on the subject site. A review of the Bald Eagle Nest Location data base maintained by the Florida Wildlife Commission (FWC) does not identify any Bald Eagle Nest location within 1/4 Mile of the subject site.

Within the Conclusions and Recommendations of the Environmental Report, it is stated: “The subject site is within the City limits of Eustis. The Project Site is bounded on the north, south, and east by medium density housing, and upland mixed coniferous forest to the west. The site runs adjacent to East Lakeview Ave to the north. The site is not connected to any large or regionally significant natural habitat, and borders West Crooked Lake to the southwest.

Property Owner is proposing to develop the subject site compatible with surrounding development patterns.

After a review of available information, field investigations, consultation with regulatory agencies, and analysis of the subject site it is the conclusion of Ray and Associates that the subject site should be approved and allow development as proposed provided there is demonstration of compliance with Federal, State and Local environmental regulations.”

The proposed plan is consistent with the Suburban Residential land use per the Future Land Use Element Appendix of the Comprehensive Plan and the Land Development Regulations.

- b. Land Development Regulations – Design Districts Section 109-5.5 Suburban development patterns: Intent. The suburban development pattern relies primarily on a pattern of residential development that provides the majority of property owners with substantial yards on their own property. The street layout, comprised of streets with fewer vehicular connections, helps to

reduce cut-through traffic and establishes distinct boundaries for residential communities/subdivisions. Nonresidential uses are primarily located on corridors, districts and a mix of uses is prominent in centers. Each land use provides for pedestrian and bicycle connections.

The subdivision layout meets the intent of the Suburban Neighborhood development district. One subdivision entrance is provided on Lakeview Avenue, and there's an emergency fire access on the south side of the subdivision. Sidewalks are provided throughout the subdivision and there is an existing 5' sidewalk along the entrance at Lakeview Avenue.

- . Land Development Regulations – Building Lot Types – Section 110-4.2 House Lot
Minimum house lot requirements in Suburban design districts include the following: Width of 55 feet; Depth of 120 feet; Square Footage of 6,600 feet

Minimum setback requirements for House Lots in Suburban design districts include the following: Street setback of 25 feet; Common lot setback of 5 feet; Rear setback of 10 feet.

The subdivision plat proposes House Lot typologies. Under Section 109-5.6, the Suburban Neighborhood Design District, Estate Lots, House Lots, and Duplex lots are permitted.

The lot type in an area with nearby community service and shopping uses will provide housing options for a niche market (those pursuing home ownership versus apartment living yet seeking access to amenities). Providing diverse housing options is consistent with the goals and objectives of the Comprehensive Plan Housing Element in meeting projected demand and accommodating the needs of the various household types and income groups characteristic of the city and planning area. (HOUSING GOAL HSG 1 & OBJECTIVE: HSG 1.1).

- d. Land Development Regulations – Chapter 115 General Building and Site Design Standards

Section 115-3.2. (a), (b) and (c) address suburban districts and residential compatibility as follows:

Sec. 115-3.2. - Suburban districts.

(a) *Suburban residential compatibility.* The maximum residential density permitted within any suburban design district shall be consistent with the maximum density of the applicable land use district assigned to each property.

The maximum residential density of the Suburban Residential future land use district is 5 dwelling units per acre, the subdivision proposes a density of 3.32 dwelling units per acre.

(b) When any suburban design district abuts an existing development in a suburban district, and proposed new residential lots will share a common boundary with existing or platted lots:

- (1) The width of the new lots may be no more than 150 percent of the width of the existing or platted lots, unless:

(a) The existing or platted lots are non-conforming to the suburban design district standards;

(b) Central sewer service is not available.

(c) When any suburban design district abuts a rural design district, and proposed new residential lots will share a common boundary with existing or platted lots:

(1) The width of the new lots may be no less than 75 percent of the width of the existing or platted lots; unless:

(a) A landscape buffer (10 to 15 feet wide) is provided between the new lots and existing or platted lots; or

(b) Park space as permitted by Section 115-8.3. is provided between the new lots and existing or platted lots.

The surrounding properties are all within a suburban design district.

Section 115-4.2.1. (and Comprehensive Plan Policies FLU 5.2.1 and 5.2.9) includes general site design criteria to respect the natural topography of the site and follow the outlined four-step design process. Compliance as is demonstrated as follows:

Sec. 115-4.2.1. - All districts.

(a) General site design criteria. Proposed development plans must be organized into three components: 1) wetlands and water bodies; (2) open space; and (3) developed areas. The plan design must respect the natural topography of the site and generally follow the four-step design process described below:

(1) Step 1 - Delineate open space areas as outlined below: a. Create or add to a larger contiguous off-site network of interconnected open space, particularly existing habitats and opportunities for restoring native habitats. b. Create connected and integrated open space within the development to the maximum extent practicable based on the context-sensitive site design standards and priorities below: 1. Protect listed species. 2. Create/enhance connectivity. 3. Protect native habitat. 4. Restore native habitat.

The proposed subdivision plan provides for 1.68 acres of open space and park space in Tract C, which is along the eastern side of the project as well as pedestrian connections that provide an opportunity to create contiguous interconnected open space as parcels develop/redevelop along Lakeview Avenue. Attention was given to providing for tree preservation, to the extent possible.

The plan provides for the retention of native trees that would remain viable post-development, and the landscape plan provides for the planting of new native species.

(2) Step 2 - Define development areas in such a way as to preserve the function, purpose and integrity of the natural features of the land, the on-site natural resources, and the environmental systems to the maximum extent practicable.

The engineer designed the site to match the existing grade as much as possible.

(3) Step 3 - Align streets and trails to avoid or at least minimize adverse impacts on designated open space. The streets and trails shall provide external and internal connectivity and the street layout of subsequent phases shall be coordinated with the street system of previous phases.

The site is currently wooded and does not provide functional open space. The street layout and greenway have been designed to provide both external and internal connectivity. Subsequent phases are not proposed, but the street layout is designed to accommodate connectivity to the north or west should a future development occur.

(4) Step 4 - Lots lines and building placement should be added as the last step in the design process.

Sections 115-7, 8, and 9 outline standards for transportation, parks, and landscaping. A trip generation statement and request for an exemption from a tier 1 traffic analysis (TIA) were prepared by Griffey Engineering for the subdivision and submitted for review by the city's transportation consultant, Kimley-Horn. The traffic impact is de-minimis and exempt from a full TIA.

Recommended Action:

Staff recommends approval of the Preliminary Subdivision Plat for the Hidden Cove Subdivision. The minimum required 55 feet wide by 120 feet deep House Lot is consistent with the Suburban Residential Future Land Use and the Suburban Neighborhood Design District. While the City is experiencing much growth and urbanizing in some areas, the majority of other residential development in the City is consistent with the proposed lot size and density. This proposed subdivision also meets or exceeds all other requirements in the City's Land Development Regulations and Comprehensive Plan.

Policy Implications:

If approved, the City would be showing support for development that meets the codes and ordinances set in place. This would show consistency, fairness, and predictability for future potential development.

If denied, City would be denying something that is meeting all requirements, which would set a precedent for future developers to be unsure of what the City is looking for in applications if they do not approve something meeting the Code.

Community Input:

The department has properly advertised the Resolution in the newspaper; notified surrounding properties within 500 feet, and posted the property. To date, there have been a few correspondences with members of the public in opposition to this proposed subdivision, and a couple has also conveyed support for the project.

Community members have expressed opposition with regard to property values, safety, security, traffic, lot sizes, rental potential, and density.

Florida Statutes 760.23 state that It is unlawful to discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, national origin, sex, disability, familial status, or religion.

The City of Eustis does not regulate rentals, whether short or long-term or price point. The City staff do not require the submittal of nor review subdivisions with consideration of price points, home styles, home sizes, or rental or ownership statuses.

The City of Eustis Police and Fire services will serve new development and can handle the additional developed area to be serviced.

Griffey Engineering, Inc. reviewed the traffic for this proposed subdivision with 43 single-family detached dwelling units and requested an exemption for a Tier 1 Traffic Analysis, which was reviewed, and no concerns were found by Kimley-Horn, who serves as the City's traffic review consultant. Traffic studies are completed and reviewed with consideration of standards from the Institute of Transportation Engineers (ITE), Trip Generation, 11th Edition. In general, standards are also put in place by Lake Sumter Metropolitan Planning Organization and Lake County as well as the Florida Department of Transportation for traffic study reviews.

The proposed lots in this subdivision meet the minimum requirements per the City of Eustis Land Development Regulations (LDR), which the Commission may consider amending if they wish to attract and receive different development than such as this.

The proposed density is less than the maximum permitted in the Suburban Residential (SR) land use, per the City's Comprehensive Plan and LDRs. If designed differently, the density would allow as many as 66 dwelling units on this property, but the applicant is only proposing 43 dwelling units.

The community has also expressed concerns regarding aesthetics and additional users of the lake. These items are not part of what the City can consider generally in their review.

Some community members express concerns about tree removal, but the proposed plan is saving a number of existing trees, and planting more new trees than required by the City's codes.

As listed in Section 163.3177(6)(i), Florida Statutes, a local government may adopt its own property rights element or use the following statement of rights:

The following rights shall be considered in local decision-making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Amongst community members in support of this development, comments have been made such as this being a great, fitting location, and being good for property values. Some also state they don't see it as being high density whereas others feel it is high density.

Budget/Staff Impact:

There would be no direct cost to the City associated with the action other than providing standard City services to the development. There would be no additional staff time beyond the normal plan review process and building inspection.

Prepared By:

Heather Croney, Senior Planner

RESOLUTION NUMBER 23-54

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR HIDDEN COVE SUBDIVISION, A 43-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 14 ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF EAST LAKEVIEW AVENUE, WEST OF FAHNSTOCK STREET (ALTERNATE KEY NUMBER 1216044).

WHEREAS, Thomas Zahn, on behalf of Lake RC, LLC, has made an application for Preliminary Subdivision Plat approval for a 43-lot, single-family residential subdivision on approximately 14 acres located on the south side of East Lakeview Avenue, west of Fahnstock Street, more particularly described as follows:

Parcel Alternate Key Number: 1216044

Parcel Identification Number: 13-19-26-0002-000-00800

BEG AT A PT ON S SIDE OF LAKEVIEW AVE 725.55 FT S & 713.02 FT E OF NW COR OF SEC, RUN S 1046.1 FT, S 57 DEG 09 MIN W 397.34 FT, N 89DEG 38MIN E 755.35 FT, N 45 FT, E TO W SIDE OF LOT 2 CROOKED LAKE HEIGHTS 1ST ADD SUB N 972.2 FT, W PARALLEL TO LAKEVIEW AVE 120 FT, N 240.6 FT TO LAKEVIEW AVE, W 335.78 FT TO POB ORB 5942 PG 1356.

WHEREAS, the property described above has a Land Use Designation of Suburban Residential (SR) and a Design District Designation of Suburban Neighborhood; and

WHEREAS, detached single-family uses are permitted in the Suburban Residential (SR) land use designation; and

WHEREAS, the proposed preliminary subdivision plat as submitted is generally consistent with the City’s Comprehensive Plan and Land Development Regulations; and

WHEREAS, the City Commission finds that approval of the requested preliminary subdivision plat is in the best interests of the public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE EUSTIS CITY COMMISSION AS FOLLOWS:

SECTION 1. That the Hidden Cove Preliminary Subdivision Plat for a 43-lot single-family residential subdivision located on the south side of East Lakeview Avenue, west of Fahnstock Street, attached hereto as Exhibit “A”, is hereby approved:

SECTION 2. That the Preliminary Subdivision Plat shall be subject to the owner/developer complying with the following conditions:

- a) Submit the Final Engineering and Construction Plans and Final Plat complying with all requirements of the Eustis Land Development Regulations, Eustis Engineering Design Standards Manual, Florida Statutes, and the provisions of this resolution within one year of the approval of this resolution.
- b) Develop the property in accordance with the approved Preliminary Subdivision Plat as referenced in Section 1 and attached hereto as Exhibit "A".
- c) Obtain and provide copies of all applicable permits from other jurisdictional agencies.

DONE AND RESOLVED this 6th day of July 2023 in a regular session of the City Commission of the City of Eustis, Florida.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 6th day of July 2023, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial No:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida.

City Attorney's Office

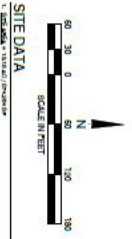
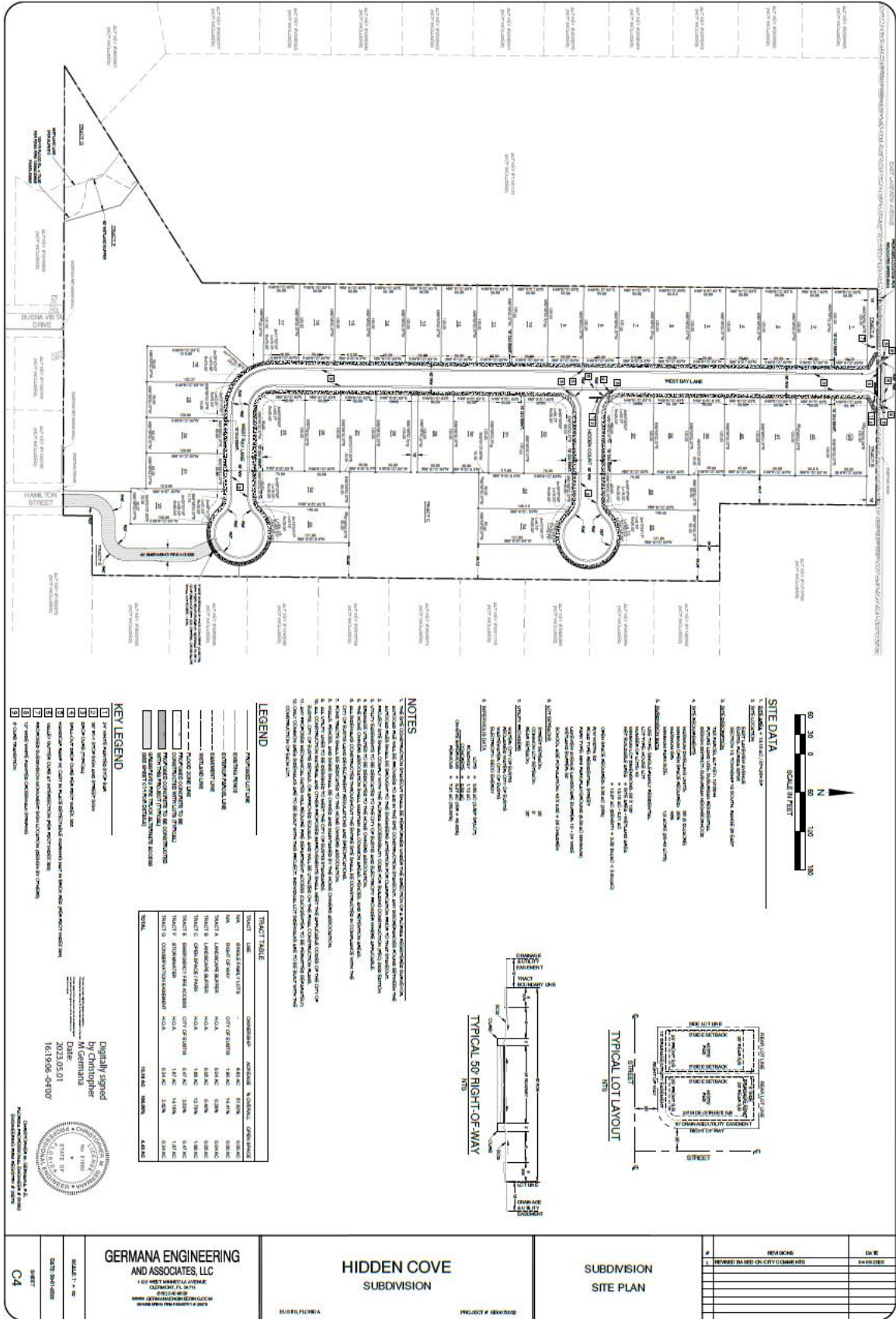
Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 23-54 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

EXHIBIT A



- KEY LEGEND**
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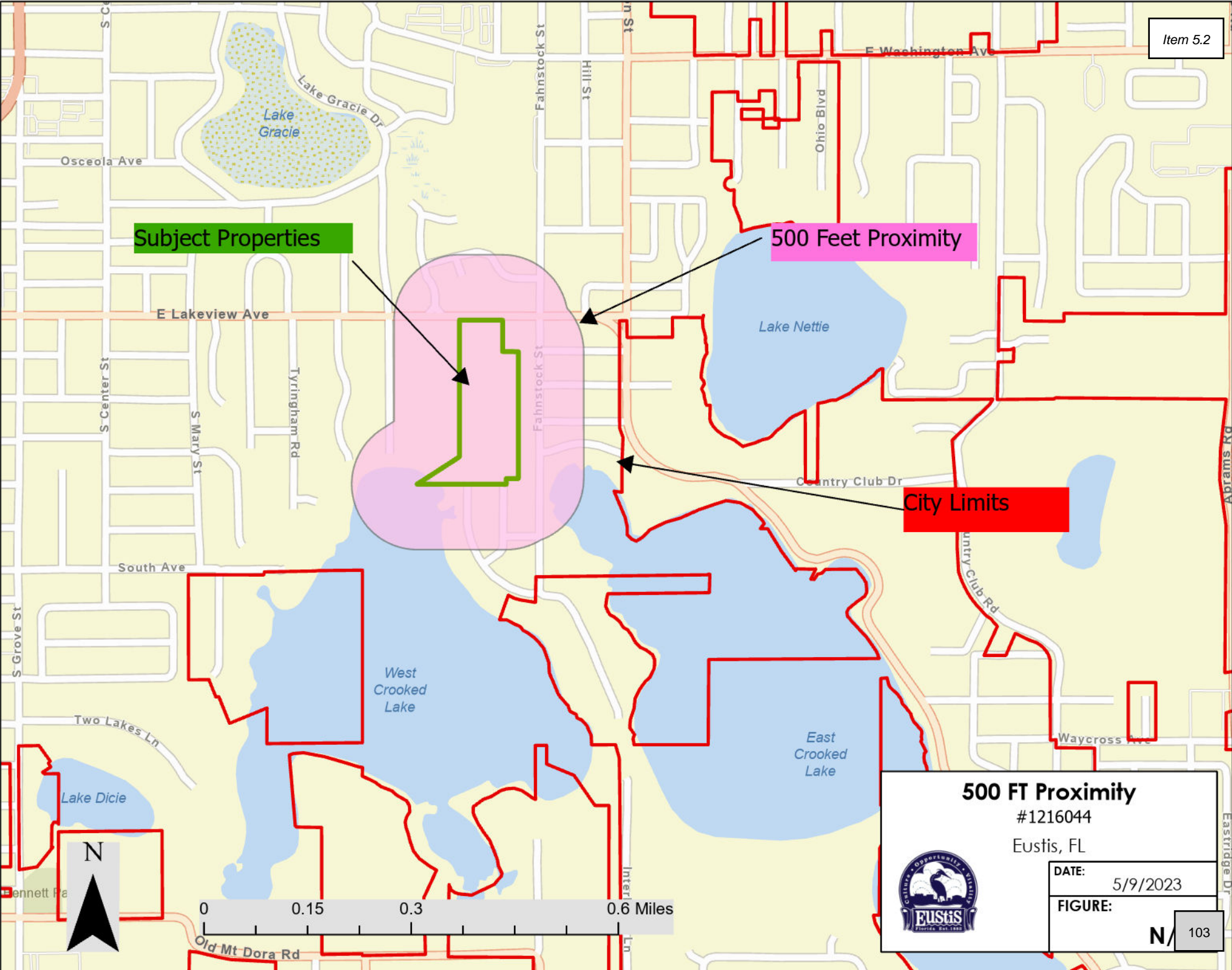
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66. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
67. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
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69. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
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71. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
72. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.

TRACT TABLE

TRACT NO.	TRACT AREA (AC)	OWNER	ADDRESS	REMARKS
1	0.12
2	0.12
3	0.12
4	0.12
5	0.12
6	0.12
7	0.12
8	0.12
9	0.12
10	0.12
11	0.12
12	0.12
13	0.12
14	0.12
15	0.12
16	0.12
17	0.12
18	0.12
19	0.12
20	0.12
21	0.12
22	0.12
23	0.12
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25	0.12
26	0.12
27	0.12
28	0.12
29	0.12
30	0.12
31	0.12
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33	0.12
34	0.12
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58	0.12
59	0.12
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65	0.12
66	0.12
67	0.12
68	0.12
69	0.12
70	0.12
71	0.12
72	0.12

Digitally signed by Christopher M. Germina
 Date: 2023.05.01 16:19:06 -0400

<p>GERMANA ENGINEERING AND ASSOCIATES, LLC 1100 WEST HARRIS LANE SUITE 100 TAMPA, FL 33606 TEL: 813-281-1100 WWW.GERMANAENGINEERING.COM</p>	<p>HIDDEN COVE SUBDIVISION</p>	<p>SUBDIVISION SITE PLAN</p>	<p>DATE: 2023.05.01</p>
			<p>SHEET: C4</p>



Subject Properties


500 Feet Proximity

City Limits

500 FT Proximity
 #1216044
 Eustis, FL

DATE: 5/9/2023

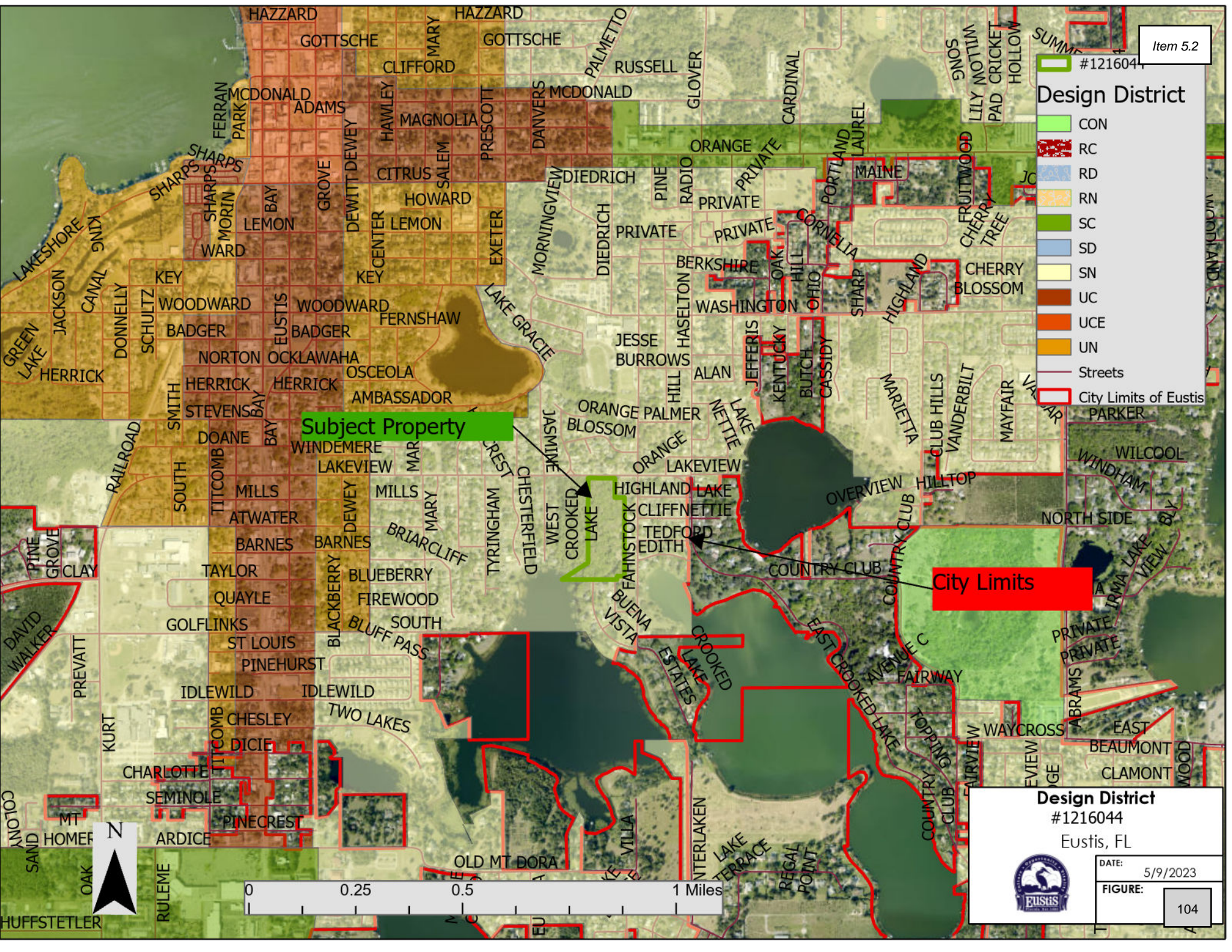
FIGURE: N/103



#1216044

Design District

- CON
- RC
- RD
- RN
- SC
- SD
- SN
- UC
- UCE
- UN
- Streets
- City Limits of Eustis PARKER



Subject Property

City Limits

Design District

#1216044

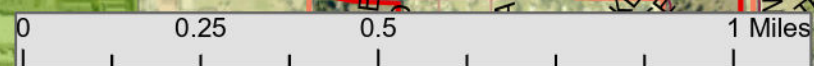
Eustis, FL



DATE: 5/9/2023

FIGURE:

104



Item 5.2

#121604

Design District

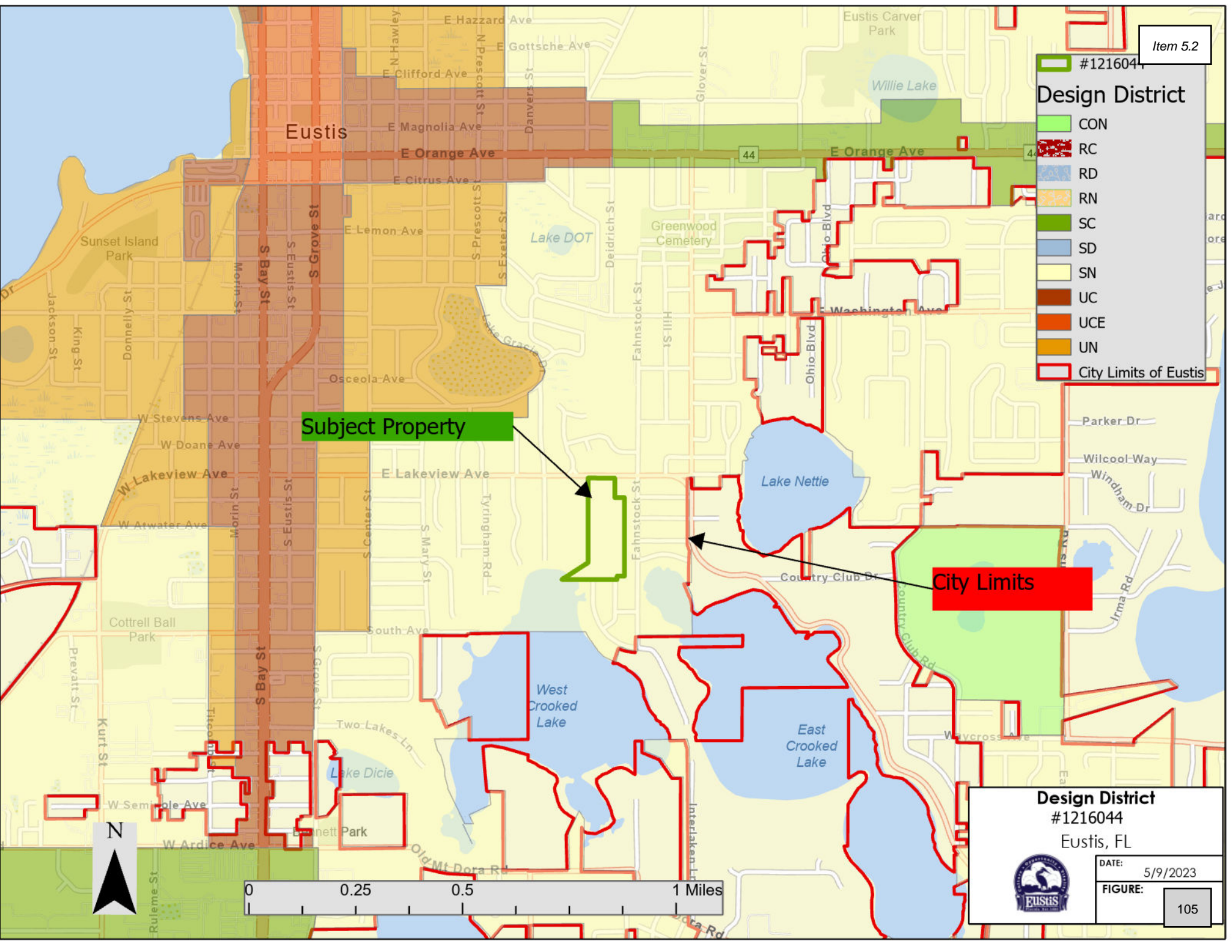
- CON
- RC
- RD
- RN
- SC
- SD
- SN
- UC
- UCE
- UN
- City Limits of Eustis

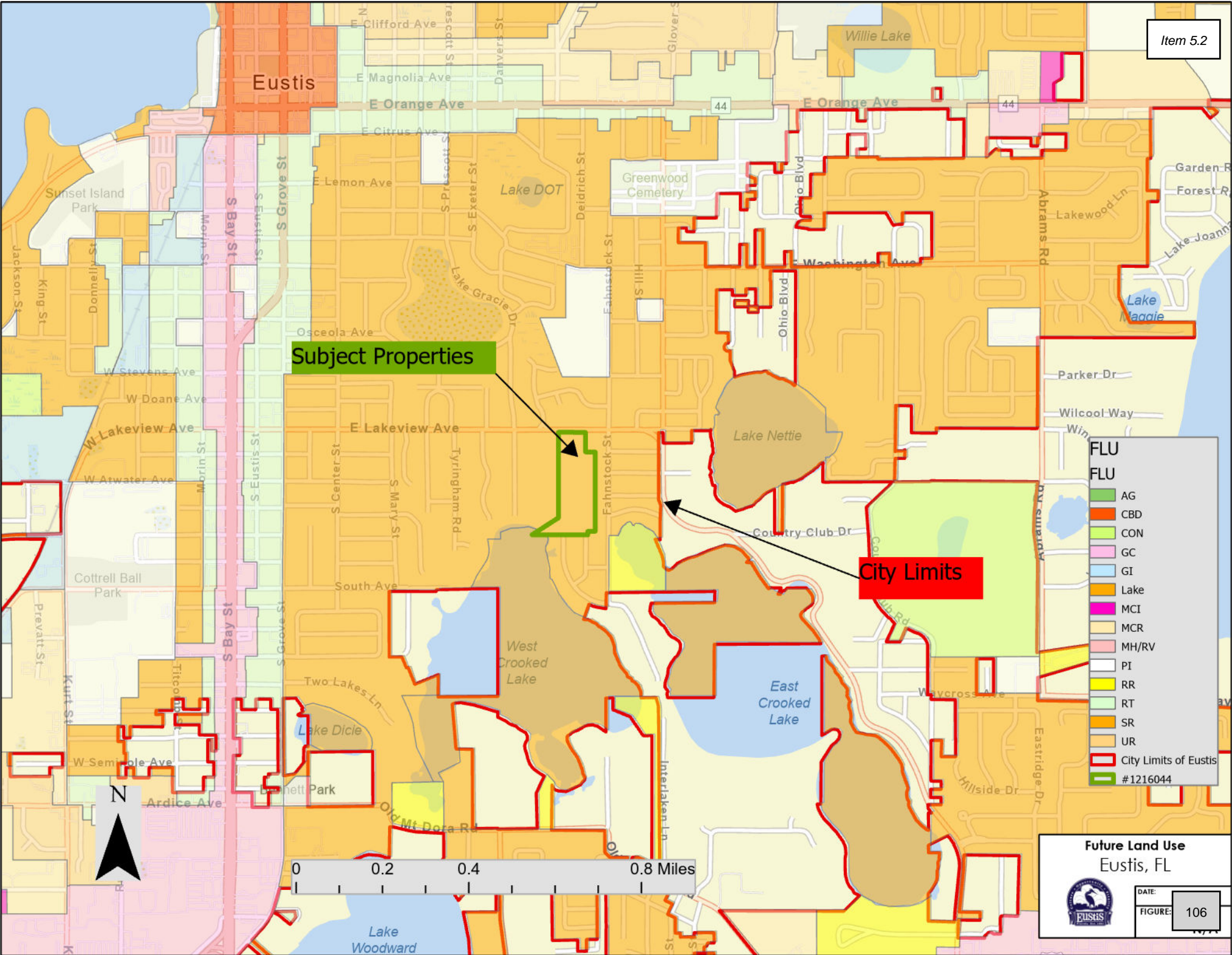
Subject Property

City Limits

Design District
#1216044
Eustis, FL

DATE: 5/9/2023
FIGURE: 105




Subject Properties

City Limits

- FLU
- FLU
- AG
- CBD
- CON
- GC
- GI
- Lake
- MCI
- MCR
- MH/RV
- PI
- RR
- RT
- SR
- UR
- City Limits of Eustis
- # 1216044

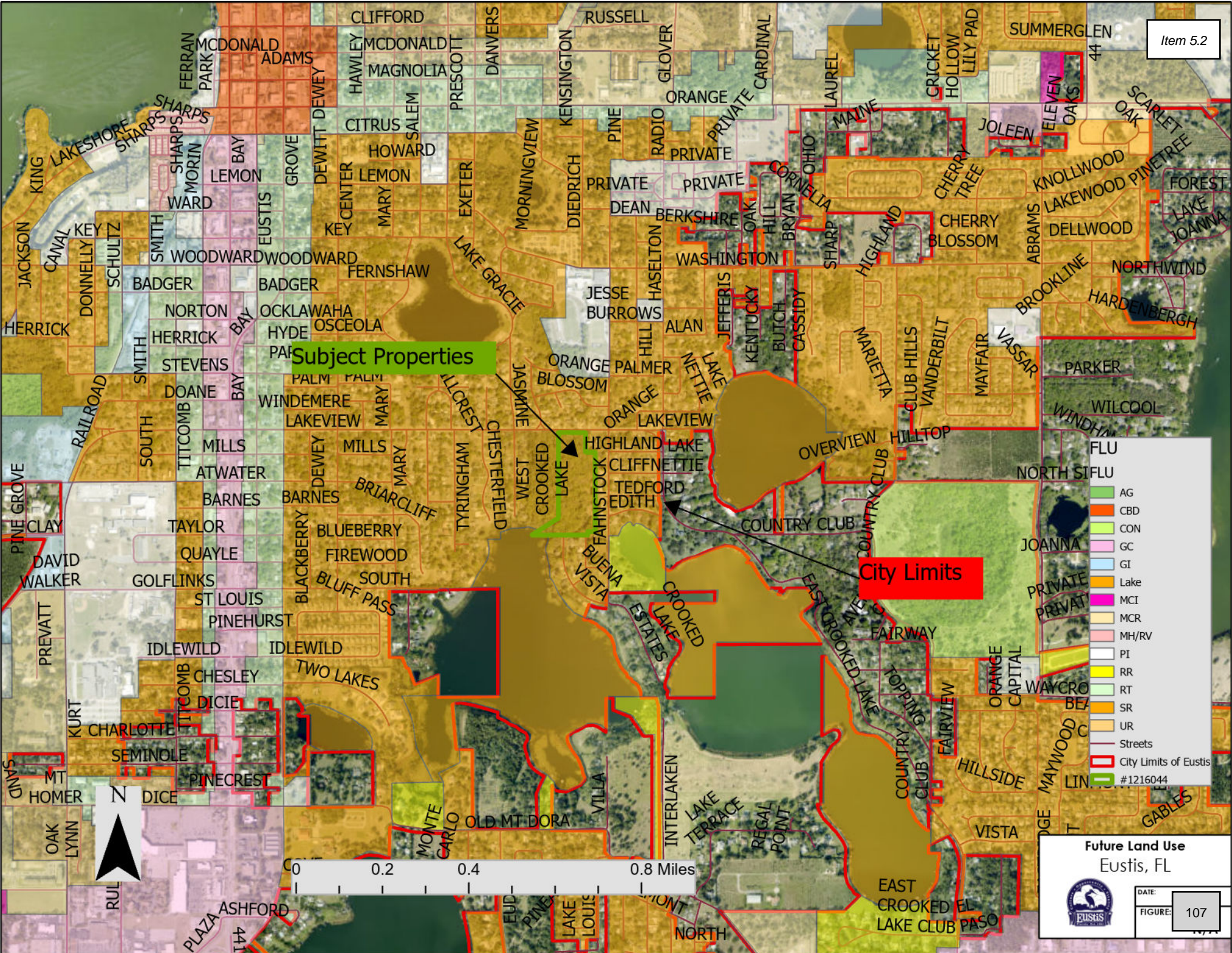
Future Land Use
Eustis, FL



DATE:

FIGURE: 106






Subject Properties

City Limits

AG	AG
CBD	CBD
CON	CON
GC	GC
GI	GI
Lake	Lake
MCI	MCI
MCR	MCR
MH/RV	MH/RV
PI	PI
RR	RR
RT	RT
SR	SR
UR	UR
Streets	Streets
City Limits of Eustis	City Limits of Eustis
#1216044	#1216044

Future Land Use
Eustis, FL



DATE: _____
FIGURE: 107


Eustis

Subject Properties

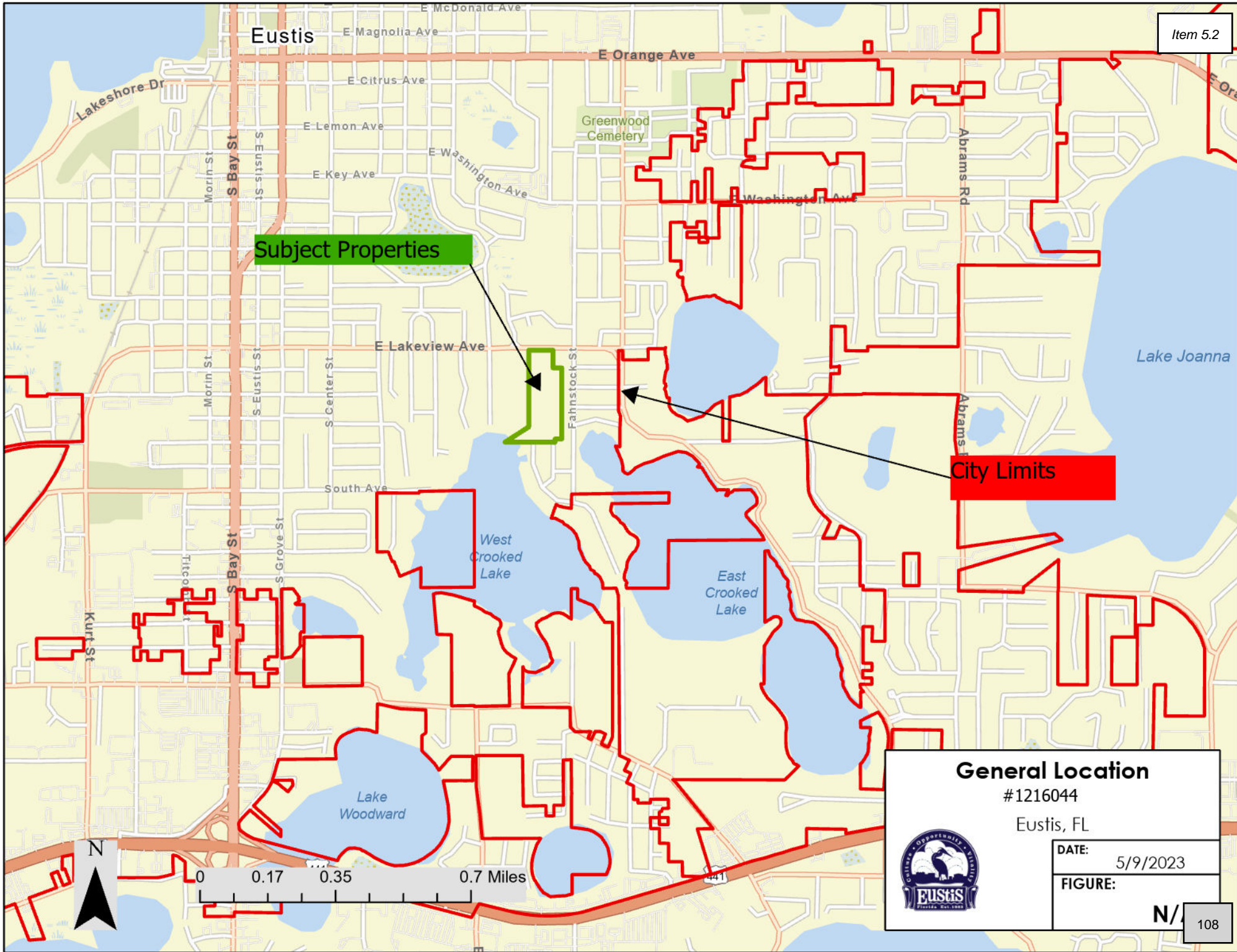
City Limits

General Location
 #1216044
 Eustis, FL

DATE:	5/9/2023
FIGURE:	N/A



0 0.17 0.35 0.7 Miles



Subject Properties

City Limits

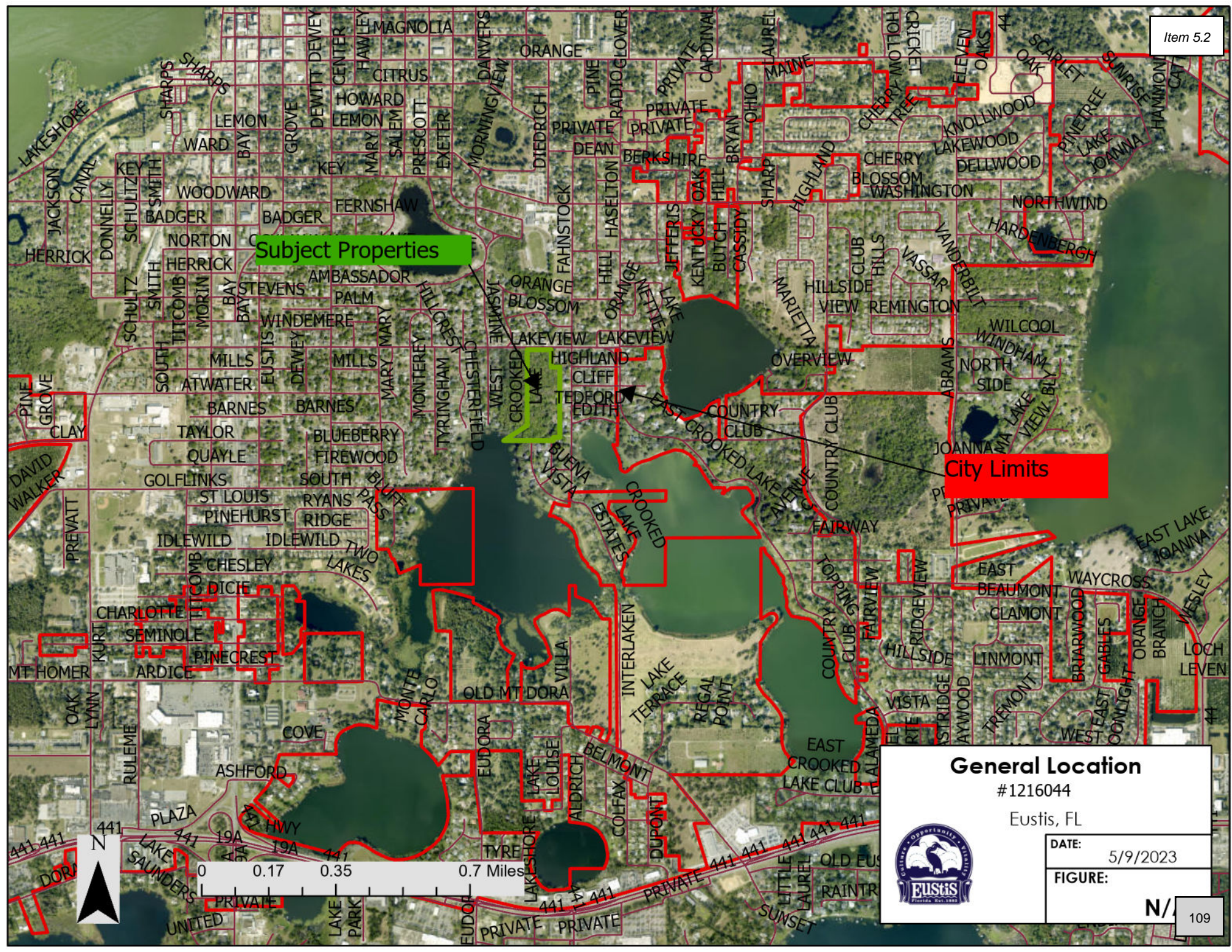
General Location

#1216044
Eustis, FL

DATE: 5/9/2023
FIGURE:



N



HIDDEN COVE SUBDIVISION PRELIMINARY PLAT PLANS

PROJECT TEAM

CIVIL ENGINEERING

GERMANA ENGINEERING AND ASSOCIATES, LLC.

CONTACT: CHRISTOPHER M. GERMANA, PE
1120 WEST MINNEOLA AVENUE
CLERMONT, FLORIDA 34711
(352) 242-9329

SURVEYING

SHANNON SURVEYING, INC.

CONTACT: JAMES R. SHANNON JR., PLS
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA 32714
(407) 774-8372

OWNER/DEVELOPER

LAKE RC LLC.

CONTACT: THOMAS ZAHN
128 NORTH EUSTIS STREET, SUITE 101
EUSTIS, FLORIDA 32726
(352) 989-6000

GEOTECHNICAL ENGINEERING

G.E.O. ENGINEERING & SCIENCES, INC.

CONTACT: ED MIGUENS, PE
250 S RONALD REAGAN BLVD #114
LONGWOOD, FLORIDA 32750
(407) 379-9510

GENERAL NOTE

THE PLANS WERE PREPARED ACCORDING TO AVAILABLE INFORMATION BASED ON THE CONDITIONS AS THEY EXISTED AT THE TIME OF PLAN PREPARATION. THE CONDITIONS OF THE PROPERTY MAY HAVE CHANGED SINCE PROJECT DESIGN. THE CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY IF CONDITIONS HAVE CHANGED FROM WHEN THE PLANS WERE PREPARED.

ACCESSIBILITY NOTE

THE SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC) 2020 ACCESSIBILITY CODE.

PROPERTY LEGAL DESCRIPTION (PER SURVEY)

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 26 EAST, IN THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

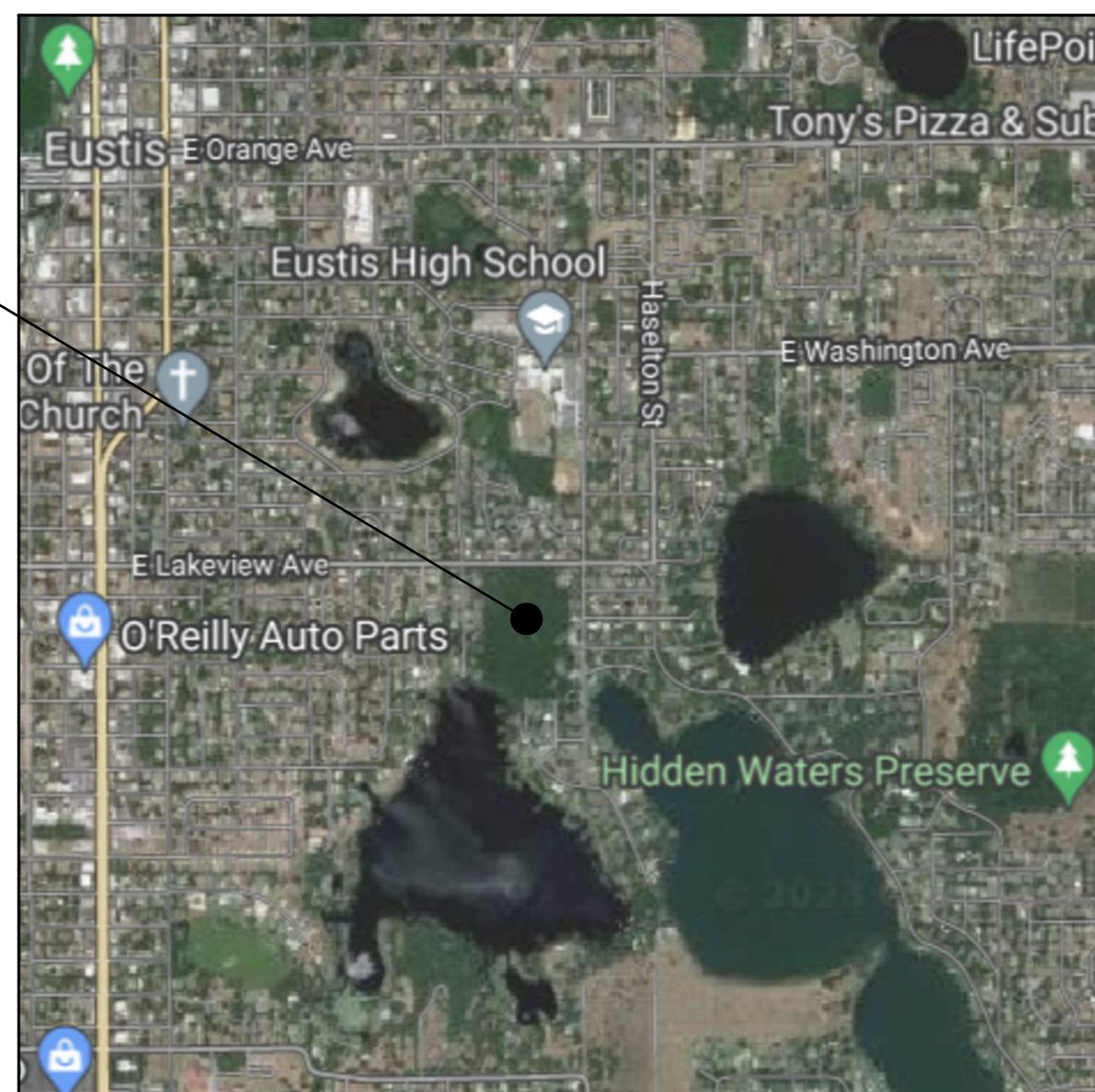
FROM THE NORTHWEST CORNER OF THE SAID SECTION 13, RUN SOUTH 725.55 FEET TO A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF LAKEVIEW AVENUE; THENCE RUN EAST ALONG THE SOUTH LINE OF THE SAID RIGHT-OF-WAY 713.02 FEET FOR A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, RUN SOUTH 1046.1 FEET; THENCE RUN S 57°09' W, 397.34 FEET; THENCE RUN N 89°38' E ALONG THE NORTH LINE OF EL CERITO SUBDIVISION, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 26, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 922.35 FEET TO THE WEST LINE OF THE RIGHT-OF-WAY OF FAHNSTOCK STREET; THENCE RUN N 00°06' E ALONG THE WEST LINE OF THE SAID RIGHT-OF-WAY 1015 FEET, TO A POINT 240.6 FEET SOUTH OF THE SOUTH LINE OF THE RIGHT-OF-WAY OF LAKEVIEW AVENUE; THENCE RUN WEST AND PARALLEL WITH THE SOUTH LINE OF THE RIGHT-OF-WAY OF LAKEVIEW AVENUE 255 FEET; THENCE RUN N 00°06' E AND PARALLEL WITH THE WEST LINE OF THE RIGHT-OF-WAY OF FAHNSTOCK STREET 240.6 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF LAKEVIEW AVENUE; THENCE RUN WEST ALONG THE SOUTH LINE OF THE SAID RIGHT-OF-WAY 335.78 FEET TO THE POINT OF BEGINNING.

LESS THAT PART THEREOF DESCRIBED AS CROOKED LAKE HEIGHTS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 23, PAGE 16, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALSO LESS THAT PART THEREOF DESCRIBED AS CROOKED LAKE HEIGHTS FIRST ADDITION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 30, PAGE 68, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALSO LESS THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 26 EAST, IN THE CITY OF EUSTIS, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 9 IN EL CERITO, A SUBDIVISION IN THE CITY OF EUSTIS, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 47, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND RUN NORTH ALONG THE WEST LINE OF THE RIGHT-OF-WAY OF FAHNSTOCK AVENUE A DISTANCE OF 45 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINES OF LOTS 9 AND 18 IN SAID EL CERITO TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 18; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 18 A DISTANCE OF 45 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE EAST ALONG THE NORTH LINES OF SAID LOTS 9 AND 18 TO THE POINT OF BEGINNING.

VICINITY MAP



PROJECT SITE

EAST LAKEVIEW AVENUE
EUSTIS, FLORIDA 32726
SECTION 13, TOWNSHIP 19 SOUTH, RANGE 26 EAST

SHEET LIST

- C1 COVER SHEET
- C2 CONSTRUCTION NOTES
- C3 DEMOLITION PLAN
- C4 SUBDIVISION SITE PLAN
- C5 SUBDIVISION GRADING AND DRAINAGE PLAN
- C6 SUBDIVISION UTILITY PLAN
- C7 STORMWATER POLLUTION PREVENTION PLAN
- C8 WEST BAY LANE PLAN AND PROFILE -0+12 TO 10+00
- C9 WEST BAY LANE PLAN AND PROFILE 10+00 TO 12+50
- C10 HIDDEN COURT PLAN AND PROFILE 0+00 TO 2+75
- C11 WEST BAY LANE CROSS SECTIONS 1+00 TO 9+00
- C12 WEST BAY LANE CROSS SECTIONS 9+50 TO 11+60
- C13 HIDDEN COURT CROSS SECTIONS 0+00 TO 2+75
- C14 CONSTRUCTION DETAILS
- C15 CITY OF EUSTIS CONSTRUCTION DETAILS

DATUM NOTE

ELEVATIONS SHOWN ON THE PLAN SET ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

PERMIT NOTE

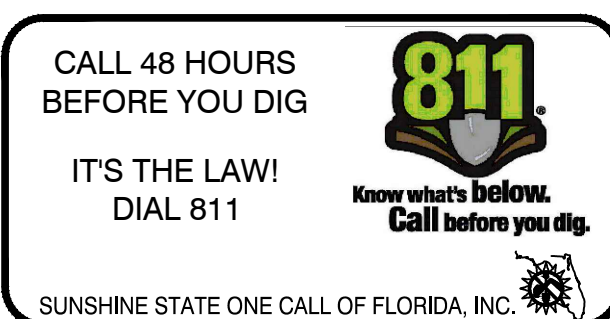
SEPARATE PERMITS ARE REQUIRED FOR THE FOLLOWING (IF APPLICABLE):

- CONSTRUCTION TRAILERS
- LIFT STATIONS
- RETAINING WALLS
- ACCESS GATES
- GENERATORS
- AWNINGS
- ETC.
- DUMPSTER ENCLOSURES
- SIGNS
- ENTRY WALL FEATURES
- SITE LIGHTING
- FENCES
- WALK-IN COOLERS

FIRE NOTE

SITE TO CONFORM TO FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020) SEPARATE PERMITS ARE REQUIRED FOR THE FOLLOWING (IF APPLICABLE):

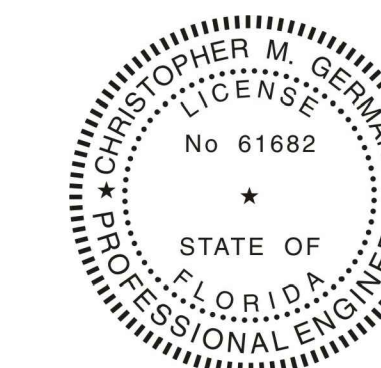
- FIRE SPRINKLERS
- FIRE ALARM MONITORING
- DUMPSTER ENCLOSURE
- FIRE ALARMS
- FIRE UNDERGROUND



ENGINEERING FIRM REGISTRY NUMBER: 29279
1120 WEST MINNEOLA AVENUE
CLERMONT, FLORIDA 34711
PHONE: (352) 242-9329
WWW.GERMANAENGINEERING.COM

This item has been digitally signed and sealed by Christopher M. Germana, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed
by Christopher
M Germana
Date: 2023.05.01
16:14:28 -04'00'



CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

ISSUE DATE: 03-01-2023

EXISTING UTILITIES

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED.

DRAINAGE SYSTEMS

THE CONTRACTOR SHALL PERFORM ALL WORK PERTAINING TO DRAINAGE INCLUDING EXCAVATION OF STORMWATER POND PRIOR TO THE COMMENCEMENT OF OTHER WORK INCLUDED IN THESE PLANS. THE DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF THIS CONTRACT. THE CONTRACTOR SHALL INCLUDE FUNDS IN THE DRAINAGE COSTS OF THE CONTRACT TO OPERATE AND MAINTAIN THE DRAINAGE SYSTEMS DURING THE WORK PROCESS.

PERMITS AND PERMIT REQUIREMENTS

THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL REGULATORY AND LOCAL AGENCY PERMITS. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE REQUIREMENTS AND LIMITATIONS SET FORTH IN THE PERMITS. A COPY OF THE PERMIT SHALL BE KEPT ON THE JOB AT ALL TIMES.

LAYOUT AND CONTROL

UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE FOR THE LAYOUT OF ALL THE WORK TO BE CONSTRUCTED. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

QUALITY CONTROL TESTING REQUIREMENTS

ALL TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. TESTING REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE OWNER/OPERATOR'S SPECIFICATIONS AND REQUIREMENTS. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS. CONTRACTOR SHALL PROVIDE TESTING SERVICES THROUGH A FLORIDA LICENSED GEOTECHNICAL ENGINEERING FIRM ACCEPTABLE TO THE OWNER AND THE ENGINEER. CONTRACTOR TO SUBMIT TESTING FIRM TO OWNER FOR APPROVAL PRIOR TO COMMENCING TESTING.

SHOP DRAWINGS

SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, SEWER SYSTEM, AND PAVING SYSTEM MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.

EARTHWORK QUANTITIES

THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS. PURSUANT TO LAND DEVELOPMENT REGULATIONS (LDR) SECTION 6.06.01(F), SOIL REMOVAL FROM THE SITE SHALL NOT EXCEED 200% OF THE VOLUME AREA OF THE NEEDED RETENTION/DETENTION VOLUME REQUIRED.

EROSION CONTROL

EROSION AND SILTRATION CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND ARE TO BE MAINTAINED OR REPAIRED ON AN IMMEDIATE BASIS AS REQUIRED. REFER TO WATER MANAGEMENT DISTRICT PERMIT FOR ADDITIONAL REQUIREMENTS FOR EROSION CONTROL AND SURFACE DRAINAGE. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITH SOD WITHIN 7 DAYS OF COMPLETION OF CONSTRUCTION. SOD SHALL BE THE SAME VARIETY OF EXISTING SOD

LIMITS OF DISTURBANCE

AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED. GRADING AND/OR CLEARING ON PROPERTIES OTHER THAN SHOWN ON THE APPROVED PLANS IS PROHIBITED.

TREE REMOVAL

THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHEN ALL WORK IS LAID OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. NO TREES ON THE CONSTRUCTION PLANS AS BEING SAVED SHALL BE REMOVED WITHOUT PERMISSION FROM THE OWNER AND ENGINEER.

CLEARING AND GRUBBING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. ALL AREAS TO BE CLEARED SHALL BE FIELD STAKED AND REVIEWED BY THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION.

AS-BUILTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT SURVEYS FOR ALL APPLICABLE UTILITIES.

MATERIAL STORAGE/DEBRIS REMOVAL

1. NO COMBUSTIBLE BUILDING MATERIALS MAY BE ACCUMULATED ON THE SITE AND NO CONSTRUCTION WORK INVOLVING COMBUSTIBLE MATERIALS MAY BEGIN UNTIL INSTALLATION OF ALL REQUIRED WATER MAINS AND FIRE HYDRANTS HAVE BEEN COMPLETED, DEP APPROVAL RECEIVED FOR THE WATER MAINS, AND THE HYDRANTS ARE IN OPERATION. CONSTRUCTION WORK INVOLVING NON-COMBUSTIBLE MATERIALS, SUCH AS CONCRETE, MASONRY AND STEEL MAY BEGIN PRIOR TO THE FIRE HYDRANTS BEING OPERATIONAL.
 2. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NON-ORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. ALL CLAY ENCOUNTERED SHALL BE EXCAVATED OUT AND REPLACED WITH CLEAN GRANULAR FILL MATERIALS.

FILL MATERIAL

ALL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. FILL SHALL BE CLEAN, NON-ORGANIC, GRANULAR MATERIAL WITH NOT MORE THAN 10% PASSING THE NO. 200 SIEVE.

COMPACTION

FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER FILL AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL FOR THE AFFECTED WORK.

GENERAL DESIGN INTENT

ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS WILL HAVE TO BE STAKED IN THE FIELD AT DIFFERENT GRADES THAN THE CENTERLINE GRADES TO ACCOMPLISH THE PURPOSES OUTLINED. IN ADDITION, THE STANDARD CROWN WILL HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTION TO ACCOMPLISH THE INTENT OF THE PLANS.

MATERIALS/CONSTRUCTION SPECIFICATIONS

MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.

PAVEMENT SECTION REQUIREMENTS

CONSTRUCTION OF ROADWAY, SUBGRADE PREPARATION, AND PAVEMENT INSTALLATION SHALL CONFORM TO FDOT STANDARDS AND SOILS REPORT RECOMMENDATIONS UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS.

SIDEWALKS

SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREA AS SHOWN ON THE CONSTRUCTION PLANS. SIDEWALK SHALL BE CONSTRUCTED OF 4 INCHES OF CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. JOINTS SHALL BE EITHER TOOLED OR SAWCUT AT A DISTANCE OF 5' LENGTHS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND BE IN ACCORDANCE WITH STATE REGULATIONS FOR HANDICAP ACCESSIBILITY.

PAVEMENT MARKINGS/SIGNAGE

PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED AS SHOWN ON THE CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF THE OWNER/OPERATOR. SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD (LATEST EDITION). A 48-HOUR PAVEMENT CURING TIME WILL BE PROVIDED PRIOR TO APPLICATION OF THE PAVEMENT MARKINGS. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 17352.

TRAFFIC CONTROL

WHERE APPLICABLE A MOT PLAN SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK. A MINIMUM OF 2-WAY, ONE LANE TRAFFIC SHALL BE MAINTAINED IN THE WORK SITE AREA. ALL CONSTRUCTION WARNING SIGNAGE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS SHALL BE CONTINUOUSLY MAINTAINED FOR ALL PROPERTY OWNERS SURROUNDING THE WORK SITE AREA. LIGHTED WARNING DEVICES ARE TO BE OPERATIONAL PRIOR TO DUSK EACH NIGHT DURING CONSTRUCTION.

CURBING

CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "1" CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

R/W RESTORATION

ALL AREAS WITHIN THE RIGHT-OF-WAYS SHALL BE FINISH GRADED WITH A SMOOTH TRANSITION INTO EXISTING GROUND. ALL SWALES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING. ALL DISTURBED AREAS SHALL BE RAKED CLEAN OF ALL LIMEROCK AND ROCKS AND SODDED AFTER FINAL GRADING IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO FINAL INSPECTION. ALL GRASSING (SOD) SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER/OPERATOR.

SITE ACCESS

ALL ACCESS TO THE JOB SITE FOR CONSTRUCTION AND RELATED ACTIVITIES SHALL BE BY EXISTING STREETS AND ROADS.

LANDSCAPING

PROVIDE MINIMUM 5' SEPARATION FROM UTILITIES AND TREES WITH INVASIVE ROOT SYSTEMS.

WATER PIPE MATERIALS

WATER SYSTEM SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND SHALL MEET CITY OF EUSTS SPECIFICATIONS. POLYVINYL CHLORIDE PLASTIC PIPE (PVC) 4" THROUGH 12" SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C900 (LATEST EDITION) AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND A DR (DIMENSION RATIO) OF 18. ALL PVC PIPE SHALL BEAR THE NSF LOGO FOR POTABLE WATER. JOINTS SHALL BE OF THE PUSH-ON TYPE AND COUPLINGS CONFORMING TO ASTM D3139, DR18 PIPE. DUCTILE IRON PIPE (DIP) SHALL BE STANDARD PRESSURE CLASS 350 IN SIZES 4" THROUGH 12" AND CONFORM TO ANSI/AWWA C150/A21.50 (LATEST EDITION). ALL DUCTILE IRON PIPE SHALL HAVE A STANDARD THICKNESS OF CEMENT MORTAR LINING AS SPECIFIED IN ANSI/AWWA C104/A21.4 (LATEST EDITION). PIPE JOINTS SHALL BE OF THE PUSH-ON RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST EDITION). PIPE DETECTOR WITH LOCATOR WIRE SHALL BE INSTALLED ON ALL WATER MAINS PER DETAIL. PIPE SIZES GREATER THAN 12" SHALL BE SEPARATELY SPECIFIED ON THE PLANS; WITH THICKNESS CLASSES TO BE SHOWN BASED ON WORKING PRESSURES, PIPE DEPTH AND TRENCH CONDITIONS. FITTINGS FOR DUCTILE IRON PIPE AND PVC C-900 PIPE SHALL BE DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/A21.10 (LATEST EDITION) AND SHALL BE CEMENT LINED IN CONFORMANCE WITH ANSI/AWWA C104/A21.4 (LATEST EDITION). POLYETHYLENE WRAP USED FOR CORROSION PREVENTION ON DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/ASTM D1248. THE MINIMUM NOMINAL THICKNESS SHALL BE 0.008 IN. (8 MILS). INSTALLATION OF POLY WRAP SHALL BE IN ACCORDANCE WITH AWWA C105. TRANSMISSION MAIN SHALL BE DIP RATED FOR 250 PSI.

VALVES

GATE VALVES SHALL BE RESILIENT SEAT AND SHALL CONFORM TO ANSI/AWWA C509.87 WITH WRENCH NUT, EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED. MANUFACTURER'S CERTIFICATION OF THE VALVES COMPLIANCE WITH AWWA SPECIFICATION C509 AND TESTS LISTED THEREIN WILL BE REQUIRED. VALVES SHALL BE CLOW, DRESSER, KENNEDY, AMERICAN.

AIR RELEASE VALVES

AIR RELEASE VALVES SHALL BE PLACED AT HIGH POINTS OF THE TRANSMISSION MAIN TO PERMIT ESCAPE OF TRAPPED AIR. THE VALVE SIZE, LOCATION AND METHOD OF INSTALLATION SHALL BE INDICATED ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER. AIR RELEASE VALVES SHALL BE CRISPN PRESSURE AIR VALVE TYPE.

WATER SERVICES

UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE THROUGH THE CURB STOP AND SET METER BOXES TO FINISHED GRADE AS SHOWN ON THE WATER SYSTEM DETAIL SHEET. POLYETHYLENE (PE) PRESSURE PIPE FOR WATER SERVICES 1/2" THROUGH 3" SHALL CONFORM TO AWWA C901.88, MIN. 200 PSI. AND SHALL BE PHILLIPS DRISCO CTS 5100 (DR-9) ASTM D-2737, 200 PSI. ALL SERVICES SHALL INCLUDE THE FOLLOWING: LOCKING CURB STOPS, WYE BRANCHES, UNIONS AS REQUIRED, PE SERVICE PIPE AND CORPORATION STOPS. THE SERVICE SHALL BE COMPLETE THROUGH THE CURB STOP AS SHOWN ON THE DETAIL SHEET, AND SHALL BE OF THE TYPE REQUIRED FOR COMPATIBILITY WITH THE SERVICE LINES SPECIFIED, AND FITTINGS SHALL BE MANUFACTURED BY FORD. WHERE APPLICABLE - UNLESS OTHERWISE NOTED IN PLANS, UTILITY COMPANY SHALL PROVIDE AND INSTALL IRRIGATION METERS. WHERE RECLAIM SERVICE IS NOT PROVIDED, CONTRACTOR SHALL CONSTRUCT IRRIGATION SERVICE THROUGH THE CURB STOP AND SET NEW BOXES TO FINISHED GRADE AS SHOWN ON THE WATER SYSTEM DETAIL SHEET.

PIPE INSTALLATION

PIPE INSTALLATION OF PVC WATER MAIN SHALL BE IN CONFORMANCE WITH ASTM D2774 (LATEST EDITION). INSTALLATION OF DUCTILE IRON PIPE WATER MAIN SHALL BE IN CONFORMANCE WITH AWWA C600.87. COMPACTED BACKFILL SHALL BE TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVEMENTS WITH 12" MAXIMUM LIFT THICKNESS. OTHER COMPACTION OF BACKFILL SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH 12" MAXIMUM LIFT THICKNESS. SEE PIPE TRENCHING DETAILS. MINIMUM COVER OVER ALL PIPE SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE. SEE PLAN AND PROFILE SHEETS FOR REQUIRED DEPTH. WATER MAINS ARE TO BE INSTALLED SO AS TO PROVIDE A MINIMUM VERTICAL CLEARANCE OF 18" OR A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM ALL OTHER UTILITIES. IF THE MINIMUM CLEARANCE CAN NOT BE ACHIEVED, THEN DUCTILE IRON WATER MAIN SHALL BE SPECIFIED 10 FEET EITHER SIDE OF THE CROSSING. HORIZONTAL AND VERTICAL MINIMUM SEPARATION DISTANCE REQUIREMENTS BETWEEN WATER MAIN AND ALL OTHER UTILITIES SHALL COMPLY WITH 62-555.314 (1), (2), (3) AND (4), FAC. ALL WATER MAINS SHALL BE INSTALLED WITH CONCRETE THRUST BLOCKS. ALL PLUGS, CAPS, TEES, BENDS, FIRE HYDRANTS, VALVES, ETC. SHALL BE MECHANICAL JOINT FITTINGS.

SCHEDULING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SCHEDULE OF WORK TO BE COMPLETED INCLUDING DATES FOR ELECTRICAL, COMMUNICATION, WALLS, FENCES, UTILITIES, LANDSCAPING, IRRIGATION, HARDSCAPING, ROADWAY, MASS GRADING, WELL INSTALLATION, WASTEWATER SYSTEM, ETC. (IF APPLICABLE)

DATE																				
REVISIONS																				
#																				

CONSTRUCTION NOTES

HIDDEN COVE SUBDIVISION

PROJECT # GE0072022

EUSTIS, FLORIDA

GERMANA ENGINEERING AND ASSOCIATES, LLC
 1120 WEST MINNEOLA AVENUE
 CLERMONT, FL 34711
 WWW.GERMANAENGINEERING.COM
 ENGINEERING FIRM REGISTRY # 29279

SCALE: NTS

DATE: 03-01-2023

SHEET

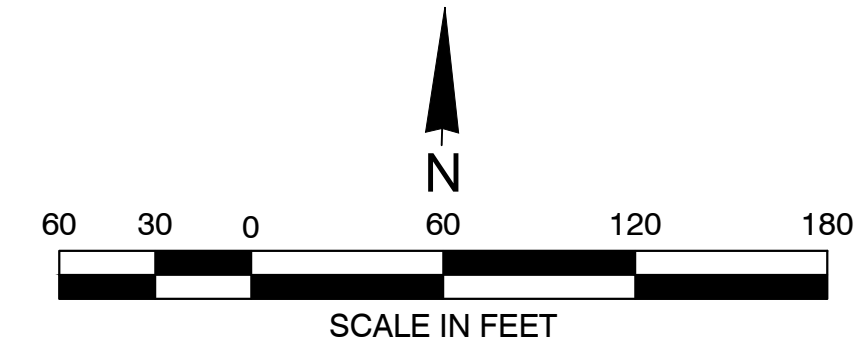
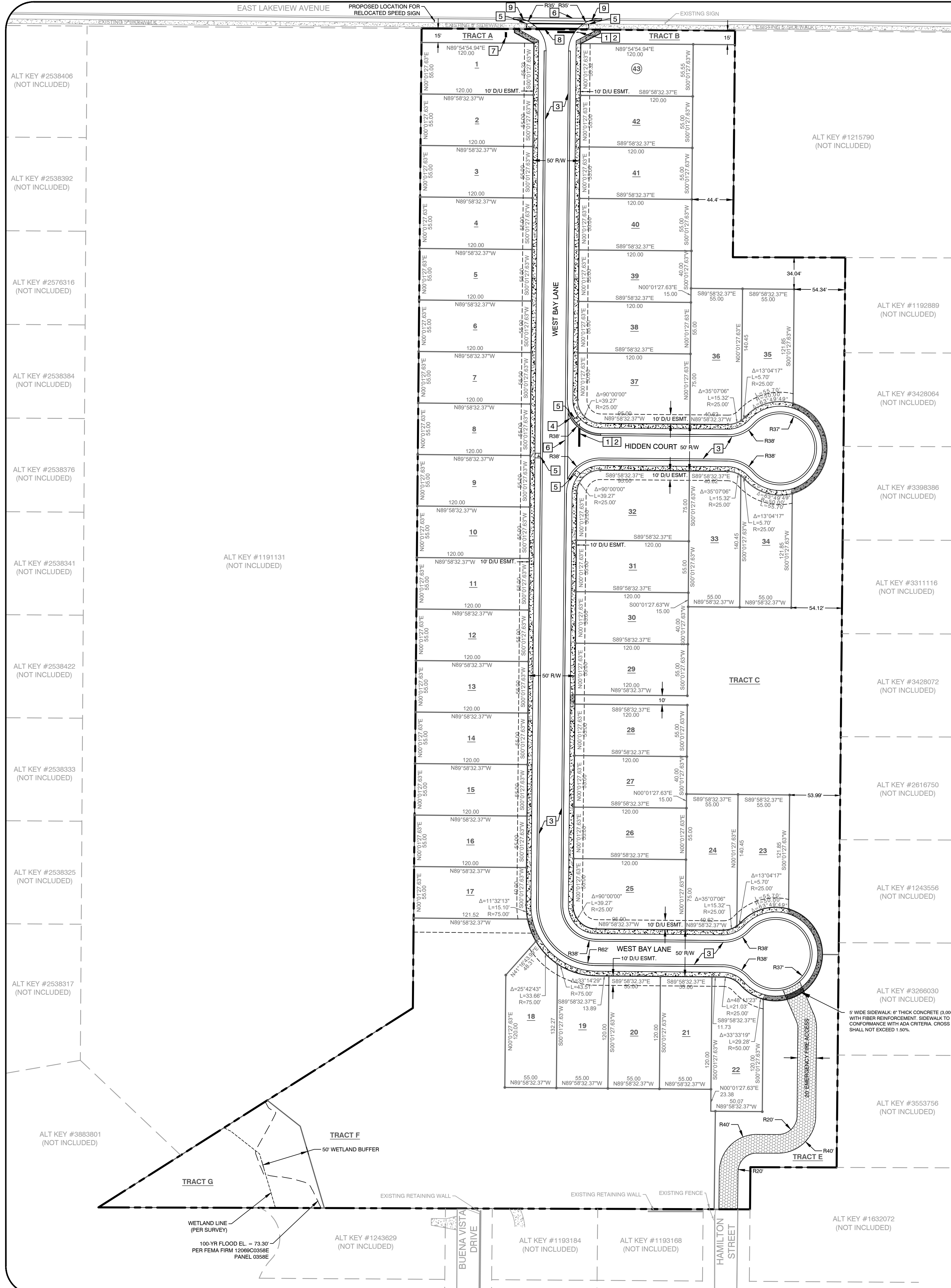
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 Date: 2023.05.01 16:18:01 -04'00'



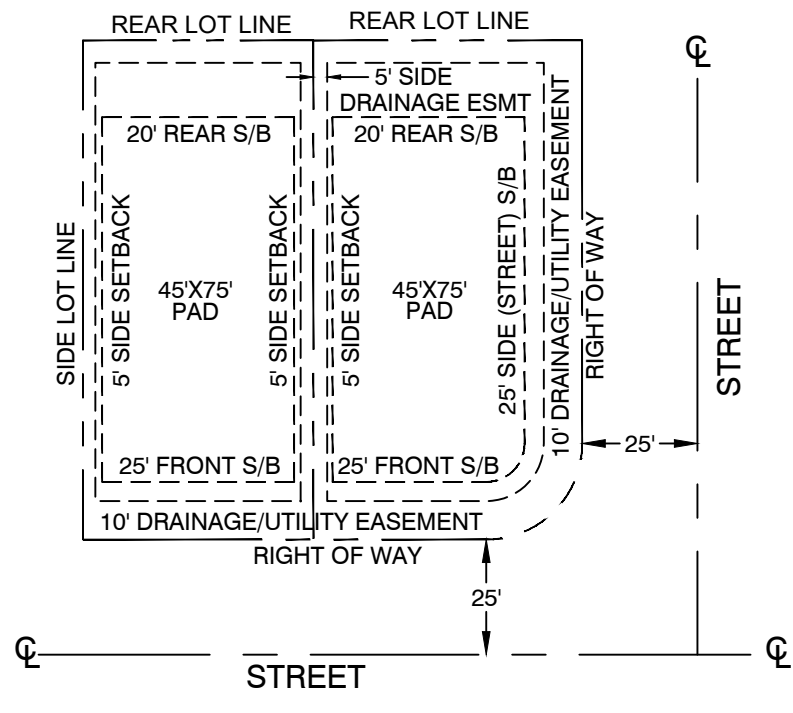
CHRISTOPHER M. GERMANA, P.E.
 FLORIDA PROFESSIONAL ENGINEER # 61682
 ENGINEERING FIRM REGISTRY # 29279



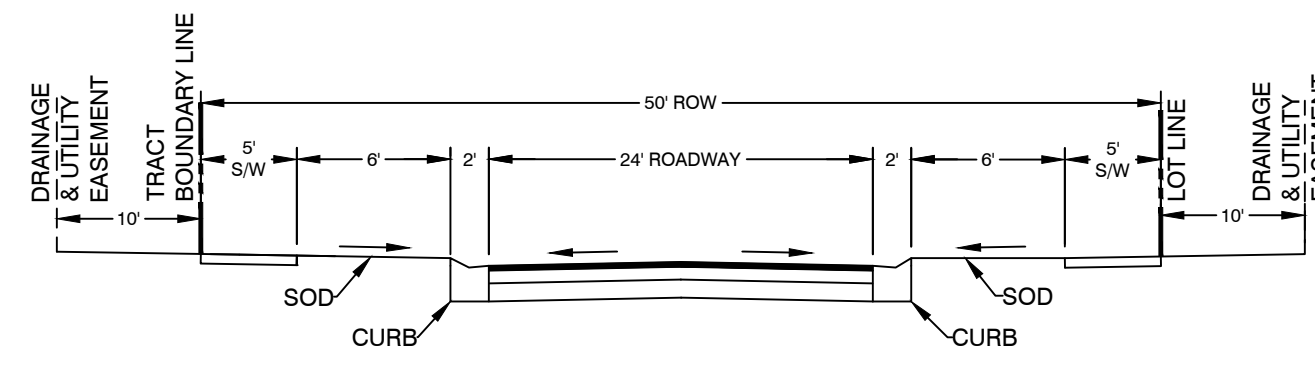
SITE DATA

- SITE AREA** = 13.18 AC / 574,264 SF
- SITE LOCATION**
EAST LAKEVIEW AVENUE
EUSTIS, FLORIDA 32726
SECTION 13, TOWNSHIP 19 SOUTH, RANGE 26 EAST
- SITE DESCRIPTION**
TAX PARCEL ALT KEY: 1216044
FUTURE LAND USE: SUBURBAN RESIDENTIAL
DESIGN DISTRICT: SUBURBAN NEIGHBORHOOD
- SITE REQUIREMENTS**
MAXIMUM DWELLING UNITS: 66 (5 DU/ACRE)
MINIMUM OPEN SPACE REQUIRED: 25%
MAXIMUM ISR: 40%
MINIMUM PARK SIZE: 1/2 ACRE (25-49 LOTS)
- SUBDIVISION DATA**
USE TYPE: SINGLE-FAMILY RESIDENTIAL
LOT TYPE: HOUSE LOT
NUMBER OF LOTS: 43
MINIMUM LOT DIMENSIONS: 55' X 120'
NET BUILDABLE AREA = SITE AREA - WETLAND AREA
= 13.18 AC - 0.21 AC
= 12.97 AC (DENSITY = 3.32 DU/AC < 5 DU/AC)

OPEN SPACE REQUIRED: 3.30 AC (25%)
R/W WIDTH: 50'
ROAD TYPE: RESIDENTIAL STREET
PARK TYPE: MINI PARK/PLAYGROUND (0.50 AC MINIMUM)
LAKEVIEW AVENUE LANDSCAPE BUFFER: 15' - 24' WIDE
WETLAND BUFFER: 50'
SCHOOL AGE POPULATION: 43 X 0.65 = 28 CHILDREN
- LOT SETBACKS**
STREET SETBACK: 25'
COMMON LOT SETBACK: 5'
REAR SETBACK: 20'
- UTILITY PROVIDERS**
WATER: CITY OF EUSTIS
RECLAIMED WATER: CITY OF EUSTIS
WASTEWATER: CITY OF EUSTIS
ELECTRICITY: SECO ENERGY
- IMPERVIOUS DATA**
LOTS = 3.65 AC (3,697 SF/LOT)
ROADWAY = 1.12 AC
CONCRETE = 0.50 AC
ON-SITE IMPERVIOUS = 5.27 AC (ISR = 40.00%)
PERVIOUS = 7.91 AC (60.00%)



TYPICAL LOT LAYOUT
NTS



TYPICAL 50' RIGHT-OF-WAY
NTS

NOTES

- THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILE WILL BE PROVIDED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
- PROJECT SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FBC) 2020 EDITION
- UTILITY EASEMENTS TO BE DEDICATED TO THE CITY OF EUSTIS AND ELECTRICITY PROVIDER WHERE APPLICABLE.
- DRAINAGE UTILITIES TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
- THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON AREAS, FENCES, AND RETENTION AREAS.
- ALL SIDEWALKS CONSTRUCTED THROUGHOUT THE ENTIRE SITE SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF EUSTIS LAND DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
- POND TRACTS SHALL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
- WALLS, FENCES, AND SIGNS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL UTILITY LINES TO BE DESIGNED TO MEET THE CITY OF EUSTIS STANDARDS.
- ALL CONSTRUCTION MATERIAL AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF THE CITY OF EUSTIS, CITY OF EUSTIS DETAILS, OR APPROVED EQUALS, AND WILL BE UTILIZED ON THE FINAL CONSTRUCTION PLANS.
- ANY PROPOSED MECHANICAL GATES WILL REQUIRE FIRE DEPARTMENT ACCESS (CLICKCENTER, TO BE PERMITTED SEPARATELY)
- ONLY COMMON AREA SIDEWALKS ARE TO BE BUILT WITH THIS PROJECT. INDIVIDUAL LOT SIDEWALKS ARE TO BE BUILT WITH THE CONSTRUCTION OF EACH LOT.

LEGEND

- PROPOSED LOT LINE
- EXISTING FENCE
- EXTERIOR PARCEL LINE
- - - EASEMENT LINE
- - - WETLAND LINE
- - - FLOOD ZONE LINE
- ▭ PROPOSED CONCRETE TO BE CONSTRUCTED WITH LOTS (TYPICAL)
- ▭ PROPOSED CONCRETE TO BE CONSTRUCTED WITH THIS PROJECT (TYPICAL)
- ▭ GRASSPAVE2 FIRE TRUCK ALTERNATE ACCESS (SEE SHEET C14 FOR DETAILS)

TRACT	USE	OWNERSHIP	ACREAGE	% OVERALL	OPEN SPACE
N/A	SINGLE FAMILY LOTS	-	6.83 AC	51.82%	0.00 AC
N/A	RIGHT OF WAY	CITY OF EUSTIS	1.90 AC	14.41%	0.00 AC
TRACT A	LANDSCAPE BUFFER	H.O.A.	0.04 AC	0.28%	0.04 AC
TRACT B	LANDSCAPE BUFFER	H.O.A.	0.05 AC	0.40%	0.05 AC
TRACT C	OPEN SPACE / PARK	H.O.A.	1.68 AC	12.78%	1.68 AC
TRACT E	EMERGENCY FIRE ACCESS	CITY OF EUSTIS	0.47 AC	3.53%	0.47 AC
TRACT F	STORMWATER	H.O.A.	1.87 AC	14.16%	1.87 AC
TRACT G	CONSERVATION EASEMENT	H.O.A.	0.34 AC	2.62%	0.34 AC
TOTAL			13.18 AC	100.00%	4.43 AC

KEY LEGEND

- 24" WHITE PAINTED STOP BAR
- 30" R-1 STOP SIGN AND STREET SIGN
- DROP CURB (TYPICAL)
- SPILL-OUT DROP CURB PER FDOT INDEX, 300
- HANDICAP RAMP W/ CAST IN PLACE DETECTABLE WARNING MAT IN BRICK RED (PER FDOT INDEX 304)
- VALLEY GUTTER CURB AT INTERSECTION (PER FDOT INDEX 300)
- PROPOSED SUBDIVISION MONUMENT SIGN LOCATION (DESIGN BY OTHERS)
- 12" WIDE WHITE PAINTED CROSSWALK STRIPING
- 6" CURB TRANSITION

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by Christopher
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Date:
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CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

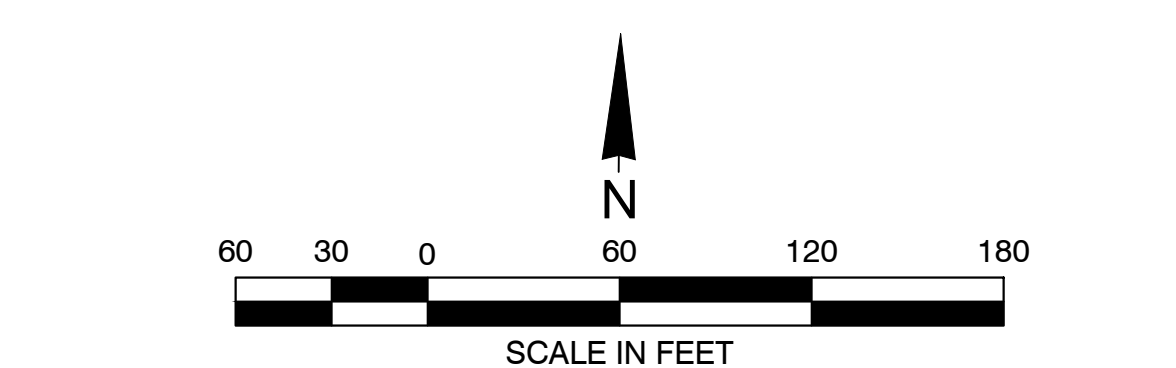
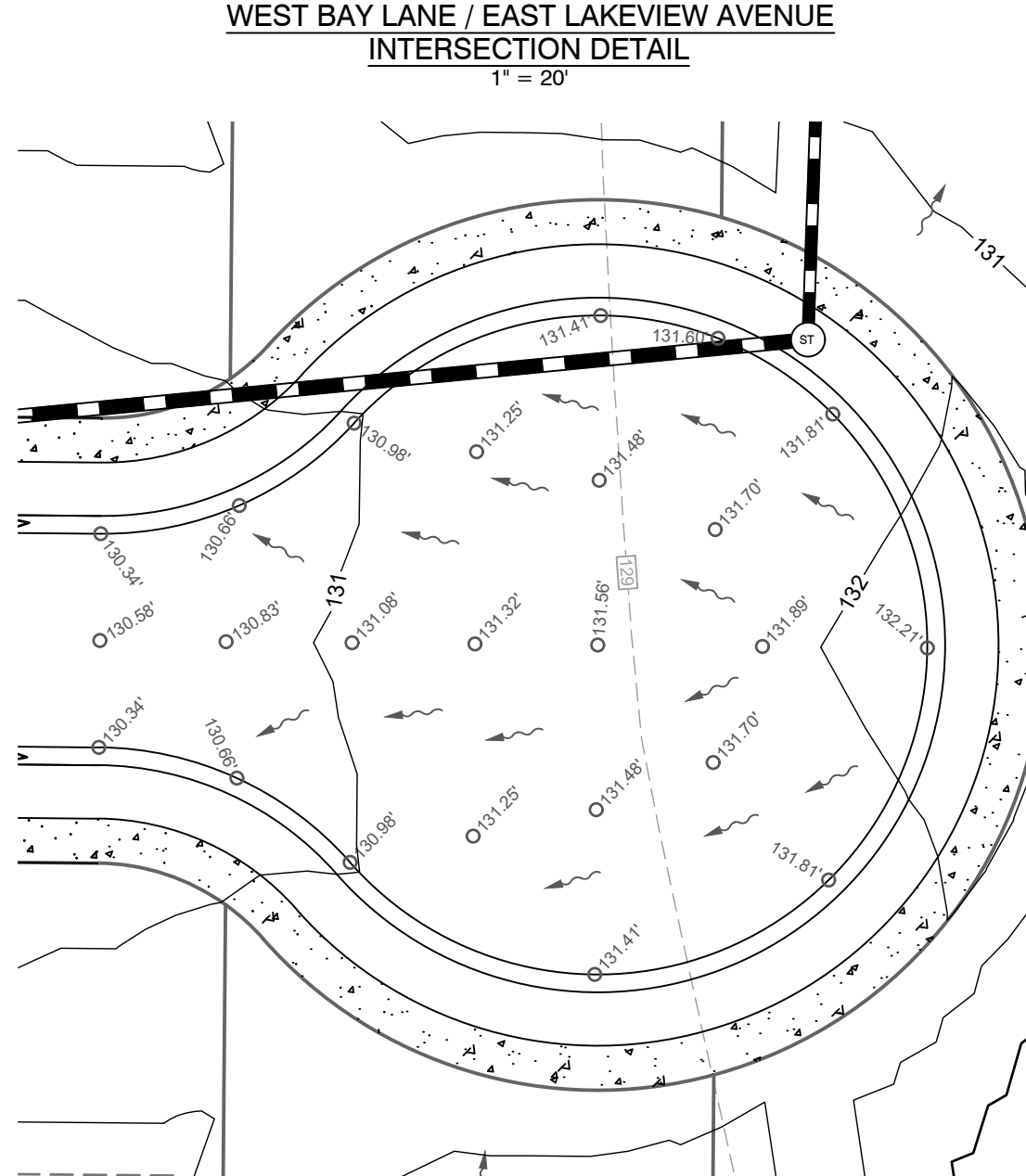
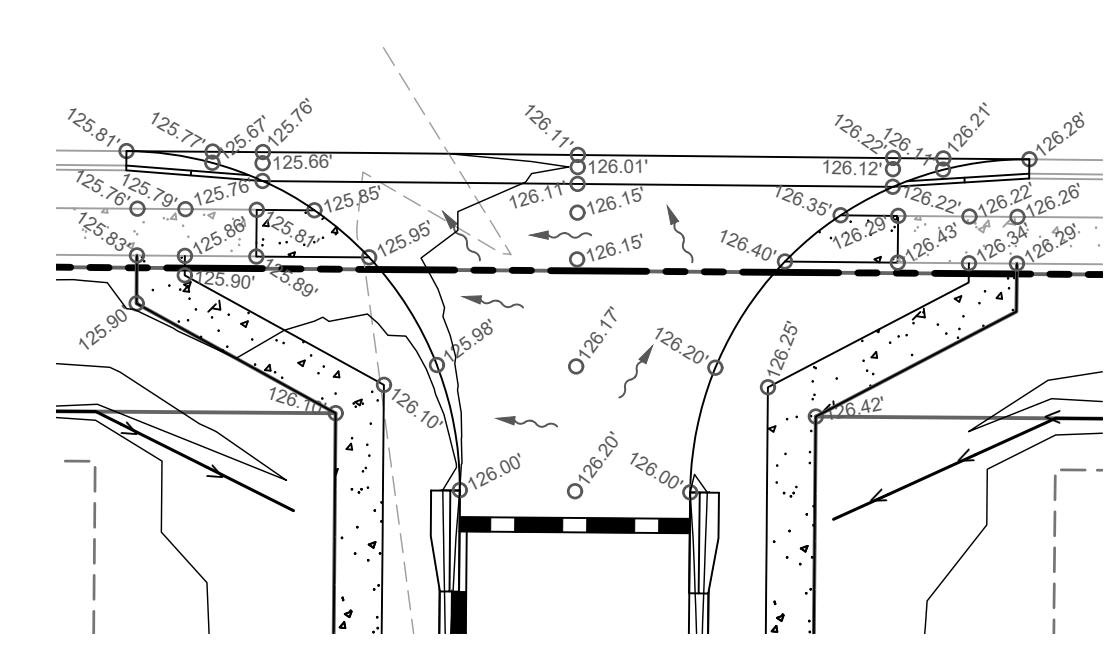
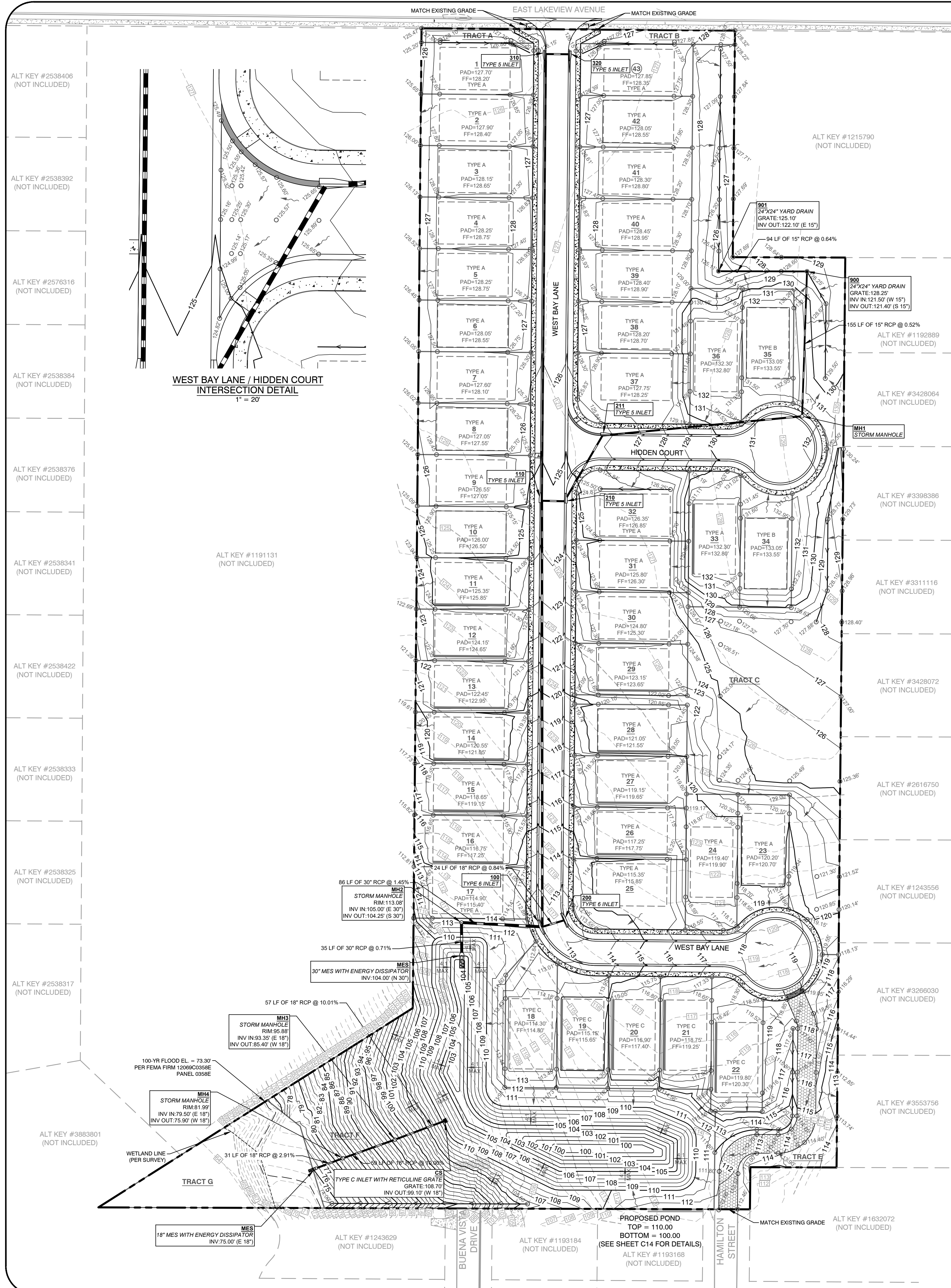
DATE	REVISIONS
04-03-2023 <td>1. REVISED BASED ON CITY COMMENTS</td>	1. REVISED BASED ON CITY COMMENTS

SUBDIVISION
SITE PLAN

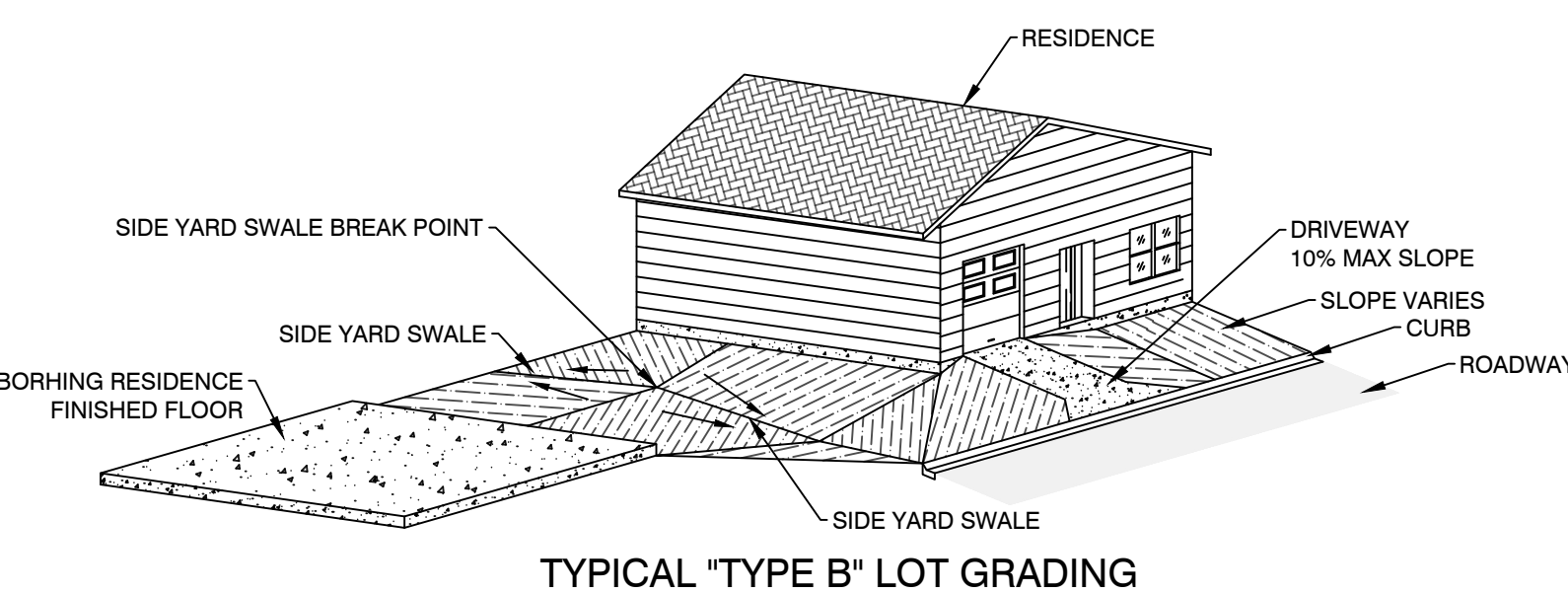
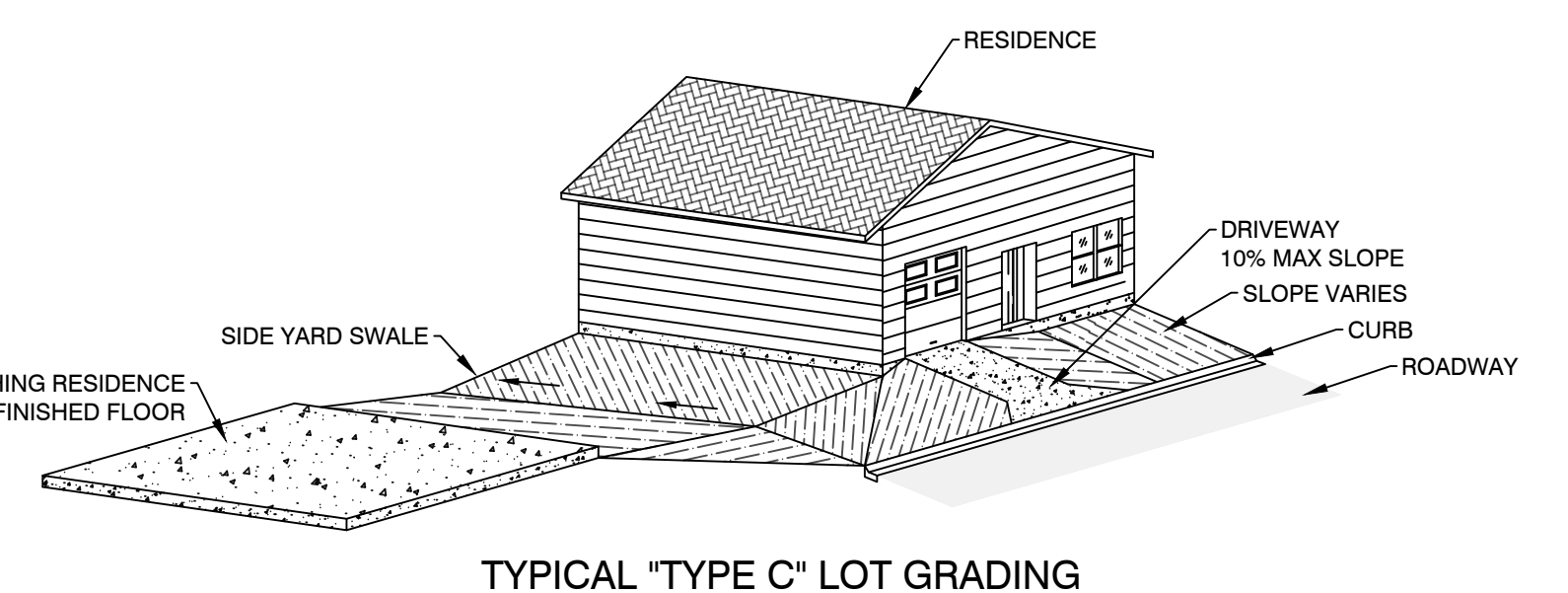
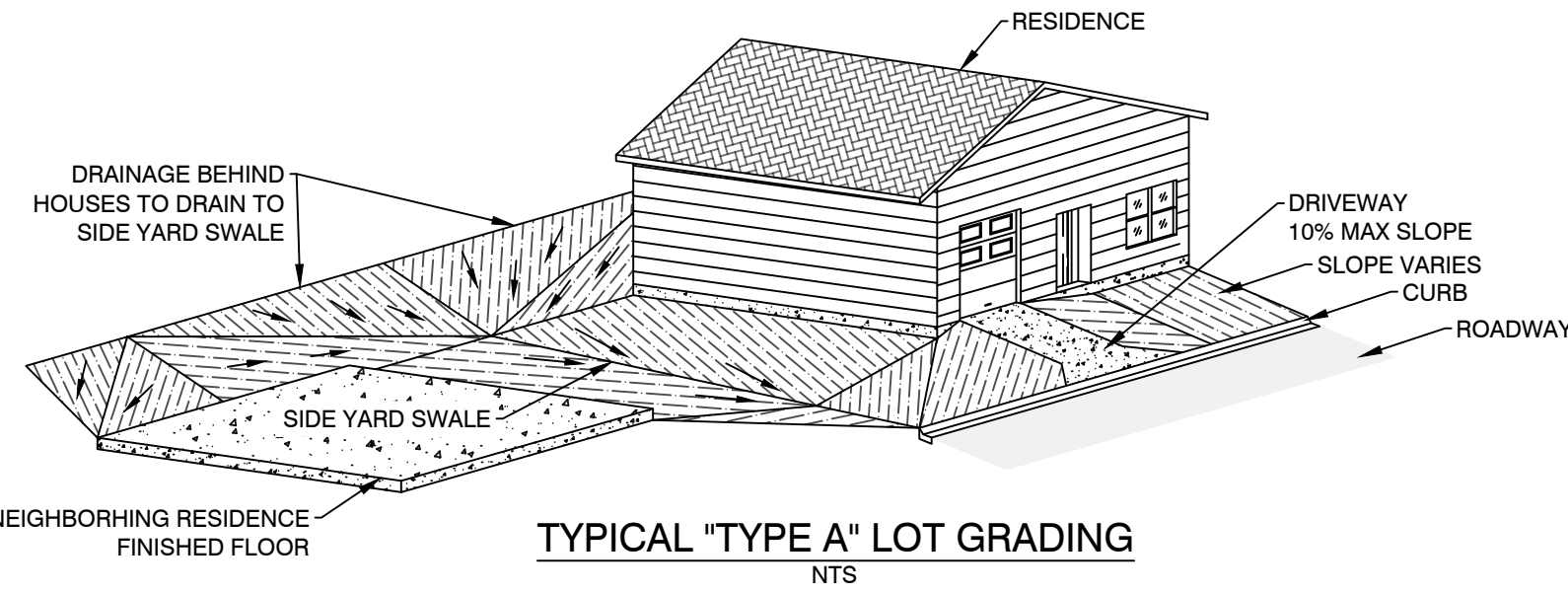
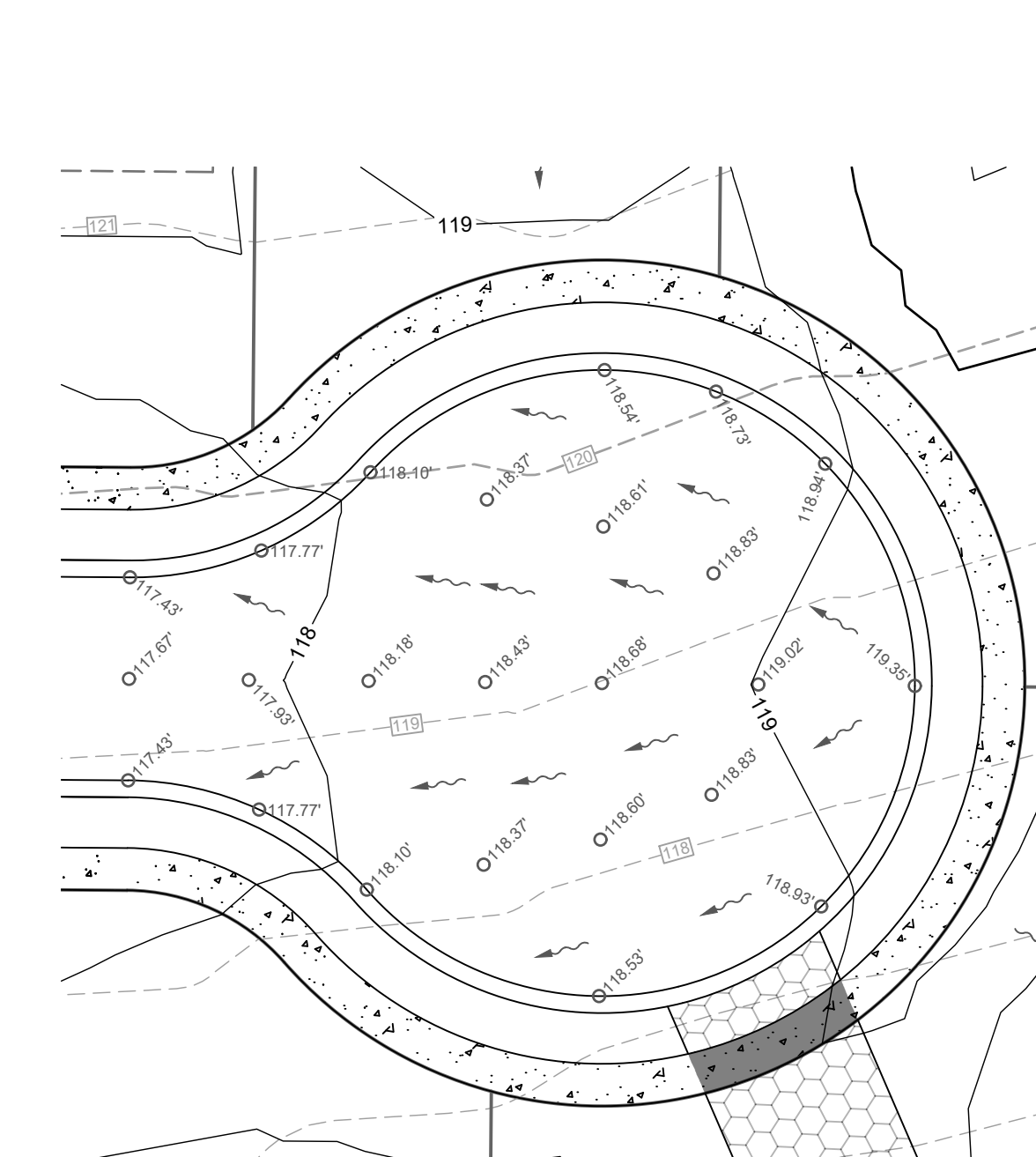
HIDDEN COVE
SUBDIVISION

**GERMANA ENGINEERING
AND ASSOCIATES, LLC**
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 60'
DATE: 03-01-2023
SHEET C4



****CAUTION****
EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE LOCATED WITHIN THE PROJECT AREA. THE LOCATION OF THE EXISTING UTILITIES SHOWN IN THESE PLANS IS FOR REFERENCE INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



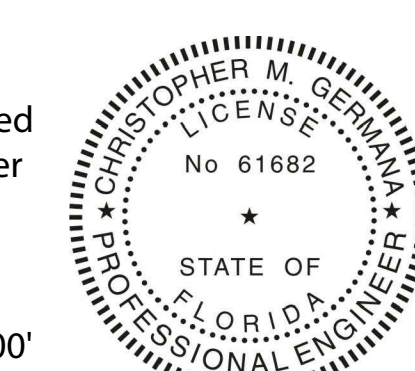
LEGEND

- PROPOSED 75' X 45' BUILDING PAD
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED STORMWATER PIPE
- PROJECT PROPERTY LINE
- EXTERIOR PARCEL LINE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING FENCE
- PROPOSED SWALE
- STEM WALL ANTICIPATED (DESIGNED BY OTHERS)
- WETLAND LINE
- FLOOD ZONE LINE

NOTES

1. EARTHWORK AS PROPOSED WILL BE BALANCED ON SITE WITH NO EXPORT OR IMPORT OF SOIL NEEDED.

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Date: 2023.05.01
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CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

DATE	04-03-2023
REVISIONS	1. REVISED BASED ON CITY COMMENTS

SUBDIVISION GRADING AND DRAINAGE PLAN

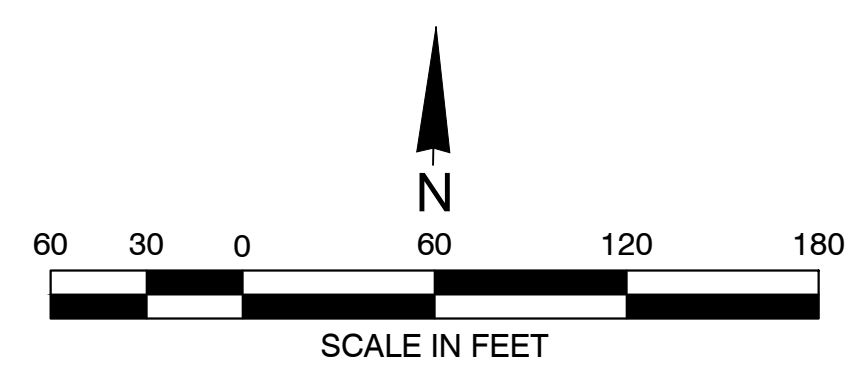
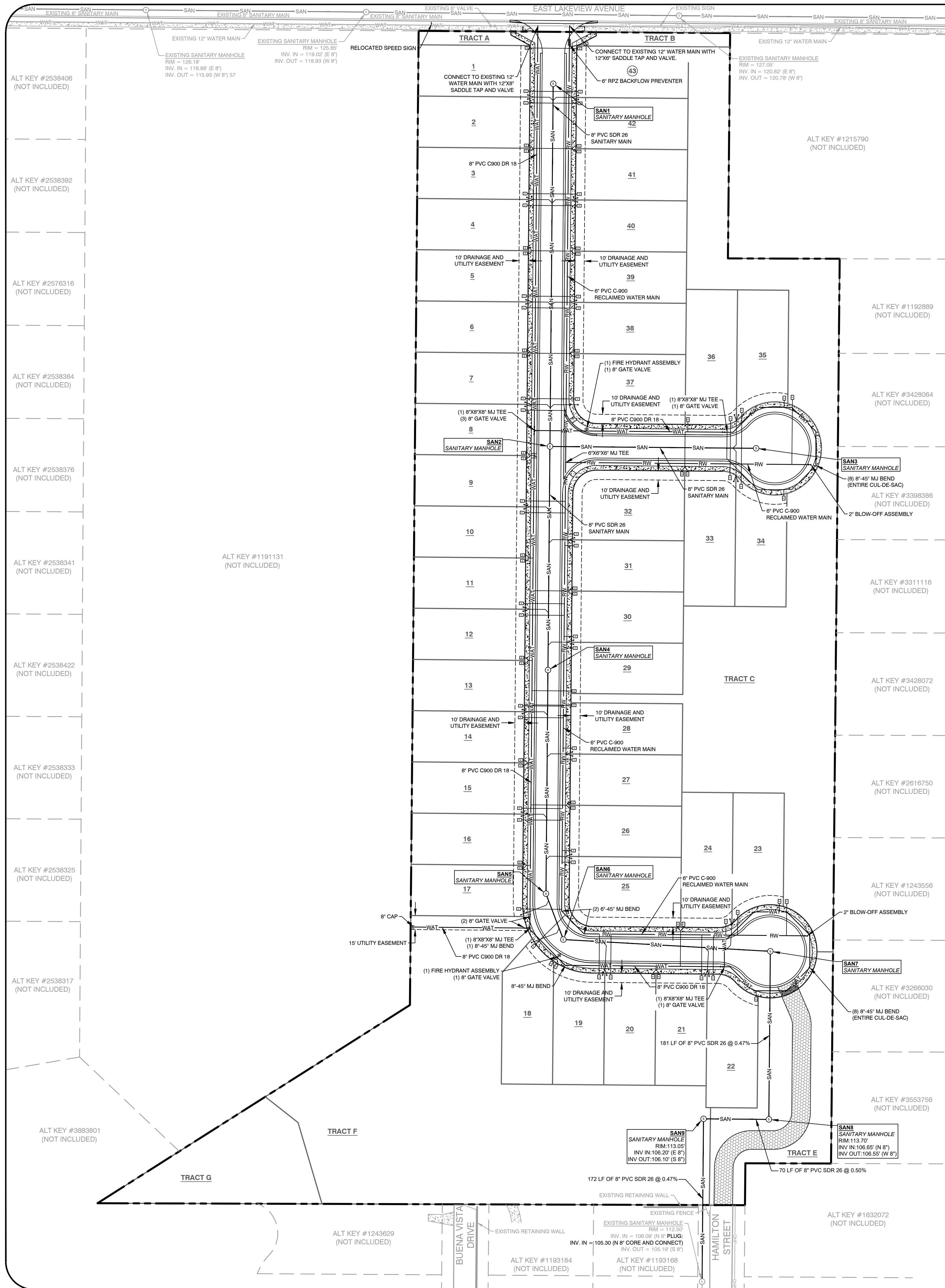
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DATE: 03-01-2023
SHEET
C5

PROJECT # GE072022

EUSTIS, FLORIDA



- NOTES**
1. ALL ON-SITE UTILITIES TO BE OWNED AND MAINTAINED BY THE CITY OF EUSTIS.
 2. EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTORS OWN EXPENSE.
 3. ALL UTILITY CONSTRUCTION TO CONFORM TO THE CITY OF EUSTIS CONSTRUCTION STANDARDS.
 4. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000FT² SHALL BE 1000 GPM FOR 1 HOUR, (NFPA 18.4.5.1.1)
 5. NEWLY INSTALLED FIRE HYDRANTS MUST BE FLOW TESTED AND SHALL BE WITNESSED (FEE APPLIES) BY LAKE COUNTY FIRE INSPECTOR PRIOR TO APPROVAL OF FINAL PLAT AND ANY BUILDING PERMITS.
 6. FIRE PROTECTION WATER SUPPLY WILL BE AVAILABLE PRIOR TO AND DURING CONSTRUCTION.

- LEGEND**
- | | | | |
|--|------------------------------------|--|-------------------------------------|
| | PROPOSED FIRE HYDRANT ASSEMBLY | | EXTERIOR PARCEL LINE |
| | PROPOSED WATER SERVICE (TYPICAL) | | EXISTING CONCRETE |
| | EXISTING WATER MAIN | | PROPOSED CONCRETE |
| | PROPOSED WATER MAIN | | PROJECT PROPERTY LINE |
| | PROPOSED RECLAIM SERVICE (TYPICAL) | | EXISTING FENCE |
| | PROPOSED RECLAIMED WATER MAIN | | PROPOSED SANITARY SERVICE (TYPICAL) |
| | EXISTING OVERHEAD POWER LINE | | EXISTING SANITARY MAIN |
| | PROPOSED EASEMENT | | PROPOSED SANITARY MAIN |

****CAUTION****
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DATE	REVISIONS
04-03-2023	1. REVISED BASED ON CITY COMMENTS

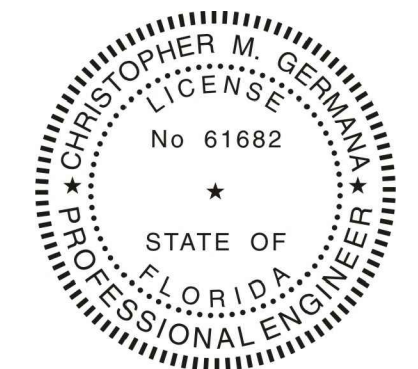
**SUBDIVISION
UTILITY PLAN**

**HIDDEN COVE
SUBDIVISION**

**GERMANA ENGINEERING
AND ASSOCIATES, LLC**
 1120 WEST MINNEOLA AVENUE
 CLEMONT, FL 34711
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 ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 60'
DATE: 03-01-2023
SHEET C6

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 Germana
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 FLORIDA PROFESSIONAL ENGINEER # 61682
 ENGINEERING FIRM REGISTRY # 29279

PROJECT # GE072022

EUSTIS, FLORIDA

DATE	04-03-2023
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STORMWATER POLLUTION PREVENTION PLAN

HIDDEN COVE SUBDIVISION

GERMANA ENGINEERING AND ASSOCIATES, LLC
 1120 WEST MINNEOLA AVENUE
 CLERMONT, FL 34711
 WWW.GERMANAENGINEERING.COM
 ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 80'
 DATE: 03-01-2023
 SHEET
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PROJECT # GE072022

EUSTIS, FLORIDA

EROSION CONTROL NOTES

STORMWATER POLLUTION PREVENTION PLAN
 1. ATTENTION IS DRAWN TO THE FACT THAT THIS PROJECT IS PERMITTED UNDER THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE REQUIREMENTS OF THIS PERMIT, AND TO UNDERTAKE ANY MEASURES NECESSARY TO COMPLY WITH SAID REQUIREMENTS.
 2. IT MAY BE NECESSARY, DUE TO WEATHER CONDITIONS, PHASING OF CONSTRUCTION ACTIVITIES, QUANTITY AND TYPE OF MATERIALS, ETC., TO TAKE ADDITIONAL MEASURES TO COMPLY WITH THE N.P.D.E.S. PERMIT THAT ARE NOT OUTLINED IN THESE PLANS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR IMPLEMENTATION OF WHATEVER MEASURES ARE NECESSARY TO PREVENT THE DISCHARGE OF POLLUTANTS, INCLUDING BUT NOT LIMITED TO TURBID WATER RUNOFF, AND FUGITIVE AIRBORNE PARTICULATE POLLUTANTS.
 3. THE CONTRACTOR IS FURTHER ADVISED THAT A SEPARATE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) HAS BEEN PREPARED FOR THIS PROJECT AND IS HEREBY MADE PART OF THE CONSTRUCTION DOCUMENTS.
 4. THIS INFORMATION REPRESENTS THE MINIMUM AMOUNT OF EROSION AND SEDIMENT CONTROL MEASURES. IN THE OPINION OF THE ENGINEER, THAT MAY BE NECESSARY FOR ANY ADDITIONAL MEASURES OR PRACTICES THAT MAY BE NECESSARY TO CONTROL EROSION, TURBID DISCHARGE, FUGITIVE PARTICULATES, ETC. TO FULLY COMPLY WITH ALL GOVERNMENTAL RULES AND/OR PERMIT REQUIREMENTS.

GENERAL NOTES
 1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
 2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE ENGINEER.
 3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
 4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
 5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
 6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
 7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATER COURSE BY RUNOFF OR HIGH WATER.
 9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.

SEDIMENT FENCE
 1. THE SEDIMENT BARRIER UTILIZES STANDARDS STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
 2. THE HEIGHT OF A SEDIMENT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
 3. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL, CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPUNCE TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM INCH OVERLAP, AND SECURELY SEALED.
 4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM 12 INCHES), WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
 5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
 6. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG. THE WIRES, OR HOOP RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 7. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
 8. WHEN EXTRA STRENGTH FABRIC AND CLOSURE POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISION OF ITEM NO. 6, APPLYING.
 9. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
 10. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

SEDIMENT FENCE MAINTENANCE
 1. SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 2. SHOULD THE FABRIC ON A SEDIMENT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
 4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

DITCH BARRIERS
 1. STRAW BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
 2. THE REMAINING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE, WITH THE FOLLOWING ADDITION.
 3. THE STRAW BALES SHALL BE INSTALLED SUCH THAT UNDERCUTTING BENEATH THE BALES IS MINIMIZED BY THE USE OF ROCK CHECK DAMS PLACED ADJACENT TO THE STRAW BALES.
 4. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

DITCH BARRIER MAINTENANCE
 1. STRAW BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS, AND UNDERCUTTING BENEATH BALES.
 3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
 4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.

TIMING OF SEDIMENT CONTROL PRACTICES
 1. SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH DISTURBING ACTIVITY.
 2. SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RE-STABILIZED.

STABILIZATION OF NON-STRUCTURAL PRACTICES
 1. CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS IT IS PRACTICAL AFTER GRADING OR CONSTRUCTION.
 2. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN FOURTEEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED.

MAINTENANCE
 TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL BE REMOVED OR REPAIRED BY THE ENGINEER AT NO COST TO THE OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

SEDIMENT BARRIERS
 SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS. SEDIMENT BARRIERS SUCH AS A SEDIMENT FENCE OR OVERSPILLS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

STOCKPILES
 ALL SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY PERIMETER CONTROL DEVICES SUCH AS STRAW BALE DIKES OR FILTER FABRIC FENCES, AND THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

INLET PROTECTION
 ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING PONDED AND FILTERED.

CONSTRUCTION ACCESS ROUTES
 MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES OR PUBLIC ROADS WHERE RUNOFF IS NOT CHECKED.

PERMANENT VEGETATION
 PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

EROSION CONTROL SUMMARY

EROSION CONTROL DESIGNER: GERMANA ENGINEERING AND ASSOCIATES, LLC.
 CONTACT: CHRISTOPHER M. GERMANA, PE
 1120 WEST MINNEOLA AVENUE
 CLERMONT, FLORIDA 34711
 (352) 242-9329

OWNER/DEVELOPER: LAKE RC LLC.
 CONTACT: THOMAS ZAHN
 128 NORTH EUSTIS STREET, SUITE 101
 EUSTIS, FLORIDA 32726
 (352) 989-6000

AREA ADJACENT TO SITE: THE PROJECT SITE IS BORDERED BY LAKEVIEW AVENUE AND SINGLE-FAMILY RESIDENTIAL TO THE NORTH, SINGLE-FAMILY RESIDENTIAL TO THE EAST AND SOUTH, WEST CROOKED LAKE TO THE SOUTHWEST, AND VACANT LAND TO THE WEST.

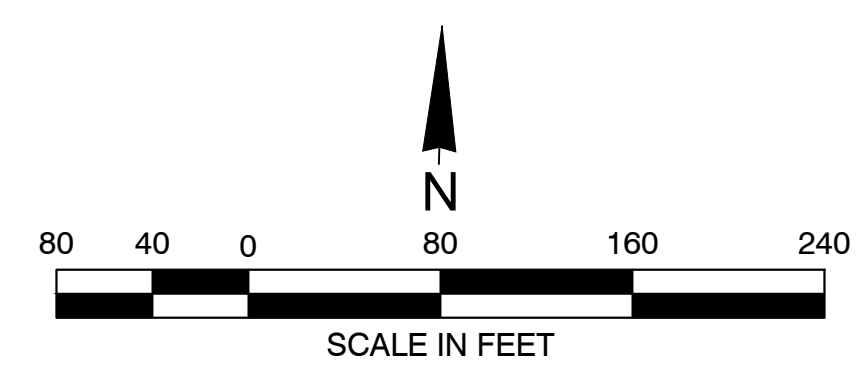
EROSION CONTROL MEASURES: EROSION AND RUNOFF WILL BE CONTROLLED BY CONSTRUCTION ENTRANCE, SILT FENCE AND INLET PROTECTION AS NEEDED.

This item has been digitally signed and sealed by Christopher M. Germana, P.E. in the state of Florida. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

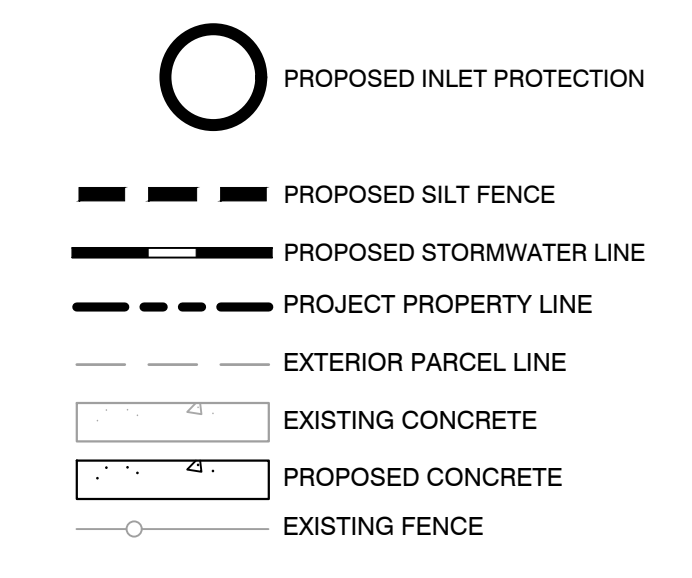
Digitally signed by Christopher M Germana
 Date: 2023.05.01 16:25:18 -04'00'



CHRISTOPHER M. GERMANA, P.E.
 FLORIDA PROFESSIONAL ENGINEER # 61682
 ENGINEERING FIRM REGISTRY # 29279



LEGEND

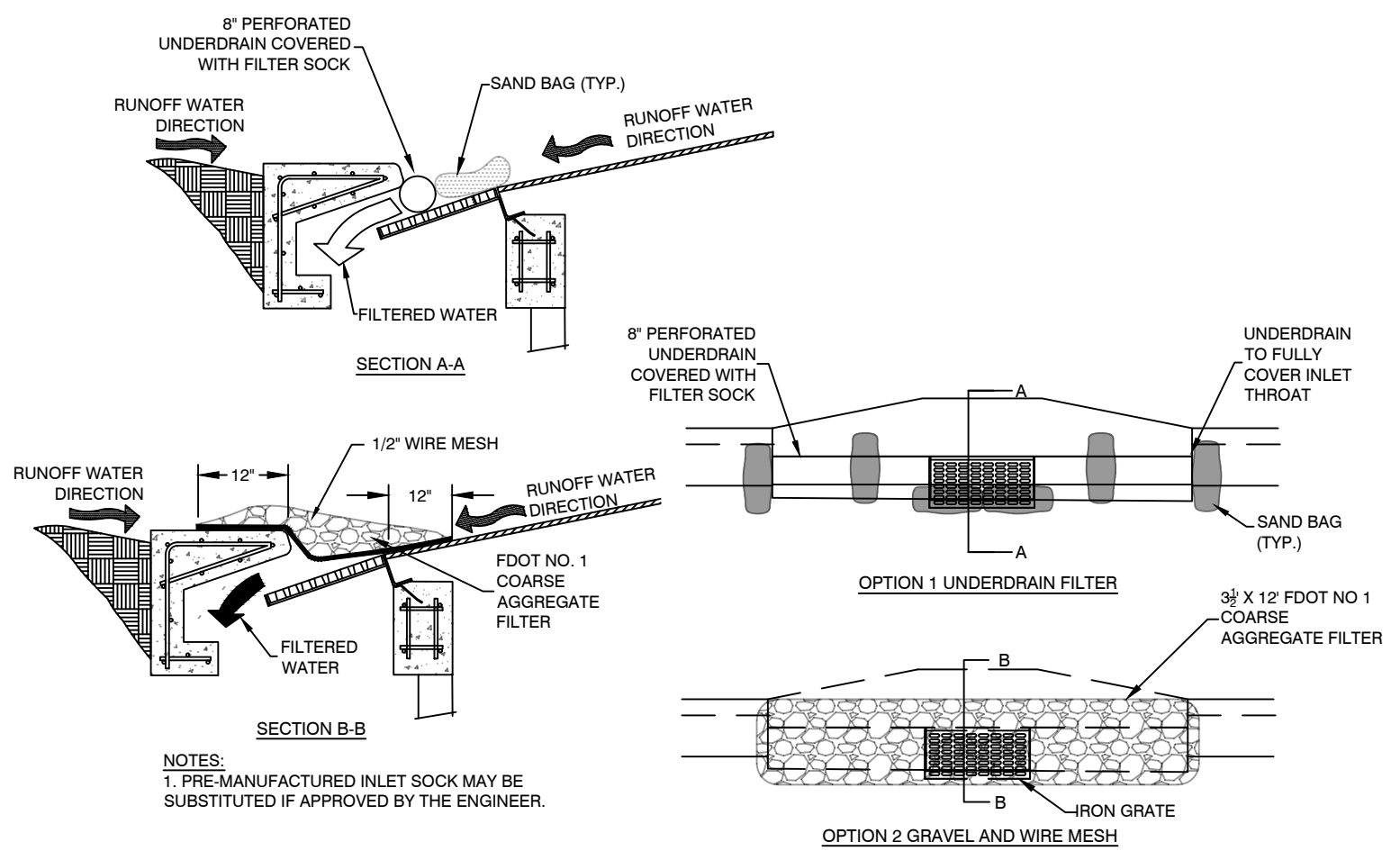


CONSTRUCTION SEQUENCE

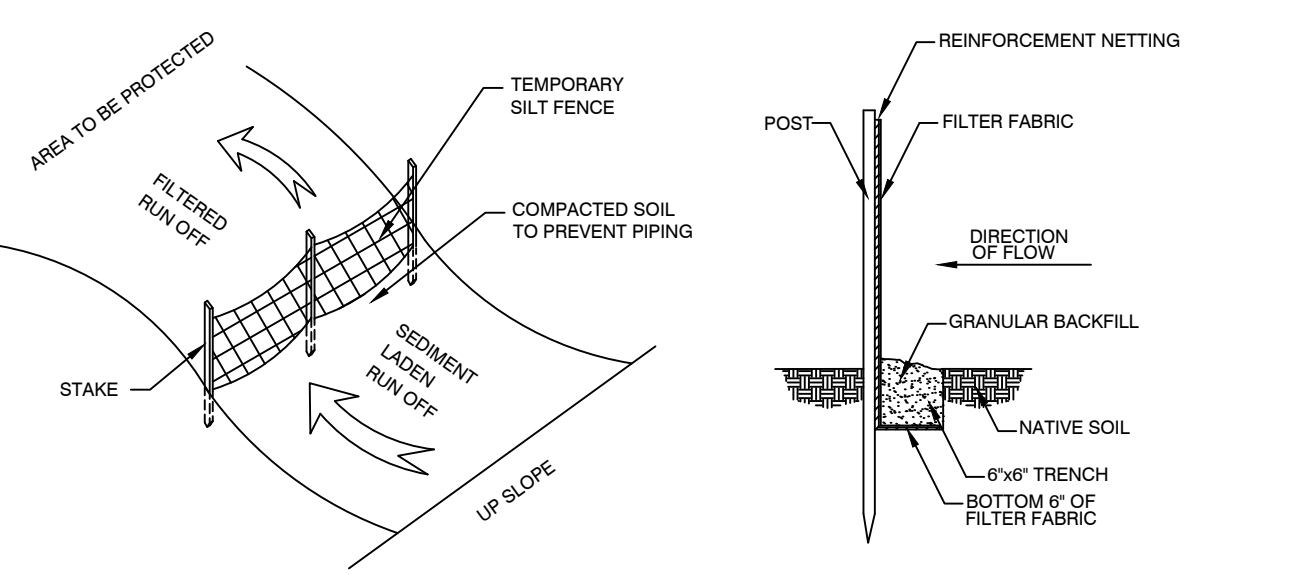
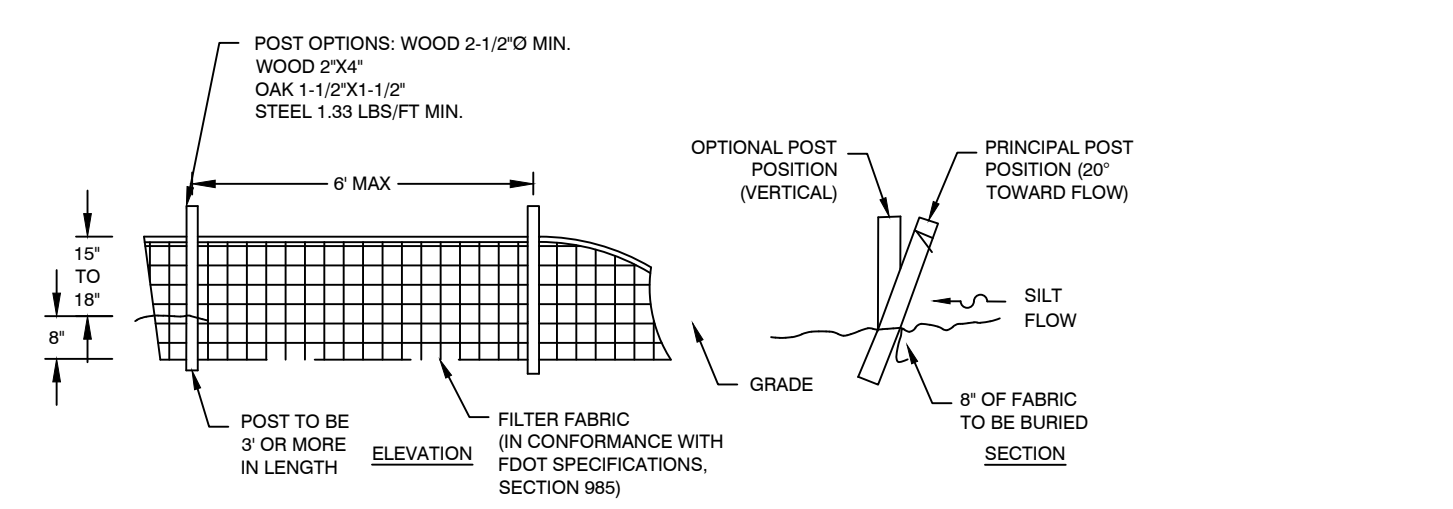
- INSTALL SEDIMENT CONTROL MEASURES
- ROUGH GRADE SITE & STOCKPILE TOPSOIL
- TEMPORARY VEGETATION
- INSTALL STORM WATER MANAGEMENT MEASURES
- INSTALL ROAD & PARKING BASE
- SURFACE ROADS & PARKING
- FINAL GRADING
- PERMANENT VEGETATION
- INSTALLING LANDSCAPING
- PERFORM CONTINUING MAINTENANCE

NOTES

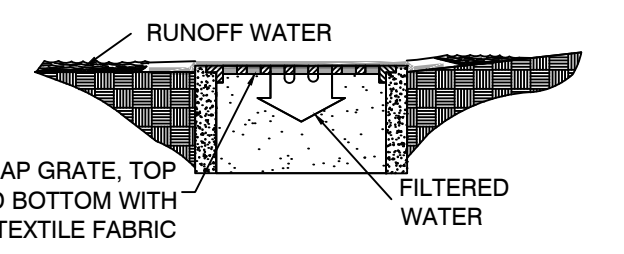
- ALL ON-SITE UTILITIES TO BE OWNED AND MAINTAINED BY THE CITY OF EUSTIS.
- EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S OWN EXPENSE.



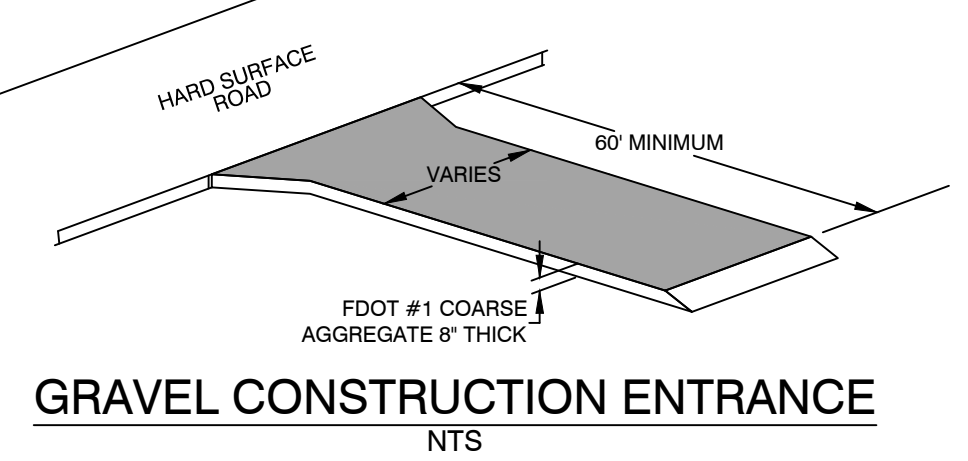
CURB INLET PROTECTION NTS



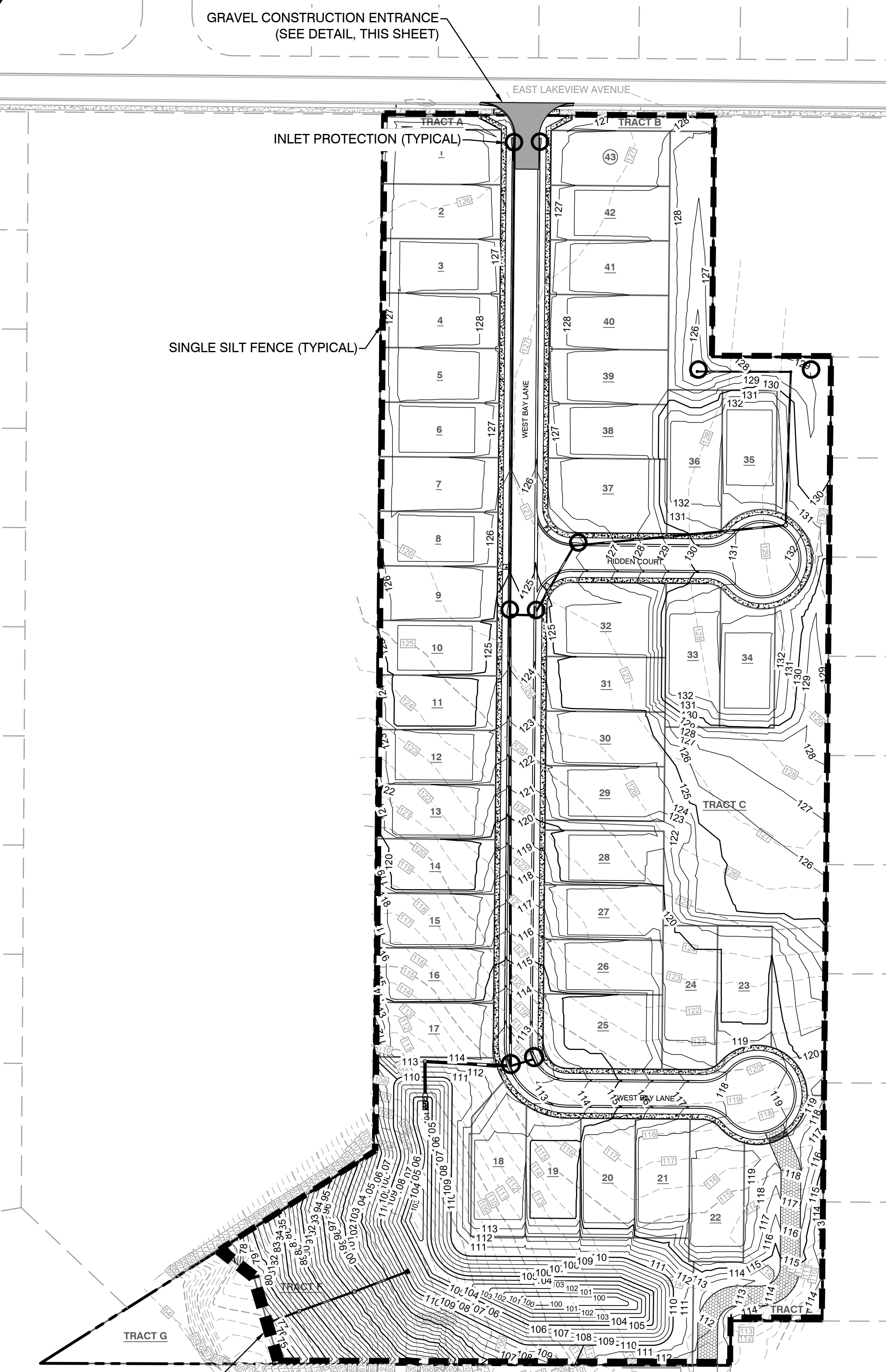
SILT FENCE NTS



DROP INLET PROTECTION NTS



GRAVEL CONSTRUCTION ENTRANCE NTS

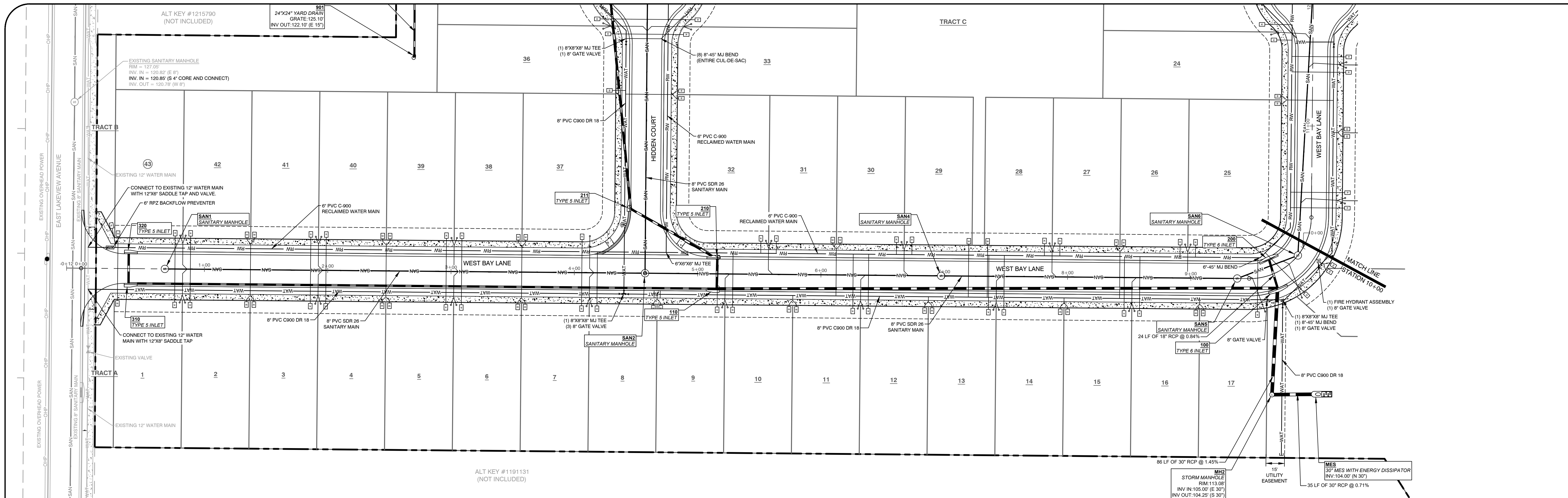


DOUBLE SILT FENCE ALONG WETLAND (TYPICAL)

GRAVEL CONSTRUCTION ENTRANCE (SEE DETAIL, THIS SHEET)

INLET PROTECTION (TYPICAL)

SINGLE SILT FENCE (TYPICAL)

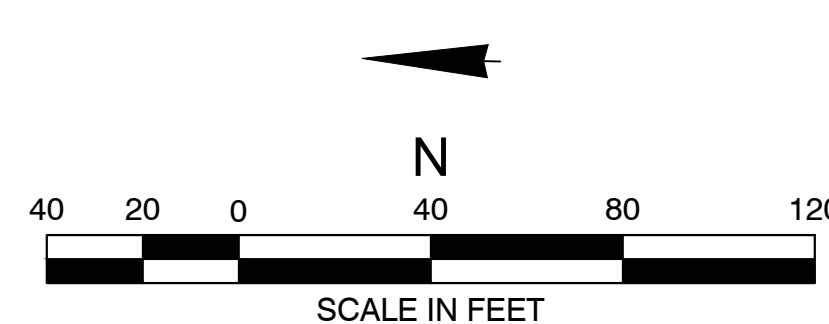
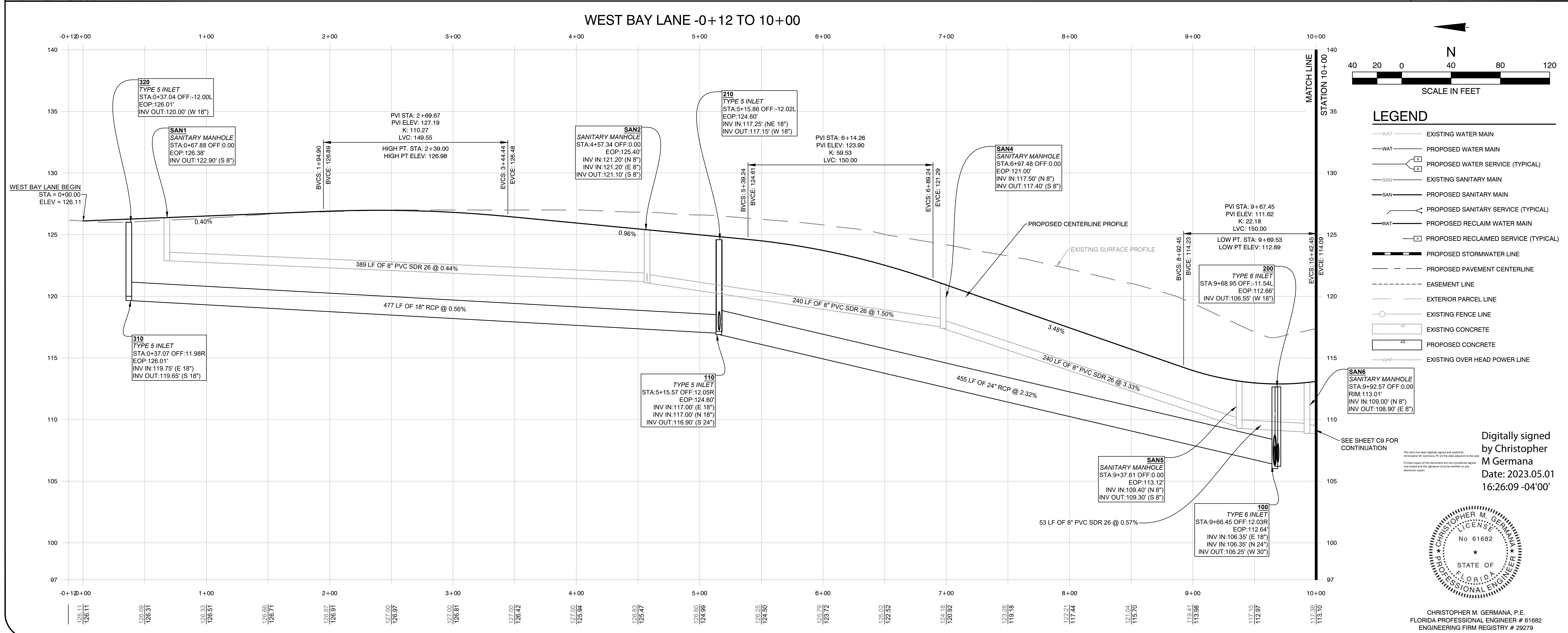


#	REVISIONS	DATE
1.	REVISED BASED ON CITY COMMENTS	04-03-2023

**WEST BAY LANE
PLAN AND PROFILE
-0+12 TO 10+00**

**HIDDEN COVE
SUBDIVISION**

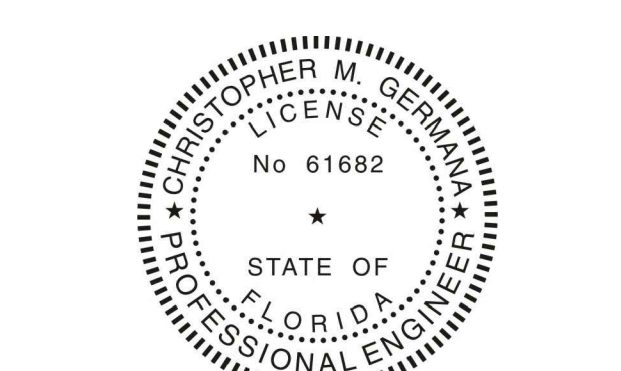
PROJECT # GE072022
EUSTIS, FLORIDA



LEGEND

- WAT — EXISTING WATER MAIN
- WAT — PROPOSED WATER MAIN
- WAT — PROPOSED WATER SERVICE (TYPICAL)
- SAN — EXISTING SANITARY MAIN
- SAN — PROPOSED SANITARY MAIN
- WAT — PROPOSED RECLAIM WATER MAIN
- WAT — PROPOSED RECLAIM SERVICE (TYPICAL)
- WAT — PROPOSED STORMWATER LINE
- — PROPOSED PAVEMENT CENTERLINE
- — EASEMENT LINE
- — EXTERIOR PARCEL LINE
- — EXISTING FENCE LINE
- — EXISTING CONCRETE
- — PROPOSED CONCRETE
- OHP — EXISTING OVER HEAD POWER LINE

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Date: 2023.05.01 16:26:09 -04'00'

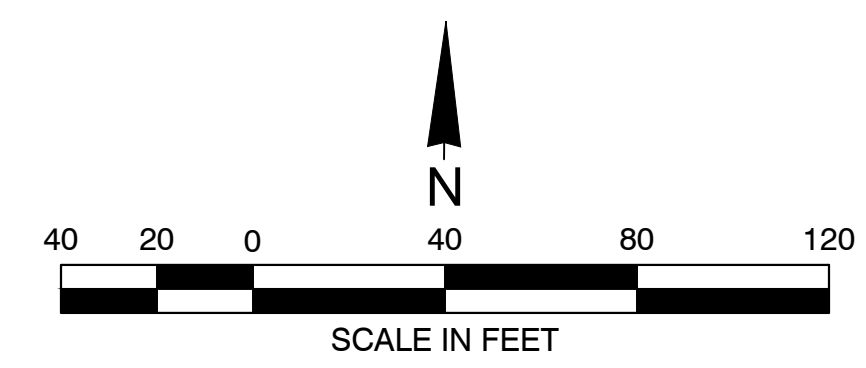
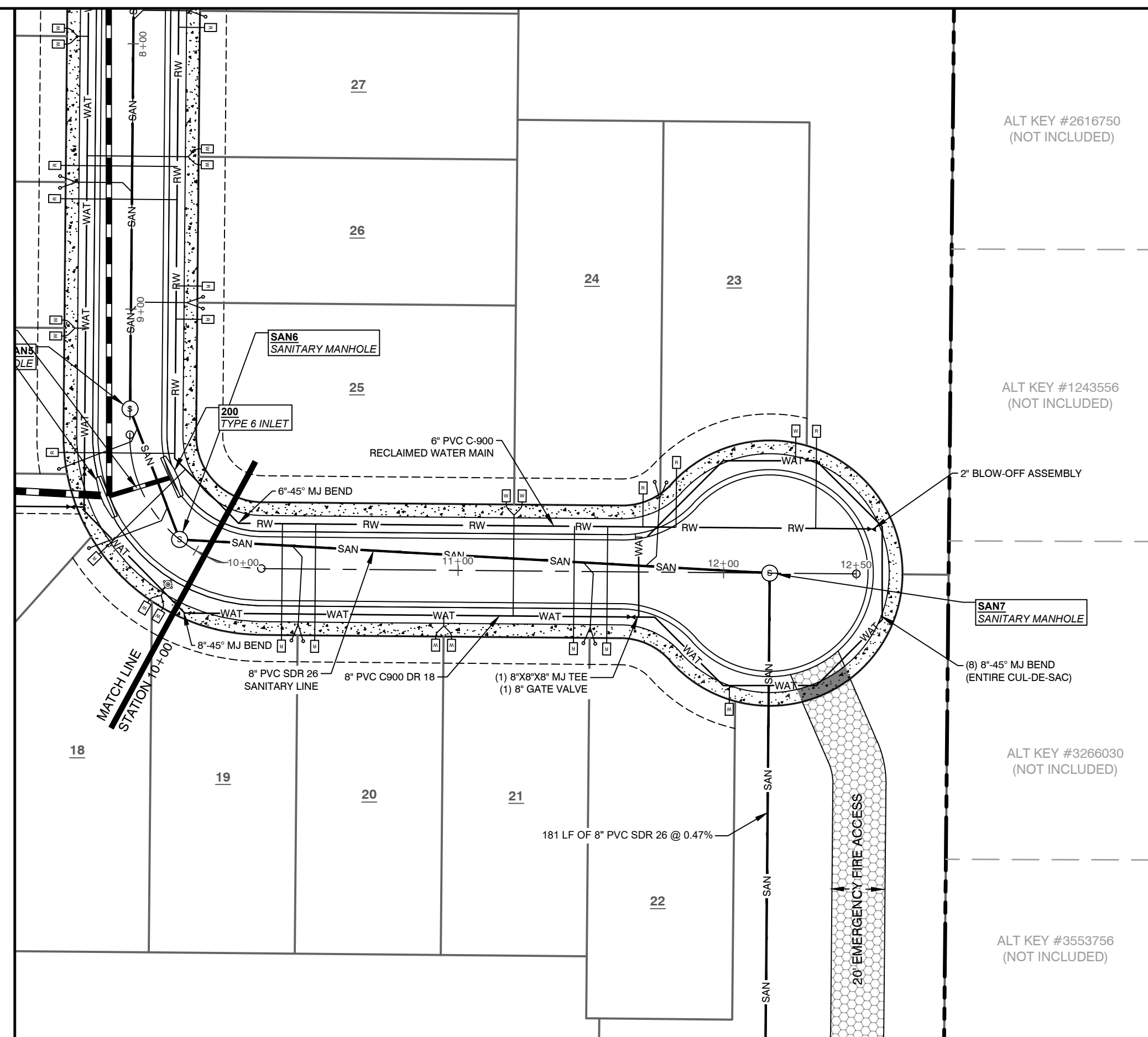


CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

**GERMANA ENGINEERING
AND ASSOCIATES, LLC**
1120 WEST MINNIEA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 40'
DATE: 03-01-2023

SHEET
C8



- LEGEND**
- WAT — EXISTING WATER MAIN
 - WAT — PROPOSED WATER MAIN
 - WAT — PROPOSED WATER SERVICE (TYPICAL)
 - SAN — EXISTING SANITARY MAIN
 - SAN — PROPOSED SANITARY MAIN
 - SAN — PROPOSED SANITARY SERVICE (TYPICAL)
 - WAT — PROPOSED RECLAIM WATER MAIN
 - WAT — PROPOSED RECLAIMED SERVICE (TYPICAL)
 - — PROPOSED STORMWATER LINE
 - — PROPOSED PAVEMENT CENTERLINE
 - — EASEMENT LINE
 - — EXTERIOR PARCEL LINE
 - — EXISTING FENCE LINE
 - — EXISTING CONCRETE
 - — PROPOSED CONCRETE

REVISIONS	DATE
1. REVISED BASED ON CITY COMMENTS	04-03-2023

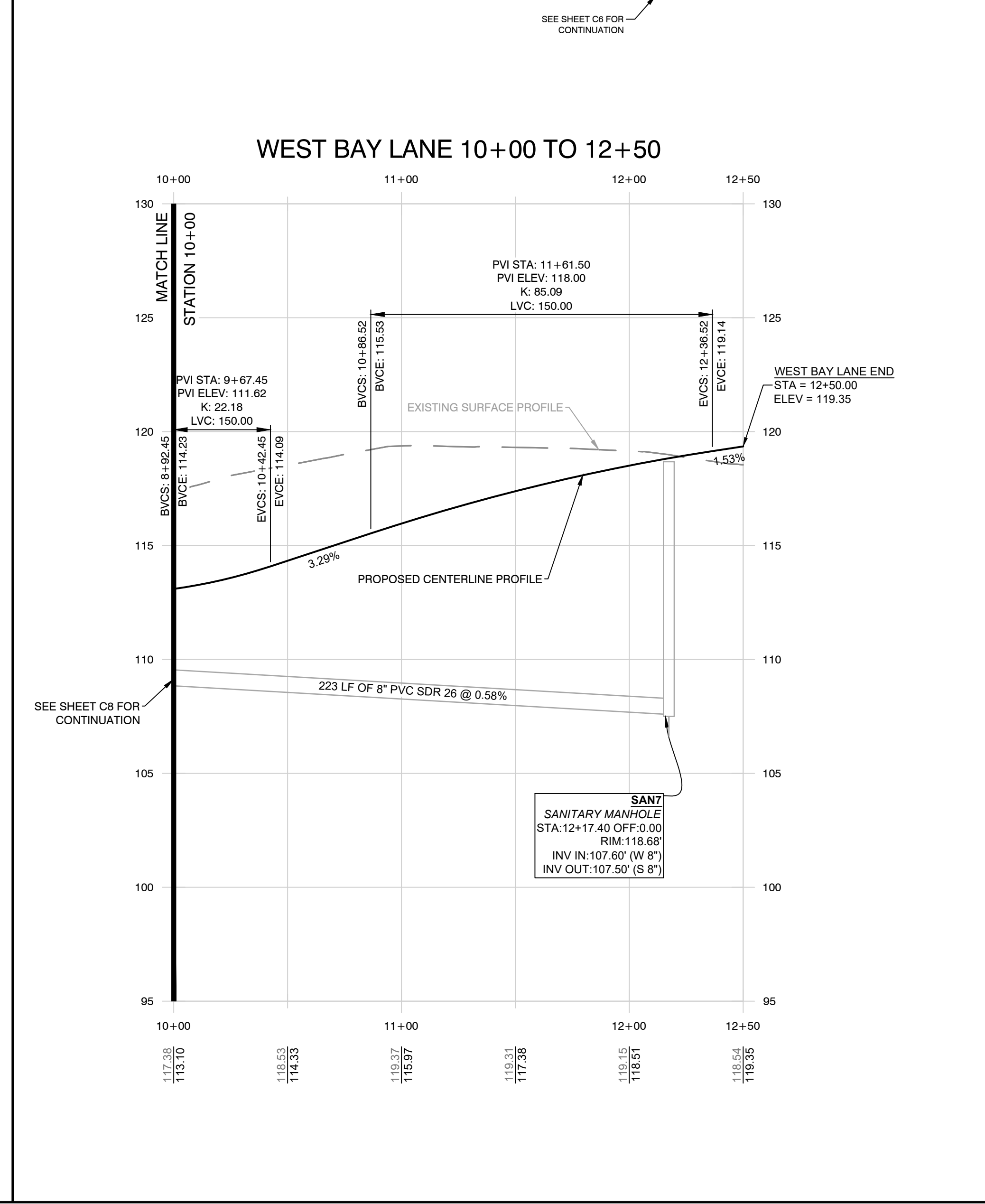
**WEST BAY LANE
PLAN AND PROFILE
10+00 TO 12+50**

**HIDDEN COVE
SUBDIVISION**

**GERMANA ENGINEERING
AND ASSOCIATES, LLC**
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 40'
DATE: 03-01-2023

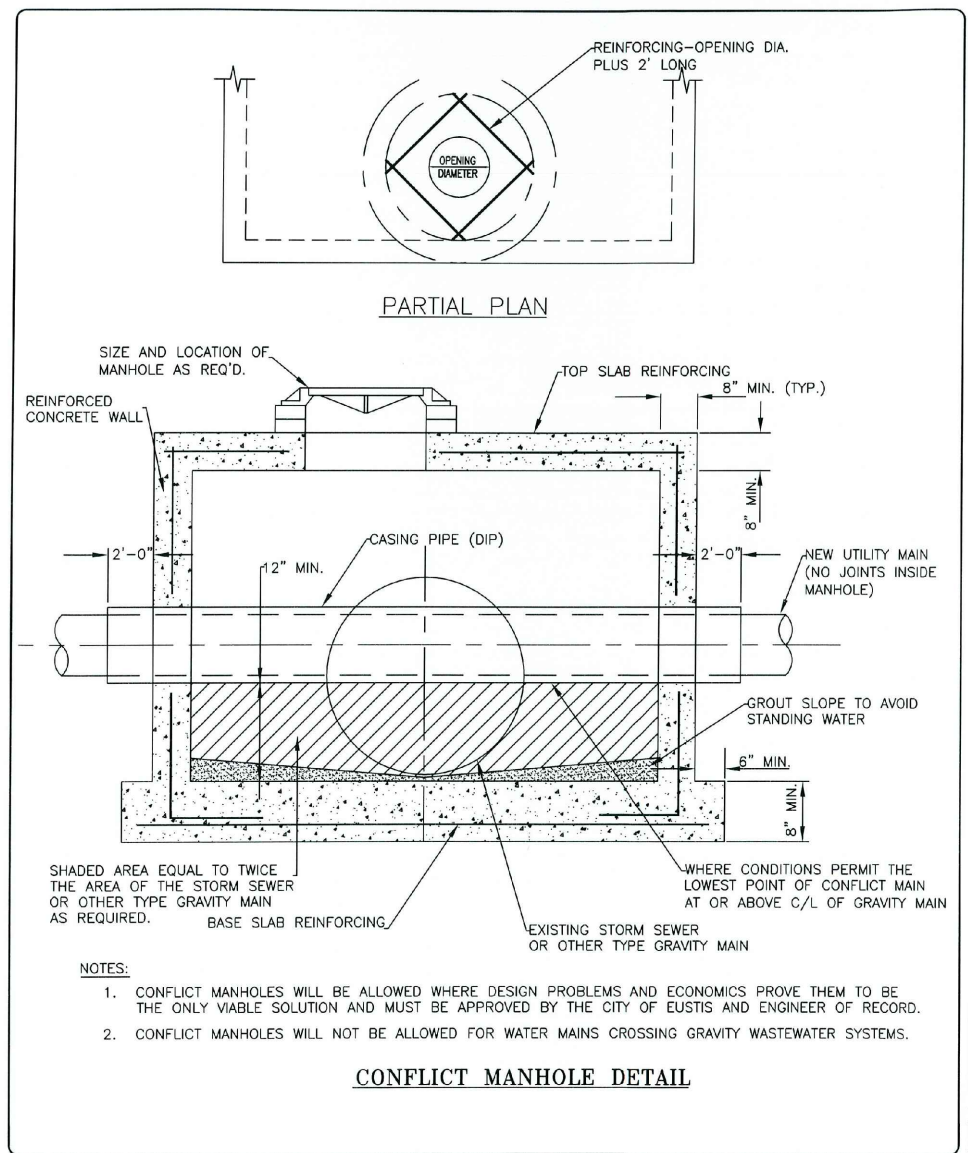
SHEET
C9



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by Christopher
M Germana
Date: 2023.05.01
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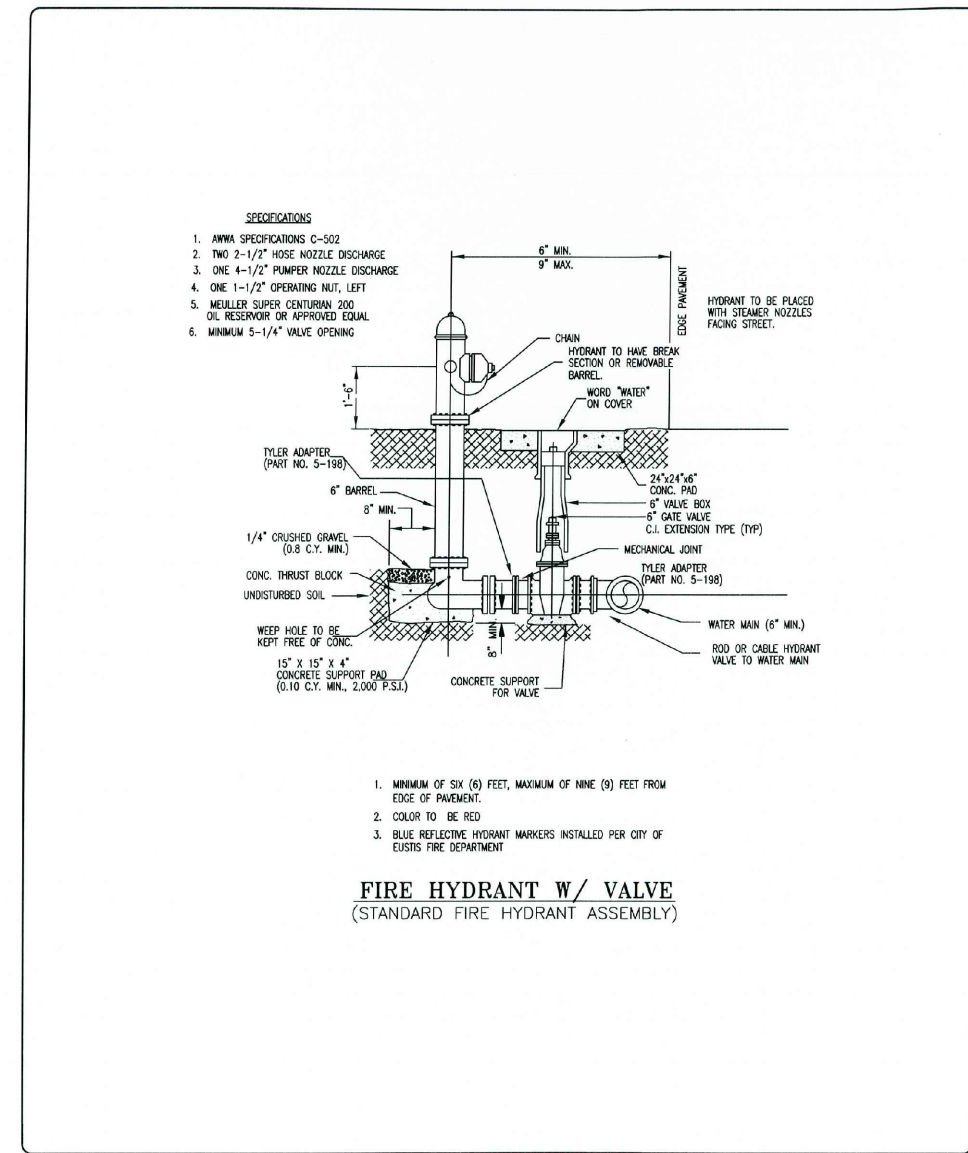


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ENGINEERING FIRM REGISTRY # 29279



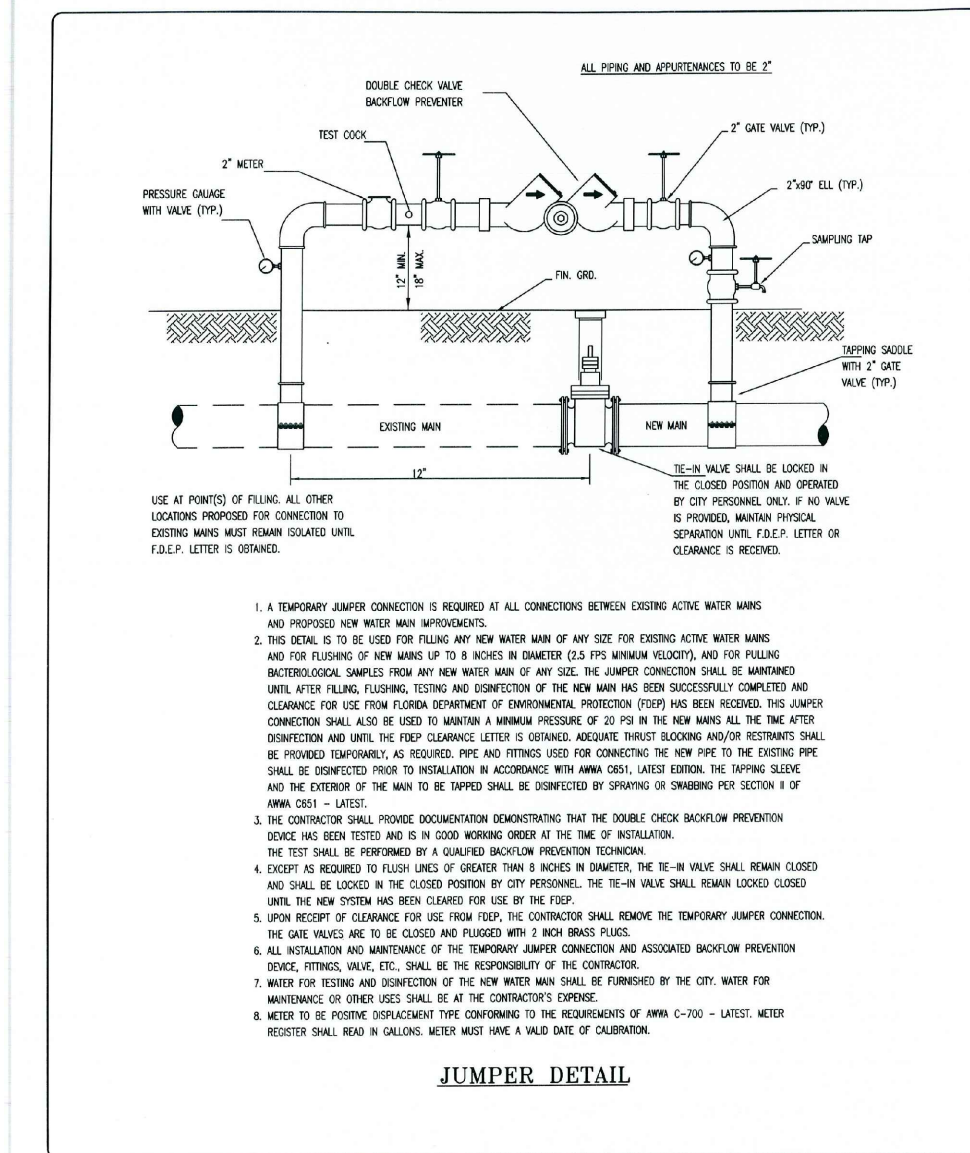
CONFLICT MANHOLE DETAIL

CITY OF EUSTIS	DESIGNED BY: MGR	CHECKED BY: MGR	DATE: 03/20/2024
ENGINEERING DEPT.	PROJECT NO.: 2023-0008	JOB NAME: CONFLICT MANHOLE	SHEET: 07



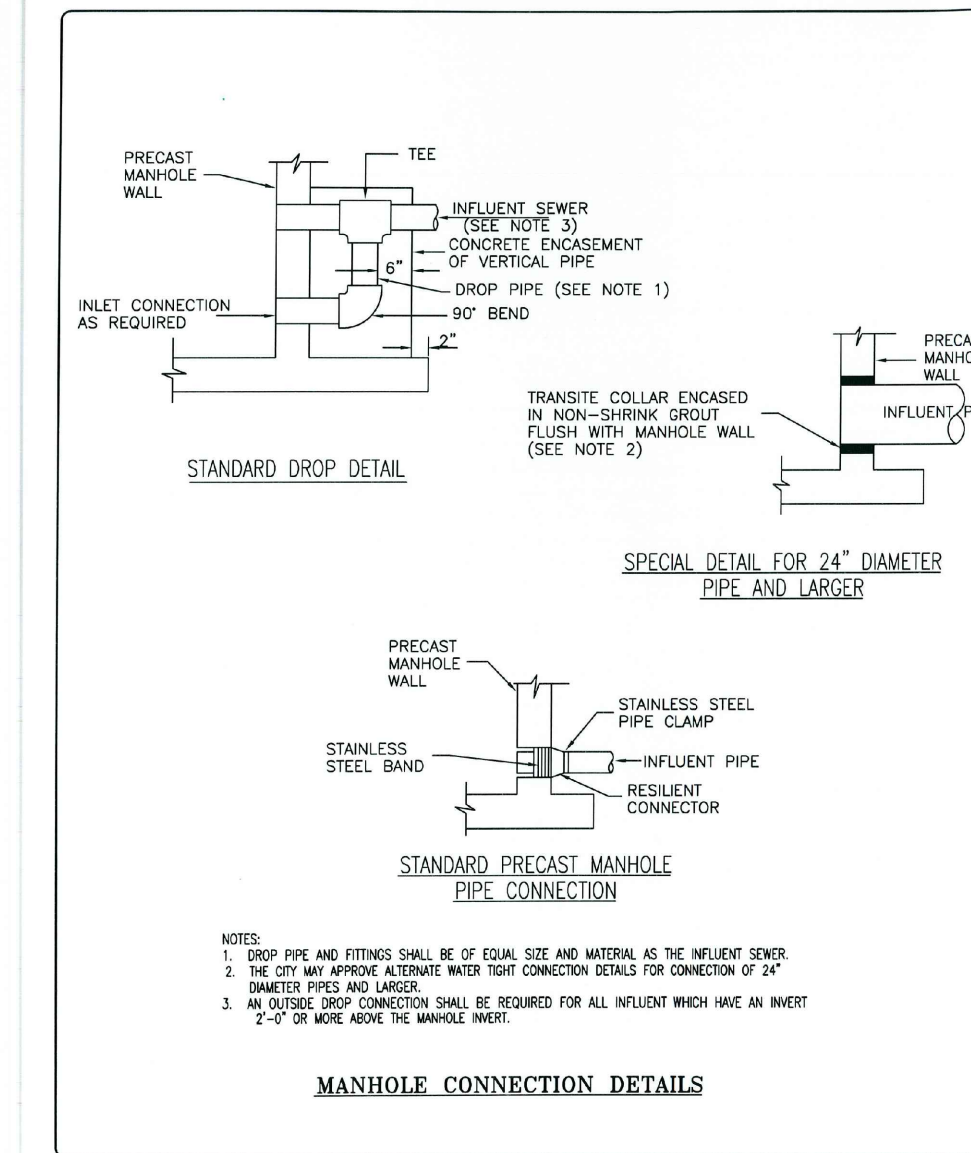
FIRE HYDRANT W/ VALVE (STANDARD FIRE HYDRANT ASSEMBLY)

CITY OF EUSTIS	DESIGNED BY: MGR	CHECKED BY: MGR	DATE: 03/20/2024
ENGINEERING DEPT.	PROJECT NO.: 2023-0008	JOB NAME: FIRE HYDRANT ASSEMBLY	SHEET: 08



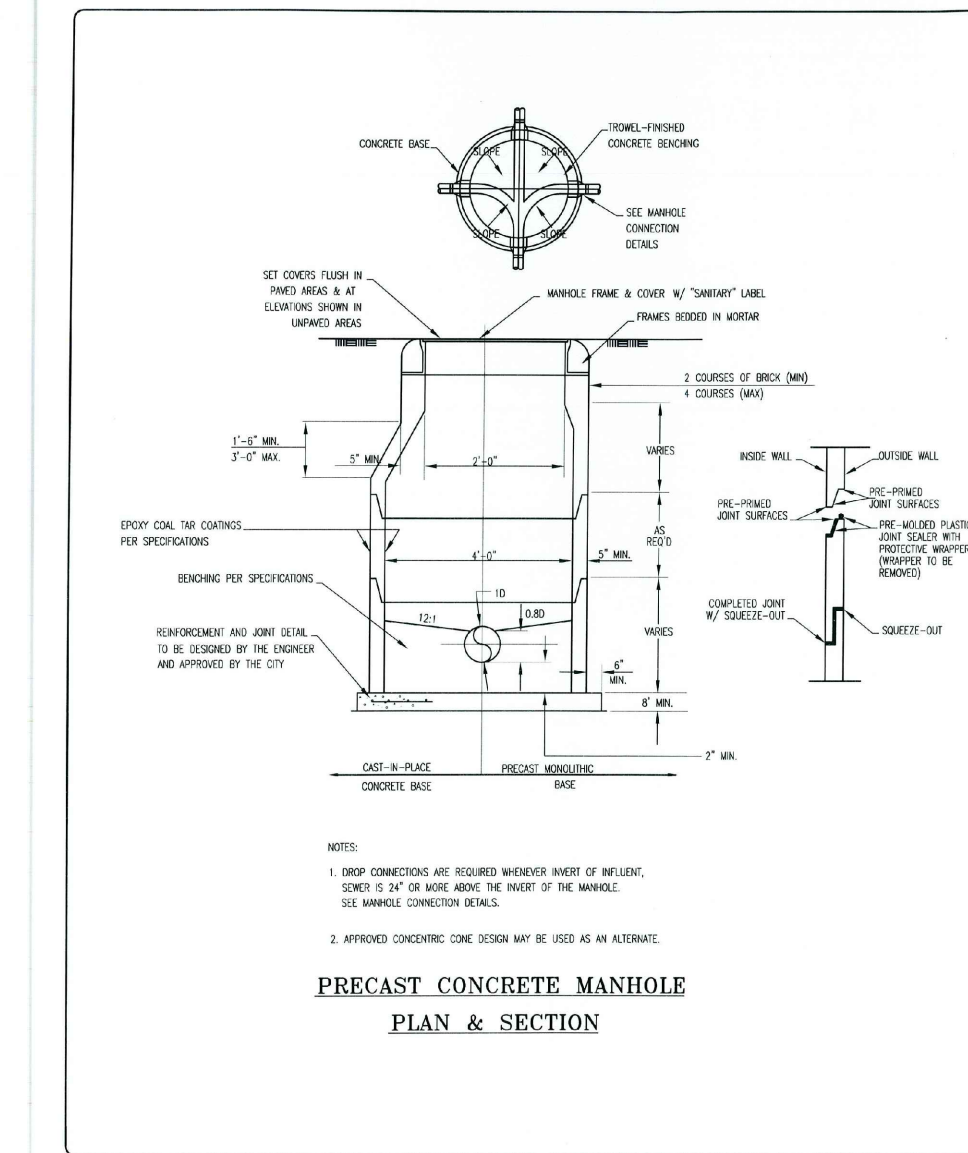
JUMPER DETAIL

CITY OF EUSTIS	DESIGNED BY: MGR	CHECKED BY: MGR	DATE: 03/20/2024
ENGINEERING DEPT.	PROJECT NO.: 2023-0008	JOB NAME: JUMPER DETAIL	SHEET: 09



MANHOLE CONNECTION DETAILS

CITY OF EUSTIS	DESIGNED BY: MGR	CHECKED BY: MGR	DATE: 03/20/2024
ENGINEERING DEPT.	PROJECT NO.: 2023-0008	JOB NAME: MANHOLE CONNECTION DETAILS	SHEET: 10

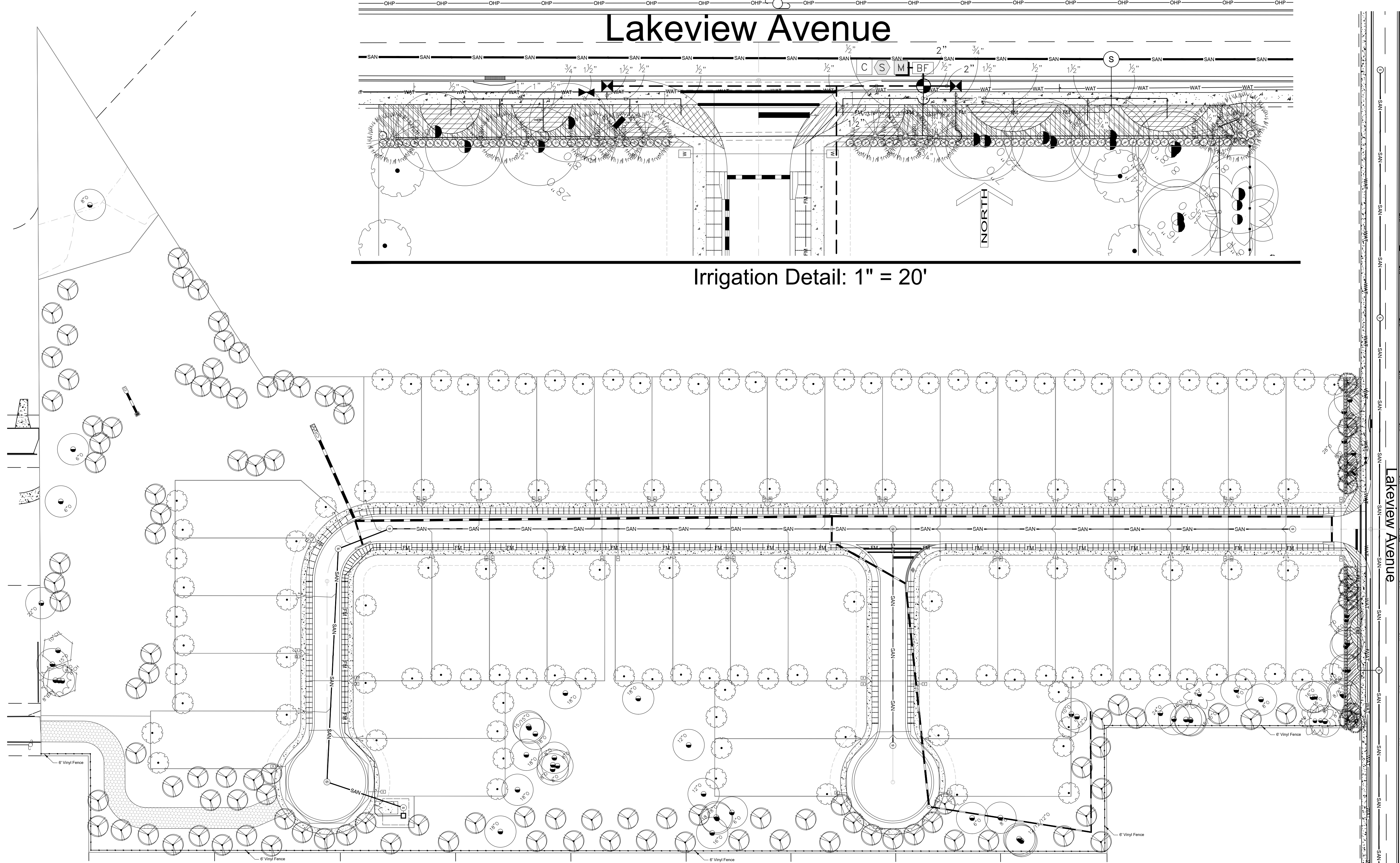


PRECAST CONCRETE MANHOLE PLAN & SECTION

CITY OF EUSTIS	DESIGNED BY: MGR	CHECKED BY: MGR	DATE: 03/20/2024
ENGINEERING DEPT.	PROJECT NO.: 2023-0008	JOB NAME: PRECAST CONCRETE MANHOLE	SHEET: 11

PIPE RESTRAINT LENGTHS

PIPE SIZE (INCHES)	1	2	3	4	5	6	8	10	12	14	16	18	20	24
11-1/2" BEND	2	3	4	5	6	7	8	9	10	11	12	13	14	15
20-1/2" BEND	4	5	6	7	8	9	10	11	12	13	14	15	16	17
30-1/2" BEND	6	7	8	9	10	11	12	13	14	15	16	17	18	19
40-1/2" BEND	8	9	10	11	12	13	14	15	16	17	18	19	20	21
50-1/2" BEND	10	11	12	13	14	15	16	17	18	19	20	21	22	23
60-1/2" BEND	12	13	14	15	16	17	18	19	20	21	22	23	24	25
72-1/2" BEND	14	15	16	17	18	19	20	21	22	23	24	25	26	27
84-1/2" BEND	16	17	18	19	20	21	22	23	24	25	26	27	28	29
96-1/2" BEND	18	19	20	21	22	23	24	25	26	27	28	29	30	31
108-1/2" BEND	20	21	22	23	24	25	26	27	28	29	30	31	32	33
120-1/2" BEND	22	23	24	25	26	27	28	29	30	31	32	33	34	35
132-1/2" BEND	24	25	26	27	28	29	30	31	32	33	34	35	36	37
144-1/2" BEND	26	27	28	29	30	31	32	33	34	35	36	37	38	39
156-1/2" BEND	28	29	30	31	32	33	34	35	36	37	38	39	40	41
168-1/2" BEND	30	31	32	33	34	35	36	37	38	39	40	41	42	43
180-1/2" BEND	32	33	34	35	36	37	38	39	40	41	42	43	44	45
192-1/2" BEND	34	35	36	37	38	39	40	41	42	43	44	45	46	47
204-1/2" BEND	36	37	38	39	40	41	42	43	44	45	46	47	48	49
216-1/2" BEND	38	39	40	41	42	43	44	45	46	47	48	49	50	51
228-1/2" BEND	40	41	42	43	44	45	46	47	48	49	50	51	52	53
240-1/2" BEND	42	43	44	45	46	47	48	49	50	51	52	53	54	55
252-1/2" BEND	44	45	46	47	48	49	50	51	52	53	54	55	56	57
264-1/2" BEND	46	47	48	49	50	51	52	53	54	55	56	57	58	59
276-1/2" BEND	48	49	50	51	52	53	54	55	56	57	58	59	60	61
288-1/2" BEND	50	51	52	53	54	55	56	57	58	59	60	61	62	63
300-1/2" BEND	52	53	54	55	56	57	58	59	60	61	62	63	64	65
312-1/2" BEND	54	55	56	57	58	59	60	61	62	63	64	65	66	67
324-1/2" BEND	56	57	58	59	60	61	62	63	64	65	66	67	68	69
336-1/2" BEND	58	59	60	61	62	63	64	65	66	67	68	69	70	71
348-1/2" BEND	60	61	62	63	64	65	66	67	68	69	70	71	72	73
360-1/2" BEND	62	63	64	65	66	67	68	69	70	71	72	73	74	75
372-1/2" BEND	64	65	66	67	68	69	70	71	72	73	74	75	76	77
384-1/2" BEND	66	67	68	69	70	71	72	73	74	75	76	77	78	79
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420-1/2" BEND	72	73	74	75	76	77	78	79	80	81	82	83	84	85
432-1/2" BEND	74	75	76	77	78	79	80	81	82	83	84	85	86	87
444-1/2" BEND	76	77	78	79	80	81	82	83	84	85	86	87	88	89
456-1/2" BEND	78	79	80	81	82	83	84	85	86	87	88	89	90	91
468-1/2" BEND	80	81	82	83	84	85	86	87	88	89	90	91	92	93
480-1/2" BEND	82	83	84	85	86	87	88	89	90	91	92	93	94	95
492-1/2" BEND	84	85	86	87	88	89	90	91	92	93	94	95	96	97
504-1/2" BEND	86	87	88	89	90	91	92	93	94	95	96	97	98	99
516-1/2" BEND	88	89	90	91	92	93	94	95	96	97	98	99	100	101
528-1/2" BEND	90	91	92	93	94	95	96	97	98	99	100	101	102	103
540-1/2" BEND	92	93	94	95	96	97	98	99	100	101	102	103	104	105
552-1/2" BEND	94	95	96	97	98	99	100	101	102	103	104	105	106	107
564-1/2" BEND	96	97	98	99	100	101	102	103	104	105	106	107	108	109
576-1/2" BEND	98	99	100	101	102	103	104	105	106	107	108	109	110	111
588-1/2" BEND	100	101	102	103	104	105	106	107	108	109	110	111	112	113
600-1/2" BEND	102	103	104	105	106	107	108	109	110	111	112	113	114	115
612-1/2" BEND	104	105	106	107	108	109	110	111	112	113	114	115	116	117
624-1/2" BEND	106	107	108	109	110	111	112	113	114	115	116	117	118	119
636-1/2" BEND	108	109	110	111	112	113	114	115	116	117	118	119	120	121
648-1/2" BEND	110	111	112	113	114	115	116	117	118	119	120	121	122	123
660-1/2" BEND	112	113	114	115	116	117	118	119	120	121	122	123	124	125
672-1/2" BEND	114	115	116	117	118	119	120	121	122	123	124	125	126	127
684-1/2" BEND	116	117	118	119	120	121	122	123	124	125	126	127	128	129
696-1/2" BEND	118	119	120	121	122	123	124	125	126	127	128	129	130	131
708-1/2" BEND	120	121	122	123	124	125	126	127	128	129	130	131	132	133
720-1/2" BEND	122	123	124	125	126	127	128	129	130	131	132	133	134	135
732-1/2" BEND	124	125	126	127	128	129	130	131	132	133	134	135	136	137
744-1/2" BEND	126	127	128	129	130	131	132	133	134	135	136	137	138	139
756-1/2" BEND	128	129	130	131	132	133	134	135	136	137	138	139	140	141
768-1/2" BEND	130	131	132	133	134	135	136	137	138	139	140	141	142	143
780-1/2" BEND	132	133	134	135	136	137	138	139	140	141	142	143	144	145
792-1/2" BEND	134	135	136	137	138	139	140	141	142	143	144	145	146	147
804-1/2" BEND	136	137	138	139	140	141	142	143	144	145	146	147	148	149
816-1/2" BEND	138	139	140	141	142	143	144	145	146	147	148	149	150	151
828-1/2" BEND	140	141	142	143	144	145	146	147	148	149	150	151	152	153
840-1/2" BEND	142	143	144	145	146	147	148	149	150	151	152	153	154	155
852-1/2" BEND	144	145	146	147	148	149	150	151	152	153	154	155	156	157
864-1/2" BEND	146	147	148	149	150	151	152	153	154	155	156	157	158	159
876-1/2" BEND	148	149	150	151	152	153	154	155	156	157	158	159	160	161
888-1/2" BEND	150	151	152	153	154	155	156	157	158	159	160	161	162	163
900-1/2" BEND	152	153	154	155	156	157	158	159	160	161	162	163	164	165
912-1/2" BEND	154	155	156	157	158	159	160	161	162	163	164	165	166	167



Irrigation Detail: 1" = 20'

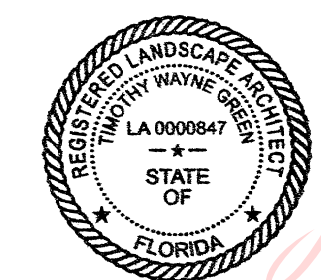
PLANT SCHEDULE

CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	104	Live Oak	Quercus virginiana	30 gal	2" DBH	12"	As Shown	Native
LOT TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	129	Live Oak	Quercus virginiana	30 gal	2" DBH	12"	As Shown	Native
TREES TO REMAIN	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	1	Sweet Bay	Laurus nobilis	Existing	As labeled	Existing	As Shown	
	2	Carolina Laurel Cherry	Prunus caroliniana	Existing	As labeled	Existing	As Shown	
	53	Oak	Quercus spp	Existing	As labeled	Existing	As Shown	Native
	3	Cabbage Palmetto	Sabal palmetto	Existing	As labeled	Existing	As Shown	Native
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	11	Dahoon Holly	Ilex cassine	15 gal	1.5" DBH	7"	As Shown	Native

UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	11	Dahoon Holly	Ilex cassine	15 gal	1.5" DBH	7"	As Shown	Native
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	WIDTH	SPACING	REMARKS
	91	Podocarpus	Podocarpus macrophyllus	5 gal	36"	24"	As Shown	Non Native
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	WIDTH	SPACING	REMARKS
	341	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3 gal	12"	12"	30' o.c.	Native
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	WIDTH	SPACING	REMARKS
	764	Dwarf Confederate Jasmine	Trachelospermum asiaticum	1 gal			18' o.c.	Non Native

LANDSCAPE NOTES

ALL PLANTS HAVE MODERATE OR HIGH DROUGHT TOLERANCE.
 DBH IS MEASURED FOUR (4) FEET ABOVE THE GROUND.
 ALL PLANTS ARE TO BE FLORIDA #1 OR BETTER.
 AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.
 ALL SOD IS TO BE BAHIA.
 ALL PLANTING AREAS ARE TO RECEIVE A MINIMUM OF 3" OF MULCH.

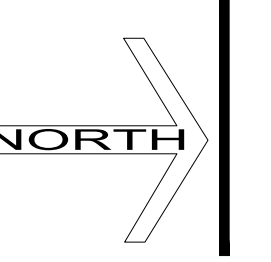


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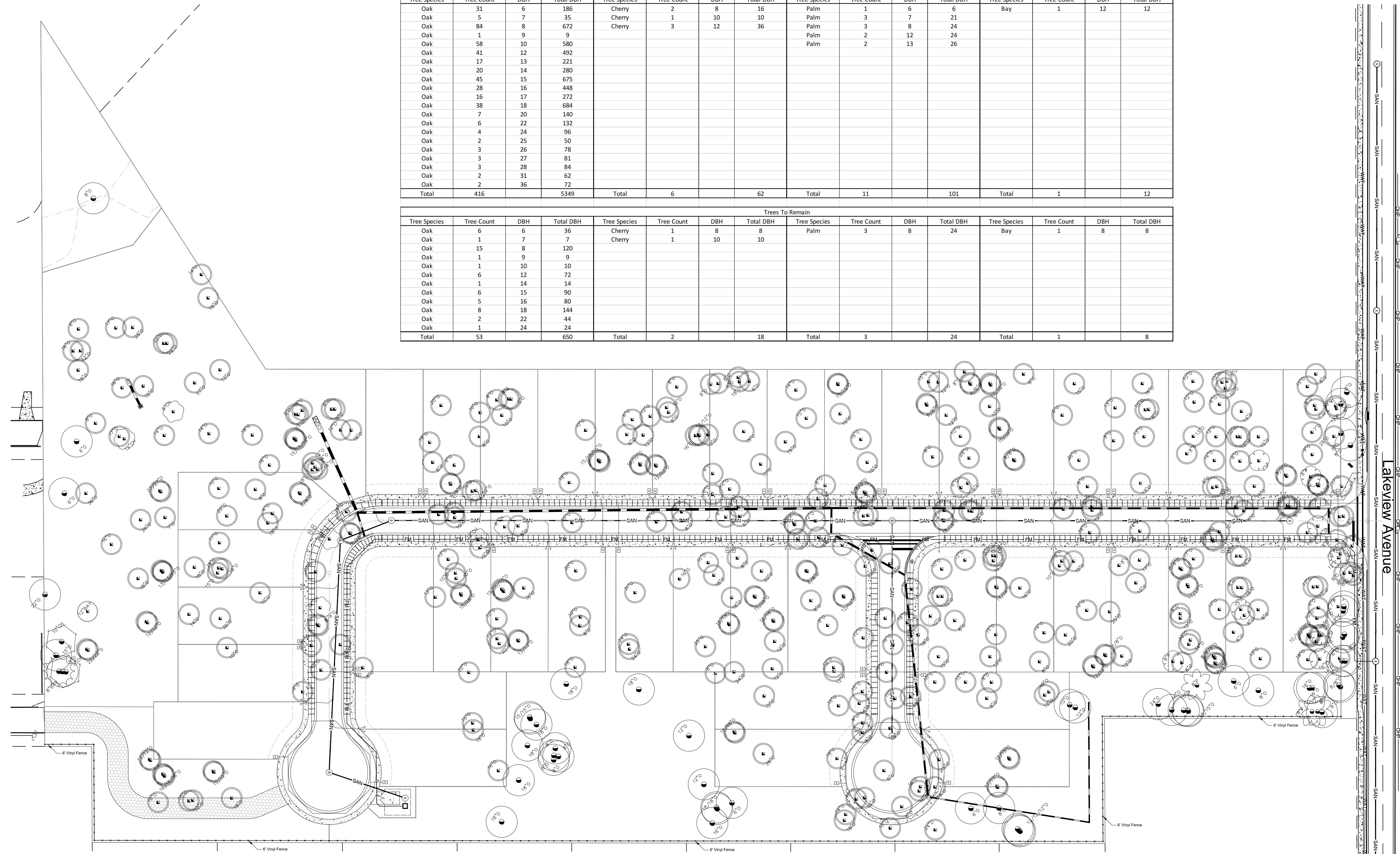
Landscape Plan and Landscape Detail

Hidden Cove
 Eustis, Florida

Green Consulting Group, Inc.
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 4070 United Avenue, Mount Dora, Florida 32757
 352-357-9241 ■ Fax 352-357-9278 ■ LC26000288



Drawing Number: 1658-02
 Originated From: 1658-01
 Date: April 20, 2023
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 Layout: 24"x36"

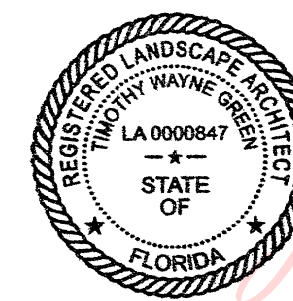


To Be Removed															
Tree Species	Tree Count	DBH	Total DBH	Tree Species	Tree Count	DBH	Total DBH	Tree Species	Tree Count	DBH	Total DBH	Tree Species	Tree Count	DBH	Total DBH
Oak	31	6	186	Cherry	2	8	16	Palm	1	6	6	Bay	1	12	12
Oak	5	7	35	Cherry	1	10	10	Palm	3	7	21				
Oak	84	8	672	Cherry	3	12	36	Palm	3	8	24				
Oak	1	9	9					Palm	2	12	24				
Oak	58	10	580					Palm	2	13	26				
Oak	41	12	492												
Oak	17	13	221												
Oak	20	14	280												
Oak	45	15	675												
Oak	28	16	448												
Oak	16	17	272												
Oak	38	18	684												
Oak	7	20	140												
Oak	6	22	132												
Oak	4	24	96												
Oak	2	25	50												
Oak	3	26	78												
Oak	3	27	81												
Oak	3	28	84												
Oak	2	31	62												
Oak	2	36	72												
Total	416		5349	Total	6		62	Total	11		101	Total	1		12

Trees To Remain															
Tree Species	Tree Count	DBH	Total DBH	Tree Species	Tree Count	DBH	Total DBH	Tree Species	Tree Count	DBH	Total DBH	Tree Species	Tree Count	DBH	Total DBH
Oak	6	6	36	Cherry	1	8	8	Palm	3	8	24	Bay	1	8	8
Oak	1	7	7	Cherry	1	10	10								
Oak	15	8	120												
Oak	1	9	9												
Oak	1	10	10												
Oak	6	12	72												
Oak	1	14	14												
Oak	6	15	90												
Oak	5	16	80												
Oak	8	18	144												
Oak	2	22	44												
Oak	1	24	24												
Total	53		650	Total	2		18	Total	3		24	Total	1		8

PLANT SCHEDULE

TO BE REMOVED									TREES TO REMAIN								
QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS		QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS	
1	Sweet Bay	Laurus nobilis	Existing	As labeled	Existing	As Shown			1	Sweet Bay	Laurus nobilis	Existing	As labeled	Existing	As Shown		
6	Carolina Laurel Cherry	Prunus caroliniana	Existing	As labeled	Existing	As Shown			2	Carolina Laurel Cherry	Prunus caroliniana	Existing	As labeled	Existing	As Shown		
416	Oak	Quercus spp	Existing	As labeled	Existing	As Shown	Native		53	Oak	Quercus spp	Existing	As labeled	Existing	As Shown	Native	
11	Cabbage Palmetto	Sabal palmetto	Existing	As labeled	Existing	As Shown	Native		3	Cabbage Palmetto	Sabal palmetto	Existing	As labeled	Existing	As Shown	Native	



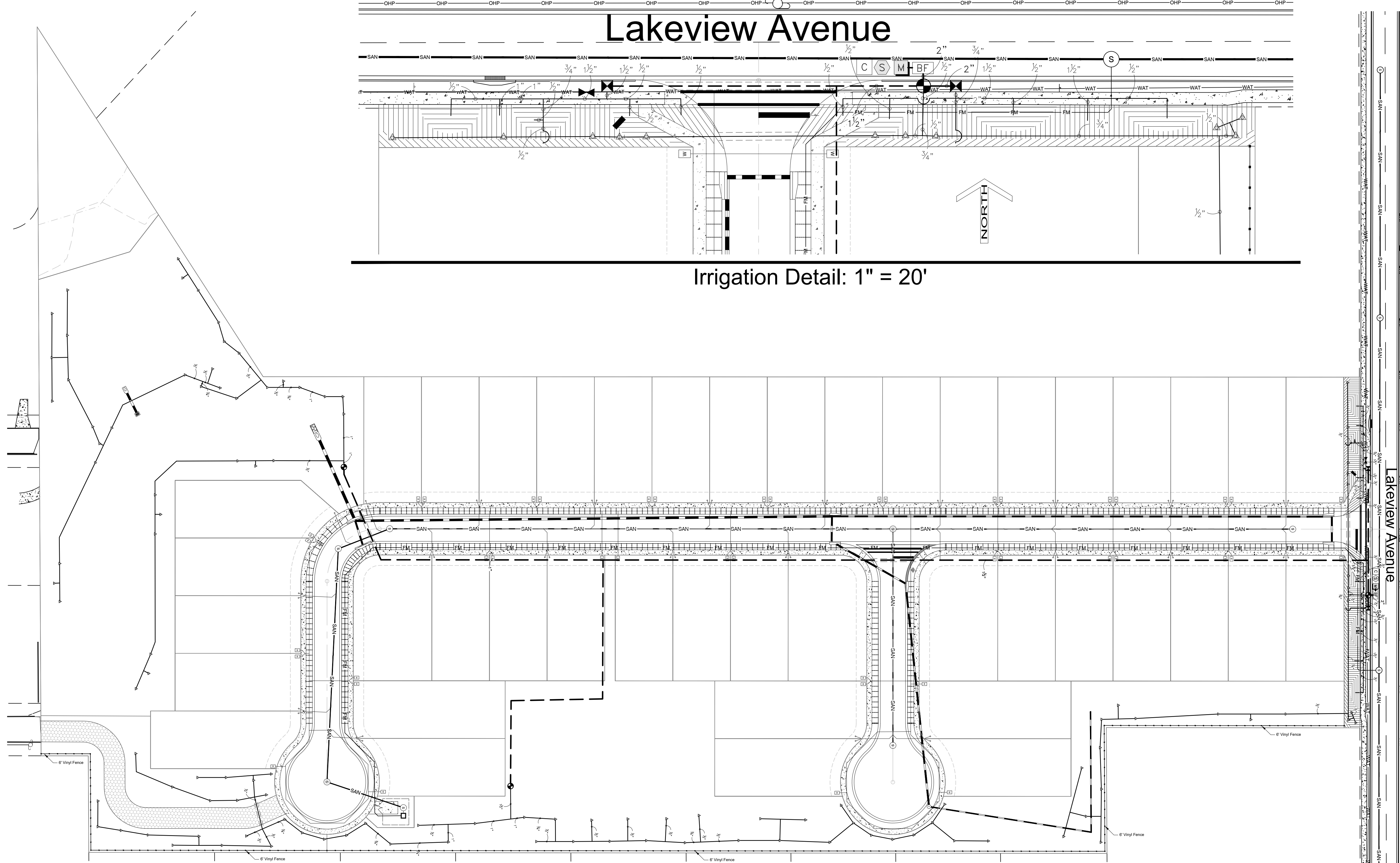
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Tree Removal Plan
Hidden Cove
Eustis, Florida

Green Consulting Group, Inc.
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352-357-9241 ■ Fax 352-357-9278 ■ LC26000288



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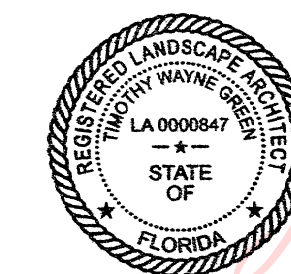


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1800-1400 FIPT Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	114	30		Rain Bird PESBR-PRS-D 1in., 1-1/2in., 2in. Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, Purple Flow Control Handle, and Pressure Regulator Module.	3
	Rain Bird XZC-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESB Valve and 1in. Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM	2			Febco 765 1-1/2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12in. above highest downstream outlet and the highest point in the downstream piping.	1
	Rain Bird XFD-09-12-NP XFD On-Surface Pressure Compensating Landscape Dripline. 0.9 4,534 l.f. GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	4,534 l.f.			Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet.	1
	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	1			Water Meter 1-1/2"	1
	Irrigation Lateral Line: PVC Class 160 SDR 26	4,076 l.f.			Irrigation Mainline: PVC Schedule 40	1,487 l.f.
	Pipe Sleeve: PVC Schedule 80	198.4 l.f.				

IRRIGATION NOTES:

- PIPE ROUTING AND VALVE LOCATIONS AND SLEEVE LOCATIONS ARE DIAGRAMMATICAL ONLY. ALL PIPES AND EQUIPMENT ARE TO BE WITHIN THE LANDSCAPED AREA OF THE PROPERTY.
- IRRIGATION CONTRACTOR IS TO AVOID ANY CONFLICT WITH THE TREE AND SHRUB PLANTINGS.
- ALL HEADS TO HAVE RECLAIMED WATER USE INDICATORS.
- ALL PIPES SHALL BE PURPLE IN COLOR TO DENOTE USE OF RECLAIMED WATER.
- ALL PAVEMENT CROSSINGS ARE TO BE MADE IN SLEEVES THAT ARE TWO PIPE SIZES LARGER THAN THE CROSSING.
- NO IRRIGATION HEADS TO BE LOCATED WITHIN 24" OF ANY BUILDING.
- EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
- A RAIN SENSOR IS TO BE INSTALLED AS SPECIFIED.
- SEPARATE IRRIGATION METER WILL BE PROVIDED SYSTEM TO BE CONVERTED TO REUSE WHEN MADE AVAILABLE TO THE SITE.
- DRIP IRRIGATION TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

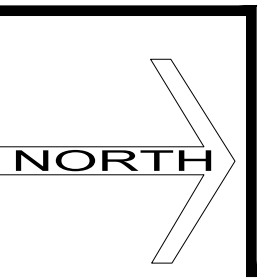
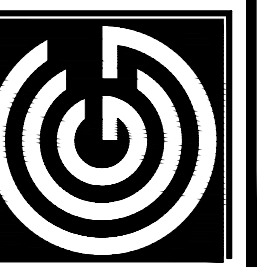


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Irrigation Plan and Irrigation Detail

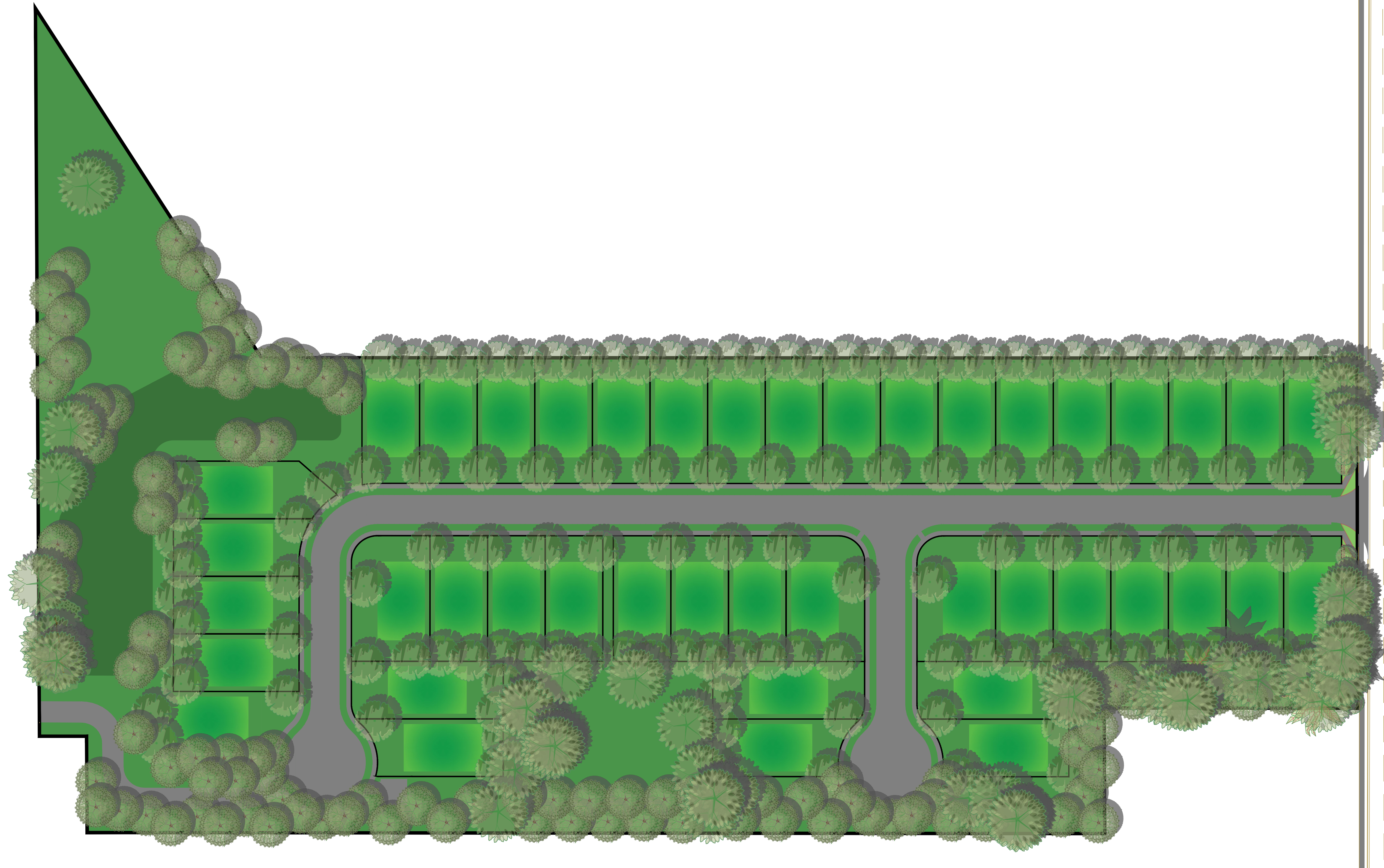
Hidden Cove
Eustis, Florida

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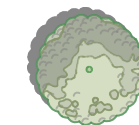
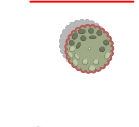


Drawing Number: 1658-02
Originated From: 1658-01
Date: April 20, 2023
Scale: 1" = 50'
Drawn By: PAH
Layout: 24"x36"

LI-1



PLANT SCHEDULE

<u>CANOPY TREES</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
	104	Live Oak	Quercus virginiana	30 gal	2" DBH	12"	As Shown	Native
<u>LOT TREES</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
	129	Live Oak	Quercus virginiana	30 gal	2" DBH	12"	As Shown	Native
<u>TREES TO REMAIN</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
	1	Sweet Bay	Laurus nobilis	Existing	As labeled	Existing	As Shown	
	2	Carolina Laurel Cherry	Prunus caroliniana	Existing	As labeled	Existing	As Shown	
	53	Oak	Quercus spp	Existing	As labeled	Existing	As Shown	Native
	3	Cabbage Palmetto	Sabal palmetto	Existing	As labeled	Existing	As Shown	Native

<u>UNDERSTORY TREES</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
	11	Dahoon Holly	Ilex cassine	15 gal	1.5"DBH	7"	As Shown	Native
<u>SHRUBS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SPACING</u>	<u>REMARKS</u>
	91	Podocarpus	Podocarpus macrophyllus	5 gal	36"	24"	As Shown	Non Native
<u>SHRUB AREAS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SPACING</u>	<u>REMARKS</u>
	341	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3 gal	12"	12"	30" o.c.	Native
<u>GROUND COVERS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SPACING</u>	<u>REMARKS</u>
	764	Dwarf Confederate Jasmine	Trachelospermum asiaticum	1 gal			18" o.c.	Non Native



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Landscape Render
Hidden Cove
 Eustis, Florida



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 6, 2023

RE: **SECOND READING**

Ordinance Number 23-10: Conditional Use Permit for an Accessory Dwelling Unit at 527 Hill Street

Introduction:

This is the second reading for Ordinance Number 23-10, which approves a Conditional Use Permit for an accessory dwelling unit to an existing single-family residence in the Suburban Residential (SR) land use district for property located at 527 Hill Street. The existing garage will be converted to create the accessory dwelling unit.

Background:

1. **Pertinent Site Information:**

- a. The subject property located at 527 Hill Street comprises approximately 0.2 acres.
- b. A 1-story, 1,260-square-foot primary residential structure exists onsite.
- c. There are no previous uses onsite beyond that of a residential one, and the current use is also that of a residence.
- d. The site and surrounding properties' land use, design district designations, and existing uses are all Suburban Residential and Suburban Neighborhood.



2. **Applicant's Request**

The applicant requests approval to permit a free-standing accessory dwelling unit in the Suburban Residential land use district. The dwelling unit will be used as an accessory apartment/rental unit, the use of which will occupy the entire 484-square-foot structure (see Exhibit A).

3. **Analysis and Summary:**

The standards of review must show the conditional use is consistent with the City's Comprehensive Plan, Land Development Regulations, and City Code. Accordingly, staff has reviewed this conditional use request with consideration of the following.

The Comprehensive Plan: The Suburban Residential (SR) land use applies to residential areas which are typically adjacent to other residential development. The purpose is to provide for residential neighborhoods with fewer street connections and more bicycle and pedestrian-friendly circulation patterns, with limited retail and service businesses while maintaining residential character or compatibility.

Section 109-4 (Use Regulation Table) allows an accessory apartment as a conditional use within the SR land use district.

Section 102-30 (Conditional Uses) of the Land Development Regulations (LDRs) provides for uses that are generally compatible with the use characteristics of a future land use district, but which require individual review of:

"Location, design, intensity, configuration, and public facility impact in order to determine the appropriateness of the use of any particular site in the district and their compatibility with adjacent uses."

The Conditional Use review allows the City Commission to attach conditions, limitations, and requirements to a conditional use permit to prevent or minimize adverse effects upon other properties in the neighborhood. These conditions can include limitations on size, intensity of use, bulk and location, landscaping, lighting, provision of adequate ingress and egress, duration of the permit, and hours of operation.

4. **Compatibility**

The existing structure was originally constructed as a single-family home in 1978. County and City records indicate the use of the structure continues to be as a single-family residence, and the exterior of the structure has not been modified to alter its appearance as a single-family home. There is an existing driveway to serve the new accessory dwelling unit and an additional parking area was added in 2020 to allow parking in front of the single-family residence.

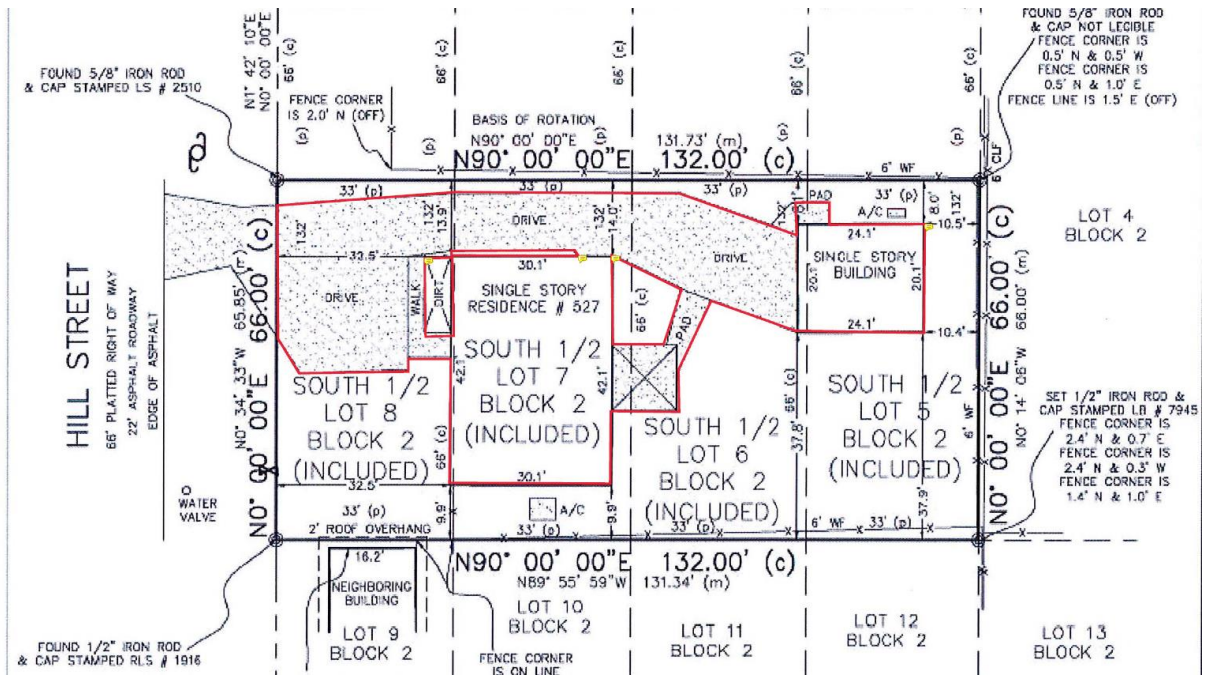
Surrounding land uses have not changed considerably over the years and remain primarily residential.

The single accessory dwelling unit use will not generate sufficient traffic to require a traffic study nor affect the traffic on the side streets of Windemere Ave. and S. Center Street. Noise will not be an issue as the primary use will be accessory residential occupying a small space.

A review of the property's current conditions indicates that the existing impervious surface constructed on-site is already at the allowed 40 percent ISR for the Suburban Residential Future Land Use District. The lot is 8,712 square feet, with existing structures and

pavement totaling approximately 3,570 square feet. To meet the requirements of Sect 110-5.8(b) of the City's Land Development Regulations the owners will need to add a 300-square-foot garage/storage building as a replacement for the converted garage or storage space as alternately conditioned by the City Commission. the suggested minimum to be provided by the property owner will be two parking spaces for the primary dwelling and 1 space for the accessory apartment and a minimum of 84 square feet of alternate storage space.

The applicant may need to remove a portion of the existing driveway or sidewalk areas to keep the maximum impervious surface ratio at or below 40 percent. This should be feasible and has been recommended as a condition of the request for the conversion of the garage to an accessory dwelling unit. The applicant may retain stabilized parking areas by surfacing them with pervious materials such as pervious/porous blocks, grassed geogrid, or crushed stone.



5. **Conclusion**

Staff recommends approval of the conditional use request based upon the above discussion which outlines that the proposed use will be compatible with the surrounding uses and with no major exterior change to the existing buildings, which will not affect the intensity of the property or the capacity of any public facilities. Application for a Building Permit will be required and said application will need to include a survey detailing that the maximum impervious surface will not exceed 40 percent.

Recommended Action:

Recommend approval of the Conditional Use Permit with conditions:

1. Replace the garage as required under the City of Eustis Land Development Regulations Section 110-5.8(b), or as alternatively conditioned by the City Commission.
2. Building permits must be obtained.
3. A survey must be provided with a Building Permit application showing that the site remains within the maximum of 40 percent impervious surface ratio.

Policy Implications:

None

Alternatives:

Approval of Ordinance Number 23-10

Denial of Ordinance Number 23-10

Budget/Staff Impact:

None

Prepared By:

Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:

Mike Lane, AICP, Director, Development Services

Heather Crony, Senior Planner, Development Services

ORDINANCE NUMBER 23-10

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, APPROVING A CONDITIONAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT TO AN EXISTING SINGLE-FAMILY RESIDENCE IN THE SUBURBAN RESIDENTIAL (SR) FUTURE LAND USE DISTRICT ON APPROXIMATELY 0.2 ACRES LOCATED AT 527 HILL STREET.

WHEREAS, Jonathan Wanberg with Florida Homes, LLC, property owner, has applied for a Conditional Use Permit for a free-standing accessory dwelling unit to be located at 527 Hill Street; and

WHEREAS, the subject property has a Land Use Designation of Suburban Residential (SR) and a Design District Designation of Urban Neighborhood; and

WHEREAS, an accessory dwelling unit is permitted as a Conditional Use in the Suburban Residential Land Use District; and

WHEREAS, the request for a Conditional Use Permit was properly Noticed for a Quasi-Judicial Public Hearing before the City Commission; and

WHEREAS, on June 15, 2030, the City Commission held the 1st Public Hearing to consider the Conditional Use Permit; and

WHEREAS, on July 6, 2023, the City Commission held the 2nd Public Hearing to consider the Conditional Use Permit; and

WHEREAS, the proposed conditional use is consistent with the City's Land Development Regulations, Comprehensive Plan, and Code of Ordinances; and

WHEREAS, the applicant has presented evidence to establish the following:

1. That the proposed use is desirable at the particular location.
2. That the proposed conditional use will not have an undue adverse effect on nearby property.
3. That such use will not be detrimental to the health, safety, or general welfare of the citizens residing in the area.
4. That the proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:

Section 1. That a Conditional Use Permit is granted for an accessory dwelling unit on approximately 0.2 acres located at 527 Hill Street, more particularly described as:

EUSTIS COLLEGE HEIGHTS S 1/2 OF LOTS 5, 6, 7, 8 BLK 2 PB 4 PG 52 ORB
5579 PG 2242

ALTERNATE KEY NUMBER: 1420521

PARCEL NUMBER: 12-19-26-0600-002-00501

Section 2. That the conditions of approval require that the accessory use meets all applicable provisions of the Land Development Regulations and the City Code of Ordinances and complies with the following specific conditions and limitations:

1. The submittal documents indicate the accessory dwelling unit building is limited to 484 square feet; and expanding the square footage of said dwelling unit will require a modification of the conditional use approval.
2. Payment of water and sewer impact fees is required as a condition of approval.
3. The applicant shall be required to provide storage either in the converted garage or as a separate building with a minimum of 84 square feet.
4. Maximum Impervious Surface Ratio of the property shall be limited to 40%.

Section 3. That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4. That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 5. That this Ordinance shall become effective immediately upon passing.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 6th day of July 2023.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 6th day of July 2023 by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial Number:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 23-10 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk



City of Eustis
Development Application

RECEIVED
APR 14 2023
BY: [Signature]

Item 5.3

FOR OFFICE USE ONLY
File #: 2023-CW-02
Date: 4/14/23

\$800.00 Pd ck # 9531018182
cashiers ck 4/14/23

Date: _____ Property Alternate Key #(s) 1420521
Parcel ID No: 12-19-26-0600-002-00501

Legal Description: EUSTIS COLLEGE HEIGHTS S 1/2 OF LOTS 5, 6, 7, 8 BLK 2 PB 4 PG 52 ORB 5579 PG 2242

Application Type:

- Administrative Site Plan (\$200)
- Administrative Variance (\$100)
- Annexation (Please see special form*)
- Appeal (\$350)
- Concept Plan (\$250)
- Conditional Use (\$800)
- Conditional Sign Permit (\$350)
- Community Meeting (\$150)
- Development Plan (\$1,100)
- Extension of Time (No fee)
- Final Engineering/Construction Plan (\$750)
- Final Plat (\$875 + \$5/lot + review fee**)
- Lot Line Deviation (\$200)
- Lot Split (\$100)
- Minor Replat (\$875 + \$5/lot)
- Modification (Minor) (\$200)
- Modification (Substantial) (\$600)
- Planned Unit Dev. (PUD) (\$1,300)
- Outside Utility/Annexation Agreement (\$250 - Residential, \$350 - All Others)
- Preliminary Subdivision (Prelim. Plat) (\$1,000 + \$5/lot)
- Site Plan (\$1,100)
- Vacation
- Easement (\$400)
- Row (\$500)
- Plat (\$400)
- Variance - Major (\$525***)

*Use Annexation, Comp. Plan Design District Application Form for those types of requests

Project Name: ADU Conditional Use for 527 Hill St

General Location/Address of Property: 527 Hill St Eustis FL 32726

Property Owner: Florida Homes 17 LLC

Address: 1222 Camp Ave Mount Dora FL 32757

Phone: 352-577-5201 Email: info@expertadvisorsgroup.com

Applicant: Jonathan Wanberg

Address: 1222 Camp Ave Mount Dora FL 32757

Phone: 352-978-8486 Email: jon@expertadvisorsgroup.com

*Primary Contact Person: Jonathan Wanberg

Relationship to Property Owner/Project: Owner

Address: 1222 Camp Ave Mount Dora FL 32757

Phone: 352-978-8486 Email: jon@expertadvisorsgroup.com

*All correspondence will be directed to the Primary Contact Person

Have previous applications been filed in connection with this property?

Yes No (If Yes, please explain) _____

Date of Pre-Application Meeting (if applicable) _____ Date of Community Meeting (if applicable) _____

Community Meeting Waived By Dev. Svcs. Director _____ Date _____

Project Information:

Description of Request: To permit the Accessory Dwelling unit. Detached garage was converted to living space prior to our ownership. Both the main house and the detached garage are currently rented to the same family.

Justification Statement: We purchased the property as it is from a bank after they foreclosed on the property. It was listed in MLS and we did not receive any information that the work was not done correctly or without permits. We have updated the property and invested a significant amount of money into improvements. No one in the neighborhood has complained. We have had the property inspected and believe everything is up to current code.

Area of subject property in acres: Upland .2 Wetland _____ Water _____ Total .2

Current Use of the Property Residential SFR

Proposed Use of the Property Residential MFR

Future Land Use Designation Suburban Residential (SR) Design District Suburban Neighborhood

Is property within the Wekiva Study Area? Yes No (If Yes, and application is for a Subdivision or Site Plan, see WSA requirements on Page 3)

Is City water service available to the site? Yes No

Is City wastewater service available to the site? Yes No

For Non-Residential Projects only:

Existing Building Square Footage 1948 Proposed Building Square Footage 1948

For Residential Subdivisions only:

Number of Lots 1

Number and Type of Proposed Dwelling Units:

Single Family Detached _____ Single Family Attached _____ Multi-Family 2

Additional Requirements for Wekiva Study Area Subdivisions & Site Plans

The Land Development Regulations shall require the following surveys and studies are required to be submitted with a subdivision plan or site plan or its functional equivalent to provide an analysis and evaluate the location and presence of most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub:

- a. An analysis of soils, by a professional qualified to determine the location of most effective recharge areas. Unless otherwise provided for by rule of the St. Johns River Water Management District (SJRWMD), most effective recharge areas shall be defined as Type "A" Hydrologic soils described by the National Resources Conservation Service (NRCS) Soil Survey.
- b. An analysis of the site, by a professional qualified to determine the location and nature of sinkholes and other karst features of the property, such as stream-to-sink and other direct connections to the aquifer including an analysis to determine the depth of the water table, location of the Floridan Aquifer relative to ground surface and thickness and extent of the bedrock or other confining layers over the aquifer. This analysis may include the use of geophysical surveys, such as microgravity and ground penetrating radar surveys, and may be supplemented with documented locations of sinkholes, light detection and ranging surveys, and aerial photographs. If karst features are determined to exist on site, further analysis may be required to evaluate surface and subsurface characteristics that provide potential connection to the aquifer, assess the potential for contamination of the aquifer from development, and identify protective solutions to be incorporated into the site design. Such design solutions shall utilize Best Management Practices described in Protecting Florida's Springs Manual Land Use Planning Strategies and Best Management Practices (November 2002).
- c. An analysis of the site by a professional qualified to identify flora and fauna, state and federally listed species, and vegetative habitat types including but not limited to wetlands and sensitive natural habitat defined as Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub. This analysis shall include field surveys and use of best available information from federal, state, regional, and local agencies. The site analysis shall also consider ecosystem connectivity in relationship to adjacent properties and surrounding area in coordination with the Florida Fish and Wildlife Conservation Commission and the Florida Department of Environmental Protection.
- d. The analysis required above shall be used to characterize on site soils and determine locations of geologic features including sinkholes, solution pipes, depressions, and depth of soil to lime rock, including karst features like sinkholes with a direct connection to the aquifer and stream-to-sink features that require protection.

BOUNDARY SURVEY



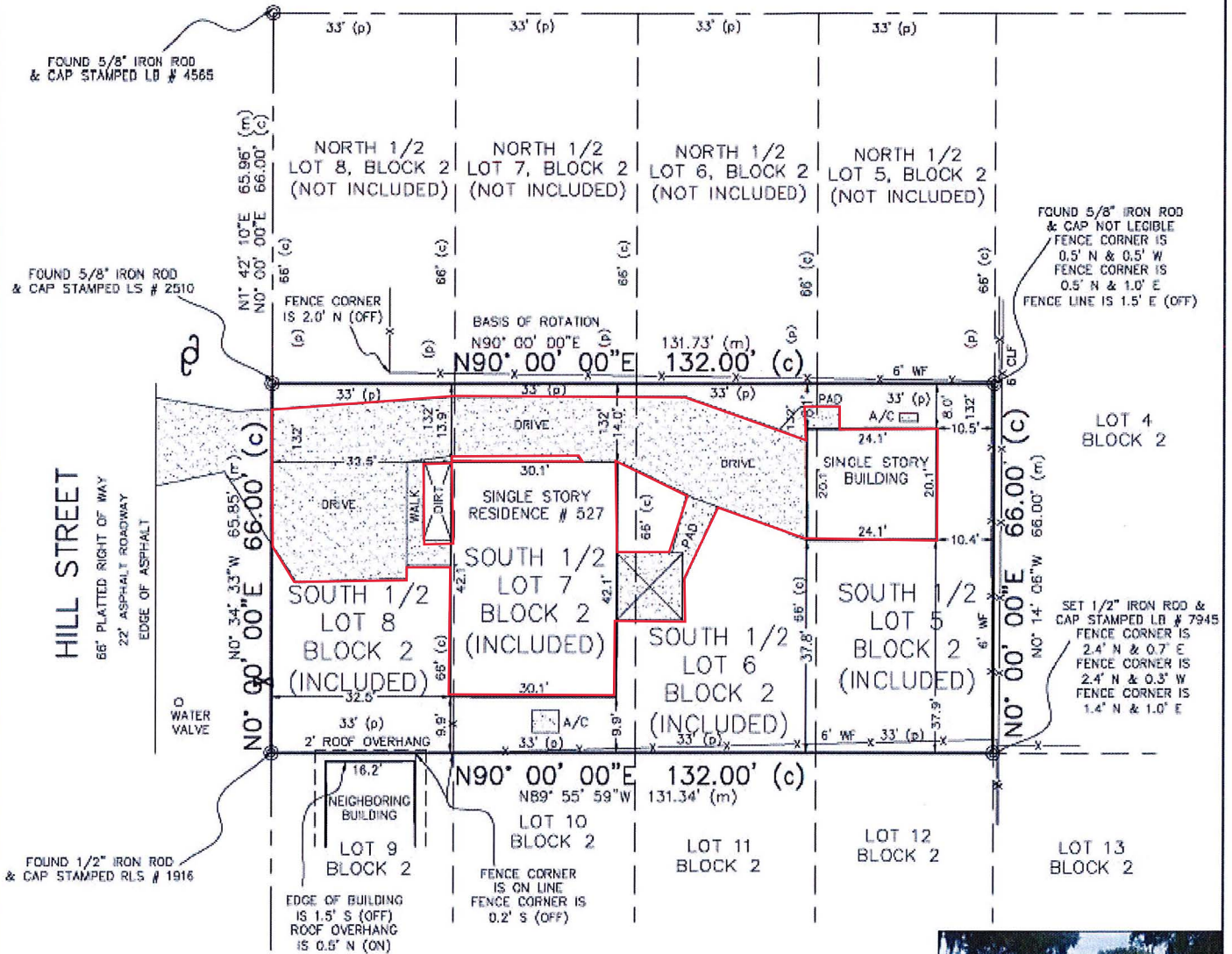
SCALE: 1" = 30'

DESCRIPTION (As Furnished)

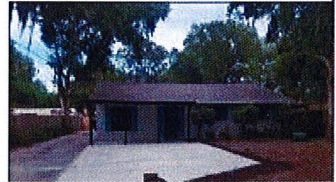
THE SOUTH 1/2 OF LOTS 5, 6, 7, & 8, BLOCK 2, OF COLLEGE HEIGHTS, according to the plat thereof as recorded in Plat Book 4, Page 52 of the Public Records of Lake County, Florida.

PENNSYLVANIA AVENUE

PLATTED RIGHT OF WAY



AREAS OF INTEREST:
 #1 NEIGHBORING BUILDING & OVERHANG
 FALLS INSIDE SOUTH LOT LINE.



BOUNDARY SURVEY



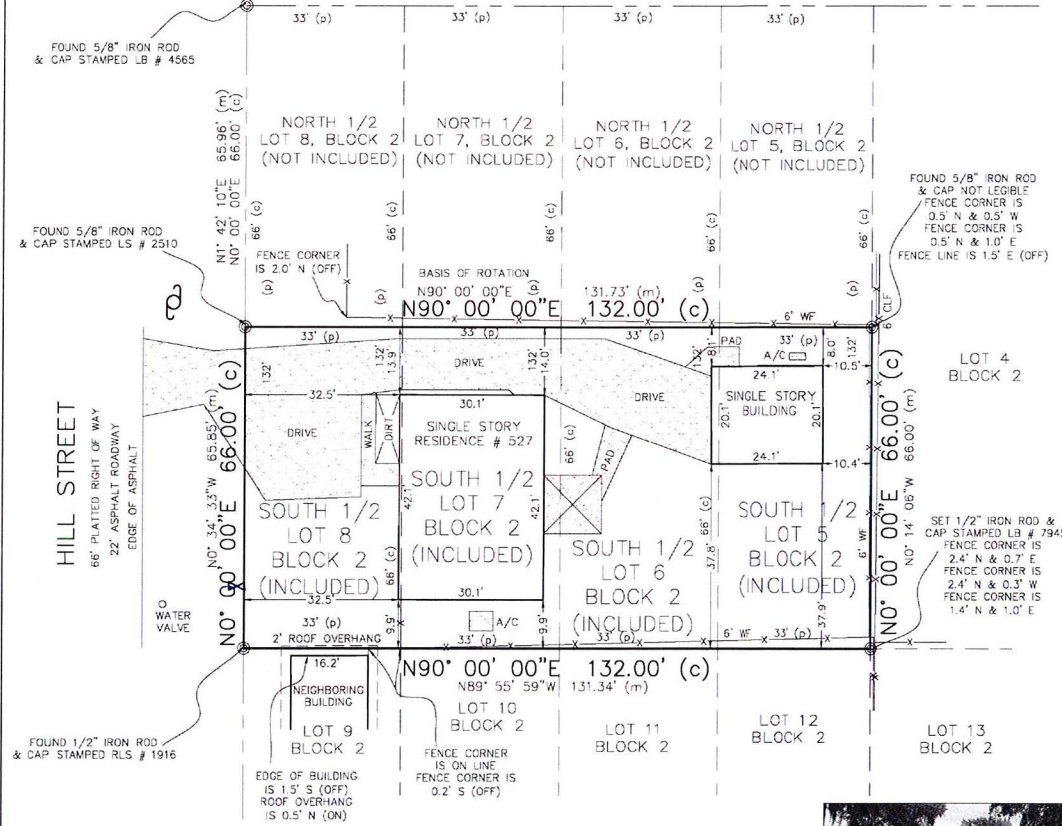
SCALE: 1" = 30'

DESCRIPTION (As Furnished)

THE SOUTH 1/2 OF LOTS 5, 6, 7, & 8, BLOCK 2, OF COLLEGE HEIGHTS, according to the plat thereof as recorded in Plat Book 4, Page 52 of the Public Records of Lake County, Florida.

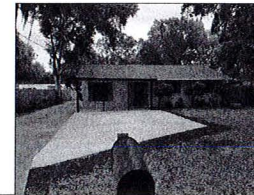
PENNSYLVANIA AVENUE

PLATTED RIGHT OF WAY



AREAS OF INTEREST:
#1 NEIGHBORING BUILDING & OVERHANG FALLS INSIDE SOUTH LOT LINE.

CERTIFIED TO:
EXPERT INVESTMENTS, LLC



Based on the FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, Lake County, Florida, Community Panel Number 120134 0356 E, last dated 12/18/2012, it appears from a scaling of said map that the land described hereon is shown to be in Zone "X", (AREA OF MINIMAL FLOODING)
Said FEMA map is not a Survey and no responsibility is taken for the information contained in or the accuracy of the above referenced map.

REVISIONS AND ADDITIONS

LEGEND:	
	= Light Pole
	= Utility Pole
	= Radius
	= Arc Length
	= Utility Easement
	= Point of Curvature
	= Point of Tangency
	= Plat Book
	= Page(s)
	= Point of Reverse Curvature
	= Point of Beginning Curvature
	= Chain Link Fence
	= Air Conditioner
	= Right-Of-Way
	= Point of Compound Curvature
	= Per Plat
	= Centerline
	= Column
	= Typical
	= Radius Point
	= Radial
	= Non Radial
	= Base Flood Elevation
	= Equipment
	= Fire Hydrant
	DENOTES CONCRETE
	WF = Wood Fence
	(M) = Measured
	CBW = Concrete Block Wall
	PI = Point of Intersection
	CNF = Corner Not Found
	OHUL = Overhead Utility Lines
	PGB = Point of Beginning
	PCC = Point of Commencement
	(D) = Per Description
	BSL = Building Setback Line
	= Denotes Utility Pole
	W = Well
	W.M. = Water Meter
	Δ = Covered
	CNA = Corner Not Accessible
	(C) = Calculated
	D.U.E. = Drainage & Utility Easement
	D.A.U.E. = Drainage, Access & Utility Easement

- This Plat represents a Boundary Survey of the description as furnished DSW Surveying and Mapping, PLC, per client's instruction and makes no claims regarding ownership or rights of possession.
- Bearings shown hereon are based on the WEST line of Lot 8, Block 2, Being NORTH, PER ASSUMED DATUM.
- This surveyor has not searched the public records or abstracted the land shown hereon for easements, right of ways, covenants and restrictions or other pertinent documents which may be found in the public records of this county. This research was not included in the scope of services of this firm.
- The relative distance accuracy for boundary dimensions shown hereon is in excess of 1 Foot in 10,000 Feet.
- Underground Improvements and utilities have not been located.
- This survey performed by DSW Surveying and Mapping, PLC, is for the singular use by the clients named hereon for the express stated purpose listed hereon. This drawing is not legally binding without my signature and original raised embossed seal. No third party is authorized to use this drawing in any way, and this surveyor shall not be held liable for damages resulting from the unauthorized or illegal executions or attempts at circumventing prescribed laws or professional fee payments. All plats, reports, notes, plans, specifications, computer files, field notes or data, other documents and instruments prepared by this firm as instruments of service shall remain the property of this firm. This firm shall retain all common law, statutory and other reserved rights, including the copyright thereto. The original of this drawing remains the property of DSW Surveying and Mapping, PLC.
- Building ties, Fence ties, Etc. are not to be used as a way to reconstruct boundary line location.
- Fencing may deflect on and off property as fencing travels property lines. Fencing is located and ties at the property corners only.

* PLEASE VISIT OUR WEBSITE: WWW.DSWSURVEYS.COM *

DRAWING: 20.0817 SURVEY DATE: 05/19/20

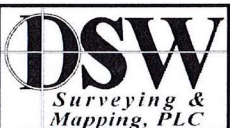
INTENDED DISPLAY SCALE: 1" = 30' DRAWN: JGH

EXPECTED USE OF THIS LAND: RESIDENTIAL PURPOSES

IT IS CERTIFIED THAT THE SURVEY REPRESENTED HEREON MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 93-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 172.02, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Douglas S. Willis
DOUGLAS S. WILLIS, Florida Registration # 5984 FOR THE FIRM:



PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATION OF AUTHORIZATION #LB7945
4500 ORANGE BOULEVARD, SUITE 1000
SANFORD, FLORIDA 32771
Phone: (352) 735-3796
JOB NO. 20.0817 Sheet 1 of 1

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF EUSTIS

BEFORE ME, the undersigned authority personally appeared Jonathan E Wanberg,
who being by me first duly sworn on oath, deposes and says:

- 1. That he/she is the fee-simple owner of the property legally described and attached to this application.
- 2. That he/she desires conditional use
approval to accomplish the above desired request, as stated on Page 1 of this Application.
- 3. That he/she has appointed Jonathan Wanberg to act as Agent and/or Applicant in their behalf to accomplish the above.

Jonathan E Wanberg
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF EUSTIS

The foregoing instrument was acknowledged before me this 14 day of April, 2023 by Jonathan Wanberg, who is personally known to me or who has produced FL DL as identification.

Edonna Bengston
Notary Public (Signature)

(SEAL)

Edonna Bengston
Print or type Notary Name



Edonna Bengston
Comm.:HH 196396
Expires: Nov. 8, 2025
Notary Public - State of Florida

Commission (serial) Number HH 196396
My Commission Expires: 11/8/25

NOTE:

All applications shall be signed by the Owner(s) of the Property, or some person duly authorized by the Owner to sign. The authority authorizing such person other than the Owner to sign MUST be attached.

AGENT/APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF EUSTIS

BEFORE ME, the undersigned authority personally appeared Jonathan E Wanberg
who being by me first duly sworn on oath, deposes and says:

- 1. That he/she Affirms and Certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Eustis, and that all statements and diagrams submitted herewith and attached hereto, are true and accurate to the best of their knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Eustis, Florida, and are **Not Returnable**.
- 2. That he/she desires conditional use approval for the use of property as proposed, for the property legally described on this Application.
- 3. That the submittal requirements for this Application, which are attached hereto, have been completed and attached hereto as part of this Application.

Jonathan E Wanberg
(Agent/Applicant's Signature)

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF EUSTIS

The foregoing instrument was acknowledged before me this 14 day of April, 2022 by Jonathan Wanberg, who is personally known to me or who has produced FL DL as identification.

Edonna Bengston
Notary Public (Signature)



(SEAL)
Edonna Bengston
Comm.: HH 196396
Expires: Nov. 8, 2025
Notary Public - State of Florida

Edonna Bengston
Print or type Notary Name

Commission (serial) Number HH 194396

My Commission Expires: 11/8/25



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 6, 2023

RE: **FIRST READING**

ORDINANCE NUMBERS 23-12, 23-13, AND 23-14: EXPLANATION OF ORDINANCES FOR ANNEXATION OF PARCELS WITH ALTERNATE KEYS 1444756, 2585153, AND 2535628

Ordinance Number 23-12: Voluntary Annexation

Ordinance Number 23-13: Comprehensive Plan Amendment

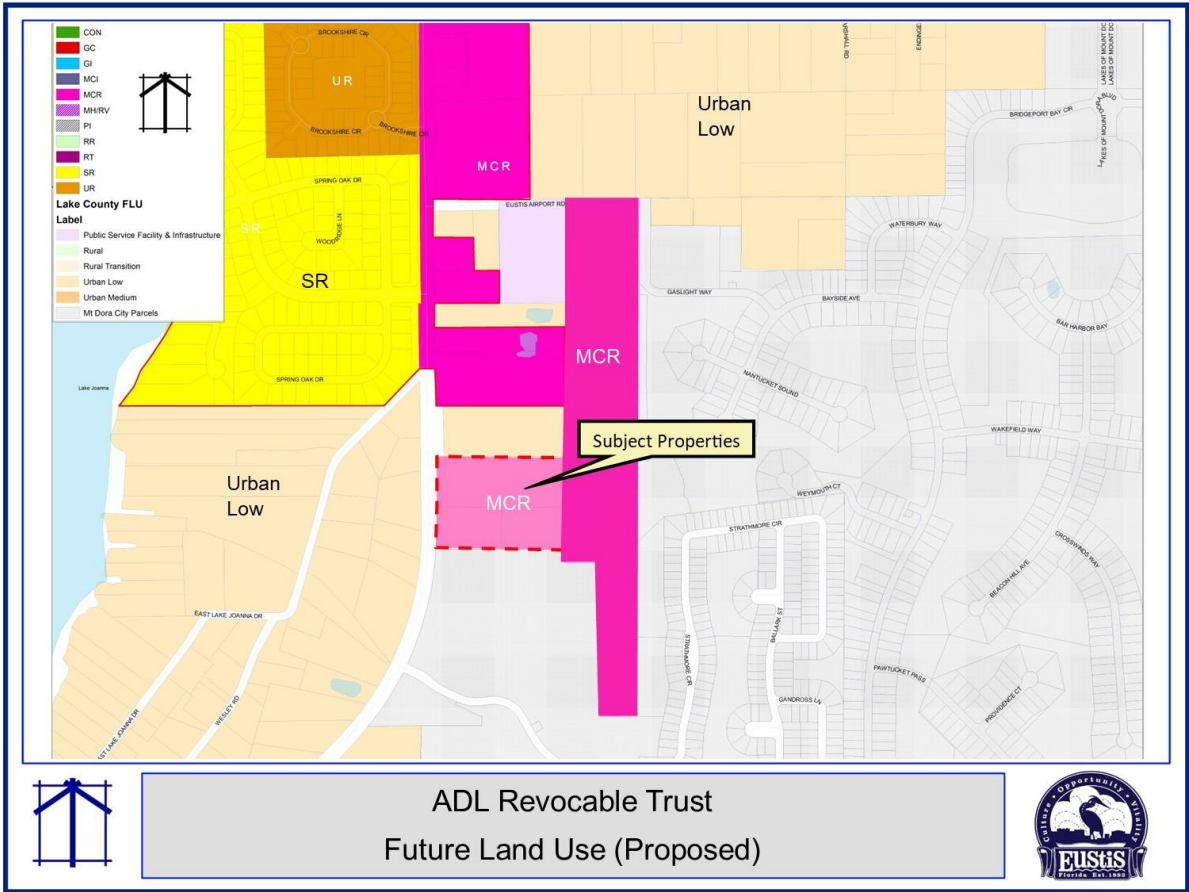
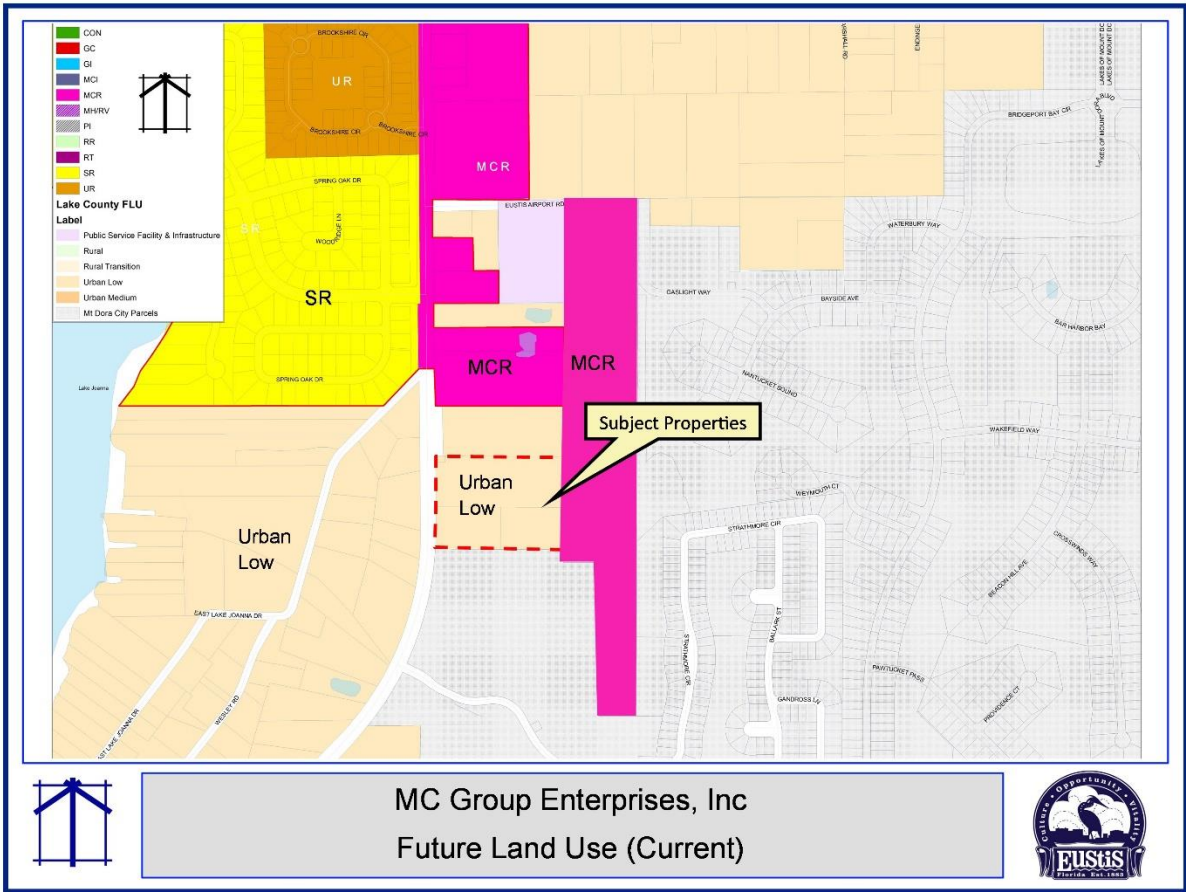
Ordinance Number 23-14: Design District Assignment

Introduction:

Ordinance Number 23-12 provides for the voluntary annexation of approximately 10.98 acres of land located on the east side of State Road 44, north, south, and east of the State Road 44 intersection with Lake Joanna Drive (Alternate Key Numbers 1444756, 2585153, AND 2535628). Provided the annexation of the subject property is approved, via Ordinance Number 23-12, Ordinance Number 23-13 would change the future land use designation from Urban Low in Lake County to Mixed Commercial Residential (MCR) in the City of Eustis, and Ordinance Number 23-14 would assign the subject property a design district designation of Suburban Neighborhood. If Ordinance Number 23-12 is denied, then there can be no consideration of Ordinance Numbers 23-13 and 23-14.

Background:

1. The site contains approximately 10.98 acres and is located within the Eustis Joint Planning Area. The site has been historically used and is currently used for the operation of a small airport. *Source: Lake County Property Appraisers' Office Property Record Card Data.*
2. The site is contiguous to the City on its northern and western boundary across the right of way for State Road 44.
3. The site has a Lake County land use designation of Urban Low, but approval of Ordinance Number 23-13 would change the land use designation to Mixed Commercial Residential (MCR) in the City of Eustis.



Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
Site	Vacant	Urban Low (Lake County)	N/A
North	Vacant / Residential	Urban Low (Lake County)	N/A
South	Vacant / Single Family	Mt Dora	N/A
East	Single Family	Mixed-Commercial Residential	Suburban Neighborhood
West	Residential	Urban Low (Lake County) / Suburban Residential	N/A / Suburban Neighborhood

Applicant’s Request

The applicant and property owners, MC Group Enterprises, Inc., wish to annex the property, change the future land use to Mixed Commercial Residential (MCR), and assign a design district of Suburban Neighborhood.

The current Lake County land use designation for the subject property is Urban Low. The Lake County land use designation allows for residential uses of up to 4 dwelling units per net buildable acre.

The property owner has requested the City of Eustis Mixed Commercial/Residential (MCR) land use designation with the annexation. The MCR land use provides for residential uses up to twelve (12) dwelling units per acre. The requested MCR designation allows for individual or a mix of residential and commercial uses.

Analysis of Annexation Request (Ordinance Number 23-12)

1. Resolution Number 87-34 – Joint Planning Area Agreement with Lake County:

“The City and the County agree that the unincorporated areas adjacent to the City might be appropriately served by urban services provided by the City, and might therefore be annexed into the City in accordance with State law.....The City agrees to annex property in accordance with State law and provide adequate urban services and facilities to serve those areas within the Joint Planning Area.”

The subject property is located within the Joint Planning Area. Urban services of adequate capacity are available to serve future development, consistent with the requested MCR future land use designation.

2. Florida Statutes Voluntary Annexation - Chapter 171.044(1):

“The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.”

The Joint Planning Area boundaries define the reasonably compact area where the City could provide services effectively and efficiently. The subject property lies within that planning area; it is contiguous to the City limits on the western boundary; and the owner petitioned for annexation.

3. Florida Statutes Voluntary Annexation - Chapter 171.044(2):

“...Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town...”

The department published notice of this annexation in the Daily Commercial following the established requirements on June 26, 2023, and again on June 30, 2023.

4. Florida Statutes Voluntary Annexation - Chapter 171.044(5):

“Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.”

Annexation of the subject property does not create an enclave as defined by the Florida Statutes.

5. Florida Statutes Voluntary Annexation - Chapter 171.044(6):

“Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located...”

The department provided notice to the Lake County Board of County Commissioners on June 16, 2023, via email and by Certified Mail on June 16, 2023.

Analysis of Comprehensive Plan/Future Land Use Request (**Ordinance Number 23-13**)

In accordance with the Florida Statutes Chapter 163.3177.9.:

Discourage Urban Sprawl:

Primary Indicators of Sprawl:

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

Review of Indicators

1. Low-Intensity Development:

Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

This indicator does not apply. The requested future land use will provide for a higher density (12 du/acre) and the MCR designation allows for mixed-use development types.

2. Urban Development in Rural Areas:

Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

This indicator does not apply. The subject properties are located in an urbanizing corridor between the City of Eustis, the City of Mount Dora, and unincorporated Lake County. Properties developing along the State Road 44 Corridor between US Highway 441 and State Road 44 will most likely be of a higher intensity/density as the corridor is urbanizing. The subject properties have been utilized for a private airport for decades before this request for annexation.

3. Strip or Isolated Development:

Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

This indicator does not apply. The site is within an urbanizing corridor with commercial development to the north, and residential developments to the east, west, and south.

4. Natural Resources Protection:

Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

This indicator does not apply. The subject property is not subject to floodplain impact and does not contain wetland areas. The subject properties are previously cleared but undeveloped land. A formal site plan or subdivision review and approval is required before the site may be developed and Building permit approval is required before any structure building may begin. The Comprehensive Plan and the Land Development Regulations include standards for the protection of environmentally sensitive lands that would apply should the conditions at the time of development warrant such protection.

5. Agricultural Area Protection:

Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

This indicator does not apply. This site and adjacent areas do not support active agricultural or silvicultural activities. The site is within an existing developed and further developing area. The subject properties have been utilized for a private airport for decades before this request for annexation.

6. Public Facilities:

Fails to maximize the use of existing public facilities and services.

This indicator does not apply. City water is available to serve the property. Development of this parcel will maximize the use and efficiency of the City water services. City Sewer is available with adequate capacity to serve the property and will be addressed via the site development process.

7. Cost Effectiveness and Efficiency of Public Facilities:

Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water

sanitary sewer, stormwater management, law enforcement, education, health care, emergency response, and general government.

This indicator does not apply. Adequate capacity is available to serve the existing and future development consistent with the requested MCR future land use designation. The City provides these services to other properties in the area, so efficiency will improve. The level of service for SR 44 is strained, however, the State of Florida Department of Transportation has capacity projects planned.

8. Separation of Urban and Rural:

Fails to provide a clear separation between rural and urban uses.

This indicator does not apply. No nearby properties contain active agricultural activities or use. The surrounding area is developed or has development entitlements attached to the land. These developments have densities and intensities that are clearly suburban uses. The proposed MCR land use designation and the Suburban Neighborhood design district are compatible with the existing development pattern. The subject properties have been utilized for a private airport for decades before this request for annexation.

9. Infill and Redevelopment:

Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

This indicator does not apply. This property is a logical extension of services and development for the city. The area of this annexation is located in an urbanizing area between the City of Eustis and the City of Mount Dora.

10. Functional Mix of Uses:

Fails to encourage a functional mix of uses.

This indicator does not apply. The site is surrounded by single-family development on the adjacent properties, which is consistent with permitted uses in the area. A variety of other uses are evident, including various commercial uses, Within .25 to .5 miles of the subject property. The MCR District allows for a mix of residential, commercial, and office uses.

11. Accessibility among Uses:

Results in poor accessibility among linked or related land uses.

This indicator does not apply. The Land Development Regulations include provisions to provide adequate access and linkage between related uses. City Departments will ensure compliance with these standards at the time of development review.

12. Open Space:

Results in the loss of significant amounts of functional open space.

This indicator does not apply. The site does not contain functional open space and is not connected to regionally significant open space. The subject properties have been utilized for a private airport for decades before this request for annexation.

13. Urban Sprawl:

The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

a. Direction of Growth:

Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The site is adjacent to existing urban/suburban development patterns and is a logical extension of the urban development boundary. The Comprehensive Plan and Land Development Regulations have provisions to protect natural resources and ecosystems at the time of site plan approval.

b. Efficient and Cost-Effective Services:

Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Water and Sewer service is available. The development of the property will further encourage the efficient provision of services.

c. Walkable and Connected Communities:

Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

At the time of development, the site must meet the City's Land Development Regulations relating to connection and sidewalks. State Road 44 is not City infrastructure and does not currently have a sidewalk system. Interconnectivity to existing and future uses may be possible internally and shall be encouraged.

d. Water and Energy Conservation:

Promotes the conservation of water and energy.

The development of the site must meet City development and Florida Building Code standards that will require energy and water-efficient appliances.

e. Agricultural Preservation:

Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Not applicable; this site and adjacent areas do not support active agricultural or silvicultural activities. The site is within an existing developed residential area. The subject properties have been utilized for a private airport for decades before this request for annexation.

f. Open Space:

Preserves open space and natural lands and provides for public open space and recreation needs.

This is not applicable. The site does not provide functional open space or natural areas on a regional basis. Minimum open space is required based on the City Land Development Regulations, and minimum park space is also required to serve the development of the property if residential uses are proposed.

g. Balance of Land Uses:

Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The proposed land use allows for both residential and commercial uses. commercial development exists in close proximity to serve the residential population.

h. Urban Form Densities and Intensities:

Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Not applicable.

In Accordance with Comprehensive Plan Future Land Use Element Appendix:

All applications for a Plan amendment relating to the development patterns described and supported within the Plan including, but not limited to, site specific applications for changes in land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the City and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the Map #1: 2035 Future Land Use Map by changing the land use designation assigned to a parcel of property shall also be reviewed to determine and assess any significant impacts to the policy structure on the Comprehensive Plan of the proposed amendment including, but not limited to, the effect of the land use change on either the internal consistency or fiscal structure of the Plan.

Major Categories of Plan Policies:

This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the major categories of Plan policies as follows:

1. General Public Facilities/Services:

Since the Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a land use designation amendment shall include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved. This analysis shall include the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The facilities and services required for analysis include emergency services, parks and recreation, potable water, public transportation if and when available, sanitary sewer, schools, solid waste, stormwater, and the transportation network.

a. Emergency Services Analysis:

Eustis Emergency Services already provide emergency response to other properties in the area. Any development consistent with the MCR future land use designation would not have a significant negative impact on the operations of Eustis emergency services.

b. Parks & Recreation:

In 2010, the City prepared a Park Inventory and Level of Service Demand and Capacity analysis as part of the Comprehensive Plan Evaluation and Appraisal Report. The results show that a surplus of park area exists up to and beyond the City's population of 20,015. The current population is approximately 24,500. Pursuant to Comprehensive Plan policies and Land Development Regulations, residential development will be required to provide on-site park amenities.

c. Potable Water & Sanitary Sewer:

Water and sewer are available to the subject property. Both the water and sewer systems have adequate capacity to serve the development of the property.

d. Schools:

The proposed change should not negatively impact schools. At the time of development application verification of capacity will be required from Lake County Schools.

e. Solid Waste:

The City contracts with Waste Management for the hauling of solid waste. The company already services properties in the general area of the subject property. Serving this property will increase efficiency in the delivery of services.

f. Stormwater:

The Comprehensive Plan and Land Development Regulations include the level of service standards to which new development must adhere. Projects designed to meet these standards will not negatively affect the existing facilities and services.

g. Transportation Network Analysis:

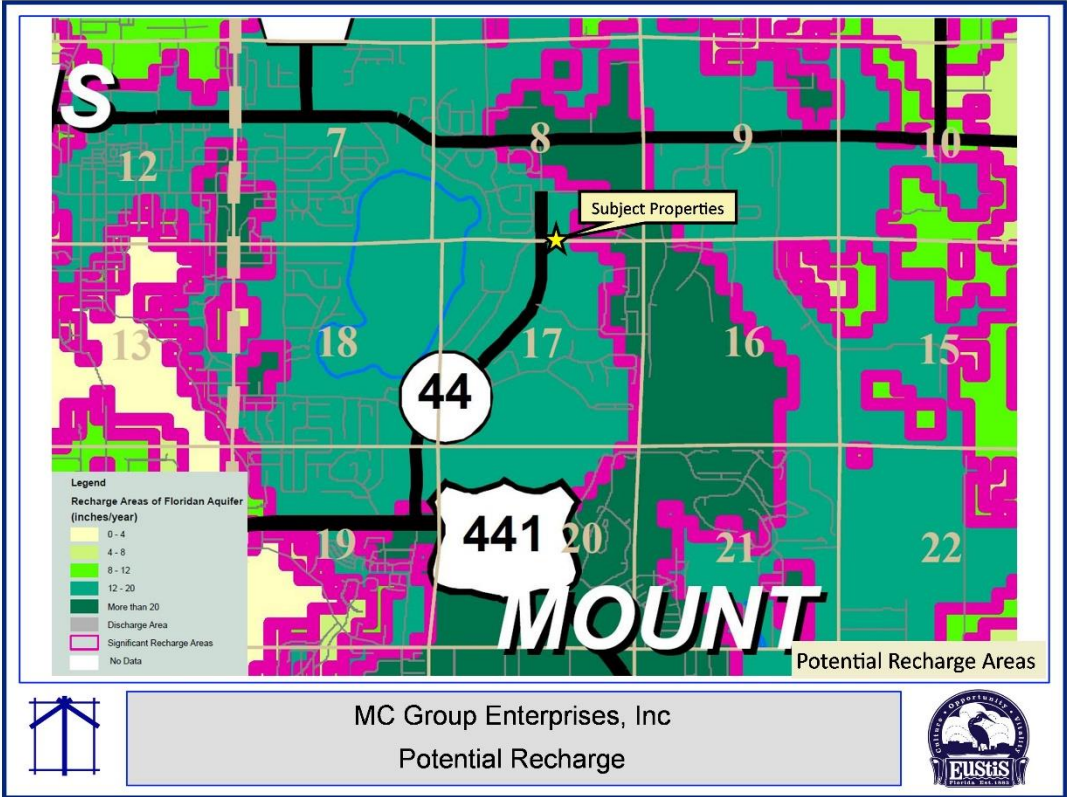
This potential added residential development is considered to have impacts on the existing transportation system. At this time, the adjacent transportation network (SR 44) has the capacity to serve the proposed MCR property, even at a maximum development standard, a full evaluation of the impacts will be reviewed based on the specific development proposal for the property. Before the development of the property, a site plan or subdivision approval amongst other approvals will be required. As part of the development review, a traffic study will be required to evaluate traffic impacts. The level of service for SR 44 may be strained, however, the State of Florida Department of Transportation has capacity projects planned.

2. Natural Resources/Natural Features:

The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan. Specifically, each amendment will be evaluated to 1) determine the existence of groundwater recharge areas; 2) the existence of any historical or archaeological sites; 3) the location of flood zones and the demonstration that the land uses proposed in flood-prone areas are suitable to the continued natural functioning of flood plains; and 4) the suitability of the soil and topography to the development proposed.

a. Groundwater recharge areas:

The site may be within a recharge area, and a site-specific geotechnical and hydrologic study will be needed to determine the site-specific impact at the time of development. Source: Lake County Comprehensive Plan 2030 Floridian Aquifer Recharge Map.



b. Historical or archaeological sites:

The City does not have any record of Florida Master Site Files related to this property and no known historical or cultural resources exist.

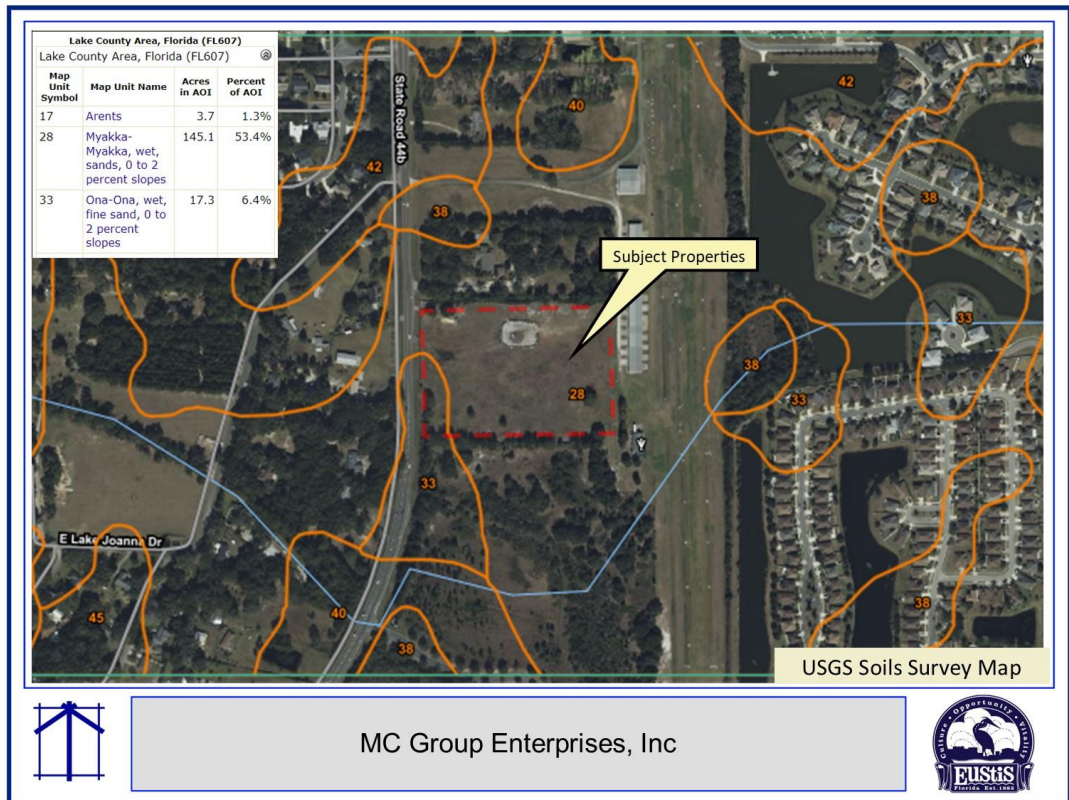
c. Flood zones:

The subject property is not impacted by a 100-year flood zone area. Source - Lake County GIS - 2012 Flood Zones.

d. Soil and topography:

The site soils are a mix of Myakka, Ona-Ona sands. These sands are all typically moderately to poorly drained sandy soils. At development application soils and geotechnical reports will be required as part of the application packages as well as for permitting for development with the applicable state agencies.

A site plan or subdivision, as well as, building permit approval must be obtained before development can begin, the Comprehensive Plan and the Land Development Regulations include standards for the protection of environmentally sensitive lands that would apply should conditions at the time of development warrant such protection.



3. Comprehensive Plan Review:

Additional criteria and standards are also included in the Plan that describe when, where, and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the compatibility of the use, intensity, location, and timing of the proposed amendment.

Existing Land Use According to the Lake County Comprehensive Plan:

Policy I-1.3.2 Urban Low-Density Future Land Use Category

The Urban Low-Density Future Land Use Category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as conditional use, unless permitted as an Economic Development Overlay District use.

This category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities.

Within this category, any residential development in excess of 10 dwelling units shall be required to provide a minimum 25% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 0.25, except for civic uses and Economic Development Overlay District uses, which shall be 0.35. The maximum Impervious Surface Ratio shall be 0.60.

TYPICAL USES INCLUDE:

- Residential;
- Nursing and personal care facilities;
- Civic uses;
- Residential professional offices;
- Passive parks;
- Religious organizations;
- Day care services;
- Schools;
- Commerce uses, including services, retail trade, finance, insurance and real estate as allowed pursuant to Policy I-1.3.10 Commercial Activities within the Urban Future Land Use Series; and
- Public order and safety; and
- Economic Development Overlay District Uses for properties included within the Economic Development 18 Overlay District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.

Proposed Land Use According to the Eustis Comprehensive Plan:

Mixed Commercial / Residential (MCR)

This land use designation is intended to regulate the character and scale of commercial uses so as to minimize their impacts on adjacent roadways and to promote their compatibility with adjacent or nearby residential uses.

General Range of Uses: This category accommodates a mix of residential, commercial, office, institutional, and schools. Public and utility services that are 5 acres or less in size are also permitted.

Maximum Density: Residential densities may not exceed 12 dwelling units per net buildable acre.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated MCR. For the mixed land use category MCR, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Residential: 15% - 25% of total MCR acreage

Commercial/Office: 75% - 85% of total MCR acreage

The composition of the mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially or commercially, provided that all applicable criteria set forth herein are met.

Special Provisions:

(1) Future amendments to designate areas as MCR shall be permitted only along arterial and collector roads and in certain neighborhoods which meet the following conditions:

- a. where the arterial road frontage is generally undeveloped, residential development may be feasible and will be encouraged;*
- b. strip commercial development shall be minimized, including actions that would extend or expand existing strip development;*
- c. the arterial road frontage contains an existing mix of viable commercial and residential uses;*
- d. the clustering of viable commercial businesses within or adjacent to residential neighborhoods is determined to not have a detrimental visual or operational impact on such adjacent or nearby residential uses;*

(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sandhill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Comparison of Lake County Development Conditions

The existing Lake County future land use designation of the property is Urban Low, which provides for residential uses at up to 4 dwelling units per acre as well as supporting commercial and institutional uses.

The City of Eustis MCR Future land Use would allow up to 12 dwelling units per acre and provide the allowance for a mix of commercial residential and office-type uses.

Proposed Residential Land Uses.

The City shall limit these uses adjacent to incompatible commercial or industrial lands unless sufficient mitigation, such as buffering and setbacks is provided and available, which lessens the impact to the proposed residences.

The area already includes a mix of uses including single-family residential and commercial uses.

Proposed Non-Residential Land Uses.

The City shall generally not permit new industrial uses to be located adjacent to existing or planned residentially designated areas.

Not applicable.

1. Transportation:

Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.

This potential added development is considered to not have negative capacity impacts on the existing transportation system. At this time, the adjacent

transportation network (SR 44) has the capacity to serve the proposed MCR property. A Traffic Analysis will be required as part of any site development proposal when it is presented to the City of Eustis. The Traffic Analysis should show that at maximum development, the network is not affected below the adopted level of service.

2. Water Supply:

Each application for a land use designation amendment will be required to demonstrate that adequate water supplies and associated public facilities are (or will be) available to meet the projected growth demands.

City water service and other services are available. The City's adopted Water Supply Plan anticipated additional growth consistent with this development, so both supply and capacity are available.

In Accordance with Chapter 102-16(f), Land Development Regulations

Standards for Review:

In reviewing the application of a proposed amendment to the comprehensive plan, the local planning agency and the city commission shall consider:

a. *Consistent with Comprehensive Plan:*

Whether the proposed amendment is consistent with all expressed policies the comprehensive plan.

The proposed amendment is consistent with the Comprehensive Plan.

b. *In Conflict with Land Development Regulations:*

Whether the proposed amendment is in conflict with any applicable provisions of these land development regulations.

The proposed amendment is not in conflict with the Land Development Regulations. At the time of development, there will be further review for compliance.

c. *Inconsistent with Surrounding Uses:*

Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.

City commercial uses are located to the north within 500 feet of the property and residential uses are located in the surrounding area with varying densities. The proposed MCR does allow for greater densities than the current surrounding residential.

d. *Changed Conditions:*

Whether there have been changed conditions that justify an amendment.

The applicant wishes to annex the property into the City limits of Eustis. Assignment of a City of Eustis future land use designation is required. Upon annexation, the subject property will have a full array of municipal services, including central water. These changed conditions warrant a change in the land use designation.

e. *Demand on Public Facilities:*

Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

City water and sewer services are available and, in close proximity to the site. Adequate capacity is available to serve future development consistent with the requested Mixed Commercial/Residential future land use designation.

Upon annexation, the City will also provide other services such as fire and police protection, library services, parks, and recreation. The City provides these services to other properties in the area, so efficiency will improve.

f. *Impact on Environment:*

Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

The site contains no apparent natural resources and is not connected to significant open space.

g. *Orderly Development Pattern:*

Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The site is contiguous to the City limits. The annexation would create a logical development pattern as it extends the City limits to a more natural boundary in this area (SR 44 Corridor). This would further the eventual goal of a Eustis area under one local government jurisdiction.

The requested MCR future land use designation, coupled with a Suburban Neighborhood design district designation, provides for a consistent development transect.

The requested land use provides for a transition in density and intensity from City of Eustis Suburban Residential to the west.

h. *Public Interest and Intent of Regulations:*

Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and intent of these land development regulations.

The purpose and intent of the Land Development Regulations is as follows:

“The general purpose of this Code is to establish procedures and standards for the development of land within the corporate boundaries and the planning area of the city, such procedures and standards being formulated in an effort to promote the public health, safety and welfare and enforce and implement the City's Comprehensive Plan, while permitting the orderly growth and development with the city and Eustis planning area consistent with its small-town community character and lifestyle.”

The requested designation of MCR land use will provide for orderly growth and development. This designation would advance the public interest by poter

providing additional housing or commercial options, and the application of LDRs to future development will ensure consistency with the community character and lifestyle of the city.

i. Other Matters:

Any other matters that may be deemed appropriate by the local planning agency or the city commissioners, in review and consideration of the proposed amendment.

No other matters.

Analysis of Design District Request (Ordinance Number 23-03):

Form-Based Code:

The City's Land Development Regulations are a form-based code. Design districts are unique to form-based codes. Lake County still uses traditional Euclidean zoning, so there are no design districts for parcels in unincorporated Lake County. When a parcel annexes into the City of Eustis, the City must assign a consistent design district that follows the urban, suburban and rural transect

1. Standards for Review:

The Land Development Regulations include the following standards for review of an amendment to the Design District Map. In approving a change in the designation, the City Commission shall consider: Whether the amendment is in conflict with any applicable provisions of the Code.

a. Section 102-17(a) "...Section 109-3 Design Districts:

identifies the definition, structure, and form of each design district. The assignment of design district must follow the district pattern and intent."

The requested amendment assigns a newly annexed parcel a designation that meets the district pattern and intent (Suburban Neighborhood). The Suburban development pattern and intent, and the Suburban neighborhood definition, structure, and form description are stated below. The assignment of a Suburban Neighborhood design district designation is appropriate due to the established and proposed development patterns in the area.

b. Sec. 109-3.4. Suburban development pattern intent statements:

Intent. Suburban development pattern...relies primarily on a pattern of residential development that provides the majority of property owners with substantial yards on their own property. The street layout, comprised of streets with fewer vehicular connections, helps to reduce cut-through traffic and establishes distinct boundaries for residential communities/subdivisions. Each land use provides for pedestrian and bicycle connections.

Design districts – Suburban Neighborhood

a. Definition. Predominately residential uses with some neighborhood-scale commercial services.

b. Structure. Interconnected trails, bikeways, and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.

c. Form. Mix of detached residential uses with some neighborhood-supporting retail, parks and civic spaces as focal points in the neighborhoods.

The Suburban development patterns statement above indicates that reuses are primarily located on streets with fewer vehicle connections. A Suburban Neighborhood designation follows the district pattern and intent outlined in the Land Development Regulations and is consistent with the existing transect in the area.

c. **Section 102-17(a)**

The following guidelines must be followed when proposing the reassignment of design district:

Compatible intensities should face across streets. Changes in design districts should occur along rear alleys or lanes or along conservation edges.

Reassignment is not being proposed; a Eustis design district designation must be assigned to annexed property; the proposed design district is compatible with the surrounding design districts.

d. **Consistent with Comprehensive Plan:**

Whether the proposed amendment is consistent with all elements of the comprehensive plan.

The requested amendment is consistent with the Future Land Use element (including Policy FLU 1.2.4, Development Patterns and FLU 1.3.2. Maintain Residential Compatibility), as well as all other elements of the Comprehensive Plan.

e. **Consistent with Surrounding Uses:**

Whether, and the extent to which, the proposed design district is consistent with existing and proposed land uses.

The Suburban Neighborhood definition, structure and form are compatible with the existing uses and any proposed uses permitted under the Suburban Residential future land use designation.

f. **Changed Conditions:**

Whether there have been changed conditions that justify amending the design district.

The subject property is proposed for annexation and a design district assignment is necessary. The conditions have changed from land located in unincorporated Lake County without central services to a site within the City of Eustis with municipal services.

g. **Public Facilities.**

Whether, and the extent to which, the proposed redistricting would result in demands on public facilities, and whether, or to the extent to which, the proposed change would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

A redistricting is not proposed. Assigning a design district to an annexation property will not change the demand impact on public facilities. The Future Land Use designation controls the density and intensity permitted on the site, so the Design District map amendment would not result in impacts beyond that already anticipated. Also, see the analysis of public facilities in the above sections of this report.

h. Impact on Environment:

Whether, and the extent to which, the redistricting would result in significant impacts on the natural environment.

The proposed Design District designation for this property does not change the development potential of the parcel. Design Districts control the form and function of any development that does occur. The Future Land Use designation controls the density, intensity and minimum open space permitted on the site, so the Design District amendment would not result in additional impacts on the natural environment. As building permit approval must be obtained before development can begin, the Comprehensive Plan and the Land Development Regulations include standards for the protection of environmentally sensitive lands that would apply should conditions at the time of development warrant such protection.

i. Property Values:

Whether, and the extent to which, the proposed redistricting would affect the property values in the area.

Redistricting is not being proposed; a Eustis design district designation must be assigned to the annexed property. This request should not affect property values, because the proposed Design District designation is consistent with the surrounding development patterns and design districts.

j. Orderly Development Pattern:

Whether, and the extent to which, the proposed redistricting would result in an orderly and logical development pattern.

The request is the assignment of a design district to an annexation parcel, not redistricting. However, the proposed Design District designation is consistent with the suburban development pattern identified in Section 109-5.5 of the Land Development Regulations. Assignment of the requested designation will result in a more orderly and logical development pattern; making the designation consistent with the surrounding area designations and established development patterns.

k. Public Interest and Intent of Regulations:

Whether the proposed redistricting would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

The request is the assignment of a design district to an annexation parcel, not redistricting. The proposed Design District is not in conflict with the public interest and reflects the purpose and intent of the regulations.

l. Other Matters:

Any other matters that may be deemed appropriate by the city commission, in review and consideration of the proposed redistricting.

The request is the assignment of a design district to an annexation parcel, not redistricting. The City's Land Development Regulations are a form-based code. The Design District designations define the development form, but not the types of land use, densities, intensities, or required open space. The districts, therefore, must be consistent and follow the urban, suburban, and rural transects. This request assigns a Suburban Neighborhood design district designation to an annexation parcel, which is consistent with the existing transect.

Applicable Policies and Codes

1. Resolution Number 87-34

Joint Planning Area Agreement with Lake County: “The City and the County agree that the unincorporated areas adjacent to the City might be appropriately served by urban services provided by the City, and might therefore be annexed into the City in accordance with State law..... The City agrees to annex property in accordance with State law and provide adequate urban services and facilities to serve those areas within the Joint Planning Area.”

2. Florida Statutes Chapter 171.044: Voluntary Annexation:

- a. “The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.”
- b. “Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.”

3. Comprehensive Plan – Mixed Commercial Residential (MCR): This land use designation is intended to regulate the character and scale of commercial uses so as to minimize their impacts on adjacent roadways and to promote their compatibility with adjacent or nearby residential uses. General Range of Uses: This category accommodates a mix of residential, commercial, office, institutional, and schools. Public and utility services that are 5 acres or less in size are also permitted. Maximum Density: Residential densities may not exceed 12 dwelling units per net buildable acre. Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations. Mix Requirements: There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated MCR. For the mixed land use category MCR, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows: Residential: 15% - 25% of total MCR acreage Commercial/Office: 75% - 85% of total MCR acreage. The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially or commercially, provided that all applicable criteria set forth herein are met. Special Provisions: (1) Future amendments to designate areas as MCR shall be permitted only along arterial and collector roads and in certain neighborhoods which meet the following conditions:

- a. where the arterial road frontage is generally undeveloped, residential development may be feasible and will be encouraged;
- b. strip commercial development shall be minimized, including actions that would extend or expand existing strip development;
- c. the arterial road frontage contains an existing mix of viable commercial and residential uses;
- d. the clustering of viable commercial businesses within or adjacent to residential neighborhoods is determined to not have a detrimental visual or operational impact on such adjacent or nearby residential uses;

(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

4. Land Development Regulations Section 109-5.5(b)(1): The Suburban Neighborhood Design District has predominately residential uses with some neighborhood scale commercial services with interconnected trails, bikeways and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhood

5. Land Development Regulations Section 109-3 (Table 1) and Section 109-2.6: T land use has a maximum density of 12 units to one acre. The MCR designation is intended to regulate the character and scale of commercial and residential uses so as to minimize their impacts on adjacent roadways and promote their compatibility with adjacent or nearby land uses, and provide for mixed-use development.

Recommended Action:

Development Services recommends approval of Ordinance Numbers 23-12, 23-13, and 23-14.

Policy Implications:

None

Alternatives:

1. Approve Ordinance Numbers 23-12 (Annexation), 23-13 (Comp. Plan Amendment), and/or 23-14 (Design District Designation).
2. Deny Ordinance Numbers 23-12, 23-13, and 23-14.

Budget/Staff Impact:

There would be no direct costs to the City beyond the normal City services. There would be no additional staff time beyond the normal review process.

Prepared By:

Jeff Richardson, AICP, Deputy Development Services Director

Reviewed By:

Mike Lane, AICP, Development Services Director

Heather Croney, Senior Planner

ORDINANCE NUMBER 23-12

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 10.98 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBERS 1444756, 2585153, AND 2535628, GENERALLY LOCATED AT 18900 STATE ROAD 44, EAST OF LAKE JOANNA AND NORTH OF LOCH LEVEN.

WHEREAS, Yasamin Rahmanparast, as the applicant and the principal of MC Group, Inc., the legal owners of record, has made an application for voluntary annexation of approximately 10.98 acres of real property located at 18900 State Road 44, East of Lake Joanna and North of Loch Leven, more particularly described as:

Parcel Alternate Keys: 1444756, 2535628, and 2585153

Parcel Identification Number: 17-19-27-0001-000-04400, 17-19-27-0001-000-00800, and 17-19-27-0001-000-05600

Legal Description:

Parcel 1

S 322 FT OF N 642 FT OF NE 1/4--LESS E 1772.79 FT & LESS CR 44B & LESS N 40 FT OF W 60 FT LYING E OF CR 44B-- ORB 5790 PG 2287

Parcel 2

BEG AT A PT 911.51 FT S & 2176.86 FT W OF NE COR OF SEC, RUN N 269.51 FT, W TO E R/W OF SR 44-B, S'LY ALONG SD R/W TO A PT 911.51 FT S OF N LINE OF SEC, E PARALLEL TO N LINE OF SEC TO POB ORB 5790 PG 2287

Parcel 3

S 269.51 FT OF N 911.5 FT OF W 404.07 FT OF E 2176.86 FT OF NE 1/4 ORB 5790 PG 2287

(The foregoing legal description was created via optical character recognition from the applicant's PDF submittal and has not been verified for accuracy); and

WHEREAS, the subject property is reasonably compact and contiguous; and

WHEREAS, the annexation of this property will not result in the creation of enclaves; and

WHEREAS, the subject property is located within the City of Eustis Planning Area, and water service is available to the property; and

WHEREAS, on July 6, 2023 the City Commission held the 1st Public Hearing to consider the voluntary annexation of the property contained herein; and

WHEREAS, on July 20, 2023, the City Commission held the 2nd Public Hearing to consider the voluntary annexation of the property contained herein

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:

SECTION 1.

That pursuant to, and under the authority of, Florida Statute 171.044, the City of Eustis, Lake County, Florida, does hereby annex and amend the municipal boundaries to include approximately 10.98 acres of real property, as described above.

A map depicting the location of the annexed property described above is attached hereto as Exhibit "A".

SECTION 2.

That the Director of Development Services shall be authorized to amend the City of Eustis Boundary Map to incorporate the change described in Section 1.

SECTION 3.

That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4.

That upon final passage and adoption, the City Clerk is hereby directed to file a copy hereof with the Clerk of the Circuit Court, the County Manager for Lake County, Florida, and the Department of State for the State of Florida within 7 days after the adoption of such ordinances.

SECTION 5.

That should any section, phrase, sentence, provision or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 6.

That this Ordinance shall become effective upon passing.

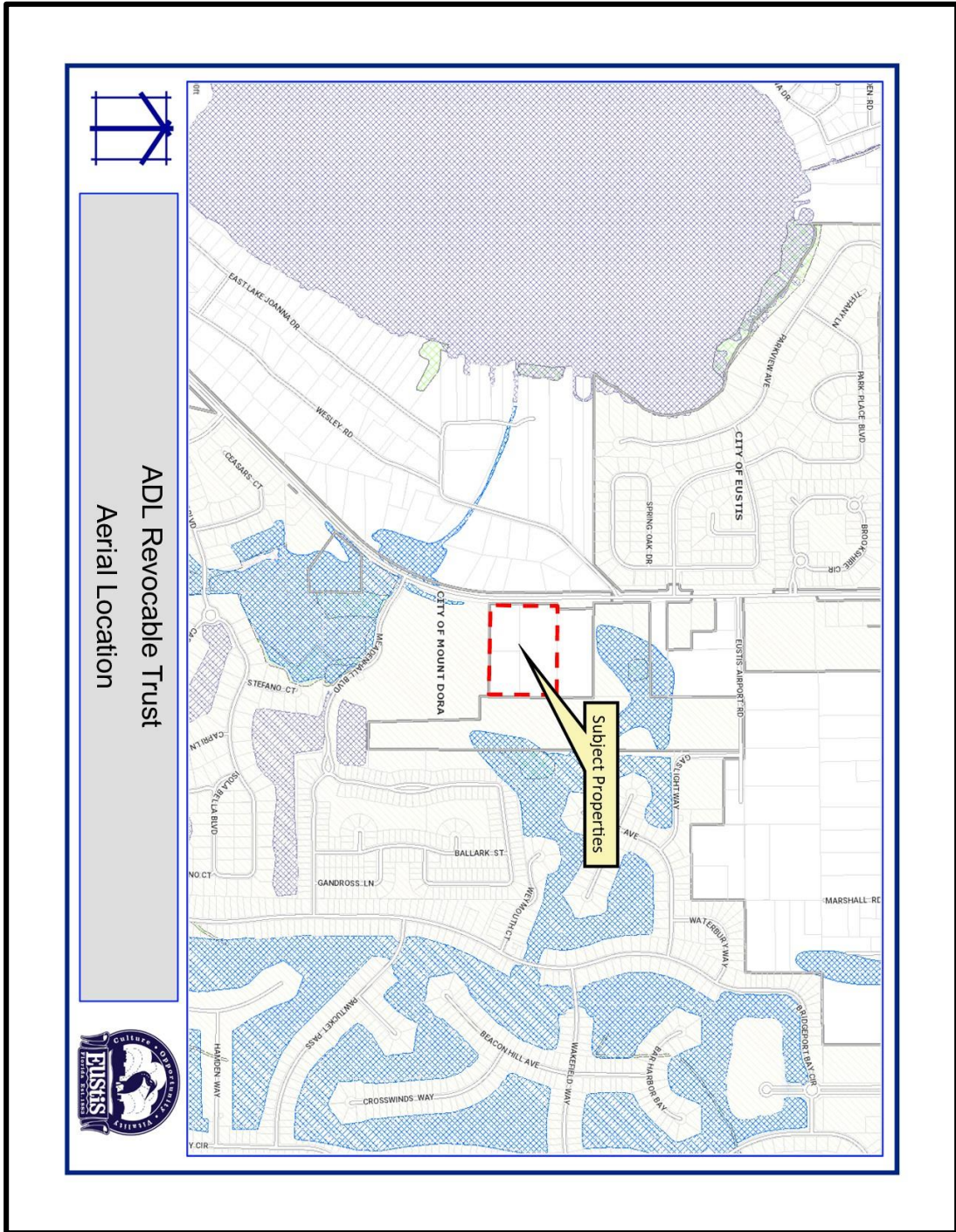
CERTIFICATE OF POSTING

The foregoing Ordinance Number 23-12 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

EXHIBIT "A"

GENERAL LOCATION MAP

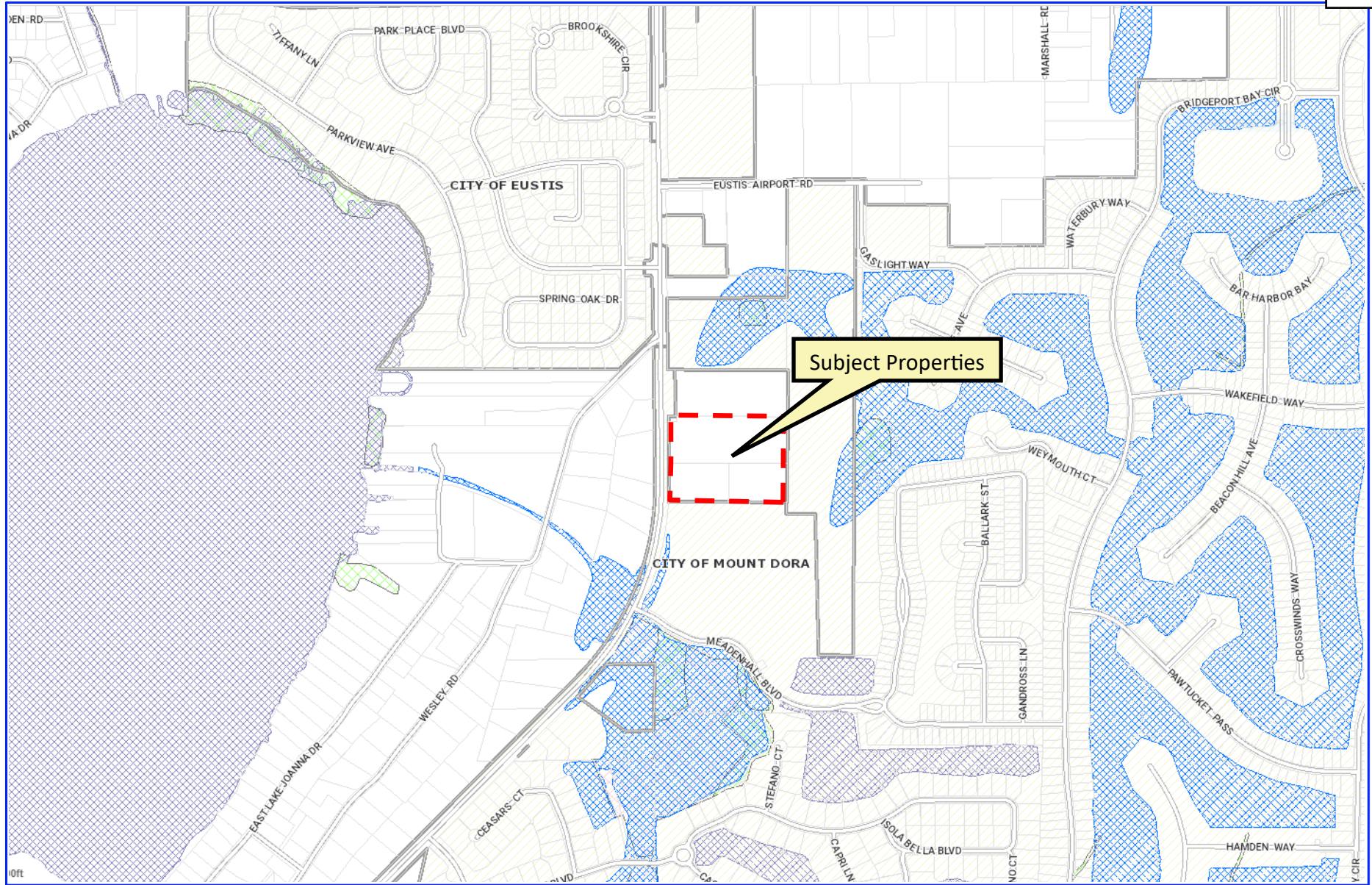


Ordinance Number 23-12
Annexation 2023-A-02
18900 State Road 44, East of Lake Joanna and North of Loch Leven
Page 5 of 5



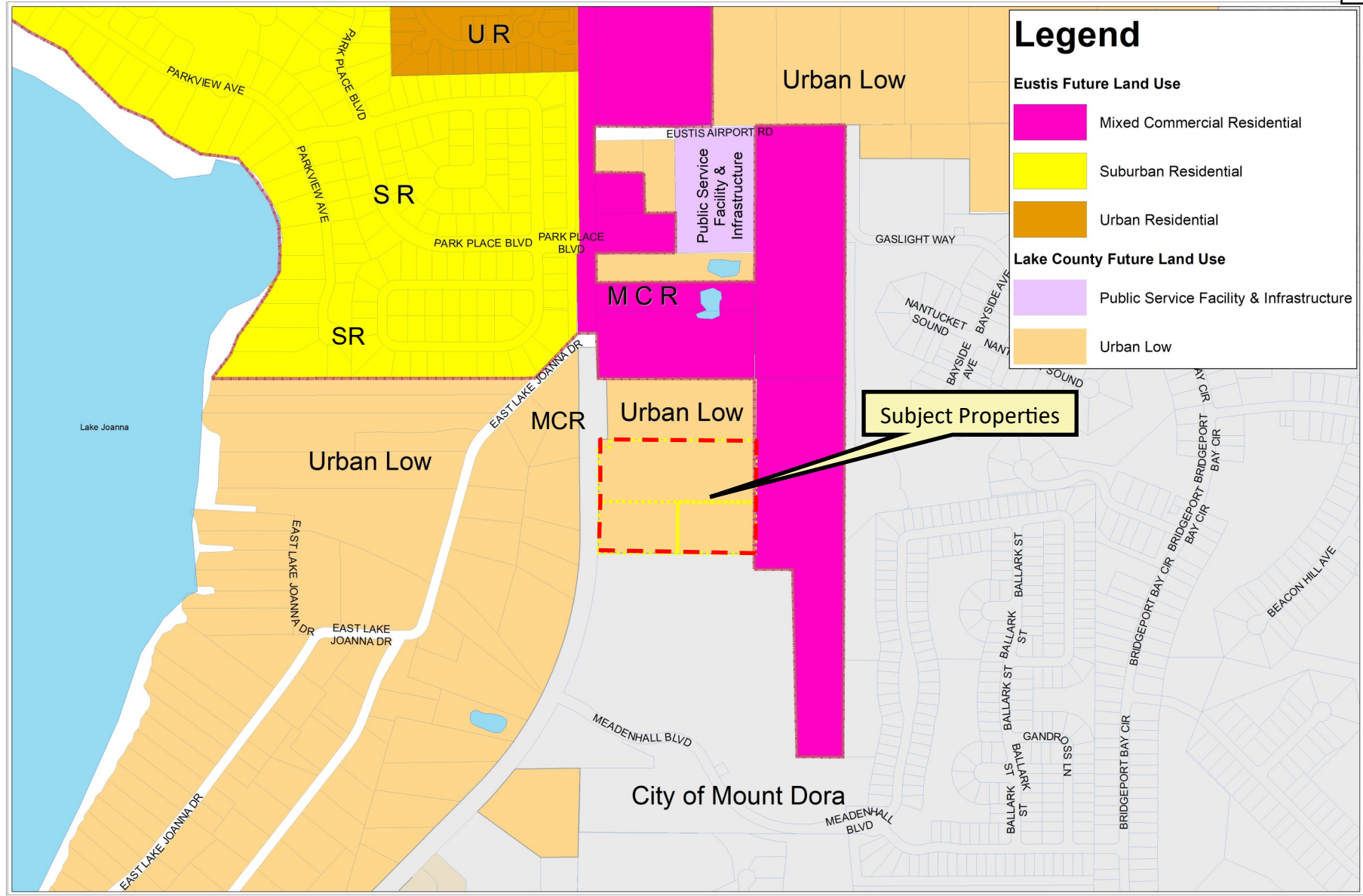
MC Group Enterprises, Inc
Aerial Location





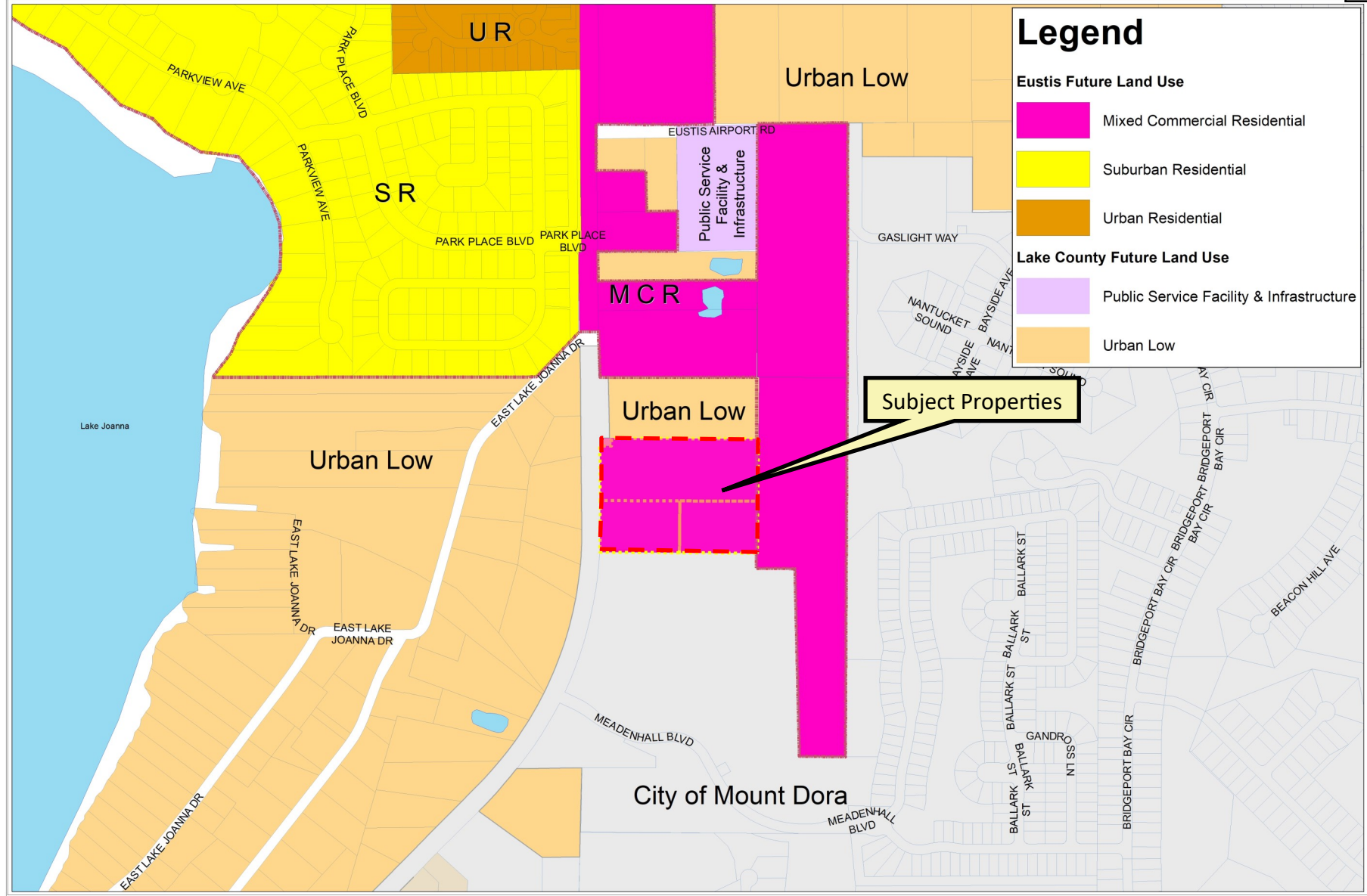
MC Group Enterprises, Inc
Aerial Location





MC Group Enterprises, Inc
 Future Land Use (Current)





Subject Properties

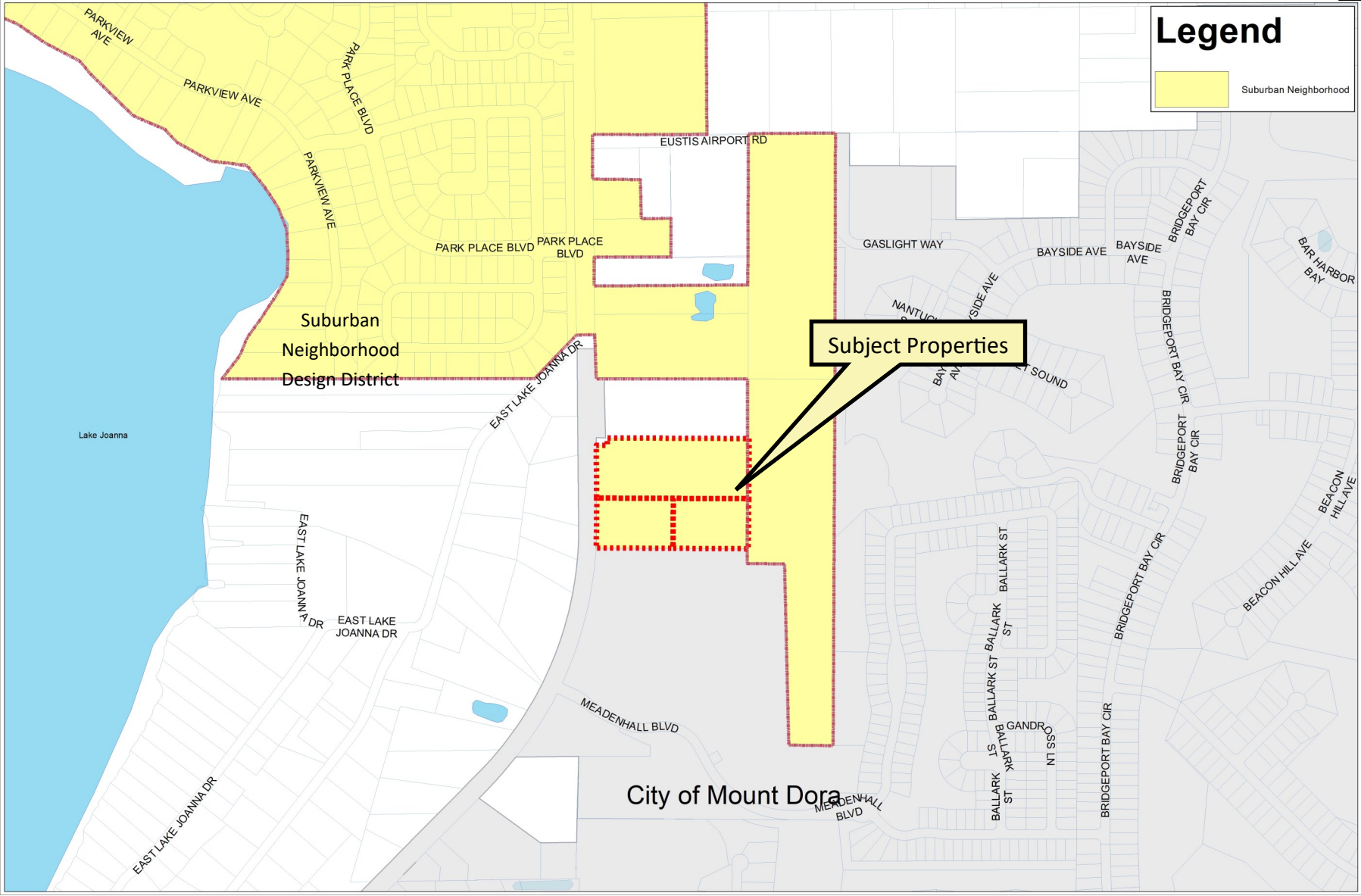


MC Group Enterprises, Inc
 Future Land Use (Proposed)



Legend

 Suburban Neighborhood



Subject Properties


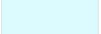


MC Group Enterprises, Inc
Design District



Legend

FEMA Flood Hazrd 2012

	A
	AE

Flood Zone

Subject Properties

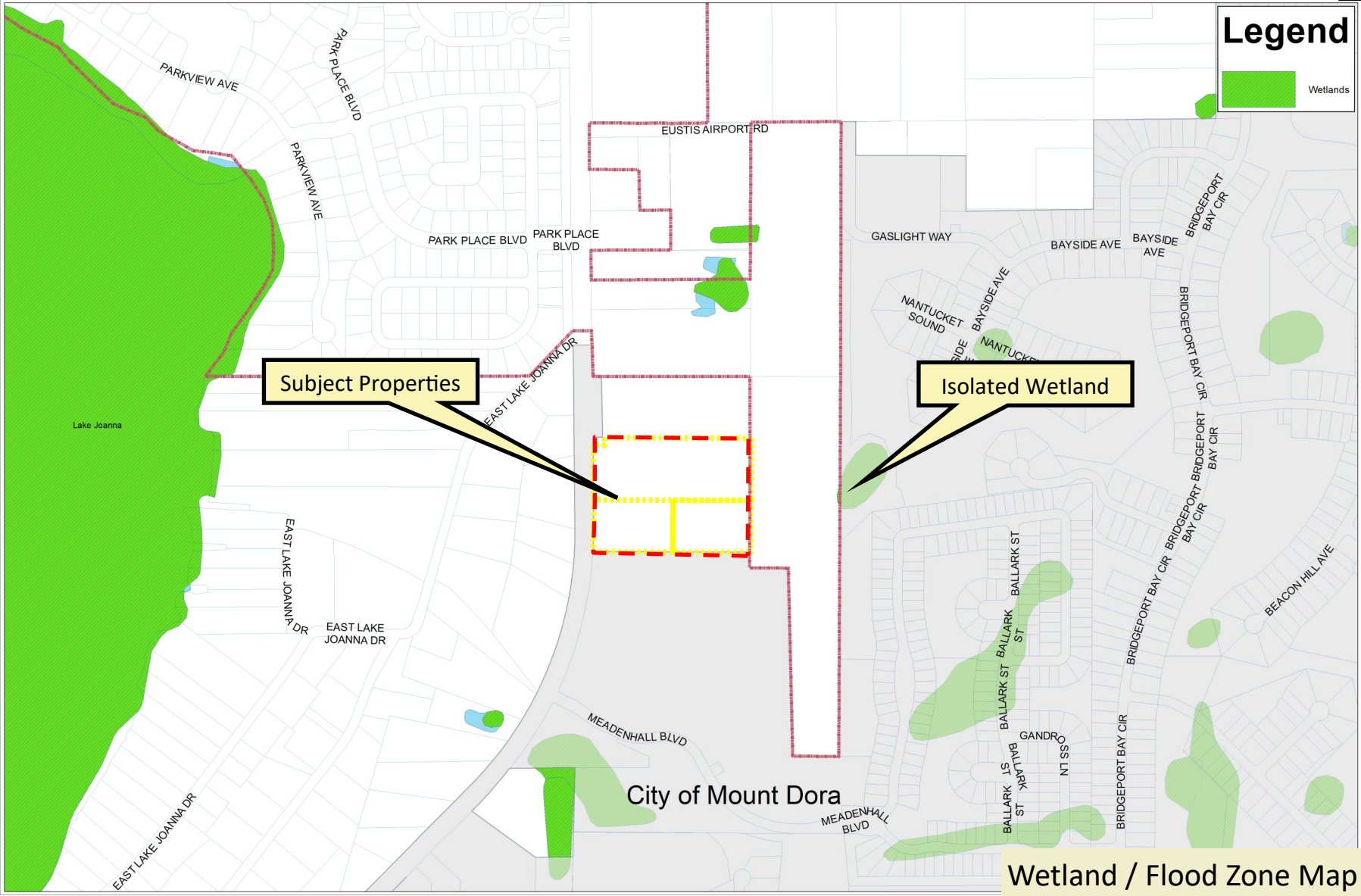
Wetland / Flood Zone Map



MC Group Enterprises, Inc



Legend

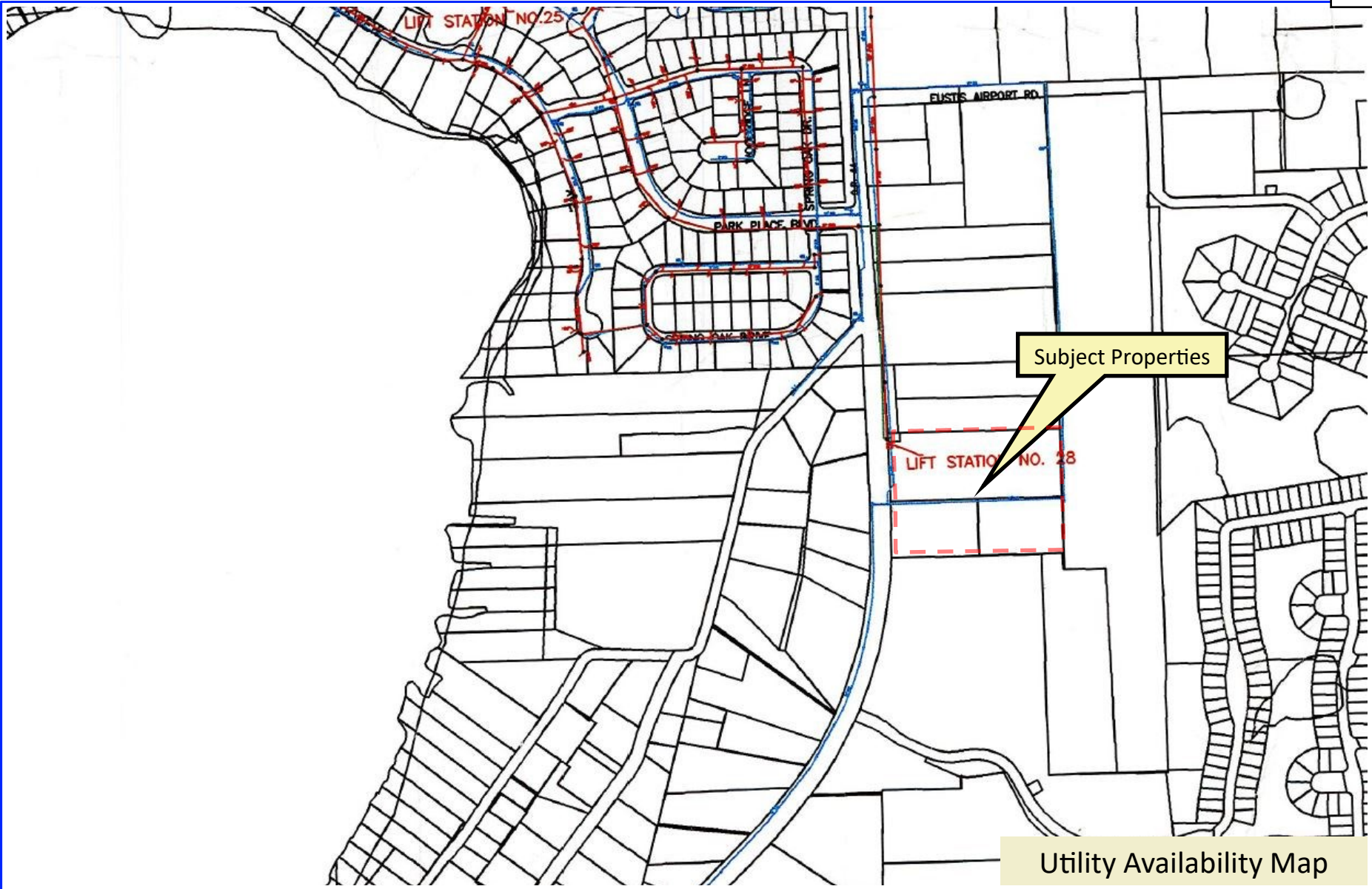


Wetland / Flood Zone Map



MC Group Enterprises, Inc

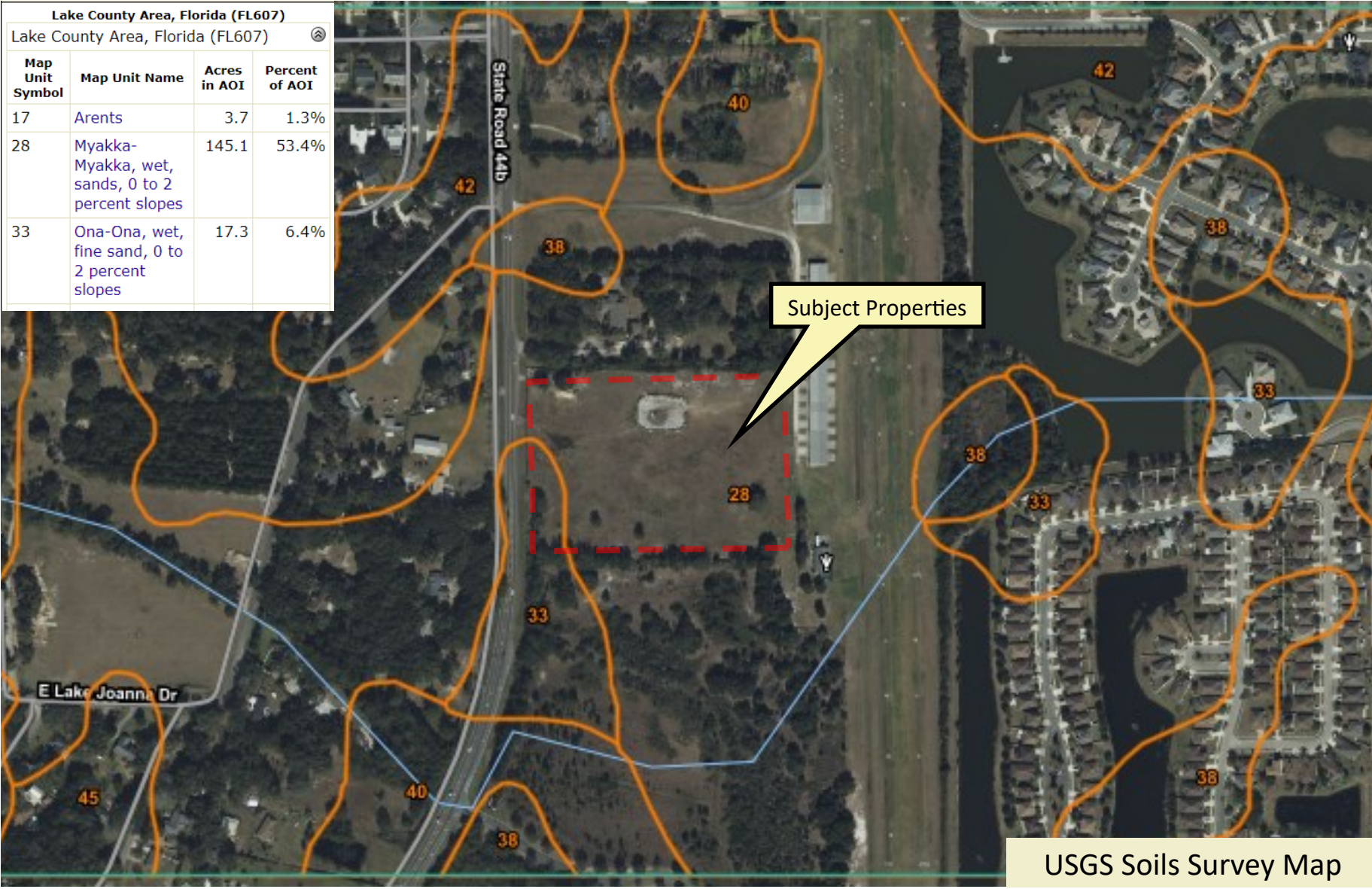




MC Group Enterprises, Inc



Lake County Area, Florida (FL607)			
Lake County Area, Florida (FL607)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17	Arents	3.7	1.3%
28	Myakka-Myakka, wet, sands, 0 to 2 percent slopes	145.1	53.4%
33	Ona-Ona, wet, fine sand, 0 to 2 percent slopes	17.3	6.4%

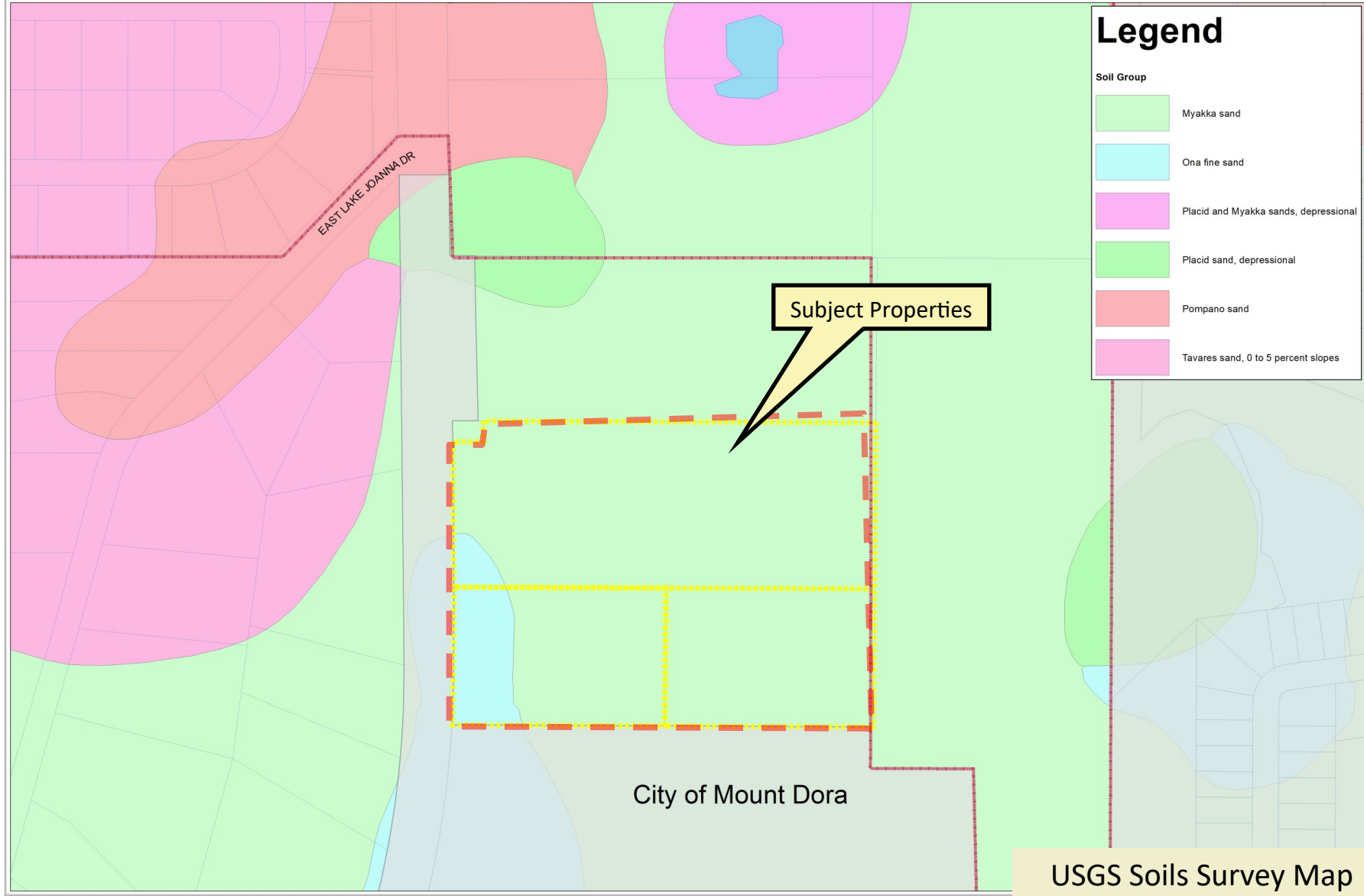


USGS Soils Survey Map



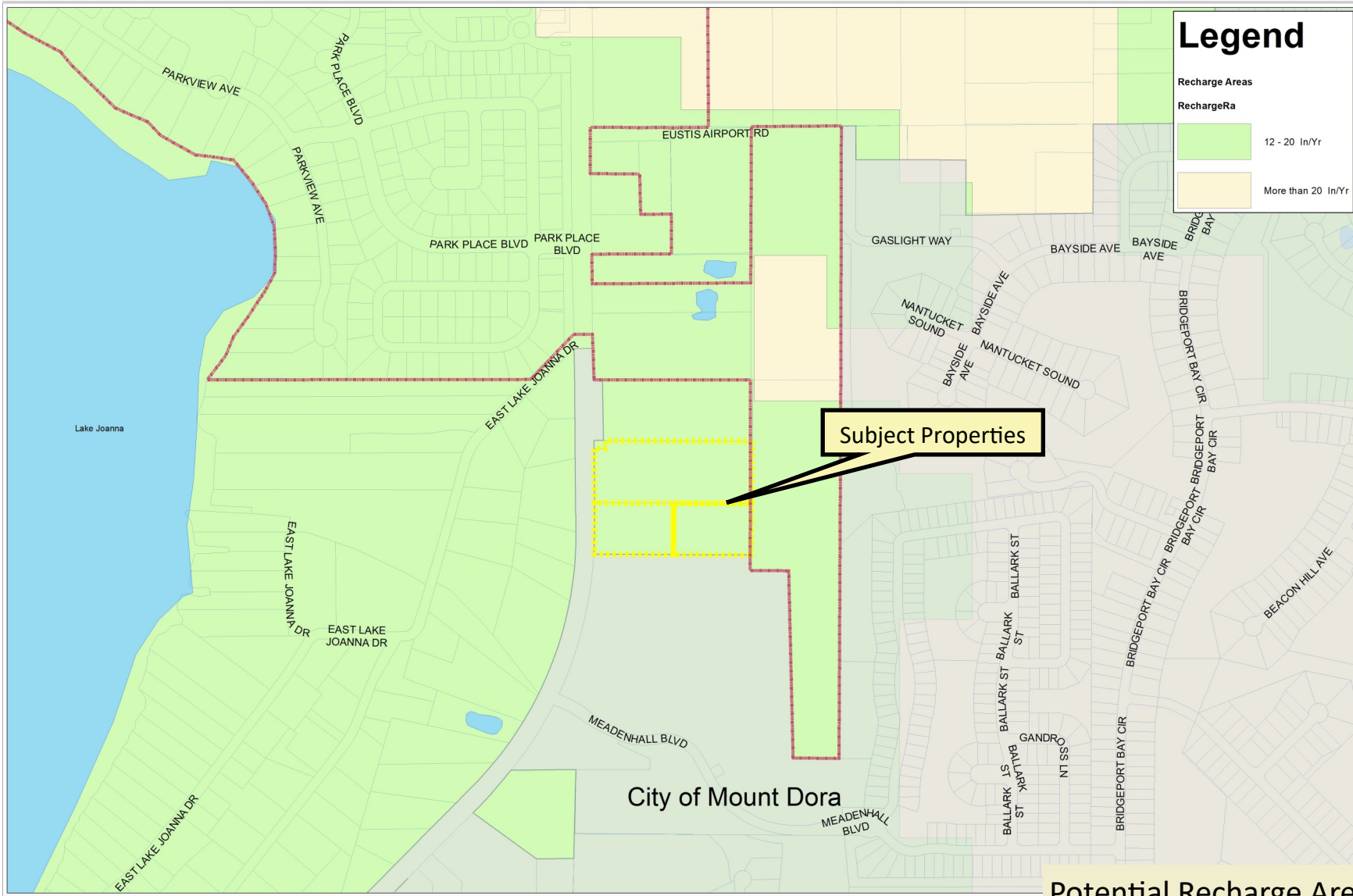
MC Group Enterprises, Inc





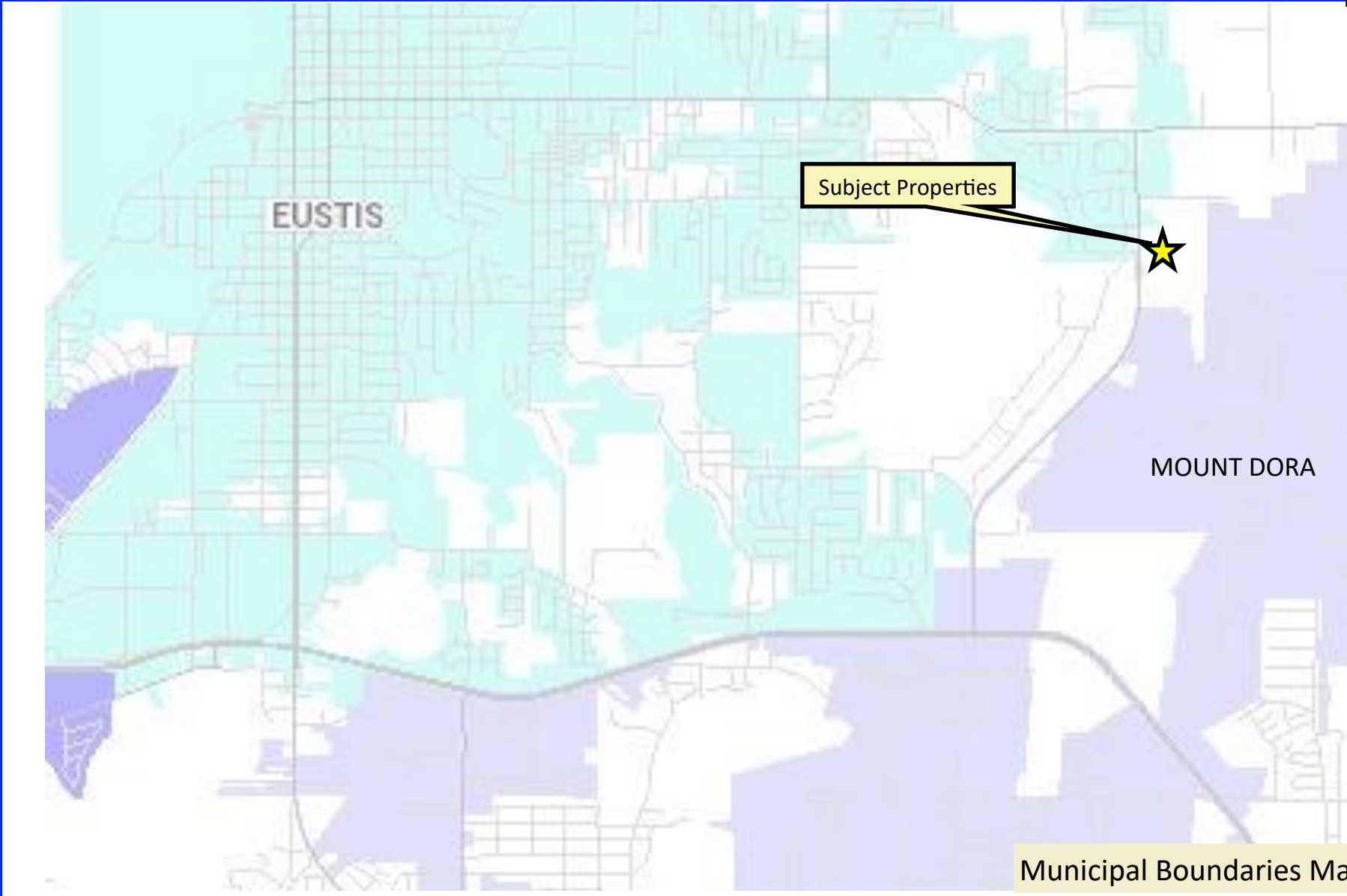
MC Group Enterprises, Inc





MC Group Enterprises, Inc
Potential Recharge





MC Group Enterprises, Inc



ORDINANCE NUMBER 23-13

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF EUSTIS COMPREHENSIVE PLAN PURSUANT TO 163.3187 F.S.; CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 10.98 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 1444756, 2585153, AND 2535628, GENERALLY LOCATED AT 18900 STATE ROAD 44, EAST OF LAKE JOANNA AND NORTH OF LOCH LEVEN, FROM URBAN LOW IN LAKE COUNTY TO MIXED COMMERCIAL RESIDENTIAL IN THE CITY OF EUSTIS.

WHEREAS, on November 4, 2010, the Eustis City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 through Ordinance Number 10-11; and

WHEREAS, the State of Florida Department of Community Affairs found the City of Eustis Comprehensive Plan 2010-2035 in Compliance, pursuant to Sections 163.3184, 163.3187, and 163.3189 Florida Statutes; and

WHEREAS, the City of Eustis periodically amends its Comprehensive Plan, in accordance with Chapters 163.3187 and 163.3191, Florida Statutes; and

WHEREAS, the City of Eustis desires to amend the Future Land Use Map Series to change the Future Land Use designation on approximately 10.98 acres of real property located at 18900 State Road 44, East of Lake Joanna and North of Loch Leven (Alternate Key Numbers 1444756, 2535628, 2585153), and more particularly described herein as Exhibit "A"; and

WHEREAS, on July 6, 2023, the Local Planning Agency held a Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in the designation; and

WHEREAS, on July 6, 2023, the City Commission held the 1st Adoption Public Hearing to accept the Local Planning Agency's recommendation to adopt the Small-Scale Future Land Use Amendment contained herein; and

WHEREAS, on July 20, 2023, the City Commission held the 2nd Adoption Public Hearing to consider the adoption of the Small-Scale Future Land Use Amendment contained herein as Exhibit "B";

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:

SECTION 1.

Land Use Designation: That the Future Land Use Designation of the real property as described below shall be changed from Urban Low in Lake County to Mixed Commercial/Residential (MCR) within the City of Eustis:

Parcel Alternate Keys: 1444756, 2535628, and 2585153

Parcel Identification Number: 17-19-27-0001-000-04400, 17-19-27-0001-000-00800, and 17-19-27-0001-000-05600

Legal Description:

Parcel 1

S 322 FT OF N 642 FT OF NE 1/4--LESS E 1772.79 FT & LESS CR 44B & LESS N 40 FT OF W 60 FT LYING E OF CR 44B-- ORB 5790 PG 2287

Parcel 2

BEG AT A PT 911.51 FT S & 2176.86 FT W OF NE COR OF SEC, RUN N 269.51 FT, W TO E R/W OF SR 44-B, S'LY ALONG SD R/W TO A PT 911.51 FT S OF N LINE OF SEC, E PARALLEL TO N LINE OF SEC TO POB ORB 5790 PG 2287

Parcel 3

S 269.51 FT OF N 911.5 FT OF W 404.07 FT OF E 2176.86 FT OF NE 1/4 ORB 5790 PG 2287

(The foregoing legal description was created via optical character recognition from the applicant's PDF submittal and has not been verified for accuracy); and

SECTION 2.

Map Amendment and Notification: That the Director of Development Services shall be authorized to amend the Future Land Use Map of the Comprehensive Plan to incorporate the change described in Section 1 and provide appropriate notification in accordance with Florida Statutes.

SECTION 3.

Conflict: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4.

Severability: That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 5.

Effective Date: The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be compliant. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued

by the Administration Commission, this amendment may nevertheless be made effective by the adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 20th day of July 2023.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 20th day of July 2023, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial No:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission.

City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 23-13 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

EXHIBIT "A"**LEGAL DESCRIPTION:**

Parcel 1

FROM THE SOUTHEAST CORNER OF SECTION 8 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN SOUTH 89-24-00 WEST ALONG THE SOUTH LINE OF SAID SECTION 8 A DISTANCE OF 1305.12 FEET FOR THE POINT OF BEGINNING, RUN NORTH 00-36-00 WEST 1306.90 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, RUN WEST 466.67 FEET, SOUTH 00-36-00 EAST TO THE SOUTH LINE OF SECTION 8, NORTH 89-24-00 EAST 466.67 FEET TO THE POINT OF BEGINNING ORB 5330 PG 2169

Parcel 2

FROM NE COR OF SEC RUN W ALONG N LINE OF SEC 1306.12 FT FOR POB, RUN S 0DEG 36MIN E 1959.79 FT, S 89DEG 24MIN W 466.67 FT, N 0DEG 36MIN W 1959.79 FT TO N LINE OF SEC, E'LY 466.67 FT TO POB--LESS FROM NE COR OF SEC RUN N 89DEG 43MIN 49SEC W 1304.56 FT, S 00DEG 16MIN 30SEC W 1959.72 FT, N 89DEG 43MIN 30SEC W 239.22 FT FOR POB, CONT N 89DEG 43MIN 30SEC W 327.45 FT, N 00DEG 16MIN 30SEC W 1048.27 FT, S 89DEG 43MIN 49SEC E 100 FT, S 00DEG 16MIN 30SEC W 77.78 FT, S 89DEG 46MIN 03SEC E 199.64 FT, S 01DEG 21MIN 59SEC E 971.04 FT TO POB-- ORB 5330 PG 2169

Parcel 3

S 322 FT OF N 642 FT OF NE 1/4--LESS E 1772.79 FT & LESS CR 44B & LESS N 40 FT OF W 60 FT LYING E OF CR 44B-- ORB 5790 PG 2287

Parcel 4

BEG AT A PT 911.51 FT S & 2176.86 FT W OF NE COR OF SEC, RUN N 269.51 FT, W TO E R/W OF SR 44-B, S'LY ALONG SD R/W TO A PT 911.51 FT S OF N LINE OF SEC, E PARALLEL TO N LINE OF SEC TO POB ORB 5790 PG 2287

Parcel 5

S 269.51 FT OF N 911.5 FT OF W 404.07 FT OF E 2176.86 FT OF NE 1/4 ORB 5790 PG 2287

(The foregoing legal description was created via optical character recognition from the applicant's PDF submittal and has not been verified for accuracy)

ORDINANCE NUMBER 23-14

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 10.98 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 1444756, 2585153, AND 2535628, GENERALLY LOCATED AT 18900 STATE ROAD 44, EAST OF LAKE JOANNA AND NORTH OF LOCH LEVEN.

WHEREAS, the City of Eustis desires to amend the Design District Map of the Land Development Regulations adopted under Ordinance Number 09-33 to assign a Design District designation of Suburban Neighborhood to approximately 10.98 acres of the recently annexed real property further described below, and

WHEREAS, on July 6, 2023, the City Commission held the 1st Public Hearing to consider the Design District Amendment contained herein; and

WHEREAS, on July 20, 2023, the City Commission held the 2nd Public Hearing to consider the adoption of the Design District Amendment contained herein;

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS, FLORIDA, HEREBY ORDAINS:

Section 1. Design District Designation

That the Design District Designation of the real property described below, and more specifically in Exhibit "A", and shown in Exhibit "B", shall be Suburban Neighborhood:

Parcel Alternate Keys: 1444756, 2535628, 2585153

Parcel Identification Numbers: 17-19-27-0001-000-04400, 17-19-27-0001-000-00800, 17-19-27-0001-000-05600

Legal Description: Exhibit "A"

Section 2. Map Amendment

That the Director of Development Services shall be authorized to amend the Design District Map to incorporate the change described in Section 1.

Section 3. Conflict

That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4. Severability

That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the

CERTIFICATE OF POSTING

The foregoing Ordinance Number 23-14 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

EXHIBIT "A"**LEGAL DESCRIPTION:**

Parcel 1

S 322 FT OF N 642 FT OF NE 1/4--LESS E 1772.79 FT & LESS CR 44B & LESS N 40 FT OF W 60 FT LYING E OF CR 44B-- ORB 5790 PG 2287

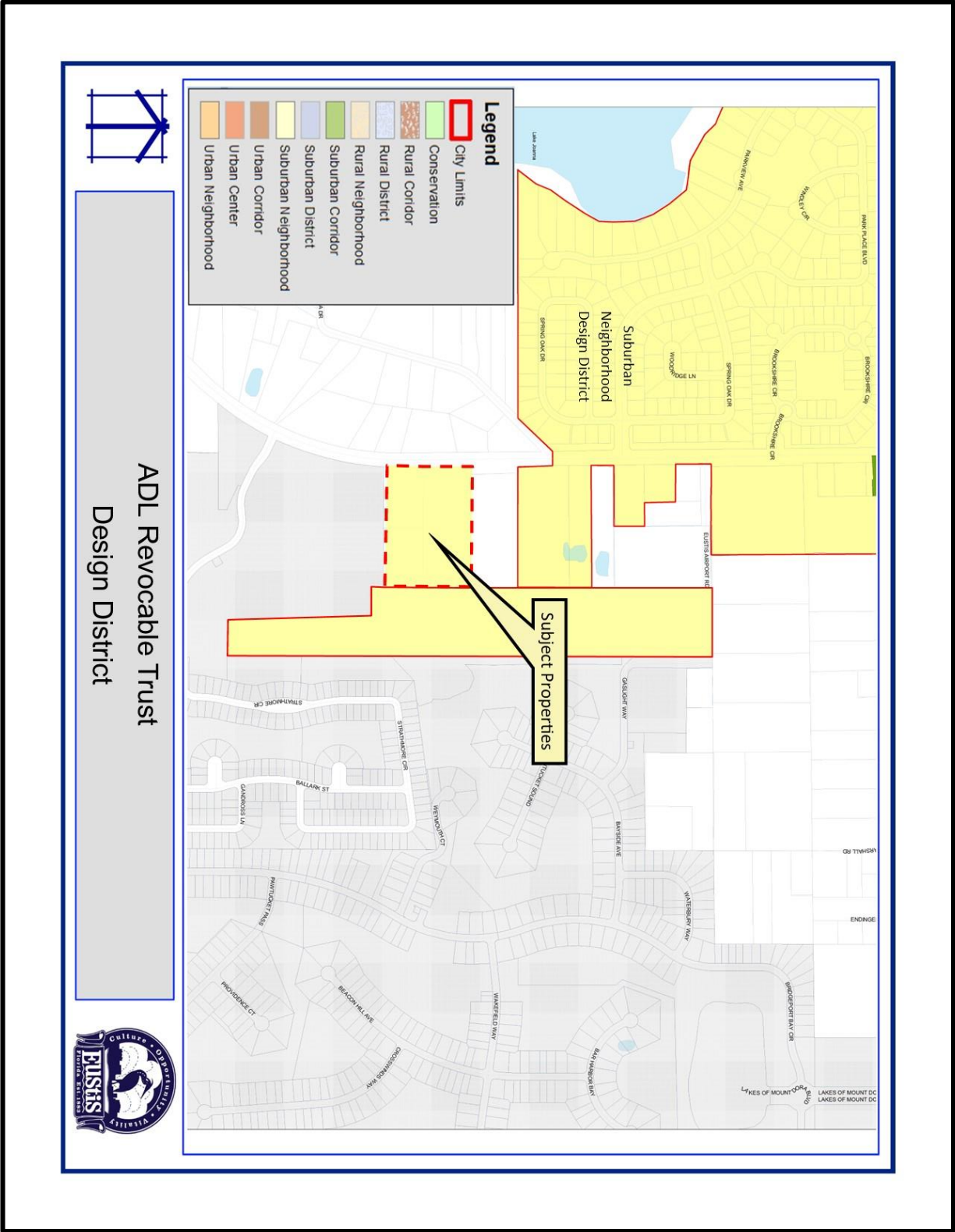
Parcel 2

BEG AT A PT 911.51 FT S & 2176.86 FT W OF NE COR OF SEC, RUN N 269.51 FT, W TO E R/W OF SR 44-B, S'LY ALONG SD R/W TO A PT 911.51 FT S OF N LINE OF SEC, E PARALLEL TO N LINE OF SEC TO POB ORB 5790 PG 2287

Parcel 3

S 269.51 FT OF N 911.5 FT OF W 404.07 FT OF E 2176.86 FT OF NE 1/4 ORB 5790 PG 2287

(The foregoing legal description was created via optical character recognition from the applicant's PDF submittal and has not been verified for accuracy); and



ADL Revocable Trust
Design District





City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 6, 2023

RE: **FIRST READING**

ORDINANCE NUMBERS 23-18, 23-19, AND 23-20: EXPLANATION OF ORDINANCES FOR ANNEXATION OF PARCELS WITH ALTERNATE KEYS 2666820, 3884298, 3884439, AND 3884441

Ordinance Number 23-18 – Voluntary Annexation

Ordinance Number 23-19 – Comprehensive Plan Amendment

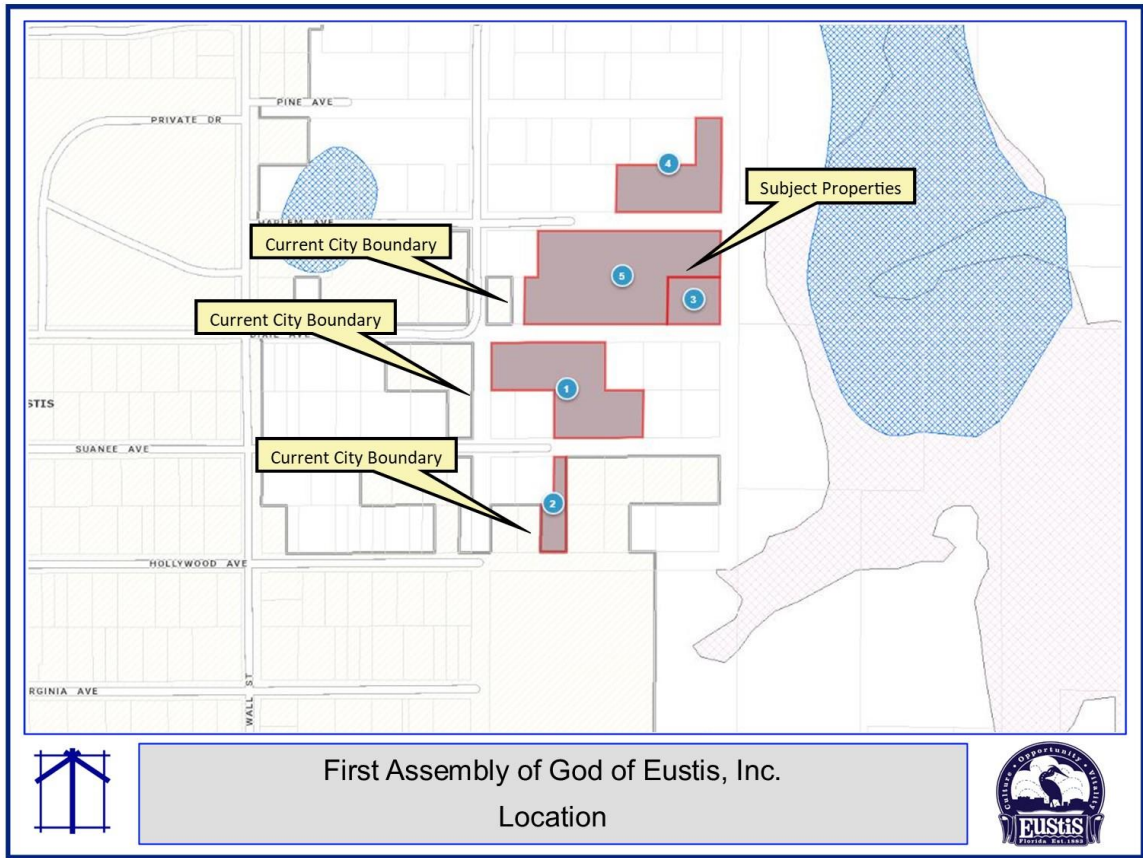
Ordinance Number 23-20 – Design District Assignment

Introduction:

Ordinance Number 23-18 provides for the voluntary annexation of approximately 5.8 acres of land located east of Coolidge Street south of the unimproved portion of Pine Avenue and north of the unimproved portion of Hollywood Avenue (Alternate Key Numbers 2666820, 3884298, 3884439, and 3884441). Provided the annexation of the subject property is approved, via Ordinance Number 23-18, Ordinance Number 23-19 would change the future land use designation from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis, and Ordinance Number 23-20 would assign the subject property a design district designation of Suburban Neighborhood. If Ordinance Number 23-18 is denied, then there can be no consideration of Ordinance Numbers 23-19 and 23-20.

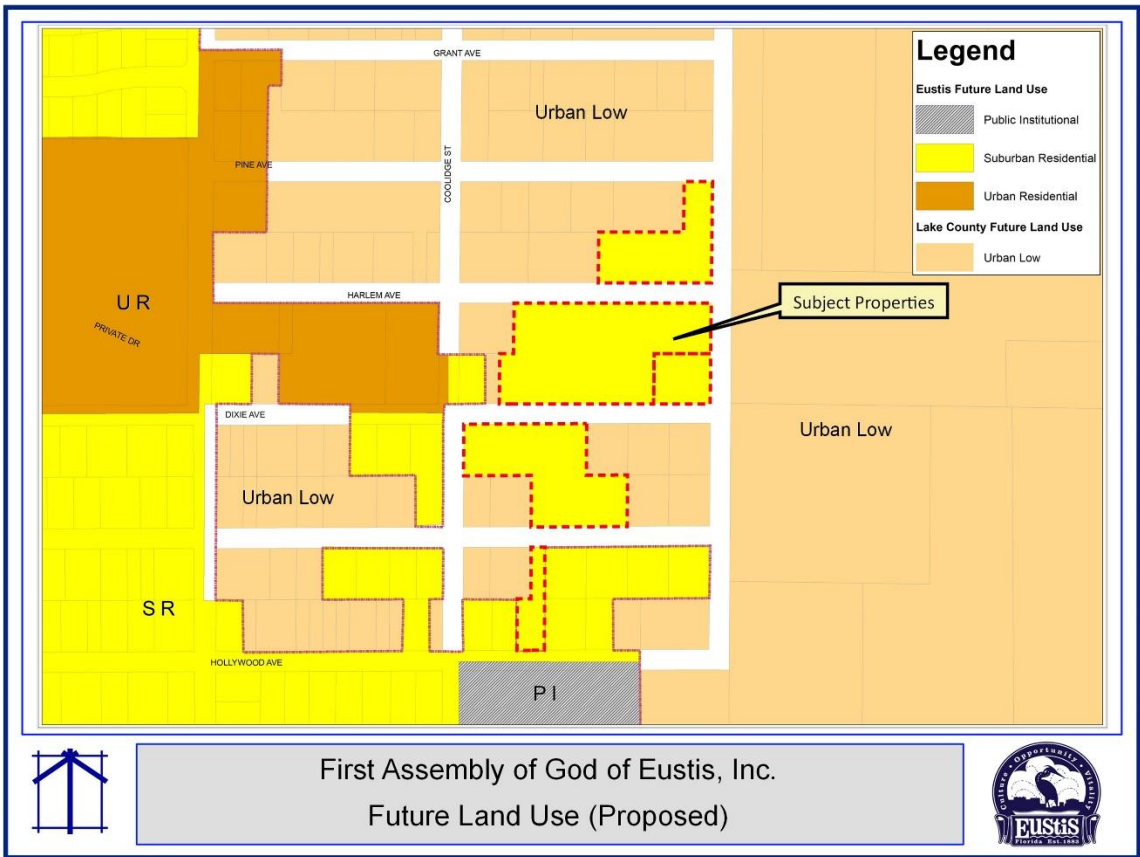
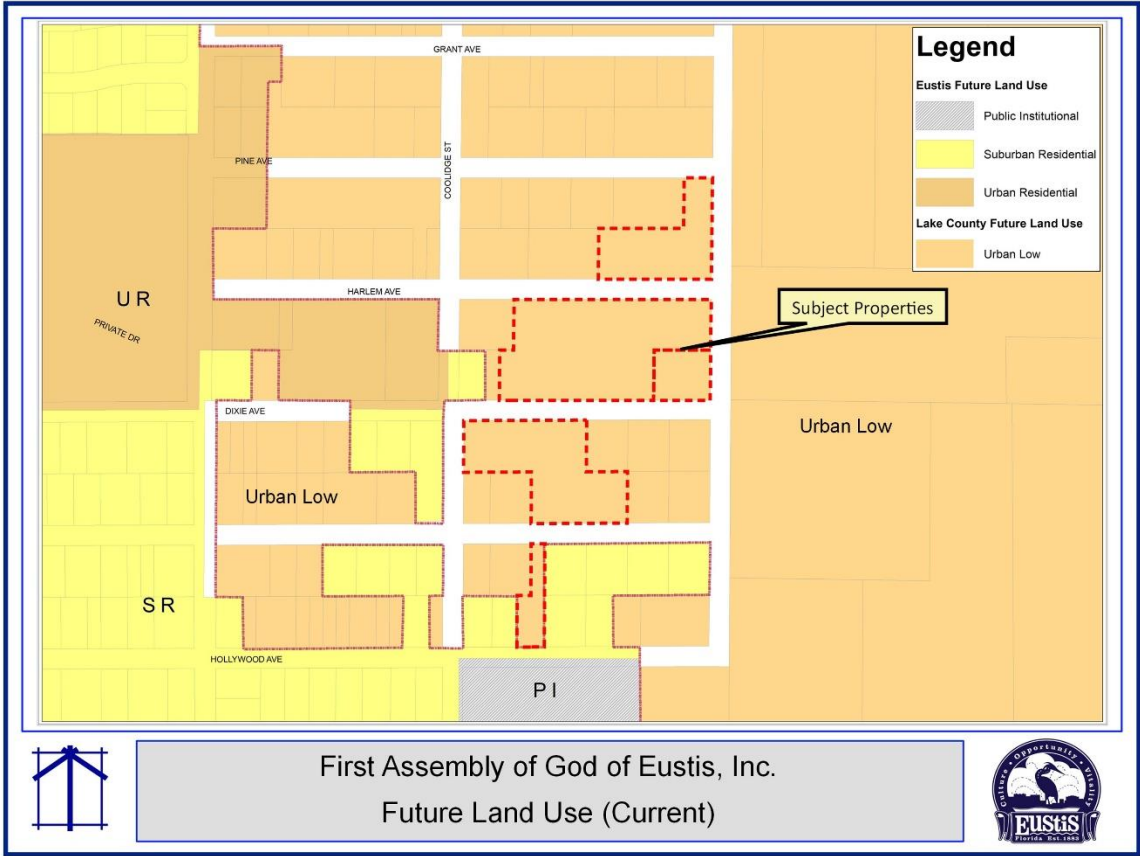
Background:

1. The site contains approximately 5.8 acres and is located within the Eustis Joint Planning Area. The properties to be annexed are a portion of the Rosenwald Gardens subdivision and a subsequent partial replat dating back to 1954. *Source: Lake County Property Appraisers' Office Property Record Card Data.*
2. The proposed annexation properties are within an enclave area of the City and are contiguous to the City boundaries at several points represented on the Location map, herein.
3. The site has a Lake County land use designation of Urban Low, but approval of Ordinance Number 23-19 would change the land use designation to Suburban Residential (SR) in the City of Eustis.



Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
Site	Vacant	Urban Low (Lake County)	N/A
North	Single-Family/ Vacant	Urban Low (Lake County)	N/A
South	Single-Family / Vacant	Suburban Residential	Suburban Neighborhood
East	Vacant	Lake County Urban Low	N/A
West	Single-Family	Suburban Residential	Suburban Neighborhood



Applicant's Request

The applicant and property owners, First Assembly of God of Eustis, Inc., wish to annex the referenced property, change the future land use to Suburban Residential (SR), and assign a design district of Suburban Neighborhood.

The current Lake County future land use designation for the subject property is Urban Low. The Lake County land use designation allows for residential uses of up to 4 dwelling units per net buildable acre.

The property owner has requested the City of Eustis Suburban Residential future land use designation with the annexation. The SR future land use provides for residential uses up to five (5) dwelling units per acre.

Analysis of Annexation Request (**Ordinance Number 23-18**)

1. Resolution Number 87-34 – Joint Planning Area Agreement with Lake County:

“The City and the County agree that the unincorporated areas adjacent to the City might be appropriately served by urban services provided by the City, and might therefore be annexed into the City in accordance with State law.....The City agrees to annex property in accordance with State law and provide adequate urban services and facilities to serve those areas within the Joint Planning Area.”

The subject property is located within the Eustis-Lake County Joint Planning Area. Urban services of adequate capacity are available to serve future development, consistent with the requested Suburban Residential future land use designation.

2. Florida Statutes Voluntary Annexation - Chapter 171.044(1):

“The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.”

The Eustis-Lake County Joint Planning Area boundaries define the reasonably compact area where the City could provide services effectively and efficiently. The subject property lies within that planning area; the property is part of a partial enclave, it is contiguous to the City limits at several points on the western and southern boundaries, and the owner petitioned for annexation.

3. Florida Statutes Voluntary Annexation - Chapter 171.044(2):

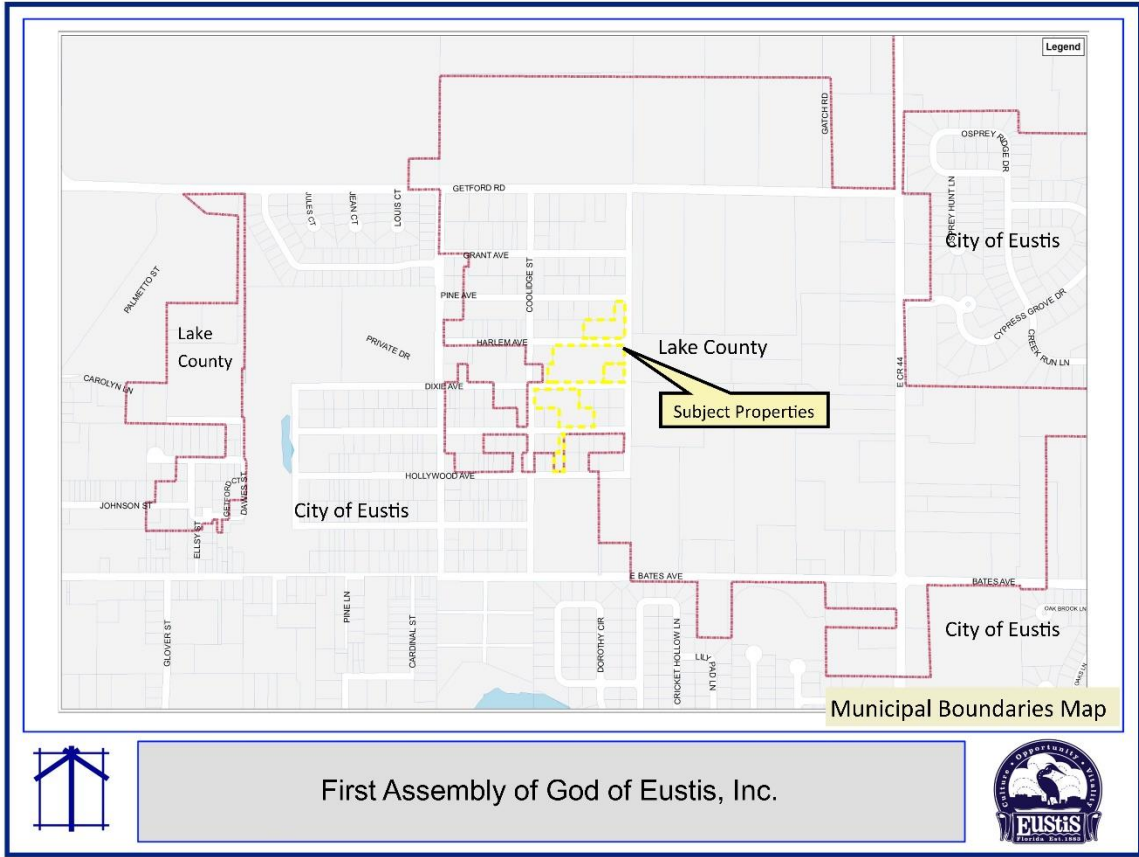
“...Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town...”

The department published notice of this annexation in the Daily Commercial following the established requirements on June 26, 2023, and again on June 30, 2023.

4. Florida Statutes Voluntary Annexation - Chapter 171.044(5):

“Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.”

Annexation of the subject property does not create an enclave as defined by the Florida Statutes. The subject properties are included in a portion of the city that can be considered a partial or open enclave.



5. Florida Statutes Voluntary Annexation - Chapter 171.044(6):

“Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located...”

The department provided notice to the Lake County Board of County Commissioners on June 16, 2023, via email and by Certified Mail on June 16, 2023.

Analysis of Comprehensive Plan/Future Land Use Request (**Ordinance Number 23-19**)

In accordance with the Florida Statutes Chapter 163.3177.9.:

Discourage Urban Sprawl:

Primary Indicators of Sprawl:

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

Review of Indicators

1. Low Intensity Development:

Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

This indicator does not apply. The requested future land use will provide for a higher density (5 du/acre) and the SR designation allows the infill of development types similar to the existing patterns at similar densities.

2. Urban Development in Rural Areas:

Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

This indicator does not apply. The subject properties are located in an enclave area and will be requiring city services in order to develop.

3. Strip or Isolated Development:

Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

This indicator does not apply. The subject properties are located in an enclave area and will be requiring city services in order to develop. The underlying lots within the proposed annexation are that will be subject to the Suburban Residential Future land Use were platted in the early to mid-1950s.

4. Natural Resources Protection:

Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

This indicator does not apply. The subject property is not subject to floodplain impact, and does not contain wetland areas. The subject properties were originally platted in the 1950s as part of the Rosenwald Gardens subdivision. The Comprehensive Plan and the Land Development Regulations include standards for the protection of environmentally sensitive lands that would apply should the conditions at the time of development warrant such protection.

5. Agricultural Area Protection:

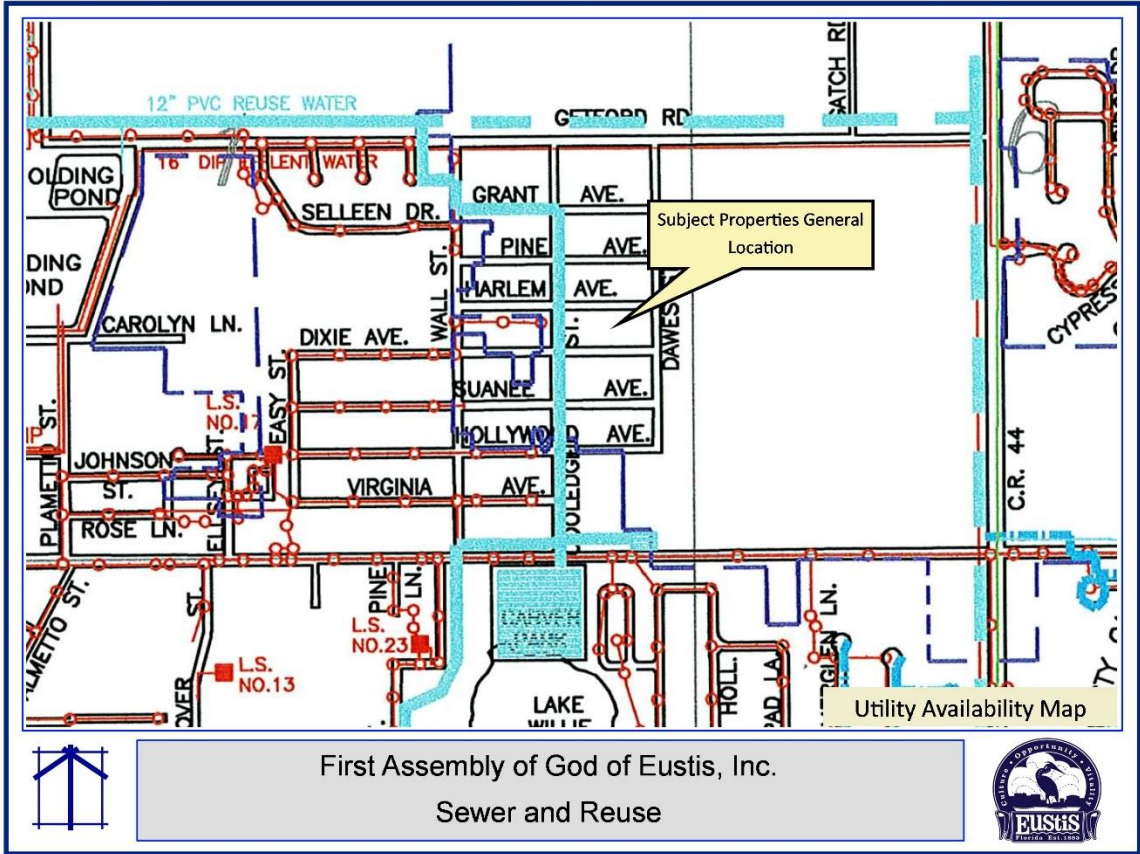
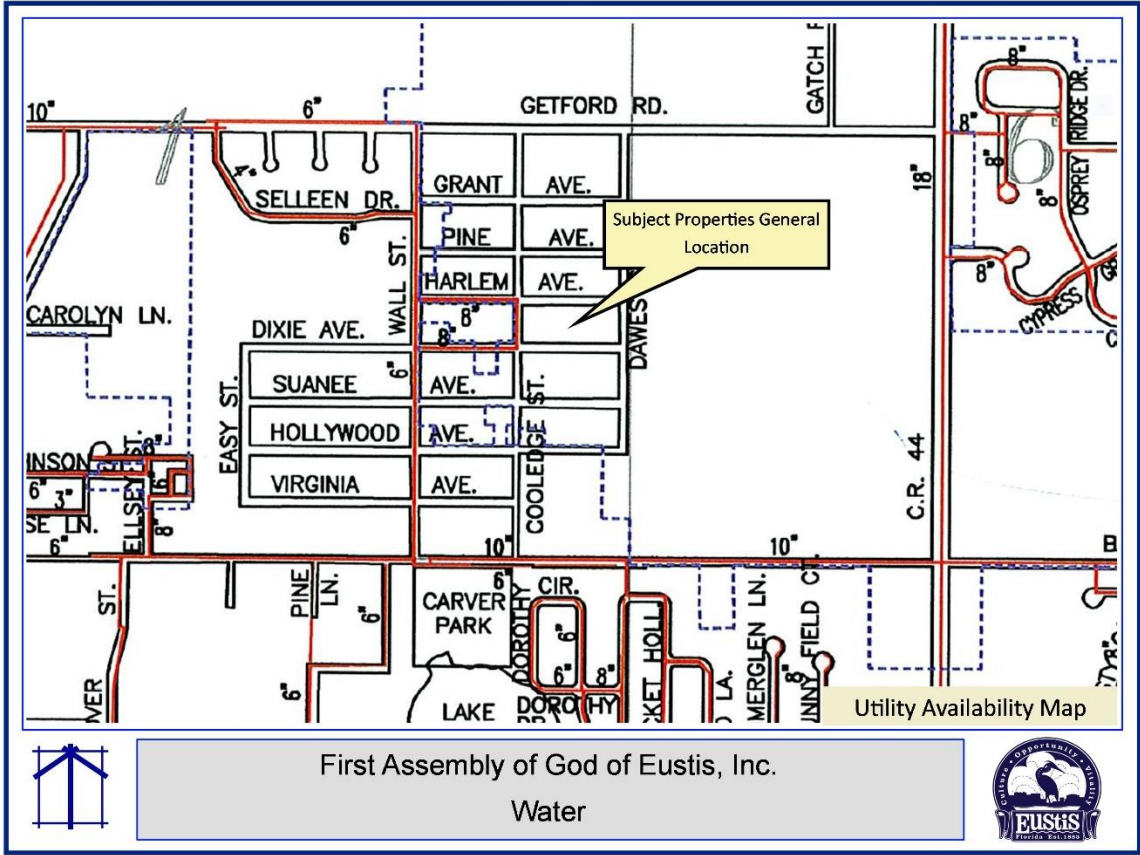
Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

This indicator does not apply. This site and adjacent areas do not support active agricultural or silvicultural activities. The site is within an existing developed and further developing area.

6. Public Facilities:

Fails to maximize the use of existing public facilities and services.

This indicator does not apply. City water is available to serve the property. Development of this parcel will maximize the use and efficiency of the City water services. City Sewer is available with adequate capacity to serve the property and will be addressed via the site development process.



7. Cost Effectiveness and Efficiency of Public Facilities:

Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

This indicator does not apply. Adequate capacity is available to serve the existing and future development.

8. Separation of Urban and Rural:

Fails to provide a clear separation between rural and urban uses.

This indicator does not apply. No nearby properties contain active agricultural activities or use. The surrounding area is developed or has development entitlements attached to the land. These developments have densities and intensities that are clearly suburban uses.

9. Infill and Redevelopment:

Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

This indicator does not apply. This property will promote infill development by allowing access to public facilities.

10. Functional Mix of Uses:

Fails to encourage a functional mix of uses.

This indicator does not apply. The site is surrounded by single-family development on the adjacent properties, which is consistent with permitted uses in the area.

11. Accessibility among Uses:

Results in poor accessibility among linked or related land uses.

This indicator does not apply. The Land Development Regulations include provisions to provide adequate access and linkage between related uses. City Departments will ensure compliance with these standards at the time of development review.

12. Open Space:

Results in the loss of significant amounts of functional open space.

This indicator does not apply. The site does not contain functional open space and is not connected to regionally significant open space. The subject properties are existing residential lots.

13. Urban Sprawl:

The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

a. Direction of Growth:

Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The site is adjacent to existing urban/suburban development patterns and is a logical infill of the urban development boundary. The Comprehensive Plan and

Development Regulations have provisions to protect natural resource ecosystems at the time of site plan approval.

b. Efficient and Cost-Effective Services:

Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Water and Sewer service is available. The development of the property will further encourage the efficient provision of services.

c. Walkable and Connected Communities:

Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

At the time of development, the site must meet the City's Land Development Regulations including the creation of streets and street connections where they do not currently exist.

d. Water and Energy Conservation:

Promotes the conservation of water and energy.

The development of the site must meet City development and Florida Building Code standards that will require energy and water-efficient appliances.

e. Agricultural Preservation:

Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Not applicable; this site and adjacent areas do not support active agricultural or silvicultural activities. The site is within an existing developed residential area.

f. Open Space:

Preserves open space and natural lands and provides for public open space and recreation needs.

This is not applicable. The site does not provide functional open space or natural areas on a regional basis.

g. Balance of Land Uses:

Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The proposed land use is consistent with the surrounding area the site is not positioned to front primary or secondary corridors that would encourage commercial development.

h. Urban Form Densities and Intensities:

Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Not applicable.

In Accordance with Comprehensive Plan Future Land Use Element Appendix:

All applications for a Plan amendment relating to the development patterns described and supported within the Plan including, but not limited to, site specific applications for changes in land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the City and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the Map #1: 2035 Future Land Use Map by changing the land use designation assigned to a parcel of property shall also be reviewed to determine and assess any significant impacts to the policy structure on the Comprehensive Plan of the proposed amendment including, but not limited to, the effect of the land use change on either the internal consistency or fiscal structure of the Plan.

Major Categories of Plan Policies:

This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the major categories of Plan policies as follows:

1. General Public Facilities/Services:

Since the Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a land use designation amendment shall include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved. This analysis shall include the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The facilities and services required for analysis include emergency services, parks and recreation, potable water, public transportation if and when available, sanitary sewer, schools, solid waste, stormwater, and the transportation network.

a. Emergency Services Analysis:

Eustis Emergency Services already provide emergency response to other properties in the area. Any development consistent with the Suburban Residential future land use designation would not have a significant negative impact on the operations of Eustis emergency services.

b. Parks & Recreation:

In 2010, the City prepared a Park Inventory and Level of Service Demand and Capacity analysis as part of the Comprehensive Plan Evaluation and Appraisal Report. The results show that a surplus of park area exists up to and beyond the City's population of 20,015. The current population is approximately 24,500. Pursuant to Comprehensive Plan policies and Land Development Regulations, residential development will be required to provide on-site park amenities.

c. Potable Water & Sanitary Sewer:

Water and sewer are available to the subject property. Both the water and sewer systems have adequate capacity to serve the development of the property.

d. Schools:

The proposed change should not negatively impact schools. At the time of development application verification of capacity will be required from Lake County Schools.

- e. Solid Waste:

The City contracts with Waste Management for the hauling of solid waste. The company already services properties in the general area of the subject property. Serving this property will increase efficiency in the delivery of services.

- f. Stormwater:

The Comprehensive Plan and Land Development Regulations include the level of service standards to which new development must adhere. Projects designed to meet these standards will not negatively affect the existing facilities and services.

- g. Transportation Network Analysis:

This potential annexation and the subsequent development of the property will not add additional impacts as the parcels being annexed include existing platted lots.

2. Natural Resources/Natural Features:

The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan. Specifically, each amendment will be evaluated to 1) determine the existence of groundwater recharge areas; 2) the existence of any historical or archaeological sites; 3) the location of flood zones and the demonstration that the land uses proposed in flood-prone areas are suitable to the continued natural functioning of flood plains; and 4) the suitability of the soil and topography to the development proposed.

- a. Groundwater recharge areas:

The site may be within a recharge area, and a site-specific geotechnical and hydrologic study will be needed to determine the site-specific impact at the time of development. Source: Lake County Comprehensive Plan 2030 Floridian Aquifer Recharge Map.

- b. Historical or archaeological sites:

The City does not have any record of Florida Master Site Files related to this property and no known historical or cultural resources exist.

- c. Flood zones:

The subject property is not impacted by a 100-year flood zone area. Source - Lake County GIS - 2012 Flood Zones.

- d. Soil and topography:

The site soils are primarily Myakka sands. These sands are all typically moderately to poorly drained soils.

3. Comprehensive Plan Review:

Additional criteria and standards are also included in the Plan that describe when, and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the compatibility of the use, intensity, location, and timing of the proposed amendment.

Existing Land Use According to the Lake County Comprehensive Plan:

The existing Lake County future land use designation of the property is Urban Low, which provides for residential uses at up to 4 dwelling units per acre as well as supporting commercial and institutional uses.

Proposed Land Use According to the Eustis Comprehensive Plan:

The Suburban Residential (SR) land use designation is provided to accommodate the majority of residential development within the City. The general range of uses include: a mix of single family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include ACLF, parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted. Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre.

Comparison of Lake County Development Conditions

The land use designations of residential properties within the City of Eustis in the surrounding area are generally Suburban Residential (SR) with a maximum density of 5 dwelling units per acre (du/ac).

The surrounding properties, immediately adjacent to the north and east, are unincorporated areas are designated Urban low with a maximum density of 4 dwelling units per net buildable acre.

Proposed Residential Land Uses.

The City shall limit these uses adjacent to incompatible commercial or industrial lands unless sufficient mitigation, such as buffering and setbacks is provided and available, which lessens the impact to the proposed residences.

This area is predominantly residential in nature the proposed use of the land will continue to be residential.

Proposed Non-Residential Land Uses.

The City shall generally not permit new industrial uses to be located adjacent to existing or planned residentially designated areas.

Not applicable.

1. Transportation:

Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.

The use of the land is already residential in nature and was previously platted the increase in traffic should be negligible.

2. Water Supply:

Each application for a land use designation amendment will be required to demonstrate that adequate water supplies and associated public facilities are (or will be) available to meet the projected growth demands.

City water service and other services are available. The City's adopted Water Supply Plan anticipated additional growth consistent with this development, so both supply and capacity are available.

In Accordance with Chapter 102-16(f), Land Development Regulations

Standards for Review:

In reviewing the application of a proposed amendment to the comprehensive plan, the local planning agency and the city commission shall consider:

a. *Consistent with Comprehensive Plan:*

Whether the proposed amendment is consistent with all expressed policies the comprehensive plan.

The proposed amendment is consistent with the Comprehensive Plan.

b. *In Conflict with Land Development Regulations:*

Whether the proposed amendment is in conflict with any applicable provisions of these land development regulations.

The proposed amendment is not in conflict with the Land Development Regulations. At the time of development, there will be further review for compliance.

c. *Inconsistent with Surrounding Uses:*

Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.

The existing land uses in the immediate area are residential and the proposed use of the land is continued residential.

d. *Changed Conditions:*

Whether there have been changed conditions that justify an amendment.

The applicant wishes to annex the property into the City limits of Eustis. Assignment of a City of Eustis future land use designation is required. Upon annexation, the subject property will have a full array of municipal services, including central water. These changed conditions warrant a change in the land use designation.

e. *Demand on Public Facilities:*

Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

City water and sewer services are available and, in close proximity to the site. Adequate capacity is available to serve future development consistent with the requested Suburban Residential future land use designation.

Upon annexation, the City will also provide other services such as fire and police protection, library services, parks, and recreation. The City provides these services to other properties in the area, so efficiency will improve.

f. *Impact on Environment:*

Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

The site contains no apparent natural resources and is not connected to significant open space.

g. *Orderly Development Pattern:*

Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The site is contiguous to the City limits. The development patterns already exist in the area and the future building on the previously platted lots will not cause incompatibilities with those development patterns.

h. *Public Interest and Intent of Regulations:*

Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and intent of these land development regulations.

The purpose and intent of the Land Development Regulations is as follows:

“The general purpose of this Code is to establish procedures and standards for the development of land within the corporate boundaries and the planning area of the city, such procedures and standards being formulated in an effort to promote the public health, safety and welfare and enforce and implement the City's Comprehensive Plan, while permitting the orderly growth and development with the city and Eustis planning area consistent with its small-town community character and lifestyle.”

The requested designation of SR land use will provide for orderly growth and development. This designation would advance the public interest by potentially providing additional housing, and the application of the LDRs to future development will ensure consistency with the community character and lifestyle of the city.

i. *Other Matters:*

Any other matters that may be deemed appropriate by the local planning agency or the city commissioners, in review and consideration of the proposed amendment.

No other matters.Analysis of Design District Request (**Ordinance Number 23-20**):

Form-Based Code:

The City's Land Development Regulations is a form-based code. Design districts are unique to form-based codes. Lake County still uses traditional Euclidean zoning, so there are no design districts for parcels in unincorporated Lake County. When a parcel annexes into the City of Eustis, the City must assign a consistent design district that follows the urban, suburban, and rural transect

1. *Standards for Review:*

The Land Development Regulations include the following standards for review of an amendment to the Design District Map. In approving a change in the designation, the City Commission shall consider: Whether the amendment is in conflict with any applicable provisions of the Code.

a. *Section 102-17(a) "...Section 109-3 Design Districts:*

identifies the definition, structure, and form of each design district. The assignment of design district must follow the district pattern and intent."

The requested amendment assigns a newly annexed parcel a designation that meets the district pattern and intent (Suburban Neighborhood). The Suburban development pattern and intent, and the Suburban neighborhood definition, structure, and form description are stated below. The assignment of a Suburban Neighborhood design district designation is appropriate due to the established and proposed development patterns in the area.

b. *Sec. 109-3.4. Suburban development pattern intent statements:*

Intent. Suburban development pattern...relies primarily on a pattern of residential development that provides the majority of property owners with substantial yards on their own property. The street layout, comprised of streets with fewer vehicular connections, helps to reduce cut-through traffic and establishes distinct boundaries for residential communities/subdivisions. Each land use provides for pedestrian and bicycle connections.

Design districts – Suburban Neighborhood

a. Definition. Predominately residential uses with some neighborhood-scale commercial services.

b. Structure. Interconnected trails, bikeways, and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.

c. Form. Mix of detached residential uses with some neighborhood-supporting retail, parks and civic spaces as focal points in the neighborhoods.

The Suburban development patterns statement above indicates that residential uses are primarily located on streets with fewer vehicle connections. A Suburban Neighborhood designation follows the district pattern and intent outlined in the Land Development Regulations and is consistent with the existing transect in the area.

c. **Section 102-17(a)**

The following guidelines must be followed when proposing the reassignment of the design district:

Compatible intensities should face across streets. Changes in design districts should occur along rear alleys or lanes or along conservation edges.

Reassignment is not being proposed; a Eustis design district designation must be assigned to annexed property; the proposed design district is compatible with the surrounding design districts.

d. **Consistent with Comprehensive Plan:**

Whether the proposed amendment is consistent with all elements of the comprehensive plan.

The requested amendment is consistent with the Future Land Use element (including Policy FLU 1.2.4, Development Patterns, and FLU 1.3.2. Maintain Residential Compatibility), as well as all other elements of the Comprehensive Plan.

e. **Consistent with Surrounding Uses:**

Whether, and the extent to which, the proposed design district is consistent with existing and proposed land uses.

The Suburban Neighborhood definition, structure, and form are compatible with the existing uses and any proposed uses permitted under the Suburban Residential future land use designation.

f. **Changed Conditions:**

Whether there have been changed conditions that justify amending the design district.

The subject property is proposed for annexation and a design district assignment is necessary. The conditions have changed from land located in unincorporated Lake County without central services to a site within the City of Eustis with municipal services.

g. **Public Facilities.**

Whether, and the extent to which, the proposed redistricting would result in demands on public facilities, and whether, or to the extent to which, the proposed change would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

A redistricting is not proposed. Assigning a design district to an annexation property will not change the demand impact on public facilities. The Future Land Use designation controls the density and intensity permitted on the site, so the Design District map amendment would not result in impacts beyond that already anticipated. Also, see the analysis of public facilities in the above sections of this report.

h. **Impact on Environment:**

Whether, and the extent to which, the redistricting would result in significant impacts on the natural environment.

The proposed Design District designation for this property does not change the development potential of the parcel. Design Districts control the form

function of any development that does occur. The Future Land Use design controls the density, intensity, and minimum open space permitted on the site, so the Design District amendment would not result in additional impacts on the natural environment. As building permit approval must be obtained before development can begin, the Comprehensive Plan and the Land Development Regulations include standards for the protection of environmentally sensitive lands that would apply should the conditions at the time of development warrant such protection.

i. Property Values:

Whether, and the extent to which, the proposed redistricting would affect the property values in the area.

Redistricting is not being proposed; a Eustis design district designation must be assigned to the annexed property. This request should not affect property values, because the proposed Design District designation is consistent with the surrounding development patterns and design districts.

j. Orderly Development Pattern:

Whether, and the extent to which, the proposed redistricting would result in an orderly and logical development pattern.

The request is the assignment of a design district to an annexation parcel, not redistricting. However, the proposed Design District designation is consistent with the suburban development pattern identified in Section 109-5.5 of the Land Development Regulations. Assignment of the requested designation will result in a more orderly and logical development pattern; making the designation consistent with the surrounding area designations and established development patterns.

k. Public Interest and Intent of Regulations:

Whether the proposed redistricting would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

The request is the assignment of a design district to an annexation parcel, not redistricting. The proposed Design District is not in conflict with the public interest and reflects the purpose and intent of the regulations.

l. Other Matters:

Any other matters that may be deemed appropriate by the city commission, in review and consideration of the proposed redistricting.

The request is the assignment of a design district to an annexation parcel, not redistricting. The City's Land Development Regulations are a form-based code. The Design District designations define the development form, but not the types of land use, densities, intensities, or required open space. The districts, therefore, must be consistent and follow the urban, suburban, and rural transects. This request assigns a Suburban Neighborhood design district designation to an annexation parcel, which is consistent with the existing transect.

Applicable Policies and Codes

1. Resolution Number 87-34

Joint Planning Area Agreement with Lake County: “The City and the County agree that the unincorporated areas adjacent to the City might be appropriately served by urban services provided by the City, and might therefore be annexed into the City in accordance with State law..... The City agrees to annex property in accordance with State law and provide adequate urban services and facilities to serve those areas within the Joint Planning Area.”

2. Florida Statutes Chapter 171.044: Voluntary Annexation:

- a. “The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.”
- b. “Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.”

3. Comprehensive Plan – Suburban Residential (SR)

This designation is provided to accommodate the majority of residential development within the City.

General Range of Uses: This designation is intended to provide for a mix of single-family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include ACLF, parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density/Intensity: Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions below.

Special Provisions:

- (1) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in the Suburban Residential (SR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing and energy conservation/green certification is limited to a total increase of 15%.
- (2) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

- a. all such housing is attached to foundations as in the case of conventional site-built construction; and
 - b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.
- (3) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.
- 4. Land Development Regulations Section 109-5.5(b)(1): The Suburban Neighborhood Design District has predominately residential uses with some neighborhood-scale commercial services with interconnected trails, bikeways and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.
 - 5. Land Development Regulations Section 109-3 (Table 1) and Section 109-2.6: Suburban Residential land use has a maximum density of 5 units to one acre. The Suburban Residential designation is intended to regulate the character and scale of allowed uses so as to minimize their impacts on adjacent roadways and promote their compatibility with adjacent or nearby land uses.

Recommended Action:

Development Services recommends approval of Ordinance Numbers 23-18, 23-19, and 23-20.

Policy Implications:

None

Alternatives:

- 1. Approve Ordinance Numbers 23-18 (Annexation), 23-19 (Comp. Plan Amendment), and 23-20 (Design District Designation).
- 2. Deny Ordinance Numbers 23-12, 23-13, and 23-14.

Budget/Staff Impact:

There would be no direct costs to the City beyond the normal City services. There would be no additional staff time beyond the normal review process.

Prepared By:

Jeff Richardson, AICP, Deputy Development Services Director

Reviewed By:

Mike Lane, AICP, Development Services Director

Heather Croney, Senior Planner

ORDINANCE NUMBER 23-18

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 5.8 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBERS 2666820, 3884298, 3884439, AND 3884441 GENERALLY LOCATED EAST OF COOLIDGE STREET SOUTH OF THE UNIMPROVED PORTION OF PINE AVENUE AND NORTH OF THE UNIMPROVED PORTION OF HOLLYWOOD AVENUE.

WHEREAS, The First Assembly of God of Eustis, Inc, as the legal owners of record, have made an application for voluntary annexation of approximately 5.8 acres of real property located east of Coolidge Street south of the unimproved portion of Pine Avenue and north of the unimproved portion of Hollywood Avenue, more particularly described as:

Parcel Alternate Keys: 2666820, 3884298, 3884439, and 3884441

Parcel Identification Number: 01-19-26-1000-00G-01900, 01-19-26-1000-00G-00500, 01-19-26-0600-010-00600 and 01-19-26-0600-011-00100

Legal Description:

Parcel 1

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 19, 20, 21, 22BLK G PB 12 PG 84 ORB 5400 PG 897

Parcel 2

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 5, 6, 7, 8, 9, 10,11, 12, 13, 14, 15, 16, 17, 18, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 BLKG PB 12 PG 84 ORB 4933 PGS 1841 1846

Parcel 3

ROSENWALD GARDENS LOTS 6, 23, 24 BLK 10 PB 5 PG 61 ORB 4933PGS 1841 1846

Parcel 4

ROSENWALD GARDENS LOTS 1 TO 9 INCL, LOTS 24 TO 30 INCL BLK11 PB 5 PG 61 ORB 4933 PGS 1841 1846

(The foregoing legal descriptions were copied directly from Lake County Property Appraiser records submitted by the applicant and has not been verified for accuracy); and

WHEREAS, the subject property is reasonably compact and contiguous and continues the incorporation of enclave properties; and

WHEREAS, the annexation of this property will not result in the creation of enclaves;
and

WHEREAS, the subject property is located within the City of Eustis Planning Area, and water service is available to the property; and

WHEREAS, on July 6, 2023, the City Commission held the 1st Public Hearing to consider the voluntary annexation of the property contained herein; and

WHEREAS, on July 20, 2023, the City Commission held the 2nd Public Hearing to consider the voluntary annexation of the property contained herein

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:

SECTION 1.

That pursuant to, and under the authority of, Florida Statute 171.044, the City of Eustis, Lake County, Florida, does hereby annex and amend the municipal boundaries to include approximately 5.8 acres of real property, as described above.

A map depicting the location of the annexed property described above is attached hereto as Exhibit "A".

SECTION 2.

That the Director of Development Services shall be authorized to amend the City of Eustis Boundary Map to incorporate the change described in Section 1.

SECTION 3.

That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4.

That upon final passage and adoption, the City Clerk is hereby directed to file a copy hereof with the Clerk of the Circuit Court, the County Manager for Lake County, Florida, and the Department of State for the State of Florida within 7 days after the adoption of such ordinances.

SECTION 5.

That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 6.

That this Ordinance shall become effective upon passing.

SECTION 7.

That the property annexed in this Ordinance is subject to the Future Land Use Element of the Lake County Comprehensive Plan until the City adopts the Comprehensive Plan Amendment to include the annexed parcel in the City Comprehensive Plan.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 20th day of July 2023.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

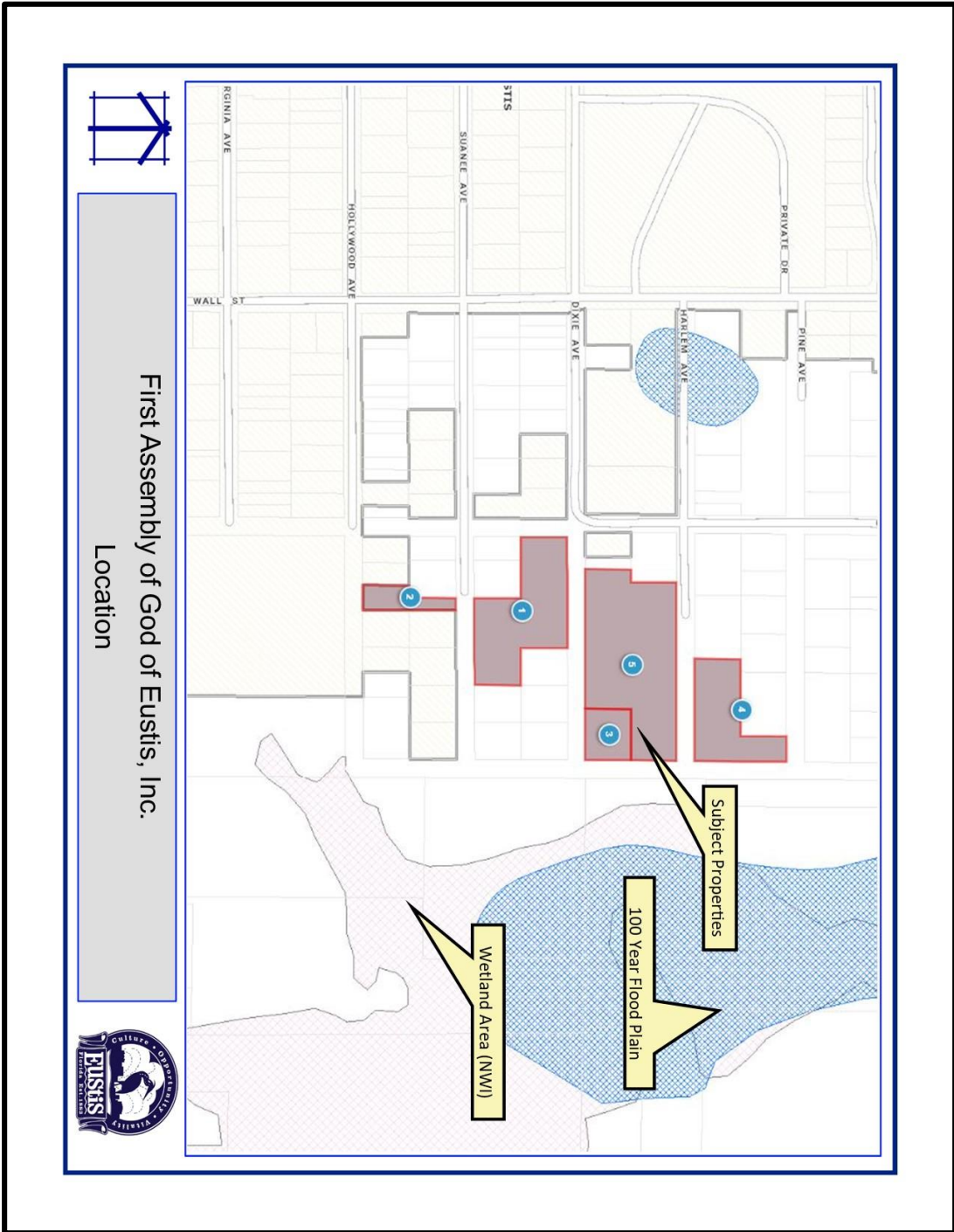
**STATE OF FLORIDA
COUNTY OF LAKE**

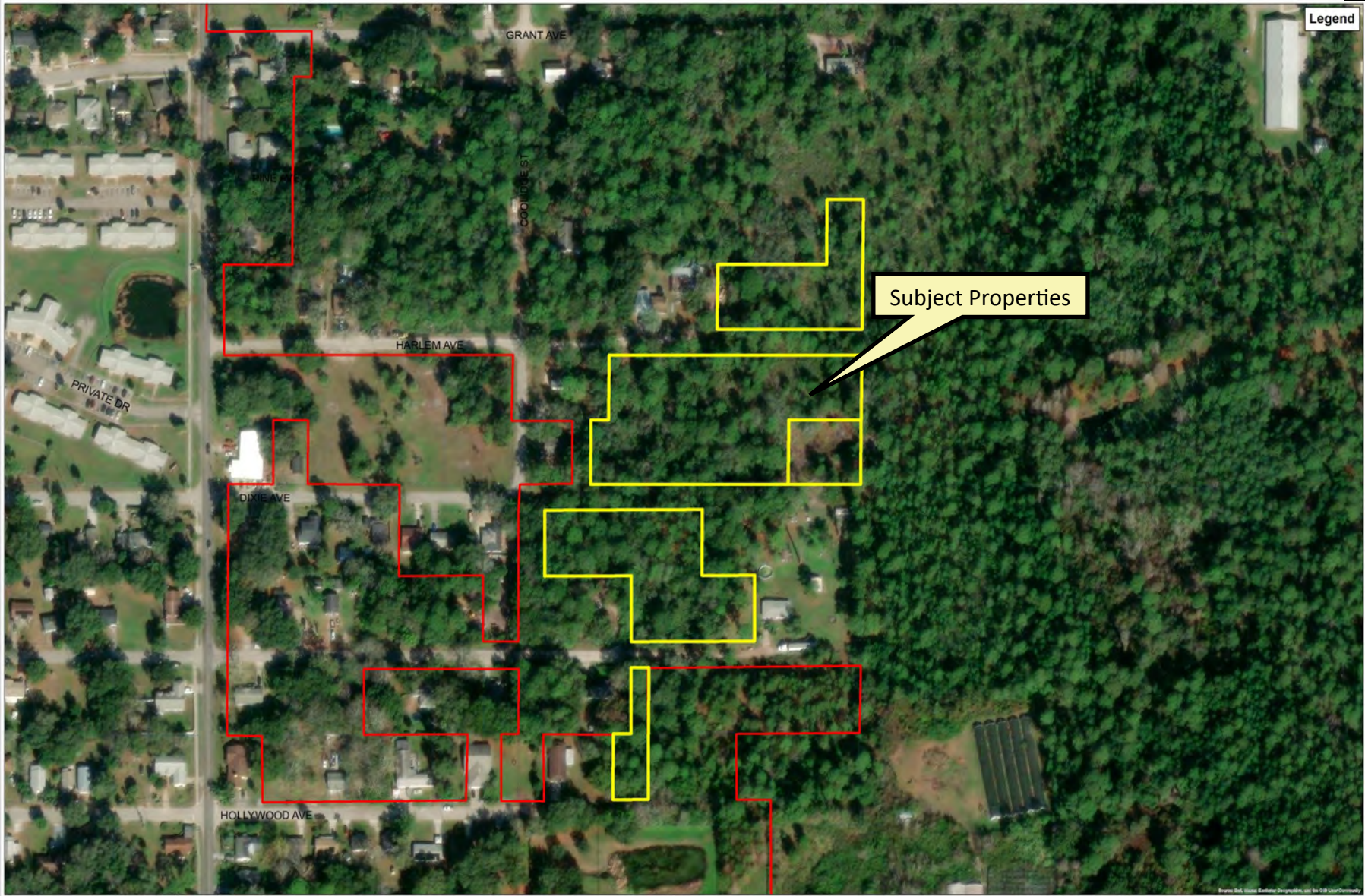
The foregoing instrument was acknowledged before me this 20th day of July 2023, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial No:

EXHIBIT "A"

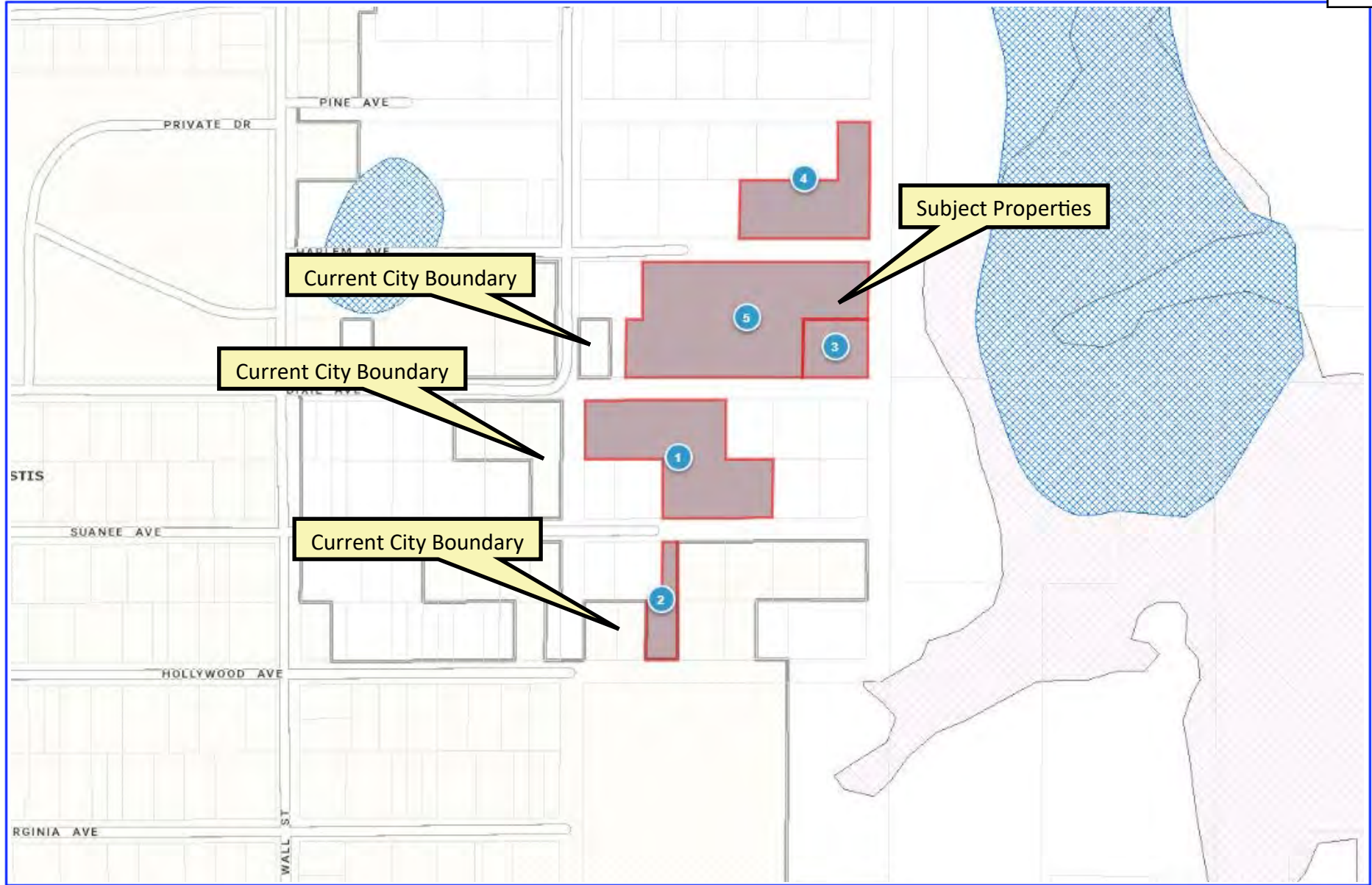
GENERAL LOCATION MAP





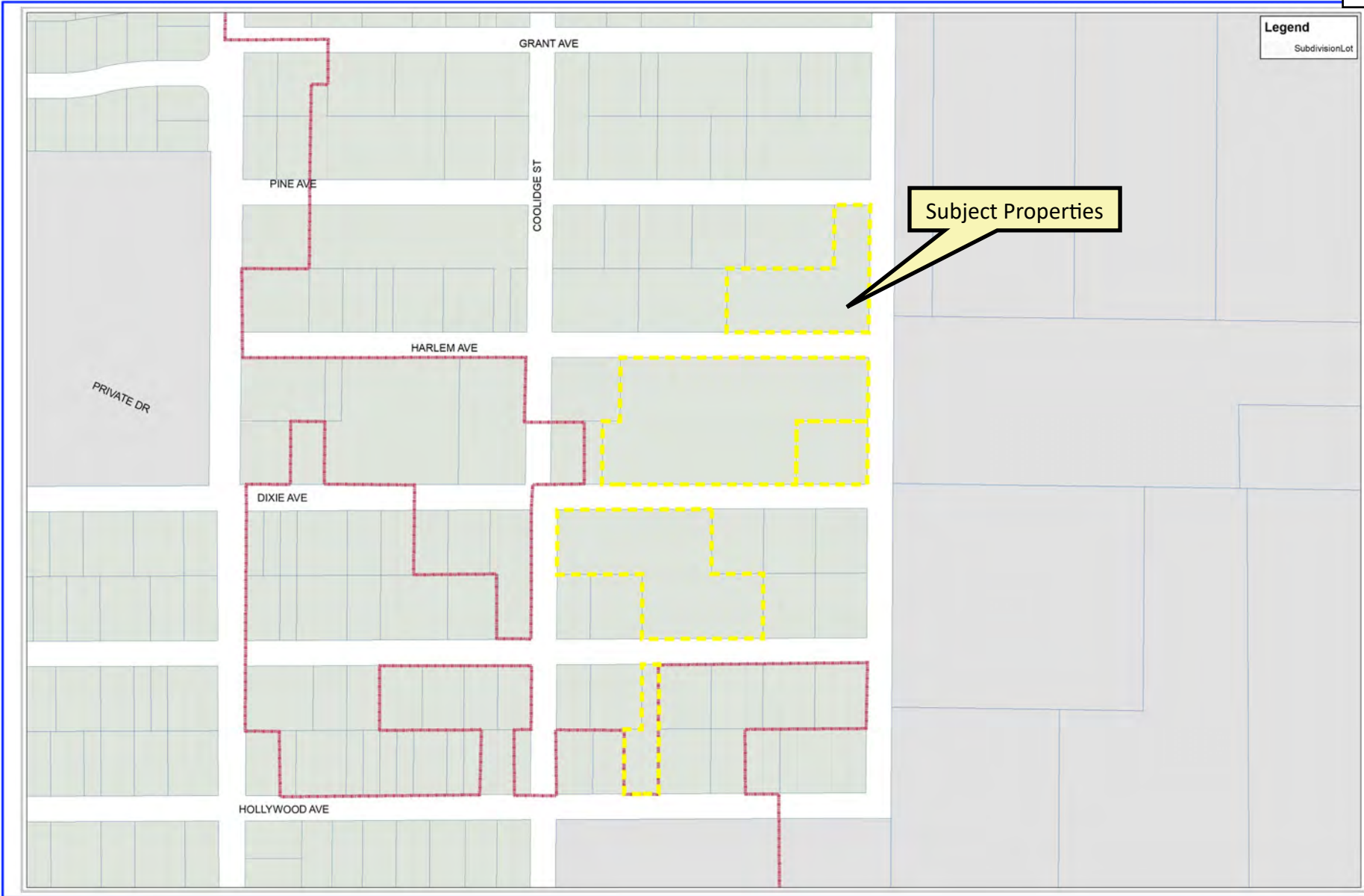
First Assembly of God of Eustis, Inc.
Aerial Location





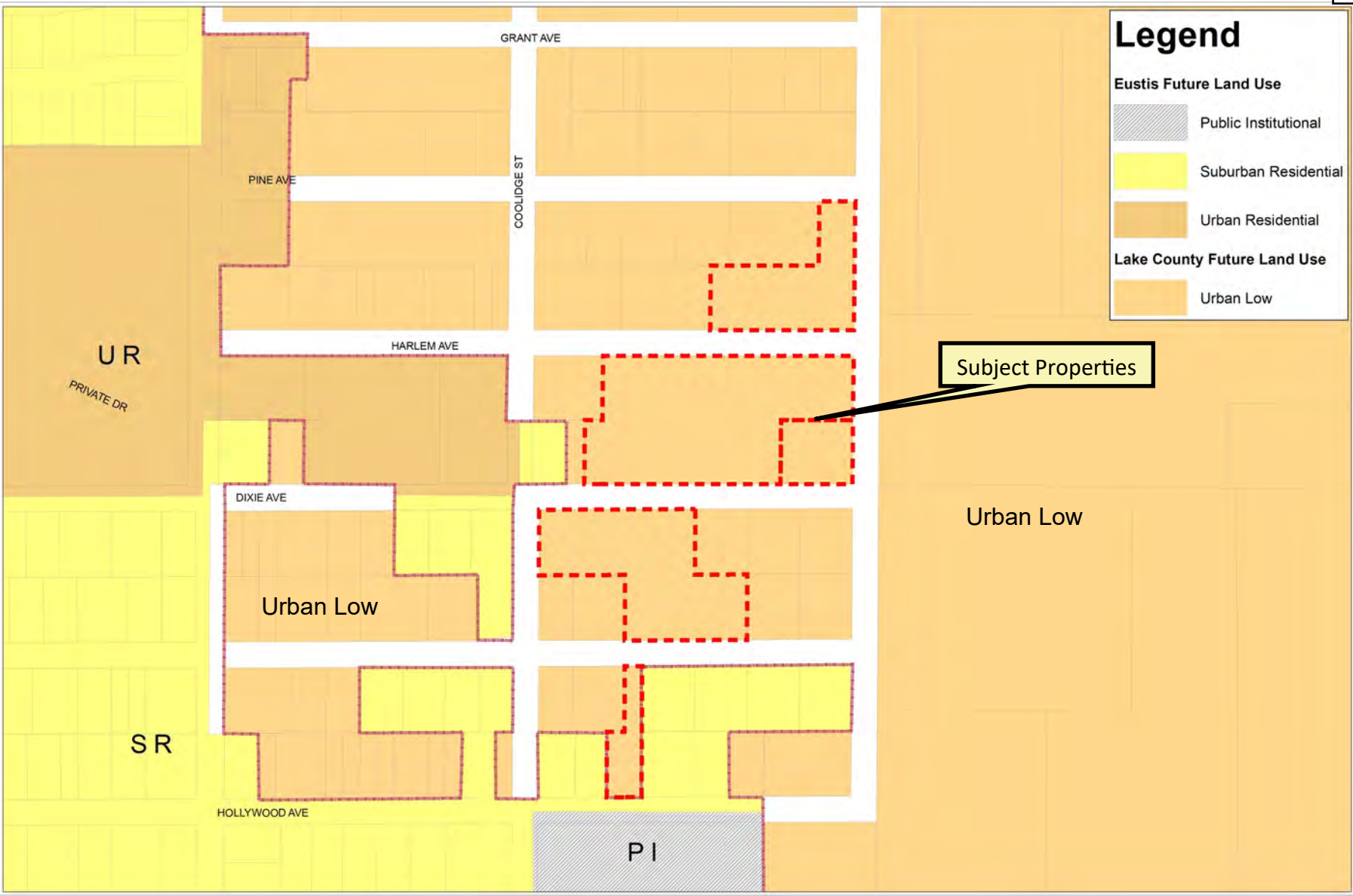
First Assembly of God of Eustis, Inc.
Location





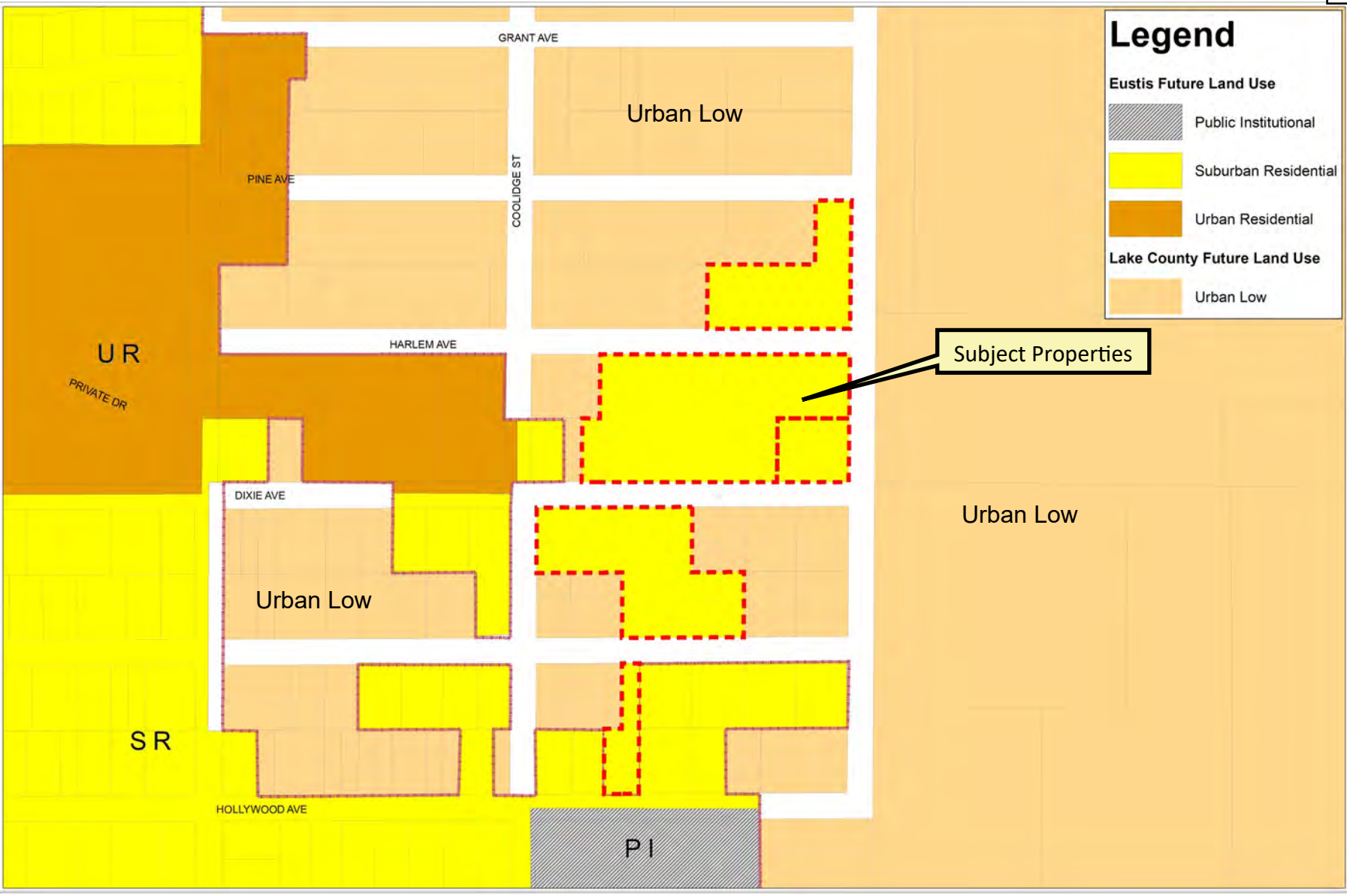
First Assembly of God of Eustis, Inc.
Underlying Platted Lots





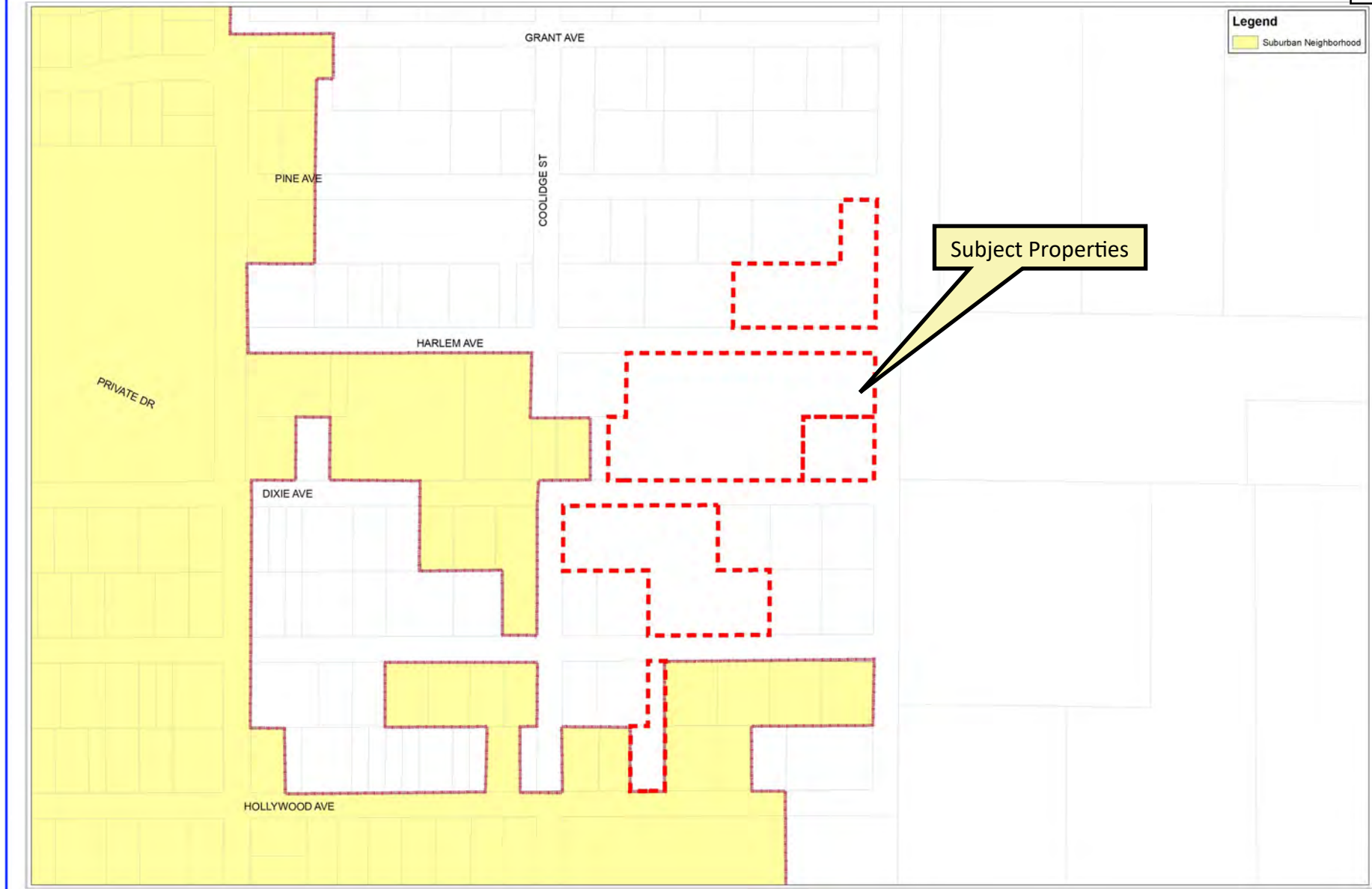
First Assembly of God of Eustis, Inc.
 Future Land Use (Current)





First Assembly of God of Eustis, Inc.
 Future Land Use (Proposed)



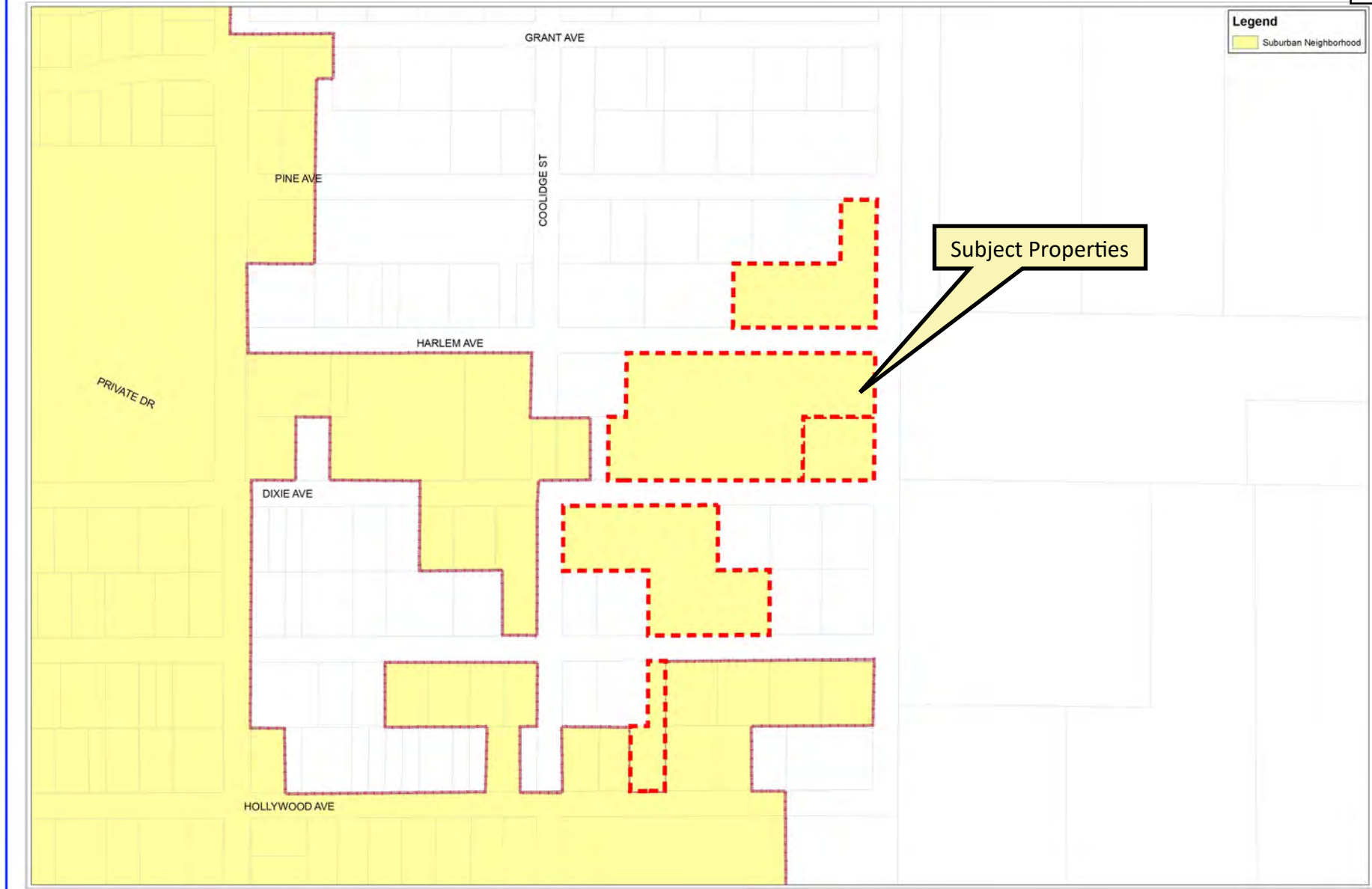


Subject Properties



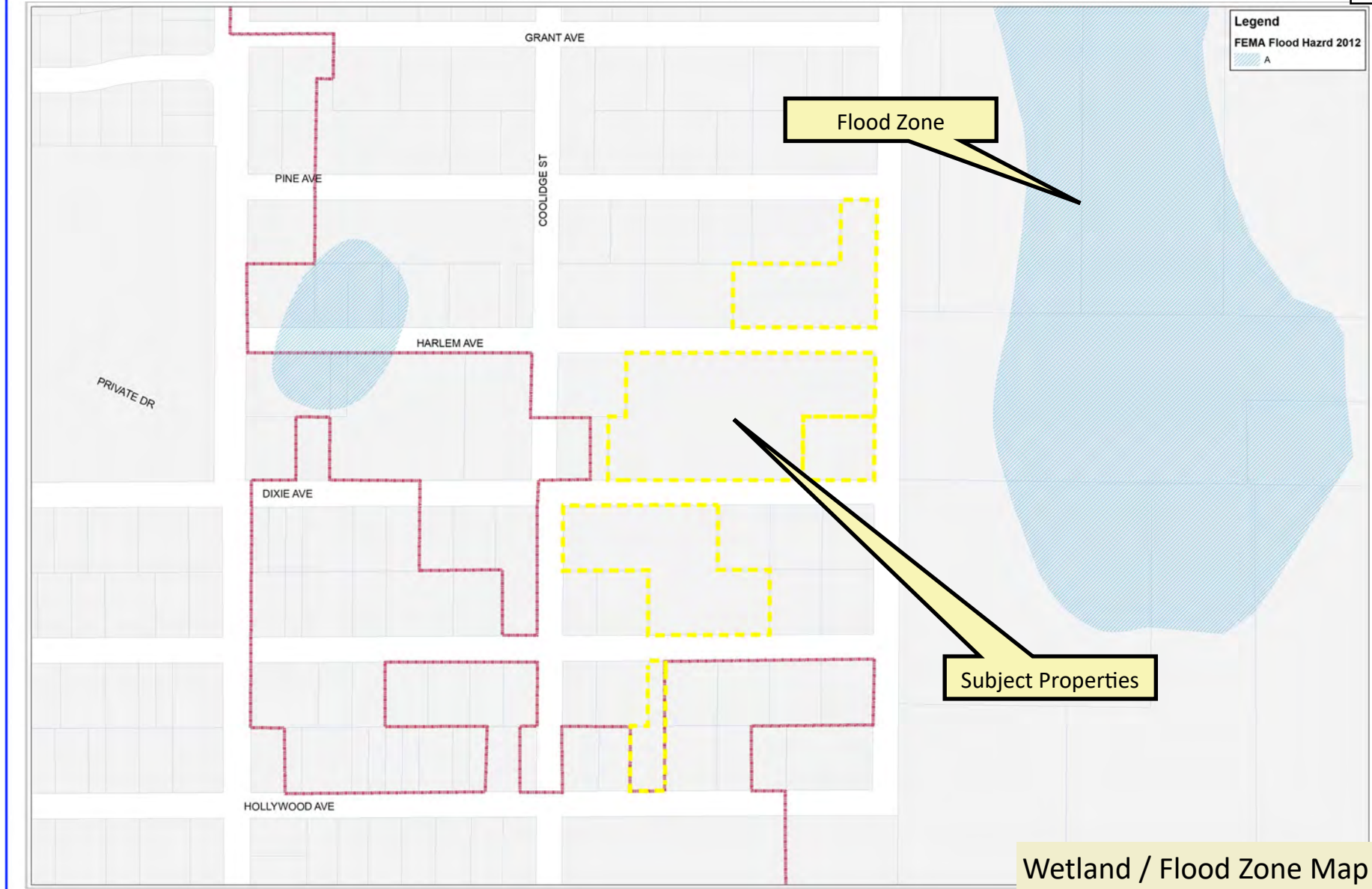
First Assembly of God of Eustis, Inc.
Design District (Before)





First Assembly of God of Eustis, Inc.
Design District (After)





Wetland / Flood Zone Map



First Assembly of God of Eustis, Inc.



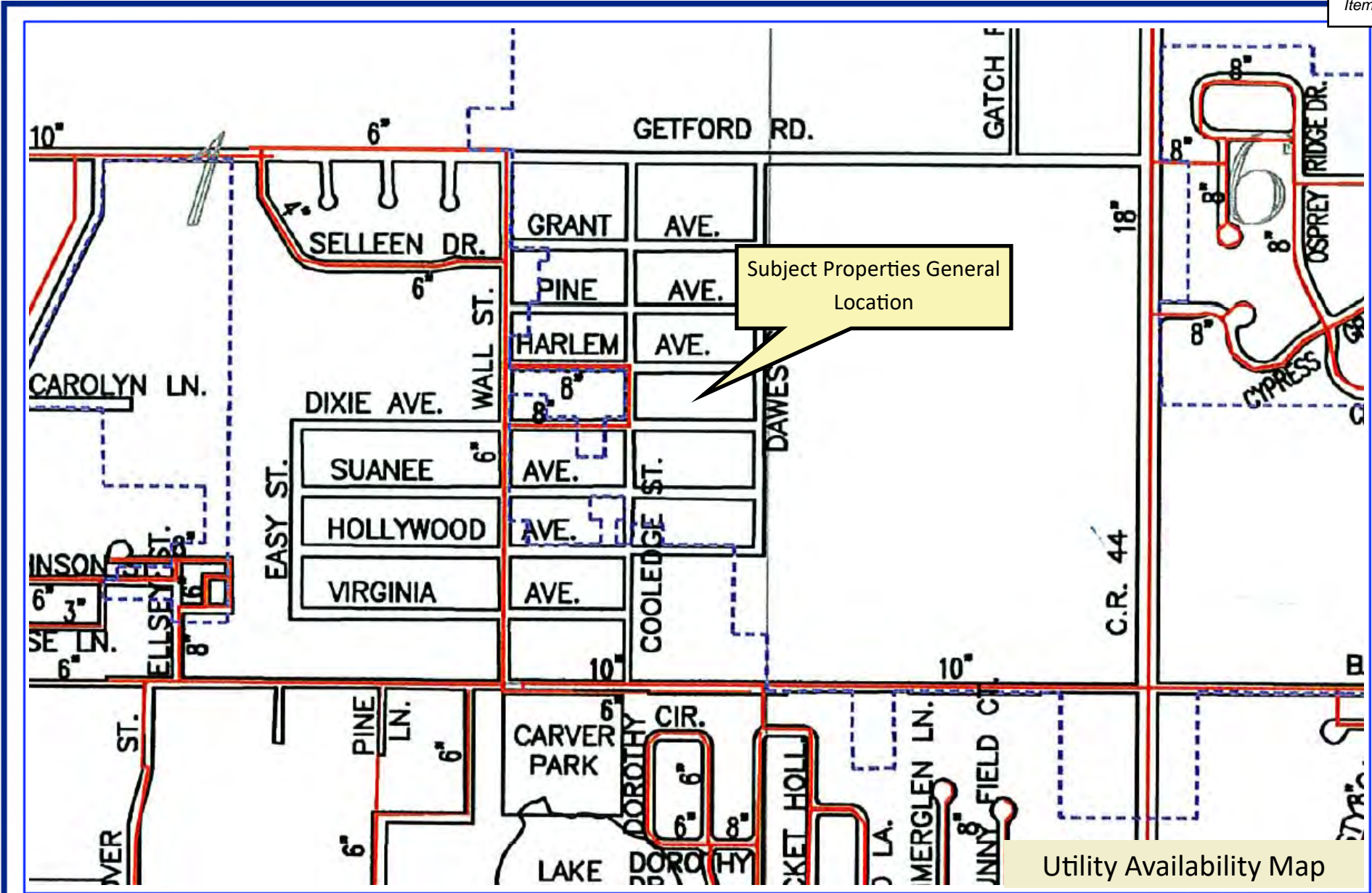


Wetland / Flood Zone Map



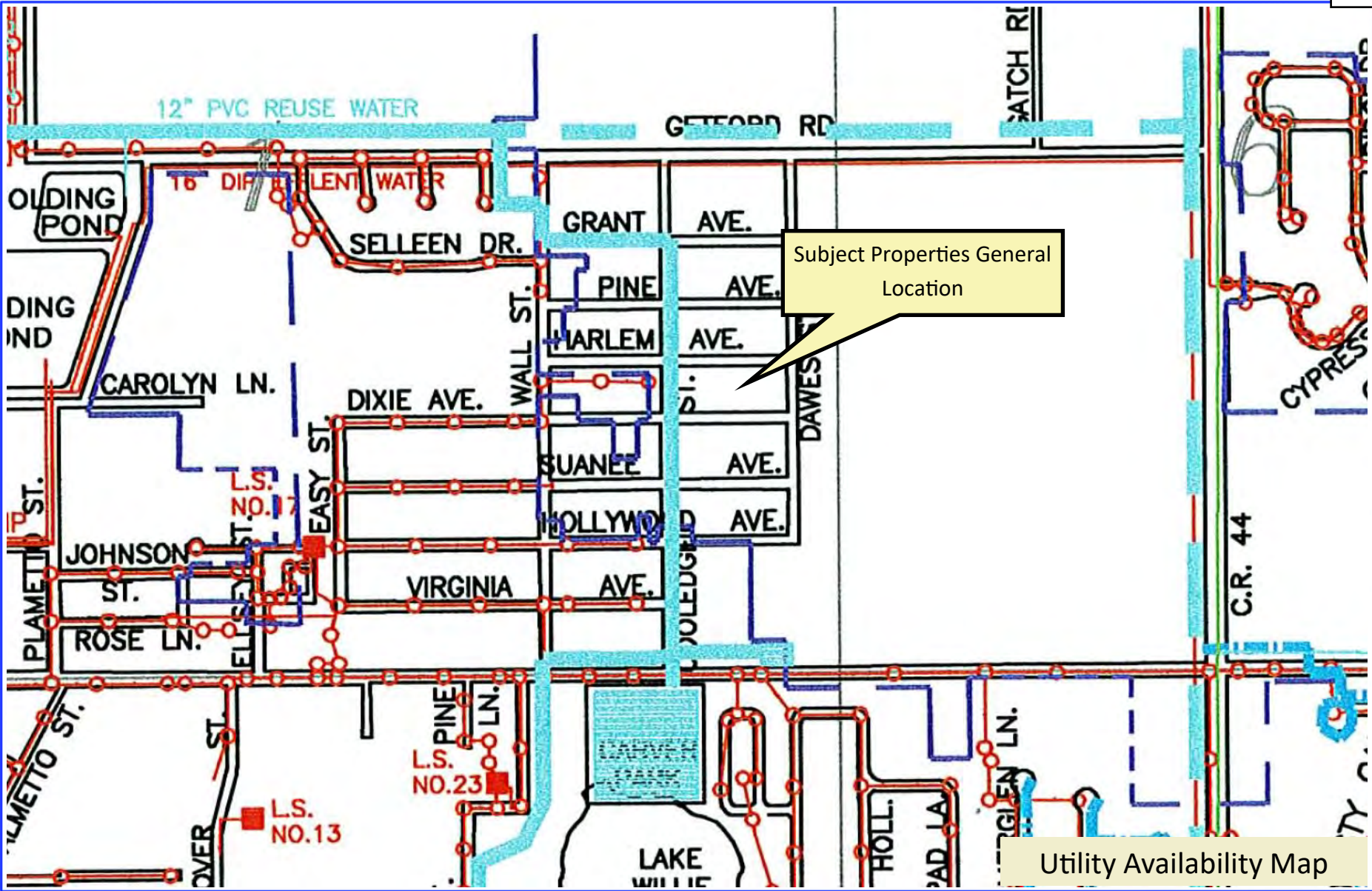
First Assembly of God of Eustis, Inc.





First Assembly of God of Eustis, Inc.
Water



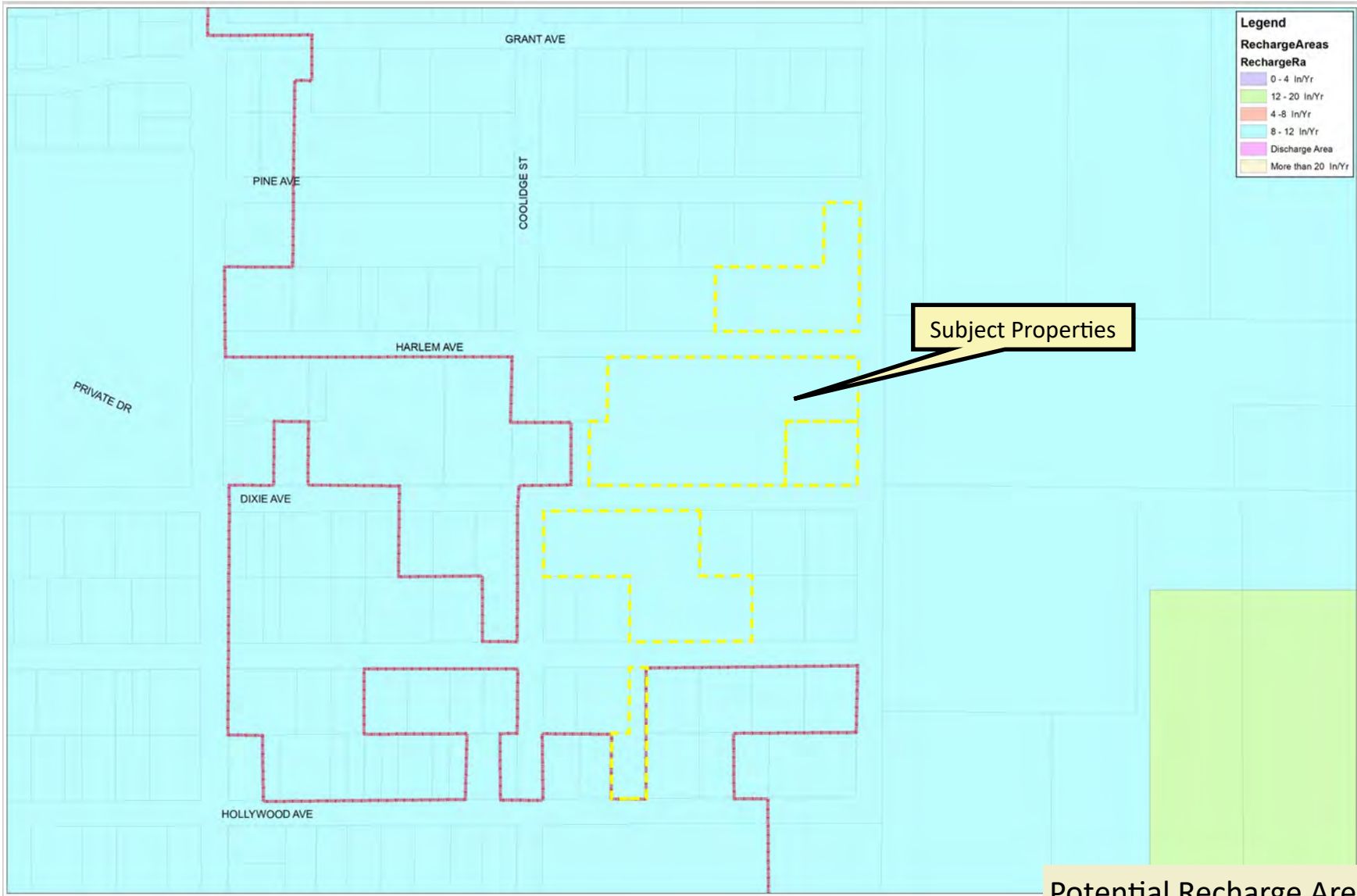


Utility Availability Map



First Assembly of God of Eustis, Inc.
Sewer and Reuse





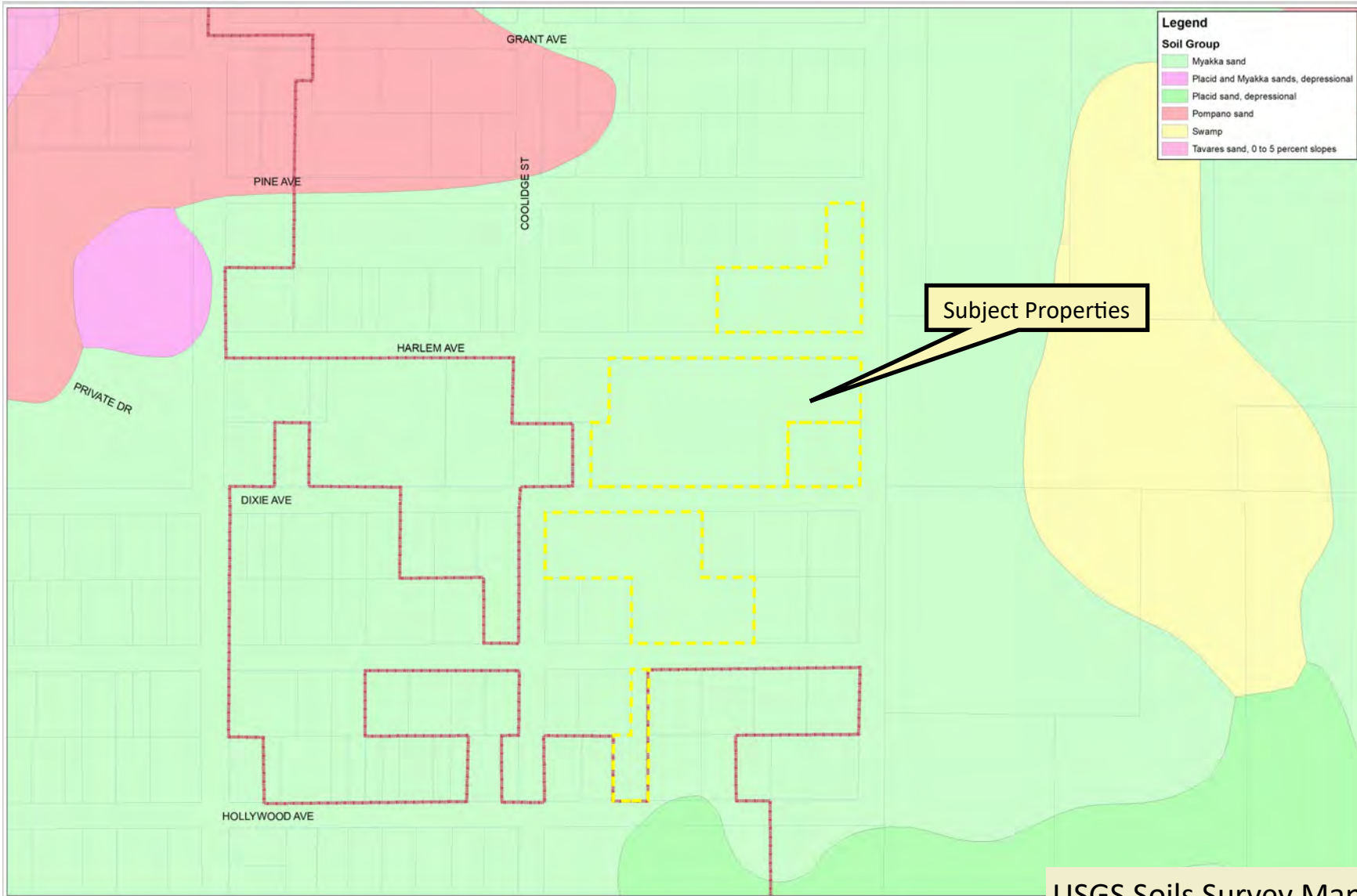
Subject Properties

Potential Recharge Areas



First Assembly of God of Eustis, Inc. Potential Recharge



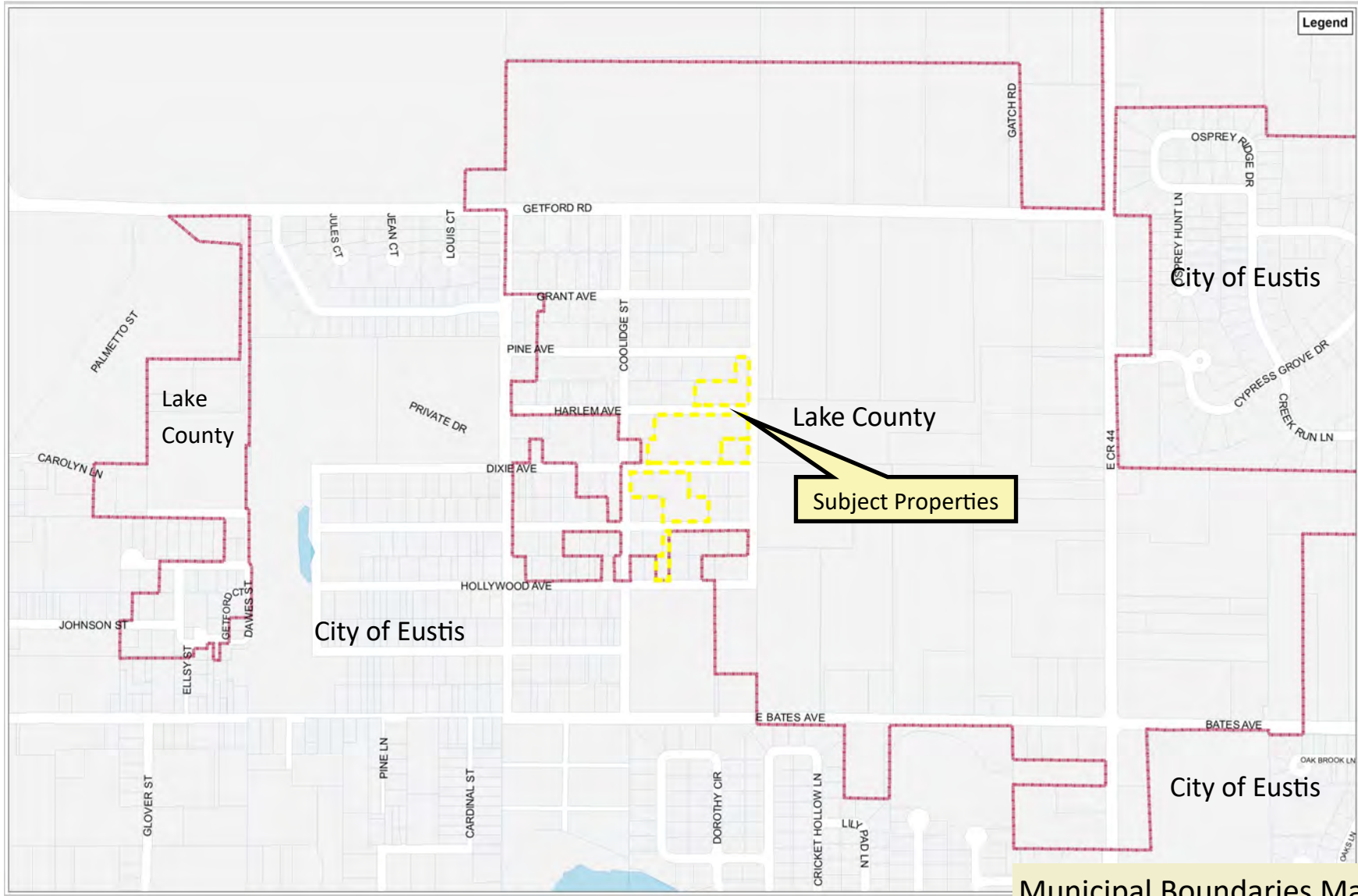


USGS Soils Survey Map



First Assembly of God of Eustis, Inc.
USGS Soils Survey Map





First Assembly of God of Eustis, Inc.



ORDINANCE NUMBER 23-19

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF EUSTIS COMPREHENSIVE PLAN PURSUANT TO 163.3187 F.S.; CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 5.8 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 2666820, 3884298, 3884439, AND 3884441 GENERALLY LOCATED EAST OF COOLIDGE STREET SOUTH OF THE UNIMPROVED PORTION OF PINE AVENUE AND NORTH OF THE UNIMPROVED PORTION OF HOLLYWOOD AVENUE, FROM URBAN LOW IN LAKE COUNTY TO SUBURBAN RESIDENTIAL IN THE CITY OF EUSTIS.

WHEREAS, on November 4, 2010, the Eustis City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 through Ordinance Number 10-11; and

WHEREAS, the State of Florida Department of Community Affairs found the City of Eustis Comprehensive Plan 2010-2035 In Compliance pursuant to Sections 163.3184, 163.3187, and 163.3189 Florida Statutes; and

WHEREAS, the City of Eustis periodically amends its Comprehensive Plan in accordance with Chapters 163.3187 and 163.3191, Florida Statutes; and

WHEREAS, the City of Eustis desires to amend the Future Land Use Map Series to change the Future Land Use designation on approximately 5.8 acres of real property located east of Coolidge Street south of the unimproved portion of Pine Avenue and north of the unimproved portion of Hollywood Avenue (Alternate Key Numbers 2666820, 3884298, 3884439, AND 3884441), and more particularly described herein as Exhibit "A"; and

WHEREAS, on July 6, 2023, the Local Planning Agency held a Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in the designation; and

WHEREAS, on July 6, 2023, the City Commission held the 1st Adoption Public Hearing to accept the Local Planning Agency's recommendation to adopt the Small-Scale Future Land Use Amendment contained herein; and

WHEREAS, on July 20, 2023, the City Commission held the 2nd Adoption Public Hearing to consider the adoption of the Small-Scale Future Land Use Amendment contained herein as Exhibit "B";

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:

SECTION 1.

Land Use Designation: That the Future Land Use Designation of the real property as described below shall be changed from Urban Low in Lake County to Suburban Residential (SR) within the City of Eustis:

Parcel Alternate Keys: 2666820, 3884298, 3884439, AND 3884441

Parcel Identification Number: 01-19-26-1000-00G-01900, 01-19-26-1000-00G-00500, 01-19-26-0600-010-00600 and 01-19-26-0600-011-00100

Legal Description:

Parcel 1

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 19, 20, 21, 22BLK G PB 12 PG 84 ORB 5400 PG 897

Parcel 2

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 5, 6, 7, 8, 9, 10,11, 12, 13, 14, 15, 16, 17, 18, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 BLKG PB 12 PG 84 ORB 4933 PGS 1841 1846

Parcel 3

ROSENWALD GARDENS LOTS 6, 23, 24 BLK 10 PB 5 PG 61 ORB 4933PGS 1841 1846

Parcel 4

ROSENWALD GARDENS LOTS 1 TO 9 INCL, LOTS 24 TO 30 INCL BLK11 PB 5 PG 61 ORB 4933 PGS 1841 1846

(The foregoing legal description was copied directly from Lake County Property Appraiser records submitted by the applicant and has not been verified for accuracy); and

SECTION 2.

Map Amendment and Notification: That the Director of Development Services shall be authorized to amend the Future Land Use Map of the Comprehensive Plan to incorporate the change described in Section 1 and provide appropriate notification in accordance with Florida Statutes.

SECTION 3.

Conflict: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4.

Severability: That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 5.

Effective Date: The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be compliant. No development orders, development permits, or land uses dependent on this amendment may be

CERTIFICATE OF POSTING

The foregoing Ordinance Number 23-19 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

EXHIBIT "A"**LEGAL DESCRIPTION:**

Parcel 1

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 19, 20, 21, 22 BLK G PB 12 PG 84
ORB 5400 PG 897

Parcel 2

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15,
16, 17, 18, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 BLKG PB 12 PG 84 ORB 4933 PGS
1841 1846

Parcel 3

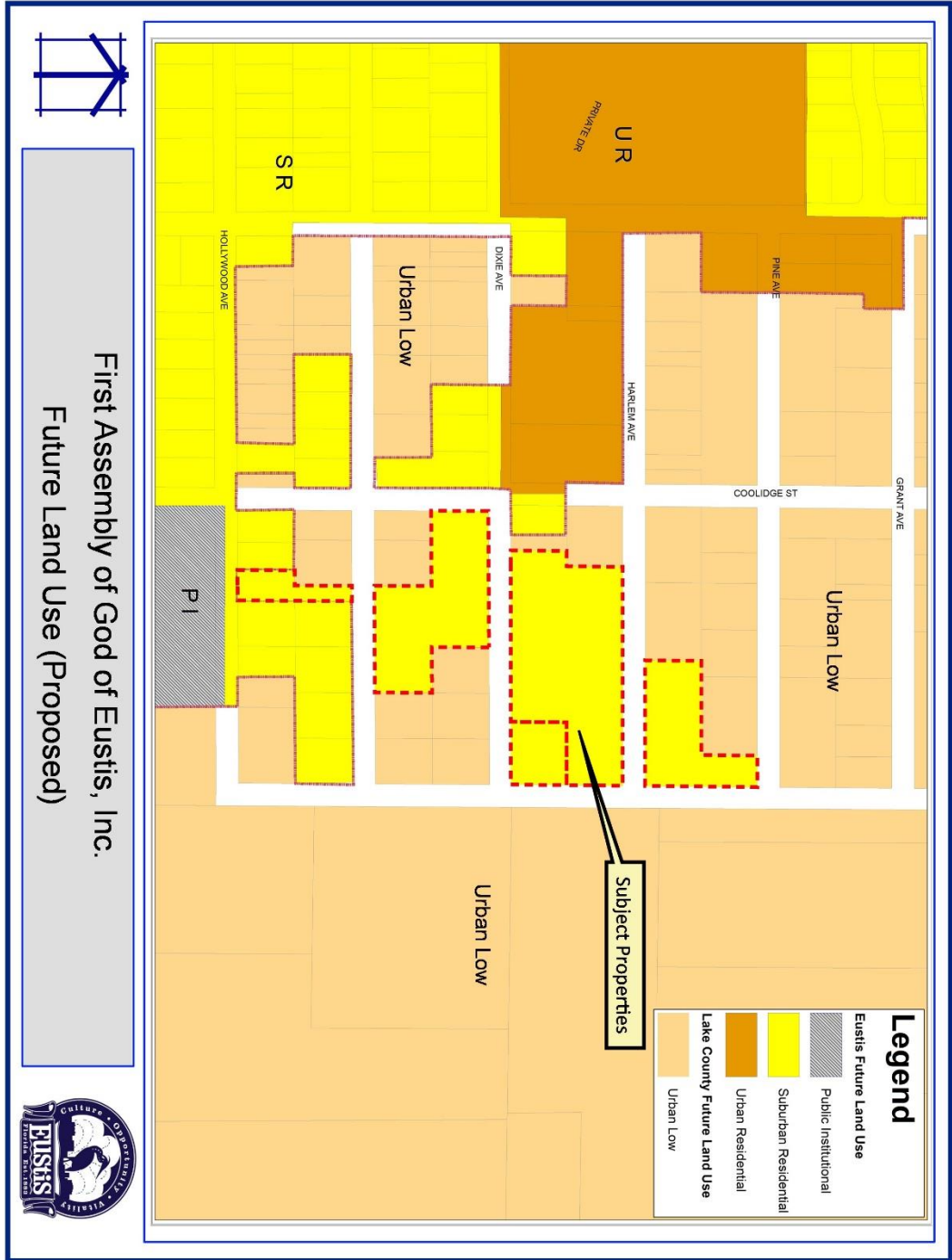
ROSENWALD GARDENS LOTS 6, 23, 24 BLK 10 PB 5 PG 61 ORB 4933 PGS 1841 1846

Parcel 4

ROSENWALD GARDENS LOTS 1 TO 9 INCL, LOTS 24 TO 30 INCL BLK 11 PB 5 PG 61
ORB 4933 PGS 1841 1846

(The foregoing legal description was copied directly from Lake County Property Appraiser records submitted by the applicant and has not been verified for accuracy)

EXHIBIT "B"



ORDINANCE NUMBER 23-20

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 5.8 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 2666820, 3884298, 3884439, AND 3884441 GENERALLY LOCATED EAST OF COOLIDGE STREET SOUTH OF THE UNIMPROVED PORTION OF PINE AVENUE AND NORTH OF THE UNIMPROVED PORTION OF HOLLYWOOD AVENUE

WHEREAS, the City of Eustis desires to amend the Design District Map of the Land Development Regulations adopted under Ordinance Number 09-33 to assign a Design District designation of Suburban Neighborhood to approximately 5.8 acres of recently annexed real property further described below, and

WHEREAS, on July 6, 2023, the City Commission held the 1st Public Hearing to consider the Design District Amendment contained herein; and

WHEREAS, on July 20, 2023, the City Commission held the 2nd Public Hearing to consider the adoption of the Design District Amendment contained herein;

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS, FLORIDA, HEREBY ORDAINS:

Section 1. Design District Designation

That the Design District Designation of the real property described below, and more specifically in Exhibit "A", and shown in Exhibit "B", shall be Suburban Neighborhood:

Parcel Alternate Keys: 2666820, 3884298, 3884439, AND 3884441

Parcel Identification Number: 01-19-26-1000-00G-01900, 01-19-26-1000-00G-00500, 01-19-26-0600-010-00600 and 01-19-26-0600-011-00100

Legal Description:

Parcel 1

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 19, 20, 21, 22BLK G PB 12 PG 84 ORB 5400 PG 897

Parcel 2

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 5, 6, 7, 8, 9, 10,11, 12, 13, 14, 15, 16, 17, 18, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 BLKG PB 12 PG 84 ORB 4933 PGS 1841 1846

Parcel 3

ROSENWALD GARDENS LOTS 6, 23, 24 BLK 10 PB 5 PG 61 ORB
4933PGS 1841 1846

Parcel 4
ROSENWALD GARDENS LOTS 1 TO 9 INCL, LOTS 24 TO 30 INCL
BLK11 PB 5 PG 61 ORB 4933 PGS 1841 1846

(The foregoing legal description was copied directly from Lake County Property Appraiser records submitted by the applicant and has not been verified for accuracy); and

Section 2. Map Amendment

That the Director of Development Services shall be authorized to amend the Design District Map to incorporate the change described in Section 1.

Section 3. Conflict

That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4. Severability

That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 5. Effective Date

That this Ordinance shall become effective upon the annexation of the subject property through approval of Ordinance Number 23-18.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 20th day of July 2023.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 1

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 19, 20, 21, 22BLK G PB 12
PG 84 ORB 5400 PG 897

Parcel 2

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 5, 6, 7, 8, 9, 10,11, 12, 13,
14, 15, 16, 17, 18, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 BLKG PB 12 PG 84 ORB
4933 PGS 1841 1846

Parcel 3

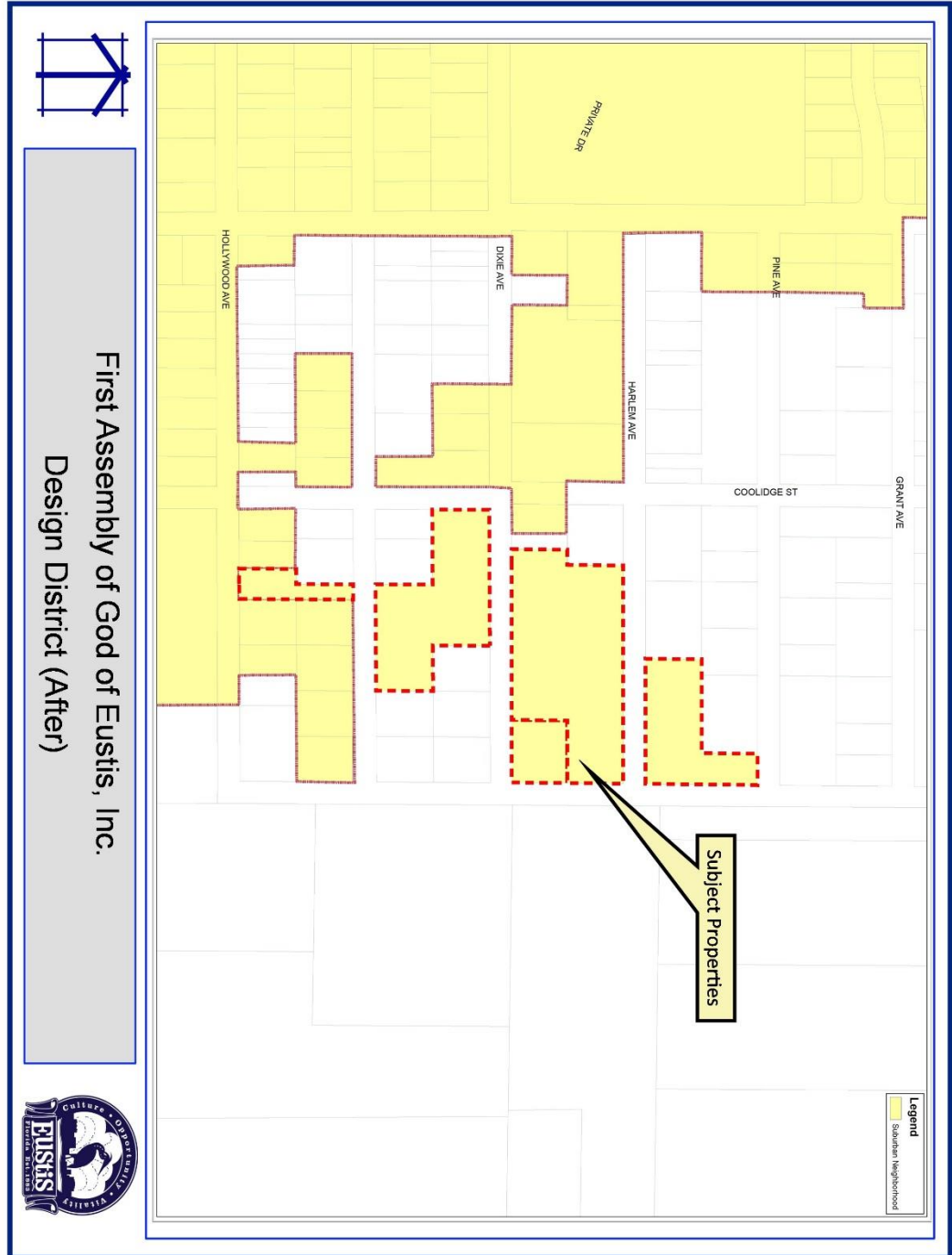
ROSENWALD GARDENS LOTS 6, 23, 24 BLK 10 PB 5 PG 61 ORB 4933PGS 1841
1846

Parcel 4

ROSENWALD GARDENS LOTS 1 TO 9 INCL, LOTS 24 TO 30 INCL BLK11 PB 5 PG
61 ORB 4933 PGS 1841 1846

(The foregoing legal description was copied directly from Lake County Property
Appraiser records submitted by the applicant and has not been verified for accuracy)

EXHIBIT "B"



First Assembly of God of Eustis, Inc.
Design District (After)

