



# AGENDA

## City Commission Meeting

6:00 PM – Thursday, April 18, 2024 – City Hall

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**INVOCATION: MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE: COMMISSIONER NAN COBB**

**CALL TO ORDER**

**ACKNOWLEDGE OF QUORUM AND PROPER NOTICE**

**1. AGENDA UPDATE**

**2. APPROVAL OF MINUTES**

**2.1** Approval of Minutes

March 21, 2024 City Commission Meeting  
April 4, 2024 City Commission Meeting

**3. PRESENTATIONS**

**3.1** Recognition of Miss Eustis Winners

**4. AUDIENCE TO BE HEARD**

**5. CONSENT AGENDA**

**5.1** Resolution Number 24-37: Approval of Purchase in Excess of \$50,000 for Asphalt

**6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS**

**6.1** **SECOND READING**

Explanation of Ordinance Numbers 24-15, 24-16, and 24-17: Annexation, Future Land Use and Design District Assignment for Parcel with Alternate Key 1064309

Ordinance Number 24-15: Annexation for 2024-A-03 - Envisage Homes LLC - Alternate Key 1064309

Ordinance Number 24-16: Future Land Use Assignment - Comprehensive Plan Amendment for 2024-CPLUS-03 - Envisage Homes LLC - Alternate Key 1064309

Ordinance Number 24-17: Design District Assignment for 2024-DD-03 - Envisage Homes LLC - Alternate Key 1064309

**6.2** **SECOND READING**

Ordinance Number 24-16: Future land Use Designation - 2024-CPLUS-03 – Envisage Homes LLC – Future land Use Designation for Parcel with Alternate Key 1064309

**6.3** **SECOND READING**

Ordinance Number 24-17: Design District Assignment - 2024-DD-03 – Envisage Homes LLC – Design District Assignment for Parcel with Alternate Key 1064309

**6.4 SECOND READING**

Ordinance Number 24-18: 2024-CPLUS-01 Grand Island Shores Road Future Land Use Map Amendment

**6.5 SECOND READING**

Ordinance Number 24-20: Amending the Land Development Regulations, Section 118 Construction Standards

**6.6 SECOND READING**

Ordinance Number 24-21: Approving a Conditional Use Permit for a Monopine Communication Tower with a height of 180 feet, located within Pine Meadows Subdivision on Future Acorn Meadows Loop - Street A

**6.7 FIRST READING**

Ordinance Number 24-19: Approving a Conditional Use Permit to allow a 10,640 square foot, Commercial Retail Store in a General Industrial Land Use District at the Eustis Commerce Park on Paradise Lane and County Road 452

**7. OTHER BUSINESS**

**7.1** Development Discussion

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

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

“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: April 18, 2024

RE: Approval of Minutes

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**Introduction:**

This item is for consideration of the minutes of the March 21, 2024 and April 4, 2024 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, March 21, 2024 – 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 Chair Emily Lee, Commissioner Gary Ashcraft, Commissioner Nan Cobb, Commissioner Willie Hawkins and Mayor Michael Holland

### 1. AGENDA UPDATE

Tom Carrino, City Manager, announced due to action at the Local Planning Agency, Items 6.2 through 6.5 and Item 6.7 need to be moved to the April 4, 2024, meeting.

Motion made by Vice Mayor Lee, Seconded by Commissioner Hawkins, to move Items 6.2 through 6.5 and Item 6.7 to the April 4th agenda. The motion passed on the following vote:

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

### 2. APPROVAL OF MINUTES

#### March 7, 2024 City Commission Meeting

Motion made by Commissioner Ashcraft, 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 Recognitions

Craig Capri, Police Chief, presented an Outstanding Service Award to Trooper Richard Rowley for his years of service during the Eustis Georgefest parade. He announced that a plaque would be installed at Orange and Grove designating it as the Trooper Rowley intersection. He recognized Adam Abdelmessih and William Starling for their promotions to Corporal.

#### 3.2 Recognition of UF IFAS Extension Lake County 4-H Public Speaking Contest Winners

Commissioner Cobb presented recognition awards to the UF IFAS Extension Lake County 4-H Public Speaking Contest Winners. She commented on how 4-H is much more than just raising animals. She invited Emma Leslie, the first place elementary school winner who is in the 5th grade at Cypress Ridge, to present her winning speech.

Ms. Leslie presented her speech regarding teachers and the need to respect teachers.

Commissioner Cobb then introduced Jase, a Villages Elementary School 4th Grader. She invited him to also give his speech.

Jase presented his speech regarding hunting turkeys, the various species of turkey and they are located.

### 3.3 Recognition of 2023 Chamber of Commerce Community Service Awards

Marie Aliberti, Director of the Greater Eustis Area Chamber of Commerce, presented the Chamber of Commerce Community Service Awards as follows: Arts & Culture - Bay Street Players represented by James Irving; Education - Meaningful Milestones, represented by Patrick and Stacey Callahan; Leadership - Jerry Cobb; Public Service - George Asbate; Sports - Brittany Bell; Humanitarian - Dr. Summer Young from Eustis Lakeside Dental; Public Safety - Shekita Hill who is also Mrs. Lake County; Youth - Aaron Cross, Junior at EHS; Volunteer - Robin Richter; Non-profit - Amazing Race for Charity; Health Care Provider - Rosalyn Chapel; Small Business - All American; Medium Business - Above and Beyond Pest Control; and Large Business - Sea Coast Bank.

Ms. Aliberti complimented all of the winners and expressed appreciation for their contributions to the community. She recognized a number of Chamber members that were present.

## **4. AUDIENCE TO BE HEARD**

Kim Molanson, Miss Eustis Pageant contestant parent, expressed concern on the eligibility of pageant contestants which was held during Georgefest. She indicated that the City did not follow its own rules that preclude a current title holder from competing while holding the title.

Addisyn Molanson, pageant contestant, objected to the eligibility issues with the 2024 Georgefest pageant. She asked that the pageant scores be re-examined based on the eligibility rules.

Sonya White, EHS FBLA, thanked the City Commission and business owner George Asbate for their support of their students attending the state FBLA contest. She noted Kelly Ung won first place for accounting and will attend the national competition. She cited others who attended and won awards as well.

## **5. CONSENT AGENDA**

5.1 Resolution Number 24-32: Authorizing Award of Bid Number 003-24 to RCM Utilities, LLC for the Eastern Water Treatment Plant Well and High Service Pump Project and Approving a Purchase in Excess of \$50,000

5.2 Resolution Number 24-34: Authorizing the recording of liens on delinquent utility accounts

5.3 Resolution Number 24-35: Approving a Purchase in Excess of \$50,000 for Annual Payment to CDW-G for Software Rights

Commissioner Hawkins noted the contract for service is with the tenant, not the landlord, so why is the City putting the landlord in the middle. He expressed concern regarding the landlord being held responsible for the tenant's service.

Attorney Sasha Garcia stated that liens for service can only be placed on the actual property.

The Commission asked if it is allowable to ask on the application if the customer owns or rents with Attorney Garcia noting the City requests a copy of a lease or a deed with the application.

Further discussion was held regarding holding a property owner responsible for a tenant's bill.

Mr. Carrino indicated that staff has been bringing the liens forward more often due to a request from the Commission. He added that staff can look at what other cities do and what best practices are for collecting on overdue accounts.

The Commission asked if a credit check is done on customers requesting service with Mr. Carrino responding affirmatively. He explained that, based on the credit score, determines whether or not they have to pay a deposit.

Discussion was held regarding shortening the time span and when service is discontinued due to nonpayment.

Mr. Carrino noted that Finance Director Mike Sheppard is out ill but he could discuss the situation with him upon his return. He commented on how the City tries to work with a customer when they have difficulty paying a bill.

The Commission expressed further concern regarding property owners being held responsible for a tenant's utility bill and whether or not the City reports nonpayments to the credit bureaus.

Mayor stated that under Florida law the property owner cannot be charged unless the bill is in their name. He stated that 5.2 will be pulled and voted on separately. He asked for a motion on items 5.1 and 5.3.

Motion made by Commissioner Cobb, Seconded by Commissioner Hawkins, to approve Items 5.1 and 5.3 of the Consent Agenda. The motion passed on the following vote:

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

Mayor Holland then asked for a motion on Item 5.2 (Resolution Number 24-34) with Mr. Carrino offering to have the item postponed to obtain additional information and brought back for consideration.

Motion made by Commissioner Ashcraft, seconded by Vice Mayor Lee, to postpone Resolution Number 24-34. The motion passed on the following vote:

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

**6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS**

6.1 Resolution Number 24-33: Appointment of Finance Director

Attorney Garcia read Resolution Number 24-33 by title: A Resolution of the City Commission of the City of Eustis, Florida, approving the appointment of Lori A. Carr as the City of Eustis Finance Director, effective April 11, 2024.

Bill Howe, Human Resources Director, explained that the City Charter requires that the Finance Director be appointed by the City Manager and confirmed by the City Commission. He provided an overview of Lori Carr's qualifications and stated she meets all requirements for the position of Finance Director.

Attorney Garcia opened the public hearing at 6:45 p.m. There being no public comment, the hearing was closed at 6:45 p.m.

Lori Carr addressed the Commission expressing her excitement to begin the position.

Motion made by Vice Mayor Lee, Seconded by Commissioner Cobb, to approve Resolution Number 24-33 appointing Lori Carr as City Finance Director. The motion passed on the following vote:

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

**6.2, 6.3, 6.4, 6.5 and 6.7 FIRST READING**

Ordinances 24-15, 24-16, 24-17, 24-18 and 24-20 were postponed to April 4, 2024, due to an advertising issue for the Local Planning Agency.

**6.6 FIRST READING**

**Ordinance Number 24-19: Approving a Conditional Use Permit to allow a 10,640 square foot, Commercial Retail Store in a General Industrial Land Use District at the Eustis Commerce Park on Paradise Lane and County Road 452**

Attorney Garcia read Ordinance Number 24-19 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, approving a conditional use permit to allow a 10,640 square foot commercial retail store in a General Industrial land use district at the Eustis Commerce Park on Paradise Lane and CR 452.

Mike Lane, Development Services Director, presented Ordinance 24-19. He explained the property is located in the Eustis Commerce Park and is owned by JBC Management Group. He indicated that a retail establishment is a conditional use within the General Industrial land use category. He reviewed the general location and surrounding land use designations. He provided a copy of the proposed site plan and noted they held a community meeting on March 5th with eleven attendees. He explained staff's review of the application and noted that the Commission can attach limitations or conditions to the project.

Mr. Lane then reviewed staff's recommended conditions as follows: 1) Submit plans for the site plan/final engineering construction plans for DRC review; 2) Attend a pre-construction conference with DRC; 3) Submit materials and paperwork to the Building Department for a building permit and pay associated construction and impact fees; 4) Submit plans for sign approval separately to the Building Department; and 5) Obtain a business tax receipt before opening for business. He confirmed that all public notice requirements have been met.

Mr. Lane commented on concerns expressed by the Commission regarding the limited opportunities in the City for industrial development. He indicated that the Eustis Commerce Park is one of the areas in the City with a General Industrial land use designation. Currently, the sole occupant of the Park is Nutraceuticals.

Logan Opsahl, Land Use Counsel for the project, presented an aerial of the subject property. He cited the City's conditional use permit process and stated that the City's regulations note that the requested use is "generally consistent with the goals and policies, objectives of the comprehensive plan and compatible with the area." He stated their agreement with the staff's recommendations for conditions. He added that their retail use would provide buffering between the industrial uses and the residential area.

Mr. Opsahl explained that CR452 is a County road so they are working with them on the traffic conditions. He noted that a request was made to provide a golf cart cross over; however, the County has stated that is not possible due to the traffic conditions on 452.

Holly Irish, Concept Development, discussed the traffic impact analysis for a.m. and p.m. peak hours. She stated the analysis showed no deficiencies caused by the addition of the project at

the intersection with the results indicating that all intersection movements operate well with little delay for all movements.

Ms. Irish presented the architectural elevations and summarized the project upgrades. She noted they have had a pre-development meeting and community meeting to ensure the plan meets the City's codes.

Attorney Garcia opened the public hearing at 7:02 p.m.

George and Pamela Carrera, along with his father, Donald Carrera, owners of Eustis Commerce Park, commented on their future plans for the park. Mr. Carrera noted that there is only 34 acres of industrial property in Eustis and they own 32 of them. He asked what are the Commission's ideas for industrial in Eustis. He cited recent industrial development in Umatilla.

Mayor Holland recommended that the Carreras reach out to the City's Economic Development Director Al Latimer.

There being no further public comment, the hearing was closed at 7:05 p.m.

Mayor Holland requested a motion on Ordinance 24-19. The ordinance died for lack of a motion.

## 7. OTHER BUSINESS

### 7.1 Transfer of Additional Land to Lake Sumter State College (LSSC) For Construction of CDL and Lineworker Training Facility

Al Latimer, Economic Development Director, explained the requested transfer of additional land to Lake Sumter State College (LSSC) for construction of CDL and Lineworker Training Facility. He noted staff recommends that an additional four acres be included in the property transfer. He explained that the additional property would be a uniform shaped property that would also provide for stormwater retention.

Mr. Latimer noted that other educational facilities have approached the City regarding partnerships. He stated that the college will provide the City with any required easements and they will undertake the surveying for the legal description. They will also explore other partnerships with colleges and universities.

The Commission asked about the use of the additional property with Mr. Latimer indicating they will definitely use the additional 2.5 acres; however, the remaining 1.5 acres would not be accessible to anyone else and contains wetlands.

Mr. Carrino explained that due to Hicks Ditch the remaining property is largely inaccessible to any other users including the City. It would have to be accessed through the fire station. He indicated the college would be more likely to be able to make use of the property.

Vice Mayor Lee commented on Lake Sumter's interest in expanding their programs including solar energy, electrical engineering and several others. She stated they are most interested in discovering what the City needs in order to develop its workforce.

Commissioner Hawkins asked about LSSC providing additional scholarship opportunities for Eustis High School students in exchange for the additional property.

Vice Mayor Lee noted their intent to hold a variety of round table discussions to see what is needed.

The Commission asked that staff provide the request to LSSC for some additional scholarships.



Al Latimer commented on the architectural rendering in accordance with City Commission requests.

CONSENSUS: It was a consensus of the Commission for the City to provide an additional four acres to LSSC.

Mr. Carrino explained they would prepare an additional agreement and bring it back for approval by resolution.

## 8. FUTURE AGENDA ITEMS AND COMMENTS

### 8.1 City Commission

Commissioner Cobb commented on the need for an ordinance pertaining to semi trucks. She asked about the progress on the apartment complex in downtown Eustis.

Mr. Carrino stated they are working inside the building. He explained that once a permit has been pulled they have six months between approved/passed inspections. Therefore, he has asked the Building Official to keep a close eye on the project.

Commissioner Cobb asked if the project was bonded and expressed concern regarding the project being completed. She then expressed concern regarding sand running downhill from the worksite and clogging the drain near Jeannie's Restaurant. She asked that the City correct the problem and add it to the developer's bill rather than waiting for them to fix it. She then asked about a defunct swimming pool on Lakeshore Drive.

Mr. Carrino indicated that the project passed an inspection on October 25th so they have six months from that date to pass another inspection. He added that the City asked them to add some fencing around it; however, they are in compliance at this time. He stated his opinion that they seem to be working on the project as they can.

Chief Capri indicated that Code Enforcement is on top of it. He noted that the owner works at NASA and added that there are a number of issues on Lakeshore and reported that the department wrote 650 traffic citations in that area. He stated they would have a report at the next meeting.

Mr. Carrino added that the six months is what is required under state law.

Commissioner Cobb reported on her attendance at the Eustis Chili Cook-off as well as the Leesburg St. Patrick's Day barbecue and chili cook-off. She noted that Greg Dobbins from the City competed at the Leesburg cook-off.

Commissioner Ashcraft asked about adding picnic tables in Ferran Park.

Mr. Carrino commented the redesign of Ferran Park did not include picnic tables. He noted that plans are to concrete the area where the annual Christmas tree is placed due to issues with the grass. Picnic tables will be placed there when the Christmas tree is not in place.

Commissioner Hawkins asked about adding concrete to the area in front of the bandshell with Mr. Carrino indicating he would talk to Public Works about it.

Commissioner Hawkins asked about the payment of funds allocated by the Commissioners to various organizations with Mr. Carrino indicating that Finance Director Mike Sheppard is checking meeting minutes to confirm where the Commission wanted the funds donated. He commented that some of the organizations may need to provide some documentation prior to payment being made.

Commissioner Cobb asked Mr. Gierok to make sure all of the plaques from the benches being placed on the wall.

Vice Mayor Lee expressed concern regarding semi trucks parking at the Fairgrounds and around the city. She emphasized her concern regarding the auto repair shop on Kurt Street across from Eustis Heights Elementary. She stated it is impeding traffic and is going to cause an accident.

Chief Capri noted that someone stole the signs the Police Department installed in that area. He indicated they have been given a number of warnings and the department will start towing vehicles.

Vice Mayor Lee reported on her attendance at the Cops and Bobbers event at Alee Academy. She complimented staff on the improvements made to the Clifford House and stated it should be ready for the Mother's Day tea.

## **8.2 City Manager**

Mr. Carrino thanked the City Commission and staff for their support during his family's recent issues. He noted the recent Strategic Planning session and cited issues with staff insufficiently preparing the Commission for the meeting. He stated that he and Jason would work with them to make sure everyone is better prepared for the process. He indicated his belief that, in the end, the City will have a product it can be proud of including having good, measurable actions.

The Commission asked about the Master Plan for the former Waterman site property with Mr. Carrino indicating that is being prepared as a separate process. He stated he would present the draft to the Commission and then meet with the Commissioners individually to discuss the plan.

## **8.3 City Attorney - NONE**

## **8.4 Mayor**

Mayor Holland noted the upcoming Comedy Show and asked if the other Commissioners would like to attend. It was a consensus of the Commission for the City to get a table. He encouraged the community to attend the event. He added there would also be a number of vendors present.

Darius Kerrison announced there would be free health screenings available, OneBlood would be present for blood donations and Lake Community Action Agency would be present. He stated the event would run from 4 to 9 p.m. with the show beginning at 6 p.m.

## **9. ADJOURNMENT: 7:34 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](http://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.*

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CHRISTINE HALLORAN  
City Clerk

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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: April 18, 2024

RE: Recognition of Miss Eustis Winners

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**Introduction:**

The Events Department will recognize the Miss Eustis Winners:

1. Little Miss Eustis – Ariyah Waters
2. Tiny Miss Eustis – Blake Beall
3. Junior Miss Eustis – Lucy Doerfler
4. Teen Miss Eustis – Sydnie Sebree
5. Miss Eustis – Chloe Sebree
6. Miss Georgefest – Caroline Schapansky

**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: April 18, 2024

RE: Resolution Number 24-37: Approval of Purchase in Excess of \$50,000 for Asphalt

**Introduction:**

Resolution Number 24-37 authorizes the purchase of asphalt in excess of \$50,000 for the City's paving projects.

**Background:**

The Public Works Department requires asphalt purchases in excess of \$50,000 to complete the fiscal year 2023-2024 resurfacing projects and other asphalt projects that arise during the year. The Eustis Purchasing Department has arranged for us to piggyback Orange County's Asphalt Products for Public Works Contract Number Y23-127. Orlando Paving Company is their vendor of choice with a proposed cost of \$105.00 per ton of S-3 recycled asphalt. The purchase of asphalt was included in the approved budget for this fiscal year. Last fiscal year (22-23), the cost of asphalt was over \$250,000. Staff is asking to waive the bidding process and request awarding the contract to Orlando Paving Company.

**Recommended Action:**

Staff recommends approval of Resolution Number 24-37.

**Policy Implications:**

n/a

**Alternatives:**

There are no alternatives. Staff requires asphalt to fulfill their repaving obligations.

**Budget/Staff Impact:**

The funds for the proposed purchases have been included in the approved Fiscal Year 2023/2024 budget.

**Prepared By:**

Sally Mayer, Administrative Assistant – Public Utilities

**Reviewed By:**

Rick Gierok, P.E., Director of Public Works  
Tracy Jeanes, Director of Purchasing

**Attachments:**

Resolution Number 24-37  
Orange County, Florida Contract Number Y23-127

**RESOLUTION NUMBER 24-37**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, APPROVING A PURCHASE EXCEEDING \$50,000 FOR RECYCLED ASPHALT; AND AUTHORIZING THE EUSTIS PURCHASING MANAGER TO PROCEED WITH PIGGYBACKING ORANGE COUNTY’S CONTRACT WITH ORLANDO PAVING COMPANY.**

**WHEREAS**, the Eustis Public Works Department is responsible for maintaining the City’s streets and parking lots; and

**WHEREAS**, recycled asphalt is essential with performing these duties; and

**WHEREAS**, the Eustis Purchasing Manager has secured the option to piggyback the Orange County’s contract with Orlando Paving Company at the cost of \$105 per ton of recycled asphalt; and

**WHEREAS**, the City’s approved 2023-2024 Budget includes funds for the purchase of recycled asphalt; and

**WHEREAS**, the City of Eustis Purchasing Ordinance requires that the City Commission approve any purchases exceeding \$50,000.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Eustis, Lake County, Florida, that:

- (1) The City Commission hereby authorizes the Purchasing Manager to proceed with securing a piggyback contract through Orange County, Florida with the Orlando Paving Company; and
- (2) That this resolution shall become effective immediately upon passing.

**DONE AND RESOLVED**, this 18<sup>th</sup> day of April 2024, in regular session of the City Commission of the City of Eustis, Lake County, 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, by means of physical presence, this 18<sup>th</sup> day of April 2024, 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 has been reviewed and approved as to form and legal content, for 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 24-37 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



**CONTRACT NO. Y23-127 (Lots 1 & 2)**  
**FURNISH ASPHALT PRODUCTS**  
**FOR PUBLIC WORKS ROADS & DRAINAGE DIVISION**

This contract is not valid unless bilaterally executed. Subject to mutual agreement Orange County, Florida, hereby enters into a contract subject to the following:

1. Ordering against Contract:
  - A. Unless otherwise specified in the Invitation for Bids, the County will place orders by issuance of a numbered Delivery Order against this contract. Each Delivery Order will specify the quantity, description and location for deliver.
  - B. The obligations of Orange County under this contract are subject to need and availability of funds lawfully appropriated for its purpose by the Board of County Commissioners or other funding source as specified in the terms and conditions.

2. Taxes:

The County has the following tax exemption certificates assigned.

- A. Certificate of Registry No. 59-70-004K for tax free transactions under Chapter 32, Internal Revenue Code;
- B. Florida Sales and Use Tax Exemption Certificate No. 85-8012622266C-0.

3. Invoicing:

- A. Invoices must be submitted, in duplicate, referencing this contract number and the Delivery Order to:

Orange County Public Works Department  
Fiscal Administrative Services  
4200 S. John Young Parkway, 2<sup>nd</sup> Floor  
Orlando, Florida 32839  
Phone: (407) 836-7721

- B. Invoices against this contract are authorized only at the prices stated in your bid response, unless otherwise provided in the Invitation for Bids.

4. Counterpart (1):  
Bidder's Irrevocable Offer and Acceptance

- A. The Bidder hereby submits an irrevocable offer in response to **Invitation for Bids No. Y23-127-MM, Furnish Asphalt Products for Public Works Roads and Drainage Division – Term Contract**, subject to all general terms and conditions and special terms and conditions therein without exception.
- B. All requirements contained in any addenda to the solicitation for this procurement are part of and hereby incorporated into this contract.
- C. Debarment, Suspension, Ineligibility and Voluntary Exclusion  
By executing Counterpart (1) the Bidder affirms that it is in compliance with the requirements of 2 C.F.R. Part 180 and that neither it, its principals, nor its subcontractors are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

Hubbard Construction Company  
(COMPANY NAME)

BY: P. Frederick O'Dea, Jr. (Authorized Signatory)  
P. Frederick O'Dea, Jr. (Name)  
VP/SEC/TRES (Title)

DATE: 02/22/2023

NOTICES: 1936 Lee Road (Address)  
Suite 300 (Address)  
Winter Park, FL 32789 (City, State Zip)  
407-645-5500 (Phone)  
asphalt@hubbard.com (Email)

5. Counterparts. This Agreement may be executed in two identical counterparts, all of which shall be considered one and the same agreement and shall become effective when both counterparts have been signed by each party and delivered to the other party.


Counterpart (1) shall be executed by the bidder and included in the sealed bid response.

Counterpart (2) may be executed by the County Procurement Division to formalize Acceptance of Bidders Offer and Contract Award.



- 6. Counterpart (2):  
Orange County's Acceptance of Bidder's Offer and Contract Award
  - A. The County's acceptance of the Bidder's offer in response to our **Invitation for Bids No. Y23-127-MM, Furnish Asphalt Products for Public Works Roads & Drainage Division - Term Contract.**
  - B. This contract is effective **June 1, 2023** and shall remain in effect through **May 31, 2024**
  - C. The estimated contract award for the initial term of the contract is  
  
**\$3,991,000**
  - D. This is a term contract for the time period specified in the referenced Invitation for Bids, for the products/services covered by this contract. The County is not obligated to purchase any minimum amount of products or services, unless otherwise stipulated in the Invitation for Bids. The bidder is granted authorization to proceed to perform services upon receipt of duly executed Delivery Order.
  - E. This contract may be renewed as provided in the Invitation for Bids.
  - F. Any amendments modifying the terms, conditions or scope of this contract must be in writing and signed by both parties. Such amendment(s) must be signed by the representative of the Orange County Procurement Division to be valid, binding, and enforceable.
  - G. This contract may be cancelled or terminated as provided for in the Invitation for Bids.

**ORANGE COUNTY, FLORIDA**

BY:   
\_\_\_\_\_  
Zulay Millan, Assistant Manager  
Procurement Division

DATE: 5.30.2023

**NOTICES: PROCUREMENT DIVISION  
INTERNAL OPERATIONS CENTRE II  
400 EAST SOUTH STREET, 2<sup>ND</sup> FLOOR  
ORLANDO, FLORIDA 32801  
(407) 836- 5635**

**BID RESPONSE FORM  
IFB #Y23-127-MM**

The Contractor shall provide all labor and other resources necessary to provide the goods and/or equipment in strict accordance with the specifications defined in this solicitation for the amounts specified in this Bid Response Form, inclusive of overhead, profit and any other costs.

**LOT 1 – FOR PICK-UP AT THE CONTRACTOR’S PLANT BY ORANGE COUNTY CREWS**

<u>ITEM NO.</u>	<u>DESCRIPTION</u>	<u>ESTIMATED ANNUAL QUANTITY</u>		<u>UNIT PRICE</u>	=	<u>ESTIMATED ANNUAL TOTAL</u>
1.	SP FC-9.5	500 Tons	X	\$ <u>150.00</u> /Ton	=	\$ <u>75,000.00</u>
3.	SP 12.5	8,000 Tons	X	\$ <u>105.00</u> /Ton	=	\$ <u>840,000.00</u>
4.	SP 9.5	200 Tons	X	\$ <u>105.00</u> /Ton	=	\$ <u>21,000.00</u>
5.	S-III	3,000 Tons	X	\$ <u>105.00</u> /Ton	=	\$ <u>315,000.00</u>
6.	RS1 Tack	7,500 Gal	X	\$ <u>8.00</u> /Gal	=	\$ <u>60,000.00</u>
7.	R.A.P. Asphalt Millings	200 Tons	X	\$ <u>50.00</u> /Ton	=	\$ <u>10,000.00</u>
8.	NTSS-1HM Non-Tracking Tack	7,500 Gal	X	\$ <u>10.00</u> /Gal	=	\$ <u>75,000.00</u>
<b>TOTAL ESTIMATED BID -- LOT 1 (ITEMS 1-8)</b>						<b>\$ <u>1,396,000.00</u></b>

**LOT 2 – FOR DELIVERY TO WORK SITES BY CONTRACTOR**

<u>ITEM NO.</u>	<u>DESCRIPTION</u>	<u>ESTIMATED ANNUAL QUANTITY</u>		<u>UNIT PRICE</u>	=	<u>ESTIMATED ANNUAL TOTAL</u>
1.	SP FC-9.5	500 Tons	X	\$ <u>200.00</u> /Ton	=	\$ <u>100,000.00</u>
3.	SP 12.5	15,000 Tons	X	\$ <u>150.00</u> /Ton	=	\$ <u>2,250,000.00</u>
4.	SP 9.5	500 Tons	X	\$ <u>150.00</u> /Ton	=	\$ <u>75,000.00</u>
5.	S-III	1,000 Tons	X	\$ <u>150.00</u> /Ton	=	\$ <u>150,000.00</u>
6.	R.A.P. Asphalt Millings	200 Tons	X	\$ <u>100.00</u> /Ton	=	\$ <u>20,000.00</u>
<b>ESTIMATED TOTAL BID -- LOT 2 (ITEMS 1-6)</b>						<b>\$ <u>2,595,000.00</u></b>

**TOTAL ESTIMATED BID (LOTS 1 AND 2)**

**\$ 3,991,000.00**

Board of County Commissioners

Orange County, Florida  
Telephone (407) 836-5635

# DELIVERY ORDER

## STANDARD

DO Number: 00000310389

Item 5.1

ABOVE PURCHASE ORDER NUMBER MUST APPEAR  
ON ALL INVOICES, BILLS OF LADING, PACKAGES  
AND CORRESPONDENCE.

Prcu.Id: 2381834

Date: 06/05/2023 Page: 2 of 2

**Invoice To:** Fiscal & Operational Support Division  
4200 S John Young Parkway  
Phone 407-836-7900  
Orlando, FL 32839  
**Public Works Department**

**Ship To:** Roads And Drainage Division  
Conf: NO

4200 S. John Young Prkwy, 3rd Fl  
Phone (407) 836-7900  
Orlando, FL 32839  
Ruby Odonkor  
407-836-7710

Vendor Number: 055990

Contact:

Vendor: Hubbard Construction  
1936 LEE RD

WINTER PARK, FL 32789  
407-645-5500

Delivery Date: 09/30/2023

Reference: Y23-127

FOB: FOB Dest, Freight Prepaid

TOTAL: \$469,175.00

Award Date:

Award Amount:

**Belkys Jorge**

THIS ORDER IS FOR SUPPLIES/SERVICES ON TERM CONTRACTS.  
THIS ORDER IS SUBJECT TO THE TERMS AND CONDITIONS IN  
ACCORDANCE WITH THE REFERENCED CONTRACT.

VENDOR COPY

AUTHORIZED SIGNATURE

Rev.4/2022

Suppliers are cautioned to be vigilant on receipt of orders and/or order inquiries on behalf of Orange County, Florida. If you are the recipient of an unsolicited order, or suspect fraudulent activity, email Procurement@OCFL.net or phone (407) 836-5635 to verify the authenticity of the request.

Board of County Commissioners

# DELIVERY ORDER

DO Number: 00000310389

Item 5.1

Orange County, Florida  
Telephone (407) 836-5635

## STANDARD

ABOVE PURCHASE ORDER NUMBER MUST APPEAR  
ON ALL INVOICES, BILLS OF LADING, PACKAGES  
AND CORRESPONDENCE.

**Invoice To:** Fiscal & Operational Support Division  
4200 S John Young Parkway  
Phone 407-836-7900  
Orlando, FL 32839  
**Public Works Department**

Prcu.Id: 2381834  
Date: 06/05/2023 Page: 1 of 2

**Ship To:** Roads And Drainage Division  
Conf: NO

4200 S. John Young Prkwy, 3rd Fl  
Phone (407) 836-7900  
Orlando, FL 32839  
Ruby Odonkor  
407-836-7710

Vendor Number: 055990  
Contact:  
Vendor: Hubbard Construction  
1936 LEE RD  
  
WINTER PARK, FL 32789  
407-645-5500

Delivery Date: 09/30/2023  
Reference: Y23-127  
FOB: FOB Dest, Freight Prepaid

**TOTAL: \$469,175.00**

Award Date:

Award Amount:

LINE NO	QUANTITY	UNIT	DESCRIPTION	ACCOUNTING LINE	UNIT COST	TOTAL COST
1	1050.00000	TON	LOT 1: SP FC-9.5 Furnish Asphalt Material for Pick-up Start date: 6/5/23 End date: 9/30/23 **CONTRACT ADDED IN ADVANTAGE 5/30/23**		150.000000	157,500.00
			1002 072 2906 4160		157,500.00	
2	2575.00000	TON	LOT 1: SP 12.5		105.000000	270,375.00
			1002 072 2906 4160		270,375.00	
3	50.00000	TON	LOT 1: SP 9.5		105.000000	5,250.00
			1002 072 2906 4160		5,250.00	
4	300.00000	TON	LOT 1: S-III		105.000000	31,500.00
			1002 072 2906 4160		31,500.00	
5	100.00000	GAL	LOT 1: RSI Tack		8.000000	800.00
			1002 072 2906 4160		800.00	
6	25.00000	TON	LOT 1: R.A.P. Asphalt Millings		50.000000	1,250.00
			1002 072 2906 4160		1,250.00	
7	250.00000	GAL	LOT 1: NTSS-IHM Non-Tracking Tack		10.000000	2,500.00
			1002 072 2906 4160		2,500.00	
<b>TOTAL:</b>						<b>\$469,175.00</b>

**Special Instructions:**

**Belkys Jorge**

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VENDOR COPY

AUTHORIZED SIGNATURE

Rev.4/2022

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Board of County Commissioners

Orange County, Florida  
Telephone (407) 836-5635

# DELIVERY ORDER

## STANDARD

DO Number: 00000310391

Item 5.1

ABOVE PURCHASE ORDER NUMBER MUST APPEAR  
ON ALL INVOICES, BILLS OF LADING, PACKAGES  
AND CORRESPONDENCE.

**Invoice To:** Fiscal & Operational Support Division  
4200 S John Young Parkway  
Phone 407-836-7900  
Orlando, FL 32839  
**Public Works Department**

Prcu.Id: 2381836  
Date: 06/05/2023 Page: 1 of 1

**Ship To:** Roads And Drainage Division  
Conf: NO

4200 S. John Young Prkwy, 3rd Fl  
Phone (407) 836-7900  
Orlando, FL 32839  
Ruby Odonkor  
407-836-7710

Vendor Number: 055990  
Contact:  
Vendor: Hubbard Construction  
1936 LEE RD

WINTER PARK, FL 32789  
407-645-5500

Delivery Date: 09/30/2023  
Reference: Y23-127  
FOB: FOB Dest, Freight Prepaid

**TOTAL: \$14,000.00**

Award Date: Award Amount:

LINE NO	QUANTITY	UNIT	DESCRIPTION	ACCOUNTING LINE AMOUNT	UNIT COST	TOTAL COST
1	20.00000	TON	LOT 2: SP FC-9.5 Furnish Asphalt Material for Delivery Start date: 6/5/23 End date: 9/30/23 **CONTRACT ADDED IN ADVANTAGE 5/30/23**		200.000000	4,000.00
			1002 072 2906 4160	4,000.00		
2	20.00000	TON	LOT 2: SP 12.5		150.000000	3,000.00
			1002 072 2906 4160	3,000.00		
3	20.00000	TON	LOT 2: SP 9.5		150.000000	3,000.00
			1002 072 2906 4160	3,000.00		
4	20.00000	TON	LOT 2: S-III		150.000000	3,000.00
			1002 072 2906 4160	3,000.00		
5	10.00000	TON	LOT 2: R.A.P. Asphalt Millings		100.000000	1,000.00
			1002 072 2906 4160	1,000.00		
					<b>TOTAL:</b>	<b>\$14,000.00</b>

Special Instructions:

Belkys Jorge

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AUTHORIZED SIGNATURE

Rev.4/2022

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# City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: April 18, 2024

RE: **SECOND READING**

ORDINANCE NUMBERS 24-15, 24-16, AND 24-17: EXPLANATION OF ORDINANCES FOR ANNEXATION OF PARCELS WITH ALTERNATE KEYS 1064309.

*Ordinance Number 24-15 – Voluntary Annexation*

*Ordinance Number 24-16 – Comprehensive Plan Amendment*

*Ordinance Number 24-17 – Design District Assignment*

## **Introduction:**

Ordinance Number 24-15 provides for the voluntary annexation of approximately 0.3 acres of land located at Coolidge street and Suanee Avenue, on the north side of Suanee Ave. (Alternate Key Number 1064309). Provided the annexation of the subject property is approved, via Ordinance Number 24-15, Ordinance Number 24-16 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 24-17 would assign the subject property a design district designation of Suburban Neighborhood. If Ordinance Number 24-15 is denied, then there can be no consideration of Ordinance Numbers 24-16 and 24-17.

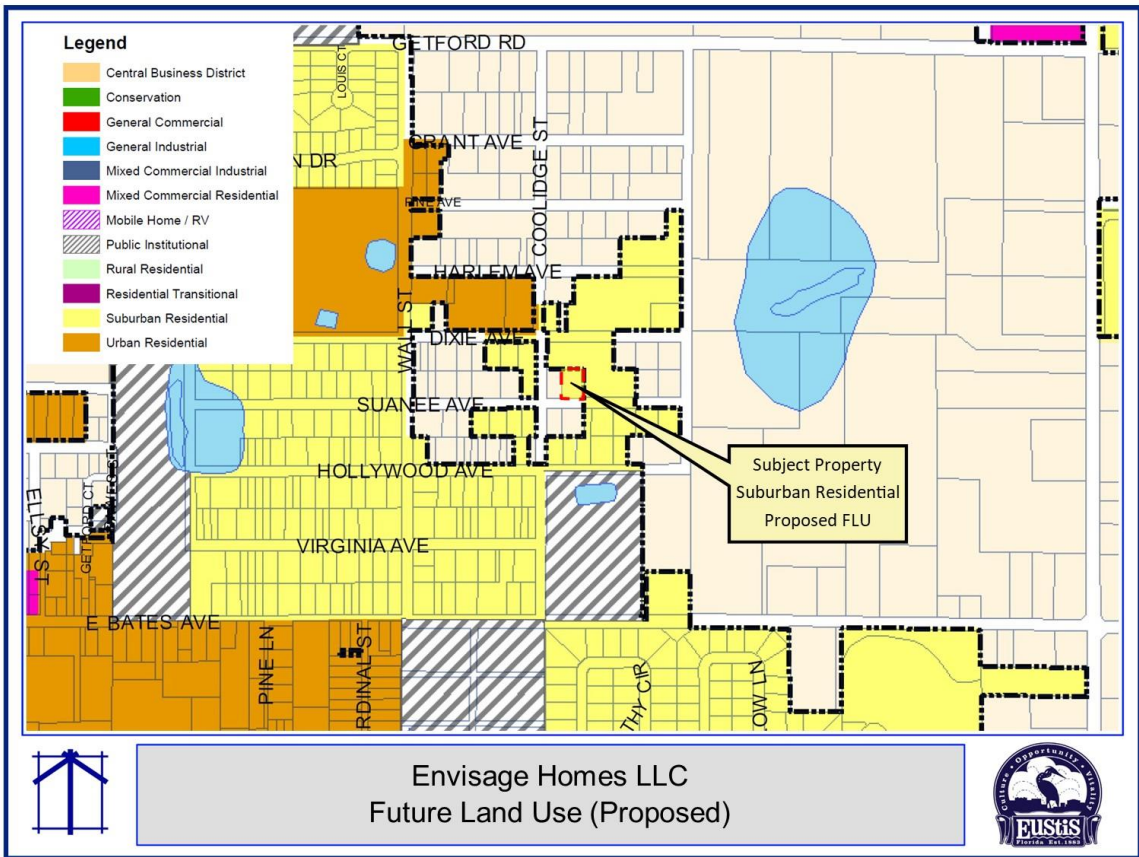
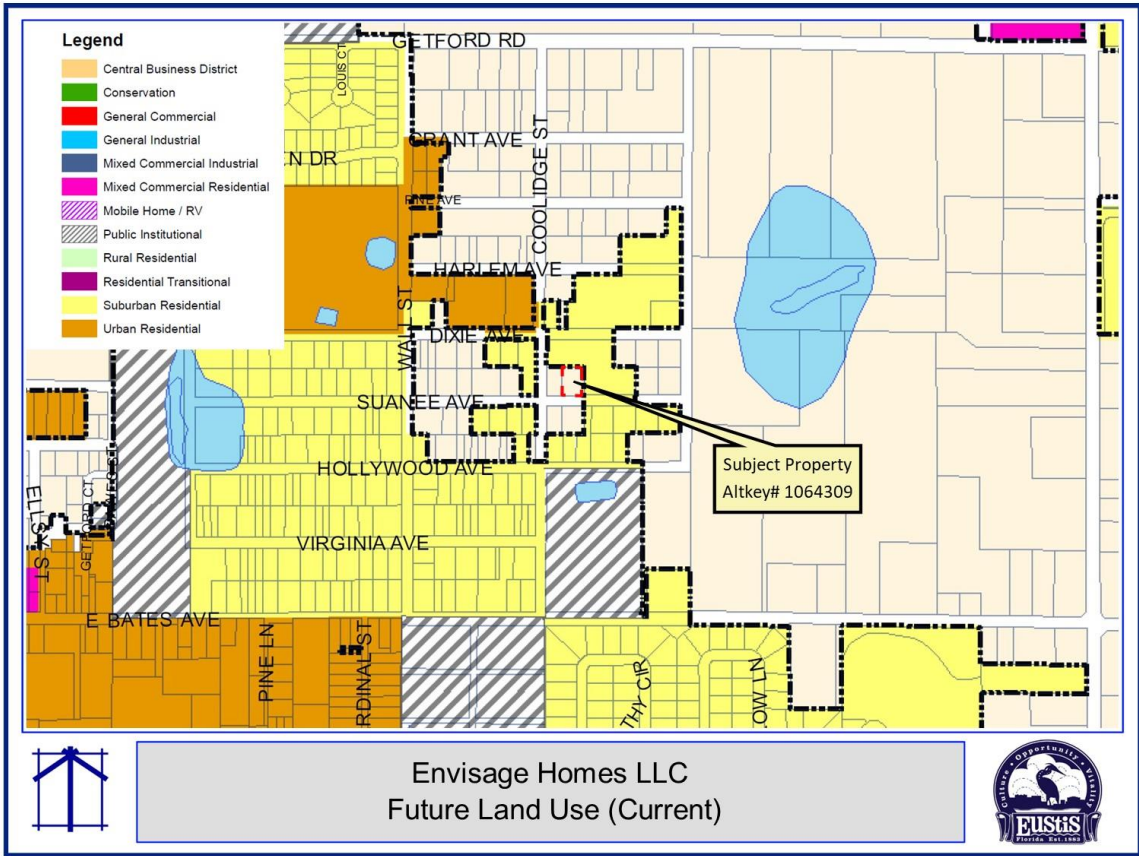
## **Background:**

1. The site contains approximately 0.3 acres and is located within the Eustis Joint Planning Area. The property to be annexed is 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 property is within an enclave area of the City and is contiguous to the City boundaries represented on the Location map, herein.
3. The site has a Lake County land use designation of Urban Low, but approval of Ordinance Number 24-16 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
<b>Site</b>	Vacant	Urban Low (Lake County)	N/A
<b>North</b>	Vacant	Suburban Residential	Suburban Neighborhood
<b>South</b>	Single-Family	Urban Low (Lake County)	N/A
<b>East</b>	Vacant	Suburban Residential	Suburban Neighborhood
<b>West</b>	Vacant	Urban Low (Lake County)	N/A





## Applicant's Request

The applicant and property owners, Envisage Homes LLC, 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 24-15)

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 on the Northern and eastern boundaries, and the owner petitioned for annexation.***

3. Florida Statutes Voluntary Annexation - Chapter 171.044(2):

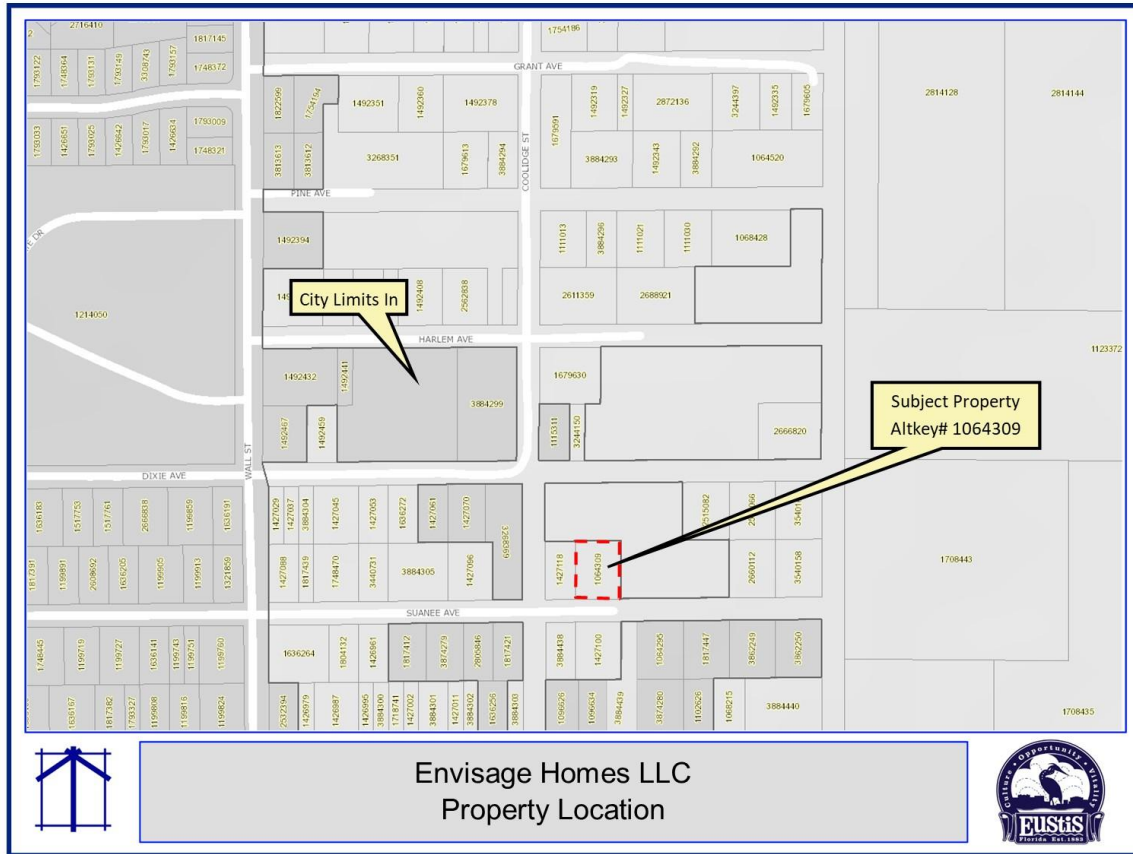
“...Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town...”

***The department published notice of this annexation in the Daily Commercial following the established requirements on March 25, 2024, and again on April 1, 2024.***

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 property is included in a portion of the city that can be considered a partial or open enclave.***



5. Florida Statues 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 February 26,2024, via email and by Certified Mail on February 26, 2024, an updated email notice on March 21, 2024 was sent to the Lake County Board of County Commissioners for the rescheduled datse for LPA and City Commision public hearing.***

**Analysis of Comprehensive Plan/Future Land Use Request (2024-CPLUS-03) Ordinance Number 24-16)**

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 property is 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 property is located in an enclave area and will be requiring city services in order to develop. The underlying lot within the proposed annexation that will be subject to the Suburban Residential Future land Use was 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 property was 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.

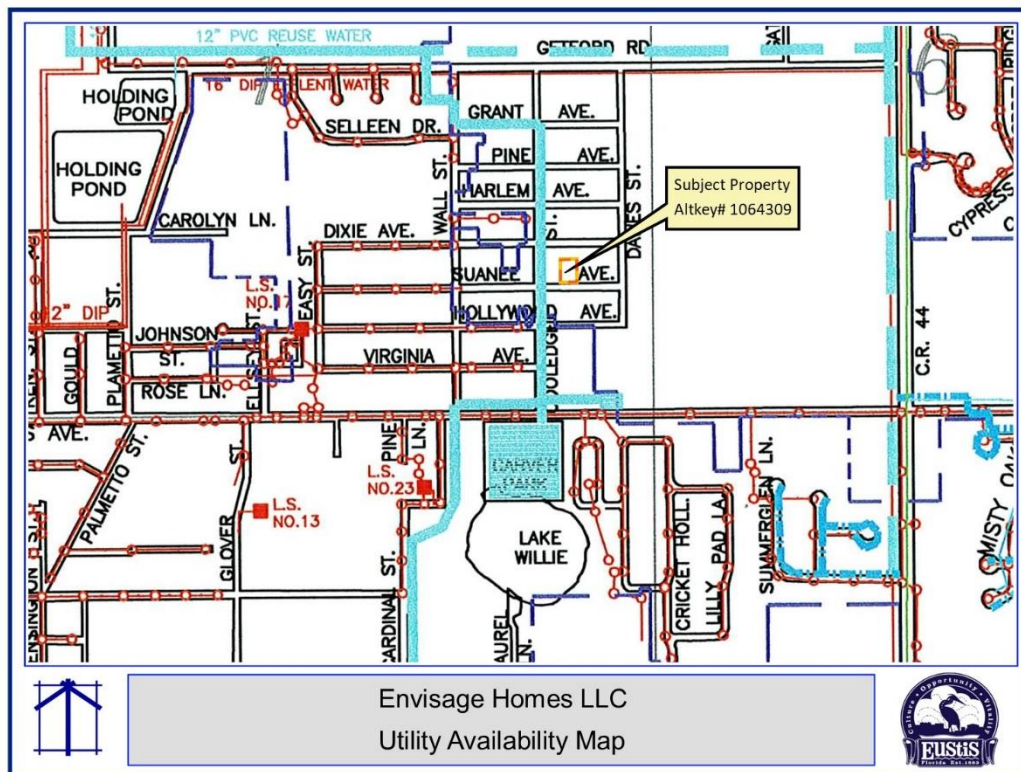
***This indicator does not apply. This site and adjacent areas do not support active agricultural or silvicultural activities. The site is within an existing developed and further developing area.***

## 6. Public Facilities:

Fails to maximize the use of existing public facilities and services.

***This indicator does not apply. City water will be 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. The Coolidge Street/Rosenwald Garden area is the target for a City planned improvement project that includes extensive water and sewer system improvements. This work includes not only line improvements and extensions but also***

overall improvements to the water distribution and sewer collection systems. Improvements will also include streets, stormwater systems, and sidewalks.



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 will be available to serve the existing and future development. The Coolidge Street/Rosenwald Garden area is the target for a City planned improvement project that includes extensive water and sewer system improvements. This work includes not only line improvements and extensions but also overall improvements to the water distribution and sewer collection systems. Improvements will also include streets, stormwater systems, and sidewalks.***

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 all 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 property is an existing residential lot.***

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 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 will be available. The development of the property will further encourage the efficient provision of services. The Coolidge Street/Rosenwald Garden area is the target for a City planned improvement project that includes extensive water and sewer system improvements. This work includes not only line improvements and extensions but also overall improvements to the water distribution and sewer collection systems. Improvements will also include streets, stormwater systems, and sidewalks.***

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. The Coolidge Street/Rosenwald Garden area is the target for planned improvement project that includes street improvements and sidewalks.**

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-efficient 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 of the site and 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 will be available to the subject property. Both the water and sewer systems have adequate capacity to serve the development of the property. The Coolidge Street/Rosenwald Garden area is the target for a City planned improvement project that includes extensive water and sewer system improvements. This work includes not only line improvements and extensions but also overall improvements to the water distribution and sewer collection systems.***

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. The Coolidge Street/Rosenwald Garden area is the target for a City planned improvement project that includes improvements and additions to address stormwater management for the vicinity.**

**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.***

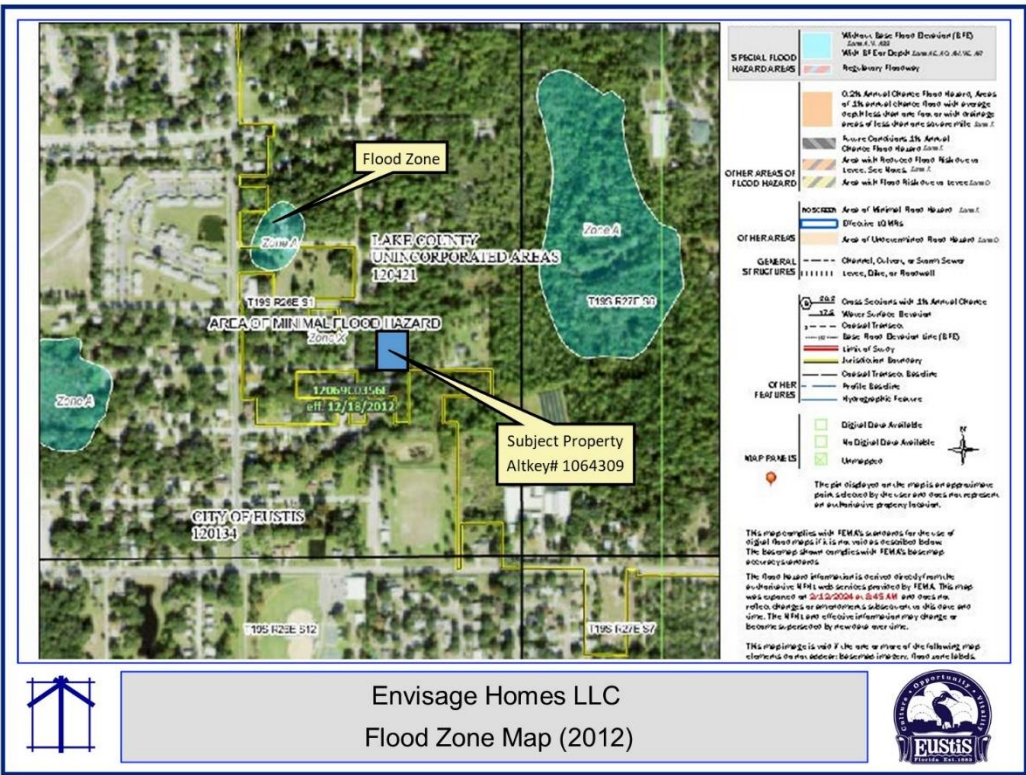
**c. Flood zones:**

***The subject property is not impacted by a 100-year flood zone area. Source - Lake County GIS - 2012 Flood Zones.***

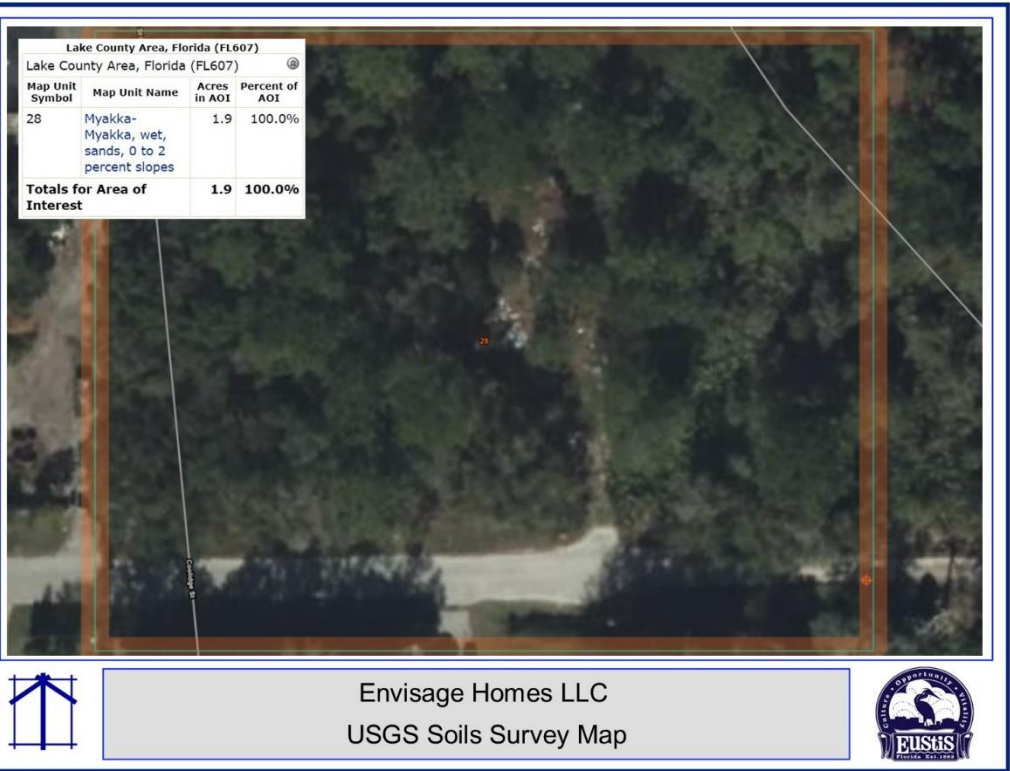
**d. Soil and topography:**

***The site soils are primarily Myakka sands. These sands are all typically moderately to poorly drained soils.***





Envisage Homes LLC  
Flood Zone Map (2012)



Envisage Homes LLC  
USGS Soils Survey Map



### 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:***

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 south and west, 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 and 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 will be available. The City's adopted Water Supply Plan anticipated additional growth consistent with this development, so both supply and capacity will be available. The Coolidge Street/Rosenwald Garden area is the target for a City planned improvement project that includes extensive water and sewer system improvements. This work includes not only line improvements and extensions but also overall improvements to the water distribution and sewer collection systems.***

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 in 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 will be available and in close proximity to the site. Adequate capacity will be available to serve future development consistent with the requested Suburban Residential future land use designation. The Coolidge Street/Rosenwald Garden area is the target for a City planned improvement project that includes extensive water and sewer system improvements. This work includes not only line improvements and extensions but also overall improvements to the water distribution and sewer collection systems. Improvements will also include streets, stormwater systems, and sidewalks.***

***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 therefore, 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 potential***

**providing additional housing, and the application of the LDRs to 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 24-17):**

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, 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 a 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 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 annexed 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 24-15, 24-16, and 24-17.

**Policy Implications:**

None

**Alternatives:**

1. Approve Ordinance Numbers 24-15 (Annexation), 24-16 (Comp. Plan Amendment), and 24-17 (Design District Designation).
2. Deny Ordinance Numbers 24-15, 24-16, and 24-17.

**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:**

Sherri Takaloo, Senior Planner

**Reviewed By:**

Mike Lane, AICP, Development Services Director

Jeff Richardson, AICP, Deputy Development Services Director

**ORDINANCE NUMBER 24-15**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 0.3 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBER 1064309, COOLIDGE STREET AND SUANEE AVENUE, ON NORTH SIDE OF SUANEE AVE.**

**WHEREAS**, Envisage Homes LLC. made an application for voluntary annexation of approximately 0.3 acres of real property located on Coolidge street and Suanee Avenue, on north side of Suanee Ave. , more particularly described as:

Alternate Key Number: 1064309

Parcel Number: 01-19-26-0600-011-02100

Legal Description: ROSENWALD GARDENS PB 5 PG 61 LOTS 21, 22, 23 BLK 11  
ORB 5850 PG 857

(The foregoing legal description was copied directly from Lake County Property Appraiser records submitted by the applicant and has not been verified for accuracy)

**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 April 04, 2024, the City Commission held the 1<sup>st</sup> Public Hearing to consider the voluntary annexation of the property contained herein; and

**WHEREAS**, on April 18, 2024, the City Commission held the 2<sup>nd</sup> 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 0.3 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 18<sup>th</sup> day of April 2024.

**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 18<sup>th</sup> day of April 2024, 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 for the use and reliance of the City Commission of the City of Eustis, Florida.

\_\_\_\_\_  
City Attorney's Office

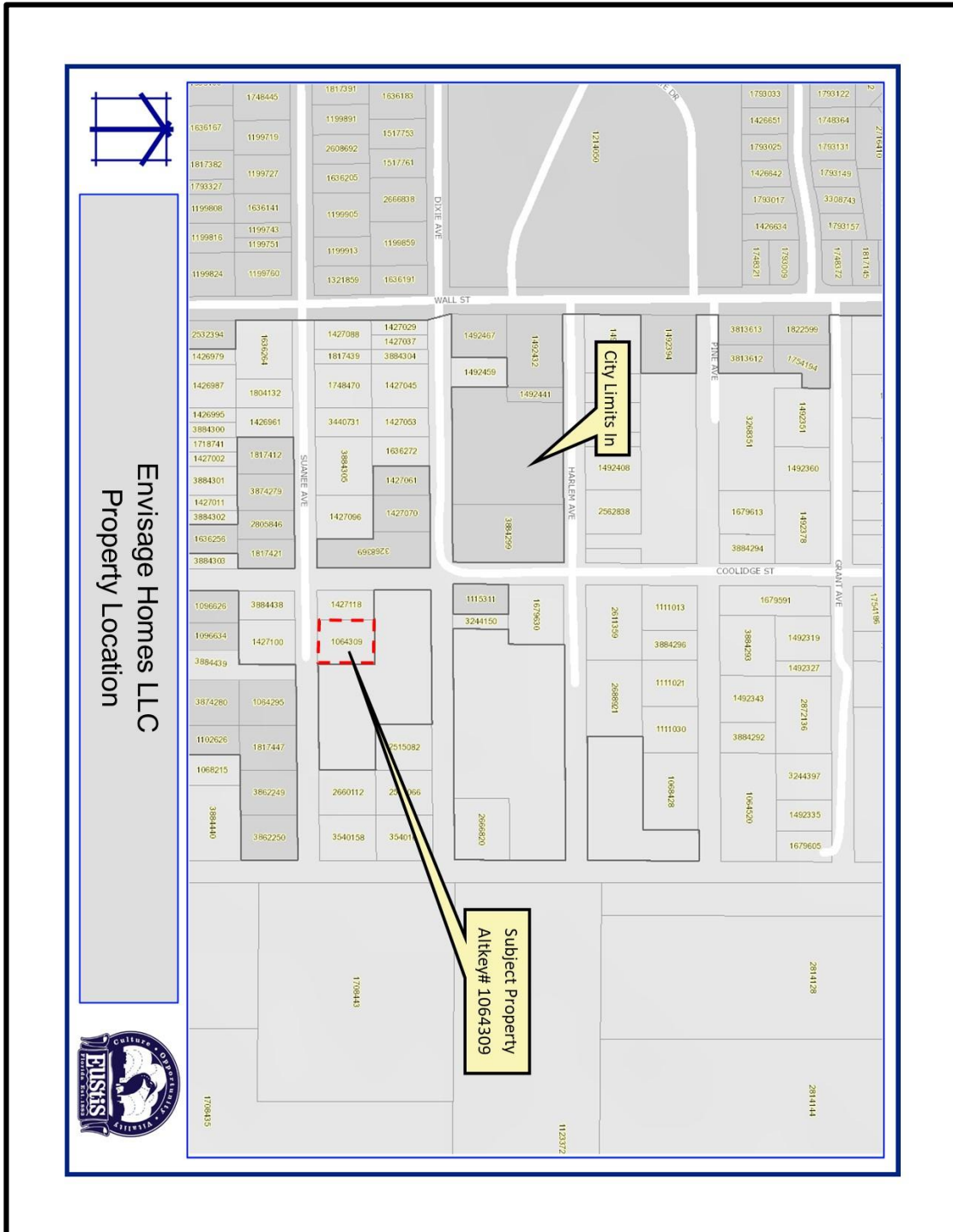
\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Ordinance Number 24-15 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



**ORDINANCE NUMBER 24-16**

**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 0.3 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBER 1064309, ON COOLIDGE STREET AND SUANEE AVENUE, ON NORTH SIDE OF SUANEE AVE. FROM URBAN LOW IN LAKE COUNTY TO SUBURBAN RESIDENIAL 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**, 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 Chapter 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 0.3 acres of real property at Lake County Property Appraiser's Alternate Key Number 1064309, on Coolidge Street and Suanee Avenue, on the north side of Suanee Avenue, and more particularly described herein; and

**WHEREAS**, on April 4, 2024, the Local Planning Agency held a Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in designation; and

**WHEREAS**, on April 4, 2024, the City Commission held the 1<sup>st</sup> Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in designation; and

**WHEREAS**, on April 18, 2024, the City Commission held the 2<sup>nd</sup> Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in designation;

**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 within the City of Eustis:

Alternate Key Number: 1064309

Parcel Number: 01-19-26-0600-011-02100

Legal Description: ROSENWALD GARDENS PB 5 PG 61 LOTS 21, 22, 23 BLK  
11

ORB 5850 PG 857

(The foregoing legal description was copied directly from Lake County Property Appraiser records submitted by the applicant and has not been verified for accuracy)

## **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 Florida Department of Commerce 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 Commerce or the Administration Commission enters a final order determining this adopted amendment to be in compliance. 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 adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Commerce.

**PASSED, ORDAINED AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this 18th day of April 2024.

**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 18<sup>th</sup> day of April 2024, 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 for the use and reliance of the City Commission of the City of Eustis, Florida.

\_\_\_\_\_  
City Attorney's Office

\_\_\_\_\_  
Date

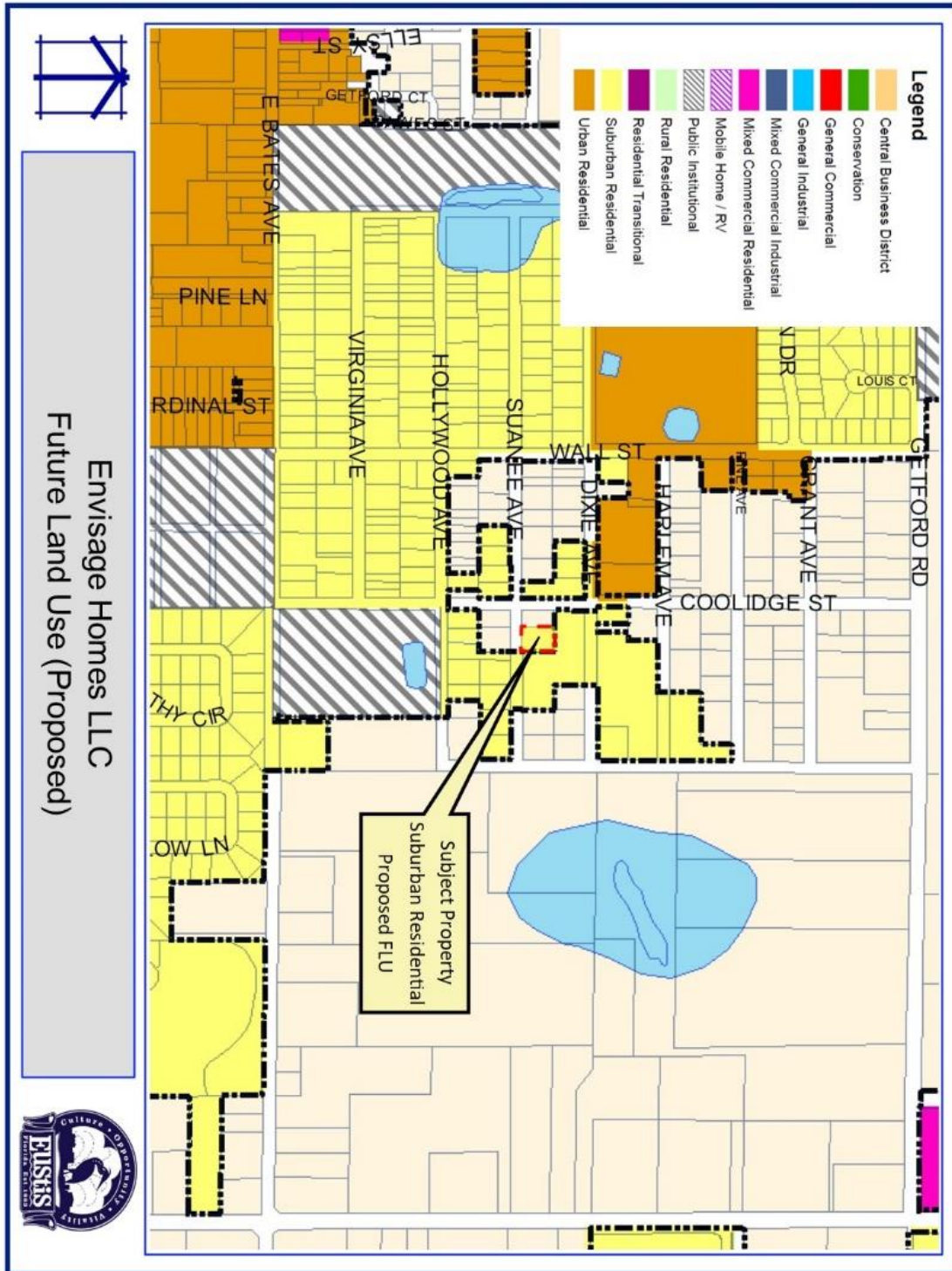
**CERTIFICATE OF POSTING**

The foregoing Ordinance Number 24-16 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



**ORDINANCE NUMBER 24-17**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 0.3 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBER 1064309, ON COOLIDGE STREET AND SUANEE AVENUE, ON NORTH SIDE OF SUANEE AVE.**

**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 0.3 acres of recently annexed real property further described below, and;

**WHEREAS**, on April 04, 2024, the City Commission held the 1<sup>st</sup> Public Hearing to consider the Design District Amendment contained herein; and

**WHEREAS**, on April 18, 2024, the City Commission held the 2<sup>nd</sup> Public Hearing to consider the adoption of the Design District Amendment contained herein;

**NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:**

**Section 1. Design District Designation**

That the Design District Designation of the real property described below and shown on Exhibit A shall be Suburban Residential:

Alternate Key Number: 1064309  
Parcel Number: 01-19-26-0600-011-02100

Legal Description: ROSENWALD GARDENS PB 5 PG 61 LOTS 21, 22, 23  
BLK 11 ORB 5850 PG 857

(The foregoing legal description was copied directly from Lake County Property Appraiser records submitted by the applicant and has not been verified for accuracy)

**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 annexation of the subject property through approval of Ordinance Number 24-17.

**PASSED, ORDAINED AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this 18<sup>th</sup> day of April 2024.

**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 \_\_\_\_ day of \_\_\_\_\_, 2024, 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 for the use and reliance of the City Commission of the City of Eustis, Florida.

\_\_\_\_\_  
City Attorney's Office

\_\_\_\_\_  
Date

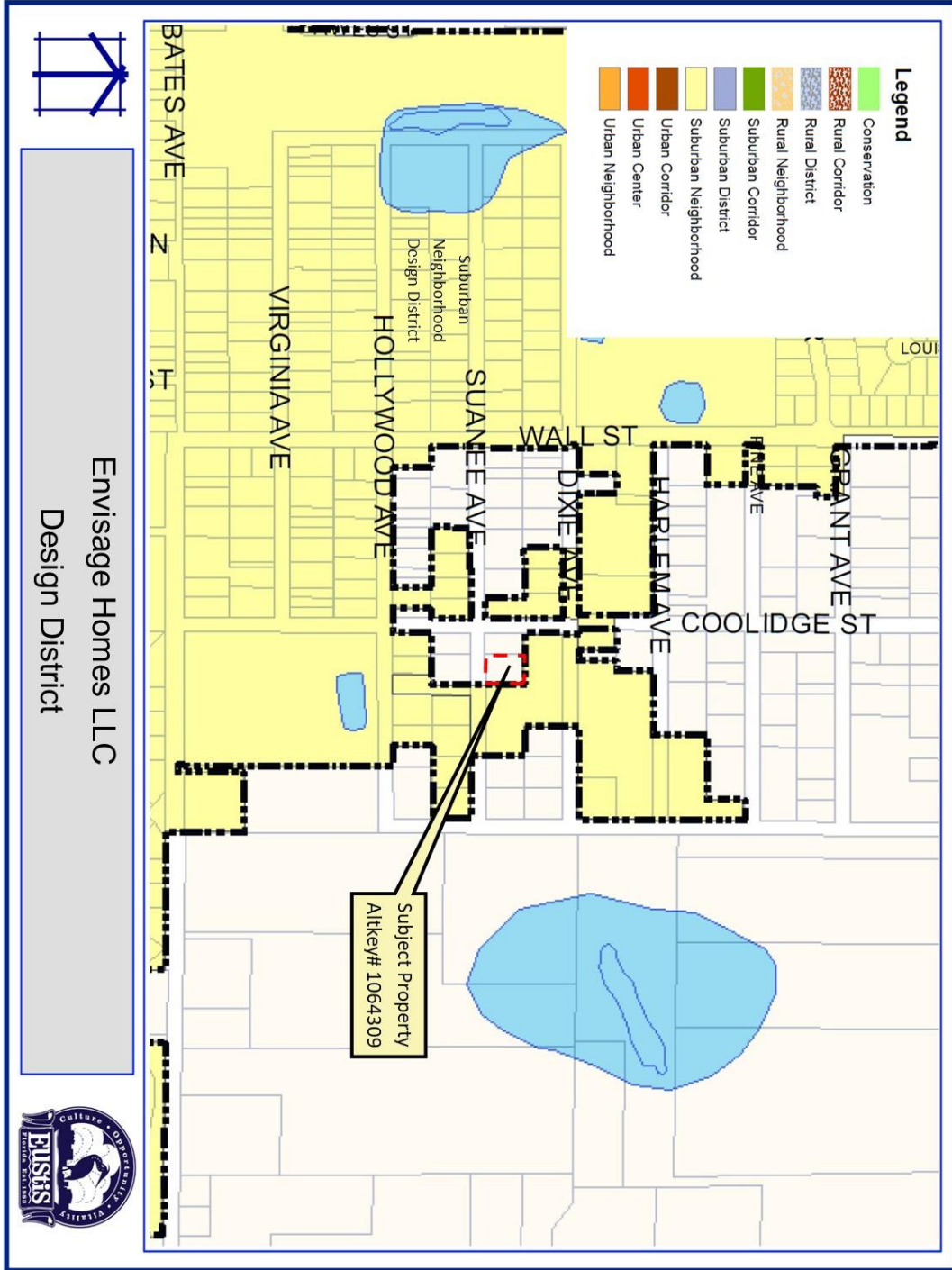
**CERTIFICATE OF POSTING**

The foregoing Ordinance Number 24-17 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





# City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: APRIL 18, 2024

RE: **SECOND READING**

ORDINANCE NUMBER 24-18: SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN (2024-CPLUS-01) – NORTHWEST OF THE INTERSECTION OF GRAND ISLAND SHORES ROAD AND COUNTY ROAD 44

## **Introduction:**

The proposed small-scale amendment to the Future Land Use Map would change the future land use designation of one parcel (seven lots of Johnson's Point Subdivision) totaling 1.99 acres located at the northwest side of the intersection of Grand Island Shores Road and County Road from Suburban Residential (SR) to Urban Residential (UR).

## **Recommended Action:**

Staff recommends approval of Ordinance Number 24-18.

## **Background:**

### 1. **Site Information**

- a. The property under consideration includes seven lots of the Johnson's Point Subdivision totaling approximately 1.99 acres.
- b. The majority of the site contains 7 duplexes on 1.99 acres (7 dwelling units per acre, which is non-conforming to the SR land use maximum density of 5 dwelling units per acre) that were built in 1999.
- c. The site and surrounding properties land use, design



district designations, and existing uses are shown below in Figures 1, 2 and 3.

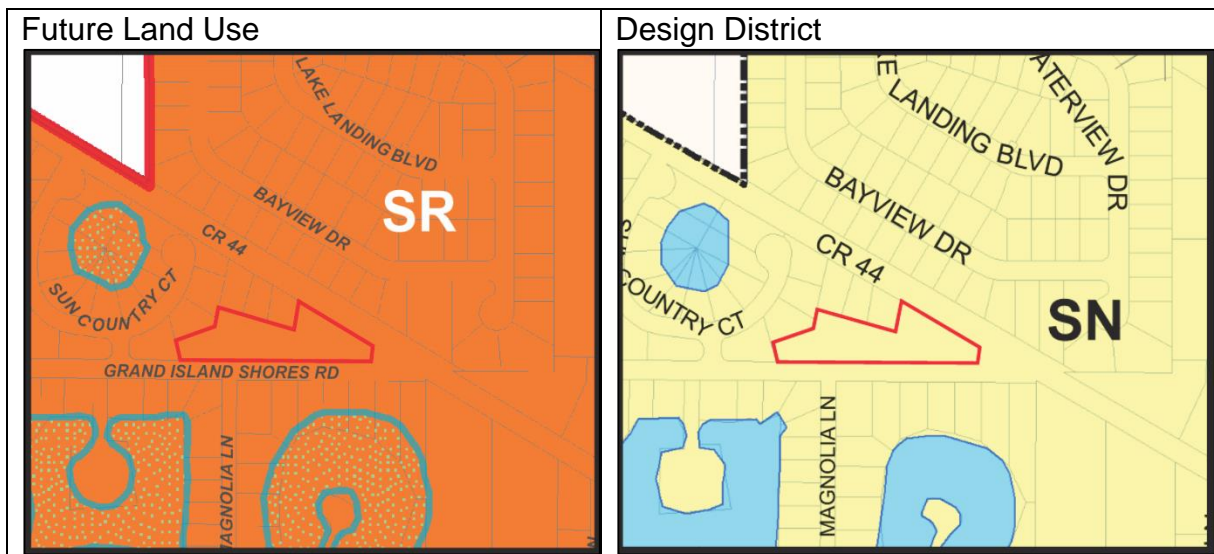
2. Applicant's Request

The applicant is requesting to change to the existing future land use from SR to Urban Residential (UR) to facilitate future redevelopment (conversion of the 7 duplexes into 14 individually owned townhomes or condominiums).

**Figure 1: Existing and Surrounding Land Use**

	Future Land Use	Existing Use	Design District
<b>Site</b>	SR	Duplexes	Suburban Neighborhood
<b>North</b>	SR	Residential Subdivision	Suburban Neighborhood
<b>South</b>	SR	Residential Subdivision	Suburban Neighborhood
<b>East</b>	SR	Residential Subdivision	Suburban Neighborhood
<b>West</b>	SR	Residential Subdivision	Suburban Neighborhood

**Figure 2 and 3: Surrounding Future Land Use and Design Districts**



3. Analysis of Comprehensive Plan/Future Land Use Request in Accordance with Florida Statutes Chapter 163.3177.9.: The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

***Not applicable since the property has been developed.***

- a. 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:

- (I) 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 properties are part of an existing developed area with surrounding properties already developed at the appropriate density.*

- (II) 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 properties are part of an existing, urban developed area.*

- (III) 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 properties are part of a developed urban residential area. The proposed designations are consistent with the character of the surrounding area.*

- (IV) 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 properties are already developed.*

- (V) 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 is a developed urban area with no agricultural activities.*

- (VI) Fails to maximize use of existing public facilities and services.

*This indicator does not apply. The site is currently connected to City water but not sewer.*

- (VII) Fails to maximize use of future public facilities and services.

*This indicator does not apply. There are no proposed facilities or services projected for future development in the area.*

- (VIII) 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 proposed development. The City provides these services to this and other properties in the area.*

- (IX) Fails to provide a clear separation between rural and urban uses.



*This indicator does not apply. The property is within an existing urban developed area.*

- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

*This indicator does not apply. The future land use map amendment will facilitate redevelopment of an existing development.*

- (XI) Fails to encourage a functional mix of uses.

*This indicator does not apply. This is an existing urban developed area.*

- (XII) Results in poor accessibility among linked or related land uses.

*This indicator does not apply. This parcel is within an existing developed area. Access to the site is already developed.*

- (XIII) Results in the loss of significant amounts of functional open space.

*This indicator does not apply. The existing site provides limited open space primarily in the rear of each structure.*

- b. 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:

- (I) 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.

*This property is part of an existing developed area in an established neighborhood.*

- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

*The City provides water services to the existing site. The existing site is located in a developed area and therefore no additional provision of services are required.*

- (III) 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.

*This parcel is part of an existing developed area in an established suburban core.*

- (IV) Promotes conservation of water and energy.

*This is an infill redevelopment, which will maximize existing infrastructure.*

- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

*Not applicable; the site is located in the suburban core where there is no agriculture.*

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

*Not applicable; the site is completely covered with suburban development and does provide some open space.*

- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

*The parcel is part of an existing developed area in an established suburban core.*

- (VIII) 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; the site is completely developed.*

4. Analysis of Comprehensive Plan/Future Land Use Request 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.

This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the four (4) major categories of Plan policies as follows:

***Based upon the remarks within A through E, this development meets the policies of the Comprehensive Plan.***

- A 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.

Emergency Services Analysis: *The subject property is located approximately 2.8 miles from a fire station with paramedical services. This parcel is in an existing developed area and already receives City services.*

Parks & Recreation: *The existing property provides no on-site recreation facilities.*

Potable Water & Sanitary Sewer: *This property is already connected to the City's water system and is included in any capacity analysis for the City.*

Schools: *The proposed change will not negatively affect schools. While the proposed density of 12 dwelling units per acre exceeds the existing maximum density of 5 du/ac, the existing development onsite has a density of 7 du/ac.*

Solid Waste: *The City contracts with Waste Management for hauling of solid waste. The company already services this development and will continue to provide curbside pickup.*

Stormwater: *The Comprehensive Plan and Land Development Regulations include level of service standards to which new development must adhere. The existing development appears to have been designed prior to these standards and does not provide stormwater abatement.*

Transportation Network Analysis: *(Institute of Traffic Engineers Trip Generation Manual, 7<sup>th</sup> Edition). The existing use is 7 duplexes on 1.99 acres. The proposed use will be 14 single family residences on 1.99 acres. The single-family use will have no impact on peak hour trips or the average daily trips.*

- B 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.

Ground water recharge areas: *The property is part of an existing developed area, and is not considered a prime groundwater recharge area.*

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. Should any historical sites or archaeological sites be uncovered during future development, work in the vicinity shall cease until the property authorities can be contacted and an evaluation is conducted.*

Flood zones: *The subject property does not have any flood zones.*

Soil and topography: *The property is classified as having mostly Tavares sand, 0 to 5 percent slopes soil. The Tavares series consist of very deep, moderately well drained soils that formed in sandy marine deposits. Mean annual temperature is about 72 degrees F, and the mean annual precipitation is about 55 inches. As the site is currently developed with no soil issues, it can be assumed that issues related to soils may be minimal.*

- C 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.

*The property owner has requested the Urban Residential land use designation within the City of Eustis. The following table illustrates the maximum development potential under the proposed FLU and the existing FLU.*

<i>FLU</i>	<i>AC</i>	<i>Density/FAR</i>	<i>Max. Potential</i>	<i>Proposed/Existing</i>	<i>Actual Density</i>
<i>UR</i>	<i>1.99</i>	<i>12 du/ac</i>	<i>23 du</i>	<i>14 du</i>	<i>7</i>

*The table above indicates the maximum development potential of the site under the City future land uses but does not account for stormwater, landscaping and access requirements. The actual density of the rental units is a little more than the allowable limit under the current land use designation (7 du/ac vs. 5 du/ac). The proposed density of 12 du/acre is greater than the existing density; however, there is no redevelopment other than converting the duplexes into individual townhomes or condominiums.*

- D 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 proposed land use designation is consistent with the Transportation Element. This is an existing parcel already incorporated into the transportation system.*

- E 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.

*Public utilities and services are available. Refer to 4.A. above for more information. The City's adopted Water Supply Plan anticipated additional growth and*

*redevelopment consistent with this development, so both supply and capacity are available.*

5. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 24-18) 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:

- (1) Whether the proposed amendment is consistent with all expressed policies the comprehensive plan.

*The proposed amendment is consistent with the Comprehensive Plan. See analysis above under item 4, A through D.*

- (2) 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. The proposed development will make the site conforming.*

- (3) Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.

*The proposed amendment will make the density of the site more conforming than the existing future land use. However, it will make the mobile homes non-conforming with the proposed future land use. Mobile homes are not permitted in the Urban Residential land use district. Future redevelopment will remove the mobile homes, which will eliminate the non-conformity.*

- (4) Whether there have been changed conditions that justify an amendment.

*The proposed redevelopment of the site is the changed condition. Redevelopment of the property is consistent with the City's Strategic Plan, Comprehensive Plan and Redevelopment Plan.*

- (5) 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 is available to the site. Adequate capacity is available to serve future development consistent with the requested UR future land use designation. The City provides these services to this and other properties in the area.*

- (6) Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

*There are no impacts on the natural environment.*

- (7) 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 parcel is surrounded by developed properties. This parcel is considered a redevelopment project, which will result in orderly and logical development.*

- (8) 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 life style”

*The proposed UR future land use designation for the subject parcels will provide for orderly growth and development. This designation would advance the public interest by bringing the site into conformance with the land development regulations (LDRs) and protect the natural resources, and application of the LDRs to the future development will ensure consistency with the community character and lifestyle.*

- (9) 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.

*All matters have been addressed.*

## 6. Applicable Policies and Codes

### **Urban Residential (UR)**

This land use designation has a maximum density of 12 du/acre. The UR allowable uses include single family with accessory units and multi-family dwellings.

### **Alternatives:**

1. Approve Ordinance Number 24-18.
2. Deny Ordinance Number 24-18.

### **Discussion of Alternatives:**

1. Alternative 1 approves the ordinance.

#### **Advantages:**

- The land use designation is consistent with the proposed use of the property and the character of the surrounding area.

- The action is consistent with the goals, objectives, and policies of the Comprehensive Plan.

Disadvantages:

- The designation would make the duplexes non-conforming uses.

2. Alternative 2 denies the ordinance

Advantages:

- The duplexes will remain conforming.

Disadvantages:

- The existing density of the units would remain nonconforming.
- Redevelopment of the site would be delayed or prevented.

**Community Input**

The department has notified surrounding property owners within 500 feet of the site; the proper legal advertisements have been placed in the newspaper; and the site has been posted.

**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:** Mike Lane, AICP, Development Services Director

## ORDINANCE NUMBER 24-18

**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(1) F.S.; CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 1.99 ACRES OF REAL PROPERTY LOCATED NORTHWEST OF THE INTERSECTION OF GRAND ISLAND SHORES ROAD AND COUNTY ROAD 44, FROM SUBURBAN RESIDENTIAL (SR) TO URBAN RESIDENTIAL (UR).**

**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**, State of Florida Department of Community Affairs (Now Known as the Florida Department of Commerce) 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 Chapter 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 1.99 acres of real property located northwest of the intersection of Grand Island Shores Road and County Road 44, and more particularly described herein; and

**WHEREAS**, on April 4, 2024, the Local Planning Agency held a Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in designation; and

**WHEREAS**, On April 4, 2024, the City Commission held the 1<sup>st</sup> 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 April 18, 2024, the City Commission held the 2<sup>nd</sup> Adoption Public Hearing to consider the adoption of the Small-Scale Future Land Use Amendment contained herein;

**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 Suburban Residential to Urban Residential:

PARCEL #: 33-18-26-0350-000-05100 (AK#: 2857340)

EUSTIS, JOHNSON'S POINT SUBDIVISION LOTS 51, 52, 53, 54, 58, 59, AND 60 PB 28 PG 14 ORB 6264 PG 966



**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.**

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 18<sup>th</sup> day of April 2024.

**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 18<sup>th</sup> day of April 2024, 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 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 Ordinance Number 24-18 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

### Exhibit A





## City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: April 18, 2024

RE: ORDINANCE NUMBER 24-20: AMENDMENT TO CHAPTER 118,  
CONSTRUCTION STANDARDS, OF THE LAND DEVELOPMENT TO UPDATE  
REFERENCE TO THE STATE OF FLORIDA CODES ADOPTED BY  
REFERENCE (EDITION AND YEAR)

### **Introduction:**

The 1998 Florida Legislature amended Chapter 553, Florida Statutes, Building Construction Standards, to create a single state building code that is enforced by local governments. As of March 1, 2002, the Florida Building Code, which is developed and maintained by the Florida Building Commission, supersedes all local building codes.

The Florida Building Code is updated every three years and may be amended in the interim in accordance with criteria set out in Section 553.73, Florida Statutes.

Ordinance 24-20 amends Chapter 118, Construction Standards, of the Land Development Regulations to update reference State codes adopted by reference (edition and year).

### **Background:**

Periodic revisions and updates to the Land Development Regulations are needed to update references to State code and for practical application of the code. The following outlines the proposed amendments.

1. Update to reflect the 2023 Florida Building Code 8<sup>th</sup> Edition
2. Update to reflect the 2020 National Electrical Code
3. Update to reflect the 2023 Florida Fire Prevention Code 8<sup>th</sup> Edition
4. Update to reflect the 2024 International Property Maintenance Code

### **Community Input:**

Development Services has properly advertised the Ordinance and there is an opportunity for community input at the public hearing.

**Recommended Action:**

The Administration recommends approval of Ordinance Number 24-20.

**Budget/Staff Impact:**

None

**Prepared By:**

Mike Lane, AICP, Director, Development Services

**Attachment:**

Ordinance Number 24-20

**ORDINANCE NUMBER 24-20**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, SECTION 118 CONSTRUCTION STANDARDS; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Eustis City Commission adopted revised Land Development Regulations under Ordinance 09-33 on July 16, 2009, amended by Ordinance 15-13 on October 1, 2015, Ordinance 16-18 on April 7, 2016, Ordinance 16-13 on May 19, 2016, Ordinance 16-31 on December 15, 2016, Ordinance 17-17 on November 2, 2017, Ordinance 19-12 on June 6, 2019, Ordinance 19-22 on August 1, 2019, and Ordinances 20-44, 20-45, 20-46 on November 19, 2020, AND Ordinance Number 21-09 on June 17, 2021; and

**WHEREAS**, the City Commission finds it necessary to periodically revise and update the Land Development Regulations; and

**WHEREAS**, the City Commission finds that revisions are necessary to for consistency with State law and for clarification; and

**NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:**

**SECTION 1.**

That the following portions of Chapter 118, City of Eustis Land Development Regulations, are hereby amended as shown in the redline/strike through below; all other existing language, sections, paragraphs and subparagraphs shall remain in full force and effect:

**Sec. 118-2. - Florida Building Code—Building ([2023, 8th Edition](#)).**

The [2023](#) Florida Building Code, [8th Edition](#) is hereby adopted by reference, as amended, as the Building Code of the City, administered by the Building Official. The appendices thereto are expressly not adopted.

**Sec. 118-3. - Florida Building Code—Mechanical ([2023, 8th Edition](#)).**

The [2023](#) Florida Building Code—Mechanical, [8th Edition](#) is hereby adopted by reference as the Mechanical Code of the City, and administered by the Building Official. The appendices thereto are expressly not adopted.

**Sec. 118-4. - Florida Building Code—Plumbing ([2023, 8th Edition](#)).**

The [2023](#) Florida Building Code—Plumbing, [8th Edition](#) is hereby adopted by reference as the Plumbing Code of the City, and administered by the Building Official. The appendices thereto are expressly not adopted.

**Sec. 118-5. - Florida Building Code—Fuel Gas (2023, 8th Edition).**

The [2023](#) Florida Building Code—Fuel Gas, 8th Edition is hereby adopted as the Gas Code of the City, and administered by the Building Official. The appendices thereto are expressly not adopted.

**Sec. 118-6. - Florida Building Code—Residential (2023, 8th Edition).**

The 2020 Florida Building Code—Residential, 8th Edition is hereby adopted as the Residential Code of the City, and administered by the Building Official. The appendices thereto are expressly not adopted.

**Sec. 118-7. - Florida Building Code—Existing building (2023, 8th Edition).**

The [2023](#) Florida Building Code—Existing Building, 8th Edition is hereby adopted as the existing Building Code of the City, and administered by the Building Official. The appendices thereto are expressly not adopted.

**Sec. 118-8. – Florida Energy Conservation Code (2023, 8th Edition)**

The [2023](#) Florida Energy Conservation Code, 8th Edition, is hereby adopted by reference as the Energy Code of the City, and administered by the Building Official.

**Sec. 118-9. – Florida Accessibility Code (2023, 8th Edition)**

The [2023](#) Florida Accessibility Code, 8th Edition is hereby adopted by reference as the Electrical Code of the City, and administered by the Building Official.

**Section 118-10 International Property Maintenance Code ( 2024 Edition).**

The [2024](#) International Property Maintenance Code, excluding sections 103, 106.2 through 106.5, 107, 110, 111, 112.4, 302.4 and 304.14, is hereby adopted as the Housing Code of the City, and administered by the Building Official. The appendices thereto are expressly not adopted.

**Sec. 118-11. - National Electric Code (2020).**

The [2020](#) National Electric Code, as compiled by the National Fire Protection Association, is hereby adopted by reference as the Electrical Code of the City, and administered by the Building Official.

**Sec. 118-12. - Florida Fire Prevention Code (2023, 8th Edition).**

The [2023](#) Florida Fire Prevention Code, 8th Edition, as compiled by the Department of Financial Services, Division of State Fire Marshal, is hereby adopted by reference as the Fire Prevention Code of the City, and administered by the Fire Chief. This code includes NFPA 1, Uniform Fire Code, and NFPA 101, Life Safety Code.

**SECTION 2.**

That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 3.**

That it is the intention of the City Commission of the City of Eustis that the provisions of this Ordinance shall become and be made a part of the Land Development Regulations in the City of Eustis Code of Ordinances and that the sections of this Ordinance may be re-numbered or re-lettered and the word "Ordinance" may be changed to "Section", "Article", or such other appropriate word or phrase to accomplish such intentions.

**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 upon passing.

**PASSED, ORDAINED AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this 18th day of April, 2024.

**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 18th day of April, 2024 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 24-20 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

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

TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: April 18, 2024

RE: **SECOND READING**

Ordinance Number 24-21: Approving a Conditional Use Permit for a Monopine Communication Tower with a height of 180 feet, located within Pine Meadows Subdivision on Future Acorn Meadows Loop - Street A

## **Introduction:**

Ordinance Number 24-21 approves a Conditional Use Permit for allowance of a monopine communication tower, with a height of 180 feet, located within Pine Meadows subdivision on Future Acorn Meadows Loop – Street A. (Alternate Key Number 1408041).

## **Background:**

- a. The site will be developed with a 548- lot mixed product single family residential subdivision located 240.43-acres on north and south sides of Pine Meadows Golf Course Road, with frontage on County Road (CR) 44, within the Suburban Residential (SR) and Mixed commercial/ Industrial (MCI) Land Use District. The Design District for this building is Rural Neighborhood and Rural District.

**The Map shows the approximate location of the proposed communications tower**



- b. The site will be developed with a 548- lot mixed product single family residential subdivision located 240.43-acres on north and south sides of Pine Meadows Course Road, with frontage on County Road (CR) 44, within the Suburban Residential (SR) and Mixed commercial/ Industrial (MCI) Land Use District. The Design District for this building is Rural Neighborhood and Rural District.

Item 6.6

**Applicant's Request:**

The applicant requests a Conditional Use Permit to allow a monopine communication tower, with a height of 180 feet, located within Pine Meadows subdivision on Future Acorn Meadows Loop – Street A.

**Analysis:**

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:

Section 109-4 Use Regulations Table of the City's Land Development Regulations allows a wireless communication Antenna and/or towers as a conditional use for MCI land use district.

The standards of review must show the conditional use is consistent with the City's Land Development Regulations, and City Codes, which are shown below.

The exterior appearance would not vary much as the 180' communication Tower, within a compound of 50' x 50' is designed as monopine which blends it into the surroundings.

**Additional Applicable Policies and Codes:**

Staff has reviewed this conditional use request with consideration of the following.

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.

**Policy Implications:**

Approval or denial of this waiver request to grant approval to allow a monopine communication tower, with a height of 180 feet, located within Pine Meadows subdivision on future Acorn Meadows Loop – Street A. could set a precedent for the review of similar requests in the future.

**Alternatives:**

1. Approve Ordinance Number 24-21.
2. Deny Ordinance Number 24-21.

## **Community Input:**

Item 6.6

The department has properly advertised the Ordinance in the newspaper; notified surrounding properties within 500 feet, and posted the property. To date, there has been no opposition received to the proposed development, nor any feedback at all related to this Conditional Use request.

## **Budget/Staff Impact:**

There would be no direct cost to the city associated with the action. There would be no additional staff time beyond the normal plan review process and inspection.

## **Conclusion:**

Staff recommends conditional approval of the conditional use request for the 180' Monopine Communication Tower within a 50' x 50' compound. This recommendation is based on the following discussion:

The tower's design, consistent with surroundings and initially supporting Verizon Wireless, accommodates three additional providers, addressing a capacity gap, particularly for the future Pine Meadows community. The tower serves public and emergency services, enhancing wireless service and resident safety. Its Monopine design blends into the surroundings. **However, approval is conditional upon the submission of a geotechnical report to our engineering staff for future site plan DRC submittal review.**

## **Prepared By:**

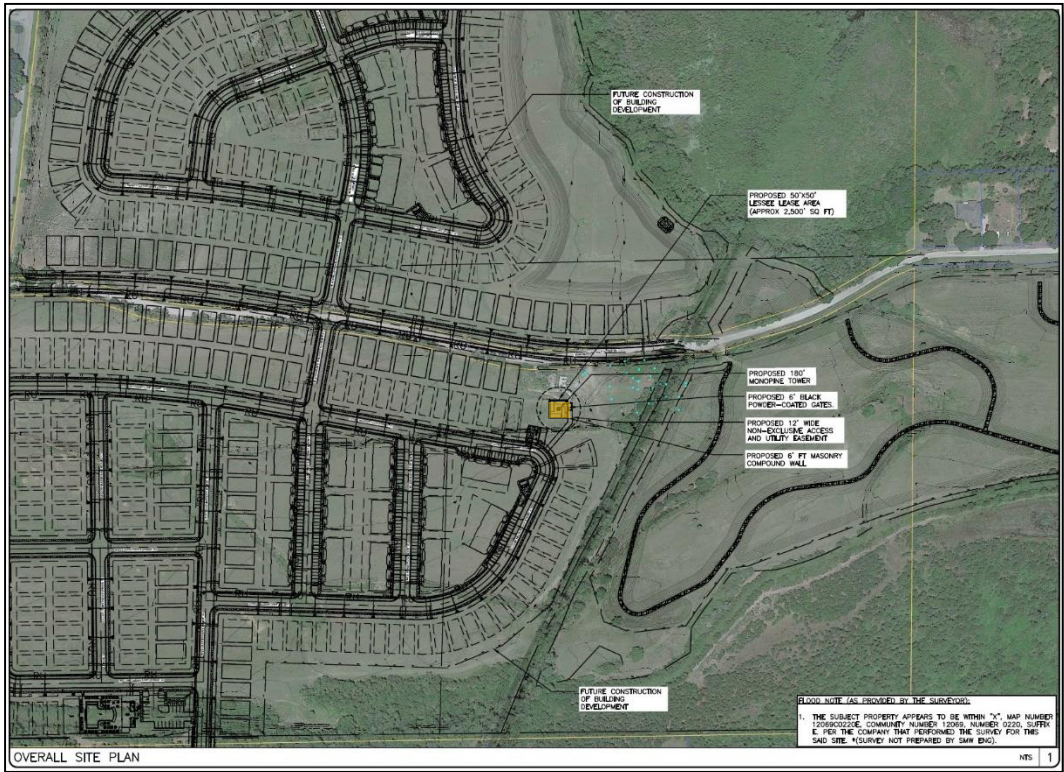
Sherri Takaloo, Senior Planner

## **Reviewed By:**

Jeff Richardson, AICP, Deputy Development Services Director  
Mike Lane, AICP, Development Services Director

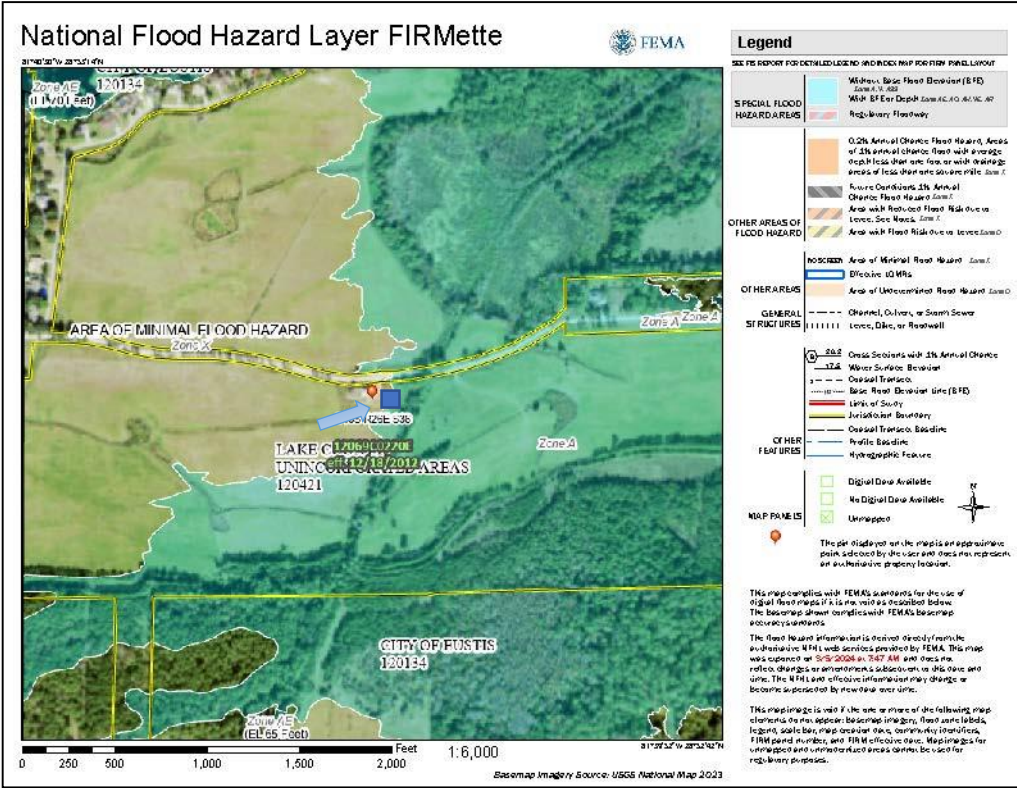
## **Attachment:**

1. Maps, documents and more detailed information for the proposed communication tower
2. Proposed Ordinance Number 24-21

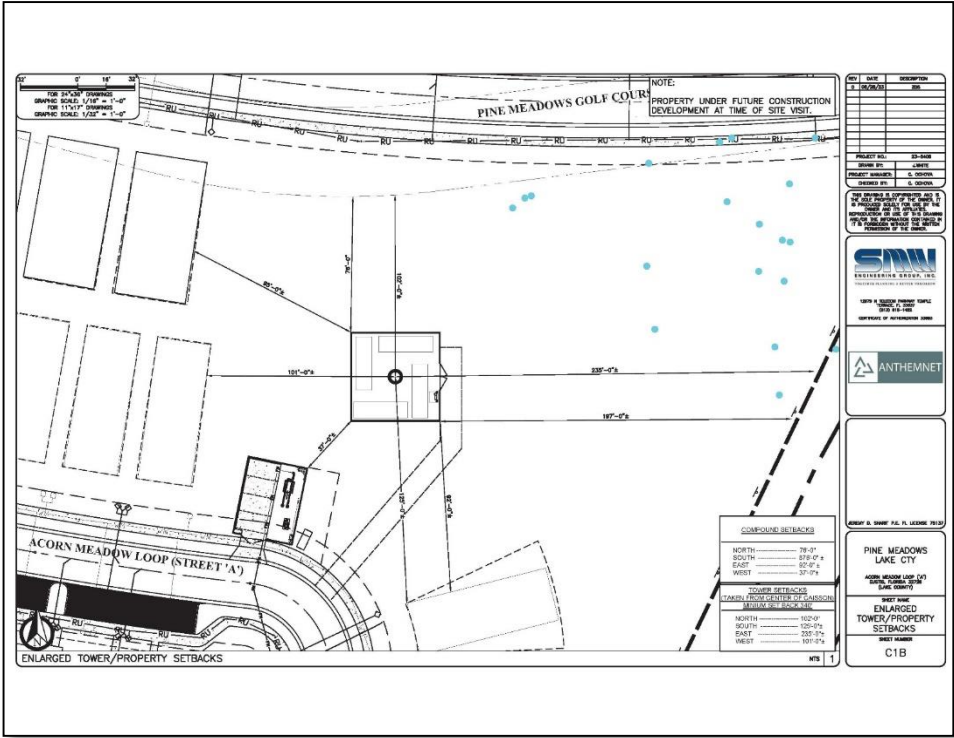


Future Development Site Plan & Location of the Communication Tower



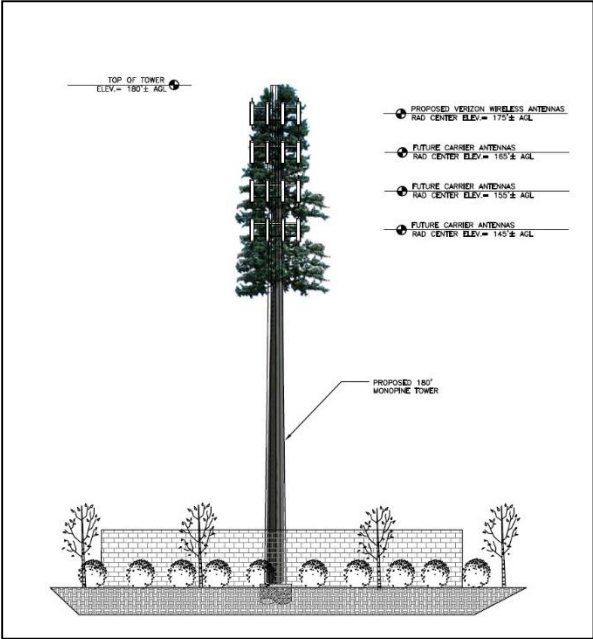


The Communication Tower Location seems to be subject to Flood Zone (FEMA 2012 FIRM Maps)

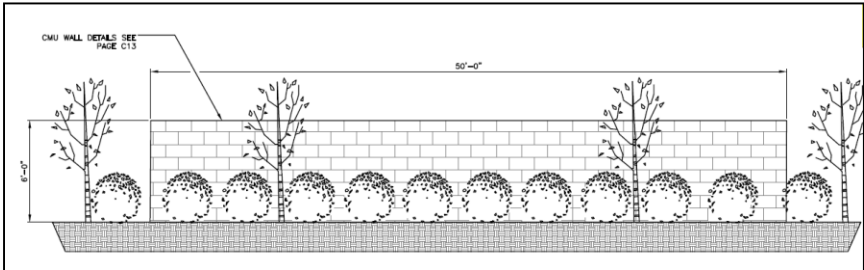


Proposed Communication Tower setbacks:

- The closest future property lot line in 101 feet to the west.
- The proposed tower is approximately 1,055' from the nearest lot line of an existing residential use (Alt key 3848038).



The Proposed communication tower is within a 2,500 sq.ft (50' x 50' compound), The height of the masonry wall around the compound is 6 feet.





**Report Date:** July 26, 2023

**Client:** Anthemnet, Inc.  
5944 Luther Lane  
Dallas, TX 75225  
Attn: Ashley Duewall  
(909) 202-3437  
ashley@anthemnet.com

**Structure:** Proposed 180-ft Monopole  
**Site Name:** Pine Meadows Lake City  
**Site Reference #:** N/A  
**Site Address:** Acorn Meadow Loop  
**City, County, State:** Eustis, Lake County, FL  
**Latitude, Longitude:** 28.882806°, -81.669884°

**PJF Project:** A00023-0171.001.7102

We understand that there may be some concern on the part of local building officials regarding the reliability of communication poles. Communication structures are designed in accordance with the Telecommunications Industries Association / Electronic Industries Association Standards TIA-222-H, "Structural Standards for Antenna Supporting Structures, Antennas, and Small Wind Turbine Support Structures." This is a nationally recognized standard and is modeled after the American National Standards Institute document ANSI A58.1. The TIA-222-H standard was developed by professional engineers experienced in the design of communication structures. Much of these specific design criteria are often not available in local building codes.

The pole and its foundation will be designed per the 2020 Florida Building Code, 7<sup>th</sup> Edition (2018 International Building Code with state amendments) and the TIA-222-H standard (exception #5 of Section 1609.1.1) using Load and Resistance Factor Design (LRFD) methodology. This design methodology is also used in building design and is discussed in American Institute of Steel (AISC) and American Concrete Institute (ACI) design standards.

This pole shall be designed with a basic design wind speed of 132 mph for use in the TIA-222-H Standard Exposure Category C, a topographic factor, Kzt = 1.0, and Risk Category II shall be used in this design.

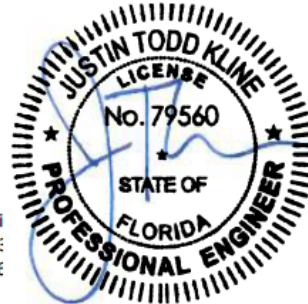
The monopole for this site will be designed as a "bend-over" pole. This means that the bottom of the pole will be intentionally over-designed in an attempt to limit the fall radius of the pole. This pole will be designed with the top 60-ft meeting the design wind criteria, but the remaining structure will be strong enough to resist considerably more than the design wind. When steel becomes overstressed, it does not suddenly break, it will bend and buckle. In the unlikely event that this pole should collapse, the upper portion of the pole would be overstressed first and would buckle. The upper portion of the pole would then swing down and hang from this level or, at worst, break off resulting in a fall radius of up to 60-ft. Once the upper portion is no longer upright catching the full force of the wind, the stresses in the lower portion of the pole are reduced, making a further collapse of the pole unlikely.

We at Paul J. Ford and Company appreciate the opportunity of providing our continuing professional services to you and Anthemnet, Inc.. If you have any questions or need further assistance on this or any other projects, please give us a call.

JUSTIN T. KLINE, P.E. - FL LICENSE #0000079560  
PAUL J FORD & CO. - #EB-0002848

Respectfully Submitted by:  
Paul J. Ford and Company

*Nathan C. Miller*  
Nathan C. Miller, PE  
Project Engineer  
nmiller@pauljford.com BKK



*This item has been electronically signed and sealed by Justin T. Kline, P.E. using a digital signature and date.*

*Printed Copies of this document are not considered signed and sealed, and the signature must be verified on electronic copies.*

07/27/2023

Employee Owned

Founded in 1965

250 E Broad St, Sui  
Columbus, OH 4:  
Phone 614.221.€

www.PaulJFord.



7/28/23, 6:54 AM

TOWAIR Search Results



FCC Home | Search | Updates | E-Filing | Initiatives | For Consumers | Find People



Antenna Structure Registration

FCC > WTB > ASR > Online Systems > TOWAIR

FCC Site Map

TOWAIR Determination Results

HELP

New Search Printable Page

A routine check of the coordinates, heights, and structure type you provided indicates that this structure does not require registration.

\*\*\* NOTICE \*\*\*

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

PASS SLOPE(50:1): NO FAA REQ-RWY 10499 MTRS OR LESS @ 5474.81 MTRS (5.47480 ) KM AWAY

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	28-50-52.00N	081-37-49.00W	MID-FLORIDA LAKE	EUSTIS, FL	50.9	975.3999999999998

PASS SLOPE(50:1): NO FAA REQ-RWY 10499 MTRS OR LESS @ 4561.94 MTRS (4.56189 ) KM AWAY

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	28-55-15.00N	081-39-7.00W	UMATILLA MUNI	LAKE UMATILLA, FL	30.8	762.0

Your Specifications

NAD83 Coordinates

Latitude 28-52-58.1 north  
Longitude 081-40-11.5 west

Measurements (Meters)

Overall Structure Height (AGL) 54.9  
Support Structure Height (AGL) 54.9  
Site Elevation (AMSL) 21

Structure Type

MTOWER - Monopole

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

ASR Help ASR License Glossary - FAQ - Online Help - Documentation - Technical Support  
ASR Online Systems TOWAIR- CORES - ASR Online Filing - Application Search - Registration Search  
About ASR Privacy Statement - About ASR - ASR Home

FCC | Wireless | ULS | CORES

Help | Tech Support

Federal Communications Commission  
45 L Street NE  
Washington, DC 20554

Phone: 1-877-480-3201  
TTY: 1-717-338-2824  
Submit Help Request

**ORDINANCE NUMBER 24-21**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, APPROVING A CONDITIONAL USE PERMIT FOR A MONOPINE COMMUNICATION TOWER LOCATED WITHIN PINE MEADOWS SUBDIVISION ON FUTURE ACORN MEADOWS LOOP - STREET A.**

**WHEREAS**, Anthemnet, Inc. (c/o Jennifer Frost), representative and applicant for Pine Meadows has applied for a Conditional Use Permit for a monopine communication tower with a height of 180-feet located within Pine Meadows subdivision on Future Acorn Meadows Loop – Street A.

**WHEREAS**, the subject property has a Land Use Designation of Suburban Residential (SR) and Mixed Commercial/ Industrial (MCI), and a Design District Designation of Rural Neighborhood and Rural District; and

**WHEREAS**, A wireless communication antenna and/ or towers is a conditional use for MCI 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 April 04, 2024, the City Commission held the 1<sup>st</sup> Public Hearing to consider the Conditional Use Permit; and

**WHEREAS**, on April 18, 2024, the City Commission held the 2<sup>nd</sup> 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 a monopine communication tower a height of 180-feet located within Pine Meadows subdivision on Future Acorn

Meadows Loop – Street A., more particularly described as:

FOR PINE NW 1/4--LESS PINE MEADOWS FAIRWAY ESTATES SUB & LESS R/W  
MEADOWS GOLF COURSE RD

ALTERNATE KEY NUMBER: 1408041  
PARCEL NUMBER: 36-18-26-0002-000-00100

**Section 2.** That the conditions of approval require that the communication tower meets all applicable provisions of the Land Development Regulations and the City Code of Ordinances.

**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 18<sup>th</sup> day of April, 2024.

**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 18<sup>th</sup> day of April, 2024 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 24-21 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

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

TO: Eustis City Commission  
 FROM: Tom Carrino, City Manager  
 DATE: April 18, 2024  
 RE: **FIRST READING**

Ordinance Number 24-19: Approving a Conditional Use Permit to allow a 10,640 square foot, Commercial Retail Store in a General Industrial Land Use District at the Eustis Commerce Park on Paradise Lane and County Road 452

## **Introduction:**

Ordinance Number 24-19 approves a Conditional Use Permit for allowance of a commercial retail store in the General Industrial District (GI) future land use district for property located at the Eustis Commerce Park on Paradise Lane at County Road 452. (Alternate Key Number 1094682).

## **Background:**

- a. The site is undeveloped and wooded with access along Paradise Lane in the Eustis Commerce Park. The site is surrounded by adjacent undeveloped and wooded property to the north, west and south. The surrounding land uses are as follows: General Industrial (GI) to the north, south and west, and Mobile Home/Recreational Vehicle (MH/RV) to the east as Southern Palms Mobile Home/RV Park. There are also two adjacent Design Districts: Suburban District (SD) to the north, south and west including this property and Suburban Neighborhood (SN) to the east.



As part of their concern for community involvement and input, the applicant chose to hold a community meeting at City Hall on March 5, 2024. A total of 11 people were on hand to discuss the project and concerns related to it. Two members of Valensa International were present and had concerns related to the traffic on County Road 452. The applicant responded by saying that they had ordered a traffic study but that it had not been completed at the time of the hearing. One of the goals for the study was the recommendation on how to manage the traffic concerns related to this project.

The item was presented to the City Commission at their March 21, 2024 meeting; however, there was no motion or action taken. The applicant has requested that the item be considered on April 18, 2024.

**Applicant's Request:**

The applicant requests a Conditional Use Permit to allow a retail store within the Eustis Commerce Park at its entrance, located at Paradise Lane and County Road 452 in the General Industrial District (GI) future land use district.

**Analysis:**

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:

Section 109-4 (Use Regulations Table) provides a method whereby industries necessary to the area, but with inherent characteristics which could prove obnoxious or detrimental to a different type of industrial operation, may locate in the most suitable and advantageous spots to minimize inconvenience to the general public. Those uses which require conditional use permit approval in the General Industrial (GI) land use district include adult businesses, crematoriums, all schools (including vocational), outdoor shooting ranges, pharmacies, and retail sales or services.

The standards of review must show the conditional use is consistent with the City's Comprehensive Plan, Land Development Regulations, and City Codes, which are shown below.

This request for allowance of a retail store in the General Industrial District (GI) is generally consistent with the goals and objectives of the City's Comprehensive Plan.

**Additional Applicable Policies and Codes:**

Staff has reviewed this conditional use request with consideration of the following.

- (1) The Comprehensive Plan: New development within GI areas shall continue to be required to:
  - a. Provide adequate setbacks and buffering from residential areas and public roads;
  - b. Comply with all federal and state environmental regulations and local performance standards contained in the Land Development Regulations; and
  - c. Limit effluent discharges to the municipal sewer system to approved pretreated industrial wastes and domestic wastes only.

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.

Section 109-4 (Use Regulations Table) allows a retail sales or service business as a conditional use within the GI land use district.

**Policy Implications:**

Approval or denial of this waiver request to grant approval of a conditional use to permit a retail store at Paradise Lane and CR 452 could set a precedent for the review of similar requests in the future; however, this could be an opportunity as well to show flexibility and also offer a variety of options within the GI.

**Alternatives:**

1. Approve Ordinance Number 24-19.
2. Deny Ordinance Number 24-19.

**Community Input:**

The department has properly advertised the Ordinance in the newspaper; notified surrounding properties within 500 feet, and posted the property. Additionally, the developer held a community meeting at City Hall to discuss the project with nearby residents and property owners. Concerns at that meeting, including from representatives of neighboring Valensa/Nutraceuticals and nearby residents, centered around traffic.

The matter was presented to the City Commission at their March 21, 2024; however there was no motion made or action taken to determine the outcome.

**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.

**Conclusion:**

In the past, City Commission has expressed a concern that the City of Eustis has limited opportunities for industrial development. The Eustis Commerce Park is one of the areas of the City with a General Industrial future land use designation. The other occupant of the Park, Valensa/Nutraceuticals, is industrial in nature.

The City Commission has discretion to grant, deny, or place conditions on the conditional use. The request is consistent with the City’s comprehensive plan, and if the Commission does approve the conditional use, the Development Services Department would still expect to see the applicant:

1. Submit plans for Site Plan/Final Engineering Construction Plans (FECP) to the Development Review Committee (DRC);
2. Attend a Pre-Construction Conference with the DRC to discuss details of construction;

3. Submit materials and paperwork to the Building Department for a building permit and pay associated construction and impact fees;
4. Submit plans for sign approval separately to the Building Department; and
5. Obtain a business tax receipt (btr) with the City through Development Services before the opening day for business.

**Prepared By:**

Mike Lane, AICP, Director, Development Services Department

**Attachments:**

Proposed Ordinance Number 24-19

Community Meeting Minutes from March 5, 2024



**ORDINANCE NUMBER 24-19**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A 10,640 SQUARE FOOT, COMMERCIAL RETAIL STORE IN A GENERAL INDUSTRIAL LAND USE DISTRICT AT THE EUSTIS COMMERCE PARK ON PARADISE LANE AND CR 452.**

**WHEREAS**, Holly Irish, for Concept Companies as representative and JDC Management Group, LLC, as property owner, have applied for a Conditional Use Permit to develop a 10,640 square foot commercial retail store with associated parking, utilities, and stormwater infrastructure within the Eustis Commerce Park and a General Industrial Land Use District; and

**WHEREAS**, the subject property consists of a 2.1 acre portion of the 28-acre parent parcel (34-18-26-0003-000-00600); and

**WHEREAS**, the subject property has a Land Use Designation of General Industrial (GI) and a Design District Designation of Suburban District; and

**WHEREAS**, a retail store is permitted as a Conditional Use in the General Industrial (GI) 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 April 18, 2024, the City Commission held the 1<sup>st</sup> Public Hearing to consider the Conditional Use Permit; and

**WHEREAS**, on May 2, 2024, the City Commission held the 2<sup>nd</sup> 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; and
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 a retail store at the Eustis Commerce

Park located at the intersection of CR 452 and Paradise Lane, more particularly described as:

SW 1/4 OF NW 1/4 S OF SR 452--LESS W 25 FT--NW 1/4 OF SW 1/4 N OF ACL RR--LESS W 25 FT--NE 1/4 OF SW 1/4 SW'LY OF HWY 452--LESS FROM INTERSECTION OF S R/W LINE OF CR 452 WITH W LINE OF NW 1/4 RUN S 89-15-03 E ALONG S R/W LINE 615.67 FT FOR POB, CONT S 89-15-03 E ALONG SAID S R/W LINE 226.31 FT TO THE BEG OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1382.69 FT, THENCE RUN SE'LY ALONG SAID CURVE A DIST OF 841.49 FT THRU A CENTRAL ANGLE OF 34-52-10, A CHORD OF 828.58 FT & CHORD BEARING OF S 71-48-58 E, THENCE S 35-37-07 W, ON A RADIAL BEARING OF 467.93 FT, N 69-58-0 W 689.96 FT, N 12-52-55 W 416.02 FT TO POB & LESS FROM INTERSECTION OF S R/W LINE OF CR 452 WITH W LINE OF NW 1/4 RUN S 89-15-03 E ALONG S R/W LINE 25.02 FT FOR POB, CONT S 89-15-03 E ALONG SAID S R/W LINE 590.65 FT, S 12-52-55 E 416.02 FT, S 75-0-17 W 110.28 FT, S 14-59-43 E 548.64 FT TO AN INTERSECTION WITH N'LY R/W LINE OF RR R/W, N 54-21-55 W 896.24 FT ALONG SAID N'LY R/W LINE TO A POINT THAT IS 25 FT E OF, WHEN MEASURED AT RIGHT ANGLES THERETO, THE W LINE OF SW 1/4, THENCE RUN N 01-0-0 E PARALLEL WITH & 25 FT E OF, WHEN MEASURED AT RIGHT ANGLES THERETO, THE SAID W LINE OF SW 1/4 A DIST OF 401.99 FT TO AN INTERSECTION WITH N LINE OF SW 1/4, N 03-09-49 E 47.75 FT TO POB-- ORB 6132 PG 1934

ALTERNATE KEY NUMBER: 1094682  
PARCEL NUMBER: 34-18-26-0003-0000-00600

**Section 2.** That the conditions of approval require that the request 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. Obtain a lot split to subdivide this parcel from the parent parcel;
- 2. Obtain a site plan approval for the proposed store; and
- 3. Submit for a site development and building permit and

**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 2<sup>nd</sup> day of May, 2024.

**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 2<sup>nd</sup> day of May, 2024 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 24-19 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

**Community Meeting Minutes**  
**March 5, 2024**  
**5:15 p.m.**  
**Development Services Department Conference Room**

**Retail Store in a General Industrial Future Land Use District**

Attendees: Rick Gonzalez                      Allen Truluck  
Cherri Horan                                      Holly Irish  
Logan Opsahl                                      Drago Carrera  
Jorge Carrera                                      Dayanet Gomez  
Pamela Carrera                                   Jeff Richardson  
Mike Lane

The meeting began at approximately 5:25 p.m. Holly Irish, PE, AICP, Representative for Concept Companies (Gainesville), shared a Powerpoint presentation with the group and began by discussing the purpose of the meeting. She highlighted the overall property within the Eustis Commerce Park and emphasized that site being proposed for a Dollar General Store was only a portion of the overall site. She mentioned that a Community Meeting is part of the process before a project gets conditional use approval.

Holly discussed the City's Future Land Use Map and the fact that this property was currently within the General Industrial (GI) Future Land Use District in the City. The City's current Land Development Regulations within the General Industrial Land Use District requires retail stores to have a conditional use approval from the City Commission. She transitioned to the tentative project schedule and highlighted that the project would first need to go before the City Commission for the conditional use permit on March 21<sup>st</sup> at 6:00 p.m. The subsequent and most important meeting would be April 4<sup>th</sup> when the City Commission would ultimately decide on the approval for a Dollar Store at that location. She also elaborated that if approved, the site plan permitting process would begin. It would be anticipated that the entire permitting process take at least a minimum 60 to 90 days.

One of the attendees asked when the store might be completed. Holly stated that realistically it would be some time in 2025 before it would come online or open.

The proposed conceptual site plan was then shown. Several concerns were expressed by representatives of the Nutraceuticals plant, located at the end of the park. They expressed concerns about the visibility of cars leaving the park entering CR 452. The long curve on CR 452 to the west of the property promotes high rates of speed and they were just concerned for the safety of those leaving the (Eustis Commerce) park. Ms. Irish emphasized that they had ordered a traffic study but it wouldn't be ready until after the conditional use hearings. Hopefully, the traffic analysis, when completed, will offer some options or alternatives on how to soften the traffic in the area. There were discussions about the mobile home residents driving golf carts to the store but Holly stated that the County had already stated that they wouldn't support that. Several comments about how the carts would be treated if they did drive over from the mobile home park were made. There were also discussions about how the Nutraceuticals plant would deal with the increase in traffic – particularly those who are curious about what's at the end of the road – where the plant is.

The proposed building elevations (of Dollar General) were shown. Holly mentioned that these elevations were conceptual and subject to change with the discussions with the City. She mentioned that the site will incorporate architectural features to enhance the overall area and provide an adequate transition between the more intense industrial use and the Southern Pines Mobile Home/RV Park.

There were several more discussions made regarding traffic and multiple side conversations occurred.

She continued that the proposed site plan complies with the City's Land Development Regulations and more specifically in compliance with the General Industrial (GI) regulations, as well as, the conditional use general requirements.

The presentation ended and side conversations began. The meeting was officially over at approximately 5:49 p.m.



# City of Eustis

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

TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: April 18, 2024

RE: Development Discussion

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**Introduction:**

At the April 4, 2024 City Commission meeting, Mayor Michael Holland requested a discussion item be placed on the April 18, 2024 agenda regard development.

**Prepared By:**

Tom Carrino, City Manager