AGENDA
City Commission Meeting

6:00 PM – Thursday, July 17, 2025 – City Hall

Invocation: Jay Kowalski, FUMC Eustis

Pledge of Allegiance: Vice Mayor Gary Ashcraft

Call to Order

Acknowledge of Quorum and Proper Notice

1. Agenda Update

2. Approval of Minutes

2.1 Approval of Minutes

June 19, 2025 City Commission Workshop
June 19, 2025 City Commission Meeting

3. Presentations

3.1 Trails Update

3.2 Residential Rehabilitation Program Update

4. Audience to be Heard

5. Consent Agenda

5.1 Resolution Number 25-51: Eustis Police Department Armored Personnel Carrier Donation

5.2 Resolution Number 25-52: Annexation Agreement and Developer's Agreement To Provide Water Service Outside the City Limits for 2218 Getford Road

6. Ordinances, Public Hearings, & Quasi Judicial Hearings

6.1 Resolution Number 25-47: Approving a Site Plan with Waivers for a Self-Storage Facility at 36640 South Fish Camp Drive (Alternate Key 1213177)

6.2 Resolution Number 25-54: Establishes the Proposed Millage Rate for FY2025/26

6.3 Resolution Number 25-56: Authorizing Recording of Lien on a Delinquent Utility Account

6.4 Resolution Number 25-57: Compliance with SB 180 (Ch. 2025-190, Laws of Florida)

6.5 Resolution Number 25-58: Administrative Approvals of Final Plats and Replats (SB 784, Ch. 2025-164, Laws of Florida)

6.6 Explanation of Ordinance Numbers 25-10, 25-11 and 25-12 for Annexation of Parcels with Alternate Key Numbers 3957568, 3957567, and 3450680

Ordinance Number 25-10: Voluntary Annexation
Ordinance Number 25-11: Comprehensive Plan Amendment
Ordinance Number 25-12: Design District Assignment

SECOND READING

Ordinance Number 25-10: Voluntary Annexation of Parcels with Alternate Key Numbers 3957568, 3957567, and 3450680

6.7 **SECOND READING**

Ordinance Number 25-11: Comprehensive Plan Amendment
Ordinances for Annexation Parcels Alternate Key Numbers 3957568, 3957567, and 3450680

6.8 **SECOND READING**

Ordinance Number 25-12: Design District Assignment
Ordinances for Annexation Parcels Alternate Key Numbers 3957568, 3957567, and 3450680

6.9 Explanation of Ordinance Numbers 25-13, 25-24 and 25-15 for Annexation of Parcels with Alternate Key Numbers 3862860 and 1193532

Ordinance Number 25-13: Voluntary Annexation
Ordinance Number 25-14: Comprehensive Plan Amendment
Ordinance Number 25-15: Design District Assignment

FIRST READING

Ordinance Number 25-13: Voluntary Annexation of Parcels with Alternate Key Numbers 3862860 and 1193532

6.10 **FIRST READING**

Ordinance Number 25-14: Comprehensive Plan Amendment
Ordinances for Annexation of Parcels with Alternate Key Numbers 3862860 and 1193532

6.11 **FIRST READING**

Ordinance Number 25-15: Design District Assignment for Annexation Parcels with Alternate Key Numbers 3862860 and 1193532

6.12 Explanation of Ordinance Numbers 25-16, 25-17 and 25-18 for Annexation of Parcels with Alternate Key Numbers 2704365, 1214041, and 3803090

Ordinance Number 25-16: Voluntary Annexation
Ordinance Number 25-17: Comprehensive Plan Amendment
Ordinance Number 25-18: Design District Assignment

FIRST READING

Ordinance Number 25-16: Voluntary Annexation of Parcels with Alternate Key Numbers 2704365, 1214041, and 3803090

6.13 FIRST READING

Ordinance Number 25-17: Comprehensive Plan Amendment for Annexation of Parcels with Alternate Key Numbers 2704365, 1214041, and 3803090

6.14 FIRST READING

Ordinance Number 25-18: Design District Assignment for Annexation of Parcels with Alternate Key Numbers 2704365, 1214041, and 3803090

7. Other Business

7.1 Stormwater and Open Space 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.

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 17, 2025

RE: Approval of Minutes

June 19, 2025 City Commission Workshop

June 19, 2025 City Commission Meeting

Introduction:
This item is for consideration of the minutes of the Eustis City Commission Workshop and Eustis City Commission Meeting.

Recommended Action:
Approval of the minutes as submitted.

Prepared By:
Mary C. Montez, Deputy City Clerk

Reviewed By:
Christine Halloran, City Clerk

MINUTES
City Commission Workshop: CynerGreen

4:00 PM – Thursday, June 19, 2025 – City Hall

Call to Order: 4:05 p.m.

Acknowledgement of Quorum and Proper Notice

PRESENT: Commissioner George Asbate, Vice Mayor Gary Ashcraft, Commissioner Michael Holland, Commissioner Emily Lee, Mayor Willie L. Hawkins

1. Workshop Item with Discussion and Direction: CynerGreen

1.1 Presentation from CynerGreen Hospitality Development

Tom Carrino, City Manager, explained the workshop was to hear a presentation from Cynergreen Hospitality Development regarding an unsolicited proposal from Danelle and Joe Hoffer pertaining to the Community Center site.

Danelle Hoffer noted bound volumes were provided to the Commissioners regarding the proposed Aquilo Resort & Spa. She thanked the Commissioners for their consideration. She stated it is a vision grounded in economic strategies, community impact and long-term partnership. She provided an overview of their company and its attributes. She introduced her husband Joe Hoffer and their daughter Riley Hoffer, a realtor. She provided a history of her background and the development of their company, highlighting her work with Gaylord National.

Ms. Hoffer provided a history of some of their development projects including Farmstead 44 on CR 44 and Huddle Eustis. She then provided an overview of their proposal for The Aquilo Resort and Spa to be located on Lake Eustis. She provided a disclaimer regarding the artist renderings. She cited the proposed buildings and details of the proposal: 1) 80 guest rooms and 18 guest suites; 2) 20,000 sq. ft. of event space; and 3) 275 space parking garage. She provided an aerial rendering of the site.

Ms. Hoffer reviewed the parking garage which would include 200 to 250 spaces adjacent to the resort and up to five levels. She noted they could go up more levels to provide additional parking if desired.

The Commission asked about their parking requirements with Ms. Hoffer indicating they're required to have one space per room. She explained they are providing more than that in order to have additional parking for the event space. She stated they are looking at Hilton and Marriott and they would require at least one space per room. She acknowledged the parking can be a half block away with Mr. Hoffer indicating that there has to be parking dedicated to the hotel.

The Commission asked about how customers would get from the hotel to the parking garage with Ms. Hoffer providing a map that showed how vehicles would route through the property and to the garage or hotel.

The Commission commented on the dedicated retail space with Ms. Hoffer explaining how that would look. She noted hotel employees and retail would also park in the garage.

Discussion was held regarding where the parking garage should be sited.

Ms. Hoffer reviewed their planned event space which would be located near the Clifford House and would seat up to 300 people inside. She added that the event lawn, gathering barn and pool cabana area would accommodate up to 1,000 people for a standing reception. She cited various possible event types and uses. She commented on their desire to put in gardens and partner with America in Bloom so they complement the Clifford House.

Further discussion was held regarding parking with Ms. Hoffer indicating the public could park for free in the facility. She explained there would be levels dedicated to the hotel and the guests would have to pay for valet parking.

Ms. Hoffer reviewed the proposed ballroom which would be approximately 6,000 sq. ft. and could accommodate between 300 and 500 people depending on use. She highlighted the Solvita Stair rising from the 6th floor to the 7th floor. She then noted the smaller event spaces on the 7th floor specifically noting the Barrel Room, and the small to mid-size meetings rooms (The Summit Rooms). She noted that all of the meeting rooms will have A/V and other amenities.

Ms. Hoffer presented an artist's rendering of the entrance to the resort and the hotel lobby. She commented on the concierge/adventure desk. She provided some renderings of guest rooms and cited the upscale products that would be provided in the rooms. She highlighted some of the possible vendors inside the hotel. She explained their plan is to own the businesses inside the hotel and hire locals to operate them but some of the spaces may be leased out.

Ms. Hoffer then reviewed the roof top space with the Cirrus Rooftop Bar and the challenges to be addressed to have it open air.

Discussion was held regarding blind mosquitoes and how they could be deterred.

Ms. Hoffer then stated that the Prop and Pearl Steakhouse and Seafood Counter would be located immediately below the rooftop bar. She commented on the possibility of leasing space to local restaurants. She then reviewed their proposal for Bay Street retail space and the Vale Spa.

Discussion was held regarding where the planned trail would be located and if they had to develop around the railroad tracks.

Ms. Hoffer reviewed what she noted as "the big stuff" and the financial impact on the City. She stated it would generate over 100 full time jobs and $638,000 in annual property taxes. She highlighted how the resort would align with the City's strategic plan. She reported on their Aquilo Foundation for education and community advancement. She cited various programs the Foundation would support.

Ms. Hoffer then commented on their strategy to work with Ryan Benaglio to offer seaplane and resort packages. She cited their plan to also have water taxis and nature tours.

Ms. Hoffer reviewed their anticipated construction timeline and estimated 36 to 38 months for completion. She confirmed their intent to give preference to local contractors.

Ms. Hoffer asked the City to partner with them for use of the front parcel of the Waterman site. She emphasized the need for foot traffic and energy surrounding them. She proposed putting the Lake Eustis Market Courtyard on that parcel which would feature a street front farmer's market. She provided several concepts of what that would look like.

The Commission asked if they have done a resort development before with Ms. Hoffer indicating she has been involved with similar projects. She stated they don't know yet who the General Contractor would be.

Joe Hoffer explained about the use of various contractors. He stated they have done similar projects with other companies but not on their own.

Ms. Hoffer cited a number of projects that they were involved with previously.

The Commission asked if it would be done in stages or all at once with Ms. Hoffer indicating the Waterman parcel would be first and would take 18 to 24 months.

2. Adjournment: 5:14 p.m.

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

CHRISTINE HALLORAN City Clerk	WILLIE L. HAWKINS Mayor/Commissioner

MINUTES
City Commission Meeting

6:00 PM – Thursday, June 19, 2025 – City Hall

Invocation: Moment of Silence

Pledge of Allegiance: Commissioner Emily Lee

Call to Order: 6:13 p.m.

Acknowledge of Quorum and Proper Notice

PRESENT: Commissioner George Asbate, Vice Mayor Gary Ashcraft, Commissioner Michael Holland, Commissioner Emily Lee, and Mayor Willie L. Hawkins

1. Agenda Update

Tom Carrino, City Manager, asked to add to the agenda a presentation by Jose Boscan with Waste Management to occur after the Eustis Junior Panthers.

2. Approval of Minutes

May 15, 2025 City Commission Workshop: Eastern Utilities

June 5, 2025 City Commission Meeting

Motion made by Commissioner Holland, Seconded by Commissioner Lee, to approve the Minutes. Motion passed on the following vote.

Voting Yea: Commissioner Asbate, Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee and Mayor Hawkins

3. Presentations

3.1 Eustis Junior Panthers

Police Chief Craig Capri from the Eustis Police Department presented a check for $10,000 to the Eustis Junior Panthers, a midget football league and 501façade(3) non-profit organization located in the City of Eustis. He thanked Coach Saunders for his contributions to the children.

Coach Johnny Saunders expressed thanks to the City Commission for their support of the league. He complimented Chief Capri on the Eustis Police Department.

Presentation by Waste Management

Jose Boscan, Waste Management, reported on the first three months of the new service program with the City of Eustis.

3.2 Fire Department Badge Pinning

Fire Chief Mike Swanson administered the oaths, and their family members pinned the following personnel who had attained full firefighter status: FF/EMT Gage Whitaker, FF/EMT Jonah Koester, FF/EMT John McDermott, FF/EMT Alexis Allen and FF/EMT Aaron Stanley. The following personnel were promoted as indicated and pinned: Eng/EMT Garret Griswold, Eng/EMT David Whitaker, Eng/EMT Mason Beebe and Capt. Chris Weathington.

Chief Swanson recognized the following personnel on their promotion to Paramedic: FF/M Nick Zeitler. Not present were FF/Medic Orlando Lorenzo and Lt. Medic Brad Carroll.

Chief Swanson recognized Lt. Chad Williamson on his 25 years of service.

Chief Swanson reviewed an incident that occurred in March at 1600 S. Bay St. with a resident that suffered a heart attack. He presented the Life Saving Award to the following personnel: Gage Whitaker, Nicholas Zeitler, Jordan Burkholder, Mason Beebe and Jacob Bluffstone. He noted that it was Jacob Bluffstone's first call with the department. He explained that each of the awards were different based on the number of lives they have saved.

3.3 Optimus Energy Solutions

Ben Pauluhn, President of Optimus Energy Solutions, addressed the Commission regarding their EV charging stations. He explained the program they are rolling out in the southeastern United States and commented on their involvement with the community. He stated their intent to provide a no-cost service to their municipal and county partners. He explained they provide dedicated, no-cost, electric vehicle charging amenities to cities, counties and states through a partnership. He indicated they are proposing to bring high-powered, fast-paced charging to Ferran Park and removing the existing slow chargers that are currently around town. He noted that currently the City pays an annual lease payment for those assets. Once approved by the City, those payments would go away. He stated the benefits to the City would be as follows: 1) The City would gain a world-class asset amenity; 2) It would recapture a few parking spots; and 3) The City would do away with the annual payments.

Mr. Pauluhn presented a mockup of where the charging stations could be located and explained they work in conjunction with electric companies throughout the country. He stated they are proposing to install two fast charging stalls. He explained the proposed stations charge cars about 25 to 30 times faster than the current chargers.

The Commission asked how long it currently takes to charge with Mr. Pauluhn responding that the current chargers charge at like 10 mph and the new ones would charge at 300 to 400 mph. He commented on how faster charging would attract more people to the area. He confirmed the current ones take approximately 20 hours to fully charge a vehicle and the new ones will take approximately 45 minutes.

The Commission asked how they can provide the amenity free to the City with Mr. Pauluhn explaining they would enter into an agreement with the City. Their company would cover all of the cost for installation and put the electric meter in their name and then they capture the fees from the use of the station.

Discussion was held regarding how much the cost to the user would change with Mr. Pauluhn explaining he did not know what the City is charging. He stated that slower charging is billed at a lower rate and faster charging is billed at a slightly higher rate; however, they have to be in line with the market rate. He explained that there is a Florida hybrid average, and they have to be in line with that.

Discussion was held regarding the proposed change, whether the new chargers would appear on the maps that electric vehicle owners use to locate charging stations, and whether or not they could be provided for free to the public.

Mr. Carrino informed the Commission that the City currently charges $2.50 per hour for charging and then $10.00 per hour once charging is completed in order to encourage turnover of the parking space.

CONSENSUS: It was a consensus of the Commission for the City Manager and City Attorney to move forward with preparing an agreement.

3.4 Presentation by G3C2

Derrick Wallace, representing G3C2, presented to the Commission his plan for the City's Central Business District (CBD). He commented on the beginning of the project after a discussion with Pam Rivas and George Asbate and his statement that you couldn't just develop the three blocks but needed to consider the entire business district. He provided an overview of his proposed plan for the CBD with plans for each block, the estimated budget, timeline and financing sources. He then cited other recommendations for improvements to Ferran Park, hotel development, community center expansion and additional restaurants with the same estimated budgets, timeline and financing. He commented on the need for marketing and branding. He stated he had contacted several firms to get a proposal for the marketing and branding and indicated the cost would be approximately $300,000 for three years with additional funding necessary to implement their recommendations.

Mr. Wallace provided an overview of the "real estate master developer" and explained they are the coordinating entity responsible for aligning vision, financing, infrastructure and stakeholder interests. He emphasized the need for the master developer to oversee the entire project.

Mr. Wallace commented on his involvement in the project and the difference in business models between G3 and C2. He stated his continued interest in partnering with the City of Eustis; however, Jerry Guenther is no longer involved in the project. He asked that the Commission consider moving forward with G3C2.

Commissioner Holland expressed appreciation for G3C2's commitment to the City of Eustis and showed the audience the extensive book that he provided to the Commission.

Mayor Hawkins agreed with Commissioner Holland's comments. He also appreciated the lack of a hard sell approach.

Mr. Wallace confirmed his interest in committing to the project and emphasized his intent to work as hard as he can. He commented on the need to maintain control over the entire project so that everything is coordinated.

The Commission confirmed that Jerry Guenther would no longer be involved in the project. They asked what is the largest project that Mr. Wallace had been involved with.

Mr. Wallace responded that it was a $70 million project that took approximately nine months to do the due diligence and drawings and then 40 months for actual construction which included dorms and a dining hall. He confirmed he had not done any local projects.

Commissioner Holland commented on the need for the Commission to refocus and discuss needs to be done.

Mr. Wallace emphasized that someone needs to control the oversight of the entire project. He stated that what he presented was a plan for development of the downtown. He indicated the intent would be for his firm to coordinate with the other developers on each piece.

The Commission discussed their options for moving forward, developing as a whole or each block individually, and what do they want to see completed first. It was noted that there may be other people interested in submitting proposals.

Discussion was held regarding using City staff to oversee any downtown construction with Mr. Carrino commenting on the Public Works reorganization and stating that Rick Gierok is not a

development manager. The Commission discussed the need to step back and regroup b making any final decisions.

The Commission discussed scheduling a workshop and directed the City Manager to get a meeting scheduled as soon as possible.

Sasha Garcia, City Attorney, commented on the previous presentation by Cynergreen which included a request for the conveyance of City property. She explained that since it would involve the conveyance of City property it would require it to be opened up to additional proposals with public hearings. She commented on the possibility of getting the notices out while the workshop scheduling is worked out. She emphasized that, even though the proposal was unsolicited, it does not remove the requirements of FSS 163.380.

Mr. Wallace commented that is the benefit of having the master developer as they would not have to go through all the unsolicited process. The master developer would review any proposals. He further explained his proposal for an overall plan for the downtown development.

Attorney Garcia commented on the need to determine what type of RFP would need to be issued and the direction needed for the City Manager.

Discussion was held regarding issuing an RFP for the community building site and how much the building is already being used. Mr. Carrino indicated it would be the City's responsibility to determine how that use would be handled if they decided to move forward with the Hoffer's proposal.

Discussion was held regarding whether or not they wanted to relocate the community building and the need to make some decisions regarding parking for the downtown.

Mr. Carrino reported staff met with Finfrock and stated they have updated the estimates for construction of a ground plus two-level facility on the site east of Atlantic Coast Tile at a cost of $6.9 million for a basic garage with approximately 260 to 280 spaces. He indicated that the cost goes up to $7.4 million with façade and other embellishments.

Discussion was held regarding how the City should determine how much parking they need and where it should be located.

Mr. Carrino stated he would want to know more about what will be placed on the three lots before committing to a $7.4 million parking garage.

Discussion was held regarding the Commission discussing what they would like to see on each of the blocks and whether or not to proceed with an RFP. Discussion was also held regarding scheduling for a workshop. It was agreed to try and schedule an early morning breakfast meeting.

Commissioner Asbate requested that staff go ahead and schedule dates for workshops in 2026 so that the Commissioners can schedule around them.

Mayor Hawkins informed Mr. Wallace that the Commission would be scheduling a workshop to discuss the downtown development, and they would keep him under consideration.

4. Appointments

4.1 Appointment to the Eustis Housing Authority (EHA)

Mr. Carrino stated there is only one applicant for the EHA Board and that is Dr. Hugh Brockington who has requested reappointment.

Motion made by Commissioner Asbate, Seconded by Vice Mayor Ashcraft, to reappoint Dr. Hugh Brockington to the Eustis Housing Authority Board. Motion passed on the following vote:

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

Dr. Brockington expressed appreciation for his re-appointment and commented on the goals of the Housing Authority and their plans for the future.

5. Audience to be Heard

No one came forward at that time.

6. Consent Agenda

6.1 Resolution Number 25-42: Commercial Lease with Lake Eustis Properties, LLC

6.2 Resolution Number 25-46: Authorizing Multiple Annual Purchases in Excess of $100,000 for Services Provided by RCM Utilities, Inc. for the Eustis Public Utilities Department

Motion made by Commissioner Holland, Seconded by Commissioner Lee, to approve the Consent Agenda. Motion passed on the following vote:

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

7. Ordinances, Public Hearings, & Quasi Judicial Hearings

7.1 Resolution Number 25-48: Authorizing Temporary Donation of Office Space to U.S. Representative

Sasha Garcia, City Attorney, read Resolution Number 25-48 by title: A Resolution of the City Commission of the City of Eustis, Lake County, Florida, authorizing the temporary donation of vacant municipal office space to U.S. House Representative for District 6 for official legislative use; providing for conditions of use, findings of valid municipal public purpose, retention of City access, and compliance with law; providing for severability; and providing for an effective date.

Attorney Garcia explained the request from Representative Fine to utilize office space at 51 East Norton Avenue for official legislative use. She reviewed the stipulations for that use and explained that Representative Fine provided documentation to be able to hold meetings on a non-partisan basis for him and his staff in the police department.

Attorney Garcia opened the public hearing at 7:48 p.m. There being no public comment, the hearing was closed at 7:48 p.m.

Motion made by Commissioner Holland, Seconded by Commissioner Lee, to approve Resolution Number 25-48. Motion passed on the following vote:

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

7.2 Resolution Number 25-49: Subrecipient Agreement with Seminole County Sheriff's Office – HIDTA Program

Attorney Garcia read Resolution Number 25-49 by title: A Resolution of the City Commission of the City of Eustis, Florida, approving and authorizing the execution of a subrecipient agreement with the Seminole County Sheriff's Office related to the Central Florida high intensity drug trafficking areas (HIDTA) program grant # HID0325G0478-00.

Attorney Garcia explained the request for the Police Department to apply for the HIDTA program grant which is utilized to help reduce drug trafficking in the area and which would reimburse the City for certain expenses.

Attorney Garcia opened the public hearing at 7:50 p.m. There being no public comment, the hearing was closed at 7:50 p.m.

Motion made by Commissioner Lee, Seconded by Commissioner Holland, to approve Resolution Number 25-49. Motion passed on the following vote:

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

7.3 Ordinance Number 25-09: Proposed LDR Amendments for Changes in the Use Regulations Table, adding Master Planning requirements for properties over 300 acres in all Design Districts and providing Subdivision Regulations and Design Guidelines for Suburban Residential (SR) Properties

Attorney Garcia read Ordinance Number 25-09 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; amending the City's Land Development Regulations; amending Section 109.4 (Use Regulations Table) to classify "concrete aggregate shredder/crusher" as an industrial use and to specify the land use categories in which the use is permitted by right or subject to conditional use approval; amending Sections 115-3.1 (Urban Districts), 115-3.2 (Suburban Districts), and 115-3.3 (Rural Districts) relating to district regulations; amending Sections 109-5.4 (Urban), 109-5.6 (Suburban), and 109-5.8 (Rural) to update performance standards; amending Section 110-3 regarding development pattern and design districts; adding a new section to 110-4 (building lot types) to establish a single-family detached lot type, which may be renumbered as necessary; adding Section 115-4.1(b)(3) to establish open space requirements for single-family subdivisions, multi-family, mixed-use, and townhome developments; adding Section 115-4.9(d)(3) to allow stormwater facilities to function as amenities; amending Section 115-7.3 to require street trees and to prohibit on-street parking on residential streets unless designated parking spaces are provided; amending Section 102-21 regarding site plans and preliminary plats; providing for legislative findings; providing for codification, severability, conflicts, scrivener's errors, and an effective date.

Mike Lane, Development Services Director, reviewed the proposed amendments to the Land Development Regulations related to SR Development Standards, Master Planning Requirements, and the Use Regulations Table. He presented development standards and architectural guidelines for new single-family subdivisions in the Suburban Residential future land use designation specifying the new single-family detached lot regulations. He highlighted the requirements for subdivisions of ten or more lots and explained having fewer lots would require the applicant to request a waiver. He stated they are discouraging the use of cul-de-sacs and promoting more interconnectivity between subdivisions. If they choose to use cul-de-sacs, then they will have to be private streets or at least allow stub-outs to adjacent properties. They are also discouraging double frontage lots to allow more open space. He added they are also looking at street trees. He explained the new requirements will require the developer to put in one street tree for every 40 feet of frontage. He indicated they can request a waiver of the street trees if there are some unique situations.

Commissioner Ashcraft presented a picture of his neighborhood to show how it should look.

Mr. Lane stated the intent is to try and encourage variable setbacks including porches.

Attorney Garcia asked Commissioner Ashcraft to send the photograph to the City Clerk f public record.

Mr. Lane explained the intent is to try and get the open space more centrally located unless there are unique circumstances. He noted they are trying to get the stormwater ponds utilized for recreation activities. They are also trying to encourage developers to put more landscaping around the stormwater facilities. He stated that they are trying to limit on-street parking depending on the street types. He cited the various street types within subdivisions. He commented on concerns expressed by some large property owners; therefore, they have included in the revision that all of the properties over 300 acres within the Suburban Residential category they would be responsible for master planning prior to any development. He stated he has received feedback from one property owner who expressed support for using the charette process, having development standards and covenant restrictions within the development and utilizing better planning practices.

The Commission asked if they would still have PUD's and how that would differ with Mr. Lane explaining that PUD's may occur within any land use categories.

Mr. Lane then highlighted the amount of time in which a challenge would be allowed. He stated that there would be 90 days allowed once the ordinance is approved for someone to challenge the Commission's approval.

Attorney Garcia explained that 30 days is the standard amount of time; however, they are allowing 90 days to give someone a little more notice of the changes. She confirmed that the 90 days only applies to properties already in the City and having a land use designation of Suburban Residential.

Mr. Lane then commented on the addition of the concrete aggregate shredder/crusher as a permitted use within General Industrial and Public Institution and as a conditional use within Mixed Commercial/Industrial category. He confirmed the ordinance had been properly noticed and stated staff's recommendation for approval.

The Commission asked about the 25% mentioned by Cindy Newton in the LPA meeting with Mr. Lane explaining that it is mandatory in the City code that developers set aside 25% of the development as open space. He confirmed that the space between the houses is not included within the open space requirements. He noted that in some developments there are buffers that are included. He indicated that plans show the areas as designated open space. He provided as an example the Hidden Cove development and where their open space was located.

Attorney Garcia opened the public hearing at 8:06 p.m.

Cindy Newton addressed the Commission and asked that the Wekiva Study Area recommendations be incorporated and noted that the original recommendation was for 60%. She cited the recommendation pertaining to high recharge areas and what constitutes a high recharge area. She commented on the effects on the river and water levels.

Jayne Hepting expressed concern regarding the Commission considering the annexation of properties over 300 acres and the open space requirements.

There being no further public comment, the hearing was closed at 8:09 p.m.

Commissioner Asbate asked if a retention pond use may be considered as part of the 25% open space requirement with Mr. Lane responding staff is proposing that the open space has been underutilized and they are encouraging the beautification of the overall neighborhoods.

Mr. Carrino explained that the language being considered actually states that for a develo to utilize the stormwater facility as open space they must provide active recreation amenities within that area.

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to approve Ordinance Number 25-09 on first reading. Motion passed on the following vote:

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

Mayor Hawkins announced that they had exceeded the two-hour limit and asked if the rest of the Commission wanted to continue and finish the meeting.

CONSENSUS: It was a consensus of the Commission to continue and finish the meeting.

7.4 Explanation of Ordinances 25-10, 25-11 and 25-12 for Annexation of Parcels with Alternate Key Numbers 3957568, 3955767, and 3950680

FIRST READING

Ordinance Number 25-10: Voluntary Annexation

Attorney Garcia read Ordinance Number 25-10 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 0.60 acres of real property at Lake County Property Appraiser's Alternate Key Numbers 3957568, 3957567, and 3450680, located on the west side of State Road 19, along Ruth Avenue.

Jeff Richardson, Deputy Development Services Director, reviewed the requested annexation with the related future land use and design district designations for the property located on the west side of SR 19, along Ruth Avenue. He stated the property owner is Graywell, LLC and the applicant is Guy Grayford. He reviewed staff's analysis of the request and stated it is consistent with surrounding future land use designations and established patterns. He indicated the current future land use designation is Urban Low and the requested designation is Suburban Residential with a Suburban Corridor design district. He confirmed the site is not in the Wekiva Study Area and it is in a low recharge area. He stated utilities are available and expressed staff's recommendation for approval of all three ordinances.

Attorney Garcia opened the public hearing at 8:17 p.m. There being no public comment, the hearing was closed at 8:17 p.m.

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to approve Ordinance Number 25-10 on first reading. Motion passed on the following vote:

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

7.5 FIRST READING

Ordinance Number 25-11: Comprehensive Plan Amendment Changing the Future Land Use Designation of Recently Annexed Real Property for Parcels with Alternate Keys 3957568, 3957567, and 3450680

Attorney Garcia read Ordinance Number 25-11 by title on first reading: 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 0.60 acres of recently annexed real property at Alternate Key Numbers

3957568, 3957567, and 3450680, generally located on the west side of State Road 19 al[illegible] Ruth Avenue, from Urban Low in Lake County to Suburban Residential in the City of Eustis.

Attorney Garcia opened the public hearing at 8:19 p.m. There being no public comment, the hearing was closed at 8:19 p.m.

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to approve Ordinance Number 25-11 on first reading. Motion passed on the following vote:

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

7.6 FIRST READING

Ordinance Number 25-12: Assigning the Suburban Corridor Design District Designation to Recently Annexed Real Property with Alternate Key Numbers 3957568, 3957567, and 3450680

Attorney Garcia read Ordinance Number 25-12 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning the Suburban Corridor design district designation to approximately 0.60 acres of recently annexed real property at Alternate Key Numbers, 3957568, 3957567, and 3450680, generally located on the west side of State Road 19 along Ruth Avenue.

Attorney Garcia opened the public hearing at 8:20 p.m. There being no public comment, the hearing was closed at 8:20 p.m.

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to approve Ordinance Number 25-12 on first reading. Motion passed on the following vote:

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

8. Future Agenda Items and Comments

8.1 City Commission

Commissioner Holland wished everyone Happy 4th of July and commented on Miss Georgefest Jada Carter competing in the Miss Florida contest.

Commissioner Lee expressed gratitude to the America In Bloom (AIB) advisors and noted they were impressed with everything the City has accomplished. She thanked City Staff, the merchants, the Library, Trout Lake, Parks & Recreation and Public Works for all their hard work and commented on all of the activities related to America in Bloom.

Commissioner Asbate also expressed thanks to America in Bloom. He commented on the Central Florida Manufacturers' conference and commented on prospects for Eustis. He thanked Lake Tech for their role in bringing Opticon to the City. He noted a letter from County Commissioner Sean Parks regarding the JPA and expressed support for participating in the June 30th meeting.

8.2 City Manager

Mr. Carrino noted all of the Lake County municipalities have been invited to participate in the June 30th meeting with the County Commissioners. He thanked Tristan and Rep. Nan Cobb for championing Eustis projects. He also thanked the City's lobby group Continental Strategy. He noted they would be providing a legislative update at the July 17 Commission meeting. He commented on staff's work on the draft budget and cited the workshop planned

for 9 a.m. on Saturday the 21st. He indicated that the budget documents would be provided to the Commissioners the next day. He stated that the tentative millage rate would be on the July 17th agenda with final approval in September. He added that a trails update would also be on the July 17th agenda and thanked Miranda Burrowes for all her work on the project.

Commissioner Lee asked when the traffic signal at Hwy. 44 would be activated with Mr. Carrino stating that FDOT is working with Duke Energy to get power to the signal.

8.3 City Attorney: None

8.4 Mayor

Mayor Hawkins thanked Vice Mayor Ashcraft for sitting in on his behalf. He noted comments he has received regarding Duke Energy and the new poles. He stated that conversations are being had with Duke Energy regarding the need to beautify the new poles. He then emphasized the need to move forward with the downtown development project and asked the Commission to review their calendars and get a meeting scheduled. He announced that the July 3rd meeting was cancelled; therefore, the next regular meeting would be July 17th.

Mayor Hawkins reminded everyone that the budget workshop would be Saturday, June 21st and asked that everyone come prepared to stay until they are done.

Discussion was held regarding the possibility of having a backup date for the workshop and conflicts with family activities.

Mr. Carrino indicated the focus on Saturday would be on the General Fund as the tentative millage rate needs to be set at the July 17th meeting. He stated staff would not be presenting on either the CRA or CIP at that workshop.

9. Adjournment: 8:34 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 and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording of the meeting can be obtained from the office of the City Clerk for a fee.*

CHRISTINE HALLORAN
City Clerk

WILLIE L. HAWKINS
Mayor/Commissioner

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

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: July 17, 2025

SUBJECT: RESOLUTION NUMBER 25-51: EUSTIS POLICE DEPARTMENT ARMORED PERSONNEL CARRIER DONATION

Introduction:
The Eustis Police Department requests approval to accept the donation of a Brinks, 1992 International Armored Personnel Vehicle (APV) from the Leesburg Police Department. Both agencies are partners in the Mid Florida SWAT Team, a joint regional tactical unit.

Recommended Action:
The administration recommends approval of Resolution Number 25-51

Background:
The Leesburg Police Department has offered to donate a surplus Brinks Armored Personnel Vehicle to the Eustis Police Department. This vehicle, while no longer in regular use by Leesburg PD, remains in operable condition and provides ballistic protection for tactical operations and rescue missions.

The Eustis Police Department currently does not possess an armored vehicle of this type. Accepting this donation would significantly enhance officer safety and tactical response capabilities, especially in high-risk scenarios such as active shooter incidents, barricaded subjects, rescue operations, or the execution of high-risk search warrants.

As a member of the Mid Florida SWAT Team, the Eustis Police Department participates in regional operations, and the addition of this asset will contribute to the overall readiness and effectiveness of the joint team.

Budget/ Staff Impact:
There is no cost to the City of Eustis for the acquisition of the vehicle other than registration fees. Maintenance costs are covered under the existing department budget.

Reviewed By:
Chief Craig A Capri, Chief of Police

Prepared By:
Captain K. Toler, Road Patrol Captain

RESOLUTION NUMBER 25-51

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, AUTHORIZING THE ACCEPTANCE OF A DONATED ARMORED PERSONNEL VEHICLE FROM THE LEESBURG POLICE DEPARTMENT TO THE EUSTIS POLICE DEPARTMENT FOR USE IN SUPPORT OF THE EUSTIS AND MID FLORIDA SWAT TEAMS; PROVIDING FOR AUTHORIZATION TO EXECUTE NECESSARY DOCUMENTS.

WHEREAS, the City of Eustis Police Department is an active member of the Mid Florida SWAT Team, a regional tactical unit comprised of multiple law enforcement agencies including the Leesburg Police Department; and

WHEREAS, the Leesburg Police Department has offered to donate a Brinks, 1992 International Armored Personnel Vehicle (APV), which is no longer in active use, to the Eustis Police Department for tactical response and officer safety purposes; and

WHEREAS, the Eustis Police Department does not currently possess an armored personnel vehicle, and this donation would enhance its ability to respond to critical incidents and support regional law enforcement operations; and

WHEREAS, the donated vehicle will be transferred to the City of Eustis at no cost, and any ongoing maintenance will be managed within the existing Police Department budget;

NOW, THEREFORE, BE IT RESOLVED The City Commission hereby authorizes the acceptance of the donation of a Brinks armored personnel vehicle from the Leesburg Police Department to the Eustis Police Department. The City Commission authorizes the City Manager, Chief of Police, or their designee to execute all documents necessary to complete the transfer and assume possession of the vehicle. This Resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED, this 17th day of July 2025, in regular session of the City Commission of the City of Eustis, Lake County, Florida.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Willie L. Hawkins
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 17th day of July 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

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

City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 25-51 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

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 17, 2025

RE: Resolution Number 25-52: Annexation Agreement and Developer's Agreement To Provide Water Service Outside the City Limits for 2218 Getford Road

Introduction:
Resolution Number 25-52 approves an Applicant's Agreement for provision of potable water and sanitary sewer to property outside the City limits, located at 2218 Getford Road, Eustis, FL.

Background:
Josiah N. and Laura A. Rea seek water services from the City of Eustis at their property at 2218 Getford Road in the north Rosenwald Gardens area. The 0.38-acre property currently has a house on septic and well. The City has a sewer line that runs nearby to their property so they are seeking to tie into that utility line.

The property is located within Lake County but not close to the City limits. By signing and submitting this application, the Reas agree that when the City has expanded into their area, their property can be annexed. They also understand that they will be paying for sewer impact fees and a higher monthly fee than residents who live inside the City.

Recommended Action:
Staff recommends approval of Resolution Number 25-52.

Policy Implications:
None

Budget/Staff Impact:
- Increased revenue from water service fees
- Potential future annexation when eligible, resulting in increased tax revenues.

Prepared By:
Kyle Wilkes, Senior Planner

Reviewed By:
Mike Lane, AICP, Development Services Director

RESOLUTION NUMBER 25-52

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; APPROVING AN ANNEXATION AGREEMENT TO PROVIDE CITY WATER SERVICE TO REAL PROPERTY LOCATED AT 2218 GETFORD ROAD, EUSTIS, FLORIDA, OUTSIDE THE CITY LIMITS AND ACCEPT VOLUNTARY ANNEXATION WHEN THE CITY LIMITS ABUT THE PROPERTY.

WHEREAS, Josiah N. and Laura A. Rea, legal owner of record, requested sewer service for real property located 2218 Getford Road, Eustis, Florida, outside the City limits, more particularly described as:

Tax Parcel Identification Number: 01-19-26-1000-00A-01300
Alternate Key Number: 1492190

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 13, 14, W 20 FT OF LOT 15 BLK A PB 12 PG 84 ORB 5816 PG 1890

WHEREAS, the City of Eustis has sewer service available to serve the subject property; and

WHEREAS, the City currently provides sewer service to other properties in the immediate area of the subject property; and

WHEREAS, the Property does not currently meet the statutory requirements for voluntary annexation under the provisions of Section 171.044, Florida Statutes; and

WHEREAS, the Owner of the Property has requested, and the City has agreed, subject to the terms, conditions and limitations hereinafter set forth, that the City shall provide water service to the Property; and

WHEREAS, the City Commission has determined that it is in the best interest of the City to provide sewer service to the subject property; and

WHEREAS, Ordinance Number 08-09 requires a written applicant's agreement approved by the City Commission on terms and conditions agreeable to the City Commission; the terms of which may include, but not be limited to…an obligation to annex into the City if not already annexed; and

WHEREAS, the attached Applicant's Agreement and Developer's Agreement for sewer constitutes a legal contractual agreement between the City of Eustis and Josiah N. and Laura A. Rea, owner of record of the subject property and all successor owners, in accordance with Ordinance Number 08-09.

NOW, THEREFORE, BE IT RESOLVED by the Eustis City Commission as follows:

SECTION 1. That both the Annexation Agreement between the City of Eustis and Josiah N. and Laura A. Rea, attached herein and signed by said the owner on July 8,

2025, is hereby approved, and the Mayor is authorized to execute the agreements on behalf of the City.

SECTION 2. That this Resolution shall be effective immediately upon adoption.

DONE AND RESOLVED this the 17th day of July 2025 in regular session of the City Commission of the City of Eustis, Florida.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

Willie L. Hawkins
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 the 17th day of July 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content, 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 Resolution Number 25-52 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

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
City of Eustis Development Services
4 North Grove Street
Eustis, Florida 32726

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (the "Agreement") is made and entered into by and between the CITY OF EUSTIS, a Florida municipal corporation, whose mailing address is 10 North Grove Street, Eustis, Florida 32726 (the "City") and JOSIAH N. AND LAURA A. REA, PROPERTY OWNER, whose mailing address is 2218 Getford Rd, Eustis, Florida 32726 (the "Owners").

W I T N E S S E T H

WHEREAS, the Owners have requested, and the City has agreed, subject to the terms, conditions, and limitations set forth in this Agreement to provide sewer service to the Subject Property; and

WHEREAS, the Subject Property is presently located in the unincorporated territory of Lake County and is outside the corporate limits of the City; and

WHEREAS, the Owners acknowledge the City's water and sewer rates for users outside the City limits are higher than the rates charged for users within the City; and

WHEREAS, the City has reviewed the location of the Subject Property and determined that municipal sewer services are available from an existing main; and

WHEREAS, the Owners acknowledge and agree that the City could suffer a loss of revenue and may be unable to ensure adequate services to its own residents if Owners were to receive City utilities without the condition of executing this Annexation Agreement; and

WHEREAS, the Owners acknowledge that the condition of executing this Annexation Agreement prior to obtaining City utilities from the City is a reasonable and lawful condition as determined by the Florida Supreme Court in *Allen's Creek Properties, Inc. v. City of Clearwater*, 679 So. 2d 1172 (Fla. 1996); and

WHEREAS, in consideration of the City providing sewer service to the Subject Property, the Owners desire to voluntarily petition the City to annex the Subject Property under Section 171.044, Florida Statutes; however, at this time the City cannot annex the Subject Property because it does not currently meet the statutory requirements for voluntary annexation pursuant to Section 171.044, Florida Statutes; and

WHEREAS, the parties acknowledge and agree that this Agreement constitutes a petition for voluntary annexation of the Subject Property pursuant to Section 171.044, Florida Statutes; and

WHEREAS, the Owners agree that at the time the City determines the Subject Property meets the voluntary annexation requirements pursuant to Section 171.044, Florida Statutes, and the City determines annexation of the Subject Property is in the City's best interests, the Owners shall proceed with the voluntary annexation of the Subject Property and pay all applicable fees, costs, and expenses associated therewith.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration the receipt - of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

1. Recitals.

The Recitals set forth above are true and correct and by this reference are incorporated herein as part of this Agreement.

2. Ownership.

The Owners represent that they are the present owner of the following described property (hereinafter referred to as the "Subject Property"):

Attached hereto as Exhibit "A"

3. Title Opinion/Certification.

The City will secure, at the expense of the Owners, prior to the execution and recording of this Agreement, a title opinion of an attorney licensed in Florida, a certification of an abstractor or title company authorized to do business in Florida, showing marketable title to the Subject Property to be in the name of the Owners and showing all liens, mortgages, and other encumbrances not satisfied or released of record. In the alternative and at the option of the Owners, the Owners will provide the City, in advance of the execution of this Agreement, a title opinion of an attorney licensed in Florida, a certification of an abstractor or title company authorized to do business in Florida, showing marketable title to the Subject Property to be in the name of the Owners and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

4. Annexation.

A. The Owners and the City acknowledge and agree that this Agreement constitutes a voluntary annexation petition for the Subject Property pursuant to Section 171.044,

Florida Statutes. The Owners further agree that this petition for annexation is irrevocable.

B. At such time as the Subject Property should ever become eligible for annexation, the Owners hereby consent to the annexation of the Subject Property by, and to, the City. Notwithstanding any other provision of this Agreement, the decision as to whether annexation of the Subject Property is in the best interest of the City, and should be accomplished under this Agreement, shall be made at the sole and absolute discretion of then City Commission. Nothing in this Agreement shall be construed to create a binding obligation on the City to annex the Subject Property at any time.

C. Eligibility for annexation shall be determined by the City in accordance with Chapter 171, Florida Statutes, the City Code and such ordinances as adopted by the City Commission. A determination by the City that the property is eligible for annexation shall be binding on the Owners. The Owners hereby waive any right to object to, or appeal, the City's decision to annex the Subject Property. Furthermore, the Owners hereby agree not to register any written or verbal opposition to the City's annexation of the Subject Property.

D. The Owners acknowledge and agree that this Agreement does not in any way obligate or require the City to annex the Subject Property or grant to the Owners any particular land use designation that may be requested in connection with such annexation.

E. Classification of Property upon Annexation. The Owners acknowledge and agree that any land use granted to the Owners in connection with the Subject Property shall be consistent with the terms and conditions of the Eustis Comprehensive Plan and Land Development Regulations as it may be amended from time to time.

5. Annexation Petition.

Upon written request by the City, the Owners agree to execute any and all reasonable interests to effectuate the annexation of the Subject Property, providing the City has determined, in its sole and absolute discretion, the Subject Property is eligible for annexation and such annexation is in the best interest of the City. The Owners shall have thirty (30) days to execute the instruments necessary to annex the Subject Property into the City and pay all associated fees, costs and expenses. In the event the Owners fail or refuse to execute the instrumens, this Agreement shall constitute the required Petition for Annexation pursuant to Chapter 171, Florida Statutes.

6. Utility Fees and Lines.

The Owners shall pay any and all water and/or sewer connection fees, treatment fees, and/or such other fees as may be required by the City Code or the City's regulations. Any and all such water and/or sewer lines and/or appurtenant items which are constructed or installed by the Owners shall be constructed or installed in accordance with City

requirements and specifications. The City shall have the right to inspect any and all lines and appurtenances installed by the Owners to connect to the City's water and/or sewer system.

The Owners agree to pay any and all water and/or sewer fees, charges, assessments, and other costs adopted by the City which directly or indirectly relate to the connection to, and use of, the City's water and/or sewer system.

7. Utility Easements.

So long as the easements do not materially interfere with the Owner's use and enjoyment of the Subject Property, the Owners shall provide to the City such easements and other legal documentation, in form acceptable to the City Attorney, as the City may deem necessary or appropriate for the installation and maintenance of the City's utility services, including but not limited to sewer, water and reclaimed water services.

If the City deems an easement is needed for utility service to be made available to the Subject Property, any mortgagee or lienholder having an interest in the Subject Property will be required to execute a Consent and Joinder of Mortgagee/Lienholder in a form approved by the City Attorney, subordinating its mortgage or lien to the utility easements contemplated in the foregoing Agreement. The Owners must either submit a title policy or a letter from an attorney licensed to do business in Florida confirming that either there is no mortgage or lien on the property or provide the City with a properly executed a Consent and Joinder of Mortgagee/Lienholder as shown on the title certification. The title policy or letter must be issued within thirty (30) days of the execution of this Agreement.

8. Binding Effect.

This Agreement shall run with the land, shall be binding upon and inure to the benefit of the Owners and its assigns and successors in interest and the City and its assigns and successors in interest. The Owners shall pay the cost of recording this document in the Public Records of Lake County Florida. This Agreement does not, and is not intended to, prevent or impede the City from exercising its legislative authority as the same may affect the Subject Property.

9. Representations.

The Owners represent and warrant that Owners posses fee simple title to the Subject Property, that Owners have full power and authority to enter into this Agreement, and that upon execution of this Agreement the same will be fully binding and enforceable according to its terms.

10. Recording.

The Owners acknowledge and agree that the City shall record this Agreement in the Public Records of Lake County, Florida, and the Owners shall pay for costs related to same.

11. Notices.

Any notice required to be given hereunder shall be in writing and shall be delivered in person or by certified mail return receipt requested as follows:

OWNERS
Josiah N. and Laura A. Rea
2218 Getford Rd.
Eustis, Florida 32726

CITY
City Manager
City of Eustis
10 North Grove Street
Eustis, Florida 32726

Any notice, direction or other communication delivered or mailed, as directed above shall be deemed to be delivered as of three (3) days after the date of mailing or, if delivered personally, when received.

12. Defaults and Enforcement.

IN THE EVENT THE OWNERS FAIL TO COMPLY WITH ANY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT AND SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY, THE CITY MAY DISCONNECT AND TERMINATE ANY SEWER SERVICE PROVIDED TO THE PROPERTY. THE OWNER HEREBY CONSENTS TO SUCH DISCONNECTION AND TERMINATION OF WATER AND/OR SEWER SERVICE AND EXPRESSLY WAIVES ANY CLAIMS BASED UPON THE DISCONNECTION AND TERMINATION OF SUCH WATER SERVICE BY THE CITY.

In the event enforcement of this Agreement by the City becomes necessary, and the City successful in such enforcement, the Owners shall be responsible for cost and expenses, including attorneys' fees, whether or not litigation is necessary, and if necessary, both at trial and on appeal, incurred in enforcing or ensuring compliance with the terms and conditions of this Agreement.

13. Effective Date.

This Agreement shall be effective on the date it is last executed by the respective parties.

14. Severability.

If any part of this Agreement is found to be invalid or unenforceable in a court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Agreement is declared severable.

15. Miscellaneous.

A. ANY FUTURE OWNERS OF THE PROPERTY SHALL TAKE TITLE TO THE PROPERTY SUBJECT TO THIS AGREEMENT AND BY ACCEPTING A DEED OF CONVEYANCE TO THE PROPERTY, AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS AGREEMENT.

B. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, in recordable form, signed by the parties hereto, or their respective successors and assigns and as approved by the City Commission. Any such modification or amendment shall not be effective until recorded in the Public Records of Lake County, Florida.

C. This Agreement is the result of a bona fide arms length negotiation between the City and the Owners. Accordingly, this Agreement will not be construed or interpreted more strictly against any one party than against any other.

D. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida. Any litigation that arises under this Agreement shall be brought in the courts of Lake County, Florida.

E. Nothing in this Agreement shall be construed as a waiver of the City's right to sovereign immunity under Section 768.28, Florida Statutes, or other limitations imposed on the City's potential liability under state or federal law.

F. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

G. In the event a third party institutes a legal proceeding against the City and/or the Owners, regarding the enforceability of this Agreement or any other matters arising out of or related to this Agreement, the annexation of the Property or the provision of water service, then in such event the Owners shall pay all costs, fees, charges, and expenses of the City relative thereto, including but not limited to attorney's fees and paralegal fees at both the trial and appellate levels.

H. In addition to each and every remedy now or hereafter existing at law or in equity, the parties hereto expressly agree that City shall have the right to enforce this Agreement by an action for specific performance.

I. As from time to time requested by the City, the Owners agree to execute such additional documents as may be necessary in order to effectuate the provisions of this Agreement.

J. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, taken together, will constitute one and the same document.

K. This Agreement embodies and constitutes the entire understandings of the parties with respect to the subject matter hereof and all prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged into this Agreement.

L. The attached Exhibits A and B are part of this Agreement as though fully set forth in this Agreement.

IN WITNESS WHEREOF, the Owners and the City have executed this Agreement as of the day and year written below.

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF:

_____
Signature of Witness #1

_____
Print or Type Name of Witness #1

_____
Signature of Witness #2

_____
Print or Type Name of Witness #2

OWNERS

_____
Josiah N. Rea

_____
Signature of Witness #1

_____
Print or Type Name of Witness #1

_____
Laura A. Rea

_____
Signature of Witness #2

_____
Print or Type Name of Witness #2

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing Annexation Agreement was acknowledged before me this _____day of _____, 2025 by _____ and _____, respectively, who is / are personally known to me or produced _____ as identification and by means of ☐ physical presence or ☐ online notarization.

_____
Notary Signature
Print Name:_____
My Commission Expires:_____

ACCEPTANCE BY CITY OF EUSTIS, FLORIDA

_____
Willie L Hawkins
Mayor/Commissioner

This _____ day of _____, 2025.

ATTEST:

_____
Christine Halloran, CMC, City Clerk

Approved as to form and legality:

_____
Sasha Garcia, City Attorney

Exhibit A

Tax Parcel Identification Number: 01-19-26-1000-00A-01300

Alternate Key Number: 1492190

Legal Description:

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 13, 14, W 20 FT OF LOT 15 BLK A PB 12 PG 84 ORB 5816 PG 1890

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

Exhibit B
Location Map



THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
City of Eustis Development Services
4 North Grove Street
Eustis, Florida 32726

Tax Parcel Identification Number: 01-19-26-1000-00A-01300
Alternate Key Number: 1492190

APPLICANT'S AGREEMENT
POTABLE WATER, RECLAIM WATER AND WASTEWATER

This Agreement is made and entered into effective this 17th day of July, 2025 by and between THE CITY OF EUSTIS, FLORIDA, a Florida Municipal Corporation (hereinafter referred to as "City" or "Utility") and JOSIAH N. AND LAURA A. REA, PROPERTY OWNER, and their successors and assigns (hereinafter referred to as "Applicant").

WITNESSETH

WHEREAS, Applicant is the fee simple owner of approximately 0.38 acres of real property situated in Lake County, Florida, described with particularity in Exhibit "A" attached hereto and made a part hereof, which property is hereinafter referred to as the "Property"; and

WHEREAS, the Property has a single-family residence. The Applicant intends to connect the existing structure to City wastewater. This property requires one (1) equivalent residential dwelling unit "ERUs" requiring sanitary sewer (hereinafter referred to as the Development); and

WHEREAS, Utility is the owner and operator of sanity sewer production and distribution facilities ("Sewer Facilities"); and

WHEREAS, Applicant has requested connection to said Sewer Facilities and that the Utility allocate and reserve sufficient capacity in these facilities to serve and sustain the operation of the Development; and

WHEREAS, the Utility has wastewater available in close proximity to the property; and

WHEREAS, Utility has determined that it will have sufficient capacity in the Sewer Facilities to serve and sustain the operation of the Development for forty years after the date of this Utility Agreement; and,

WHEREAS, Utility has agreed to make its sanitary sewer service available to the Development by means of connection to and use of the Sewer Facilities on the terms and conditions hereinafter set forth.

NOW THEREFORE, in consideration of the foregoing which is incorporated herein and other good and valuable consideration, the receipt of which is acknowledged by the parties, Applicant and Utility agree as follows:

1. **EXCLUSIVE SERVICE TO THE PROPERTY.** Applicant hereby agrees and covenants that the Development shall be served exclusively by Utility's Sewer Facilities. Applicant further agrees that this Agreement shall be a covenant binding upon and running with title to the Property. Utility hereby agrees to make sanitary sewer services available to the Development hereafter constructed on the Property for the rates and under the conditions set forth in this Agreement. Utility agrees that such services shall be made available through Utility's existing Sewer Facilities so long as Utility is not prevented by law or governmental regulation from providing such sewer service for any reason. Utility represents and warrants that it has sufficient capacity in its Sewer Facilities to serve the Development. Utility further agrees that the sewer service to be provided hereunder shall meet the current standards or requirements, as the case may be, of all state, local, and federal governmental agencies having jurisdiction over Utility; provided, however, that Utility shall not be responsible for any failure to meet or comply with said

standards or requirements to the extent that such failure shall be occasioned by defect in the construction of any facilities constructed by Applicant; and further, the acceptance of any such facilities by Utility shall not be an admission of, or acceptance of such responsibility. Utility hereby agrees to provide sewer services to the written request for such service to Utility. Both parties acknowledge that the Applicant shall be responsible for all off-site or on-site improvements necessary to connect the Development to the City's sewer lines adjacent to the Property.

2. **PAYMENT BY DEVELOPER OF CITY OF EUSTIS SEWER IMPACT FEES.**

A. The Applicant shall be responsible for payment of the Utility's sewer impact fees for water volumes reserved under this agreement. Utility's sewer impact fee is $2,668.00 per equivalent residential dwelling unit (ERU). Payment of said fee shall be made at time of building permit submittal for a water meter as follows:

1 Single-family dwelling unit X $2,668.00= $2,668
0 Amenity units X $2,668 = $0
TOTAL POTABLE WATER $2,668

3. **IMPROVEMENTS.** In order to provide potable water services, certain improvements will need to be constructed.

A. **OFF-SITE IMPROVEMENTS.** Applicant agrees to construct and to transfer ownership and control to the Utility as a contribution-in-aid-of-construction any necessary off-site installations of improvements from Developer's Property to the Utility's existing Sewer Facilities. Developer shall install all of the offsite installations at its sole expense and in accordance with the plans, specifications and other pertinent documents approved by the Utility and the County, except that in no event shall Applicant be required to oversize lines to the benefit of

others' properties without prior agreement for reimbursement on behalf of such other properties.

B. **ON-SITE IMPROVEMENTS.** The Applicant, at its expense and without cost or expense to the City, will design, permit, and construct all on-site improvements associated with sewer service in accordance with the City's regulations. Nothing herein, however, shall relieve the Applicant of the responsibility of obtaining and complying with any permit or approval necessary from any regional, state, or national governmental authority, as required by law. When the Property is developed, The Applicant shall construct and install therein, at its own cost and expense, any applicable meters and service connections necessary to serve the Development.

4. **RATES AND CHARGES.** The rates to be charged by Utility for sewer service to the Development hereafter built on the Property shall be those rates and charges made by Utility to its customers which are from time to time approved by the Eustis City Commission or by any other governmental regulatory body from time to time having jurisdiction over such matters. Utility reserves the right to withhold or disconnect service to any active customer, or to refuse to give or provide new or additional services to any active customer, at any time the charges are not paid on a current basis within twenty-five (25) days after the same are billed , provided that written notification of such delinquency has been made by Utility to such customer; and provided that the failure of an active customer to pay sums due Utility shall not affect Applicant's rights under this Agreement. Moreover, the service to the Development shall be subject to such other regulations from time to time lawfully imposed on Utility with respect to the operations of its sewer systems, and except as limited by such regulations, the amounts of utility deposits, billing practices and times, liability for damage to Utility's property and rate changes shall be exclusively within the discretion and control of Utility.

5. **WATER METERS.** It is hereby agreed by the parties hereto that water meters shall be installed as Utility shall deem to be necessary to serve the Development. Utility shall have the right to designate the number, type, quality and size of said meters. The cost for said water meters and the labor charges associated with their installation shall be paid to Utility by Developer prior to installation of each such meter. Said sum shall be due and payable prior to the time of installations of said meters. All water meters so installed shall remain the property of Utility.

6. **MANDATORY ANNEXATION.** Pursuant to the Annexation Agreement adopted by Resolution Number 25-52, the Applicant has petitioned for voluntary annexation of the Property; said agreement binds future property owners to the terms and conditions contained therein.

7. **AGREEMENT BINDING ON SUCCESSORS IN TITLE.** Applicant agrees that this Agreement shall be a covenant binding upon and running with title to the Property, and any successor owner of the Property shall be obligated to adhere to the terms and conditions of this Property. Utility agrees that any successor in title to the Property shall enjoy all the rights, obligations, and privileges provided in this Agreement.

8. **WATER CONSERVATION.** The Applicant agrees to employ water conservation measures in development of the property. To encourage potable water conservation and adherence to all current requirements upon the property, such measures shall include, but not be limited to:

   a. Installation of low flush toilets which utilize 1.6 gallons or less per flushing cycle.
   b. Installation of shower heads which have flow restrictors, pulsating features, flow control devices or other features which result in water conservation; and do not allow a flow exceeding 2.5 gallons per minute at 60 psi.
   c. No swimming pool filter backwash water, or any other swimming pool wastewater shall be discharged to the sanitary sewer system.

d. Installation of spring-loaded/automatic shutoff fixtures in all public restrooms, including lavatory fixtures.

9. **SALE TO GOVERNMENTAL ENTITY.** In the event Utility shall hereafter sell the utility facilities, or any part thereof serving the Property, to the State of Florida, Lake County or a duly constituted municipality, or any agency or entity under such State's, County or municipality's control, supervision or direction, Applicant agrees that with respect to potable water service to the Property, the rules and regulations of such purchaser, and not the provisions of this contract, shall control, and that, upon assignment of this Agreement to the Purchaser, Utility shall be relieved of all further obligations hereunder pertaining to the provision of potable water service, provided that potable water services to the Development are not diminished or reduced in any way. Notwithstanding the foregoing, Utility shall be required to uphold the terms and conditions related to all land use matters set forth herein.

10. **NOTICES.** Payments required to be made under the terms hereof and notices permitted, or required to be made under the terms hereof, shall be delivered to the parties at the respective addresses:

Utility:
City Manager
City of Eustis
Post Office Box 68
Eustis, FL 32727-0068

With a copy to:
Sasha Garcia, Esq.
Bowen|Schroth
600 Jennings Ave.
Eustis, FL 32726

Owner, Applicant:
Josiah N. and Laura A. Rea
2218 Getford Rd.

Eustis, Florida 32726

Any notices required or permitted hereunder shall be considered properly made if in writing and mailed by United States Mail, postage prepaid, to the addresses set forth herein. Applicant agrees to notify the Utility upon conveyance of the Property and provide all contact information regarding the new owner and developer.

11. **EFFECTIVE DATE.** This Agreement shall be effective upon adoption of Resolution Number 25-52.

12. **TERM.** The term of this Agreement shall be for a period of ten (10) years from the date hereof, and shall from year to year renew automatically thereafter.

13. **OTHER ESSENTIAL TERMS.**

A. Time is hereby made of essence of this Agreement in all shall inure to the benefit of and be binding upon the heirs, successors, personal representatives and assigns of the parties hereto and shall run with the land. This Agreement shall be governed by the laws of the State of Florida and venue shall be in Lake County, Florida. This Agreement shall be effective upon proper execution by both parties hereto. This Agreement shall be executed in several counterparts each of which if properly executed by both parties shall be considered an original. In the event of a default of this agreement, the remedy of rescission is available to either party in addition to all other remedies provided by law. In the event of a default of this Agreement, the City may terminate water service to the Property or assert any other remedy available to the City under Federal or Florida law. In the event the City Commission determines, in its sole discretion, that the Property is not developed in conformity with the attached site plan and drawing, the City may, in addition to terminating water service, file an action for specific performance to judicially compel compliance with the attached site plan and drawing. The Applicant shall execute this Agreement within 30 days after the date the City executes this Agreement. Should applicant fail to execute this Agreement within 30 days after the City executes this Agreement, this

Agreement, at the City's sole discretion and option, may be rescinded and voided in its entirety by the City of Eustis, provided notice of same is given to the Applicant. The payment described in this paragraph must be made by the Applicant to the City within 30 days after the date Applicant receives both final engineering approvals from Lake County, but prior to issuance of the certificate of occupancy, and not to be later than thirty-six months from the date of this Agreement. Should payment not be made as described above, the City, in its sole discretion and option, may rescind and void the Agreement. The Applicant, its agents, successors, assigns, employees, investors, and heirs hereby completely release the City of Eustis from any and all claims, both known and unknown, which may have accrued prior to the date this Agreement was signed.

B. The attached Exhibits A and B are part of this Agreement as though fully set forth in this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their names and their seals to be hereunto affixed, by their proper officers thereunto duly authorized, on the day and year first above written.

"UTILITY" CITY OF EUSTIS, FLORIDA

_____

Willie L. Hawkins, Mayor/Commissioner

This ____ day of _____, 2025.

ATTEST:

_____

Christine Halloran, City Clerk

Approved as to form and legality:

_____

Sasha Garcia, City Attorney

"DEVELOPER"

_____
Josiah N. Rea

_____
Laura A. Rea

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this _____day of _____, 2025 by Josiah N. and Laura A. Rea ("Applicant") who is personally known to me ___ or produced _____ as identification and by means of ☐ physical presence or ☐ online notarization.

_____
Notary Signature

Print Name:_____

Notary Public, State of Florida Commission Number:

_____

My Commission Expires:_____

Exhibit A
Legal Description

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 13, 14, W 20 FT OF LOT 15 BLK A PB 12 PG 84 ORB 5816 PG 1890

Exhibit B
Location Map



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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 17, 2025

RE: Resolution Number 25-47: Approving a Site Plan with Waivers for a Self-Storage Facility at 36640 South Fish Camp Drive (Alternate Key 1213177)

Introduction:

Resolution Number 25-47 approves a site plan with waivers for a self-storage facility on approximately 4.63 +/- acres located at 36640 S Fish Camp Road (alternate key number 1213177).

Background:

1. Pertinent Site Information:
   a. The subject property comprises about 4.63 acres, which is currently a vacant parcel.
   b. The site is within the Mixed Commercial/Residential (MCR) land use district, which allowed for a storage facility as a permitted use at time of application submittal.
   c. The property is within the Suburban Corridor Design District. The project utilizes the commercial building lot type.
   d. The site and surrounding properties' land use, design district designations, and existing uses are shown below:

Location	Existing Use	Future Land Use	Design District
Site	Vacant	MCR	Suburban Corridor
North	Single-family residential and CSX ROW	Urban Low	N/A
South	Gas Station	MCR	Suburban Corridor
East	Vacant	MCR	Suburban Corridor
West	Vacant	MCR	Suburban Corridor

2. Proposed Development:
   The proposed development plan includes three self-storage buildings, a parking area with a boat/RV storage canopy, and a sales office building. The applicant is requesting the following waivers:

   1. **Waiver To Section 115-9.3.2 (a) (2) & (3) Suburban Design District Standards**
      Allow substitution of canopy trees in the noted buffers with understory trees – applies to trees in the 10’ buffer in the northwest corner of the site and the 15’ buffer along the frontage of CR 44 on the south boundary due to existing overhead power lines.

2. **Waiver To Section 115-6.1.2 Metal Buildings**
   Allow metal buildings with insulated stucco board panels for the sides of the building facing the road.
3. **Waiver to section 110-4.13 Commercial Building Lot**
   Allow for primary structures to exceed the 75' maximum setback due to circulation and operational needs of the self-storage.
4. **Waiver To Section 110-4.13 Commercial Building Lot**
   Waiver to frontage buildout and design standards to meet fenestration and architectural requirements along CR 44. Self-storage buildings do not provide street-facing windows or transparent features.

3. Waivers Requested Detail:

(***bold, italics, and underlined*** indicate elements not met in the site plan submittal)

Section 115-9.3.2 (a) (2) & (3):

2) *Landscape buffer along public streets*.

a. A 15 to 24-foot landscape buffer shall be required along public streets with vegetation planted per the table below. Buffers smaller than 15 feet may be permitted when the building is sited with a street setback between 5 to 15 feet, or when the buffer must be reduced to meet individual site constraints. When a building is sited with a zero street setback, they shall be exempt from any street yard buffer requirement.

b. All planted shrub and groundcover areas shall achieve 100 percent coverage of their planting area within one year.

Street Buffer Planting Requirements			
Canopy trees	***2 per 100 ft.***	***2" DBH, 12' hgt***	***30 gal***
Understory trees	3 per 100 ft.	1.5 – 2" cal., 7' hgt	15 gal
Continuous hedge		24" min	3 gal

c. Additional features such as maximum 24-inch knee walls and maximum 48 inch decorative "wrought iron" picket fences shall also be allowable elements. Decorative fences must have at least 50 percent of required buffer planting adjacent to right-of-way.

d. Permitted features for front buffers - sidewalks, signs, low wall and 'wrought iron' or decorative treated wood picket fences, retention features.

e. Prohibited features in front buffers - chain-link, untreated non-decorative wood or PVC fences, walls greater than two feet, loading, service or dumpster areas or similar items may not be placed in the front buffer or in any additional 'open space' adjacent to the street.

(3) *Suburban adjacencies for nonresidential parcels*.

a. Landscape buffers between parcels.

1. A minimum ten-foot landscape buffer is required between adjacent tracts (side and rear property boundaries) with vegetation planted per table 2. shrubs and groundcover shall comprise at least 30 percent of the landscaped area.

2. On adjoining parcels of similar use, when designed as one buffer (such as adjacent commercial outparcels with automobile and pedestrian cross access), the combined buffers may be reduced to a total of ten feet if the shrub and groundcover landscape areas are increased to at least 75 percent of the total required buffer area. The combined ten-foot buffer

shall require a total of ***two canopy trees*** and three understory trees per 100 linear fe less than five feet is required on each of the two adjoining parcels.

3. Unless the adjacent parcel has a residential land use, the side requirement can be waived if the building is sited with a zero common lot setback.

Table 2.0 Side and Rear Buffer Requirements	
Canopy Trees (per 100 l.f.)	***2 per 100 l.f.***
Tree DBH/Height	2” DBH, 12’ overall height
Container Size	30 gal.
Understory Trees	3 per 100 l.f.
Tree DBH/Height	1 1/2” – 2” DBH, 7’ overall height
Container Size	15 gal.
Shrub screen (per 100 l.f.)	
Square Ft. of Shrubs	(33) 3 gal plants, 24" minimum at installation to create 36"—42" high by 36" wide hedge or continuous landscape screen with a 90 percent opacity within 1 year of planting;
Container size	3 gal.

Sec. 115-6.1.2. Metal buildings.

(a) Definition. For the purposes of this section, a metal building is any structure (other than the exemptions included in subsection (d)) ***that has steel or metal walls, sheeting, or siding on more than 25% of its exterior surface.*** Painting or other surface coating shall not be considered a sufficient covering to eliminate the visibility of the metal exterior surface. In calculating the percentage of a building's exterior surface area, all exterior wall surfaces together with fascia surfaces and gable end areas of a building shall be included, less the total area of all exterior doors and windows. Metal garage or overhanging doors, soffits, or metal roofs are permitted and shall not be considered in the calculation.

(b) Permitted. Metal buildings may be constructed in general industrial (GI) land use districts. Metal buildings as defined in this section may be permitted in public institutional (PI) or mixed commercial industrial (MCI) land use districts if:

(1) The property has an existing metal building, and the construction proposes the expansion of the existing building or additional metal buildings associated with an existing city public works complex;

(2) ***On property in the MCI district, in the established industrial use area along Dillard Road/Huffstetler Drive/Mount Homer Road.***

(c) Metal buildings on properties in PI and MCI land use districts that do not meet the above criteria may be approved by the city commission by waiver or variance as provided for in sections 102-21.1 and 102-31.1.

Section 110-4.13 Commercial Building Lot (Both Waivers Requested)

A building lot located and designed to accommodate single use office and retail that are predominately located on corridors as part of a retail complex.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	50	300
Lot Depth (ft)	100	300
Lot Size (sf)	5,000	90,000
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	***0***	***75***
Common Lot Setback (ft)	0	—
Rear Setback (ft)	15	—
Frontage Buildout (%)	***50***	***100***
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	Permitted in rear yard only; setback 5'	
Common Lot Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	1	2
Accessory Building(s) (st)	1	
PARKING PROVISIONS		
Location	Zone 1 (2 bays only for suburban corridor) 2, 3, 4	
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt		
Stoop		
Shopfront and Awning	X	
Gallery		
Arcade		

Considerations/Waiver Review:

The applicant proposes three buildings totaling 17,900 square feet of self-storage at the northeast intersection of S. Fish Camp Road and County Road 44. These facilities will include a mix of self-storage units, 11,160 square feet of RV/boat storage, and a 1,200 square-foot on-site office.

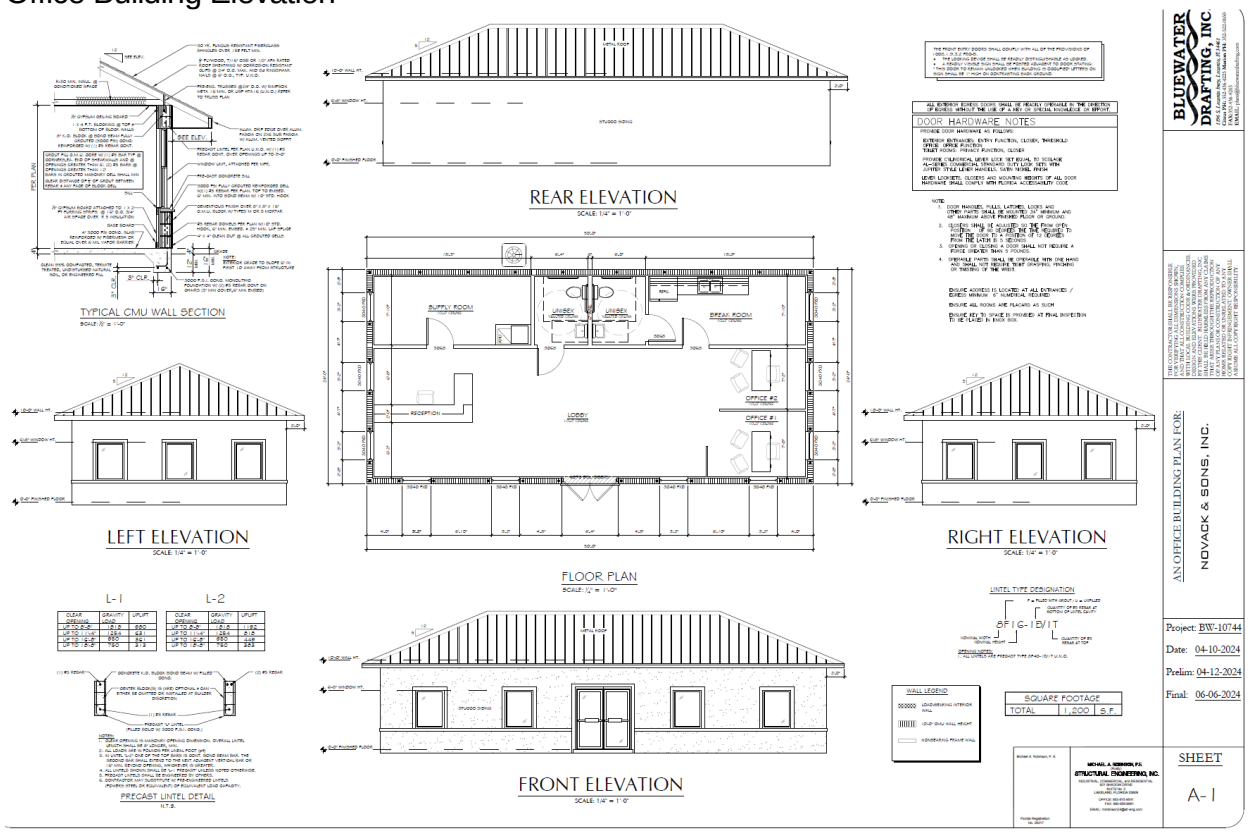
Due to existing site constraints, such as overhead power lines crossing the site, meeting the canopy tree requirement along the northwestern buffer and the 15-foot buffer along CR 44 is not feasible. Substituting understory trees for canopy trees will still provide the intended landscaping and screening as outlined in Sec. 115-9.3.2 (a) (2) & (3).

As a self-storage facility, the applicant proposes metal buildings that exceed the 25 percent exterior limit allowed in Sec. 115-6.1.2. However, the storage buildings will also feature some stucco cladding, and two of the buildings – Buildings A and B – will be partially obscured from public view by additional shed sales and RV/boat storage.

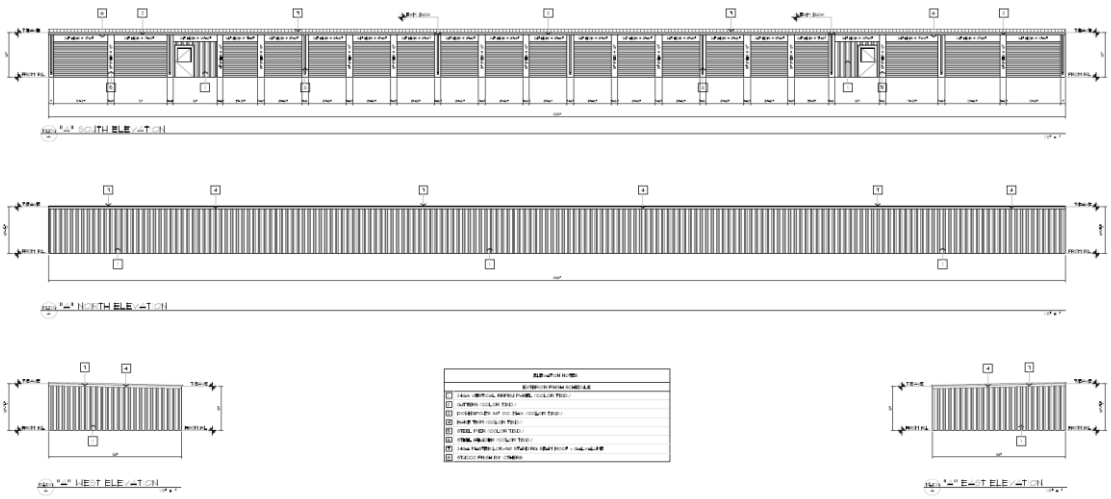
For Sec. 114-10.13 Commercial Building Lot, the applicant has requested two waivers: one to waive the minimum 50 percent building frontage requirement and another to allow for a building setback exceeding 75 feet. Given the unique nature of the uses and the need for interior circulation, these waivers appear reasonable.

Elevations:

Office Building Elevation



Building A

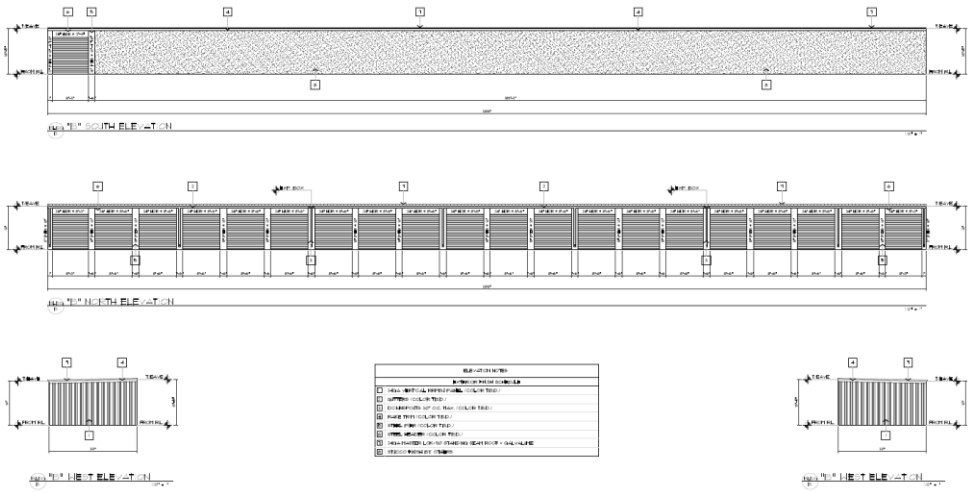


NOVACK AND SONS, INC
1320 TYRINGHAM ROAD
EUSTIS, FL, 32726

BLDG. A
ELEVATIONS

E1.0

Building B

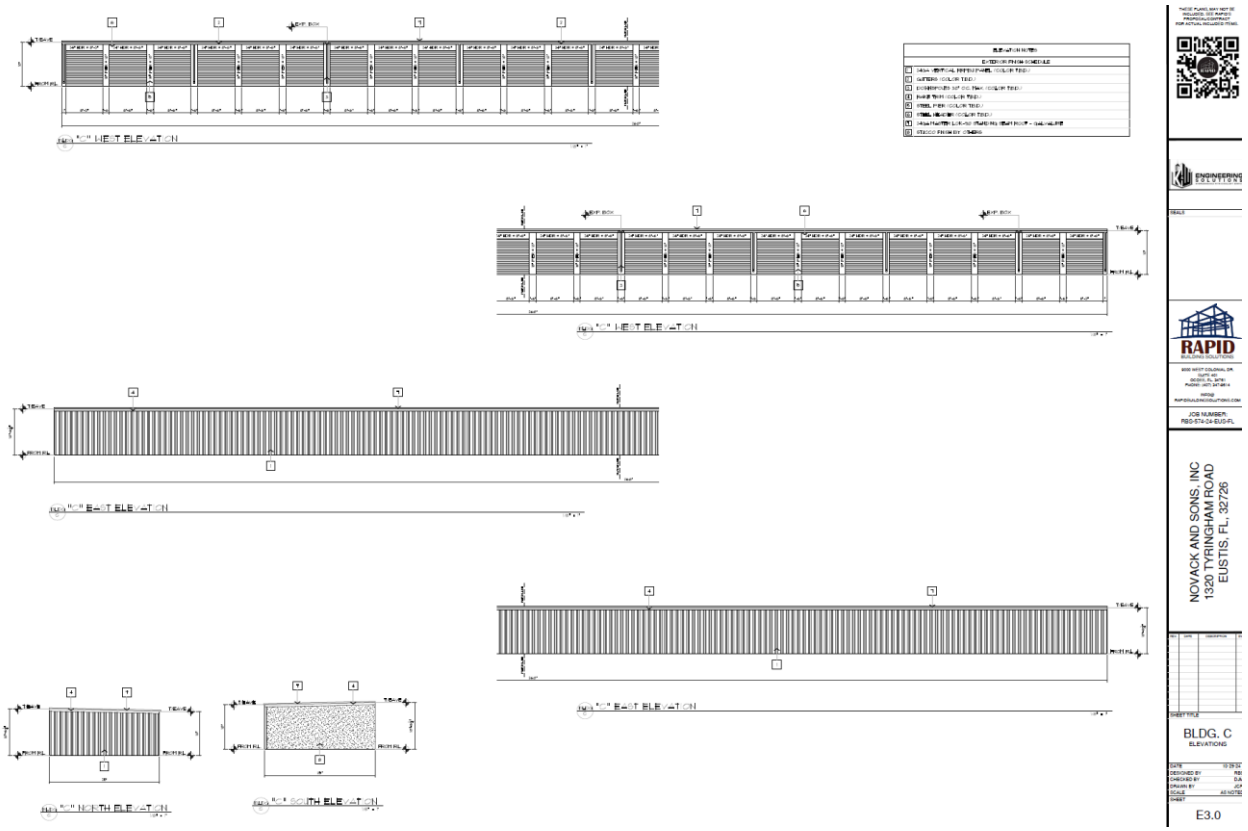


NOVACK AND SONS, INC
1320 TYRINGHAM ROAD
EUSTIS, FL, 32726

BLDG. B
ELEVATIONS

E2.0

Building C



Recommended Action:

Due to the unique nature of the use of the buildings and uses, and the location of the site, Staff does not find that the requested waivers detract from the intent of the Land Development Regulations for the specified Code Sections, and would recommend approval of the Site Plan (2025-SP-02 – Novack Self-Storage) with the requested waivers.

Policy Implications:

None

Alternatives:

None

Budget/Staff Impact:

Not Applicable

Business Impact Estimate:

Not Applicable

Prepared By:

Kyle Wilkes, Senior Planner

Reviewed By:

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

RESOLUTION NUMBER 25-47

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A SITE PLAN WITH WAIVERS FOR A SELF STORAGE FACILITY ON APPROXIMATELY 4.63 +/- ACRES LOCATED AT 36640 S FISHCAMP ROAD (ALTERNATE KEY NUMBER 1213177).

WHEREAS, Novack & Sons, Inc., the property owner, has made an application, for a site plan with waivers for a self-storage facility on approximately 4.63 +/- acres located at 36640 S Fish Camp Road, more particularly described as:

Alternate Key Number: 1213177

Parcel Identification Number: 32-18-26-0001-000-01200

BEG ON CENTERLINE OF HWY ON W LINE OF SE 1/4 OF NE 1/4, RUN N 292.12 FT, E 219.78 FT, N TO RR, NE ALONG RR TO PT 549.5 FT E OF W LINE OF SE 1/4 OF NE 1/4, S TO HWY, W TO POB--LESS RD R/W & LESS BEG AT INTERSECTION OF N R/W LINE OF CR 44 & E'LY R/W LINE OF SOUTH FISHCAMP RD, RUN N 89-14-43 E 30 FT ALONG SAID N R/W LINE OF CR 44, N 26-40-57 W 66.72 FT TO E'LY R/W LINE OF SAID S FISHCAMP RD, S 0-02-25 W 60 FT FOR POB FOR ADDITIONAL RD R/W-- ORB 637 PG 481

WHEREAS, the property described above has a Land Use Designation of Mixed Commercial Residential (MCR) and a Design District Designation of Suburban Corridor; and

WHEREAS, a Self-Storage Facility was a permitted use in the Mixed Commercial Residential (MCR) land use designation at the time of application; and

WHEREAS, the proposed site plan as submitted is generally consistent with the City's Comprehensive Plan and Land Development Regulations; and

WHEREAS, the proposed waivers to the Land Development Regulations meet the general intent of the regulations; do not jeopardize the health, safety, or welfare of the public; and include appropriate mitigation; and

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

SECTION 1.

That the Site Plan for a self-storage facility, attached hereto as Exhibit A, is hereby approved with the following waivers:

1. **Waiver To Section 115-9.3.2 Suburban Design District Standards**

Allow substitution of canopy trees in the noted buffers with understory trees – applies to trees in the 10' buffer in the northwest corner of the site and the 15' buffer along the frontage of CR 44 on the south boundary due to existing overhead power lines.

2. **Waiver To Section 115-6.2 Metal Buildings**
   Allow metal buildings with insulated stucco board panels for the sides of the building facing the road.
3. **Waiver to section 110-4.13 Commercial Building Lot**
   Allow for primary structures to exceed the 75' maximum setback due to circulation and operational needs of the self-storage.
4. **Waiver To Section 114-4.13 Commercial Building Lot**
   Waiver to frontage buildout and design standards to meet fenestration and architectural requirements along CR 44. Self-storage buildings do not provide street-facing windows or transparent features.

SECTION 2.

That the Site Plan Approval shall be subject to the owner/developer complying with the following conditions:

a. Obtaining Final Construction and Engineering Plan approval within one year, and developing the property per the approved Site Plan as referenced in Section 1 and attached hereto as Exhibit A.
b. Obtaining and providing copies of all applicable permits from other jurisdictional agencies.

Section 3.
That should any section, phrase, sentence, provision, or portion of this Resolution be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4.
That this Resolution shall become effective upon filing.

DONE AND RESOLVED this 17th day of July, 2025, in regular session of the City Commission of the City of Eustis, Florida.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Willie L. Hawkins
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 17th day of July, 2025, by Willie L. Hawins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

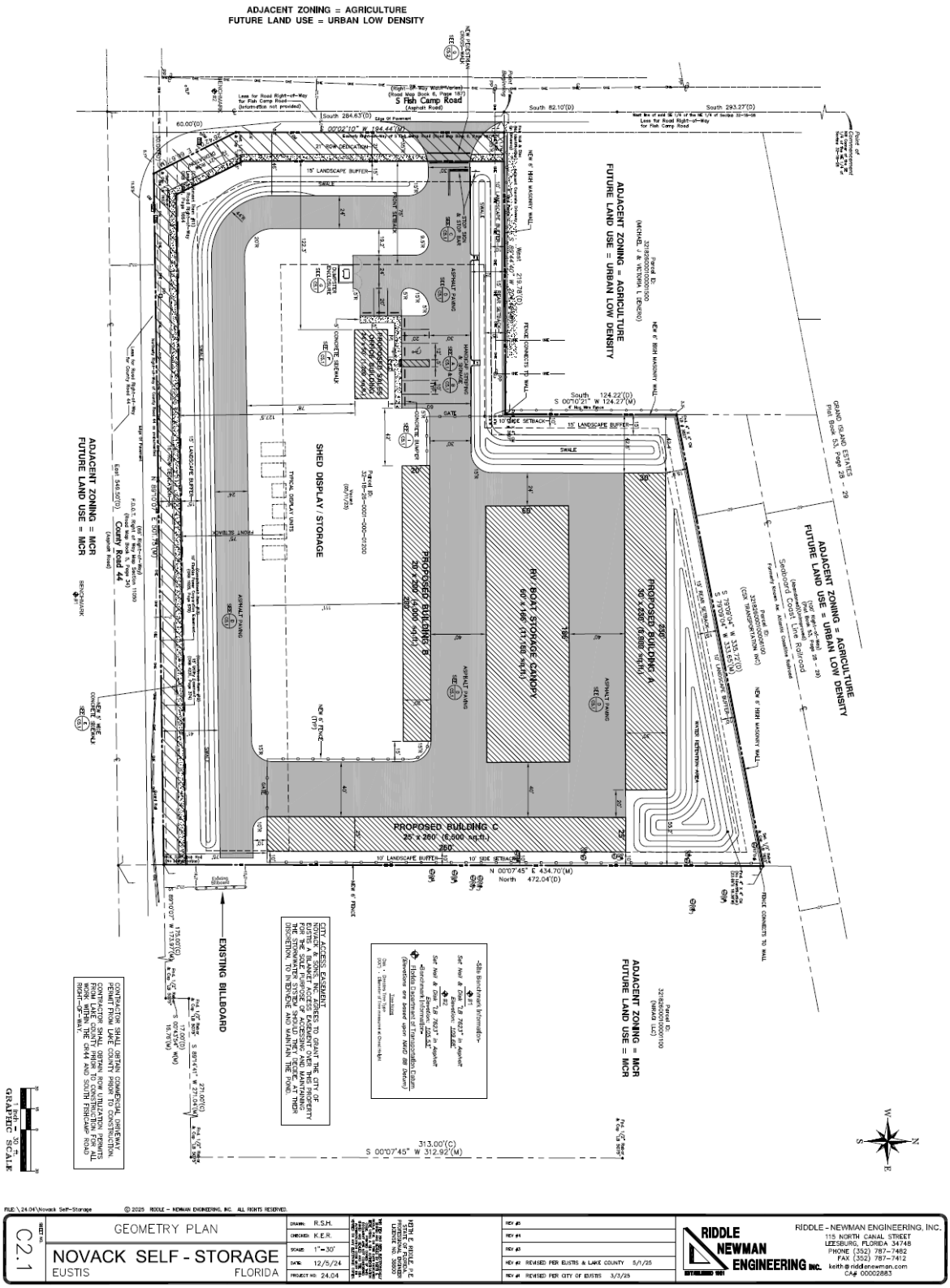
_____ _____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 25-47 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____
Christine Halloran, City Clerk

EXHIBIT A: SITE PLAN



C2.1	GEOMETRY PLAN	DRAWN: R.S.H.	REV #5
	NOVACK SELF - STORAGE	CHECKED: K.E.R.	REV #4
	EUSTIS FLORIDA	SCALE: 1"=30'	REV #3
		DATE: 12/5/24	REV #2 REVISED PER EUSTIS & LAKE COUNTY 5/1/25
		PROJECT NO. 24.04	REV #1 REVISED PER CITY OF EUSTIS 3/3/25

KEITH E. RIDDLE P.E. STATE OF FLORIDA LICENSE NO. 59900

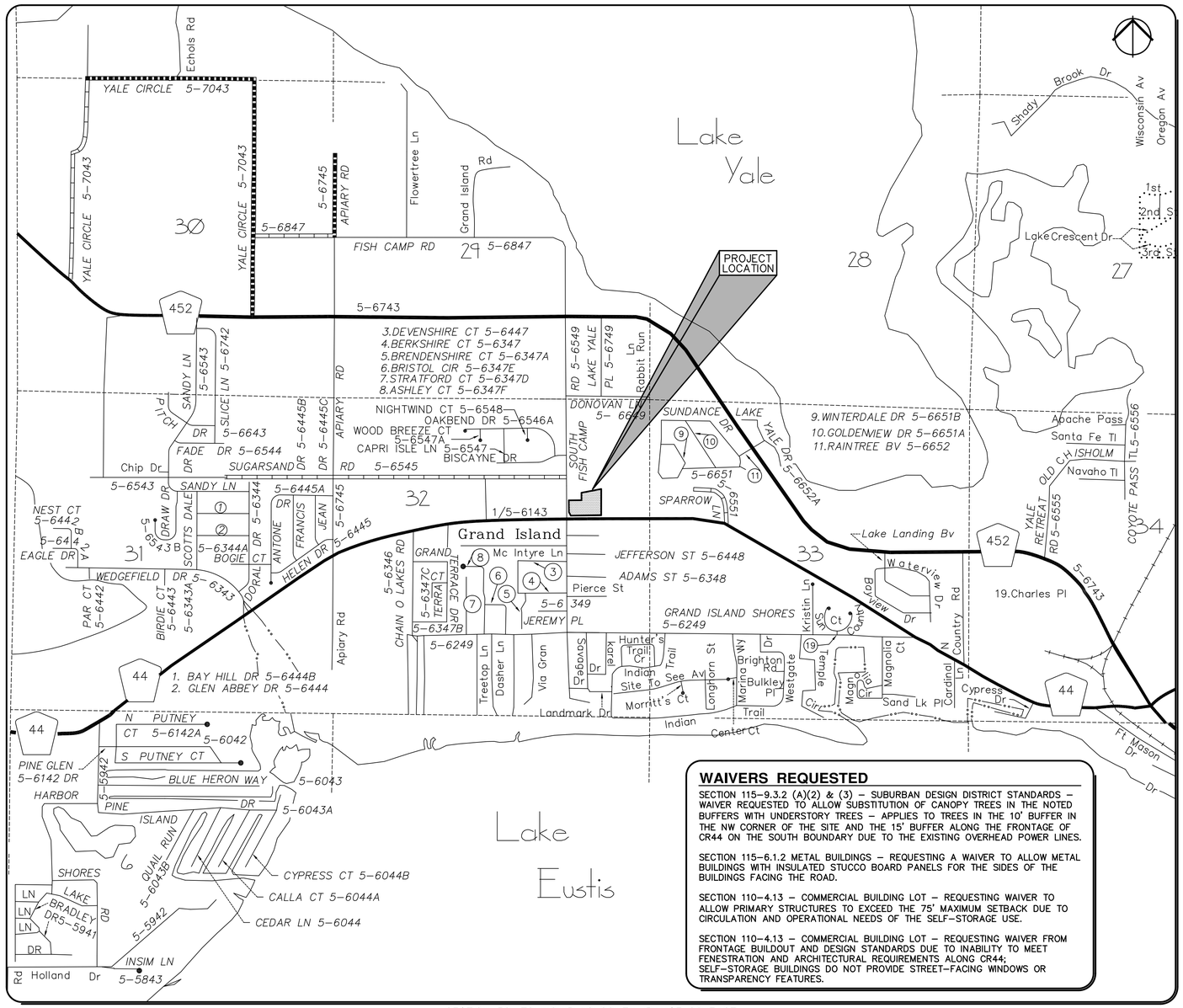
RIDDLE NEWMAN ENGINEERING INC. ESTABLISHED 1981

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

FILE \ 24.04\Novack Self-Storage © 2025 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.

NOVACK SELF-STORAGE

36640 S FISH CAMP ROAD · GRAND ISLAND, FLORIDA



SECTION 32, TOWNSHIP 18 SOUTH, RANGE 26 EAST

NORTH

LOCATION PLAN

SCALE: 1"=1,000'

1,000 500 0 1,000

1 inch = 1,000 ft.

GRAPHIC SCALE

WAIVERS REQUESTED

SECTION 115-9.3.2 (A)(2) & (3) – SUBURBAN DESIGN DISTRICT STANDARDS – WAIVER REQUESTED TO ALLOW SUBSTITUTION OF CANOPY TREES IN THE NOTED BUFFERS WITH UNDERSTORY TREES – APPLIES TO TREES IN THE 10' BUFFER IN THE NW CORNER OF THE SITE AND THE 15' BUFFER ALONG THE FRONTAGE OF CR44 ON THE SOUTH BOUNDARY DUE TO THE EXISTING OVERHEAD POWER LINES.

SECTION 115-6.1.2 METAL BUILDINGS – REQUESTING A WAIVER TO ALLOW METAL BUILDINGS WITH INSULATED STUCCO BOARD PANELS FOR THE SIDES OF THE BUILDINGS FACING THE ROAD.

SECTION 110-4.13 – COMMERCIAL BUILDING LOT – REQUESTING WAIVER TO ALLOW PRIMARY STRUCTURES TO EXCEED THE 75' MAXIMUM SETBACK DUE TO CIRCULATION AND OPERATIONAL NEEDS OF THE SELF-STORAGE USE.

SECTION 110-4.13 – COMMERCIAL BUILDING LOT – REQUESTING WAIVER FROM FRONTAGE BUILDOUT AND DESIGN STANDARDS DUE TO INABILITY TO MEET FENESTRATION AND ARCHITECTURAL REQUIREMENTS ALONG CR44; SELF-STORAGE BUILDINGS DO NOT PROVIDE STREET-FACING WINDOWS OR TRANSPARENCY FEATURES.

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY IRELAND & ASSOCIATES SURVEYING, INC., DATED 5/17/23.
2. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
3. CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED. CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATES PRIOR TO DIGGING.
4. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF EUSTIS, LAKE COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES.
5. ALL DISTURBED OPEN AREAS SHALL BE SODDED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
6. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
7. CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR TO PAY COST OF WET TAPS INTO CITY OF EUSTIS WATER MAIN.
9. ALL WATER & SEWER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF EUSTIS REQUIREMENTS.
10. ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SWALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%
11. THE CONTRACTOR SHALL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMIT AS REGULATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL BECOME FAMILIAR WITH THE NPDES PERMITTING REQUIREMENTS, DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH NPDES REGULATIONS AND WILL BE RESPONSIBLE FOR ANY VIOLATIONS CITED BY DEP DURING CONSTRUCTION. INFORMATION PERTAINING TO THE NPDES PROGRAM IS AVAILABLE ON LINE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES OR BY CALLING FDEP NPDES STORMWATER SECTION AT 850-245-7522.
12. CONTRACTOR SHALL OBTAIN COMMERCIAL DRIVEWAY PERMIT FROM LAKE COUNTY PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL OBTAIN ROW UTILIZATION PERMITS FROM LAKE COUNTY PRIOR TO CONSTRUCTION FOR ALL WORK WITHIN THE CR44 AND SOUTH FISHCAMP ROAD RIGHT-OF-WAY.

LEGAL DESCRIPTION

That part of the SE 1/4 of the NE 1/4 of Section 32, Township 18 South, Range 26 East, in Lake County, Florida, bounded and described as follows;

From the Northwest corner of the SE 1/4 of the NE 1/4 of said Section 32, run South along the West line of said SE 1/4 of the NE 1/4 a distance of 293.27 feet to the Southerly boundary of the Atlantic Coast Line Railroad; thence continue South along the West line of said SE 1/4 of the NE 1/4 a distance of 82.10 feet to the point of beginning of this description; run thence South along the West line of the said SE 1/4 of the NE 1/4 a distance of 284.63 feet to a point that is 660 feet South of the Northwest corner of the said SE 1/4 of the NE 1/4; thence East along the South line of the North 1/2 of the said SE 1/4 of the NE 1/4 a distance of 549.50 feet; thence North a distance of 472.04 feet to the Southerly boundary of the said Atlantic Coast Line Railroad; thence South 79 degrees 09 minutes 04 seconds West along the Southerly boundary of the said Atlantic Coast Line Railroad a distance of 335.72 feet; thence South a distance of 124.22 feet; thence West a distance of 219.78 feet to the point of beginning.

Less right of way for Fish Camp Road, County Road No. 5-6748 and less right of way for County Road 44, as recorded in Official Records Book 3691, Page 1664,of the Public Records of Lake County, Florida.

Subject to a 10 foot Florida Power utility easement adjacent to County Road 44 and being in the SE 1/4 of the NE 1/4 of Section 32, Township 18 South, Range 26 East, as recorded in Official Records Book 1025, Page 570,of the Public Records of Lake County, Florida.

SITE DATA CITY OF EUSTIS PROJECT

ALT KEY: 1213177
PARCEL ID: 32-18-26-0001-000-01200

TOTAL GROSS/NET AREA = 184,959 sq.ft. (4.25 ac.)
WETLAND AREA = 0.0 acres

EXISTING IMPERVIOUS AREA = 2,439 sq.ft. (0.06 ac.)
EXISTING IMPERVIOUS AREA TO REMAIN = 0 sq.ft. (0 ac.)
PROPOSED IMPERVIOUS AREA = 85,730 sq.ft. (1.97 ac.)
BUILDING = 29,760 sq.ft.
CONCRETE = 510 sq.ft.
ASPHALT = 55,460 sq.ft.
TOTAL IMPERVIOUS AREA = 85,730 sq.ft. (1.97 ac.)
PERCENT IMPERVIOUS AREA = 46.4% (of total area)

OPEN SPACE REQUIRED = 46,240 sq.ft. (1.06 ac.) = 25%
OPEN SPACE PROVIDED = 99,229 sq.ft. (2.28 ac.) = 53.6%
MAXIMUM ISR = 0.75
PROVIDED ISR = 0.40
MAXIMUM FAR = 0.35
PROVIDED FAR = 0.10

FLOOD ZONE = "X"
ZONING = LC CP
FUTURE LAND USE = "MCR" MIXED COMMERCIAL RESIDENTIAL
DESIGN DISTRICT = EUSTIS SUBURBAN COORIDOR

EXISTING USE OF SITE = VACANT
PROPOSED USE OF SITE = MINI-WAREHOUSE STORAGE, RV/BOAT STORAGE, OFFICE AND SALES OF SHEDS

PROPOSED BUILDING SQUARE FOOTAGE:
OFFICE = 1,200 sq.ft.
RV/BOAT STORAGE = 11,160 sq.ft.
MINI-WAREHOUSE = 17,400 sq.ft.
TOTAL = 29,760 sq.ft.

BUFFERS:
NORTH = 10' LANDSCAPE BUFFER (w/ 6' WALL)
SOUTH = 15' LANDSCAPE BUFFER
EAST = 10' LANDSCAPE BUFFER
WEST = 15' LANDSCAPE BUFFER

SETBACKS:
FRONT = 0-75'
PROPOSED FRONT = 75'
SIDE = 10' (15' ADJACENT FROM ROADWAY)
REAR = 15'

MAXIMUM ALLOWABLE BUILDING HEIGHT = 25'

UTILITIES, WATER, SEWER AND FIRE PROTECTION WILL BE PROVIDED BY THE CITY OF EUSTIS

PARKING REQUIRED = 4 spaces AT OFFICE

PARKING PROVIDED = 9 spaces
HANDICAP SPACES PROVIDED = 1 HC spaces

ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

SHEET INDEX

C1.1	COVER SHEET
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C1.3	DEMOLITION PLAN
C2.1	GEOMETRY PLAN
C3.1	GRADING & DRAINAGE PLAN
C4.1	UTILITY PLAN
C5.1–C5.3	DETAIL SHEETS

OWNER / APPLICANT

Novack & Sons Inc.
2118 US 441
Leesburg, Florida 34748
Phone (352) 638-8149

CONTRACTOR

Mark Cook Builders, Inc.
511 North Canal Street
Leesburg, Florida 34748
Phone (352) 435-4584

ENGINEER

Keith E. Riddle, P.E.
Riddle - Newman Engineering, Inc.
115 North Canal Street
Leesburg, Florida 34748
Phone (352) 787-7482

SURVEYOR

Patrick K. Ireland
Ireland & Associates Surveying, Inc.
800 Currency Circle, Suite 1020
Lake Mary, Florida 32746
Phone (407) 678-3366

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

RIDDLE NEWMAN ENGINEERING INC. ESTABLISHED 1991

REV #5	
REV #4	
REV #3	REVISED PER EUSTIS 5/27/25
REV #2	REVISED PER EUSTIS & LAKE COUNTY 5/1/25
REV #1	REVISED PER CITY OF EUSTIS 3/3/25

Digitally signed by Keith E Riddle
Date: 2025.05.27 13:31:22 -04'00'

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER
LICENSE NO. 38800

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KEITH E. RIDDLE, P.E. ON THE DATE INDICATED HERE USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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CHECKED:	K.E.R.	DATE:	12/5/24
		PROJECT NO:	24.04

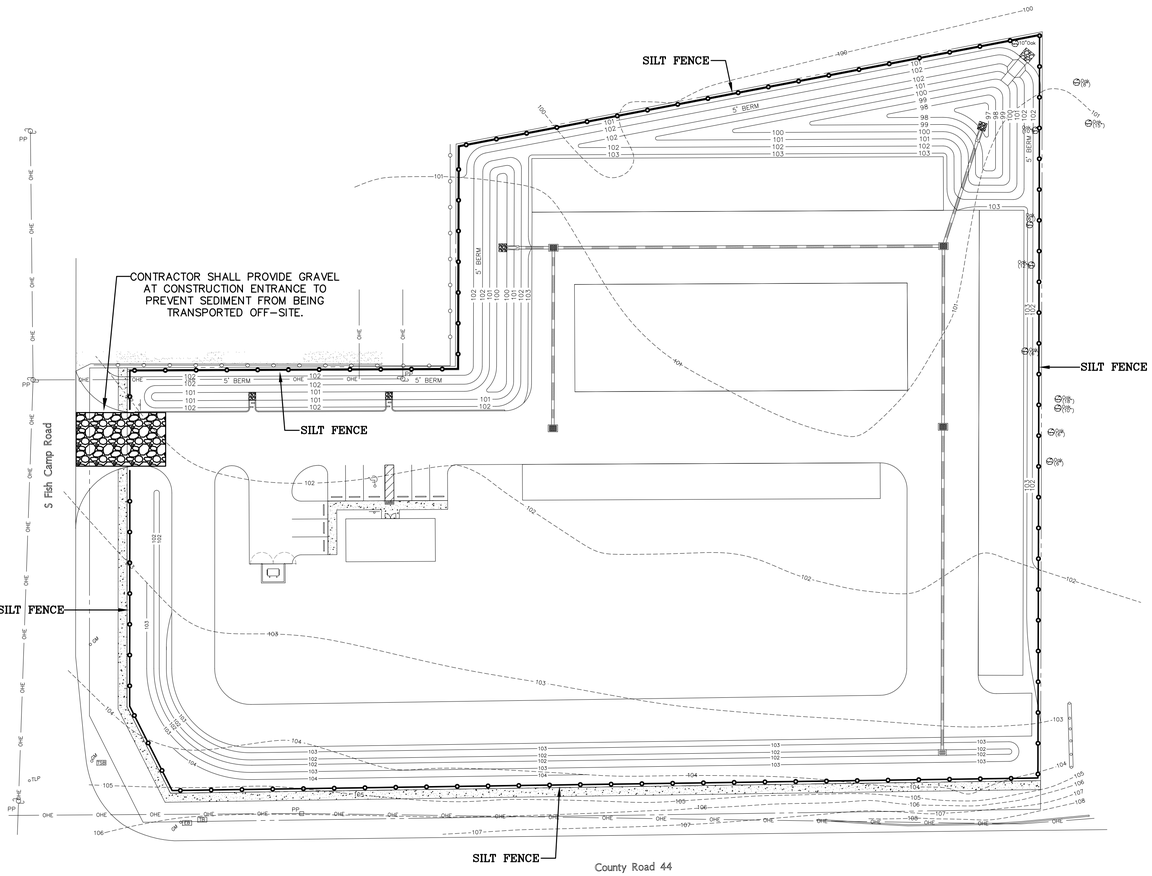
COVER SHEET

NOVACK SELF - STORAGE
EUSTIS FLORIDA

SHEET NO.
C1.1

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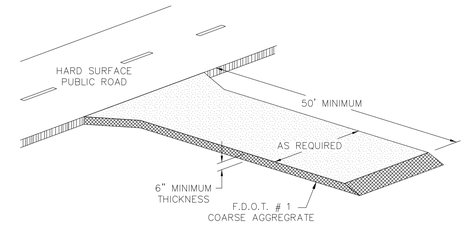
FILE: _24.04 Novack Self-Storage



STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1" = 40'

0 20 40 80

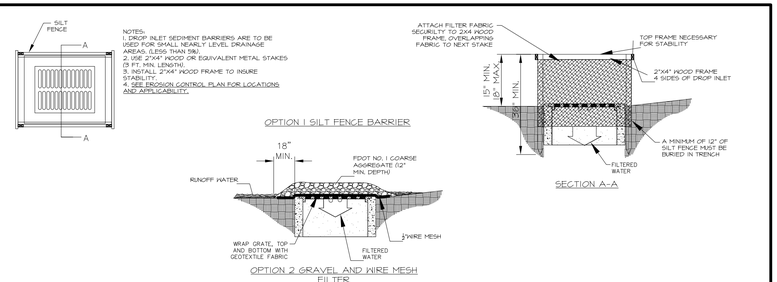


GRAVEL CONSTRUCTION ENTRANCE DETAIL

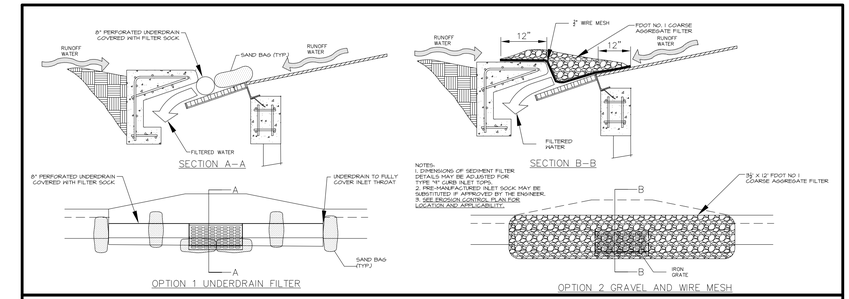
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH FDEP NPDES STORMWATER POLLUTION PREVENTION PLAN REQUIREMENTS.

CONTRACTOR TO INSTALL DROP INLET SEDIMENT FILTER ON ALL TYPE "F" INLETS.

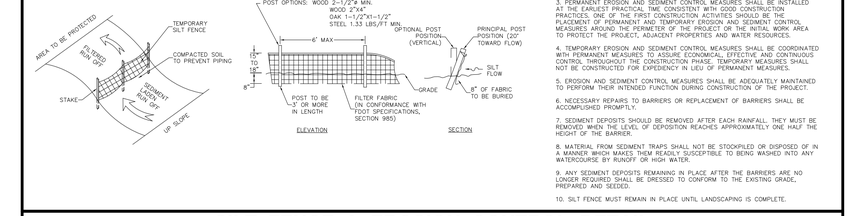
FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR HAY BALES, UNTIL LIMEROCK BASE IS FINISHED AND PRIMED.



DROP INLET SEDIMENT FILTER DETAIL



CURB INLET SEDIMENT FILTER DETAIL



1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE ENGINEER.

3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.

8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

10. SILT FENCE MUST REMAIN IN PLACE UNTIL LANDSCAPING IS COMPLETE.

SILT FENCE & EROSION CONTROL DETAIL

NPDES Requirements

• Federal Law prohibits all point source discharge of pollutants, which includes the discharge of stormwater associated with large (greater than 5 acres) construction activities or small (less than 5 acres and greater than 1 acres) construction activities, to waters of the United States without a National Pollutant Discharge Elimination System (NPDES) permit. Under the State of Florida's authority to administer the NPDES stormwater program, operators that have stormwater discharge associated with large or small construction activities to surface waters of the State, including through a Municipal Separate Storm Sewer System (MS4, i.e. Town, City or County), shall obtain coverage either under a Generic permit or an Individual permit.

• The Contractor shall obtain the NDPES permit during the permitting process.

• The Contractor shall prepare the Storm Water Pollution Prevention Plan (SWPPP). Contractor may obtain information pertaining to the NPDES program online at www.dep.state.fl.us/water/stormwater/npdes. The Contractor shall be responsible for maintenance of the site in accordance with the SWPPP. The Contractor will be required to comply with all requirements of the SWPPP and have it posted on-site along with the Erosion Control Plan, the NPDES permit, and the completed Inspection Report Forms. The Contractor shall be responsible for all erosion control practices defined in the SWPPP and associated penalties for not complying with the NPDES requirements contained in the SWPPP and the NPDES permit. The cost of all compliance related activities shall be included in the bid submitted by the Contractor.

• The NPDES permit requires at least weekly inspections of the site and inspections within 24 hours following any rainfall event exceeding 0.5" inches. The Contractor is responsible for the weekly inspections and post-rainfall event inspections and these inspections are required to be made by a "Qualified" inspector. These inspections must document compliance with the permit and the SWFPP and the inspector shall complete the Stormwater Pollution Prevention Plan Inspection Report Form. The Contractor can obtain a sample copy of the Inspection Report Form from the Engineer. The Contractor can contact the FDEP at (850) 245-7522 for additional information on qualified inspectors or additional information on the NPDES requirements.

NPDES REQUIREMENTS

RIDDLE - NEWMAN ENGINEERING, INC.
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RIDDLE NEWMAN ENGINEERING INC.
ESTABLISHED 1991

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KEITH E. RIDDLE, P.E.
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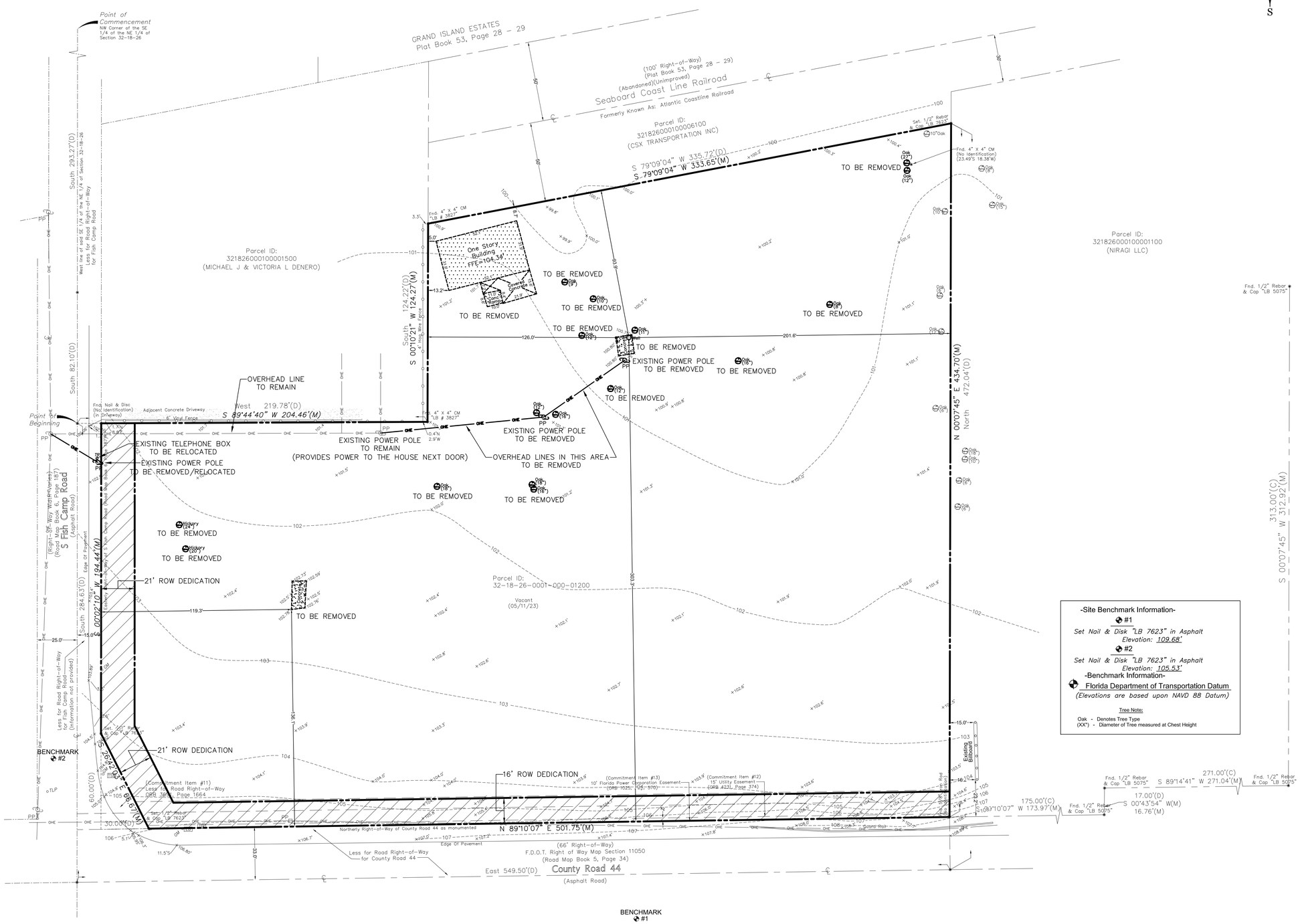
STORMWATER POLLUTION PREVENTION PLAN

NOVACK SELF - STORAGE
EUSTIS
FLORIDA

SHEET NO.
C1.2

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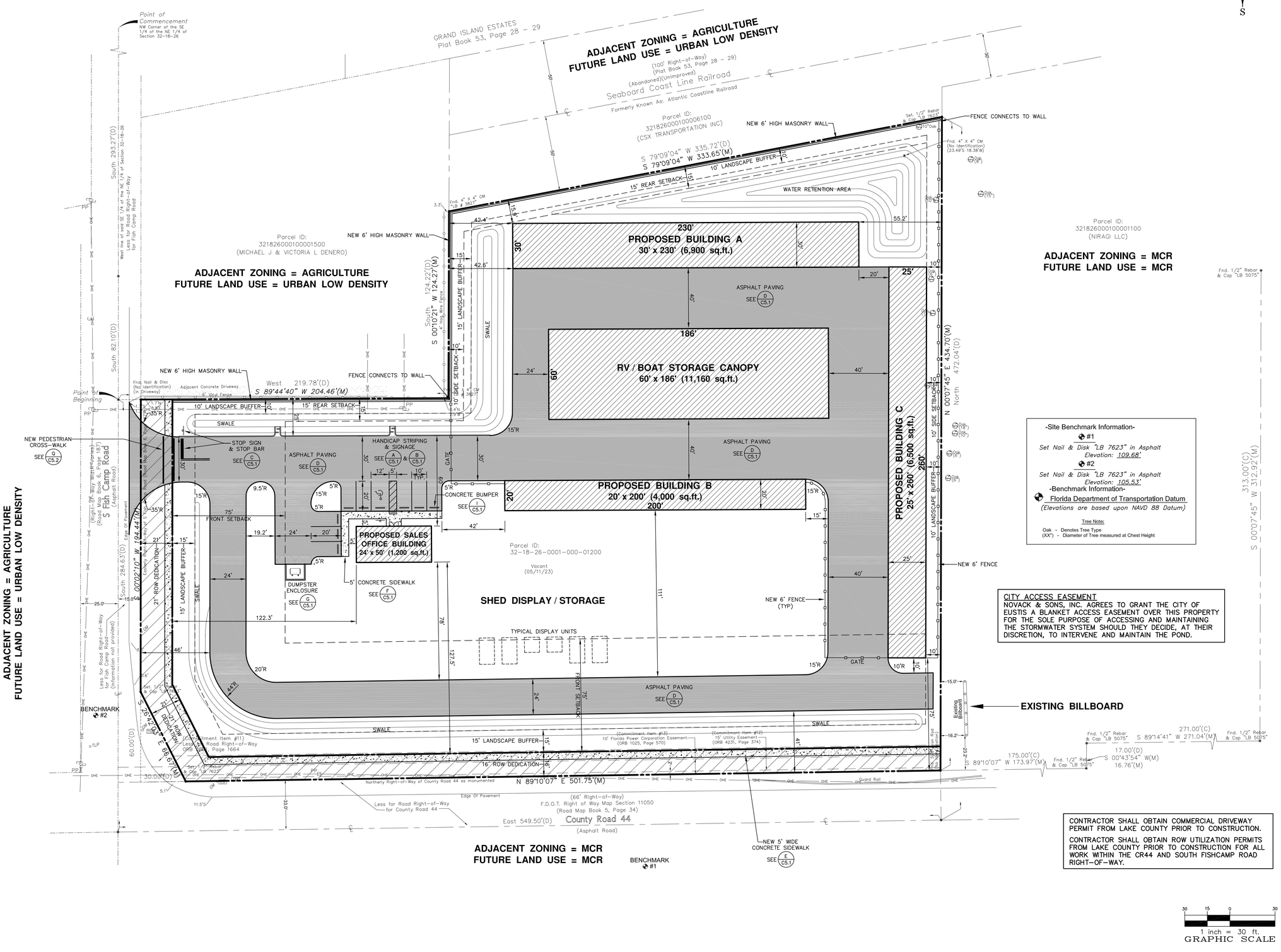
DEMOLITION PLAN

NOVACK SELF - STORAGE
EUSTIS FLORIDA

SHEET NO.
C1.3

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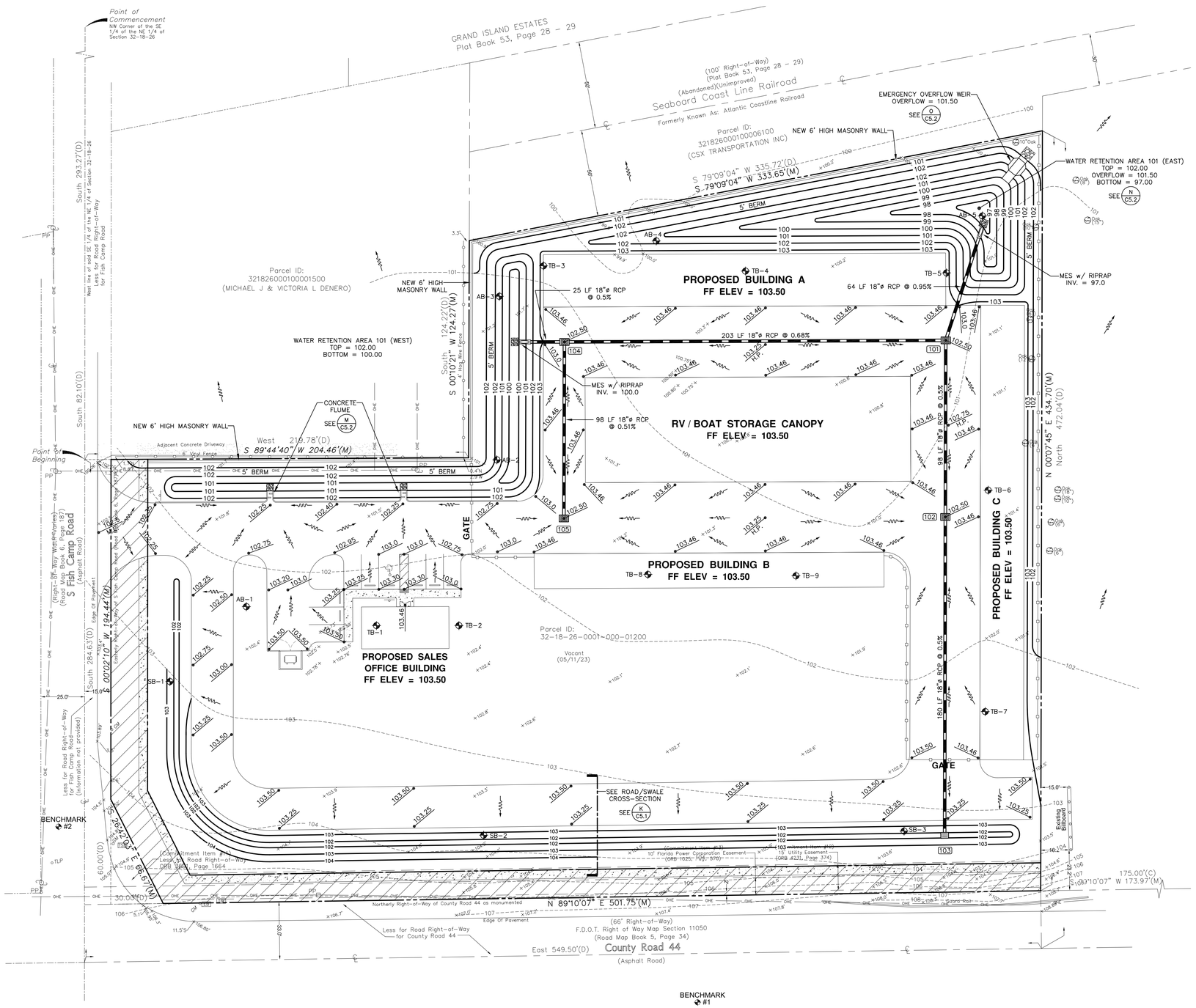
GEOMETRY PLAN

NOVACK SELF - STORAGE
EUSTIS FLORIDA

SHEET NO.
C2.1

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STORM DRAINAGE SCHEDULE			
INLET/MH#	GRATE ELEV.	INV. ELEV.	TYPE
101	102.50	97.61	"F"
102	102.50	98.10	"F"
103	102.00	99.00	"C"
104	102.50	98.50	"F"
105	102.50	99.00	"F"

STORM SEWER NOTE:

ALL STORM INLETS SHALL BE TYPE "F" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN ACCORDANCE WITH FDOT INDEX NO. 425-053, U.O.N.

ALL STORM PIPING SHALL BE HANCOR AASHTO HDPE STORM PIPE OR APPROVED EQUAL. PIPING SHALL CONFORM TO AASHTO M-294 PER FDOT REQUIREMENTS.

VERTICAL DATUM:

ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

-Site Benchmark Information-

#1
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 109.68'

#2
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 105.53'

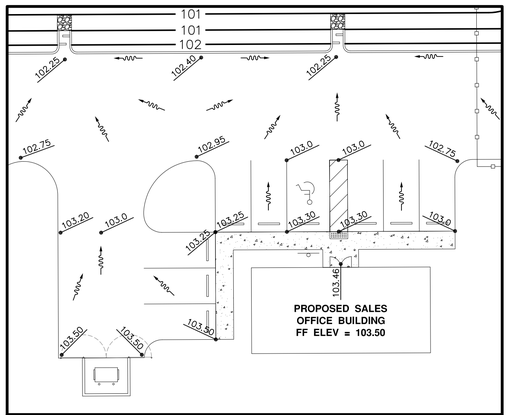
-Benchmark Information-

Florida Department of Transportation Datum
(Elevations are based upon NAVD 88 Datum)

Tree Note:
Oak - Denotes Tree Type
(XX") - Diameter of Tree measured at Chest Height

CITY ACCESS EASEMENT

NOVACK & SONS, INC. AGREES TO GRANT THE CITY OF EUSTIS A BLANKET ACCESS EASEMENT OVER THIS PROPERTY FOR THE SOLE PURPOSE OF ACCESSING AND MAINTAINING THE STORMWATER SYSTEM SHOULD THEY DECIDE, AT THEIR DISCRETION, TO INTERVENE AND MAINTAIN THE POND.



OFFICE BUILDING GRADING
SCALE: 1" = 20'

0 10 20 40

30 15 0 30
1 inch = 30 ft.
GRAPHIC SCALE

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
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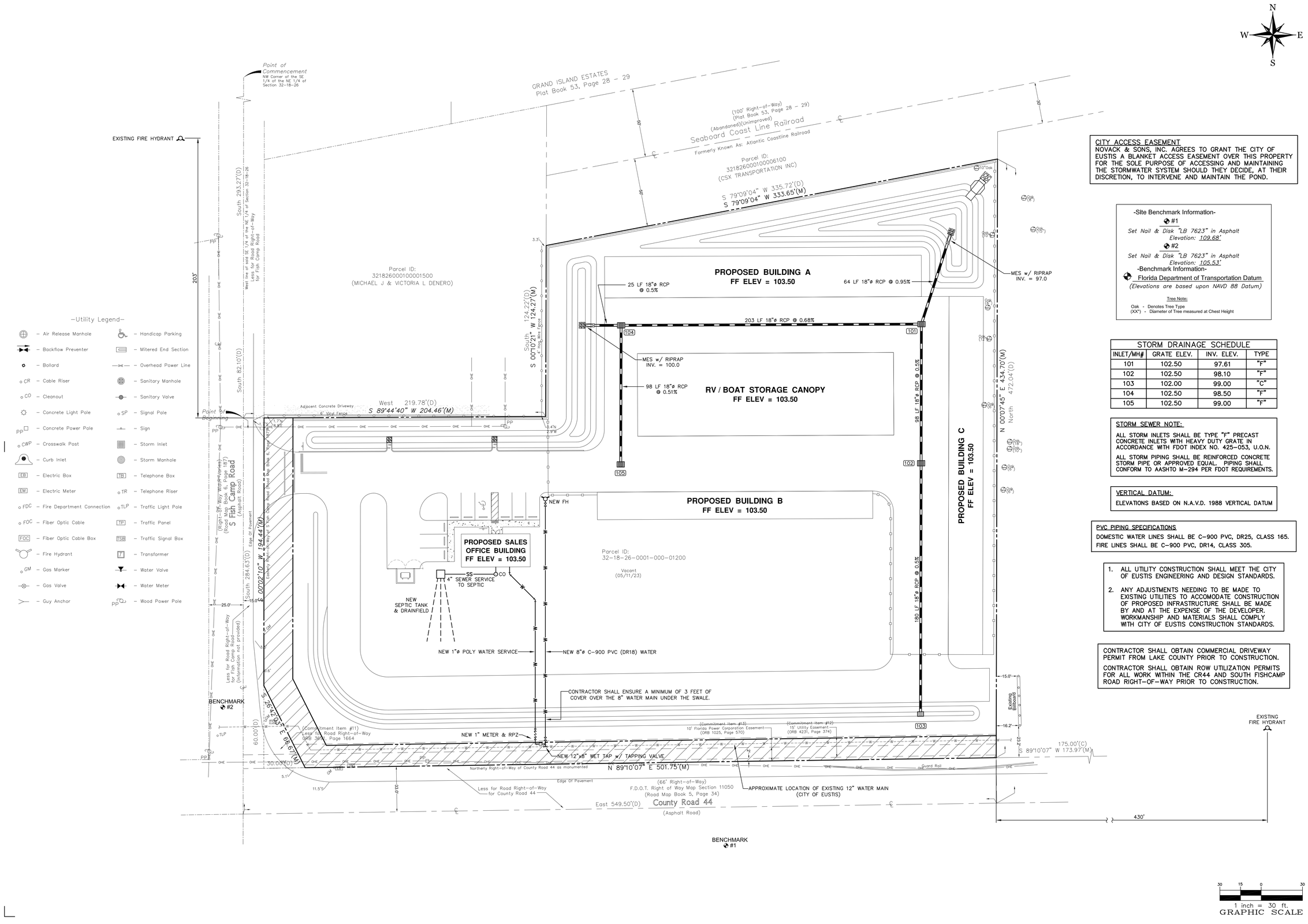
GRADING & DRAINAGE PLAN

NOVACK SELF - STORAGE
EUSTIS FLORIDA

SHEET NO.
C3.1

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-Utility Legend-

– Air Release Manhole	– Handicap Parking
– Backflow Preventer	– Mitered End Section
– Bollard	– Overhead Power Line
– Cable Riser	– Sanitary Manhole
– Cleanout	– Sanitary Valve
– Concrete Light Pole	– Signal Pole
– Concrete Power Pole	– Sign
– Crosswalk Post	– Storm Inlet
– Curb Inlet	– Storm Manhole
– Electric Box	– Telephone Box
– Electric Meter	– Telephone Riser
– Fire Department Connection	– Traffic Light Pole
– Fiber Optic Cable	– Traffic Panel
– Fiber Optic Cable Box	– Traffic Signal Box
– Fire Hydrant	– Transformer
– Gas Marker	– Water Valve
– Gas Valve	– Water Meter
– Guy Anchor	– Wood Power Pole

CITY ACCESS EASEMENT
NOVACK & SONS, INC. AGREES TO GRANT THE CITY OF EUSTIS A BLANKET ACCESS EASEMENT OVER THIS PROPERTY FOR THE SOLE PURPOSE OF ACCESSING AND MAINTAINING THE STORMWATER SYSTEM SHOULD THEY DECIDE, AT THEIR DISCRETION, TO INTERVENE AND MAINTAIN THE POND.

-Site Benchmark Information-
#1
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 109.68'
#2
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 105.53'
-Benchmark Information-
Florida Department of Transportation Datum
(Elevations are based upon NAVD 88 Datum)

Tree Note:
Oak - Denotes Tree Type
(XX") - Diameter of Tree measured at Chest Height

STORM DRAINAGE SCHEDULE

INLET/MH#	GRATE ELEV.	INV. ELEV.	TYPE
101	102.50	97.61	"F"
102	102.50	98.10	"F"
103	102.00	99.00	"C"
104	102.50	98.50	"F"
105	102.50	99.00	"F"

STORM SEWER NOTE:
ALL STORM INLETS SHALL BE TYPE "F" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN ACCORDANCE WITH FDOT INDEX NO. 425-053, U.O.N.
ALL STORM PIPING SHALL BE REINFORCED CONCRETE STORM PIPE OR APPROVED EQUAL. PIPING SHALL CONFORM TO AASHTO M-294 PER FDOT REQUIREMENTS.

VERTICAL DATUM:
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

PVC PIPING SPECIFICATIONS
DOMESTIC WATER LINES SHALL BE C-900 PVC, DR25, CLASS 165.
FIRE LINES SHALL BE C-900 PVC, DR14, CLASS 305.

1. ALL UTILITY CONSTRUCTION SHALL MEET THE CITY OF EUSTIS ENGINEERING AND DESIGN STANDARDS.
2. ANY ADJUSTMENTS NEEDING TO BE MADE TO EXISTING UTILITIES TO ACCOMODATE CONSTRUCTION OF PROPOSED INFRASTRUCTURE SHALL BE MADE BY AND AT THE EXPENSE OF THE DEVELOPER. WORKMANSHIP AND MATERIALS SHALL COMPLY WITH CITY OF EUSTIS CONSTRUCTION STANDARDS.

CONTRACTOR SHALL OBTAIN COMMERCIAL DRIVEWAY PERMIT FROM LAKE COUNTY PRIOR TO CONSTRUCTION.
CONTRACTOR SHALL OBTAIN ROW UTILIZATION PERMITS FOR ALL WORK WITHIN THE CR44 AND SOUTH FISHCAMP ROAD RIGHT-OF-WAY PRIOR TO CONSTRUCTION.

1 inch = 30 ft.
GRAPHIC SCALE

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

RIDDLE NEWMAN ENGINEERING INC.
ESTABLISHED 1991

REV #5	
REV #4	
REV #3	
REV #2	REVISED PER EUSTIS & LAKE COUNTY 5/1/25
REV #1	REVISED PER CITY OF EUSTIS 3/3/25

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER
LICENSE NO. 38800

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KEITH E. RIDDLE, P.E. ON THE DATE INDICATED HERE USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWN:	R.S.H.
CHECKED:	K.E.R.
SCALE:	1"=30'
DATE:	12/5/24
PROJECT NO.	24.04

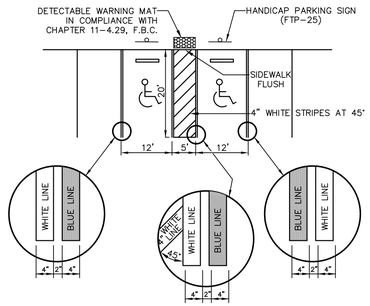
UTILITY PLAN

NOVACK SELF - STORAGE
EUSTIS FLORIDA

SHEET NO.
C4.1

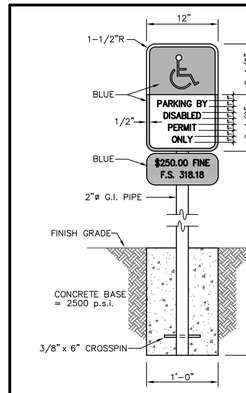
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FILE: \ 24.04\Novack Self-Storage



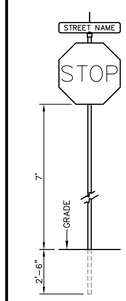
NOTE:
1. ACCESSIBILITY: A) IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 4.1.3 SECTION (1), AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY. DOORS ACCESSING THE BUILDING MUST BE DEPICTED ON SITE PLAN. RAMP DETAILS WITH SLOPE INFORMATION SHALL BE DEPICTED ON SITE PLAN. B) THE LOCATION OF HANDICAPPED PARKING STALLS, LOADING ZONES, SIDEWALKS AND RAMPS ON SITE SHALL MEET CHAPTER 316.1955 OF THE FLORIDA STATUES AND SECTION 4.1.3 OF THE FLORIDA ACCESSIBILITY CODE. RAMPS SHALL NOT EXCEED 12:1 SLOPES PARKING SPACE AND AISLE SHALL NOT EXCEED 50:1 CROSS SLOPE.
2. ALL HANDICAP SPACES & ACCESSIBLE ROUTES SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

A HANDICAP STRIPING DETAIL
SCALE: NOT TO SCALE



NOTE:
1. ALL LETTERS SHALL BE BLACK AND SHALL CONFORM TO FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK BORDER.
4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE 7' ABOVE GROUND IN ACCORDANCE WITH FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".

B HANDICAP SIGN DETAIL
SCALE: NOT TO SCALE



STREET NAME SIGNS (D3'a)

SIGN BLANKS: .063 GAUGE ALUMINUM, CHEMICALLY TREATED TO MEET ASTM B449 STANDARD (PRETREATMENT FOR PAINT OR REFLECTIVE SHEETING). DIMENSIONS ARE TO BE 9" X 24" MINIMUM/48" MAXIMUM LENGTH.

COLOR: COLOR OF THE SIGN FACING SHALL BE "HIGHWAY GREEN" IN NOT LESS THAN ENGINEER GRADE SHEETING.

LEGEND\LETTERING: ONE-HALF (1/2") INCH WHITE BORDER 1/2" IN FROM EDGE. STREET NAMES SHALL BE 5" SERIES B LETTERS, THE ABBREVIATED "ROAD, AVENUE, DRIVE, ETC," SHALL BE 3" SERIES B, AND THE DISTRICT NUMBER IN THE UPPER RIGHT CORNER OF SIGN SHALL BE 1 1/2" SERIES B.

MOUNTING: MOUNTING SHALL BE TWO SINGLE-SIDED SIGNS WITH ATTRIBUTES ABOVE, MOUNTED BACK TO BACK, WITH END POP RIVETED TOGETHER, ON A GALVANIZED 9" TWIST BRACKET. NO EDGE-CLAMPING STYLE MOUNTING BLOCKS ARE TO BE USED. TWIST BRACKET. NO EDGE-CLAMPING STYLE MOUNTING BLOCKS ARE TO BE USED.

REGULATORY AND WARNING SIGNAGE:

MATERIAL/SIGN BLANKS & FACINGS: WITH THE EXCEPTION OF THE STREET NAME SIGNS (ABOVE) ALL SIGNS SHALL CONFORM IN COLOR, SIZE, LEGEND AND LOGO WITH SPECIFICATIONS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

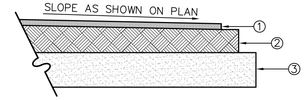
STRIPING: STOP 30" HIGH INTENSITY.

PLACEMENT SPECIFICATIONS: PLACEMENT SHALL BE IN ACCORDANCE WITH THE MUTCD (SECTIONS 2A-21 THROUGH 2A-27) WITH RESPECT TO OFFSET FROM EDGE OF ROAD, HEIGHT, ETC. POLES SHOULD BE BURIED TO MINIMUM DEPTH OF 2 1/2" (30"), ALLOWING 7" TO BOTTOM OF SIGN FROM THE LEVEL OF THE TRAVELED ROADWAY. POLES ARE NOT TO BE CONCRETED IN PLACE.

POLES: SIGN POSTS SHALL BE GALVANIZED STEEL U-CHANNEL POLES, NOT LESS THAN 12' IN LENGTH (14' OR 16') FOR SEVERE SHOULDER DROP-OFFS), WITH MINIMUM WEIGHT OF 3 POUNDS PER FOOT, DRILLED 1/2" HOLES ON 1" CENTERS FULL LENGTH.

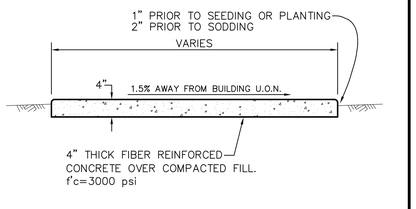
STOP BAR (THERMOPLASTIC) TO BE PLACED ALONG WITH EACH STOP SIGN

C STREET / STOP SIGN DETAIL
SCALE: NOT TO SCALE



① 1 ½" TYPE SP-12.5 ASPHALTIC CONCRETE
② 8" COMPACTED LIMEROCK, (PRIMED) 98% OF MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).
③ 12" STABILIZED SUB-BASE, 40 LBR, 98% OF MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).

D ASPHALT PAVING DETAIL
SCALE: NOT TO SCALE

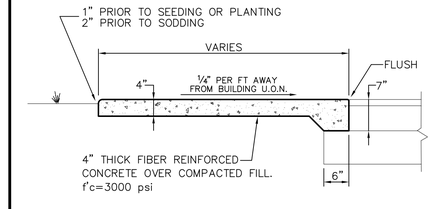


NOTE:
TOOLED CONTROL JOINTS @ 5' O.C. MAX,
EXPANSION JOINTS @ 20' O.C. MAX.

JOINTS SHALL BE CONSTRUCTED WITHIN 24 HOURS OF POURING CONCRETE.

JOINTS SHALL BE 3/4" DEEP FROM THE TOP OF THE SIDEWALK AND EXTEND THE FULL WIDTH OF THE SIDEWALK.

E SIDEWALK DETAIL
SCALE: NOT TO SCALE

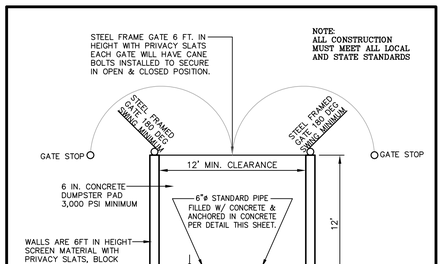


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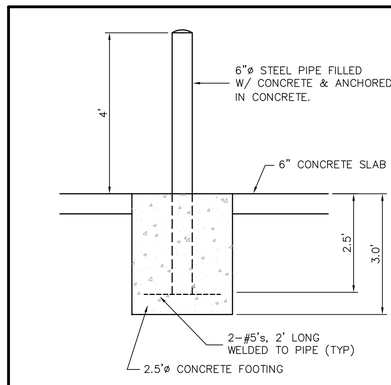
JOINTS SHALL BE 3/4" DEEP FROM THE TOP OF THE SIDEWALK AND EXTEND THE FULL WIDTH OF THE SIDEWALK.

F SIDEWALK FLUSH @ PAVEMENT DETAIL
SCALE: NOT TO SCALE

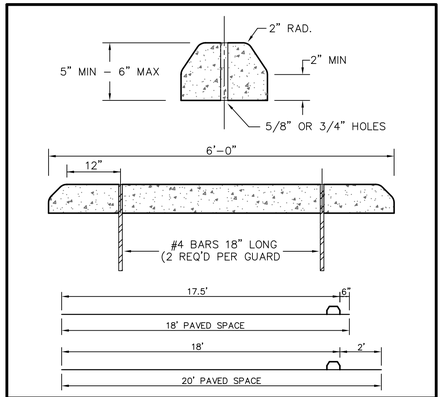


- "ENCLOSURE SHALL BE ON A LEVEL PAD AT GROUND LEVEL."
- THE AREA BETWEEN THE PAD AND PICK UP AREA SHALL BE A PAVED AREA 5 FT DEEP FOR THE WIDTH OF THE ENCLOSURE AND SHALL NOT EXCEED A GRADE OF 2 PERCENT.

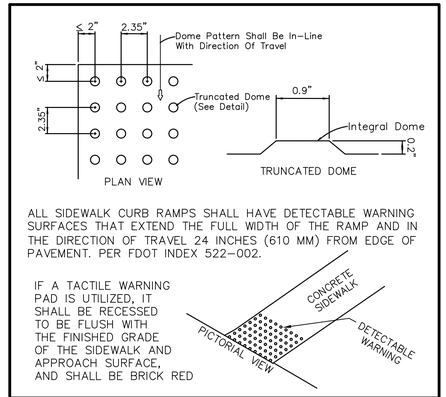
G DUMPSTER ENCLOSURE DETAIL
SCALE: NOT TO SCALE



H PIPE BOLLARD DETAIL
SCALE: NOT TO SCALE



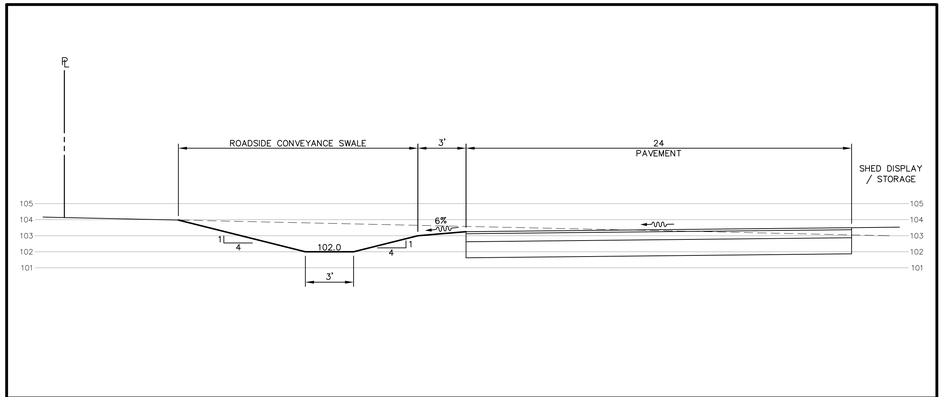
I CONCRETE BUMPER DETAIL
SCALE: NOT TO SCALE



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM EDGE OF PAVEMENT. PER FDOT INDEX 522-002.

IF A TACTILE WARNING PAD IS UTILIZED, IT SHALL BE RECESSED TO BE FLUSH WITH THE FINISHED GRADE OF THE SIDEWALK AND APPROACH SURFACE, AND SHALL BE BRICK RED

J DETECTABLE WARNING DETAIL
SCALE: NOT TO SCALE



K ROAD / SWALE CROSS - SECTION
SCALE: NOT TO SCALE

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RIDDLE NEWMAN ENGINEERING INC.
ESTABLISHED 1991

REV #5	REV #4	REV #3	REV #2	REV #1

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER
LICENSE NO. 38800

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KEITH E. RIDDLE, P.E. ON THE DATE ADJACENT HERE USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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CHECKED:	K.E.R.
SCALE:	N.T.S.
DATE:	12/5/24
PROJECT NO:	24.04

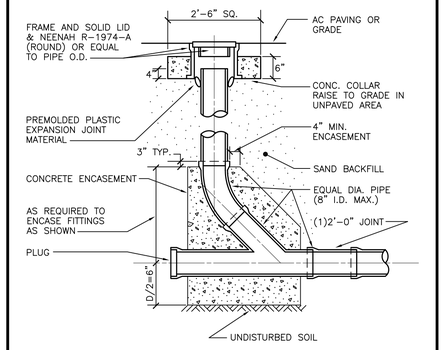
DETAILS

NOVACK SELF - STORAGE
EUSTIS FLORIDA

SHEET NO.
C5.1

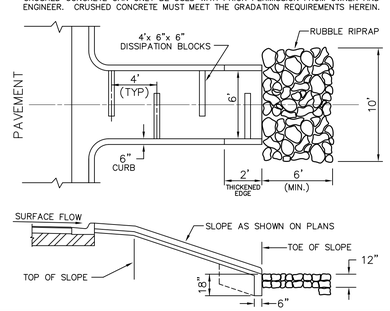
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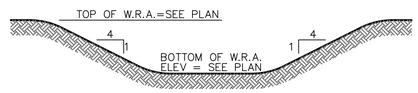


L **SEWER CLEAN-OUT DETAIL**
SCALE: NOT TO SCALE

RUBBLE RIPRAP SHALL CONSIST OF STONE. THE PIECES SHALL BE ROUGHLY ANGULAR AND SHALL BE REASONABLY FREE FROM THIN FLAT OR ELONGATED PIECES. RUBBLE SHALL BE OF A GRADED MIXTURE, WITH INDIVIDUAL PIECES WEIGHING, IN GENERAL, FROM 10 TO 100 POUNDS EACH. NOT OVER 25 PERCENT OF THE TOTAL VOLUME SHALL BE COMPOSED OF PIECES WEIGHING LESS THAN 20 POUNDS EACH, AND AT LEAST 50 PERCENT OF THE TOTAL VOLUME SHALL BE COMPOSED OF PIECES WEIGHING 50 POUNDS OR MORE. ADHERE TO FDOT STANDARD SPECIFICATIONS, SECTION 530 AS MODIFIED HEREIN FOR MATERIAL GRADATION. CRUSHED CONCRETE CAN ONLY BE USED WITH PRIOR PERMISSION FROM OWNER AND ENGINEER. CRUSHED CONCRETE MUST MEET THE GRADATION REQUIREMENTS HEREIN.

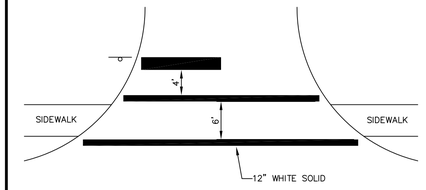


M **CONCRETE FLUME DETAIL**
SCALE: NOT TO SCALE



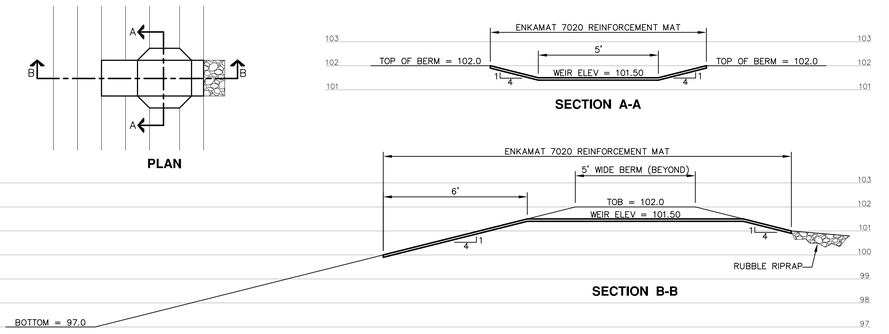
NOTES:
- SIDES OF W.R.A. TO BE SODDED WITH ARGENTINE BAHIA SOD.
- BOTTOM MAY BE SEEDED & MULCHED.
- ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SWALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%.

N **WATER RETENTION AREA SECTION**
SCALE: NOT TO SCALE



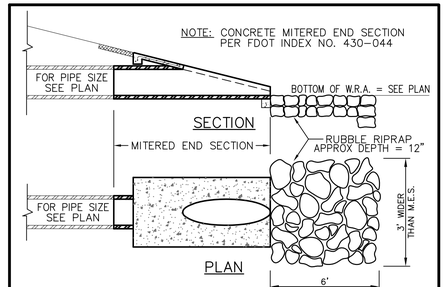
NOTE:
- ALL CROSSWALK MARKINGS TO BE WHITE THERMOPLASTIC PER FDOT INDEX 711-001.
- MAINTAIN MAXIMUM 2% CROSS-SLOPE WITHIN CROSSWALK.
- MAINTAIN MAXIMUM 5% LONGITUDINAL SLOPE PARALLEL WITH CROSS-WALK.

Q **CROSSWALK DETAIL**
SCALE: NOT TO SCALE



FULL WIDTH OF WEIR TO BE CONSTRUCTED WITH ENKAMAT 7020 REINFORCEMENT MAT INSTALLED PER MFG SPECIFICATIONS. WEIR TO BE SODDED OVER THE REINFORCEMENT MAT.

O **EMERGENCY OVERFLOW WEIR DETAIL**
SCALE: NOT TO SCALE



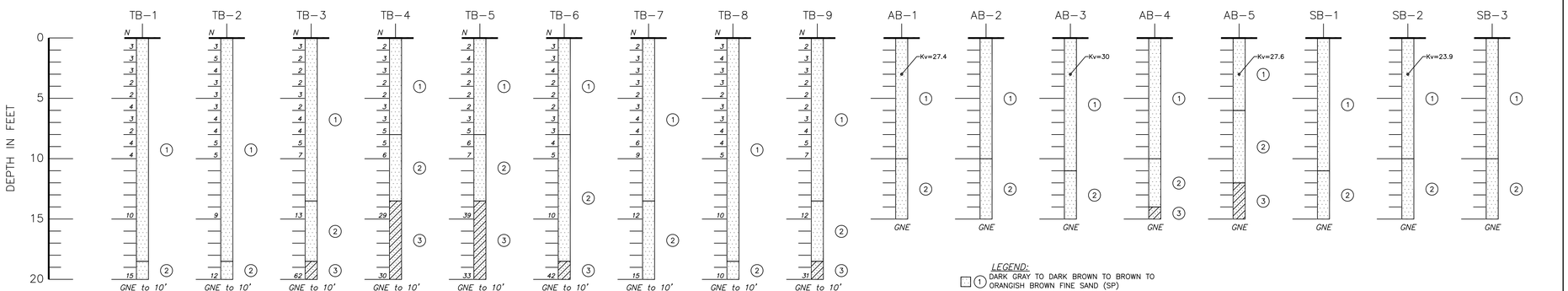
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P **MITERED END SECTION**
SCALE: NOT TO SCALE

CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT BY ANDREYEV ENGINEERING, INC. DATED 5/7/2025.

SITE PREPARATION SPECIFICATIONS
(PER REPORT BY ANDREYEV ENGINEERING DATED 5/7/2025)

THE BUILDING AREAS, PLUS A MINIMUM MARGIN OF 5 FEET BEYOND THEIR OUTER LINES, SHALL BE CLEARED AND STRIPPED TO REMOVE ALL SURFACE VEGETATION, ROOTS, TOPSOIL, ORGANIC DEBRIS, ASPHALT, CONCRETE, LIMEROCK, OR ANY OTHER ENCOUNTERED DELETERIOUS MATERIALS. DUE TO THE VERY LOOSE TO LOOSE SOIL CONDITIONS ENCOUNTERED TO A VARYING DEPTH OF ABOUT 10 FEET, AT ALL SPT BORING LOCATIONS, ALL STRUCTURE AREAS PLUS A 5 FOOT PERIMETER, SHALL BE OVER-EXCAVATED TO A DEPTH OF 2 FEET BELOW EXISTING GRADE OR 2 FEET BELOW THE BOTTOM OF FOUNDATION, WHICHEVER IS LOWER, AND FLOODED WITH WATER TO ASSIST WITH SOIL COMPACTION EFFORTS. THE EXCAVATED BOTTOM SHALL THEN BE IMPROVED BY PROOF ROLLING, TO PROVIDE UNIFORM SUBGRADE CONDITIONS AND DENSITY OR IMPROVE THE DEEPER SANDS, IN ORDER TO LIMIT TOTAL AND DIFFERENTIAL BUILDING SETTLEMENTS. AFTER OVER-EXCAVATION OF FOUNDATION BEARING SOILS AND FLOODING, THE EXPOSED FOUNDATION SUBGRADE SOILS FOR THE BUILDING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE SOIL'S MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM SPECIFICATION D-1557 BEFORE ANY FILL MATERIAL IS PLACED. COMPACTION SHALL BE COMPLETED TO A DEPTH OF 2 FEET BELOW EXPOSED SUBGRADE. ALL FILL REQUIRED TO BRING THE SITE TO FINAL GRADE SHALL BE INORGANIC, NON-PLASTIC, GRANULAR SOIL (CLEAN SANDS) WITH LESS THAN 10% PASSING A U.S. #200 SIEVE. IN STRUCTURAL AREAS, THE FILL SHALL BE PLACED IN LEVEL LIFTS NOT TO EXCEED 12 INCHES LOOSE AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE SOIL'S MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM SPECIFICATION D-1557. IN-PLACE DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT BY AN EXPERIENCED ENGINEERING TECHNICIAN WORKING UNDER THE DIRECTION OF A REGISTERED GEOTECHNICAL ENGINEER TO VERIFY THAT THE RECOMMENDED DEGREE OF COMPACTION HAS BEEN ACHIEVED. WE SUGGEST A MINIMUM TESTING FREQUENCY OF ONE (1) TEST PER LIFT PER 2,500 SQUARE FEET OF AREA WITHIN STRUCTURAL LIMITS. THIS FILL SHALL EXTEND A MINIMUM OF 5 FEET BEYOND BUILDING LINES TO PREVENT POSSIBLE EROSION OR UNDERMINING OF FOOTING BEARING SOILS. FURTHER, FILL SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL (2H: 1V). ALL FILL PLACED IN UTILITY LINE TRENCHES AND ADJACENT TO FOOTINGS BENEATH SLABS ON GRADE SHALL ALSO BE PROPERLY PLACED AND COMPACTED TO THE SPECIFICATIONS STATED ABOVE. HOWEVER, IN THESE RESTRICTED WORKING AREAS, COMPACTION SHALL BE ACCOMPLISHED WITH LIGHTWEIGHT, HAND-GUIDED COMPACTION EQUIPMENT AND LIFT THICKNESSES SHALL BE LIMITED TO A MAXIMUM OF 4 INCHES LOOSE THICKNESS.



LEGEND:
1. DARK GRAY TO DARK BROWN TO BROWN TO ORANGISH BROWN FINE SAND (SP)
2. LIGHT BROWN TO LIGHT ORANGISH BROWN FINE SAND (SP)
3. REDDISH BROWN TO ORANGISH BROWN TO LIGHT ORANGISH BROWN CLAYEY FINE SAND (SC)

(SP) UNIFIED SOIL CLASSIFICATION SYSTEM GROUP SYMBOL
GNE GROUNDWATER NOT ENCOUNTERED
N STANDARD PENETRATION RESISTANCE, IN BLOWS PER FOOT
Kv VERTICAL COEFFICIENT OF PERMEABILITY, IN FEET PER DAY

Andreyev Engineering, Inc.

GEOTECHNICAL INVESTIGATION
PROPOSED NOVAK SELF STORAGE
COUNTY ROAD 44
EUSTIS, LAKE COUNTY, FL

SOIL PROFILES
FIGURES 4 & 5

APPROXIMATE SCALE:	DATE: 05/06/24	ENGINEER: RJ
1"=5'	PN: GPGT-24-042	DRAWN BY: DLS

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

RIDDLE NEWMAN ENGINEERING INC. ESTABLISHED 1991

REV	DESCRIPTION
#5	
#4	
#3	
#2	
#1	REVISED PER EUSTIS & LAKE COUNTY 5/1/25

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER
LICENSE NO. 38800

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DRAWN:	CHECKED:	SCALE:	DATE:	PROJECT NO:
R.S.H.	K.E.R.	N.T.S.	12/5/24	24.04

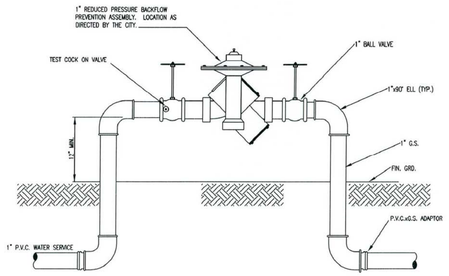
DETAILS

NOVACK SELF - STORAGE
EUSTIS FLORIDA

SHEET NO.
C5.2

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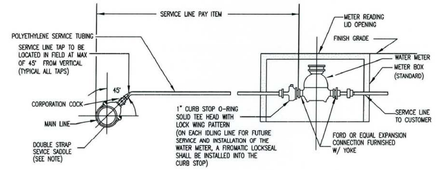
FILE:\ 24.04\Novack Self-Storage



NOTE:
ALL PIPE AND FITTINGS SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL.

BACKFLOW PREVENTION ASSEMBLY

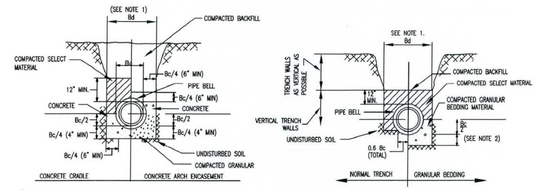
CITY OF EUSTIS ENGINEERING DEPT. P.O. DRAWER 68 10 N. GROVE ST. EUSTIS, FL 32727-0068 352-483-5480	BACKFLOW PREVENTION ASSEMBLY	JOB NAME	DESIGN BY: DRAWN BY: MNB CHECKED BY: RAG HORIZ. SCALE: N.T.S. VERT. SCALE: DATE: NOV. 10, 2016 SHEET OF



NOTE: ALL MAIN LINE SERVICE CONNECTION TAPS (1" & 1 1/2" INDIVIDUAL OR BRANCHED) SHALL BE MADE WITH A DOUBLE STRAP SERVICE SADDLE.

TYPICAL MAIN LINE, SERVICE LINE AND METER CONNECTION

CITY OF EUSTIS ENGINEERING DEPT. P.O. DRAWER 68 10 N. GROVE ST. EUSTIS, FL 32727-0068 352-483-5480	SERVICE LINE CONNECTION	JOB NAME	DESIGN BY: DRAWN BY: MNB CHECKED BY: RAG HORIZ. SCALE: N.T.S. VERT. SCALE: DATE: NOV. 10, 2016 SHEET OF



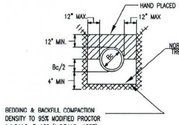
CLASS "A" BEDDING
SPECIAL CONDITIONS

CLASS "B" BEDDING
NORMAL CONDITIONS

BEDDING & TRENCHING NOTES:

1. Bc = PIPE O.D.
   Bd = TRENCH WIDTH AT TOP OF PIPE
   MAX. Bd =Bc + 24"
   MIN. Bd = MAX. DIM. OF BELL + 8" (UNSHEETED TRENCH)
   MAX. DIM. OF BELL + 12" (UNSHEETED TRENCH)
2. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS REQ'D TO REACH SUITABLE FOUNDATION. FOR NON-CUSHIONING MATERIAL, DEPTH SHALL BE 6" BELOW BOTTOM OF UTILITY.
3. SHEETING SHALL BE DRIVEN BELOW THE UTILITY INVERT IF REQUIRED FOR LATERAL SUPPORT OR UNSUITABLE MATERIAL REMOVAL. WHERE DRIVEN BELOW PIPE INVERT, SHEETING SHALL BE CUT OFF A MIN. OF 12" ABOVE TOP OF PIPE, OR HIGHER AS AUTHORIZED BY THE ENGINEER, AND LEFT IN PLACE. IN NO CASE SHALL SHEETING LEFT IN PLACE EXTEND HIGHER THAN 30" BELOW SURFACE GRADE UNLESS SPECIFICALLY APPROVED. BRACING SHALL BE PROVIDED AS REQUIRED.

NOTE:
NORMALLY CLEAN BACKFILL SHALL BE USED AS A 4" MIN. BEDDING FOR PIPE HOWEVER, WHERE UNSTABLE TRENCH BOTTOM CONDITIONS ARE ENCOUNTERED, AS DETERMINED BY THE INSPECTING ENGINEER A SUFFICIENT DEPTH OF THE UNSTABLE SOIL SHALL BE REMOVED AND REPLACED WITH 1/4" - 3/4" CRUSHED STONE, GRAVEL (U.S.C.S. SOIL CLASSIFICATION – CLASS 1), OR CRUSHED SHELL TO THE SPRING LINE OF THE PIPE TO STABILIZE THE PIPE BEDDING. WHEN DRY UNSUITABLE MATERIAL (I.E. HARDPAN) IS ENCOUNTERED AT THE TRENCH BOTTOM, GRADED SANDS MAY BE USED FOR PIPE BEDDING.

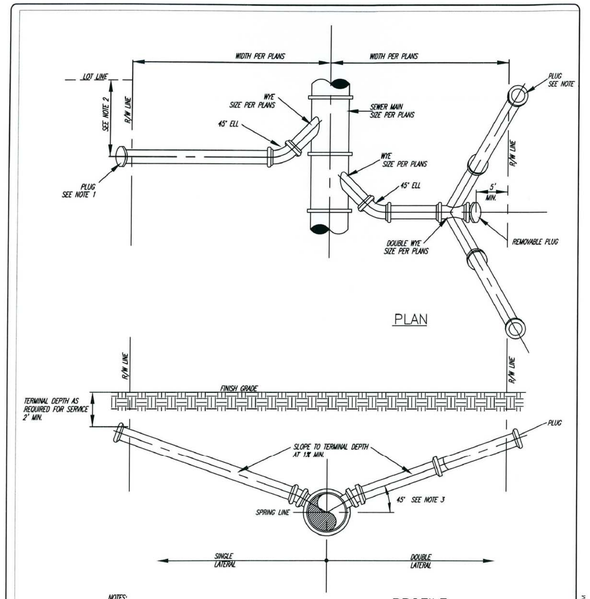


BEDDING & BACKFILL COMPACTION
DENSITY TO 95% MODIFIED PROCTOR
A.A.S.H.O. T-180 (A.S.T.M.D-1557)
BEDDING AND BACKFILL PLACED IN LIFTS
NOT EXCEEDING 6" IN THICKNESS
(FOR P.V.C. GRAVITY SEWER PIPE
ALL BEDDING IN COMPLIANCE W/ A.S.T.M. D2321-74)

STANDARD BEDDING

TRENCH BEDDING

CITY OF EUSTIS ENGINEERING DEPT. P.O. DRAWER 68 10 N. GROVE ST. EUSTIS, FL 32727-0068 352-483-5480	TRENCH BEDDING	JOB NAME	DESIGN BY: DRAWN BY: MNB CHECKED BY: RAG HORIZ. SCALE: N.T.S. VERT. SCALE: DATE: NOV. 10, 2016 SHEET OF



NOTES:
1. PLUG SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODES.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.

SEWER SERVICE LATERAL DETAIL

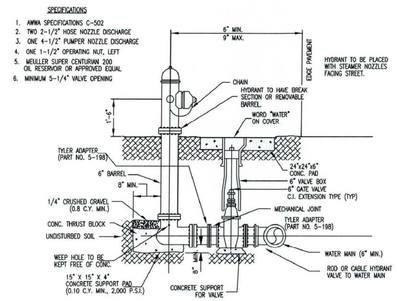
CITY OF EUSTIS ENGINEERING DEPT. P.O. DRAWER 68 10 N. GROVE ST. EUSTIS, FL 32727-0068 352-483-5480	SEWER LATERAL	JOB NAME	DESIGN BY: DRAWN BY: CHECKED BY: HORIZ. SCALE: VERT. SCALE: DATE: SHEET OF

OTHER PIPE	(a) GRAVITY OR PRESSURE SANITARY SEWER (b) SANITARY SEWER FORCE MAIN (c) RECLAIMED WATER (4)	(a) STORM SEWER, (b) STORMWATER FORCE MAIN, (c) RECLAIMED WATER (2)	ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM
HORIZONTAL SEPARATION	WATER MAIN 10' PREFERRED 6' MINIMUM (3) OTHER PIPE	WATER MAIN 3' MIN OTHER PIPE	10' MIN.
CROSSINGS (1)	WATER MAIN 12" IS THE MINIMUM EXCEPT FOR GRAVITY SEWER, THEN 6" IS THE MINIMUM AND 12" IS PREFERRED. OTHER PIPE	WATER MAIN 12" IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6" IS THE MINIMUM AND 12" IS PREFERRED. OTHER PIPE	—
JOINT SPACING AT CROSSINGS (FULL JOINT CENTERED)	ALTERNATE 6 FT MINIMUM PIPE WATER MAIN OTHER	ALTERNATE 3 FT MINIMUM PIPE WATER MAIN OTHER	—

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

PIPING CLEARANCES

CITY OF EUSTIS ENGINEERING DEPT. P.O. DRAWER 68 10 N. GROVE ST. EUSTIS, FL 32727-0068 352-483-5480	PIPE CLEARANCES	JOB NAME	DESIGN BY: DRAWN BY: MNB CHECKED BY: RAG HORIZ. SCALE: N.T.S. VERT. SCALE: DATE: NOV. 10, 2016 SHEET OF



1. MINIMUM OF SIX (6) FEET, MAXIMUM OF NINE (9) FEET FROM EDGE OF PAVEMENT.
2. COLOR TO BE RED
3. BLUE REFLECTIVE HYDRANT MARKERS INSTALLED PER CITY OF EUSTIS FIRE DEPARTMENT

FIRE HYDRANT W/ VALVE
(STANDARD FIRE HYDRANT ASSEMBLY)

CITY OF EUSTIS ENGINEERING DEPT. P.O. DRAWER 68 10 N. GROVE ST. EUSTIS, FL 32727-0068 352-483-5480	Fire Hydrant Assembly	JOB NAME	DESIGN BY: DRAWN BY: MNB CHECKED BY: RAG HORIZ. SCALE: N.T.S. VERT. SCALE: DATE: NOV. 10, 2016 SHEET OF

RIDDLE - NEWMAN ENGINEERING, INC.
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PHONE (352) 787-7482
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keith@riddlenewman.com
CA# 00002883

RIDDLE NEWMAN ENGINEERING INC.
ESTABLISHED 1991

REV #5	
REV #4	
REV #3	
REV #2	
REV #1	

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER
LICENSE NO. 38800

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CHECKED: K.E.R.
SCALE: N.T.S.
DATE: 12/5/24
PROJECT NO: 24.04

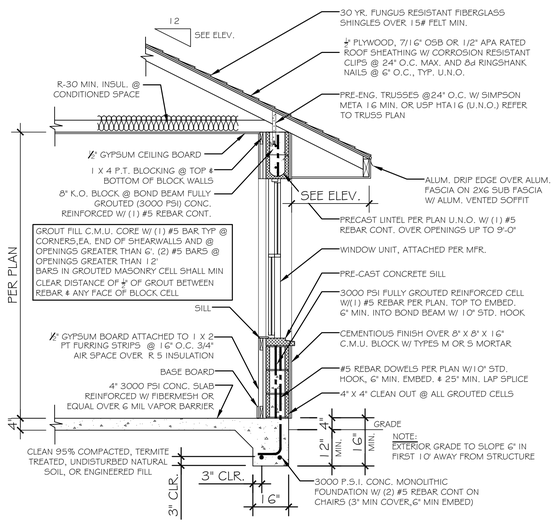
UTILITY DETAILS

NOVACK SELF - STORAGE
EUSTIS FLORIDA

SHEET NO.
C5.3

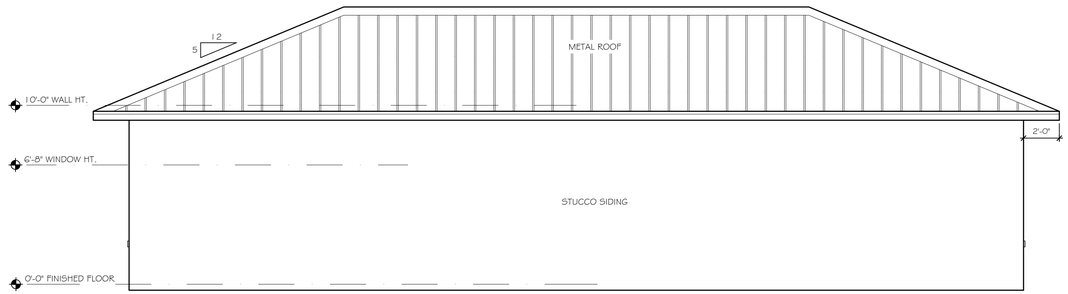
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FILE: \ 24.04\Novack Self-Storage



TYPICAL CMU WALL SECTION

SCALE: ½" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

THE FRONT ENTRY DOORS SHALL COMPLY WITH ALL OF THE PROVISIONS OF 1008.1.9.3.2 FBC-B.

- THE LOCKING DEVICE SHALL BE READILY DISTINGUISHABLE AS LOCKED.
- A READILY VISIBLE SIGN SHALL BE POSTED ADJACENT TO DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" LETTERS ON SIGN SHALL BE 1" HIGH ON CONTRASTING BACK GROUND.

ALL EXTERIOR EGRESS DOORS SHALL BE READILY OPERABLE IN THE DIRECTION OF EGRESS WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT,

DOOR HARDWARE NOTES

PROVIDE DOOR HARDWARE AS FOLLOWS:

EXTERIOR ENTRANCES: ENTRY FUNCTION, CLOSER, THRESHOLD
OFFICE: OFFICE FUNCTION
TOILET ROOMS: PRIVACY FUNCTION, CLOSER

PROVIDE CYLINDRICAL LEVER LOCK SET EQUAL TO SCGLAGE AL-SERIES COMMERCIAL STANDARD DUTY LOCK SETS WITH JUPITER STYLE LEVER HANDELS, SATIN NICKEL FINISH

LEVER LOCKSETS, CLOSERS AND MOUNTING HEIGHTS OF ALL DOOR HARDWARE SHALL COMPLY WITH FLORIDA ACCESSABILITY CODE

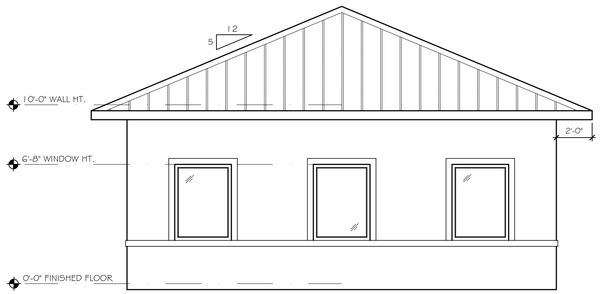
NOTE:

1. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER PARTS SHALL BE MOUNTED 34" MINIMUM AND 48" MAXIMUM ABOVE FINISHED FLOOR OR GROUND.
2. CLOSERS SHALL BE ADJUSTED SO THE FROM OPEN POSITION OF 90 DEGREES THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS
3. OPENING OR CLOSING A DOOR SHALL NOT REQUIRE A FORCE GREATER THAN 5 POUNDS.
4. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.

ENSURE ADDRESS IS LOCATED AT ALL ENTRANCES / EGRESS MINIMUM 6" NUMERICAL REQUIRED

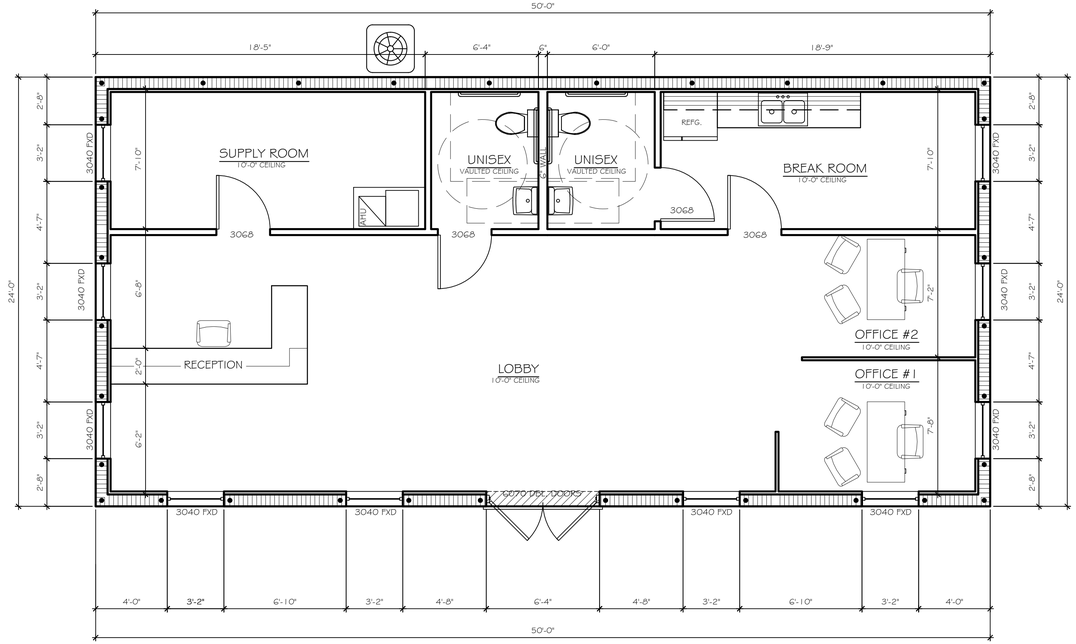
ENSURE ALL ROOMS ARE PLACARD AS SUCH

ENSURE KEY TO SPACE IS PROVIDED AT FINAL INSPECTION TO BE PLACED IN KNOX BOX.



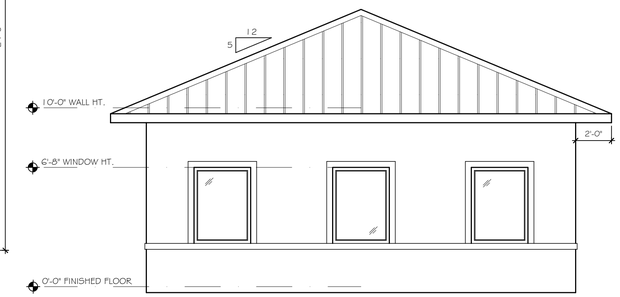
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: ¼" = 1'-0"



RIGHT ELEVATION

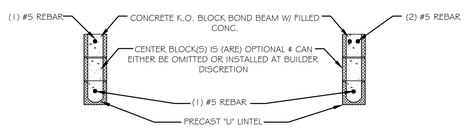
SCALE: 1/4" = 1'-0"

L-1

CLEAR OPENING	GRAVITY LOAD	UPLIFT
UP TO 8'-8"	1818	980
UP TO 11'-4"	1254	631
UP TO 16'-8"	950	361
UP TO 18'-8"	750	313

L-2

CLEAR OPENING	GRAVITY LOAD	UPLIFT
UP TO 8'-8"	1818	1192
UP TO 11'-4"	1254	818
UP TO 16'-8"	950	449
UP TO 18'-8"	750	383

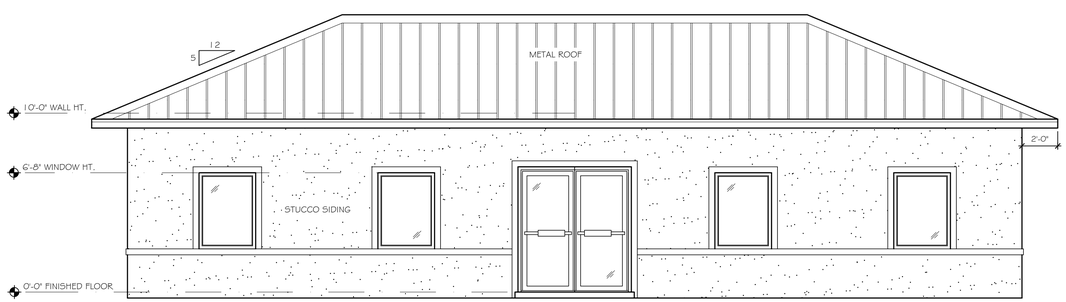


NOTES:

1. CLEAR OPENING IS MASONRY OPENING DIMENSION. OVERALL LINTEL LENGTH SHALL BE 8" LONGER, MIN.
2. ALL LOADS ARE IN POUNDS PER LINEAL FOOT (plf)
3. IN LINTEL "L-2" ONE OF THE TOP BARS IS CONT. BOND BEAM BAR. THE SECOND BAR SHALL EXTEND TO THE NEXT ADJACENT VERTICAL BAR OR 16" MIN. BEYOND OPENING, WHICHEVER IS GREATER.
4. ALL LINTELS SHOWN SHALL BE "L-1 PRECAST" UNLESS NOTED OTHERWISE.
5. PRECAST LINTELS SHALL BE ENGINEERED BY OTHERS.
6. CONTRACTOR MAY SUBSTITUTE W/ PRE-ENGINEERED LINTELS (POWERS STEEL OR EQUIVALENT) OF EQUIVALENT LOAD CAPACITY.

PRECAST LINTEL DETAIL

N.T.S.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LINTEL TYPE DESIGNATION

F = FILLED WITH GROUT / U = UNFILLED
QUANTITY OF #5 REBAR AT BOTTOM OF LINTEL CAVITY

8F16-1B/1T

NOMINAL WIDTH
NOMINAL HEIGHT
QUANTITY OF #5 REBAR AT TOP

OPENING NOTES:
1. ALL LINTELS ARE PRECAST TYPE 8F40-1B/1T U.N.O.

WALL LEGEND

- LOAD-BEARING INTERIOR WALL
- 10'-0" CMU WALL HEIGHT
- NONBEARING FRAME WALL

SQUARE FOOTAGE		
TOTAL	1,200	S.F.

BLUEWATER DRAFTING, INC.
1196 S. Lecanto hwy, Lecanto, Fl 34461
Citrus PH: 352-436-4225 Marion PH: 352-322-0650
FAX:352-436-4265
EMAIL: plans@bluewaterdrafting.com

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS SHOWN, AND THAT ALL CONSTRUCTION COMPLIES WITH LOCAL BUILDING CODE & ORDINANCES. DESIGN AND ELEVATIONS WERE PROVIDED BY THE CLIENT. BLUEWATER DRAFTING, INC SHALL BE HELD HARMLESS FOR ANY ISSUES THAT ARISE THROUGH THE REPRODUCTION OF ANY PLANS OR CONSTRUCTION OF ANY HOME RELATED OR UNRELATED TO ANY COPY RIGHT INFRINGEMENT. OWNER SHALL ASSUME ALL COPYRIGHT RESPONSIBILITY.

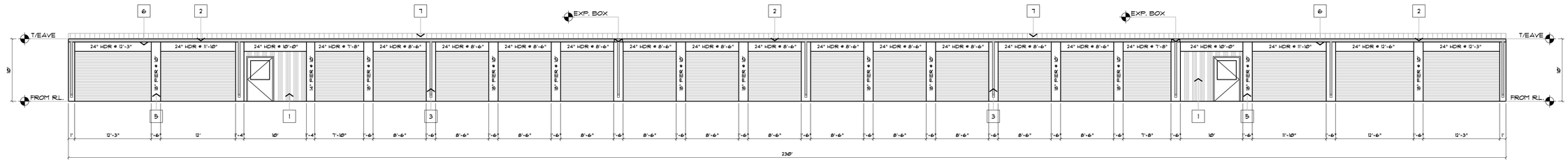
AN OFFICE BUILDING PLAN FOR:
NOVACK & SONS, INC.

Project: BW-10744
Date: 04-10-2024
Prelim: 04-12-2024
Final: 06-06-2024

Michael A. Robinson, P. E.
Florida Registration No. 28317

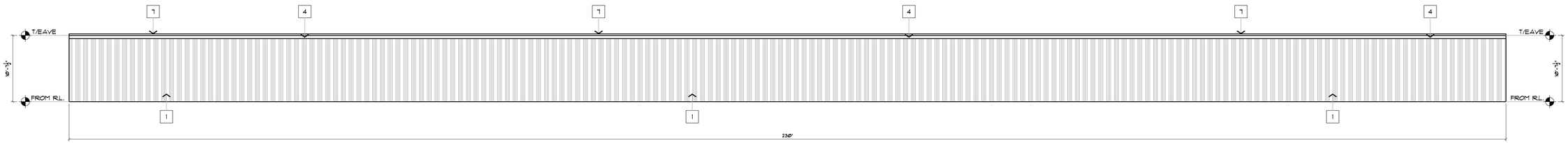
MICHAEL A. ROBINSON, P.E.
(Rob)
STRUCTURAL ENGINEERING, INC.
INDUSTRIAL, COMMERCIAL, and RESIDENTIAL
921 SHADOW DRIVE
SUITE No. 3
LAKELAND, FLORIDA 33809
OFFICE: 863-815-9541
FAX: 863-858-9861
EMAIL: mrobinson24@st-eng.com

SHEET
A-1



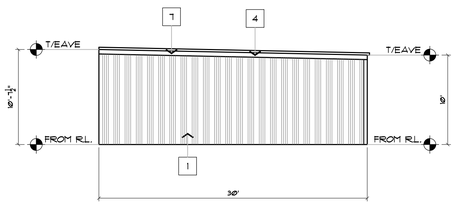
BLDG A "A" SOUTH ELEVATION

1/8" = 1'



BLDG A "A" NORTH ELEVATION

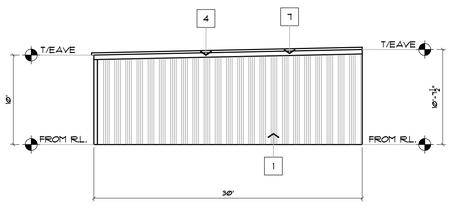
1/8" = 1'



BLDG A "A" WEST ELEVATION

1/8" = 1'

ELEVATION NOTES	
EXTERIOR FINISH SCHEDULE	
1	24GA VERTICAL RRPBU PANEL (COLOR T.B.D.)
2	GUTTERS (COLOR T.B.D.)
3	DOWNSPOUTS 30' O.C. MAX. (COLOR T.B.D.)
4	RAKE TRIM (COLOR T.B.D.)
5	STEEL PIER (COLOR T.B.D.)
6	STEEL HEADER (COLOR T.B.D.)
7	24GA MASTER LOK-90 STANDING SEAM ROOF - GALVALUME
8	STUCCO FINISH BY OTHERS



BLDG A "A" EAST ELEVATION

1/8" = 1'

ALL CONTENTS SHOWN ON THESE PLANS, MAY NOT BE INCLUDED. SEE RAPID'S PROPOSAL/CONTRACT FOR ACTUAL INCLUDED ITEMS.

Item 6.1

K&W ENGINEERING SOLUTIONS
KNOWLEDGEABLE WITH EXCELLENT SERVICES

SEALS

RAPID BUILDING SOLUTIONS

9000 WEST COLONIAL DR.
SUITE 401
OCOEE, FL. 34761
PHONE: (407) 347-9614

INFO@
RAPIDBUILDINGSOLUTIONS.COM

JOB NUMBER:
RBS-574-24-EUS-FL

NOVACK AND SONS, INC
1320 TYRINGHAM ROAD
EUSTIS, FL, 32726

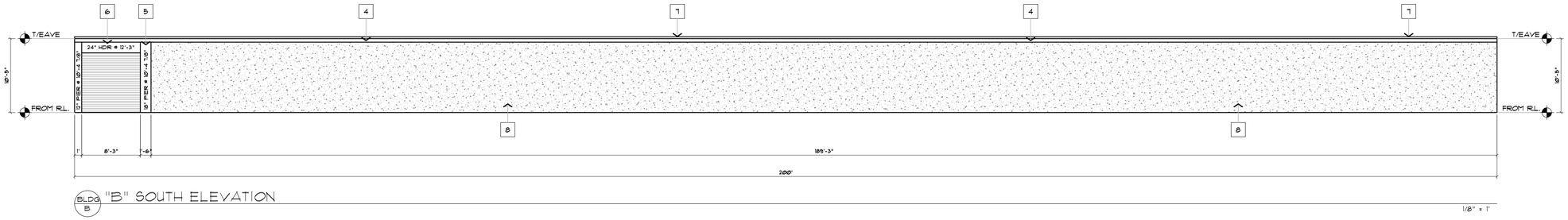
REV.	DATE	DESCRIPTION	BY

SHEET TITLE

BLDG. A
ELEVATIONS

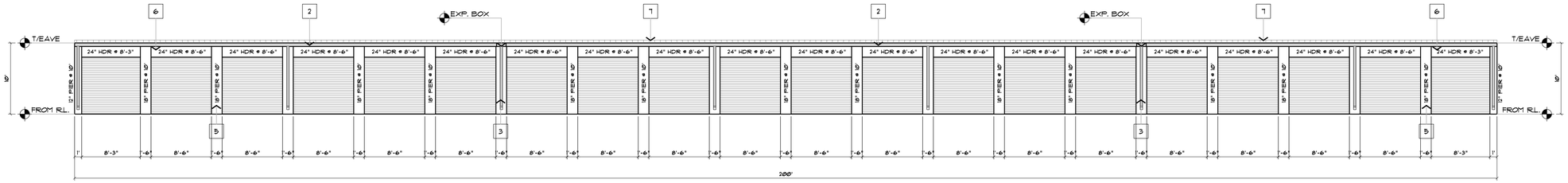
DATE	10-29-24
DESIGNED BY	RBS
CHECKED BY	DJM
DRAWN BY	JCR
SCALE	AS NOTED
SHEET	

E1.0



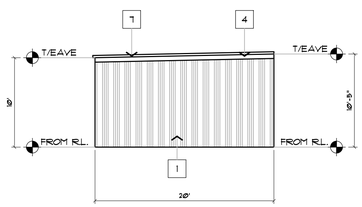
BLDG B "B" SOUTH ELEVATION

1/8" = 1'



BLDG B "B" NORTH ELEVATION

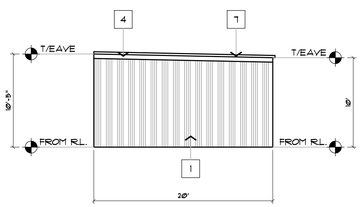
1/8" = 1'



BLDG B "B" WEST ELEVATION

1/8" = 1'

ELEVATION NOTES	
EXTERIOR FINISH SCHEDULE	
1	24GA VERTICAL RRPBU PANEL (COLOR T.B.D.)
2	GUTTERS (COLOR T.B.D.)
3	DOWNSPOUTS 30' O.C. MAX. (COLOR T.B.D.)
4	RAKE TRIM (COLOR T.B.D.)
5	STEEL PIER (COLOR T.B.D.)
6	STEEL HEADER (COLOR T.B.D.)
7	24GA MASTER LOK-90 STANDING SEAM ROOF - GALVALUME
8	STUCCO FINISH BY OTHERS



BLDG B "B" WEST ELEVATION

1/8" = 1'

ALL CONTENTS SHOWN ON THESE PLANS, MAY NOT BE INCLUDED. SEE RAPID'S PROPOSAL/CONTRACT FOR ACTUAL INCLUDED ITEMS.

Item 6.1

K&W ENGINEERING SOLUTIONS
KNOWLEDGEABLE WITH EXCELLENT SERVICE

SEALS

RAPID BUILDING SOLUTIONS

9000 WEST COLONIAL DR.
SUITE 401
OCOEE, FL. 34761
PHONE: (407) 347-9614

INFO@
RAPIDBUILDINGSOLUTIONS.COM

JOB NUMBER:
RBS-574-24-EUS-FL

NOVACK AND SONS, INC
1320 TYRINGHAM ROAD
EUSTIS, FL, 32726

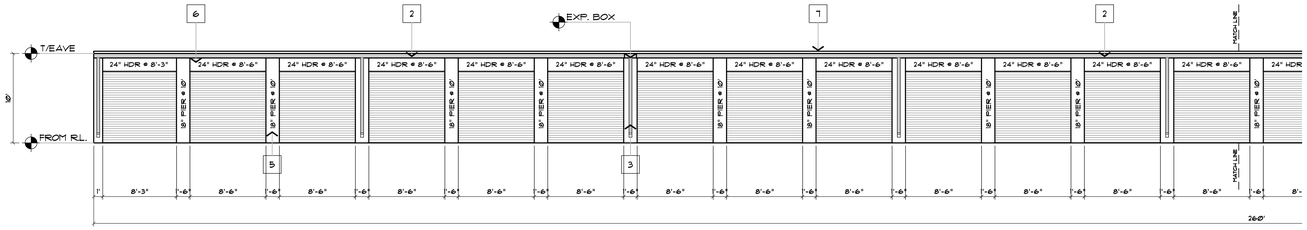
REV.	DATE	DESCRIPTION	BY

SHEET TITLE

BLDG. B
ELEVATIONS

DATE	10-29-24
DESIGNED BY	RBS
CHECKED BY	DJM
DRAWN BY	JCR
SCALE	AS NOTED
SHEET	

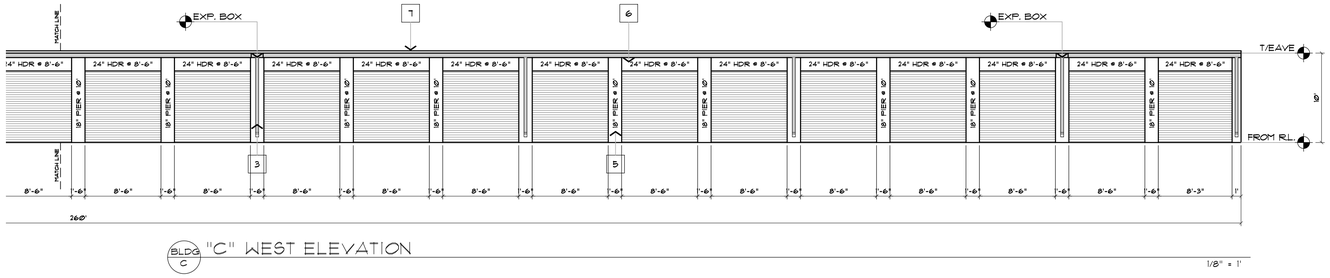
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BLDG C "C" WEST ELEVATION

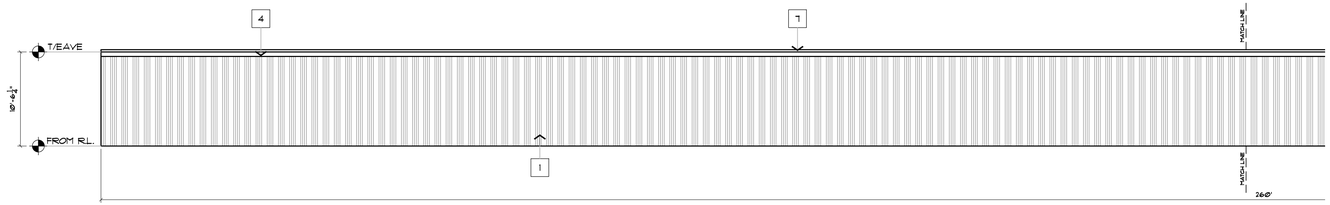
1/8" = 1'

ELEVATION NOTES	
EXTERIOR FINISH SCHEDULE	
1	24GA VERTICAL RRPBU PANEL (COLOR T.B.D.)
2	GUTTERS (COLOR T.B.D.)
3	DOWNSPOUTS 30' O.C. MAX. (COLOR T.B.D.)
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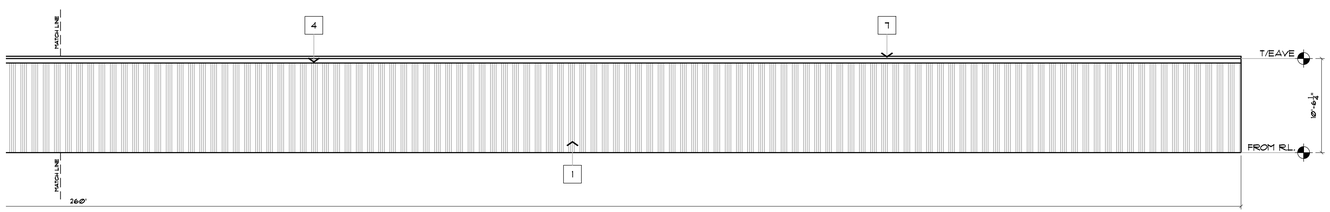
BLDG C "C" WEST ELEVATION

1/8" = 1'



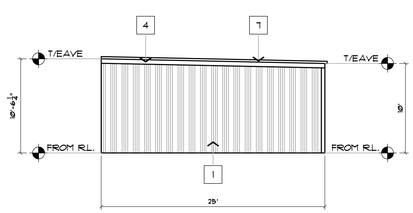
BLDG C "C" EAST ELEVATION

1/8" = 1'



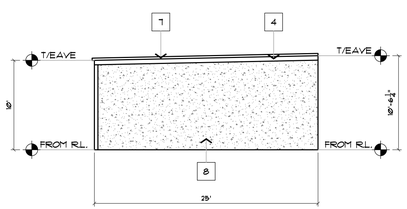
BLDG C "C" EAST ELEVATION

1/8" = 1'



BLDG C "C" NORTH ELEVATION

1/8" = 1'



BLDG C "C" SOUTH ELEVATION

1/8" = 1'

ALL CONTENTS SHOWN IN THESE PLANS, MAY NOT BE INCLUDED. SEE RAPID'S PROPOSAL/CONTRACT FOR ACTUAL INCLUDED ITEMS.

Item 6.1

ENGINEERING SOLUTIONS
KNOWLEDGEABLE WITH EXCELLENT SERVICES

SEALS

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NOVACK AND SONS, INC
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EUSTIS, FL, 32726

REV.	DATE	DESCRIPTION	BY

SHEET TITLE

BLDG. C
ELEVATIONS

DATE	10-29-24
DESIGNED BY	RBS
CHECKED BY	DJM
DRAWN BY	JCR
SCALE	AS NOTED
SHEET	

E3.0

City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: JULY 17, 2025

RE: RESOLUTION NUMBER 25-54: ESTABLISHES THE PROPOSED MILLAGE RATE FOR THE FISCAL YEAR 2025/26

Introduction
Resolution Number 25-54 establishes the PROPOSED millage rate for FY 2025/26 at **7.5810** mills.

Recommended Action
Staff recommends approval of Resolution Number 25-54.

Background
Per Florida TRIM requirements, the City must complete:

Form DR-420, Certification of Taxable Value which includes:

Prior year millage rate:	7.5810
Current year proposed millage rate:	7.5810
Current year roll-back rate:	7.0709
Information regarding tentative budget hearing:	09/04/25 @ 6:00 PM

Form DR-420MM – Maximum Millage Levy Calculation which includes:

Majority vote maximum millage rate:	7.3847
Two-thirds vote maximum millage rate:	8.1232

On June 21, 2025 the City Commission held a workshop to discuss the proposed General Fund FY 2025/26 Budget. During the meeting, the proposed millage rate of 7.5810 mills was discussed as the rate to be provided to the Lake County Property Appraiser to use in preparation of TRIM notices to be distributed on August 21, 2025.

The purpose of adopting this rate is two-fold. First, it is the rate that will be used in projecting the ad valorem revenue in preparing the budget for the General Fund. Second, this rate will be used in preparation of the County's annual TRIM notices to be mailed on August 21, 2025. The millage rate may be changed before final adoption of the FY 2025/26 Budget.

Prepared By:
Lori Carr, Finance Director

Reviewed By:
Mari Leisen, Deputy Finance Director

RESOLUTION NUMBER 25-54

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, PROVIDING FOR THE PROPOSED MILLAGE RATE OF 7.5810 MILS FOR THE FISCAL YEAR 2025/26 ANNUAL BUDGET FOR THE CITY OF EUSTIS, LAKE COUNTY, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is the responsibility of the City of Eustis, to advise the Lake County Property Appraiser of its PROPOSED millage rate for inclusion on the 2025 annual TRIM notices, and

WHEREAS, on June 21, 2025, the City of Eustis, Lake County, Florida, held a budget workshop, and

WHEREAS, the City of Eustis, Lake County, Florida, agreed to the FY 2025/26 PROPOSED Millage Rate of 7.5810; and

WHEREAS, the City of Eustis, City Commission provided direction to staff to provide the 7.5810 millage rate to the Lake County Property Appraiser for annual TRIM notices, and

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

SECTION 1

That the FY 2025/26 PROPOSED operating millage rate of 7.5810 mills will be provided to the Lake County Property Appraiser to use on the 2025 TRIM notices.

DONE AND RESOLVED this 17h day of July 2025, in the regular session of the City Commission of the City of Eustis, Lake County, Florida. Time Adopted _____

CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA

_____
Willie Hawkins
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 17th day of July 2025 by Willie Hawkins, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for 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 25-54 is hereby approved. 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: JULY 17, 2025

RE: RESOLUTION NUMBER 25-56 AUTHORIZING MOVING FORWARD WITH THE RECORDING OF LIEN ON A DELINQUENT UTILITY ACCOUNT

Introduction:

On September 7, 2017, the Commission adopted Resolution Number 17-10, which approved implementing property liens for qualifying delinquent utility accounts. The purpose of recording a lien is twofold:

1) To recover the City's water, wastewater, stormwater, irrigation, reclaimed water and garbage services previously provided but not paid.

2) To follow Florida Statues. F.S. 159.17 *Lien of Service Charges* requires any city issuing revenue bonds to have property liens on utility systems for non-payment of services provided. The City currently has Water and Sewer Series 2016 Revenue Bonds.

Staff identified accounts over 90 days delinquent. With proper notice provided, the City discontinued utility services upon failure of the property owner to pay for water, wastewater, irrigation, stormwater and garbage services. The City has exhausted all collection options. With the Commission's approval, liens will be applied to the account.

Background:

The approval of this lien is for a City resident who is experiencing extenuating circumstances with a child who has a medical condition. The resident did provide a doctor's note. However, the City's Legal Counsel has advised that the doctor's note does not allow for a carte blanche failure to pay but did allow Water Customer Service to work with the resident for several months up until this point. The customer did attempt to work out a payment arrangement, but the check provided to turn the water service back on was returned NSF. The customer currently has water service and an outstanding past due bill of $1,056.45. She has not responded to messages or letters sent by Water Customer Service.

City staff believe we have exhibited great passion, patience and accommodation for the resident to the greatest extent possible. Given the recent NSF check, the account has reached a point where staff feel action must be taken.

During the course of reviewing this specific account, staff realized the City's Ordinance regarding the collections process needs to be revised in order to better align with the current lien process, allowing for flexibility in the order in which steps are taken as collection efforts may vary for each individual property. Staff will be bringing a revised Ordinance to Commission in the near future.

It is also important to note that the customer's irrigation meter has been locked by the City's Environmental Compliance Department due to non-compliance with backflow testing.

Recommended Action:
Staff recommend approval of Resolution Number 25-56 authorizing the recording of lien for the property located at 3458 Creek Run Lane.

Prepared By:
Nichole Jenkins, Water Customer Service Manager

Reviewed By:
Lori Carr, Finance Director

RESOLUTION NUMBER 25-56

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; APPROVING THE RECORDING OF WATER, WASTEWATER, STORMWATER, IRRIGATION, RECLAIMED WATER AND/OR RESIDENTIAL GARBAGE SERVICES LIENS.; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 180 provides municipalities with authority to establish and operate water utility systems; and

WHEREAS, Florida Statutes 159.17 Lien of Service Charges requires that any city issuing revenue bonds shall have a lien on all lands or premises served by any water system, sewer system, or gas system for all service charges for such facilities until paid, which liens shall be prior to all other liens on such lands or premises except the lien of state, county and municipal taxes and shall be on a parity with the lien of such state, county and municipal taxes. Such liens, when delinquent for more than 30 days, may be foreclosed by such city in the manner provided by the laws of Florida for the foreclosure of mortgages on real property; and

WHEREAS, the City of Eustis has issued Water and Sewer Series 2016 Revenue Bonds; and

WHEREAS, as authorized by state law, there is hereby imposed a lien on each property that is served by the City's water, wastewater, and/or irrigation system to secure the payment of delinquent City utility services; and

WHEREAS, based on utility criteria, the City identified a delinquent account located at 3458 Creek Run Lane in Eustis, Florida, which will be recorded as a water, wastewater, and irrigation lien.

NOW, THEREFORE, BE IT RESOLVED that the City Commission of the City of Eustis, Florida, does hereby authorize the recording of such liens.

DONE AND RESOLVED this 17th of July, 2025 in regular session of the City Commission of the City of Eustis, Lake County, Florida.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Willie L. Hawkins
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 17th day of July, 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for 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 25-56 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 Parks & 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: July 17, 2025

RE: Resolution Number 25-57: Compliance with SB 180 (Ch. 2025-190, Laws of Florida)

Introduction

Senate Bill 180 (SB 180) was enacted on June 26, 2025, in direct response to the devastation caused by Hurricane Milton (DR-4834). The legislation temporarily curtails local authority to impose new or more-restrictive land-development controls and related fees in the affected jurisdictions through October 1, 2027. Preliminary review indicates that several provisions within the City's Code of Ordinances and Land Development Regulations (LDRs) conflict with these new statutory limits.

Proposed Resolution

Resolution 2025-57 is submitted for the City Commission's consideration to ensure immediate compliance with SB 180. The resolution declares a temporary suspension of any City ordinance, policy, or fee that is inconsistent with the state law and directs staff to complete a comprehensive code audit and prepare conforming amendments for Commission action no later than March 5, 2026. During the suspension period, affected provisions will remain unenforced to avoid potential legal exposure.

Legal Analysis

SB 180 amends Sections 252.422, 163.31795, 163.31801, and 252.381, Florida Statutes. In pertinent part, the act (i) prohibits post-disaster moratoria or adoption of more-restrictive land-development regulations, (ii) bars the use of cumulative substantial-improvement ("look-back") flood-plain calculations, (iii) limits the imposition of impact fees on like-for-like replacement structures to amounts demonstrably proportional to increased service demand, and (iv) freezes building-permit and inspection-fee increases for 180 days following a declared emergency. Failure to align local regulations with these mandates could subject the City to injunctive relief, monetary penalties, and jeopardize its National Flood Insurance Program Community Rating System standing.

Recommendation

Staff recommends the City Commission adopt Resolution Number 25-57 as presented to safeguard the City from statutory penalties and to facilitate a transparent, orderly path to full compliance with SB 180.

Fiscal Impact

Direct fiscal impact is limited to internal staff time required for the code audit and the drafting of follow-up ordinances. Adoption of the resolution is expected to mitigate litigation risk and preserve residents' flood-insurance premium savings associated with the Community Rating System.

Business Impact Estimate

A Business Impact Estimate is not required for this agenda item.

Attachments

1. Resolution Number 25-57
2. Chapter 2025-190, Laws of Florida (SB 180)

Prepared By: Sasha Garcia, City Attorney

Reviewed By: Tom Carrino, City Manager

RESOLUTION NUMBER 25-57

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, DECLARING A TEMPORARY SUSPENSION OF CERTAIN LAND DEVELOPMENT REGULATION ACTIVITIES TO ENSURE COMPLIANCE WITH CHAPTER 2025-190, LAWS OF FLORIDA (SB 180); DIRECTING STAFF TO IDENTIFY AND REPEAL CONFLICTING ORDINANCES AND RESOLUTIONS AND TO PREPARE AMENDMENTS TO THE CITY CODE OF ORDINANCES AND LAND DEVELOPMENT REGULATIONS SO AS TO CONFORM WITH STATE LAW; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 26, 2025, Senate Bill 180 was signed into law as Chapter 2025-190, Laws of Florida (hereinafter "SB 180"), significantly limiting local government authority to enact or enforce certain land-development regulations under specified conditions; and

WHEREAS, Section 252.422, Florida Statutes, prohibits impacted local governments, including municipalities within Lake County declared disaster areas under DR-4834 (Hurricane Milton) from imposing moratoria, adopting more restrictive land-development regulations or comprehensive-plan amendments, or implementing new burdensome review procedures from August 1, 2024, through October 1, 2027; and

WHEREAS, Section 163.31795, Florida Statutes, prohibits local governments' use of cumulative substantial-improvement ("look-back") ordinances for National Flood Insurance Program (NFIP) communities; and

WHEREAS, Section 163.31801(14), Florida Statutes, restricts the imposition of impact fees on replacement structures unless such fees are directly proportional to a documented increase in demand; and

WHEREAS, Section 252.381(5), Florida Statutes, prohibits increases in building-permit and inspection fees within 180 days after a declared hurricane or tropical-storm emergency; and

WHEREAS, the City Commission desires to ensure full compliance with SB 180 while protecting the integrity of future planning efforts and avoiding unnecessary litigation exposure; and

WHEREAS, the City Commission further finds that it is in the public interest to identify and formally repeal or amend any existing ordinances, resolutions, or provisions of the City Code of Ordinances or Land Development Regulations (collectively, "LDRs") that conflict with SB 180.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA:

SECTION 1. Temporary Suspension. The City hereby suspends, through October 1, 2027, or until superseding legal authority permits otherwise, the initiation, advancement, or adoption of any ordinance, resolution, policy, or official action that: (a) Imposes a moratorium on construction, reconstruction, redevelopment, or development activity; (b) Adopts more restrictive land-development regulations or comprehensive-plan amendments; (c) Increases procedural burdens associated with site-plan review, development permitting, or issuance of development orders; (d) Imposes or increases impact fees on like-for-like replacement structures except where such increase is proportional to a measurable increase in demand; or (e) Enforces cumulative substantial-improvement ordinances inconsistent with § 163.31795, Florida Statutes.

SECTION 2. Direction to Staff; Conforming Amendments. City staff and the Office of the City Attorney are directed to: (1) Review all pending land-use or development proposals for compliance with this Resolution and SB 180 and defer advancement of any affected item unless legally mandated; (2) Conduct a comprehensive audit of the City Code of Ordinances, LDRs, and any adopted manuals, policies, or fee schedules to identify provisions that conflict with SB 180; and (3) Prepare and present to the City Commission, no later than March 5, 2026, ordinances or resolutions to formally repeal or amend any conflicting provisions and to codify all necessary conforming amendments. (b) Staff shall prioritize development of the post-storm permitting plan, recovery guide, and other requirements of § 252.392, Florida Statutes, and shall update the City's public-facing materials to reflect the changes mandated by SB 180.

SECTION 3. Conflicts. Any ordinance, resolution, policy, administrative order, or part thereof that conflicts with this Resolution or with Chapter 2025-190, Laws of Florida, is hereby declared inapplicable and of no force or effect to the extent of such conflict. Such conflicting provisions shall remain unenforced unless and until they are formally repealed or amended as directed in Section 2 of this Resolution.

SECTION 4. Severability. If any provision of this Resolution is found to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions, which shall continue in full force and effect.

SECTION 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED, this 17th day of July 2025 in regular session of the City Commission of the City of Eustis, Lake County, Florida.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____

Willie L. Hawkins
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 17th day of July 2025 by Willie L. Hawkins, Mayor/Commissioner, 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 reliance and use by the Eustis City Commission.

_____ _____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 25-57 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

CHAPTER 2025-190

Committee Substitute for
Committee Substitute for Senate Bill No. 180

An act relating to emergencies; amending s. 83.63, F.S.; requiring certain tenants to be given specified opportunities or notice; creating s. 163.31795, F.S.; defining the terms "cumulative substantial improvement period" and "local government"; prohibiting certain local governments from adopting ordinances for substantial improvements or repairs to a structure which include cumulative substantial improvement periods; amending s. 163.31801, F.S.; prohibiting certain entities from assessing impact fees for specified replacement structures; providing an exception; providing construction; amending s. 193.155, F.S.; revising the square footage limitations for certain changes, additions, and improvements to damaged property; amending s. 215.559, F.S.; removing a reference to a certain report; revising public hurricane shelter funding prioritization requirements for the Division of Emergency Management; amending s. 250.375, F.S.; authorizing certain servicemembers to provide medical care in specified circumstances; amending s. 252.35, F.S.; revising requirements for the state comprehensive emergency management plan; requiring such plan to include an update on the status of certain emergency management capabilities; requiring the division to collaborate with the Department of Health; revising responsibilities of the division; requiring the division to develop a certain template; revising the purpose of certain training programs; requiring the division to set the minimum number of training hours that specified individuals must complete biennially; authorizing such training to be provided by certain entities; requiring the division to conduct an annual hurricane readiness session in each region designated by the division for a specified purpose; requiring all county emergency management directors, and authorizing other county and municipal personnel, to attend such session; requiring that the session include specified topics and needs; removing a specified reporting requirement; amending s. 252.355, F.S.; authorizing the Department of Veterans' Affairs to provide certain information to specified clients or their caregivers; requiring the Florida Housing Finance Corporation to enter into memoranda of understanding with specified agencies for a certain purpose; providing that specified persons may use special needs shelters in certain circumstances; amending s. 252.3611, F.S.; directing specified entities to submit specified contracts and reports to the Legislature under specified conditions; requiring such contracts to be posted on a specified secure contract system; requiring the division to report annually to the Legislature specified information on expenditures relating to emergencies; providing requirements for such report; amending s. 252.363, F.S.; providing for the tolling and extension of certain determinations; providing for retroactive application; amending s. 252.365, F.S.; requiring agency heads to notify the Governor and the division of the person designated as the emergency coordination officer annually by a specified

date; amending s. 252.3655, F.S.; creating the natural hazards risks and mitigation interagency coordinating group; providing the purpose of the group; providing for the membership and administration of the group; requiring agency representatives to provide information relating to natural hazards to this state, agency resources, and efforts to address and mitigate risks and impacts of natural hazards; requiring the group to meet in person or by communications media technology at least quarterly for specified purposes; requiring specified agency heads to meet at least annually to strategize and prioritize state efforts; requiring the division, on behalf of the group, to prepare an annual progress report and submit such report to the Governor and Legislature; revising requirements for such report; amending s. 252.37, F.S.; requiring the division to notify the Legislature of its intent to accept or apply for federal funds under certain circumstances; requiring the division to take steps to maximize the availability and expedite the distribution of financial assistance from the Federal Government to state and local agencies; requiring that such steps include the standardization and streamlining of the application process for federal financial assistance and the provision of assistance to applicants for a specified purpose; requiring the division to use certain federal funds to implement such requirements; amending s. 252.373, F.S.; conforming a cross-reference; amending s. 252.38, F.S.; requiring political subdivisions to annually provide specified notification to the division before a specified date; creating s. 252.381, F.S.; requiring counties and municipalities to post certain information on their websites; requiring counties and municipalities to develop a poststorm permitting plan; providing requirements for such plan; requiring counties and municipalities to update such plan by a specified date annually; requiring counties and municipalities to publish on their websites a specified storm recovery guide by a specified date annually; providing requirements for such guide; requiring certain counties and municipalities to publish on their websites updates to such guide as soon as practicable following a storm; prohibiting certain counties and municipalities from increasing building permit or inspection fees within a specified timeframe; requiring counties and municipalities to allow individuals to receive certain letters electronically on or before a specified date; requiring certain counties and municipalities to use their best efforts to open a permitting office for a minimum number of hours per week; amending s. 252.385, F.S.; revising reporting requirements for the division; revising requirements for a specified list; requiring the Department of Health and the Agency for Persons with Disabilities to assist the division with certain determinations; creating s. 252.422, F.S.; defining the term “impacted local government”; prohibiting impacted local governments from proposing or adopting certain moratoriums, amendments, or procedures for a specified timeframe; authorizing the enforcement of certain amendments, plans, permits, and orders under certain circumstances; authorizing any person to file suit to enforce specified provisions; authorizing counties and municipalities to request a specified determination by a court; prohibiting counties and municipalities from taking certain actions until the court has issued a preliminary or final judgment; requiring plaintiffs to provide certain notification before filing

suit; requiring impacted local governments to take certain actions upon receipt of such notification or a suit may be filed; providing for reasonable attorney fees and costs; authorizing the use of a certain summary procedure; requiring the court to advance the cause on the calendar; requiring the Office of Program Policy Analysis and Government Accountability to conduct a study on certain local government actions after hurricanes; specifying requirements for the study and legislative recommendations; requiring the office to submit a report to the Legislature by a specified date; creating s. 252.505, F.S.; requiring that certain contracts include a specified provision; defining the term "emergency recovery period"; amending s. 373.423, F.S.; requiring the Department of Environmental Protection to submit a Flood Inventory and Restoration Report to the division by a specified date; requiring the department to work with specified entities to compile information for the report; providing specifications for the report; requiring the owner of certain infrastructure to submit certain information to the department; requiring the department to review and update the report biannually; requiring the department to submit an updated report to the division by a specified date; amending s. 380.0552, F.S.; revising the maximum evacuation clearance time for permanent residents of the Florida Keys Area, which time is an element for which amendments to local comprehensive plans in the Florida Keys Area must be reviewed for compliance; requiring the Department of Commerce to conduct baseline modeling scenarios and gather data to determine the number of building permit allocations for distribution in the Florida Keys Area; requiring that such allocations be distributed in a specified manner and over a specified timeframe; prohibiting such allocations from exceeding a specified number; requiring that permits be issued for certain parcels and the distribution of such permits prioritize specified allocations; amending s. 400.063, F.S.; conforming a cross-reference; amending s. 403.7071, F.S.; providing that local governments are authorized and encouraged to add certain addendums to certain contracts and agreements; requiring counties and municipalities to apply to the department for authorization to designate at least one debris management site; authorizing municipalities to apply jointly with a county or adjacent municipality for authorization of a debris management site if such entities approve a memorandum of understanding; providing requirements for such memorandum; creating s. 489.1132, F.S.; providing definitions; requiring a hurricane preparedness plan to be available for inspection at certain worksites; requiring certain equipment to be secured in a specified manner no later than 24 hours before the impacts of a hurricane are anticipated to begin; providing penalties; requiring the Florida Building Commission to establish specified best practices and report findings to the Legislature by a specified date; amending s. 553.902, F.S.; revising the definition of the term "renovated building"; requiring the division to consult with specified entities to develop certain recommendations and provide a report to the Legislature by a specified date; prohibiting certain counties from proposing or adopting certain moratoriums, amendments, or procedures for a specified timeframe; declaring that such moratoriums, amendments, or procedures are null and void;

providing for retroactive application; authorizing the enforcement of certain amendments, plans, permits, and orders under certain circumstances; authorizing certain residents and business owners to bring a civil action for declaratory and injunctive relief against a county or municipality that violates specified provisions; providing for reasonable attorney fees and costs under specified circumstances; providing for future expiration; providing a directive to the Division of Law Revision; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 83.63, Florida Statutes, is amended to read:

83.63 Casualty damage.—If the premises are damaged or destroyed other than by the wrongful or negligent acts of the tenant so that the enjoyment of the premises is substantially impaired:~~,~~

(1) The tenant may terminate the rental agreement and immediately vacate the premises. The tenant may vacate the part of the premises rendered unusable by the casualty, in which case the tenant's liability for rent shall be reduced by the fair rental value of that part of the premises damaged or destroyed. If the rental agreement is terminated, the landlord shall comply with s. 83.49(3).

(2) The tenant must be given:

(a) The opportunity to collect his or her belongings from the premises when it is safe to do so; or

(b) Notice of the date by which the tenant will be able to collect his or her belongings from the premises, which must occur within a reasonable time.

Section 2. Section 163.31795, Florida Statutes, is created to read:

163.31795 Participation in the National Flood Insurance Program.—

(1) For purposes of this section, the term:

(a) "Cumulative substantial improvement period" means the period during which an aggregate of improvements or repairs are considered for purposes of determining substantial improvement as defined in s. 161.54(12).

(b) "Local government" has the same meaning as in s. 163.2514.

(2) A local government that is participating in the National Flood Insurance Program may not adopt or enforce an ordinance for substantial improvements or repairs to a structure which includes a cumulative substantial improvement period.

Section 3. Subsection (14) is added to section 163.31801, Florida Statutes, to read:

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(14) A local government, school district, or special district may not assess an impact fee for the reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use as the original structure and does not increase the impact on public facilities beyond that of the original structure. However, if the replacement structure increases the demand on public facilities due to a significant increase in size, intensity, or capacity of use, a local government, school district, or special district may assess an impact fee in an amount proportional to the difference in the demand between the replacement structure and the original structure. Any such fee must be reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the reconstruction or replacement of a previously existing structure.

Section 4. Paragraph (b) of subsection (4) of section 193.155, Florida Statutes, is amended to read:

193.155 Homestead assessments.—Homestead property shall be assessed at just value as of January 1, 1994. Property receiving the homestead exemption after January 1, 1994, shall be assessed at just value as of January 1 of the year in which the property receives the exemption unless the provisions of subsection (8) apply.

(4)

(b)1. Changes, additions, or improvements that replace all or a portion of homestead property, including ancillary improvements, damaged or destroyed by misfortune or calamity shall be assessed upon substantial completion as provided in this paragraph. Such assessment must be calculated using the homestead property's assessed value as of the January 1 immediately before the date on which the damage or destruction was sustained, subject to the assessment limitations in subsections (1) and (2), when:

a. The square footage of the homestead property as changed or improved does not exceed 130 ~~110~~ percent of the square footage of the homestead property before the damage or destruction; or

b. The total square footage of the homestead property as changed or improved does not exceed 2,000 ~~1,500~~ square feet.

2. The homestead property's assessed value must be increased by the just value of that portion of the changed or improved homestead property which is in excess of 130 ~~110~~ percent of the square footage of the homestead property before the damage or destruction or of that portion exceeding 2,000 ~~1,500~~ square feet.

3. Homestead property damaged or destroyed by misfortune or calamity which, after being changed or improved, has a square footage of less than 100 percent of the homestead property's total square footage before the damage or destruction shall be assessed pursuant to subsection (5).

4. Changes, additions, or improvements assessed pursuant to this paragraph must be reassessed pursuant to subsection (1) in subsequent years. This paragraph applies to changes, additions, or improvements commenced within 5 years after the January 1 following the damage or destruction of the homestead.

Section 5. Paragraph (b) of subsection (1) of section 215.559, Florida Statutes, is amended to read:

215.559 Hurricane Loss Mitigation Program.—A Hurricane Loss Mitigation Program is established in the Division of Emergency Management.

(1) The Legislature shall annually appropriate $10 million of the moneys authorized for appropriation under s. 215.555(7)(c) from the Florida Hurricane Catastrophe Fund to the division for the purposes set forth in this section. Of the amount:

(b) Three million dollars in funds shall be used to construct or retrofit facilities used as public hurricane shelters. Each year the division shall prioritize the use of these funds for projects included in the annual report ~~of the Shelter Development Report~~ prepared in accordance with s. 252.385(3). The division shall ~~must~~ give funding priority to projects located in counties ~~regional planning council regions~~ that have shelter deficits, projects that are publicly owned, other than schools, and ~~to~~ projects that maximize the use of state funds.

Section 6. Section 250.375, Florida Statutes, is amended to read:

250.375 Medical officer authorization.—A servicemember trained to provide medical care who is serving under the direction of the Florida National Guard State Surgeon and is assigned to a military duty position and authorized by the Florida National Guard to provide medical care within the scope of the servicemember's professional licensure by virtue of such duty position may provide such medical care to military personnel and civilians within this state ~~physician who holds an active license to practice medicine in any state, a United States territory, or the District of Columbia,~~ while serving ~~as a medical officer~~ with or in support of the Florida National Guard, pursuant to federal or state orders, ~~may practice medicine on military personnel or civilians~~ during an emergency or declared disaster ~~or during federal military training~~.

Section 7. Paragraphs (y) through (dd) of subsection (2) of section 252.35, Florida Statutes, are redesignated as paragraphs (x) through (cc), respectively, paragraphs (a), (c), and (n) and present paragraph (x) of that

subsection are amended, and a new paragraph (dd) is added to that subsection, to read:

252.35 Emergency management powers; Division of Emergency Management.—

(2) The division is responsible for carrying out the provisions of ss. 252.31-252.90. In performing its duties, the division shall:

(a) Prepare a state comprehensive emergency management plan, which must ~~shall~~ be integrated into and coordinated with the emergency management plans and programs of the Federal Government. The division shall adopt the plan as a rule in accordance with chapter 120. The plan must be implemented by a continuous, integrated comprehensive emergency management program. The plan must contain provisions to ensure that the state is prepared for emergencies and minor, major, and catastrophic disasters, and the division shall work closely with local governments and agencies and organizations with emergency management responsibilities in preparing and maintaining the plan. The state comprehensive emergency management plan must be operations oriented and:

1. Include an evacuation component that includes specific regional and interregional planning provisions and promotes intergovernmental coordination of evacuation activities. This component must, at a minimum: contain guidelines for lifting tolls on state highways; ensure coordination pertaining to evacuees crossing county lines; set forth procedures for directing people caught on evacuation routes to safe shelter; establish strategies for ensuring sufficient, reasonably priced fueling locations along evacuation routes; and establish policies and strategies for emergency medical evacuations.

2. Include a shelter component that includes specific regional and interregional planning provisions and promotes coordination of shelter activities between the public, private, and nonprofit sectors. This component must, at a minimum: contain strategies to ensure the availability of adequate public shelter space in each county ~~region of the state~~; establish strategies for refuge-of-last-resort programs; provide strategies to assist local emergency management efforts to ensure that adequate staffing plans exist for all shelters, including medical and security personnel; provide for a postdisaster communications system for public shelters; establish model shelter guidelines for operations, registration, inventory, power generation capability, information management, and staffing; and set forth policy guidance for sheltering people with special needs.

3. Include a postdisaster response and recovery component that includes specific regional and interregional planning provisions and promotes intergovernmental coordination of postdisaster response and recovery activities. This component must provide for postdisaster response and recovery strategies according to whether a disaster is minor, major, or catastrophic. The postdisaster response and recovery component must, at a minimum: establish the structure of the state's postdisaster response and

recovery organization; establish procedures for activating the state's plan; set forth policies used to guide postdisaster response and recovery activities; describe the chain of command during the postdisaster response and recovery period; describe initial and continuous postdisaster response and recovery actions; identify the roles and responsibilities of each involved agency and organization; provide for a comprehensive communications plan; establish procedures for coordinating and monitoring statewide mutual aid agreements reimbursable under federal public disaster assistance programs; provide for rapid impact assessment teams; ensure the availability of an effective statewide urban search and rescue program coordinated with the fire services; ensure the existence of a comprehensive statewide medical care and relief plan administered by the Department of Health; and establish systems for coordinating volunteers and accepting and distributing donated funds and goods.

4. Include additional provisions addressing aspects of preparedness, response, recovery, and mitigation as determined necessary by the division.

5. Address the need for coordinated and expeditious deployment of state resources, including the Florida National Guard. In the case of an imminent major disaster, procedures should address predeployment of the Florida National Guard, and, in the case of an imminent catastrophic disaster, procedures should address predeployment of the Florida National Guard and the United States Armed Forces.

6. Establish a system of communications and warning to ensure that the state's population and emergency management agencies are warned of developing emergency situations, including public health emergencies, and can communicate emergency response decisions.

7. Establish guidelines and schedules for annual exercises that evaluate the ability of the state and its political subdivisions to respond to minor, major, and catastrophic disasters and support local emergency management agencies. Such exercises shall be coordinated with local governments and, to the extent possible, the Federal Government.

8. Assign lead and support responsibilities to state agencies and personnel for emergency support functions and other support activities.

9. Include the public health emergency plan developed by the Department of Health pursuant to s. 381.00315.

10. Include an update on the status of the emergency management capabilities of the state and its political subdivisions. The update must include the emergency management capabilities related to public health emergencies, as determined in collaboration with the Department of Health.

The complete state comprehensive emergency management plan must be submitted to the President of the Senate, the Speaker of the House of

Representatives, and the Governor on February 1 of every even-numbered year.

(c) Assist political subdivisions in preparing and maintaining emergency management plans. Such assistance must include the development of a template for comprehensive emergency management plans, including plans for natural disasters, and guidance on the development of mutual aid agreements.

(n) Implement training programs to maintain this state's status as a national leader in emergency management and improve the ability of state and local emergency management personnel to prepare and implement emergency management plans and programs. This must ~~shall~~ include a continuous training program for agencies and individuals who ~~that~~ will be called on to perform key roles in state and local postdisaster response and recovery efforts and for local government personnel on federal and state postdisaster response and recovery strategies and procedures. The division shall specify requirements for the minimum number of training hours that county or municipal administrators, county or city managers, county or municipal emergency management directors, and county or municipal public works directors or other officials responsible for the construction and maintenance of public infrastructure must complete biennially in addition to the training required pursuant to s. 252.38(1)(b). Such training may be provided by the division or, for county personnel, by a foundation that is a not-for-profit corporation under s. 501(c)(3) of the Internal Revenue Code and has a governing board that includes in its membership county commissioners and professional county staff. If training is provided by a foundation, such training must be approved by the division.

~~(x) Report biennially to the President of the Senate, the Speaker of the House of Representatives, the Chief Justice of the Supreme Court, and the Governor, no later than February 1 of every odd-numbered year, the status of the emergency management capabilities of the state and its political subdivisions. This report must include the emergency management capabilities related to public health emergencies, as determined in collaboration with the Department of Health.~~

(dd) Conduct, by April 1 of each year, an annual hurricane readiness session in each region designated by the division to facilitate coordination between all emergency management stakeholders. Each county emergency management director or his or her designee shall, and other county and municipal personnel may, attend the session for his or her region. A session must include, but is not limited to, guidance on timelines for preparation and response, information on state and federal postdisaster resources and assistance, guidance to promote efficient and expedited rebuilding of the community after a hurricane, best practices for coordination and communication among entities engaged in postdisaster response and recovery, and discussion of any outstanding county or municipal preparedness or readiness needs.

Section 8. Subsection (4) of section 252.355, Florida Statutes, is renumbered as subsection (5), paragraph (b) of subsection (2) is amended, and a new subsection (4) is added to that section, to read:

252.355 Registry of persons with special needs; notice; registration program.—

(2) In order to ensure that all persons with special needs may register, the division shall develop and maintain a special needs shelter registration program. During a public health emergency in which physical distancing is necessary, as determined by the State Health Officer, the division must maintain information on special needs shelter options that mitigate the threat of the spread of infectious diseases.

(b) To assist in identifying persons with special needs, home health agencies, hospices, nurse registries, home medical equipment providers, the Department of Veterans' Affairs, the Department of Children and Families, the Department of Health, the Agency for Health Care Administration, the Department of Education, the Agency for Persons with Disabilities, the Department of Elderly Affairs, and memory disorder clinics shall, and any physician licensed under chapter 458 or chapter 459 and any pharmacy licensed under chapter 465 may, annually provide registration information to all of their special needs clients or their caregivers. The Florida Housing Finance Corporation shall enter into memoranda of understanding with the Department of Elderly Affairs and with the Agency for Persons with Disabilities to ensure special needs registration information is provided to residents of low-income senior independent living properties and independent living properties for persons with intellectual or developmental disabilities funded by the Florida Housing Finance Corporation, respectively. The division shall develop a brochure that provides information regarding special needs shelter registration procedures. The brochure must be easily accessible on the division's website. All appropriate agencies and community-based service providers, including aging and disability resource centers, memory disorder clinics, home health care providers, hospices, nurse registries, and home medical equipment providers, shall, and any physician licensed under chapter 458 or chapter 459 may, assist emergency management agencies by annually registering persons with special needs for special needs shelters, collecting registration information for persons with special needs as part of the program intake process, and establishing programs to educate clients about the registration process and disaster preparedness safety procedures. A client of a state-funded or federally funded service program who has a physical, mental, or cognitive impairment or sensory disability and who needs assistance in evacuating, or when in a shelter, must register as a person with special needs. The registration program shall give persons with special needs the option of preauthorizing emergency response personnel to enter their homes during search and rescue operations if necessary to ensure their safety and welfare following disasters.

(4) The caregiver of a person with special needs who is eligible for admission to a special needs shelter, and all persons for whom he or she is the caregiver, shall be allowed to shelter together in the special needs shelter. If a person with special needs is responsible for the care of persons without special needs, those persons shall be allowed to use the special needs shelter with the person with special needs.

Section 9. Effective January 1, 2026, subsection (2) of section 252.3611, Florida Statutes, is amended, and subsection (5) is added to that section, to read:

252.3611 Transparency; audits.—

(2) If ~~When~~ the duration of a declaration of a state of ~~an~~ emergency issued by the Governor exceeds 90 days:

(a)1. The Executive Office of the Governor or the appropriate agency, within 72 hours after ~~of~~ executing a contract executed with moneys authorized for expenditure to support the response to the declared state of emergency, must ~~the Executive Office of the Governor or the appropriate agency shall~~ submit a copy of such contract to the Legislature. For contracts executed during the first 90 days of the declared state of emergency, the Executive Office of the Governor or the appropriate agency shall submit a copy to the Legislature within the first 120 days of the declared state of emergency.

2. All contracts executed to support the response to a declared state of emergency, including contracts executed before a declared state of emergency to secure resources or services in advance or anticipation of an emergency, must be posted on the secure contract tracking system required under s. 215.985(14).

(b) The Executive Office of the Governor or the appropriate agency shall submit monthly reports to the Legislature of all state expenditures, revenues received, and funds transferred by an agency during the previous month to support the declared state of emergency.

(5) Annually, by January 15, the division shall report to the President of the Senate, the Speaker of the House of Representatives, and the chairs of the appropriations committee of each house of the Legislature on expenditures related to emergencies incurred over the year from November 1 of the previous year. The report must include:

(a) A separate summary of each emergency event, whether complete or ongoing, and key actions taken by the division.

(b) Details of expenditures, separated by emergency event and agency, for preparing for, responding to, or recovering from the event. The report must specify detailed expenditures for the entire report time period; specify total expenditures for the event; and indicate amounts that are being or are anticipated to be reimbursed by the Federal Emergency Management

Agency or other federal entity, amounts ineligible for reimbursement, and any amounts deobligated by the Federal Emergency Management Agency or other federal entity for reimbursement. The division shall review expenditures by state agencies to ensure that efforts, purchases, contracts, or expenditures are not duplicated.

(c) An accounting of all inventory and assets purchased, separated by emergency event and agency, for preparing for, responding to, or recovering from the event, including motor vehicles, boats, computers, and other equipment, and the current status of such assets, including divestment, sale, or donation by the state. The report must include a detailed accounting for the entire report time period and specify a total for the event.

Section 10. Paragraph (a) of subsection (1) of section 252.363, Florida Statutes, is amended to read:

252.363 Tolling and extension of permits and other authorizations.—

(1)(a) The declaration of a state of emergency issued by the Governor for a natural emergency tolls the period remaining to exercise the rights under a permit or other authorization for the duration of the emergency declaration. Further, the emergency declaration extends the period remaining to exercise the rights under a permit or other authorization for 24 months in addition to the tolled period. The extended period to exercise the rights under a permit or other authorization may not exceed 48 months in total in the event of multiple natural emergencies for which the Governor declares a state of emergency. The tolling and extension of permits and other authorizations under this paragraph shall apply retroactively to September 28, 2022, except in the case of the formal determination of the delineation of the extent of wetlands under s. 373.421, in which case tolling and extension of determinations under this paragraph shall apply retroactively to January 1, 2023. This paragraph applies to the following:

1. The expiration of a development order issued by a local government.

2. The expiration of a building permit.

3. The expiration of a permit issued by the Department of Environmental Protection or a water management district pursuant to part IV of chapter 373.

4. Permits issued by the Department of Environmental Protection or a water management district pursuant to part II of chapter 373 for land subject to a development agreement under ss. 163.3220-163.3243 in which the permittee and the developer are the same or a related entity.

5. The buildout date of a development of regional impact, including any extension of a buildout date that was previously granted as specified in s. 380.06(7)(c).

6. The expiration of a development permit or development agreement authorized by Florida Statutes, including those authorized under the Florida Local Government Development Agreement Act, or issued by a local government or other governmental agency.

7. The formal determination of the delineation of the extent of wetlands under s. 373.421.

Section 11. Subsection (4) of section 252.365, Florida Statutes, is amended to read:

252.365 Emergency coordination officers; disaster-preparedness plans.

(4) On or before May 1 of each year, the head of each agency shall notify the Governor and the division in writing of the person initially designated as the emergency coordination officer for such agency and her or his alternate and of any changes in persons so designated thereafter.

Section 12. Section 252.3655, Florida Statutes, is amended to read:

252.3655 Natural hazards risks and mitigation interagency coordinating group ~~workgroup~~.—

(1)(a) An interagency coordinating group ~~workgroup~~ is created for the purpose of sharing information on the current and potential risks and impacts of natural hazards throughout this ~~the~~ state, coordinating the ongoing efforts of state agencies in addressing and mitigating the risks and impacts of natural hazards, and collaborating on statewide initiatives to address and mitigate the risks and impacts of natural hazards. As used in this section, the term "natural hazards" includes, but is not limited to, extreme heat, drought, wildfire, sea-level change, high tides, storm surge, saltwater intrusion, stormwater runoff, flash floods, inland flooding, and coastal flooding.

(b) The agency head, or his or her designated senior manager, from each of the following agencies shall serve on the coordinating group:

1. Chief Resilience Officer of the Statewide Office of Resilience.

2. Department of Agriculture and Consumer Services.

3. Department of Commerce.

4. Department of Environmental Protection.

5. Department of Financial Services.

6. Department of Law Enforcement.

7. Department of Highway Safety and Motor Vehicles.

8. Department of Military Affairs.

9. Division of Emergency Management.

10. Department of Transportation.

11. Fish and Wildlife Conservation Commission.

12. Office of Insurance Regulation.

13. Public Service Commission.

14. Each water management district ~~Each agency within the executive branch of state government, each water management district, and the Florida Public Service Commission shall select from within such agency a person to be designated as the agency liaison to the workgroup~~.

(c) The director of the Division of Emergency Management, or his or her designee, shall serve as the administrator ~~liaison to and coordinator~~ of the coordinating group ~~workgroup~~.

(d) Each agency representative ~~liaison~~ shall provide information from his or her respective agency, including all relevant reports, on the current and potential risks and impacts of natural hazards to this state ~~to his or her agency~~, agency resources available, and efforts made by the agency to address and mitigate the risks and impacts of ~~against~~ natural hazards~~, and efforts made by the agency to address the impacts of natural hazards~~.

(e)1. The coordinating group ~~workgroup~~ shall meet in person or by means of communications media technology as provided in s. 120.54(5)(b)2. at least ~~teleconference on a~~ quarterly ~~basis~~ to share information, leverage agency resources, coordinate ongoing efforts, and provide information for inclusion in the annual progress report submitted pursuant to subsection (2). Agency heads for the agencies listed in paragraph (b) shall meet in person at least annually to collectively strategize and prioritize state efforts.

2. Information regarding the coordinating group, including meeting agendas and reports, must be posted in a conspicuous location on the division's website.

(2)(a) On behalf of the coordinating group ~~workgroup~~, the division ~~of Emergency Management~~ shall prepare an annual progress report on the implementation of the state's hazard mitigation plan, developed and submitted in accordance with 42 U.S.C. s. 5165 and any implementing regulations, as it relates to natural hazards. At a minimum, the annual progress report must:

1. Assess each agency's ~~the relevance, level, and significance of current agency~~ efforts to address and mitigate the risks and impacts of natural hazards; ~~and~~

2. Strategize and prioritize ongoing efforts to address and mitigate the risks and impacts of natural hazards;

3. Provide recommendations regarding statutory changes and funding that may assist in addressing or mitigating the risks and impacts of natural hazards; and

4. Provide recommendations for state and local natural hazard mitigation strategies.

(b) ~~Each liaison is responsible for ensuring that the workgroup's annual progress report is posted on his or her agency's website.~~

~~(c)~~ By January 1 of each year, ~~2019, and each year thereafter,~~ the division on behalf of the coordinating group ~~workgroup~~ shall submit the annual progress report to the Governor, the President of the Senate, and the Speaker of the House of Representatives.

Section 13. Paragraphs (c) and (d) of subsection (5) of section 252.37, Florida Statutes, are redesignated as paragraphs (d) and (e), respectively, a new paragraph (c) is added to that subsection, and subsection (7) is added to that section, to read:

252.37 Financing.—

(5) Unless otherwise specified in the General Appropriations Act:

(c) If the division intends to accept or apply for federal funds for a division-administered program that is new, that will be implemented in a manner that is innovative or significantly different from the manner in which the program is typically administered, or that will require a state match for which the division will be required to seek new budget authority, the division must notify the Legislature of its intent to accept or apply for the federal funds. The notice must detail the federal program under which the funds will be accepted or applied for, the intended purpose and use of the funds, and the amount of funds, including the estimated state match.

(7) The division shall take steps to maximize the availability and expedite the distribution of financial assistance from the Federal Government to state and local agencies. Such steps must include the standardization and streamlining of the application process for financial assistance through the federal Public Assistance Program and provision of assistance to applicants in order to mitigate the risk of noncompliance with federal program requirements. The division shall use federal funds allocated as management costs or other funds as appropriated to implement this subsection.

Section 14. Paragraph (a) of subsection (2) of section 252.373, Florida Statutes, is amended to read:

252.373 Allocation of funds; rules.—

(2) The division shall allocate funds from the Emergency Management, Preparedness, and Assistance Trust Fund to local emergency management

agencies and programs pursuant to criteria specified in rule. Such rules shall include, but are not limited to:

(a) Requiring that, at a minimum, a local emergency management agency either:

1. Have a program director who works at least 40 hours a week in that capacity; or

2. If the county has fewer than 75,000 population or is party to an interjurisdictional emergency management agreement entered into pursuant to s. 252.38(3)(c) ~~s. 252.38(3)(b)~~, that is recognized by the Governor by executive order or rule, have an emergency management coordinator who works at least 20 hours a week in that capacity.

Section 15. Paragraphs (a) and (b) of subsection (3) of section 252.38, Florida Statutes, are redesignated as paragraphs (b) and (c), respectively, a new paragraph (a) is added to that subsection, and paragraph (a) of subsection (1) is amended, to read:

252.38 Emergency management powers of political subdivisions.—Safeguarding the life and property of its citizens is an innate responsibility of the governing body of each political subdivision of the state.

(1) COUNTIES.—

(a) In order to provide effective and orderly governmental control and coordination of emergency operations in emergencies within the scope of ss. 252.31-252.90, each county within this state shall be within the jurisdiction of, and served by, the division. Except as otherwise provided in ss. 252.31-252.90, each local emergency management agency shall have jurisdiction over and serve an entire county. Unless part of an interjurisdictional emergency management agreement entered into pursuant to paragraph (3)(c) ~~(3)(b)~~ which is recognized by the Governor by executive order or rule, each county must establish and maintain such an emergency management agency and shall develop a county emergency management plan and program that is coordinated and consistent with the state comprehensive emergency management plan and program. Counties that are part of an interjurisdictional emergency management agreement entered into pursuant to paragraph (3)(c) ~~(3)(b)~~ which is recognized by the Governor by executive order or rule shall cooperatively develop an emergency management plan and program that is coordinated and consistent with the state comprehensive emergency management plan and program.

(3) EMERGENCY MANAGEMENT POWERS; POLITICAL SUBDIVISIONS.—

(a) Each political subdivision shall notify the division on or before May 1 each year of the person designated as the emergency contact for the political subdivision and his or her alternate and of any changes in persons so

designated thereafter. For a county, the emergency contact must be the county emergency management director.

Section 16. Section 252.381, Florida Statutes, is created to read:

252.381 Information related to natural emergencies; poststorm county and municipal permitting; operations.—

(1) Each county and municipality must post on its publicly accessible website:

(a) A frequently asked questions web page related to natural emergency response, emergency preparedness, and public relief for residents following an emergency. The web page must answer questions concerning resident evacuations; safety tips; generator, food and drinking water, and wastewater and stormwater safety; damage assessment; debris cleanup; accessing assistance through the Federal Emergency Management Agency and this state; building recovery; natural emergency guidance; applicable laws; and what to do before, during, and after an emergency.

(b) A disaster supply list and a list of emergency shelters.

(c) Links to information about flood zones.

(d) A checklist for residents explaining next steps to take during postdisaster recovery.

(e) Information specific to persons with disabilities, including, but not limited to, guidelines for special needs shelter registration; an explanation of how to register for special needs shelters and where to obtain assistance with that process; guidelines as to the level of care that is or is not provided at a special needs shelter as well as situations when either a general population shelter or hospital should be considered; and any other postdisaster assistance or resources available to affected persons with disabilities impacted by a disaster.

(2)(a) Each county and municipality shall develop a poststorm permitting plan to expedite recovery and rebuilding by providing for special building permit and inspection procedures after a hurricane or tropical storm. The plan must, at a minimum:

1. Ensure sufficient personnel are prepared and available to expeditiously manage postdisaster building inspection, permitting, and enforcement tasks. The plan must anticipate conditions that would necessitate supplemental personnel for such tasks and address methods for fulfilling such personnel needs, including through mutual aid agreements as authorized in s. 252.40, other arrangements, such as those with private sector contractors, or supplemental state or federal funding. The plan must include training requirements and protocols for supplemental personnel to ensure compliance with local floodplain management requirements that apply within the county or municipality.

2. Account for multiple or alternate locations where building permit services may be offered in person to the public following a hurricane or tropical storm during regular business hours.

3. Specify a protocol to expedite permitting procedures and, if practicable, for the waiver or reduction of applicable fees in accordance with and in addition to the procedures and waivers provided for under s. 553.7922. The plan must identify the types of permits that are frequently requested following a hurricane or tropical storm and methods to expedite the processing of such permits.

4. Specify procedures and resources necessary to promote expeditious debris removal following a hurricane or tropical storm.

(b) Each county and municipality shall update the plan no later than May 1 annually.

(3)(a) By May 1 annually, each county and municipality shall publish on its website a hurricane and tropical storm recovery permitting guide for residential and commercial property owners. The guide must describe:

1. The types of poststorm repairs that require a permit and applicable fees.

2. The types of poststorm repairs that do not require a permit.

3. The poststorm permit application process and specific modifications the county or municipality commonly makes to expedite the process, including the physical locations where permitting services will be offered.

4. Local requirements for rebuilding specific to the county or municipality, including elevation requirements following substantial damage and substantial improvement pursuant to the National Flood Insurance Program (NFIP) and any local amendments to the building code.

(b) As soon as practicable following a hurricane or tropical storm, a county or municipality within the area for which a state of emergency pursuant to s. 252.36 for such hurricane or tropical storm is declared shall publish updates on its website to the information required under paragraph (a) which are specific to such storm, including any permitting fee waivers or reductions.

(4) For 180 days after a state of emergency is declared pursuant to s. 252.36 for a hurricane or tropical storm, a county or municipality within the area for which the state of emergency is declared may not increase building permit or inspection fees.

(5) On or before May 1, 2026, each county and municipality must provide an online option for receiving, reviewing, and accessing substantial damage and substantial improvement letters. The county or municipality must allow

homeowners to provide an e-mail address where they can receive digital copies of such letters.

(6) As soon as reasonably practicable following the landfall and passage of a hurricane or tropical storm, each county and municipality that has experienced a direct impact from a natural emergency must use its best efforts to open a permitting office at which residents can access government services for at least 40 hours per week.

Section 17. Subsections (2) and (3) of section 252.385, Florida Statutes, are amended to read:

252.385 Public shelter space; public records exemption.—

(2)~~(a)~~ The division shall administer a program to survey existing schools, universities, community colleges, and other state-owned, municipally owned, and county-owned public buildings and any private facility that the owner, in writing, agrees to provide for use as a public hurricane evacuation shelter to identify those that are appropriately designed and located to serve as such shelters. The owners of the facilities must be given the opportunity to participate in the surveys. The state university boards of trustees, district school boards, community college boards of trustees, and the Department of Education are responsible for coordinating and implementing the survey of public schools, universities, and community colleges with the division or the local emergency management agency.

~~(b) By January 31 of each even-numbered year, the division shall prepare and submit a statewide emergency shelter plan to the Governor and Cabinet for approval, subject to the requirements for approval in s. 1013.37(2). The emergency shelter plan must project, for each of the next 5 years, the hurricane shelter needs of the state, including periods of time during which a concurrent public health emergency may necessitate more space for each individual to accommodate physical distancing. In addition to information on the general shelter needs throughout this state, the plan must identify the general location and square footage of special needs shelters, by regional planning council region. The plan must also include information on the availability of shelters that accept pets. The Department of Health shall assist the division in determining the estimated need for special needs shelter space and the adequacy of facilities to meet the needs of persons with special needs based on information from the registries of persons with special needs and other information.~~

(3)(a) The division shall annually provide by October 15 to the Governor, the President of the Senate, and the Speaker of the House of Representatives a report that includes~~, and the Governor~~ a list of facilities recommended to be retrofitted using state funds. State funds should be maximized and targeted to projects in counties ~~regional planning council regions~~ with hurricane evacuation shelter deficits. Additionally, the division shall prioritize on the list of recommended facilities other state-owned, municipal-owned, and county-owned public buildings, other than schools, for

retrofitting using state funds. The owner or lessee of a public hurricane evacuation shelter that is included on the list of facilities recommended for retrofitting is not required to perform any recommended improvements.

(b) The report required in paragraph (a) must include a statewide emergency shelter plan that must project, for each of the next 5 years, the hurricane shelter needs of the state. In addition to information on the general shelter needs throughout this state, the plan must identify, by county, the general location and square footage of special needs shelters. The plan must also include information on the availability of shelters that accept pets. The Department of Health and the Agency for Persons with Disabilities shall assist the division in determining the estimated need for special needs shelter space, the estimated need for general shelter space to accommodate persons with developmental disabilities, including, but not limited to, autism, and the adequacy of facilities to meet the needs of persons with special needs based on information from the registries of persons with special needs and other information.

Section 18. Section 252.422, Florida Statutes, is created to read:

252.422 Restrictions on county or municipal regulations after a hurricane.—

(1) As used in this section, the term "impacted local government" means a county listed in a federal disaster declaration located entirely or partially within 100 miles of the track of a storm declared to be a hurricane by the National Hurricane Center while the storm was categorized as a hurricane or a municipality located within such a county.

(2) For 1 year after a hurricane makes landfall, an impacted local government may not propose or adopt:

(a) A moratorium on construction, reconstruction, or redevelopment of any property.

(b) A more restrictive or burdensome amendment to its comprehensive plan or land development regulations.

(c) A more restrictive or burdensome procedure concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined in s. 163.3164.

(3) Notwithstanding subsection (2), a comprehensive plan amendment, land development regulation amendment, site plan, development permit, or development order approved or adopted by an impacted local government before or after the effective date of this act may be enforced if:

(a) The associated application is initiated by a private party other than the impacted local government and the property that is the subject of the application is owned by the initiating private party;

(b) The proposed comprehensive plan amendment was submitted to reviewing agencies pursuant to s. 163.3184 before landfall; or

(c) The proposed comprehensive plan amendment or land development regulation is approved by the state land planning agency pursuant to s. 380.05.

(4)(a) Any person may file suit against any impacted local government for declaratory and injunctive relief to enforce this section.

(b) A county or municipality may request a determination by a court of competent jurisdiction as to whether such action violates this section. Upon such a request, the county or municipality may not enforce the action until the court has issued a preliminary or final judgment determining whether the action violates this section.

(c) Before a plaintiff may file suit, the plaintiff shall notify the impacted local government by setting forth the facts upon which the complaint or petition is based and the reasons the impacted local government's action violates this section. Upon receipt of the notice, the impacted local government shall have 14 days to withdraw or revoke the action at issue or otherwise declare it void. If the impacted local government does not withdraw or revoke the action at issue within the time prescribed, the plaintiff may file suit. The plaintiff shall be entitled to entry of a preliminary injunction to prevent the impacted local government from implementing the challenged action during pendency of the litigation. In any action instituted pursuant to this paragraph, the prevailing plaintiff shall be entitled to reasonable attorney fees and costs.

(d) In any case brought under this section, all parties are entitled to the summary procedure provided in s. 51.011, and the court shall advance the cause on the calendar.

(5) The Office of Program Policy Analysis and Government Accountability (OPPAGA) shall conduct a study on actions taken by local governments after hurricanes which are related to comprehensive plans, land development regulations, and procedures for review, approval, or issuance of site plans, permits, or development orders. The study must focus on the impact that local governmental actions, including moratoriums, ordinances, and procedures, have had or may have on construction, reconstruction, or redevelopment of any property damaged by hurricanes. In its research, OPPAGA shall survey stakeholders that play integral parts in the rebuilding and recovery process. OPPAGA shall make recommendations for legislative options to remove impediments to the construction, reconstruction, or redevelopment of any property damaged by a hurricane and prevent the implementation by local governments of burdensome or restrictive procedures and processes. OPPAGA shall submit the report to the President of the Senate and the Speaker of the House of Representatives by December 1, 2025.

Section 19. Effective January 1, 2026, section 252.505, Florida Statutes, is created to read:

252.505 Breach of contract during emergency recovery periods for natural emergencies.—Each state or local government contract for goods or services related to emergency response for a natural emergency entered into, renewed, or amended on or after July 1, 2025, must include a provision that requires a vendor or service provider that breaches such contract during an emergency recovery period to pay a $5,000 penalty and damages, which may be either actual and consequential damages or liquidated damages. As used in this section, the term "emergency recovery period" means a 1-year period that begins on the date that the Governor initially declared a state of emergency for a natural emergency.

Section 20. Subsection (4) is added to section 373.423, Florida Statutes, to read:

373.423 Inspection.—

(4)(a) By September 1, 2026, the department shall submit a Flood Inventory and Restoration Report to the Division of Emergency Management. The department must work with water management districts, local governments, and operators of public and private stormwater management systems to compile the necessary information for the report, which must:

1. Identify priority infrastructure needs within each water management district jurisdiction that may result in flooding or property damage or threaten human health if left unaddressed;

2. Identify locations that have both historic flooding occurrences, based on flood zones identified by the Federal Emergency Management Agency, and the potential to flood from future significant storm events, such as hurricanes and tropical storms;

3. For each location identified in subparagraph 1. or subparagraph 2., include an inspection and maintenance schedule and specific information on the age of the infrastructure, upstream impacts, and other factors that may lead to system failure if unaddressed; and

4. Include a list of facilities prioritized for funding to address flooding issues.

(b) The owner of any priority infrastructure identified in the report must submit an inspection and maintenance schedule to the department.

(c) The department must review and update the report on a biannual basis. The report must provide information regarding compliance with the inspection and maintenance schedules, include any additional revisions based on storm event experience, and revise the list of facilities as new flooding events take place and new projects are implemented to alleviate infrastructure deficiencies which led to flooding events. The department

must submit an updated report to the Division of Emergency Management by September 1 of each year in which the report is due.

Section 21. Paragraph (a) of subsection (9) of section 380.0552, Florida Statutes, is amended to read:

380.0552 Florida Keys Area; protection and designation as area of critical state concern.—

(9) MODIFICATION TO PLANS AND REGULATIONS.—

(a) Any land development regulation or element of a local comprehensive plan in the Florida Keys Area may be enacted, amended, or rescinded by a local government, but the enactment, amendment, or rescission becomes effective only upon approval by the state land planning agency. The state land planning agency shall review the proposed change to determine if it is in compliance with the principles for guiding development specified in chapter 27F-8, Florida Administrative Code, as amended effective August 23, 1984, and must approve or reject the requested changes within 60 days after receipt. Amendments to local comprehensive plans in the Florida Keys Area must also be reviewed for compliance with the following:

1. Construction schedules and detailed capital financing plans for wastewater management improvements in the annually adopted capital improvements element, and standards for the construction of wastewater treatment and disposal facilities or collection systems that meet or exceed the criteria in s. 403.086(11) for wastewater treatment and disposal facilities or s. 381.0065(4)(l) for onsite sewage treatment and disposal systems.

2. Goals, objectives, and policies to protect public safety and welfare in the event of a natural disaster by maintaining a hurricane evacuation clearance time for permanent residents of no more than 24.5 ~~24~~ hours. The hurricane evacuation clearance time shall be determined by a hurricane evacuation study conducted in accordance with a professionally accepted methodology and approved by the state land planning agency. For purposes of hurricane evacuation clearance time:

a. Mobile home residents are not considered permanent residents.

b. The City of Key West Area of Critical State Concern established by chapter 28-36, Florida Administrative Code, shall be included in the hurricane evacuation study and is subject to the evacuation requirements of this subsection.

Section 22. The Department of Commerce shall conduct baseline modeling scenarios and gather data in order to determine a number of building permit allocations to be distributed in the Florida Keys Area based upon the hurricane evacuation clearance time provided in s. 380.0552(9)(a), Florida Statutes, as amended by this act. The permit allocations must be distributed to counties and municipalities based on the number of vacant buildable lots within each jurisdiction. The permit allocations must be

distributed over a period of at least 10 years but may not exceed 900 total permit allocations. All permits must be issued for vacant, buildable parcels, of which only one may be awarded for any individual parcel, and the distribution of which must prioritize allocations for owner-occupied residences, affordable housing, and workforce housing.

Section 23. Subsection (1) of section 400.063, Florida Statutes, is amended to read:

400.063 Resident protection.—

(1) The Health Care Trust Fund shall be used for the purpose of collecting and disbursing funds generated from the license fees and administrative fines as provided for in ss. 393.0673(5), 400.062(3), 400.121(2), and 400.23(8). Such funds shall be for the sole purpose of paying for the appropriate alternate placement, care, and treatment of residents who are removed from a facility licensed under this part or a facility specified in s. 393.0678(1) in which the agency determines that existing conditions or practices constitute an immediate danger to the health, safety, or security of the residents. If the agency determines that it is in the best interest of the health, safety, or security of the residents to provide for an orderly removal of the residents from the facility, the agency may utilize such funds to maintain and care for the residents in the facility pending removal and alternative placement. The maintenance and care of the residents shall be under the direction and control of a receiver appointed pursuant to s. 393.0678(1) or s. 400.126(1). However, funds may be expended in an emergency upon a filing of a petition for a receiver, upon the declaration of a state of local emergency pursuant to s. 252.38(3)(b)5. ~~s. 252.38(3)(a)5.~~, or upon a duly authorized local order of evacuation of a facility by emergency personnel to protect the health and safety of the residents.

Section 24. Subsection (7) of section 403.7071, Florida Statutes, is amended, and subsection (8) is added to that section, to read:

403.7071 Management of storm-generated debris.—Solid waste generated as a result of a storm event that is the subject of an emergency order issued by the department may be managed as follows:

(7) Unless otherwise specified in a contract or franchise agreement between a local government and a private solid waste or debris management service provider, a private solid waste or debris management service provider is not required to collect storm-generated yard trash, debris, or waste. Local governments are authorized and encouraged to add an addendum to existing contracts or franchise agreements for collection of storm-generated debris.

(8)(a) Each county and municipality shall apply to the department for authorization of at least one debris management site as described in subsection (2) and shall annually seek preauthorization for any previously approved debris management sites, as allowed by the department.

(b) A municipality may jointly apply for authorization of a debris management site with a county or at least one adjacent municipality, if the parties develop and approve a memorandum of understanding. Such memorandum must clearly outline the capacity of the debris management site and location of the site relative to each party. The memorandum of understanding must be approved annually as part of the preauthorization process described in paragraph (a).

Section 25. Section 489.1132, Florida Statutes, is created to read:

489.1132 Regulation of hoisting equipment used in construction, demolition, or excavation work during a hurricane.—

(1) As used in this section, the term:

(a) "Controlling entity" means the general contractor, prime contractor, or construction manager with overall responsibility for a construction project.

(b) "Hoisting equipment" means power-operated cranes, derricks, and hoists used in construction, demolition, or excavation work that are regulated by the Occupational Safety and Health Administration.

(c) "Mobile crane" means a type of hoisting equipment incorporating a cable-suspended latticed boom or hydraulic telescoping boom designed to be moved between operating locations by transport over a roadway. The term does not include a mobile crane with a boom length of less than 25 feet or a maximum rated load capacity of less than 15,000 pounds.

(d) "Tower crane" means a type of hoisting equipment using a vertical mast or tower to support a working boom in an elevated position if the working boom can rotate to move loads laterally either by rotating at the top of the mast or tower or by the rotation of the mast or tower itself, whether the mast or tower base is fixed in one location or ballasted and moveable between locations.

(2)(a) When a tower crane or mobile crane is located on a worksite, a hurricane preparedness plan for the crane must be available for inspection at the worksite.

(b) In preparation for a hurricane, the controlling entity must ensure that hoisting equipment is secured in the following manner no later than 24 hours before the impacts of the hurricane are anticipated to begin:

1. All hoisting equipment must be secured in compliance with manufacturer recommendations relating to hurricane and high-wind events, including any recommendations relating to the placement, use, and removal of advertising banners and rigging.

2. Tower crane turntables must be lubricated before the event.

3. Fixed booms on mobile cranes must be laid down whenever feasible.

4. Booms on hydraulic cranes must be retracted and stored.

5. The counterweights of any hoists must be locked below the top tie-in.

6. Tower cranes must be set in the weathervane position.

7. All rigging must be removed from hoist blocks.

8. All power at the base of tower cranes must be disconnected.

(3) A person licensed under this part who intentionally violates this section is subject to discipline under ss. 455.227 and 489.129.

(4) The Florida Building Commission shall establish best practices for the utilization of tower cranes and hoisting equipment on construction job sites during hurricane season and report its findings to the Legislature by December 31, 2026.

Section 26. Subsection (6) of section 553.902, Florida Statutes, is amended to read:

553.902 Definitions.—As used in this part, the term:

(6) "Renovated building" means a residential or nonresidential building undergoing alteration that varies or changes insulation, HVAC systems, water heating systems, or exterior envelope conditions, if the estimated cost of renovation exceeds 30 percent of the assessed value of the structure. However, if the alteration is a result of a natural disaster that is the subject of a declaration of a state of emergency by the Governor, the estimated cost of renovation must exceed 75 percent of the fair market value of the building before the natural disaster.

Section 27. The Division of Emergency Management shall consult with local governments, the Department of Business and Professional Regulation, the Department of Environmental Protection, and any other appropriate agencies to develop recommendations for statutory changes necessary to streamline the permitting process for repairing and rebuilding structures damaged during natural emergencies. By July 1, 2026, the division shall provide a report containing such recommendations to the President of the Senate and the Speaker of the House of Representatives.

Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site

plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

(2) Notwithstanding subsection (1), any comprehensive plan amendment, land development regulation amendment, site plan, development permit, or development order approved or adopted by a county or municipality before or after the effective date of this act may be enforced if:

(a) The associated application is initiated by a private party other than the county or municipality.

(b) The property that is the subject of the application is owned by the initiating private party.

(3)(a) A resident of or the owner of a business in a county or municipality may bring a civil action for declaratory and injunctive relief against the county or municipality for a violation of this section. Pending adjudication of the action and upon filing of a complaint showing a violation of this section, the resident or business owner is entitled to a preliminary injunction against the county or municipality preventing implementation of the moratorium or the comprehensive plan amendment, land development regulation, or procedure. If such civil action is successful, the resident or business owner is entitled to reasonable attorney fees and costs.

(b) Attorney fees and costs and damages may not be awarded pursuant to this subsection if:

1. The resident or business owner provides the governing body of the county or municipality written notice that a proposed or enacted moratorium, comprehensive plan amendment, land development regulation, or procedure is in violation of this section; and

2. The governing body of the county or municipality withdraws the proposed moratorium, comprehensive plan amendment, land development regulation, or procedure within 14 days; or, in the case of an adopted moratorium, comprehensive plan amendment, land development regulation, or procedure, the governing body of a county or municipality notices an intent to repeal within 14 days after receipt of the notice and repeals the moratorium, comprehensive plan amendment, land development regulation, or procedure within 14 days thereafter.

(4) This section expires June 30, 2028.

Section 29. The Division of Law Revision is directed to replace the phrase "the effective date of this act" wherever it occurs in this act with the date this act becomes a law.

Section 30. Except as otherwise provided in this act, this act shall take effect upon becoming a law.

Approved by the Governor June 26, 2025.

Filed in Office Secretary of State June 26, 2025.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

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

TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: July 17, 2025

RE: Resolution Number 25-58: Administrative Approvals of Final Plats and Replats (SB 784, Ch. 2025-164, Laws of Florida)

Introduction

Senate Bill 784 (SB 784) was enacted on June 20, 2025, and assigned Chapter 2025-164, Laws of Florida, on June 23, 2025. The legislation streamlines the subdivision-platting process for local governments within Hurricane Milton's disaster area (DR-4834) by requiring an "administrative authority" to approve or deny final plats and replats pursuant to §§ 177.071 and 177.111, Florida Statutes. Several provisions in the City's Land Development Regulations (LDRs) and current workflow must be updated to align with these new mandates.

Proposed Resolution

Resolution 2025-58 designates the Development Services Director (or designee) as the City's "administrative authority" for purposes of SB 784. The resolution further:

1. Requires completeness notices within seven (7) business days of plat or replat submittal;
2. Mandates a written decision (approve, approve with conditions, or deny) within the timeframe stated in that notice without requesting or requiring any extension from the applicant;
3. Specifies that any denial must identify each area of non-compliance with pinpoint citations to the controlling statute, ordinance, or technical standard;
4. Provides a fifteen-day administrative appeal to the City Commission with a forty-five-day decision window; and
5. Directs staff to present conforming LDR amendments to the Commission by October 31, 2025.

Legal Analysis

By codifying an objective, time-certain approval process, the resolution satisfies SB 784's non-delegable duty to approve a plat once an applicant meets objective standards. Failure to comply with SB 784 could invite legal challenges.

Recommendation

Staff recommends the City Commission adopt Resolution 25-58 as presented to ensure prompt statutory compliance and provide clarity to applicants and reviewers alike.

Fiscal Impact

No direct fiscal impact is anticipated. Existing Development Services staff will administer the process within current budgeted resources.

Business Impact Estimate

A Business Impact Estimate is not required for this agenda item.

Attachments

1. Resolution Number 25-58
2. Chapter 2025-164, Laws of Florida (SB 784)

Prepared By: Sasha Garcia, City Attorney

Reviewed By: Tom Carrino, City Manager

RESOLUTION NUMBER 25-58

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, DESIGNATING AN ADMINISTRATIVE AUTHORITY FOR THE REVIEW AND FINAL ADMINISTRATIVE APPROVAL OF FINAL PLATS AND REPLATS PURSUANT TO CHAPTER 2025-164, LAWS OF FLORIDA (SB 784); INCORPORATING THE STATUTORY DEFINITION OF "ADMINISTRATIVE AUTHORITY"; DELEGATING SUCH AUTHORITY TO THE DEVELOPMENT SERVICES DIRECTOR OR OTHER ELIGIBLE DESIGNEE AS DETERMINED BY THE CITY MANAGER; ESTABLISHING REVIEW PROCEDURES AND APPEAL RIGHTS; DIRECTING STAFF TO PREPARE CONFORMING AMENDMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature adopted Senate Bill 784 during the 2025 Regular Session, which was approved by the Governor on June 20, 2025, and enrolled as Chapter 2025-164, Laws of Florida (hereinafter "SB 784"); and

WHEREAS, SB 784 amends Sections 177.071 and 177.111, Florida Statutes, to require that qualifying final plats and replats be administratively reviewed and approved by a local government designee, thereby streamlining subdivision approvals and eliminating redundant public hearings; and

WHEREAS, Section 177.071(1)(b), Florida Statutes, now defines "administrative authority" as "a department, division, or other agency of the county or municipality…and, for purposes of issuing a final administrative approval of a plat or replat, also includes an administrative officer or employee designated by the governing body of a county or municipality, including but not limited to a city manager or other high-ranking department director with direct or indirect oversight responsibility for land development"; and

WHEREAS, SB 784 became effective on July 1, 2025, and mandates that each county or municipality designate an administrative authority empowered to receive, review, and process final plat or replat submittals, and to issue final administrative decisions within the statutory time frames; and

WHEREAS, the City Commission finds that delegating this ministerial function to the administrative level will promote efficiency, predictability, and accountability in the subdivision review process while preserving the Commission's appellate oversight; and

WHEREAS, the City Commission further finds it necessary to amend the City's Land Development Regulations ("LDR") to ensure consistency with SB 784 and the designations herein; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA:

SECTION 1. Findings. The foregoing recitals are adopted as the legislative findings of the City Commission.

SECTION 2. Designation of Administrative Authority. Pursuant to SB 784 and §§ 177.071 and 177.111, Florida Statutes, the Development Services Department, acting through its Director or other eligible designee as determined in writing by the City Manager, is hereby designated as the City's administrative authority for the receipt, review, and final administrative approval of all final plat and replat submittals. Any designee must meet the professional qualifications for high-ranking department or division directors outlined in § 177.071(1)(b), Florida Statutes, and the City's personnel policies.

SECTION 3. Standards and Procedures for Final Plats and Replats.

A. Completeness Review. Within seven (7) business days of receipt, the administrative authority shall determine whether the submittal is complete pursuant to the adopted checklist.

B. Substantive Review. The administrative authority shall circulate the submittal to the Development Review Committee, utilities, and public-safety departments as necessary.

C. Decision Deadline. A written decision approving, approving with conditions, or denying the submittal shall be issued within the timeframe identified in the initial written notice to the applicant, in accordance with § 177.071(3), Florida Statutes.

D. Extension Prohibition. The administrative authority, or any employee or agent of the City, shall not request or require the applicant to submit a written extension of time.

E. Written Conditions. Any conditions of approval shall be stated with specificity and shall cite the applicable statute, ordinance, or technical standard. If the administrative authority declines to approve the plat or replat, the written notice shall identify each area of non-compliance and include specific citations to the applicable requirements, as required by § 177.071(3), Florida Statutes.

SECTION 4. Appeals. An applicant aggrieved by the administrative authority's final decision may file an appeal to the City Commission within fifteen (15) calendar days of the decision. The Commission shall hear the appeal at a noticed public meeting and issue a final decision within forty-five (45) days from the date the City Commission hears the appeal, unless extended by mutual consent.

SECTION 5. Implementation; LDR Amendments. City staff and the Office of the City Attorney are directed to prepare conforming LDR amendments and present them to the Local Planning Agency (LPA) for recommendation to the City Commission no later than

October 31, 2025. The Development Services Director is authorized to adopt administrative guidelines, forms, and checklists to implement this Resolution.

SECTION 6. Conflicts. All resolutions or parts thereof in conflict with this Resolution are hereby repealed to the extent of such conflict.

SECTION 7. Severability. If any section, subsection, sentence, clause, or phrase of this Resolution is held invalid, the remainder shall remain in full force and effect.

SECTION 8. Effective Date. This Resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED, in Regular Session of the City Commission of the City of Eustis, Florida, this 17th day of July, 2025.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Willie L. Hawkins
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 17th day of July 2025 by Willie L. Hawkins, Mayor/Commissioner, 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 reliance and use by the Eustis City Commission.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 25-58 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

CHAPTER 2025-164

Committee Substitute for Committee Substitute for Committee Substitute for Senate Bill No. 784

An act relating to platting; amending s. 177.071, F.S.; requiring that certain plat or replat submittals be administratively approved with no further action by certain entities under certain circumstances; requiring the governing body of such county or municipality to designate an administrative authority to receive, review, and process plat or replat submittals; providing requirements for such designation; defining the term "administrative authority"; requiring the administrative authority to submit a certain notice to an applicant; providing requirements for such notice; requiring the administrative authority to approve, approve with conditions, or deny a plat or replat submittal in accordance with the timeframe in the initial written notice to the applicant; requiring the administrative authority to notify the applicant in writing if it declines to approve a plat or replat submittal; requiring that the written notification contain the reasons for denial and other information; prohibiting the administrative authority or other official, employee, agent, or designee from requesting or requiring that the applicant request an extension of time; amending s. 177.111, F.S.; conforming provisions to changes made by the act; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 177.071, Florida Statutes, is amended to read:

177.071 Administrative approval of plats ~~plat~~ by designated county or municipal official ~~governing bodies~~.—

(1)(a) A plat or replat submitted under this part must be administratively approved and no further action or approval by the governing body of a county or municipality is required if the plat or replat complies with the requirements of s. 177.091. The governing body of the county or municipality shall designate, by ordinance or resolution, an administrative authority to receive, review, and process the plat or replat submittal, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat.

(b) As used in this section, the term "administrative authority" means a department, division, or other agency of the county or municipality. For purposes of issuing a final administrative approval of a plat or replat submittal, the term also includes an administrative officer or employee designated by the governing body of a county or municipality, including but not limited to, a county administrator or manager, a city manager, a deputy county administrator or manager, a deputy city manager, an assistant county administrator or manager, an assistant city manager, or other high-ranking county or city department or division director with direct or indirect

oversight responsibility for the county's or municipality's land development, housing, utilities, or public works programs.

(2) Within 7 business days after receipt of a plat or replat submittal, the administrative authority shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with s. 177.091. The written notice must also provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the plat or replat submittal.

(3) Unless the applicant requests an extension of time, the administrative authority shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the written notice provided to the applicant under subsection (2). If the administrative authority does not approve the plat or replat, it must notify the applicant in writing of the reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citations to each requirement the plat or replat submittal fails to meet. The administrative authority, or an official, an employee, an agent, or a designee of the governing body, may not request or require the applicant to file a written extension of time.

(4)~~(1)~~ Before a plat or replat is offered for recording, it must be administratively approved as required by this section ~~by the appropriate governing body~~, and evidence of such approval must be placed on the plat or replat. If not approved, the governing body must return the plat or replat to the professional surveyor and mapper or the legal entity offering the plat or replat for recordation. For the purposes of this part:

(a) When the plat or replat to be submitted for approval is located wholly within the boundaries of a municipality, the ~~governing body of the~~ municipality has exclusive jurisdiction to approve the plat or replat.

(b) When a plat or replat lies wholly within the unincorporated areas of a county, the ~~governing body of the~~ county has exclusive jurisdiction to approve the plat or replat.

(c) When a plat or replat lies within the boundaries of more than one county, municipality, or both ~~governing body~~, two plats or replats must be prepared and each county or municipality ~~governing body~~ has exclusive jurisdiction to approve the plat or replat within its boundaries, unless each county or municipality with jurisdiction over the plat or replat agrees ~~the governing bodies having said jurisdiction agree~~ that one plat is mutually acceptable.

(5)~~(2)~~ Any provision in a county charter, or in an ordinance of any charter county or consolidated government chartered under s. 6(e), Art. VIII of the

State Constitution, which provision is inconsistent with anything contained in this section shall prevail in such charter county or consolidated government to the extent of any such inconsistency.

Section 2. Section 177.111, Florida Statutes, is amended to read:

177.111 Instructions for filing plats ~~plat~~.—After the approval by the appropriate administrative authority ~~governing body~~ required by s. 177.071, the plat or replat must ~~shall~~ be recorded by the circuit court clerk or other recording officer upon submission thereto of such approved plat or replat. The circuit court clerk or other recording officer shall maintain in his or her office a book of the proper size for such papers so that they will ~~shall~~ not be folded, to be kept in the vault. A print or photographic copy must be filed in a similar book and kept in his or her office for the use of the public. The clerk shall make available to the public a full size copy of the record plat or replat at a reasonable fee.

Section 3. This act shall take effect July 1, 2025.

Approved by the Governor June 20, 2025.

Filed in Office Secretary of State June 20, 2025.

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 17, 2025

RE: Explanation of Ordinance Numbers 25-10, 25-11 and 25-12 for Annexation of Parcels with Alternate Key Numbers 3957568, 3957567, and 3450680

Ordinance Number 25-10: Voluntary Annexation
Ordinance Number 25-11: Comprehensive Plan Amendment
Ordinance Number 25-12: Design District Assignment

SECOND READING

Ordinance Number 25-10: Voluntary Annexation of Parcels with Alternate Key Numbers 3957568, 3957567, and 3450680

Introduction:

Ordinance Number 25-10 provides for the voluntary annexation of approximately 0.6 acres located on the west side of State Road 19 along Ruth Avenue (Alternate Key Numbers 3957568, 3957567, and 3450680). Provided the annexation of the subject property is approved, Ordinance Number 25-11 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 25-12 would assign the subject property a Design District designation of Suburban Corridor. If Ordinance Number 25-10 is denied, then there can be no consideration of Ordinance Numbers 25-11 and 25-12.

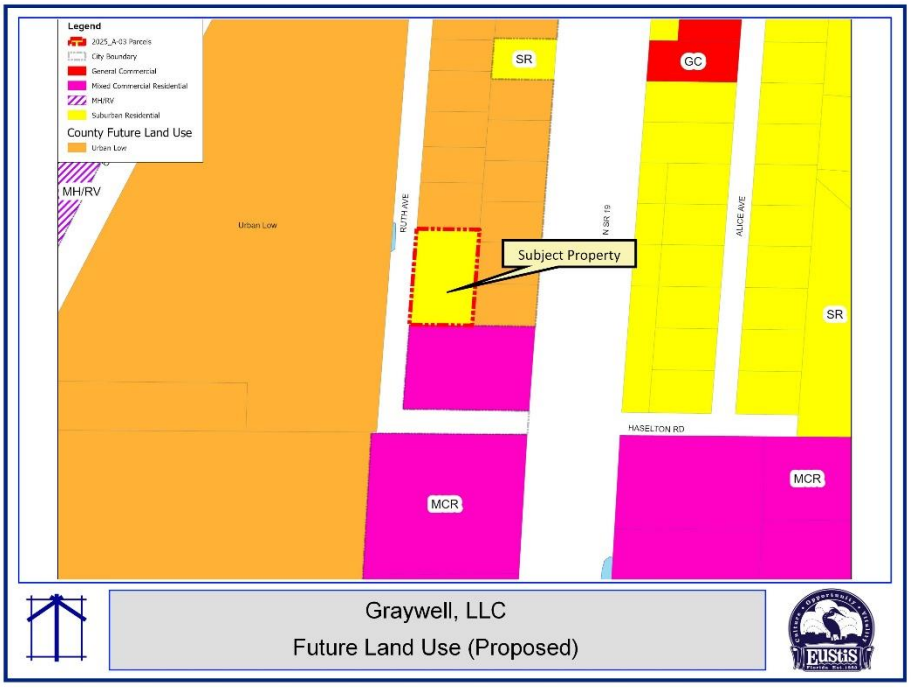
Background:

1. The site contains approximately 0.6 acres and is located within the Eustis Joint Planning Area. The site is currently vacant, with lots that are part of the Haselton Heights subdivision plat. *Source: Lake County Property Appraiser's Office Property Record Card Data*.
2. The Haselton Heights lots are all of lots 12 & 13 and the south 25.95 feet of lot 11.
3. The subject property is contiguous to the current City boundary on the south property line.
4. Ruth Avenue is currently an unpaved roadway; other than single-family (detached/attached), development potential is limited.
5. The site has a Lake County Future Land Use Designation of Urban Low, but approval of Ordinance Number 25-11 would change the land use designation to Suburban Residential (SR) in the City of Eustis.

Location	Existing Use	Future Land Use	Design District
Site	Vacant	Urban Low (Lake County)	N/A
North	Single-Family Residential	Urban Low (Lake County)	N/A
South	Commercial	MCR	Suburban Neighborhood

East	Single-Family Residential	Urban Low (Lake County)	N/A
West	Single-Family Residential	Urban Low (Lake County)	N/A





Applicant's Request

The applicant and property owner wish to annex the property, change the future land use to Suburban Residential (SR), and assign a design district of Suburban Corridor. The applicant's

application did not include a request for the Suburban Residential, but they had assumed the Mixed-Commercial Residential would be assigned. As this is a request that will ultimately result in residential development, Staff suggested the Suburban Residential (SR) future land use to match the surrounding single-family development pattern established to the east and the one Haselton Heights parcel annexed just to the north along SR 19.

The current Lake County land use designation for the subject property is Urban Low. The Lake County land use designation allows for residential uses of up to four (4) dwelling units per one (1) net buildable acre and civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use.

The proposed Suburban Residential (SR) land use designation within the City of Eustis provides for residential uses up to five (5) dwelling units per acre. This future land use district will most closely match the land use and residential development patterns that have been established in the area

A. Analysis of Annexation Request **(Ordinance Number 25-10)**

1. Resolution Number 87-34 – Joint Planning Area Agreement with Lake County:

   "The City and the County agree that the unincorporated areas adjacent to the City might be appropriately served by urban services provided by the City, and might therefore be annexed into the City in accordance with State law….The City agrees to annex property in accordance with State law and provide adequate urban services and facilities to serve those areas within the Joint Planning Area."

   The subject property is located within the Joint Planning Area. Urban services of adequate capacity are available to serve future development, consistent with the requested SR future land use designation.

2. Florida Statues Voluntary Annexation - Chapter 171.044(1):

   "The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality."

   The Joint Planning Area boundaries define the reasonably compact area where the City could provide services effectively and efficiently. The subject property lies within that planning area; it is contiguous to the City limits on the southern boundary, and the owner petitioned for annexation.

3. Florida Statues 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 in accordance with the requirements on June 9, 2025, and again on June 16, 2025, and will run again on July 11, 2025, before adoption of the Ordinance.

4. Florida Statues 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.

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 notified the Lake County Board of County Commissioners on May 16, 2025.

B. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 25-11)

In Accordance with Florida Statutes Chapter 163.3177.9, to discourage urban sprawl, the Florida Statutes outlines the Primary Indicators of Sprawl. Staff has reviewed these indicators and finds that the proposed annexation and assignment of Future Land Use does not contradict the intent of the primary indicators of sprawl as outlined. The outline and summary of these indicators is included in supplement to this report.

C. Per the City of Eustis Comprehensive Plan Future Land Use Element Appendix

Staff has assessed the proposed amendment to the City of Eustis Comprehensive Plan Future Land Use map relating to the development patterns described and supported within the Plan, including conditions and impacts to utility infrastructure, transportation infrastructure, natural features, and the environment. Staff review finds that the proposed assignment of the Suburban Residential (SR) future land use will not result in impacts that will cause detriment beyond current patterns. The outline and summary of this analysis are included as a supplement to this report.

D. Analysis of Design District Request (Ordinance Number 25-12):

The City's Land Development Regulations are a form-based code. Design districts are unique to form-based codes. Lake County still uses traditional Euclidean zoning, so there are no design districts for parcels in unincorporated Lake County. When a parcel annexes into the City of Eustis, the City must assign a consistent design district that follows the urban, suburban, or rural transect consistent with the surrounding area.

The City's Land Development Regulations set forth standards for review when changing or in the case of annexation, assigning a Design District. Staff has reviewed these standards and finds the proposed Suburban Corridor Design District consistent with those standards. The outline and summary of this analysis are included as a supplement to this report.

Recommended Action:

Development Services finds the proposed annexation, Future Land Use, and Design District designations consistent with the Comprehensive Plan, Land Development Regulations, and surrounding and adjacent land uses; therefore, it recommends approval of Ordinance Numbers 25-10, 25-11, and 25-12.

Policy Implications:

None

Alternatives:

1. Approve Ordinance Numbers 25-10 (Annexation), 25-11 (Comp. Plan Amendment), and/or 23-12 (Design District Designation).

2. Deny Ordinance Numbers 25-10, 25-11, and 25-12.

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.

Business Impact Estimate:
Exempt from this Requirement per F.S. 164.041(4)(c)7.b.(*Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality*)

Prepared By:
Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:
Mike Lane, AICP, Development Services Director

Business Impact Estimate Eligibility Form

Section 166.041(4), Florida Statutes

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Eustis' website by the time notice of the proposed ordinance is published.

This form simply assists in determining whether a Business Impact Estimate must be completed under Florida law for the proposed ordinance. Should a Business Impact Estimate be required or should the City opt to provide one as a courtesy based on the selection below then a separate form with the statutory components of Section 166.041(4)(a) shall also accompany the proposed ordinance.

Ordinance Number	25-10
Ordinance Subject	Annexation 2025-A-03
Legal Advertising Date	July 7, 2025
First Reading On	6/19/2025
Second Reading On	7/17/2025

Ordinance Title

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 0.60 ACRES OF REAL PROPERTY AT LAKE COUNTY PROPERTY APPRAISER'S ALTERNATE KEY NUMBERS 3957568, 3957567, AND 3450680, LOCATED ON THE WEST SIDE OF STATE ROAD 19, ALONG RUTH AVENUE.

Based on the City's review of the proposed ordinance (*must select one of the following*):

☒ The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.

☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☐ The City has prepared a Business Impact Estimate in accordance with section 166.041(4), Florida Statutes.

Exemptions

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinance:

Section 166.041 (4)(c) exemption: It is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

ORDINANCE NUMBER 25-10

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 0.60 ACRES OF REAL PROPERTY AT LAKE COUNTY PROPERTY APPRAISER'S ALTERNATE KEY NUMBERS 3957568, 3957567, AND 3450680, LOCATED ON THE WEST SIDE OF STATE ROAD 19, ALONG RUTH AVENUE.

WHEREAS, Guy Graford has made an application for voluntary annexation, on behalf of Graywell, LLC., the property owner, for approximately 0.60 acres of real property located on the west side of State Road 19 along Ruth Avenue, more particularly described as:

Parcel Alternate Key: 3957568, 3957567, and 3450680

Parcel Identification Numbers: 35-18-26-0700-000-01300, 35-18-26-0700-000-01200 and 35-18-26-0700-000-01100

Legal Description:

Parcel 1
HASELTON HEIGHTS PB 13 PG 38 LOT 13 ORB 6392 PG 1286 ORB 6399 PG 2346
Parcel 2
HASELTON HEIGHTS PB 13 PG 38 LOT 12 ORB 6392 PG 1286 ORB 6399 PG 2346
Parcel 3
HASELTON HEIGHTS PB 13 PG 38 THE SOUTH 25.95 FT OF LOT 11 ORB 6392 PG 1286 ORB 6399 PG 2346

(The foregoing legal description was created via optical character recognition from the applicant's PDF submittal 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 and sewer service is available to the property; and

WHEREAS, on June 19, 2025, the City Commission held the 1st Public Hearing to consider the voluntary annexation of the property contained herein; and

WHEREAS, on July 17, 2025, the City Commission held the 2nd Public Hearing to consider the voluntary annexation of the property contained herein

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

SECTION 1.

That pursuant to, and under the authority of, Florida Statute 171.044, the City of Eustis, Lake County, Florida, does hereby annex and amend the municipal boundaries to include approximately .60 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 17 day of July, 2025.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Willie L. Hawkins
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 17th day of July 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

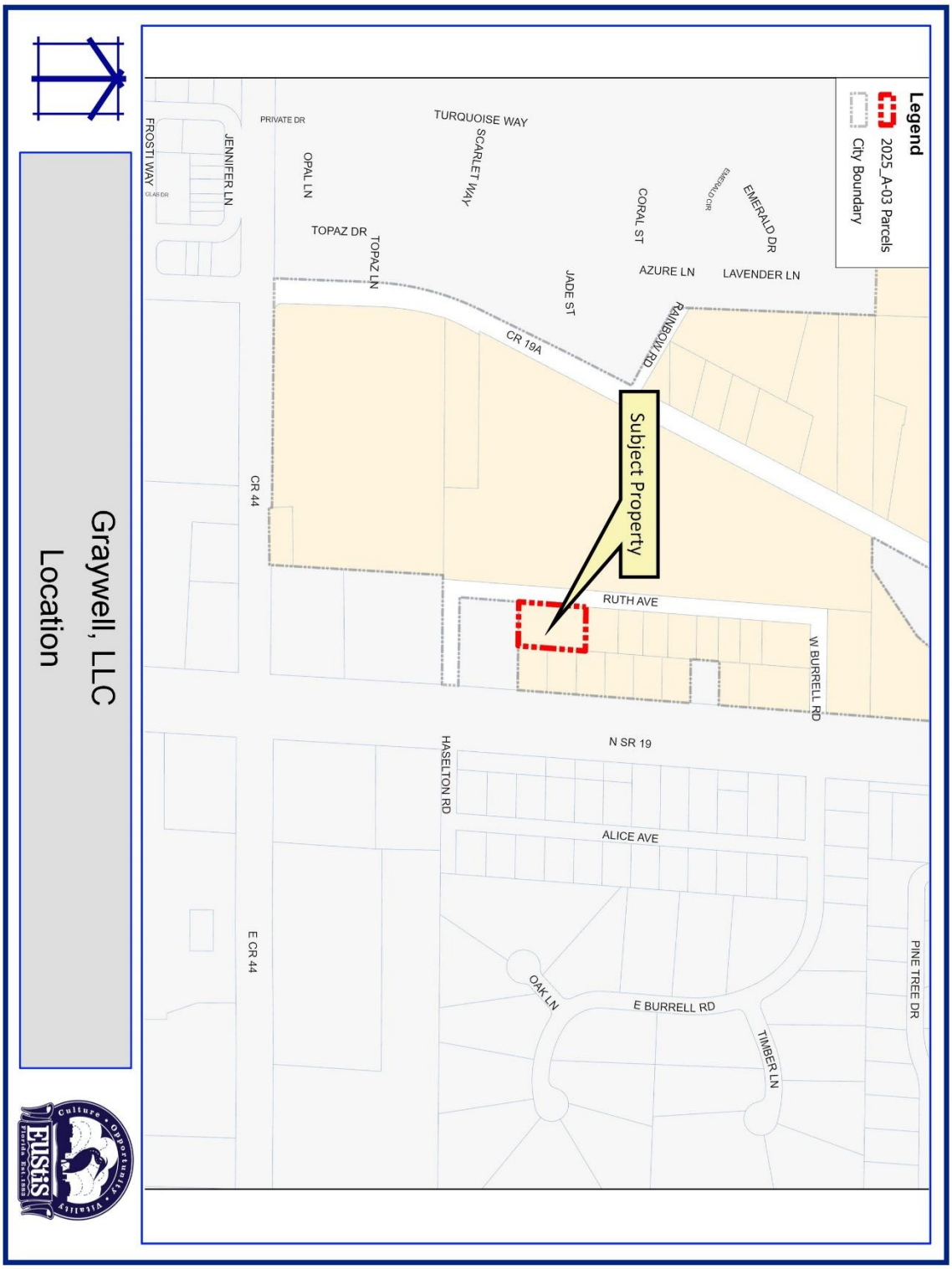
_____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-10 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 Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____ _____
Christine Halloran, City Clerk Date

EXHIBIT A


Legend
2025_A-03 Parcels
City Boundary
Subject Property
Graywell, LLC
Location
PRIVATE DR
TURQUOISE WAY
SCARLET WAY
FROSTI WAY
JENNIFER LN
OPAL LN
TOPAZ DR
TOPAZ LN
CORAL ST
EMERALD DR
AZURE LN
LAVENDER LN
JADE ST
RAINBOW RD
CR 19A
CR 44
RUTH AVE
W BURRELL RD
N SR 19
HASELTON RD
ALICE AVE
E CR 44
OAK LN
E BURRELL RD
TIMBER LN
PINE TREE DR

Analysis of Comprehensive Plan/Future Land Use Request **(Ordinance Number 25-11)**

In Accordance with 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) than the county FLU (4 du/acre) allows. The area is already primarily single-family development on existing platted lots.

2. Urban Development in Rural Areas:

Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

This indicator does not apply. The subject properties are located in an urbanizing corridor. The annexation and land use assignment apply to already platted residential lots

3. Strip or Isolated Development*:*

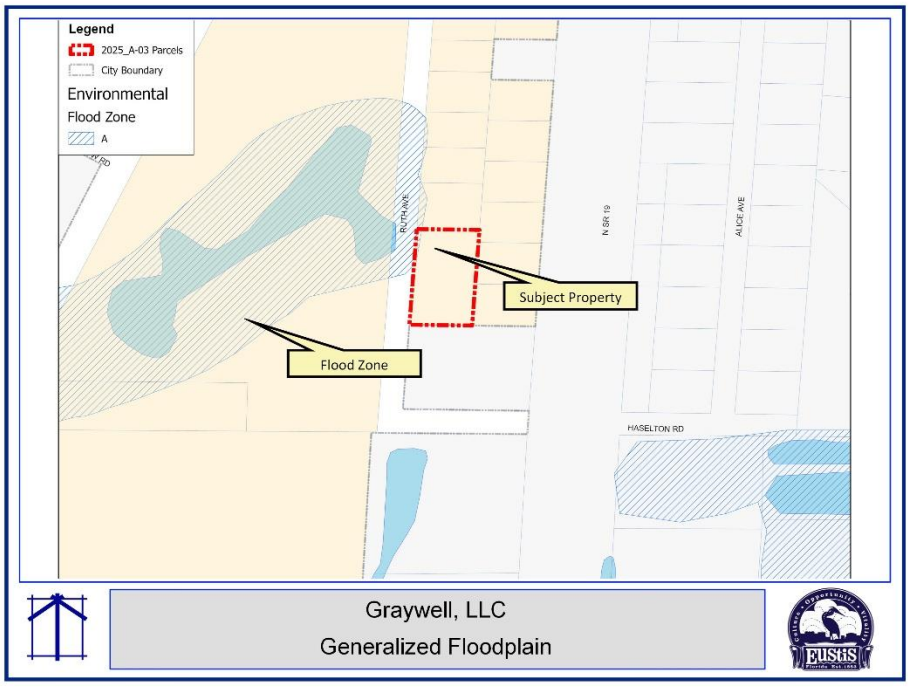
Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

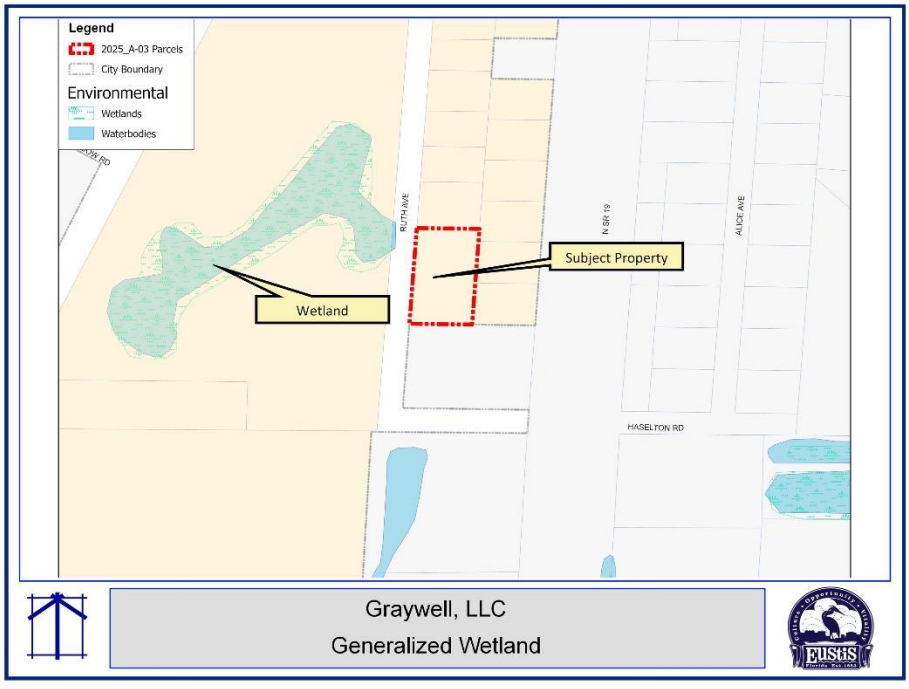
This indicator does not apply. The site is within an urbanizing corridor with commercial development to the south and residential development surrounding.

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 in a floodplain and does not contain wetland areas. The proposed development of this property is intended as residential and will follow the appropriate permitting procedures.





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:

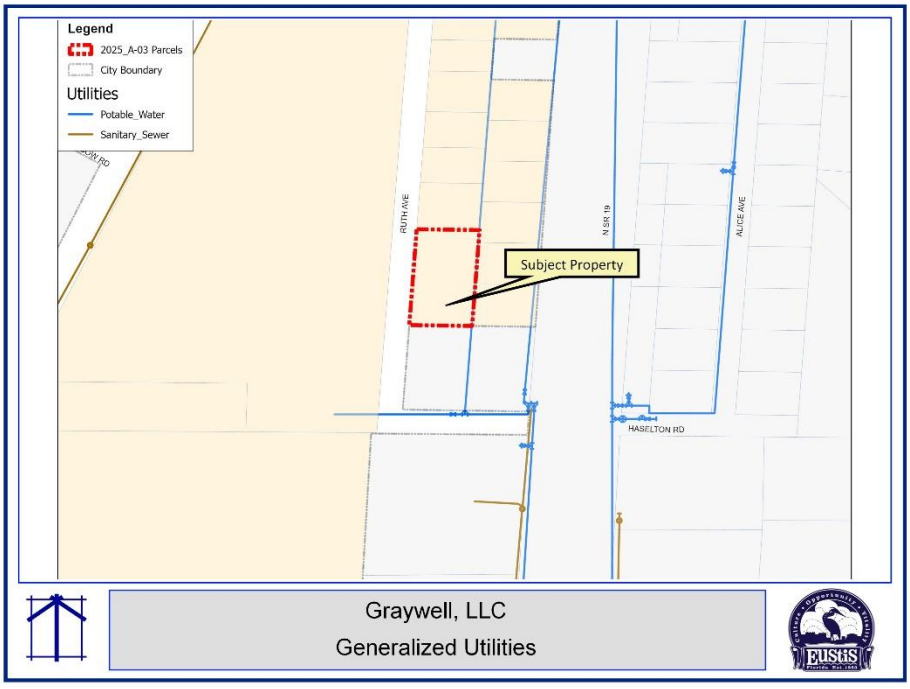
Fails to maximize use of existing public facilities and services.

This indicator does not apply. City water is available to the property. Development of this parcel will maximize the use and efficiency of the City's water service. City sewer service will need to be evaluated for availability at the time of building permitting.

7. Cost Effectiveness and Efficiency of Public Facilities:

Allows for land use patterns or timing that disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

This indicator does not apply. Adequate capacity is available to serve the existing and future development consistent with the requested Suburban Residential (SR) future land use designation. The City provides these services to other properties in the area, so efficiency will improve.



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 uses. The surrounding area is developed or has development entitlements attached to the land. These developments have densities and intensities that are clearly suburban uses. The mixed-use character of the MCR land use designation and the Suburban Corridor design district are compatible with the existing development pattern.

9. Infill and Redevelopment:

Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

This indicator does not apply. This property is a logical extension of the city boundaries.

10. Functional Mix of Uses:

Fails to encourage a functional mix of uses.

This indicator does not apply. The site is surrounded by single-family development on the adjacent properties, which is consistent with permitted uses in the area. A variety of other uses are evident, including various commercial uses, within .25 to .5 miles of the subject property.

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 accessibility and linkages between related uses. Development Services will ensure compliance with these standards at the time of development review. The property overall is within walking distance of existing commercial uses. The property is part of an existing platted residential lot neighborhood.

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 important open space.

13. Urban Sprawl:

The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

a. Direction of Growth:
   Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

   The site is adjacent to existing urban/suburban development patterns and is a logical extension of the urban development boundary. The

Comprehensive Plan and Land Development Regulations have provisions to protect natural resources and ecosystems at the time of site plan approval.

b. Efficient and Cost-Effective Services:
Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Water service is available. Sewer service is located at the intersection of Ruth Avenue and SR 19. Connection to sewer service will be evaluated at the time of the building permit.

c. Walkable and Connected Communities:
Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

At the time of development, the site must meet the City's Land Development Regulations relating to connection and sidewalks. Ruth Avenue and State Road 19 are not City infrastructure and do not currently have a sidewalk system. Interconnectivity via sidewalk to existing and future uses will be a challenge.

d. Water and Energy Conservation:
Promotes the conservation of water and energy.

The development of the site must meet City development and Florida Building Code standards that will require energy and water-efficient appliances.

e. Agricultural Preservation:
Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Not applicable; this site and adjacent areas do not support active agricultural or silvicultural activities. The site is within an existing developed residential area.

f. Open Space:
Preserves open space and natural lands and provides for public open space and recreation needs.

This is not applicable. The site does not provide functional open space or natural areas.

g. Balance of Land Uses:
Creates a balance of land uses based upon the demands of the residential population for the nonresidential needs of an area.

The proposed land use allows for existing and future residential uses. The property is part of an existing platted residential neighborhood, and does not lean to commercial or mixed use. Existing commercial development exists in close proximity to serve the residential population.

h. Urban Form Densities and Intensities:
Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Not applicable.

In Accordance with the 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 (SR) 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 24,500. Pursuant to the comprehensive plan policy and Land Development Regulation, residential development will be required to provide on-site park amenities as part of the development as a subdivision. In this case, the property is composed of existing platted residential lots, and additional park space will not be required as part of its development (building permit)

c. Potable Water & Sanitary Sewer:

Water and sewer are available to the subject property. Both the water and sewer systems have adequate capacity to serve the development of the property.

d. Schools:

The proposed change should not negatively impact schools. At the time of development, beyond permit application for a home or duplex, application verification of capacity will be required from Lake County Schools.

e. Solid Waste:

The City contracts with Waste Management for the hauling of solid waste. The company already services properties in the general area of the subject property. Serving this property will increase efficiency in the delivery of services.

f. Stormwater:

The Comprehensive Plan and Land Development Regulations include the level of service standards to which new development must adhere. Projects designed to meet these standards will not negatively affect the existing facilities and services.

g. Transportation Network Analysis:

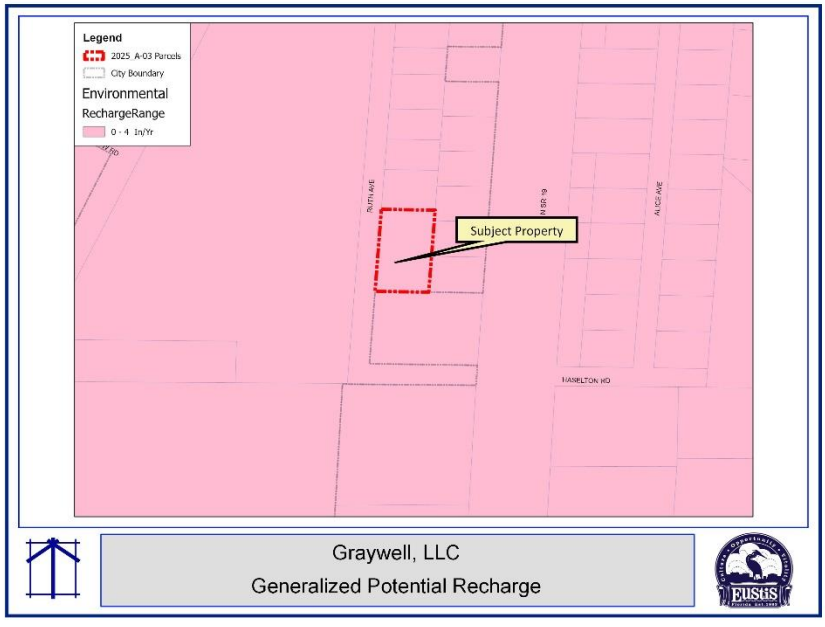
This potential added residential development is considered to have no negative impacts on the existing transportation system. At this time, the adjacent transportation network (SR 19) can serve the proposed Suburban Residential (SR) property, even at a maximum development standard, without negatively affecting the adopted level of service.

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 low recharge area. This property is part of an existing platted subdivision and site-specific studies for recharge will not be required for application for building permits. Source: Lake County Comprehensive Plan 2030 Floridian Aquifer Recharge Map.

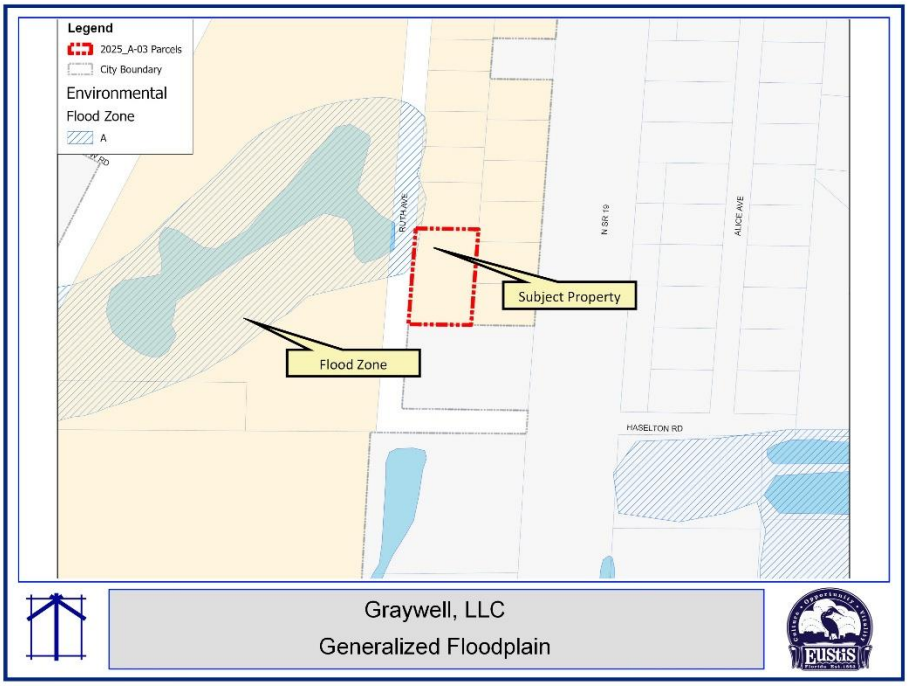


b. Historical or archaeological sites:

The City does not have any record of Florida Master Site Files related to this property, and no known historical or cultural resources exist.

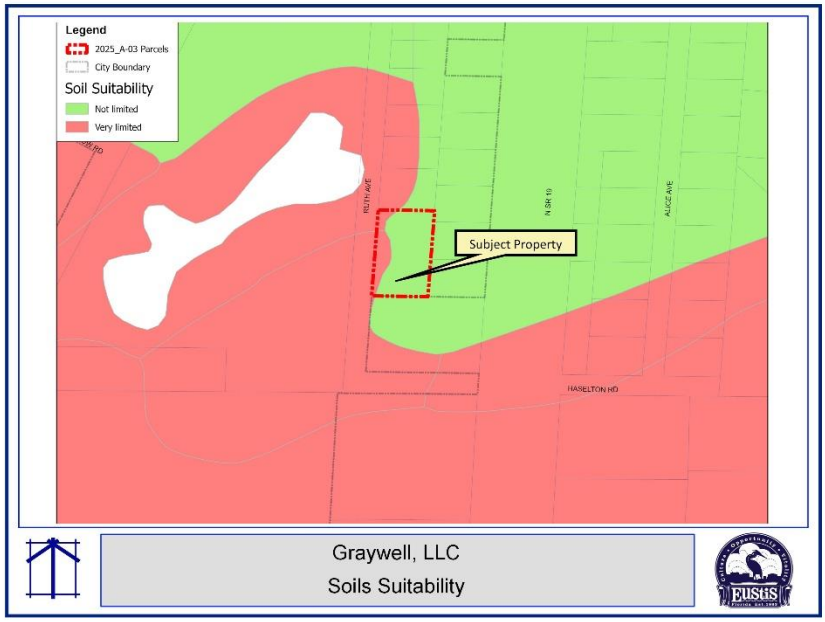
c. Flood zones:

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 suitable for single-family building.



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 Urban Low Density Future Land Use Category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use.

This category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 25% of the net buildable area of the entire site as common open space.

The maximum intensity in this category shall be 0.25, except for civic institutional uses which shall be 0.35. The maximum Impervious Surface Ratio shall be 0.60."

Proposed Land Use According to the Eustis 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.

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.

Comparison of Lake County Development Conditions

The existing Lake County future land use designation of the property is Urban Low, which provides for a range of residential development in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Allowable density and intensity in Urban Low is a maximum of 4 dwelling units per acre and intensity of 0.25 to 0.35 floor area ratio, with the sum of residential density and non-residential intensity not exceeding 100%.

Residential: Lake County limits residential development to 4 dwelling units/acre, while the Suburban Residential (SR) would allow up to 5 dwelling units/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 on the proposed residences.

Not applicable. The area already includes a mix of uses, including single-family residential and commercial. This proposed development would be adequately distanced from the commercial area to the south.

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. The proposed future land use assignment if for Suburban Residential (SR), which is a residential district to be located in an area that is residential in nature.

1. Transportation:

   Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.

   This potential added residential development is considered to have de minimis (negligible) impacts on the existing transportation system.

2. Water Supply:

   Each application for a land use designation amendment will be required to demonstrate that adequate water supplies and associated public facilities are (or will be) available to meet the projected growth demands.

   City water service and other services are available. The City's adopted Water Supply Plan anticipated additional growth consistent with this development, so supply and capacity are available.

In Accordance with Chapter 102-16(f), Land Development Regulations

Standards for Review:

In reviewing the application of a proposed amendment to the comprehensive plan, the local planning agency and the city commission shall consider:

a. *Consistent with Comprehensive Plan:*

   Whether the proposed amendment is consistent with all expressed policies the comprehensive plan.

   The proposed amendment is consistent with the Comprehensive Plan.

b. *In Conflict with Land Development Regulations:*

   Whether the proposed amendment is in conflict with any applicable provisions of these land development regulations.

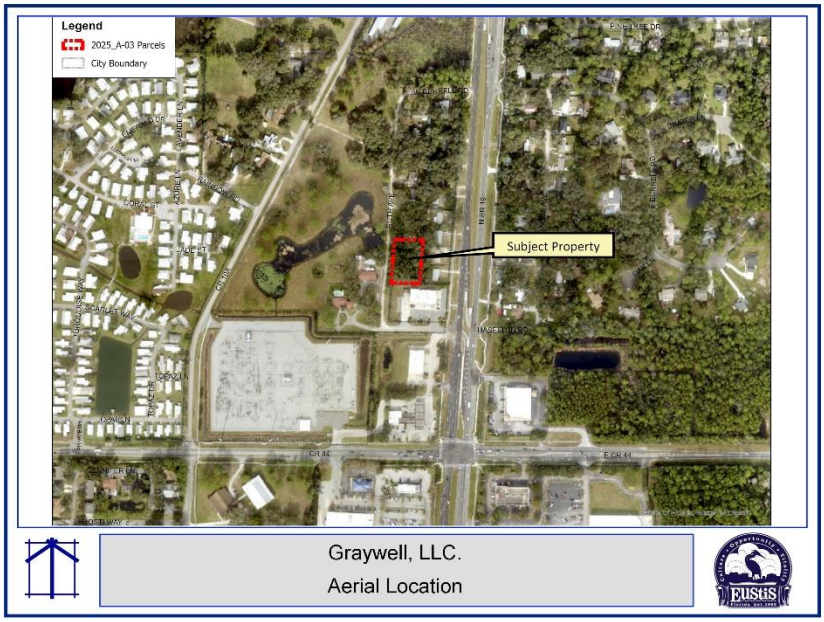
   The proposed amendment is not in conflict with the Land Development Regulations. At the time of development, there will be further review for compliance with planning and building standards and regulations.

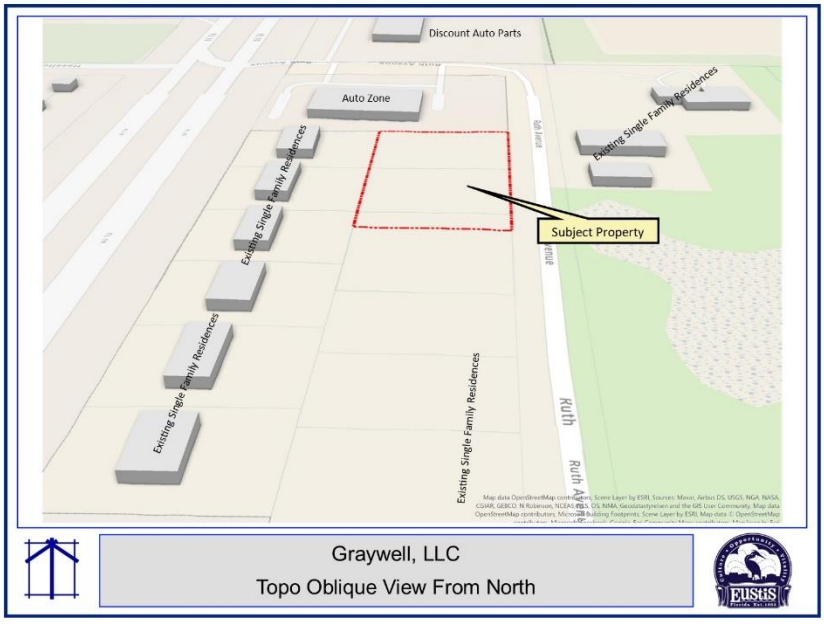
c. *Inconsistent with Surrounding Uses:*

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

   City commercial uses are located to the north within 300 feet of the property, and residential uses are located in the surrounding area with

varying densities. The proposed Suburban Residential Future Land Use is consistent.





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 and potentially central sewer service. These changed conditions warrant a change in the land use designation.

e. Demand on Public Facilities:

Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

City water and sewer services are available and near the site. Adequate capacity is available for future development consistent with the requested Suburban Residential future land use designation.

Upon annexation, the City will also provide other services such as fire and police protection, library services, parks, and recreation. The City provides these services to other properties in the area, so efficiency will improve.

f. Impact on Environment:

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

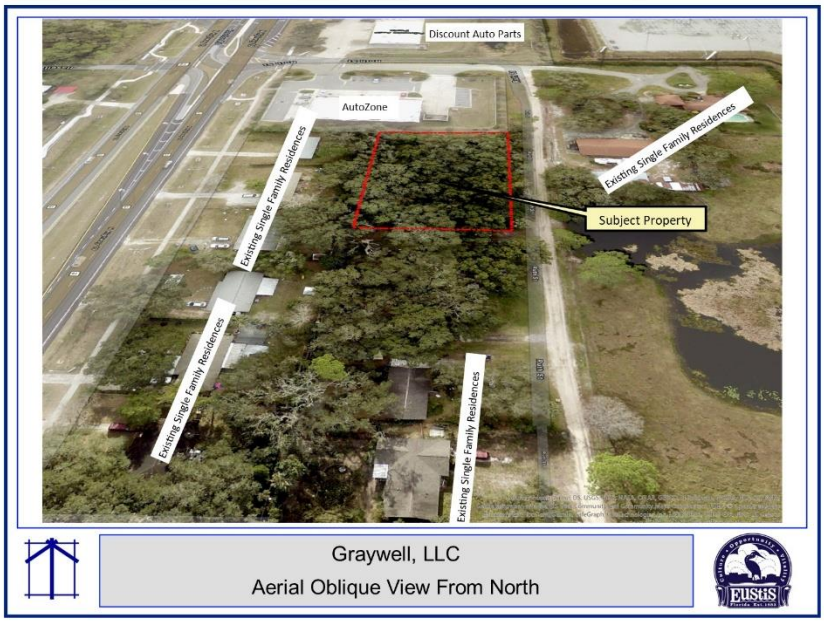
The site contains no apparent natural resources and is not connected to significant open space.

g. Orderly Development Pattern:

Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such a pattern.

The site is contiguous to the City limits. The annexation would create a logical development pattern as it extends the City limits to a more natural boundary in this area. This would further the eventual goal of a City of Eustis area under one local government jurisdiction.

The requested SR future land use designation, coupled with a Suburban Corridor design district designation, provides for a consistent development transect.



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 Suburban Residential (SR) land use will provide for orderly growth and development. This designation would advance the public interest by potentially providing additional housing options, and the application of the LDRs to future development will ensure consistency with the community character and lifestyle of the city.

i. *Other Matters:*

Any other matters that may be deemed appropriate by the local planning agency or the city commissioners, in review and consideration of the proposed amendment.

No other matters.

Analysis of Design District Request **(Ordinance Number 25-12)**:

Form-Based Code:

The City's Land Development Regulations are a form-based code. Design districts are unique to form-based codes. Lake County still uses traditional Euclidean zoning, so there are no design districts for parcels in unincorporated Lake County. When a parcel annexes into the City of Eustis, the City must assign a consistent design district that follows the urban, suburban, and rural transect

1. *Standards for Review:*

The Land Development Regulations include the following standards for review of an amendment to the Design District Map. In approving a change in the designation, the City Commission shall consider: Whether the amendment conflicts 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 the 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 Corridor). The Suburban development pattern and intent, and the Suburban Corridor definition, structure, and form description are stated below. The assignment of a Suburban Corridor 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 corridor.

a. Definition. Linear concentrations of typically commercial uses, predominantly auto-oriented uses. The parcel size ranges from large areas of depth to shallow in nature, compatible with the adjacent neighborhoods.

b. Structure. The street system is designed to accommodate the density, intensity, and form of suburban development and provides functional connections that link neighborhoods to shopping areas.

c. Form: Predominantly single-use areas that may include a mix of uses, retail, and residential.

The Suburban development patterns statement above indicates that residential uses are primarily located on streets with fewer vehicle connections. A Suburban Corridor designation follows the district pattern and intent outlined in the Land Development Regulations and is consistent with the existing transect in the area.

c. ***Section 102-17(a)***

The following guidelines must be followed when proposing the reassignment of design district:

Compatible intensities should face across streets. Changes in design districts should occur along rear alleys or lanes or along conservation edges.

Reassignment is not being proposed. A City of 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 Corridor definition, structure and form are compatible with the existing uses and any proposed uses permitted under the Suburban Residential future land use designation.

f. ***Changed Conditions:***

Whether there have been changed conditions that justify amending the design district.

The subject property is proposed for annexation, and a design district assignment is necessary. The conditions have changed from land

located in unincorporated Lake County without central services to a site within the City of Eustis with municipal services.

g. ***Public Facilities.***

Whether, and the extent to which, the proposed redistricting would result in demands on public facilities, and whether, or to the extent to which, the proposed change would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

A redistricting is not proposed. Assigning a design district to an annexation property will not change the demand impact on public facilities. The Future Land Use designation controls the density and intensity permitted on the site, so the Design District map amendment would not result in impacts beyond that already anticipated. Also, see the analysis of public facilities in the above sections of this report.

h. Impact on Environment:

Whether, and the extent to which, the redistricting would result in significant impacts on the natural environment.

The proposed Design District designation for this property does not change the development potential of the parcel. Design Districts control the form and function of any development that does occur. The Future Land Use designation controls the density, intensity, and minimum open space permitted on the site, so the Design District amendment would not result in additional impacts on the natural environment. As building permit approval must be obtained before development can begin, the Comprehensive Plan and the Land Development Regulations include standards for the protection of environmentally sensitive lands that would apply should conditions at the time of development warrant such protection.

i. Property Values:

Whether, and the extent to which, the proposed redistricting would affect the property values in the area.

Redistricting is not being proposed. A City of 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 Corridor design district designation to an annexation parcel, which is consistent with the existing transect.

ORDINANCE NUMBER 25-11

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 0.60 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 3957568, 3957567, AND 3450680, GENERALLY LOCATED ON THE WEST SIDE OF STATE ROAD 19 ALONG RUTH AVENUE, FROM URBAN LOW IN LAKE COUNTY TO SUBURBAN RESIDENTIAL IN THE CITY OF EUSTIS.

WHEREAS, on November 4, 2010, the Eustis City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 through Ordinance Number 10-11; and

WHEREAS, the State of Florida Department of Community Affairs found the City of Eustis Comprehensive Plan 2010-2035 In Compliance pursuant to Sections 163.3184, 163.3187, and 163.3189 Florida Statutes; and

WHEREAS, the City of Eustis periodically amends its Comprehensive Plan in accordance with 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 0.60 acres of real property located on the west side of State Road 19 along Ruth Avenue and more particularly described herein; and

WHEREAS, on June 19, 2025, 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 June 19 2025, 2025, the City Commission held the 1st Adoption Public Hearing to accept the Local Planning Agency's recommendation to adopt the Small-Scale Future Land Use Amendment contained herein; and

WHEREAS, on July 17, 2025, the City Commission held the 2nd 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 Urban Low in Lake County to Suburban Residential (SR) within the City of Eustis:

Parcel Alternate Key: 3957568, 3957567, and 3450680

Parcel Identification Numbers: 35-18-26-0700-000-01300, 35-18-26-0700-000-01200 and 35-18-26-0700-000-01100

Legal Description:

Parcel 1
HASELTON HEIGHTS PB 13 PG 38 LOT 13 ORB 6392 PG 1286 ORB 6399 PG 2346
Parcel 2
HASELTON HEIGHTS PB 13 PG 38 LOT 12 ORB 6392 PG 1286 ORB 6399 PG 2346
Parcel 3
HASELTON HEIGHTS PB 13 PG 38 THE SOUTH 25.95 FT OF LOT 11 ORB 6392 PG 1286 ORB 6399 PG 2346

(The foregoing legal description was created via optical character recognition from the applicant's PDF submittal 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: That the effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be 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 the adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 17th day of July 2025.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Willie L. Hawkins
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 17th day of July 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

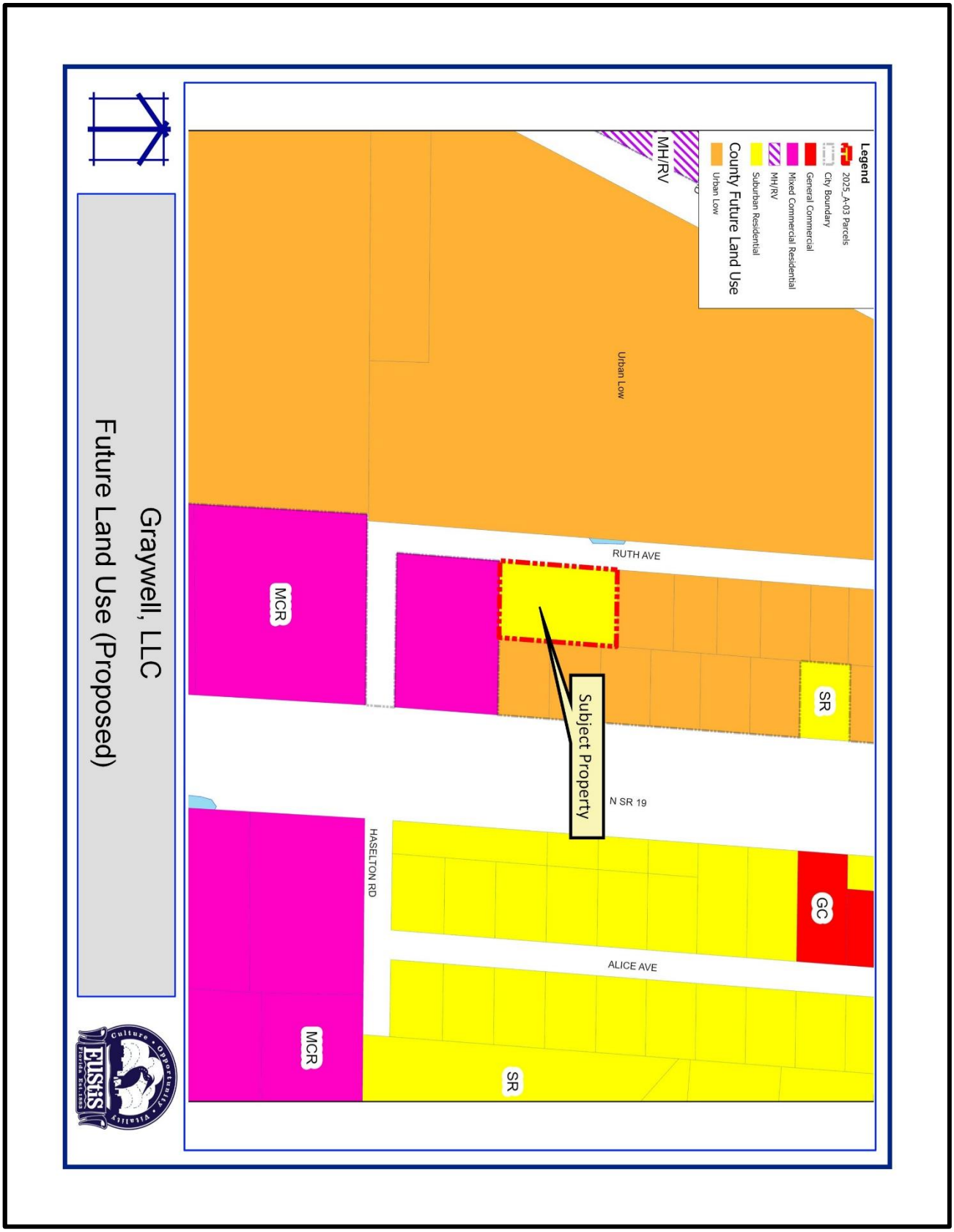
_____ _____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-11 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one opy hereof at the Eustis Memorial Library, and one copy hereof at the Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____
Christine Halloran, City Clerk

Exhibit A


Legend
2025_A-03 Parcels
City Boundary
General Commercial
Mixed Commercial Residential
MH/RV
Suburban Residential
County Future Land Use
Urban Low
MH/RV
Urban Low
RUTH AVE
MCR
SR
Subject Property
N SR 19
HASELTON RD
GC
ALICE AVE
MCR
SR
Graywell, LLC
Future Land Use (Proposed)

Business Impact Estimate Eligibility Form

Section 166.041(4), Florida Statutes

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Eustis' website by the time notice of the proposed ordinance is published.

This form simply assists in determining whether a Business Impact Estimate must be completed under Florida law for the proposed ordinance. Should a Business Impact Estimate be required or should the City opt to provide one as a courtesy based on the selection below then a separate form with the statutory components of Section 166.041(4)(a) shall also accompany the proposed ordinance.

Ordinance Number	25-11
Ordinance Subject	Annexation 2025-A-03
Legal Advertising Date	July 7, 2025
First Reading On	6/19/2025
Second Reading On	7/17/2025

Ordinance Title

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 0.60 ACRES OF REAL PROPERTY AT LAKE COUNTY PROPERTY APPRAISER'S ALTERNATE KEY NUMBERS 3957568, 3957567, AND 3450680, LOCATED ON THE WEST SIDE OF STATE ROAD 19, ALONG RUTH AVENUE.

Based on the City's review of the proposed ordinance (*must select one of the following*):

☒ The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.

☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☐ The City has prepared a Business Impact Estimate in accordance with section 166.041(4), Florida Statutes.

Exemptions

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinance:

Section 166.041 (4)(c) exemption: It is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

ORDINANCE NUMBER 25-12

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN CORRIDOR DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 0.60 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 3957568, 3957567, AND 3450680, GENERALLY LOCATED ON THE WEST SIDE OF STATE ROAD 19 ALONG RUTH AVENUE.

WHEREAS, the City of Eustis desires to amend the Design District Map of the Land Development Regulations adopted under Ordinance Number 09-33 to assign a Design District designation of Suburban Corridor to approximately 0.60 acres of recently annexed real property further described below, and

WHEREAS, on June 19, 2025, the City Commission held the 1st Public Hearing to consider the Design District Amendment contained herein; and

WHEREAS, on July 17, 2025, the City Commission held the 2nd Public Hearing to consider the adoption of the Design District Amendment contained herein;

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS 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 Corridor:

Parcel Alternate Key: 3957568, 3957567, and 3450680

Parcel Identification Numbers: 35-18-26-0700-000-01300, 35-18-26-0700-000-01200 and 35-18-26-0700-000-01100

Legal Description:

Parcel 1
HASELTON HEIGHTS PB 13 PG 38 LOT 13 ORB 6392 PG 1286 ORB 6399 PG 2346
Parcel 2
HASELTON HEIGHTS PB 13 PG 38 LOT 12 ORB 6392 PG 1286 ORB 6399 PG 2346
Parcel 3
HASELTON HEIGHTS PB 13 PG 38 THE SOUTH 25.95 FT OF LOT 11 ORB 6392 PG 1286 ORB 6399 PG 2346

(The foregoing legal description was created via optical character recognition from the applicant's PDF submittal 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 the annexation of the subject property through approval of Ordinance Number 25-10.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 17th day of July 2025.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Willie L. Hawkins
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 17th day of July 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

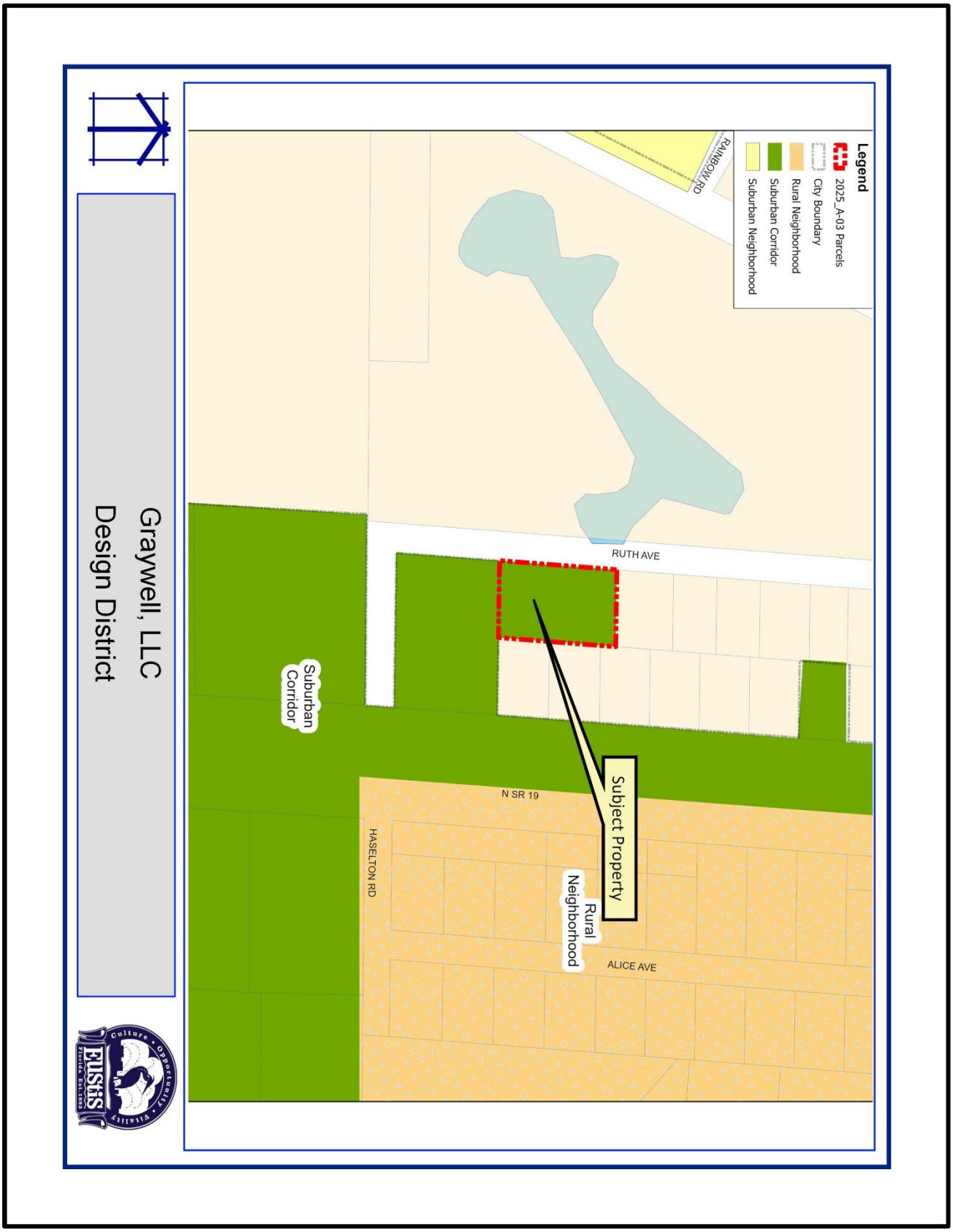
_____ _____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-12 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____ _____
Christine Halloran, City Clerk Date

Exhibit A


Legend
2025_A-03 Parcels
City Boundary
Rural Neighborhood
Suburban Corridor
Suburban Neighborhood
RAINBOW RD
RUTH AVE
Suburban Corridor
N SR 19
HASELTON RD
Subject Property
Rural Neighborhood
ALICE AVE
Graywell, LLC
Design District

Business Impact Estimate Eligibility Form

Section 166.041(4), Florida Statutes

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Eustis' website by the time notice of the proposed ordinance is published.

This form simply assists in determining whether a Business Impact Estimate must be completed under Florida law for the proposed ordinance. Should a Business Impact Estimate be required or should the City opt to provide one as a courtesy based on the selection below then a separate form with the statutory components of Section 166.041(4)(a) shall also accompany the proposed ordinance.

Ordinance Number	25-12
Ordinance Subject	Assignment of Design District for Recently Annexed Property 2025-DD-04
Legal Advertising Date	July 7, 2025
First Reading On	7/17/2025
Second Reading On	8/7/2025

Ordinance Title

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN CORRIDOR DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 0.60 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 3957568, 3957567, AND 3450680, GENERALLY LOCATED ON THE WEST SIDE OF STATE ROAD 19 ALONG RUTH AVENUE.

Based on the City's review of the proposed ordinance (*must select one of the following*):

☒ The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.

☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☐ The City has prepared a Business Impact Estimate in accordance with section 166.041(4), Florida Statutes.

Exemptions

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinance:

Section 166.041 (4)(c) exemption: It is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 17, 2025

RE: Explanation of Ordinance Numbers 25-13, 25-24 and 25-15 for Annexation of Parcels with Alternate Key Numbers 3862860 and 1193532

Ordinance Number 25-13: Voluntary Annexation
Ordinance Number 25-14: Comprehensive Plan Amendment
Ordinance Number 25-15: Design District Assignment

FIRST READING

Ordinance Number 25-13: Voluntary Annexation of Parcels with Alternate Key Numbers 3862860 and 1193532

Introduction:

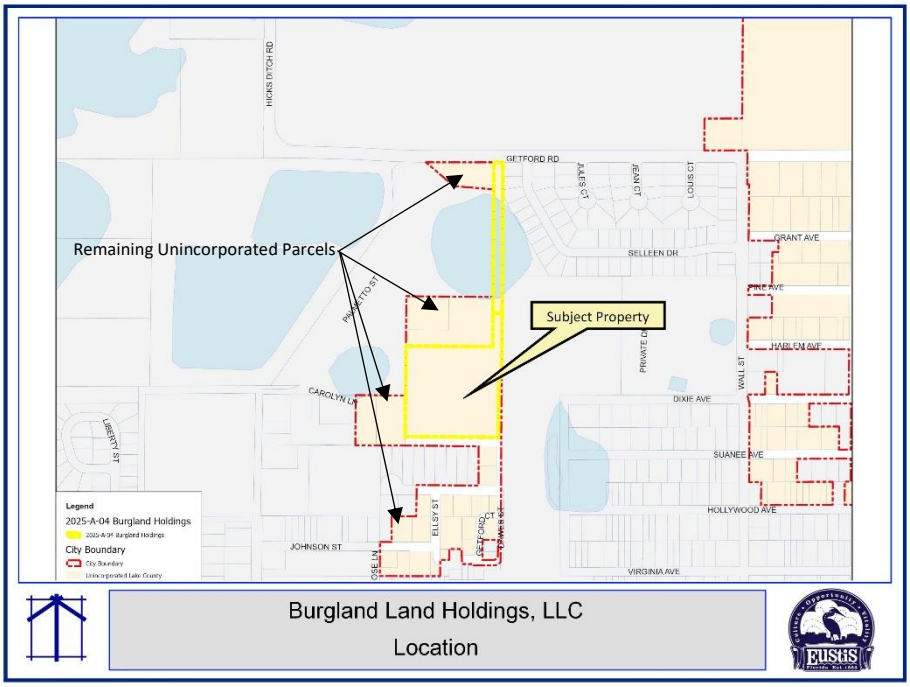
Ordinance Number 25-13 provides for the voluntary annexation of approximately 6.18 acres located east of Palmetto Street, south of Getford Road, north of Hollywood Avenue, and northwest of Dawes Street (Alternate Key Numbers 3862860 and 1193532). Provided the annexation of the subject property is approved, Ordinance Number 25-14 would change the Future Land Use designation from Urban Medium in Lake County to Urban Residential (UR) in the City of Eustis, and Ordinance Number 25-15 would assign the subject property a Design District designation of Suburban Neighborhood. If Ordinance Number 25-13 is denied, then there can be no consideration of Ordinance Numbers 25-14 and 25-15.

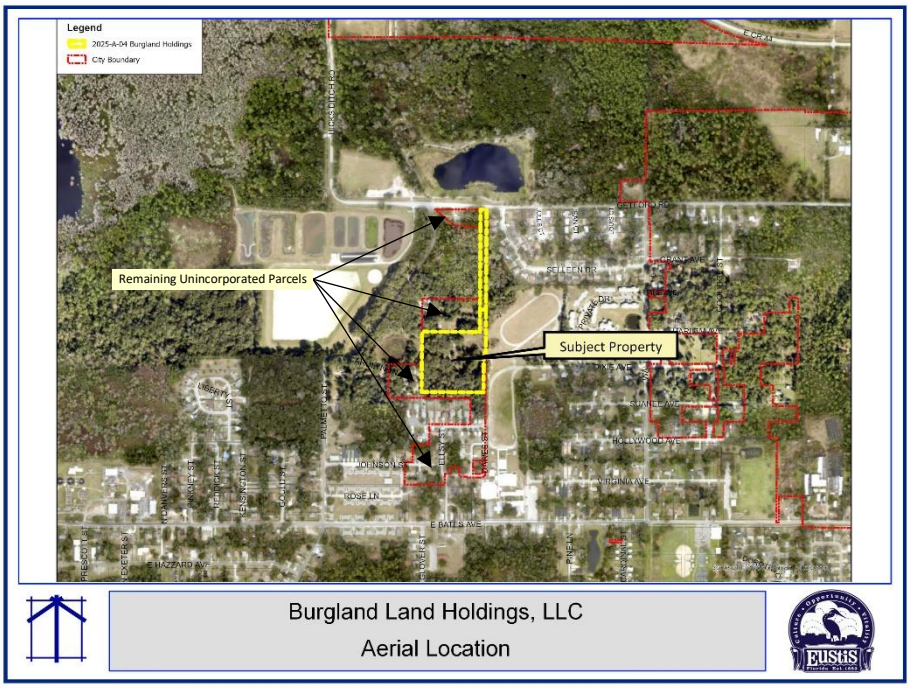
Background:

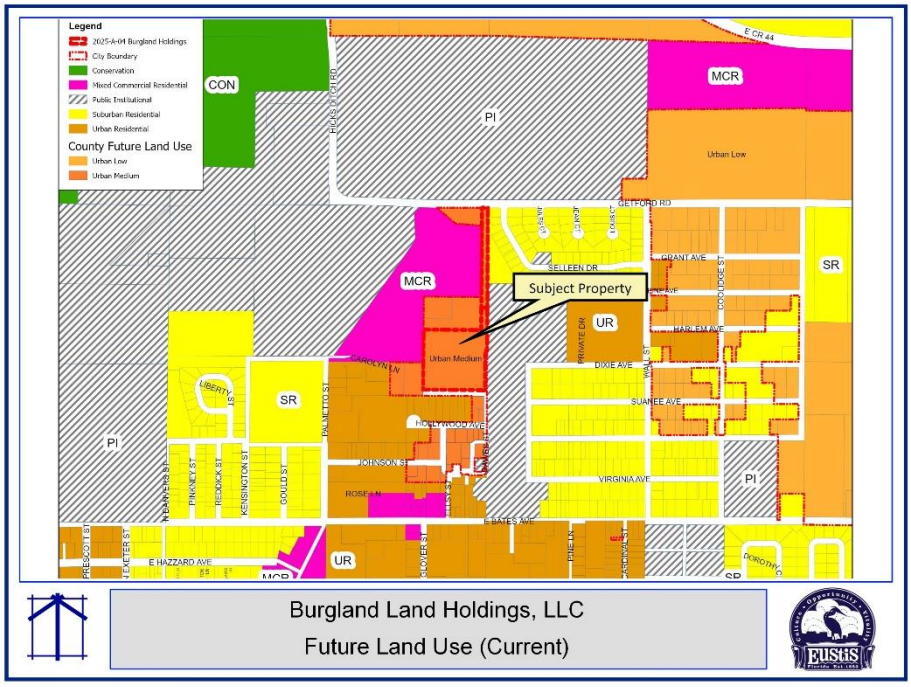
1. The site contains approximately 6.18 acres and is located within the Eustis Joint Planning Area. The site is currently vacant.
2. The subject property is contiguous to the current City boundary on the east and west property lines.
3. The property owner also owns the property abutting Palmetto Street to the west.
4. This area is an enclave. Several properties in the area will remain an enclave.
5. Annexation of this property will not impede ingress/egress to the remaining enclaved properties.
6. The site has a Lake County Future Land Use Designation of Urban Medium; however, approval of Ordinance Number 25-14 would change the land use designation to Urban Residential (SR) within the City of Eustis.

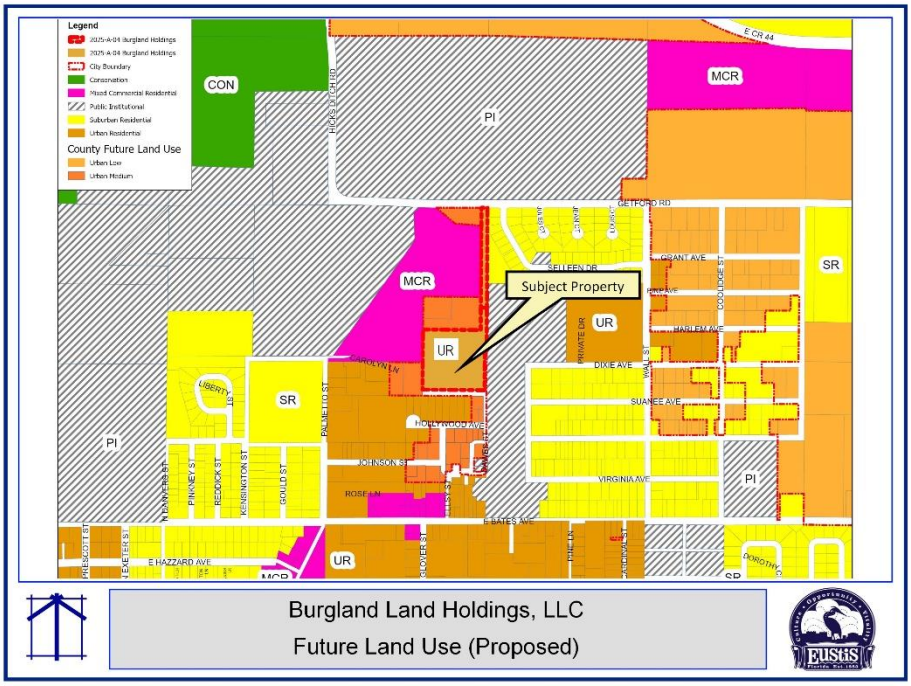
Location	Existing Use	Future Land Use	Design District
Site	Vacant	Urban Medium (Lake County)	N/A
North	Single-Family Residential	Urban Medium (Lake County)	N/A
South	Single-Family Residential	Urban Medium (Lake County) and Urban Residential	Suburban Neighborhood

East	Single-Family Residential	Public Institutional	Suburban Neighborhood
West	Single-Family Residential	Urban Residential	Suburban Neighborhood









Applicant's Request

The applicant and property owner wish to annex the property and change the future land use to Urban Residential (UR). The applicant has requested the Urban Residential, but they had originally requested that the Mixed-Commercial Residential would be assigned as that land use applied to the parcel directly to the west. As this is a request that will ultimately result in residential development, staff suggested the Urban Residential (UR) future land use to match the surrounding development pattern for the area.

The current Lake County land use designation for the subject property is Urban Medium. The Lake County land use designation allows for residential uses of up to seven (7) dwelling uni

per one (1) net buildable acre and civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use.

The proposed Urban Residential (UR) land use designation within the City of Eustis provides for residential uses up to twelve (12) dwelling units per acre. This future land use district will most closely match the land use and residential development patterns that have been established in the area or would be allowed under the established City of Eustis Future Land Use Designations.

A. Analysis of Annexation Request **(Ordinance Number 25-13)**

1. Resolution Number 87-34 – Joint Planning Area Agreement with Lake County:

   "The City and the County agree that the unincorporated areas adjacent to the City might be appropriately served by urban services provided by the City, and might therefore be annexed into the City in accordance with State law….The City agrees to annex property in accordance with State law and provide adequate urban services and facilities to serve those areas within the Joint Planning Area."

   The subject property is located within the Joint Planning Area. Urban services of adequate capacity are available to serve future development, consistent with the requested Urban Residential (UR) future land use designation.

2. Florida Statues Voluntary Annexation - Chapter 171.044(1):

   "The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality."

   The Joint Planning Area boundaries define the reasonably compact area where the City could provide services effectively and efficiently. The subject property lies within that planning area. It is contiguous to the City limits on the southern boundary, and the owner petitioned for annexation.

3. Florida Statues 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 in accordance with the requirements on June 30, 2025, and again on July 7, 2025, and will run again in accordance with Florida Statutes, before adoption of the Ordinance.

4. Florida Statues 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. The property is located in an area that is currently an unincorporated enclave. There will be remaining properties that will still be an incorporated 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 notified the Lake County Board of County Commissioners on June 2, 2025.

B. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 25-14)

In Accordance with Florida Statutes Chapter 163.3177.9, to discourage urban sprawl, the Florida Statutes outlines the Primary Indicators of Sprawl. **Staff has reviewed these indicators and finds that the proposed annexation and assignment of Future Land Use does not contradict the intent of the primary indicators of sprawl as outlined. The outline and summary of these indicators is included in supplement to this report.**

C. Per the City of Eustis Comprehensive Plan Future Land Use Element Appendix
Staff has assessed the proposed amendment to the City of Eustis Comprehensive Plan Future Land Use map relating to the development patterns described and supported within the Plan, including conditions and impacts to utility infrastructure, transportation infrastructure, natural features, and the environment. Staff review finds that the proposed assignment of the Urban Residential (UR) future land use will not result in impacts that will cause detriment beyond current patterns. The outline and summary of this analysis are included as a supplement to this report.

D. Analysis of Design District Request (Ordinance Number 25-15):

The City's Land Development Regulations are a form-based code. Design districts are unique to form-based codes. Lake County still uses traditional Euclidean zoning, so there are no design districts for parcels in unincorporated Lake County. When a parcel annexes into the City of Eustis, the City must assign a consistent design district that follows the urban, suburban, or rural transect consistent with the surrounding area.

The City's Land Development Regulations set forth standards for review when changing or in the case of annexation, assigning a Design District. Staff has reviewed these standards and finds the proposed Suburban Neighborhood Design District consistent with those standards. The outline and summary of this analysis are included as a supplement to this report.

Recommended Action:
Development Services finds the proposed annexation, Future Land Use, and Design District designations consistent with the Comprehensive Plan, Land Development Regulations, and surrounding and adjacent land uses; therefore, it recommends approval of Ordinance Numbers 25-13, 25-14, and 25-15.

Policy Implications:
None

Alternatives:

1. Approve Ordinance Numbers 25-13 (Annexation), 25-14 (Comp. Plan Amendment), and/or 25-15 (Design District Designation).
2. Deny Ordinance Numbers 25-13, 25-14, and 25-15.

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.

Business Impact Estimate:
Exempt from this Requirement per F.S. 164.041(4)(c)7.b. (*Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality*)

Prepared By:
Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:
Mike Lane, AICP, Development Services Director

Business Impact Estimate Eligibility Form

Section 166.041(4), Florida Statutes

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Eustis' website by the time notice of the proposed ordinance is published.

This form simply assists in determining whether a Business Impact Estimate must be completed under Florida law for the proposed ordinance. Should a Business Impact Estimate be required or should the City opt to provide one as a courtesy based on the selection below then a separate form with the statutory components of Section 166.041(4)(a) shall also accompany the proposed ordinance.

Ordinance Number	25-13
Ordinance Subject	Annexation 2025-A-04
Legal Advertising Date	July 7, 2025
First Reading On	7/17/2025
Second Reading On	8/7/2025

Ordinance Title

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 6.18 ACRES OF REAL PROPERTY AT LAKE COUNTY PROPERTY APPRAISER'S ALTERNATE KEY NUMBERS 3862860 and 1193532, LOCATED EAST OF PALMETTO STREET, NORTH OF HOLLYWOOD AVENUE, AND NORTHWEST OF DAWES STREET.

Based on the City's review of the proposed ordinance (*must select one of the following*):

☒ The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.

☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☐ The City has prepared a Business Impact Estimate in accordance with section 166.041(4), Florida Statutes.

Exemptions

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinance:

Section 166.041 (4)(c) exemption: It is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

ORDINANCE NUMBER 25-13

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 6.18 ACRES OF REAL PROPERTY AT LAKE COUNTY PROPERTY APPRAISER'S ALTERNATE KEY NUMBERS 3862860 and 1193532, LOCATED EAST OF PALMETTO STREET, NORTH OF HOLLYWOOD AVENUE, AND NORTHWEST OF DAWES STREET.

WHEREAS, Charles Hiott, P.E., has made an application for voluntary annexation, on behalf of Burgland Land Holdings, LLC, the property owner, for approximately 6.18 acres of real property located east of Palmetto Street, north of Hollywood Avenue, and northwest of Dawes Street, more particularly described as:

Parcel Alternate Key: 3862860 and 1193532

Parcel Identification Numbers: 01-19-26-0900-000-00204 and 01-19-26-0900-000-00101

Legal Description:

Exhibit "B"

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 and sewer service is available to the property; and

WHEREAS, on July 17, 2025, the City Commission held the 1st Public Hearing to consider the voluntary annexation of the property contained herein; and

WHEREAS, on August 7, 2025, the City Commission held the 2nd Public Hearing to consider the voluntary annexation of the property contained herein

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

SECTION 1.

That pursuant to, and under the authority of, Florida Statute 171.044, the City of Eustis, Lake County, Florida, does hereby annex and amend the municipal boundaries to include approximately 6.18 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 7th day of August, 2025.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Willie L. Hawkins
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 7th day of August 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

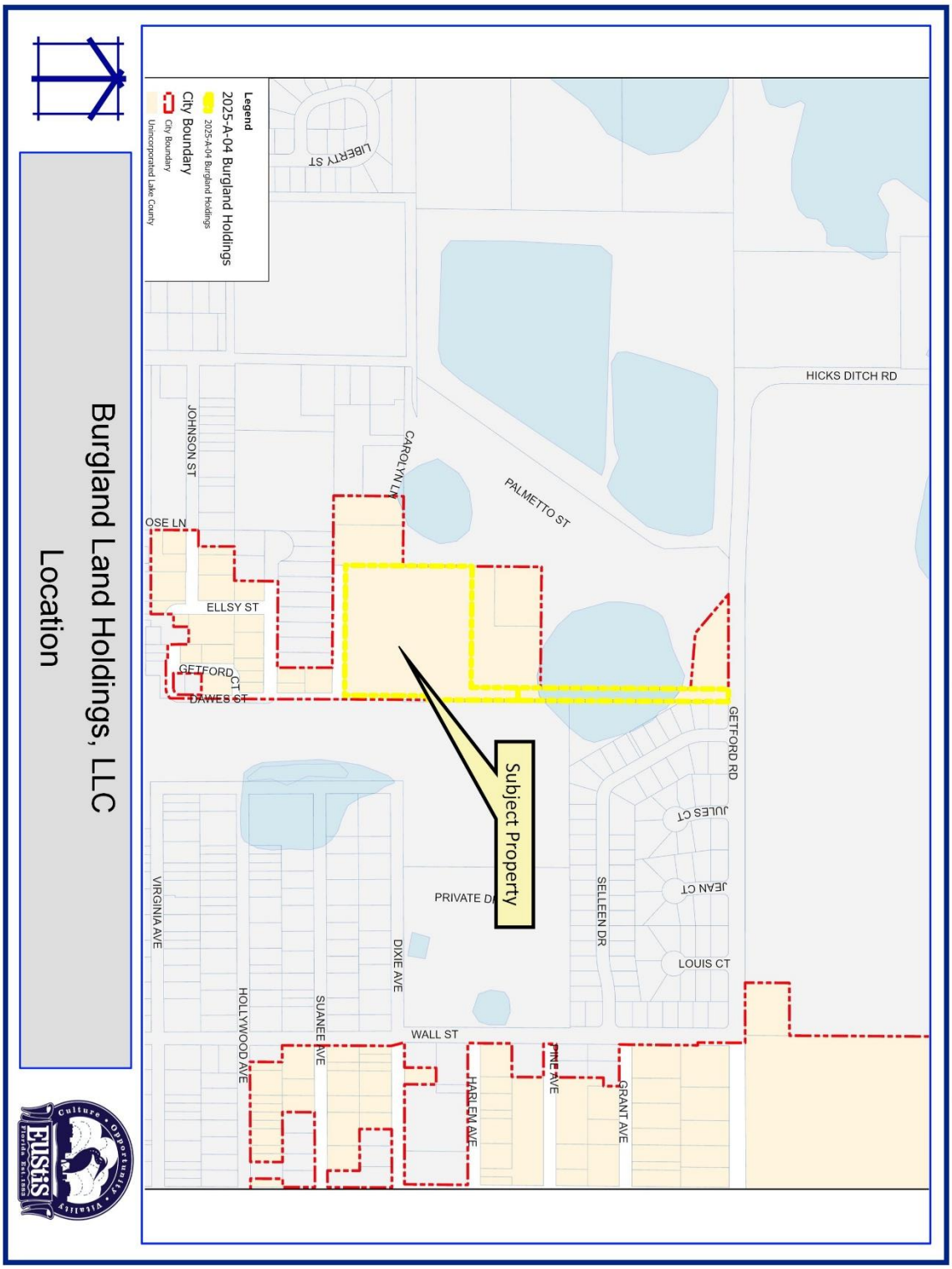
_____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-13 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____ _____
Christine Halloran, City Clerk Date

EXHIBIT A


Legend
2025-A-04 Burgland Holdings
2025-A-04 Burgland Holdings
City Boundary
City Boundary
Unincorporated Lake County
Burgland Land Holdings, LLC
Location
LIBERTY ST
HICKS DITCH RD
JOHNSON ST
CAROLYN LN
PALMETTO ST
OSE LN
ELLSY ST
GETFORD CT
DAWES CT
GETFORD RD
JULES CT
JEAN CT
Subject Property
PRIVATE DR
SELLEEN DR
LOUIS CT
VIRGINIA AVE
DIXIE AVE
HOLLYWOOD AVE
SUANEE AVE
WALL ST
HARLEM AVE
PINE AVE
GRANT AVE

Analysis of Comprehensive Plan/Future Land Use Request **(Ordinance Number 25-14)**

In Accordance with Florida Statutes Chapter 163.3177.9.:

Discourage Urban Sprawl: Primary Indicators of Sprawl:

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

Review of Indicators

1. Low Intensity Development:

Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

This indicator does not apply. The requested future land use will provide for a higher density (12 du/acre) than the county FLU (7 du/acre) allows. The area is already primarily single-family development on existing platted lots.

2. Urban Development in Rural Areas:

Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

This indicator does not apply. The subject properties are located in an urbanizing area. The annexation and land use assignment apply to vacant land that are not designated as rural or used in a manner denoting rural or agricultural practices or endevours.

3. Strip or Isolated Development*:*

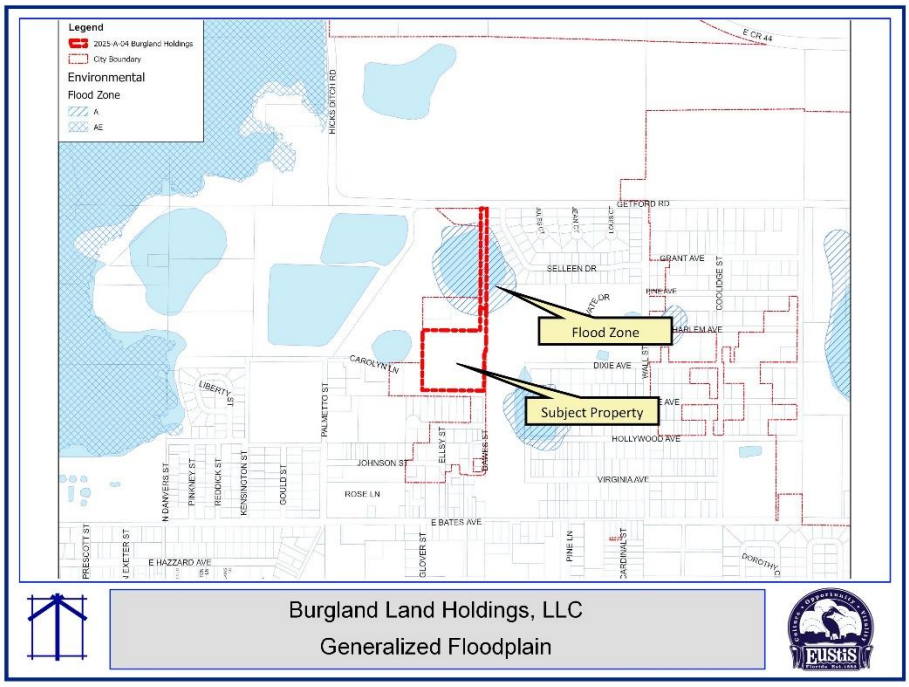
Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

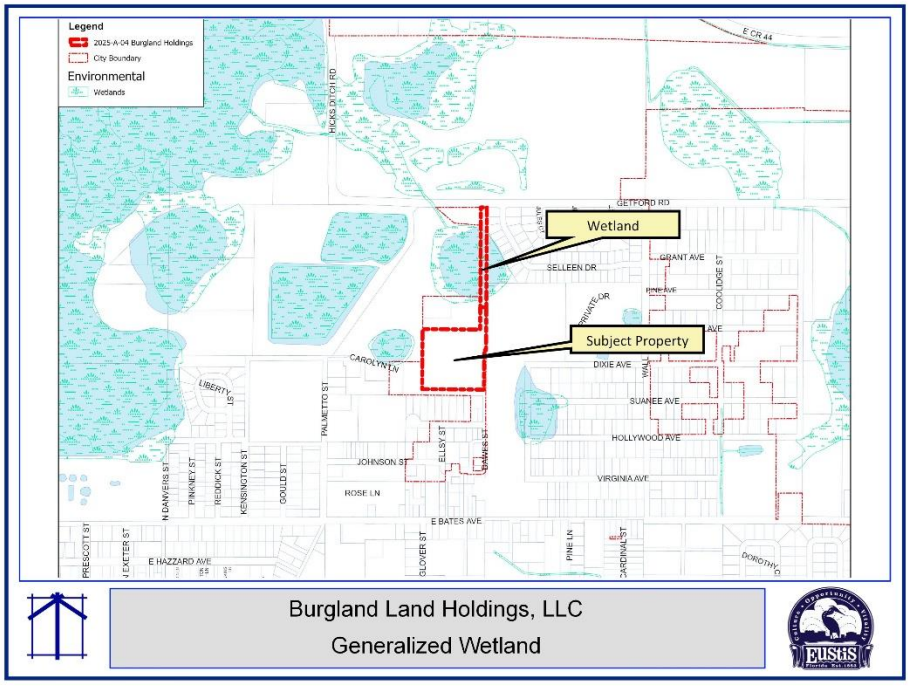
This indicator does not apply. There are existing residential development patterns established in the area with urban facilities available.

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 majority of the subject property is not in a floodplain and does not contain wetland areas. The proposed development of this property is intended as residential and will follow the appropriate permitting procedures. The narrow strip of property subject to this annexation and FLUM assignment is the only area impacted by the floodplain and wetland.





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:

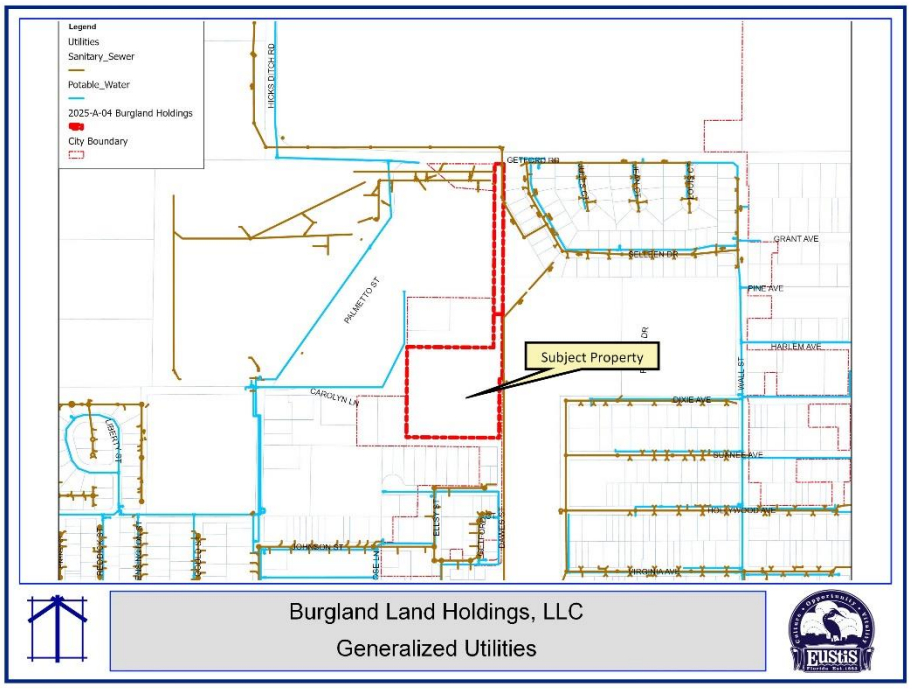
Fails to maximize use of existing public facilities and services.

This indicator does not apply. City water is available to the property. Development of this parcel will maximize the use and efficiency of the City's water service. City sewer service is also available.

7. Cost Effectiveness and Efficiency of Public Facilities:

Allows for land use patterns or timing that disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

This indicator does not apply. Adequate capacity is available to serve the existing and future development consistent with the requested Urban Residential (UR) future land use designation. The City provides these services to other properties in the area, which will improve efficiency.



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 uses. 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 is a logical extension of the city boundaries and begins to eliminate the enclave that exists in the area.

10. Functional Mix of Uses:

Fails to encourage a functional mix of uses.

This indicator does not apply. The site is surrounded by single-family development on the adjacent properties, which is consistent with permitted uses in the area. A variety of other uses are evident, including various commercial uses, within .25 to .5 miles of the subject property.

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 accessibility and linkages between related uses. Development Services will ensure compliance with these standards during the development review process. The property overall is within walking distance of existing commercial uses.

12. Open Space:

Results in the loss of significant amounts of functional open space.

This indicator does not apply. The site lacks functional open space and is not connected to regionally significant open space.

13. Urban Sprawl:

The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

a. Direction of Growth:
   Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

   The site is adjacent to existing urban/suburban development patterns and is a logical extension of the urban development boundary. The Comprehensive Plan and Land Development Regulations have provisions to protect natural resources and ecosystems at the time of site plan approval.

b. Efficient and Cost-Effective Services:
Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Water and Sewer connectivity are available.

c. Walkable and Connected Communities:
Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

At the time of development, the site must meet the City's Land Development Regulations relating to connection and sidewalks.

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, which will require energy and water-efficient appliances.

e. Agricultural Preservation:
Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Not applicable; this site and adjacent areas do not support active agricultural or silvicultural activities. The site is within an existing developed residential area.

f. Open Space:
Preserves open space and natural lands and provides for public open space and recreation needs.

This is not applicable. The site does not provide functional open space or natural areas.

g. Balance of Land Uses:
Creates a balance of land uses based upon the demands of the residential population for the nonresidential needs of an area.

The proposed land use allows for existing and future residential uses. The property is part of an existing residential area and does not lend itself to commercial or mixed uses. Existing commercial development exists in close proximity to serve the residential population.

h. Urban Form Densities and Intensities:
Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Not applicable.

In Accordance with the 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 Urban Residential (UR) future land use designation would not have a significant negative impact on Eustis' emergency services operations.

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 24,500. Pursuant to the comprehensive plan policy and Land Development Regulation, residential development will be required to provide on-site park amenities as part of the development as a subdivision.

c. Potable Water & Sanitary Sewer:

Water and sewer are available to the subject property. Both the water and sewer systems should have adequate capacity to serve the development of the property.

d. Schools:

The proposed change should not have a negative impact on schools. During development, verification of capacity will be required from Lake County Schools.

e. Solid Waste:

The City contracts with Waste Management for the hauling of solid waste. The company already services properties in the general area of the subject property. Serving this property will increase efficiency in the delivery of services.

f. Stormwater:

The Comprehensive Plan and Land Development Regulations include the level of service standards to which new development must adhere. Projects designed to meet these standards will not negatively affect the existing facilities and services.

g. Transportation Network Analysis:

This potential added residential development is considered to have no negative impacts on the existing transportation system.

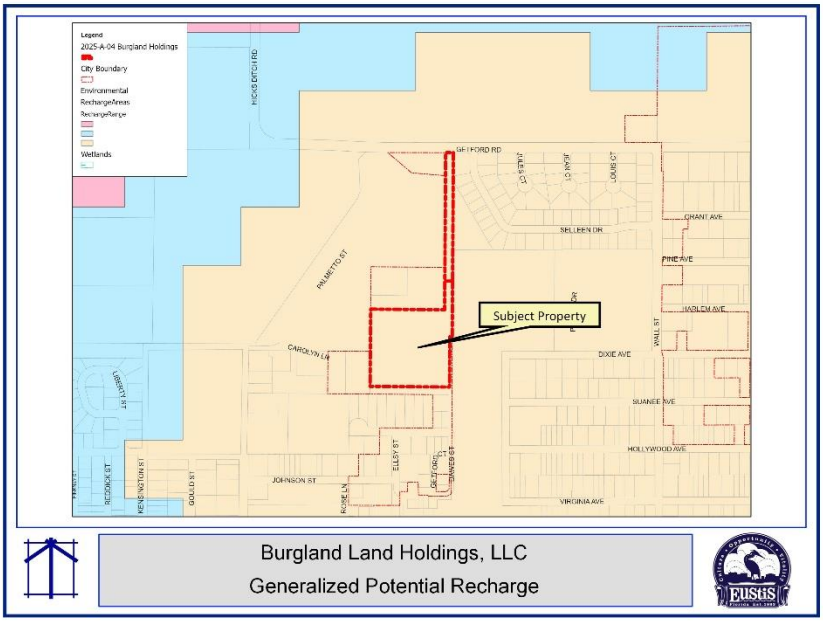
2. Natural Resources/Natural Features:

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 medium-high (8-12 inches/year) recharge area. Site-specific studies for recharge may be required for permitting by applicable state agencies. Source: Lake County Comprehensive Plan 2030, Floridian Aquifer Recharge Map.

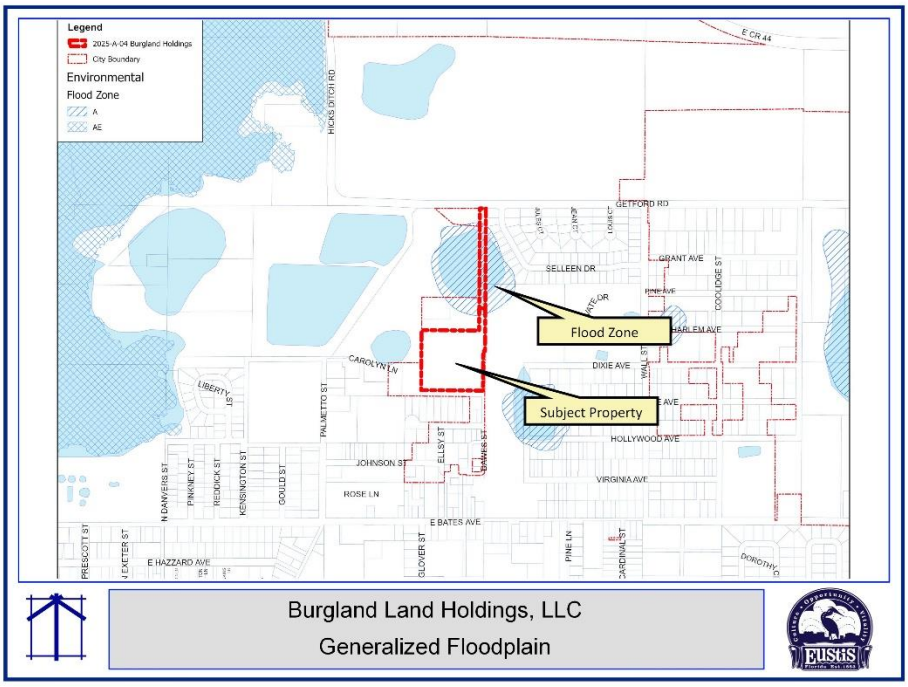


b. Historical or archaeological sites:

The City does not have any record of Florida Master Site Files related to this property, and no known historical or cultural resources exist.

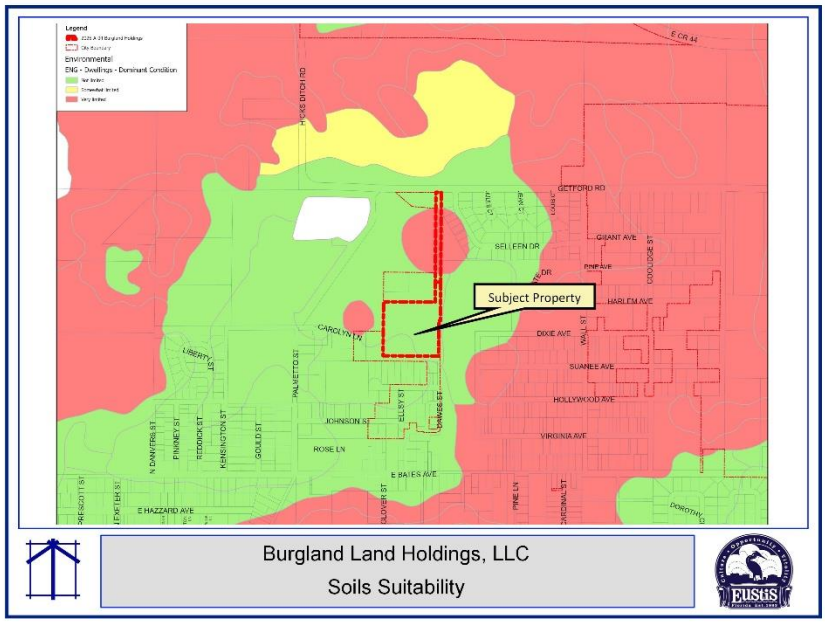
c. Flood zones:

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



d. *Soil and topography:*

The site soils are suitable for residential development.



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 Urban Medium Density Future Land Use Category provides for a range of residential development at a maximum density of seven (7) dwelling units per one (1) net buildable acre, in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use, unless permitted as an Economic Development Overlay District use.
This category shall be located on or in close proximity to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities.
This category may serve as an effective transition between more intense and less intense urban land uses.
Within this category, any residential development in excess of 10 dwelling units shall be required to provide a minimum of 20% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 0.35, except for civic uses and Economic Development Overlay District uses, which shall be 0.50. The maximum Impervious Surface Ratio shall be 0.70."

Proposed Land Use According to the Eustis Comprehensive Plan:

Urban Residential (UR)

This designation is intended to provide higher-density residential options for the areas near the downtown core of the city.

General Range of Uses: Includes single-family detached, patio homes, townhouse dwellings, and apartments. Additional uses include adult congregate living facilities (ACLF), other group housing facilities, manufactured residential dwelling units, limited neighborhood commercial uses, parks and recreation facilities, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density: Urban residential densities may be developed at a minimum density of six dwelling units per net buildable acre up to a maximum of 12 dwelling units per net buildable acre, except where existing conditions require a density less than six 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 Urban Residential (UR) 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.

Comparison of Lake County Development Conditions

The existing Lake County future land use designation of the property is Urban Medium, which provides for a range of residential development in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Allowable density and intensity in Urban Medium is a maximum of 7 dwelling units per acre and intensity of 0.25 to 0.35 floor area ratio, with the sum of residential density and non-residential intensity not exceeding 100%.

Residential: Lake County limits residential development to 7 dwelling units/acre, while the Urban Residential (UR) would allow up to 12 dwelling units/acre and provide opportunities for alternative housing types such as multi-family or townhomes.

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 on the proposed residences.

Not applicable. The area encompasses both single-family residential and commercial properties. This proposed development would be adequately distanced from the commercial area to the south.

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. The proposed future land use assignment is for Urban Residential (UR), which is a residential district to be located in an area that is residential in nature.

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.

At the time of development plan approval the applicant must provide appropriate studies to demonstrate and mitigate impacts on the existing transportation system.

2. Water Supply:

Each application for a land use designation amendment will be required to demonstrate that adequate water supplies and associated public facilities are (or will be) available to meet the projected growth demands.

City water service and other services are available. The City's adopted Water Supply Plan anticipated additional growth consistent with this development, so supply and capacity are available.

In Accordance with Chapter 102-16(f), Land Development Regulations

Standards for Review:

In reviewing the application of a proposed amendment to the comprehensive plan, the local planning agency and the city commission shall consider:

a. Consistent with Comprehensive Plan:

Whether the proposed amendment is consistent with all expressed policies the comprehensive plan.

The proposed amendment is consistent with the Comprehensive Plan.

b. In Conflict with Land Development Regulations:

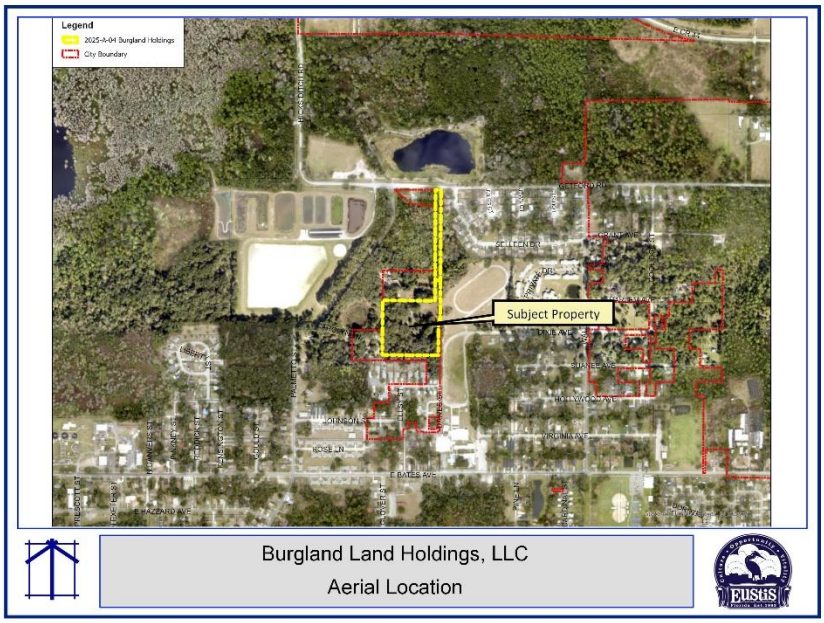
Whether the proposed amendment is in conflict with any applicable provisions of these land development regulations.

The proposed amendment is not in conflict with the Land Development Regulations. At the time of development, there will be further review for compliance with planning and building standards and regulations.

c. Inconsistent with Surrounding Uses:

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

City commercial uses are located to the south within 1,300 feet of the property, and residential uses are located in the surrounding area with varying densities. The proposed Urban Residential Future Land Use is consistent.



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 and potentially central sewer service. These changed conditions warrant a change in the land use designation.

e. Demand on Public Facilities:

Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

City water and sewer services are available and near the site. Adequate capacity is available for future development consistent with the requested Urban Residential future land use designation.

Upon annexation, the City will also provide other services such as fire and police protection, library services, parks, and recreation. The City provides these services to other properties in the area, so efficiency will improve.

f. Impact on Environment:

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

The site contains no apparent natural resources and is not connected to significant open space.

g. Orderly Development Pattern:

Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such a pattern.

The site is contiguous to the City limits. The annexation would create a logical development pattern as it "fills in" the City limits to a more natural boundary in this area. This would further the eventual goal of a City of Eustis area under one local government jurisdiction.

The requested UR future land use designation, coupled with a Suburban Neighborhood design district designation, provides for a consistent development transect.

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 Urban Residential (UR) land use will provide for orderly growth and development. This designation would advance the public interest by potentially providing additional housing options, and the application of the LDRs to future development will ensure consistency with the city's community character and lifestyle.

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 25-15)**:

Form-Based Code:

The City's Land Development Regulations are a form-based code. Design districts are unique to form-based codes. Lake County still uses traditional Euclidean zoning, so there are no design districts for parcels in unincorporated Lake County. When a parcel annexes into the City of Eustis, the City must assign a consistent design district that follows the urban, suburban, and rural transect

1. *Standards for Review:*

The Land Development Regulations include the following standards for review of an amendment to the Design District Map. In approving a change in the designation, the City Commission shall consider: Whether the amendment conflicts 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 the design district must follow the district pattern and intent."

The requested amendment assigns a newly annexed parcel a designation that meets the district pattern and intent (Suburban Neighborhood). The Suburban development pattern and intent, and the Suburban Neighborhood definition, structure, and form description are stated below. The assignment of a Suburban Neighborhood design district designation is appropriate due to the established and proposed development patterns in the area.

b.Sec. 109-3.4. Suburban development pattern intent statements:

Intent. Suburban development pattern…relies primarily on a pattern of residential development that provides the majority of property owners with substantial yards on their own property. The street layout, comprised of streets with fewer vehicular connections, helps to reduce cut-through traffic and establishes distinct boundaries for residential communities/subdivisions. Each land use provides for pedestrian and bicycle connections.

Design districts – Suburban Neighborhood.

a. Definition. Predominately residential uses with some neighborhood scale commercial services.

b. Structure. Interconnected trails, bikeways and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.

c. Form. Mix of detached residential uses with some neighborhood supporting retail, parks and civic spaces as focal points in the neighborhoods.

The Suburban development patterns statement above indicates that residential uses are primarily located on streets with fewer vehicle connections. A Suburban Neighborhood designation follows the district pattern and intent outlined in the Land Development Regulations and is consistent with the existing transect in the area.

c. ***Section 102-17(a)***

The following guidelines must be followed when proposing the reassignment of 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 City of 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 Urban Residential future land use designation.

f. ***Changed Conditions:***

Whether there have been changed conditions that justify amending the design district.

The subject property is proposed for annexation, and a design district assignment is necessary. The conditions have changed from land located in unincorporated Lake County without central services to a site within the City of Eustis with municipal services.

g. ***Public Facilities.***

Whether, and the extent to which, the proposed redistricting would result in demands on public facilities, and whether, or to the extent to which, the proposed change would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

A redistricting is not proposed. Assigning a design district to an annexation property will not change the demand impact on public facilities. The Future Land Use designation controls the density and intensity permitted on the site, so the Design District map amendment would not result in impacts beyond that already anticipated. Also, see the analysis of public facilities in the above sections of this report.

h. Impact on Environment:

Whether, and the extent to which, the redistricting would result in significant impacts on the natural environment.

The proposed Design District designation for this property does not change the development potential of the parcel. Design Districts control the form and function of any development that does occur. The Future Land Use designation controls the density, intensity, and minimum open space permitted on the site, so the Design District amendment would not result in additional impacts on the natural environment. As building permit approval must be obtained before development can begin, the Comprehensive Plan and the Land Development Regulations include standards for the protection of environmentally sensitive lands that would apply should conditions at the time of development warrant such protection.

i. Property Values:

Whether, and the extent to which, the proposed redistricting would affect the property values in the area.

Redistricting is not being proposed. A City of Eustis design district designation must be assigned to the annexed property. This request should not affect property values because the proposed Design District designation is consistent with the surrounding development patterns and design districts.

j. Orderly Development Pattern:

Whether, and the extent to which, the proposed redistricting would result in an orderly and logical development pattern.

The request is the assignment of a design district to an annexation parcel, not redistricting. However, the proposed Design District designation is consistent with the suburban development pattern identified in Section 109-5.5 of the Land Development Regulations. Assignment of the requested designation will result in a more orderly and logical development pattern, making the designation consistent with the surrounding area designations and established development patterns.

k. Public Interest and Intent of Regulations:

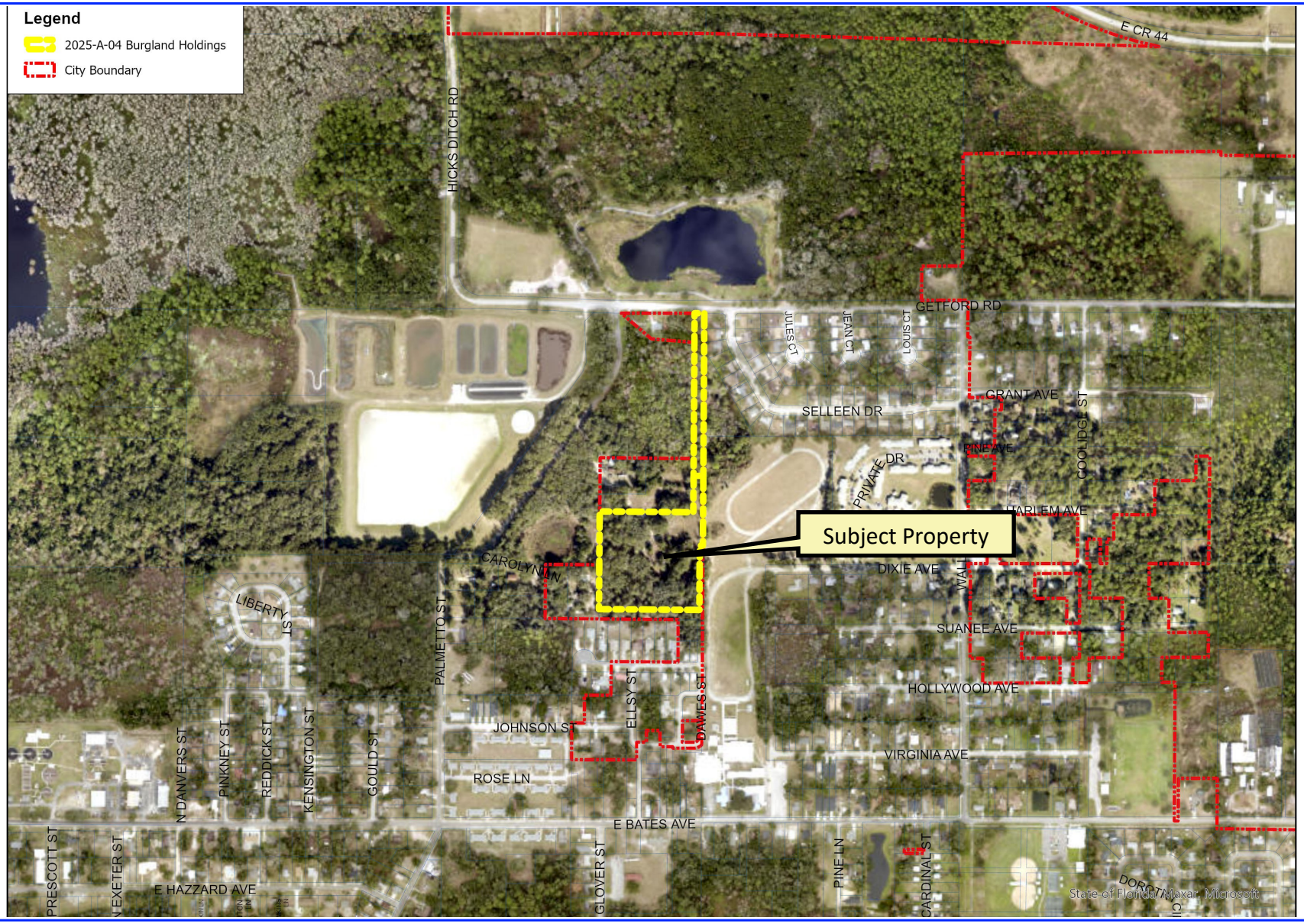
Whether the proposed redistricting would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

The request is the assignment of a design district to an annexation parcel, not redistricting. The proposed Design District is not in conflict with the public interest and reflects the purpose and intent of the regulations.

l. Other Matters:

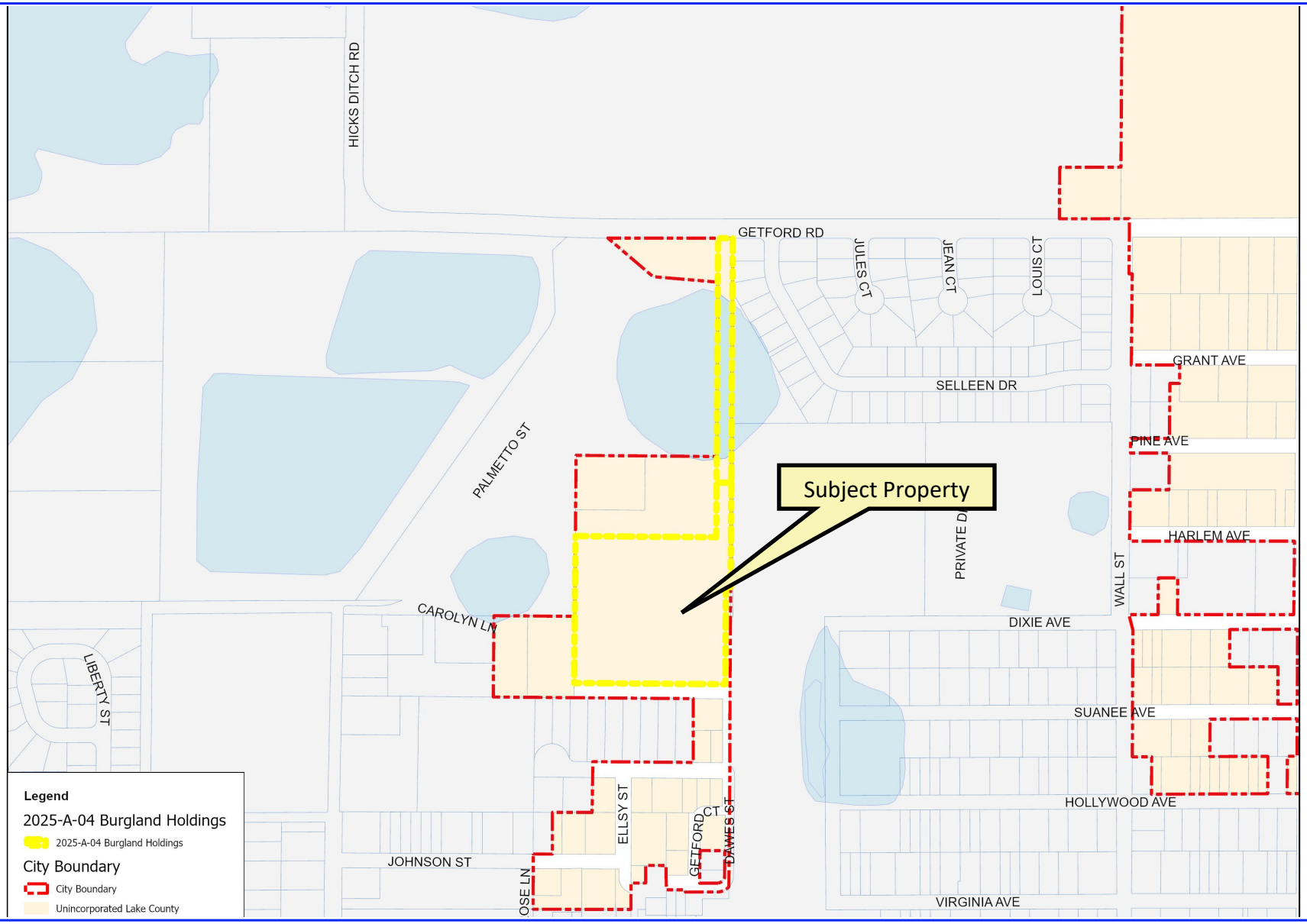
Any other matters that may be deemed appropriate by the city commission, in review and consideration of the proposed redistricting.

The request is the assignment of a design district to an annexation parcel, not redistricting. The City's Land Development Regulations are a form-based code. The Design District designations define the development form, but not the types of land use, densities, intensities, or required open space. The districts, therefore, must be consistent and follow the urban, suburban, and rural transects. This request assigns a Suburban Neighborhood design district designation to an annexation parcel, which is consistent with the existing transect.



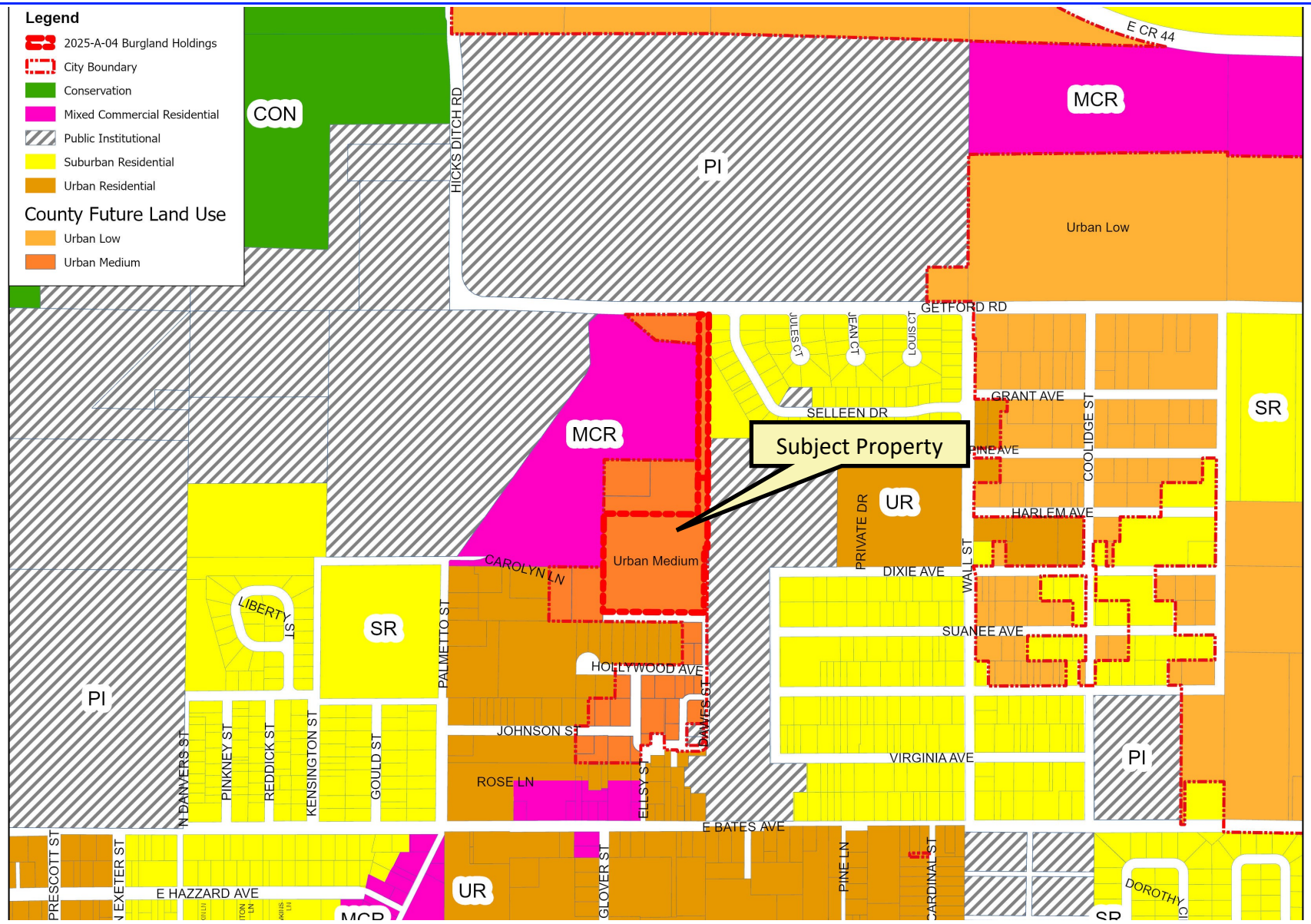
Burgland Land Holdings, LLC

Aerial Location



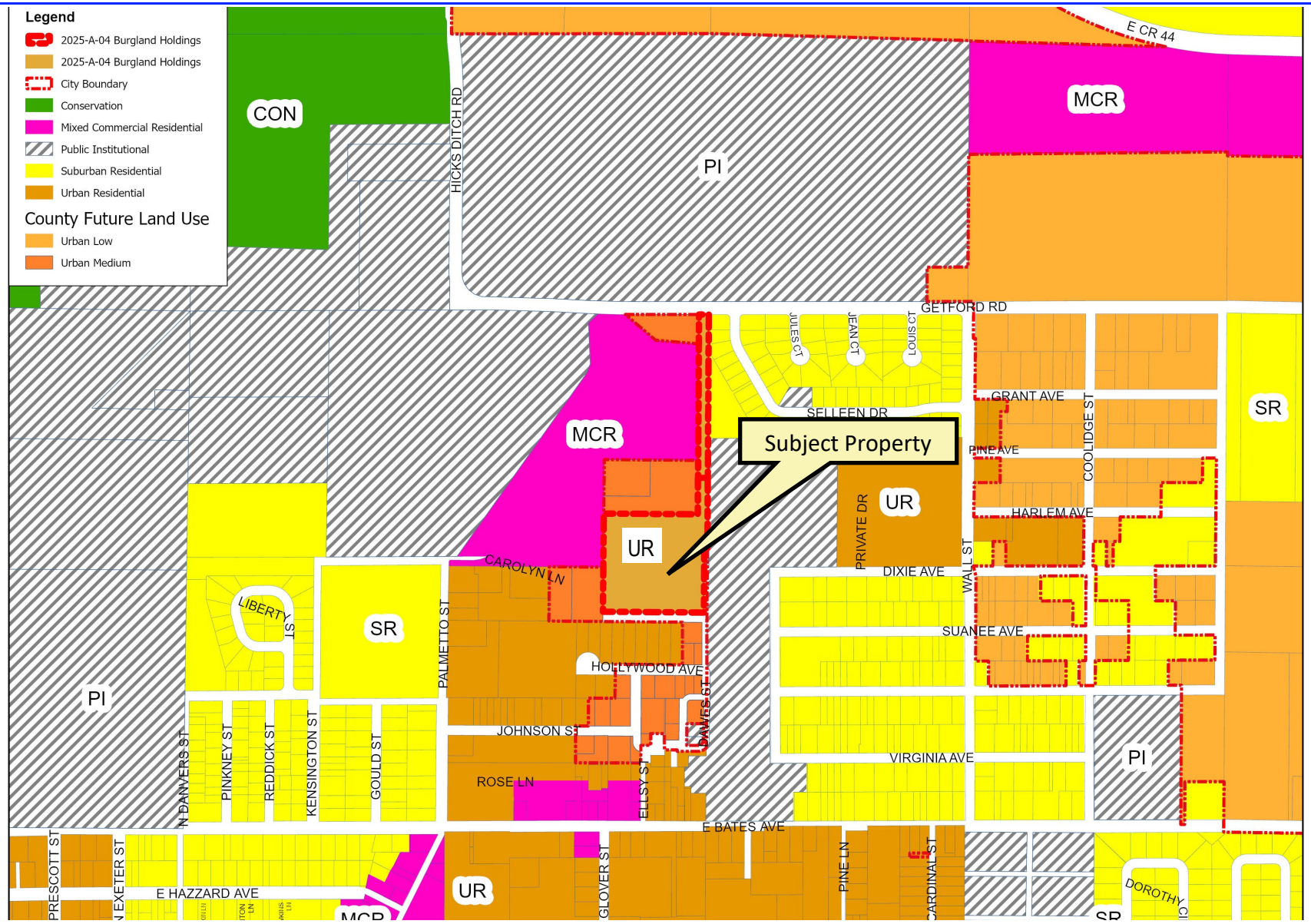
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Location



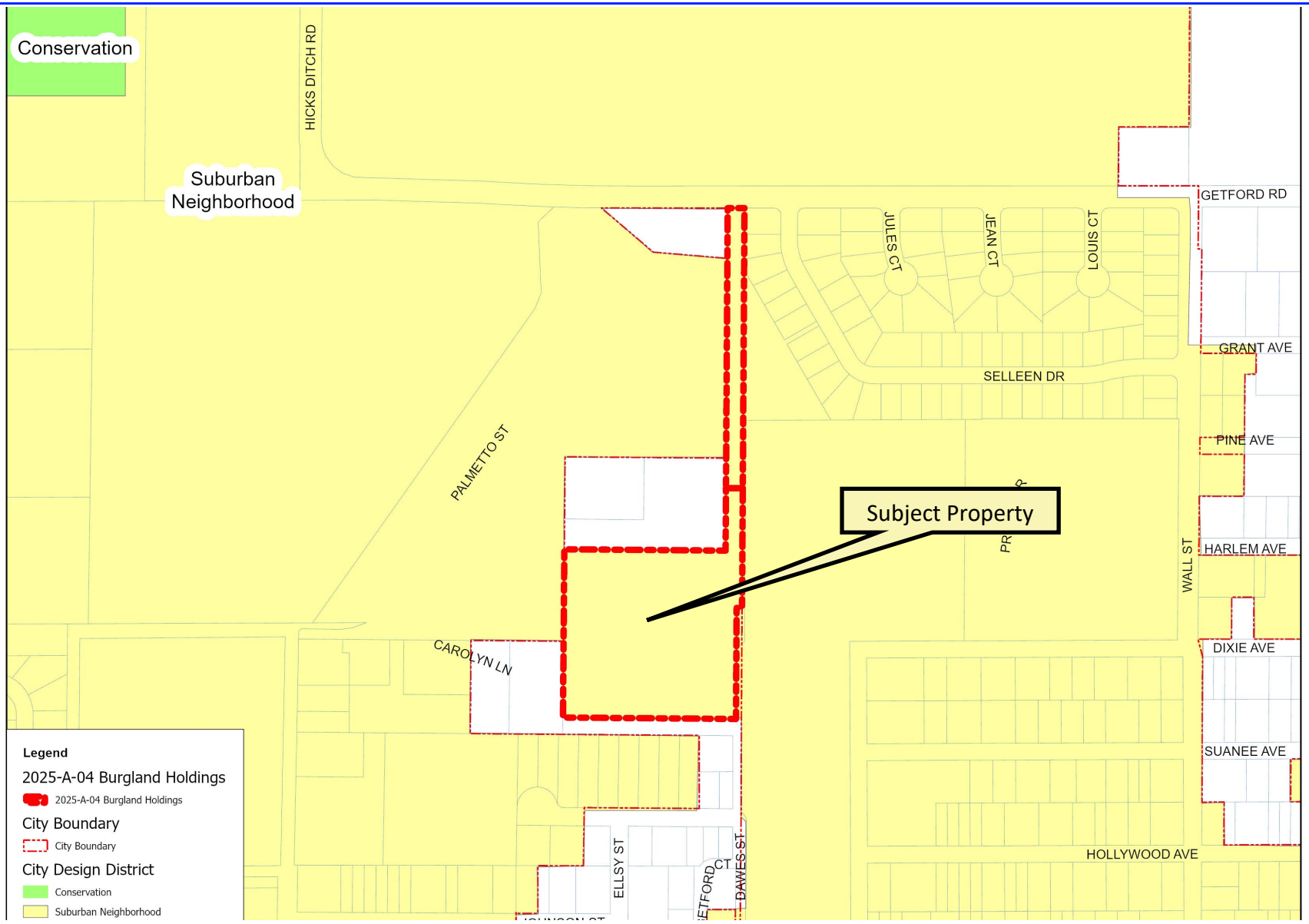
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Future Land Use (Current)



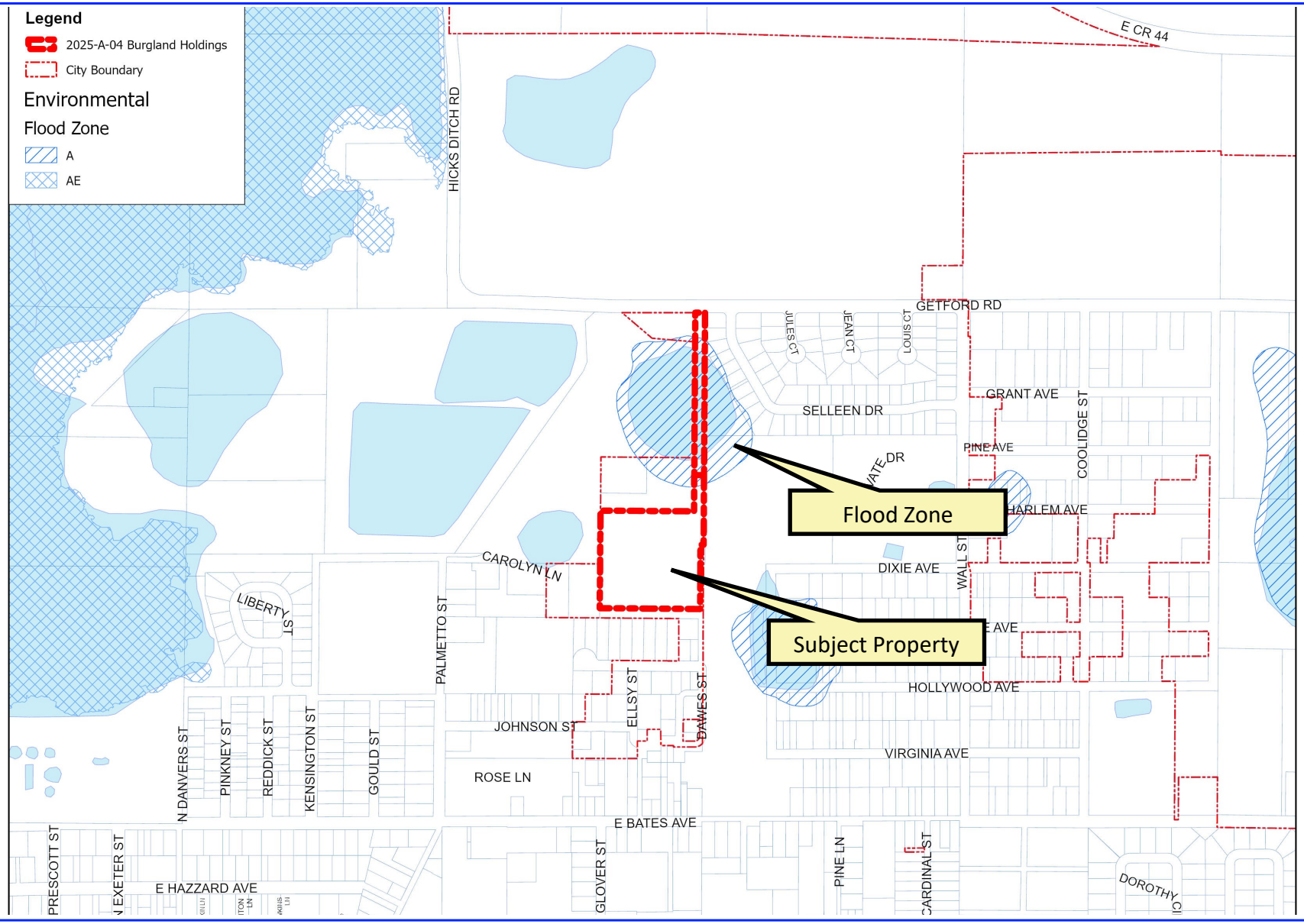
Burgland Land Holdings, LLC

Future Land Use (Proposed)



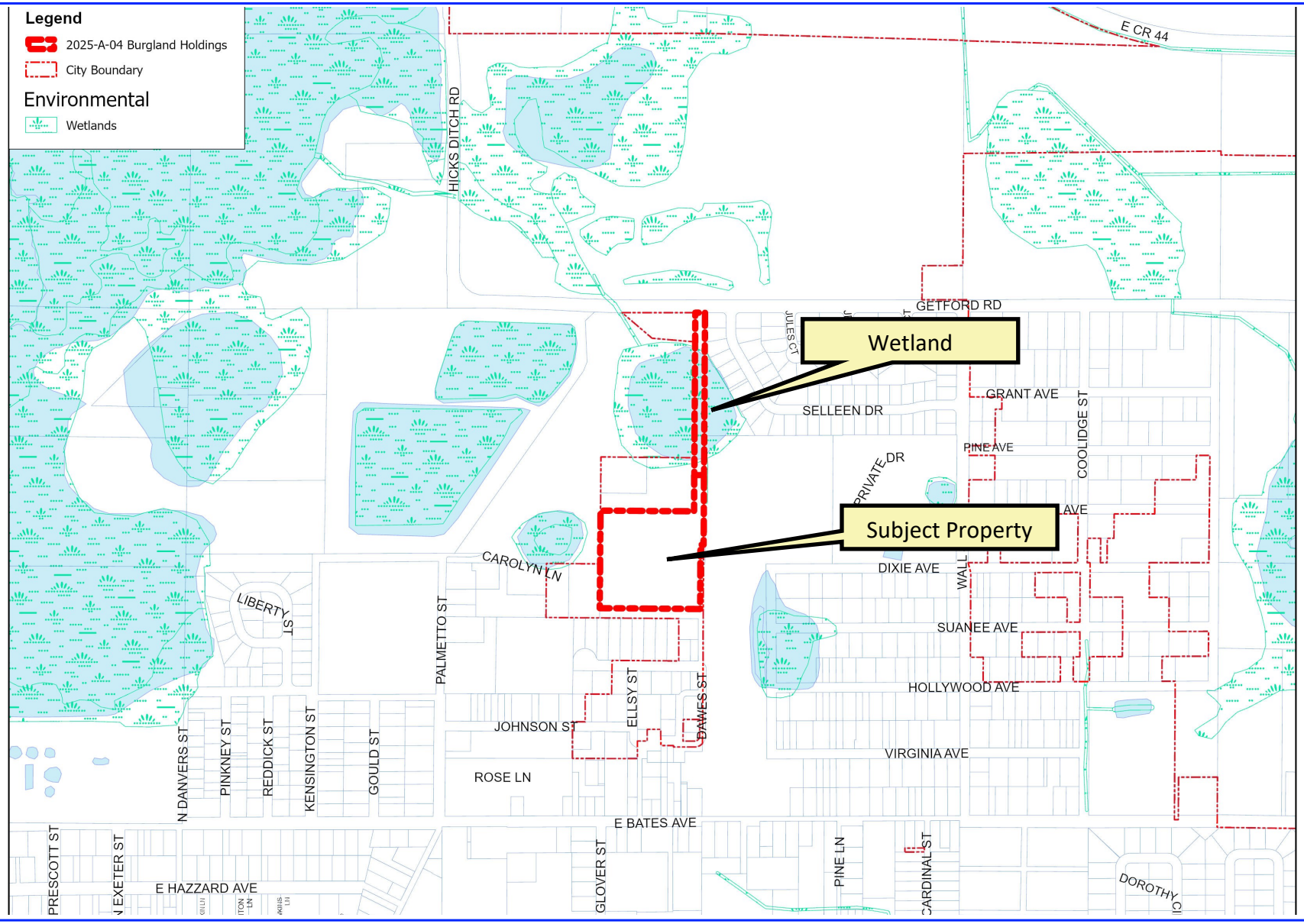
Burgland Land Holdings, LLC

Design District



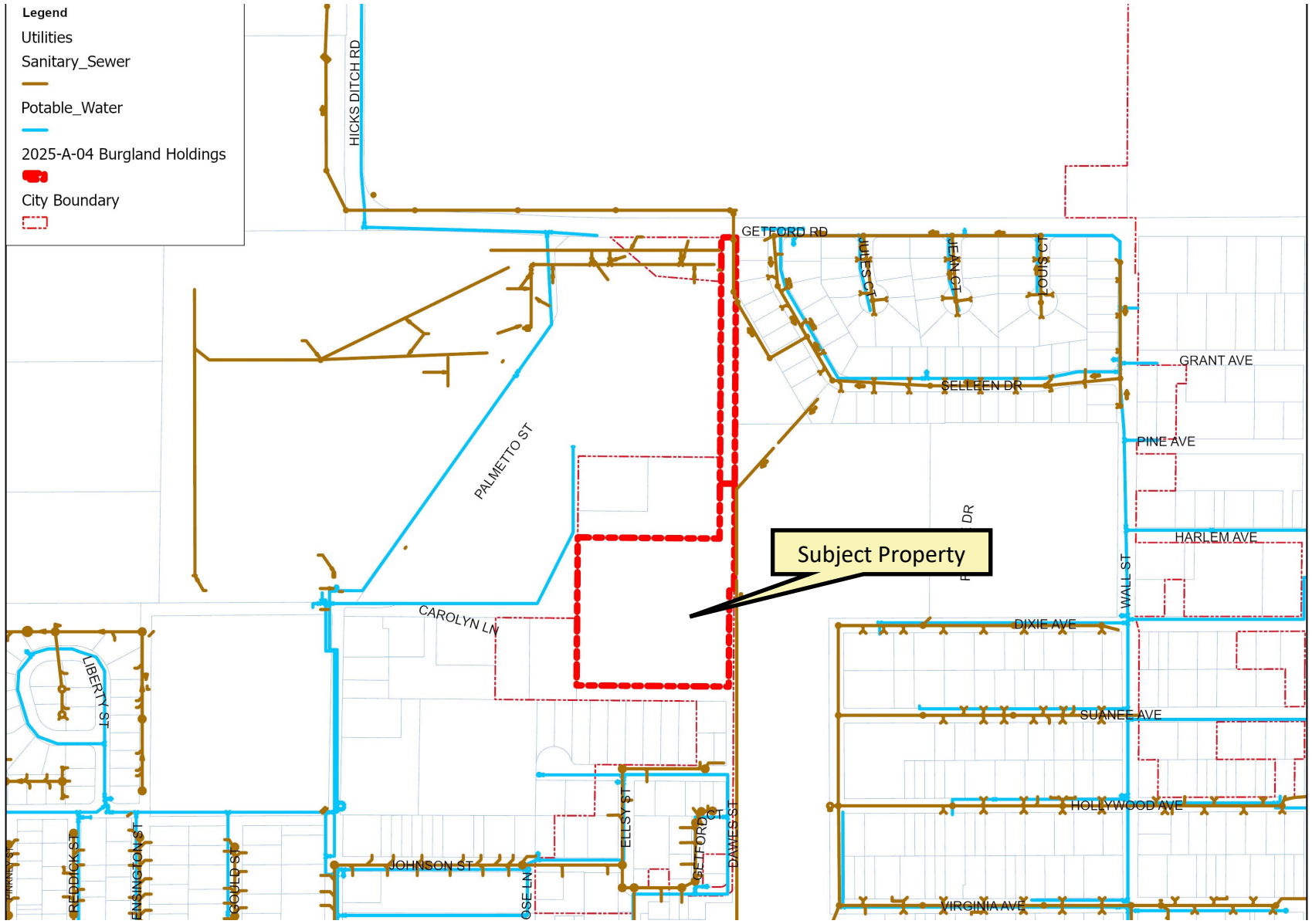
Burgland Land Holdings, LLC

Generalized Floodplain



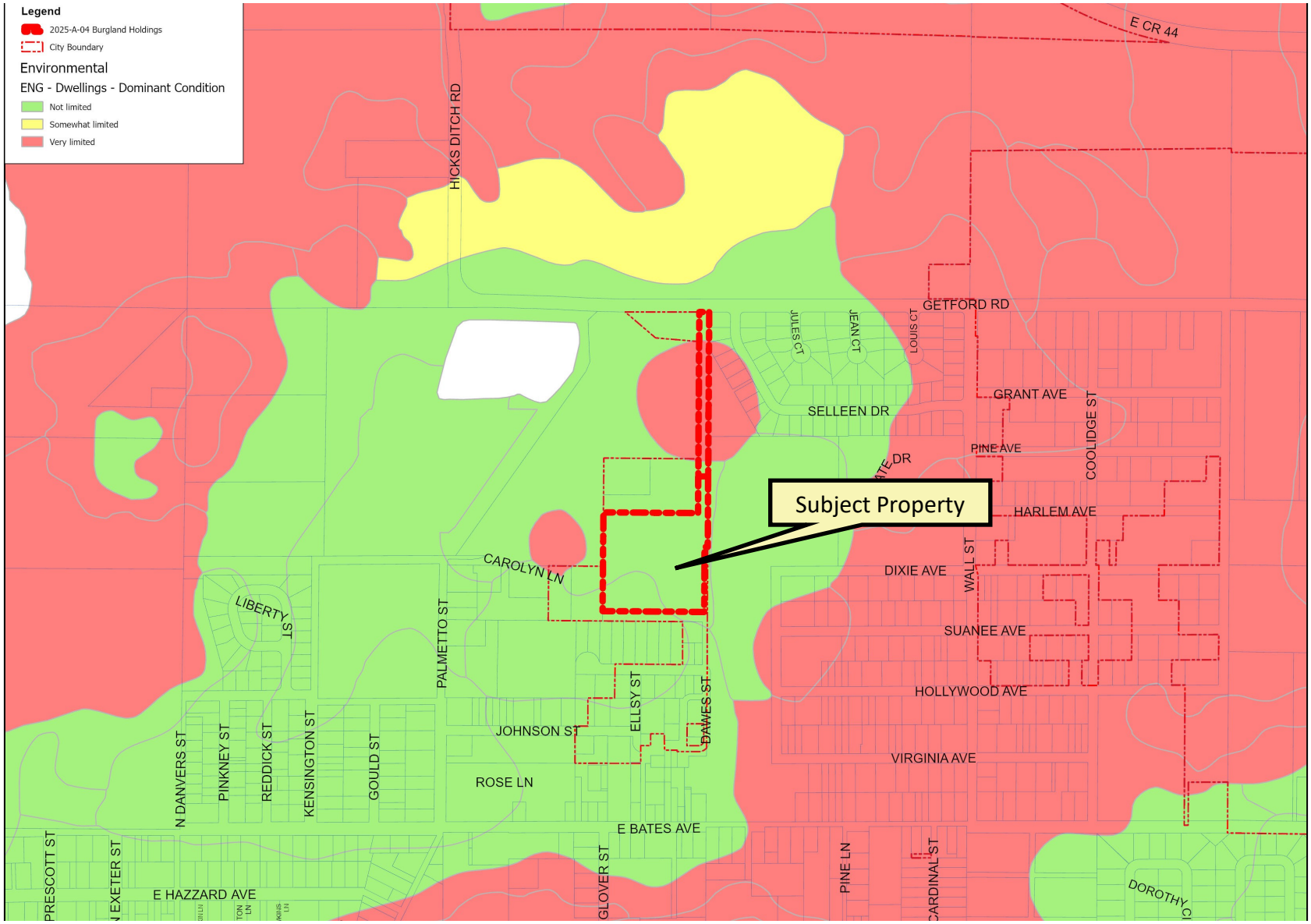
Burgland Land Holdings, LLC

Generalized Wetland



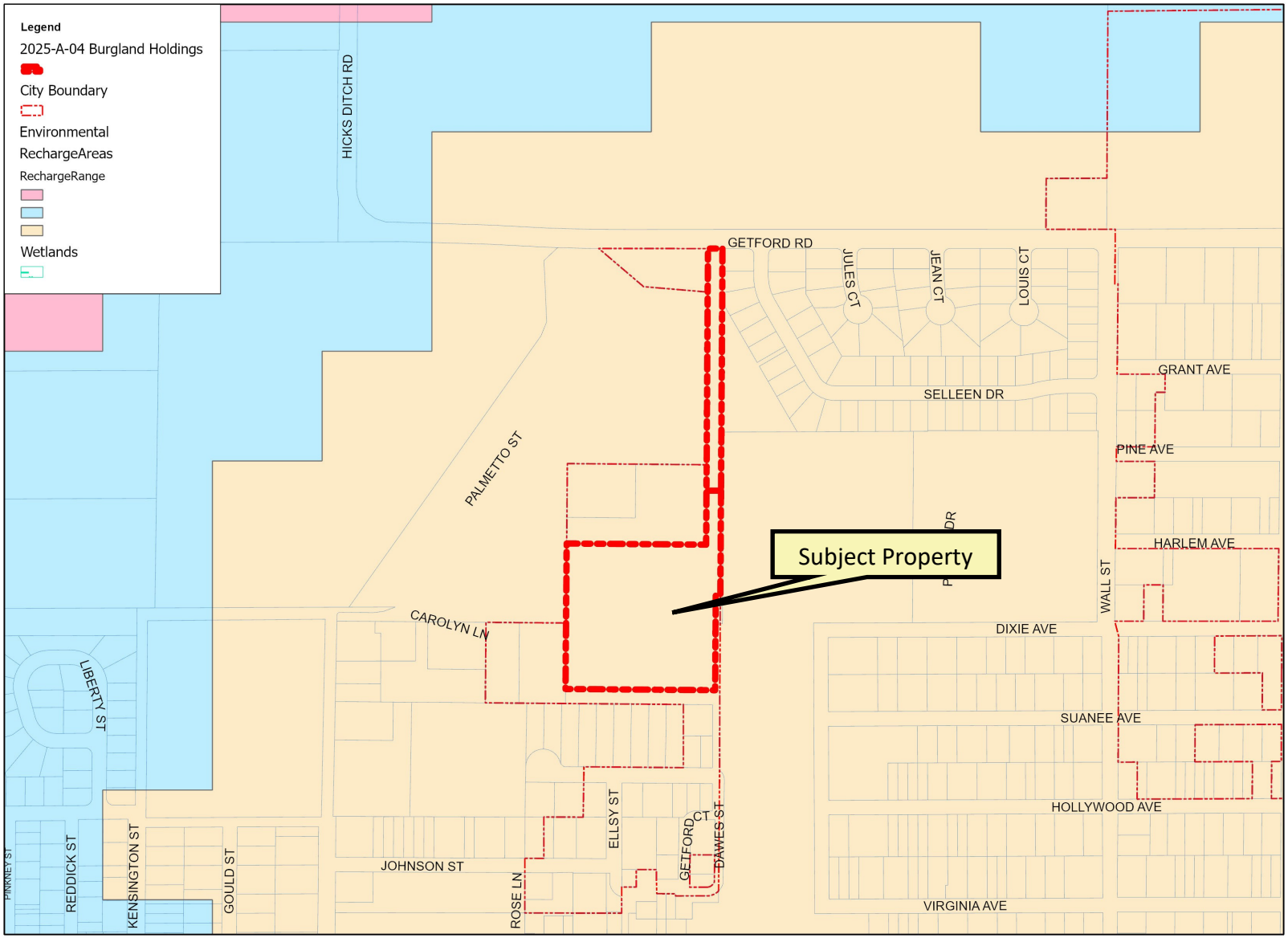
Burgland Land Holdings, LLC

Generalized Utilities



Burgland Land Holdings, LLC

Soils Suitability



Burgland Land Holdings, LLC

Generalized Potential Recharge

ORDINANCE NUMBER 25-14

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 6.18 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 3862860 and 1193532, LOCATED EAST OF PALMETTO STREET, NORTH OF HOLLYWOOD AVENUE, AND NORTHWEST OF DAWES STREET, FROM URBAN MEDIUM IN LAKE COUNTY TO URBAN RESIDENTIAL IN THE CITY OF EUSTIS.

WHEREAS, on November 4, 2010, the Eustis City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 through Ordinance Number 10-11; and

WHEREAS, the State of Florida Department of Community Affairs found the City of Eustis Comprehensive Plan 2010-2035 In Compliance pursuant to Sections 163.3184, 163.3187, and 163.3189 Florida Statutes; and

WHEREAS, the City of Eustis periodically amends its Comprehensive Plan in accordance with 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 6.18 acres of real property located east of Palmetto Street, north of Hollywood Avenue, and northwest of Dawes Street and more particularly described herein; and

WHEREAS, on **July 17, 2025**, 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 **July 17, 2025**, the City Commission held the 1st Adoption Public Hearing to accept the Local Planning Agency's recommendation to adopt the Small-Scale Future Land Use Amendment contained herein; and

WHEREAS, on **August 7, 2025**, the City Commission held the 2nd 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 Urban Medium in Lake County to Urban Residential (UR) within the City of Eustis:

Parcel Alternate Key: 3862860 and 1193532

Parcel Identification Numbers: 01-19-26-0900-000-00204 and 01-19-26-0900-000-00101

Legal Description:

Exhibit ”B”

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: That the effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be 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 the adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 7th day of August 2025.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Willie L. Hawkins
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 7th day of August 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

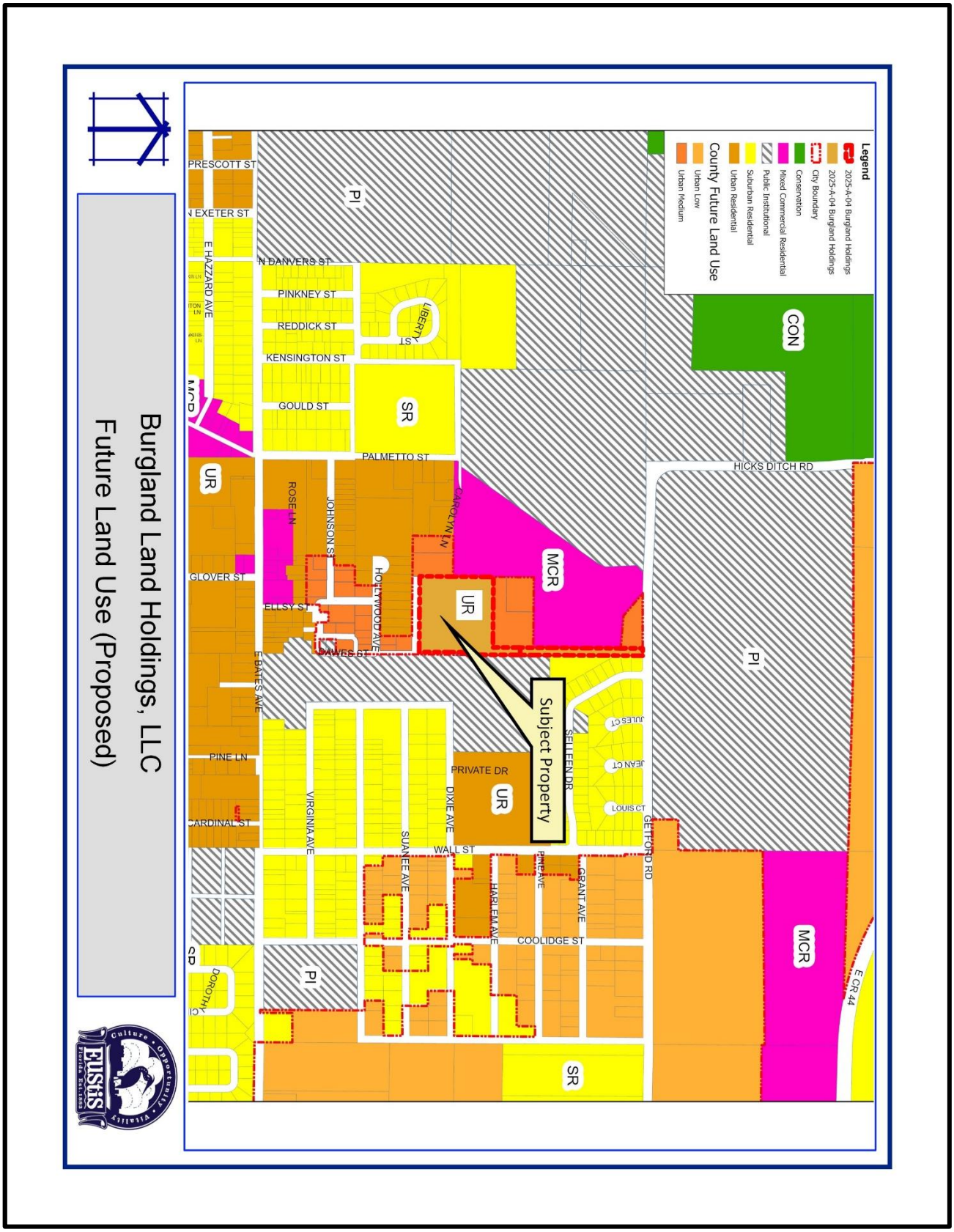
_____ _____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-14 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____
Christine Halloran, City Clerk

Exhibit A


Burgland Land Holdings, LLC
Future Land Use (Proposed)
Legend
2025-A-04 Burgland Holdings
2025-A-04 Burgland Holdings
City Boundary
Conservation
Mixed Commercial Residential
Public Institutional
Suburban Residential
Urban Residential
County Future Land Use
Urban Low
Urban Medium
CON
PI
SR
UR
MCR
Subject Property
PRESCOTT ST
N EXETER ST
E HAZZARD AVE
N DANVERS ST
PINKNEY ST
REDDICK ST
KENSINGTON ST
GOULD ST
LIBERTY ST
PALMETTO ST
HICKS DITCH RD
ROSE LN
JOHNSON ST
CAROLYN LN
HOLLYWOOD AVE
GLOVER ST
ELLSY ST
DAWES ST
E BATES AVE
PINE LN
CARDINAL ST
VIRGINIA AVE
DIXIE AVE
PRIVATE DR
SELLEEN DR
JULES CT
JEAN CT
LOUIS CT
GETFORD RD
WALL ST
SUANEE AVE
HARLEM AVE
PINE AVE
GRANT AVE
COOLIDGE ST
DOROTHY
E CR 44

Business Impact Estimate Eligibility Form

Section 166.041(4), Florida Statutes

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Eustis' website by the time notice of the proposed ordinance is published.

This form simply assists in determining whether a Business Impact Estimate must be completed under Florida law for the proposed ordinance. Should a Business Impact Estimate be required or should the City opt to provide one as a courtesy based on the selection below then a separate form with the statutory components of Section 166.041(4)(a) shall also accompany the proposed ordinance.

Ordinance Number	25-14
Ordinance Subject	Assignment of Future Land Use for Recently Annexed Property – 2025-CPLUS-04
Legal Advertising Date	July 7, 2025
First Reading On	7/17/2025
Second Reading On	8/7/2025

Ordinance Title

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 6.18 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 3862860 and 1193532, LOCATED EAST OF PALMETTO STREET, NORTH OF HOLLYWOOD AVENUE, AND NORTHWEST OF DAWES STREET, FROM URBAN MEDIUM IN LAKE COUNTY TO URBAN RESIDENTIAL IN THE CITY OF EUSTIS.

Based on the City's review of the proposed ordinance (*must select one of the following*):

☒ The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.

☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☐ The City has prepared a Business Impact Estimate in accordance with section 166.041(4), Florida Statutes.

Exemptions

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinance:

Section 166.041 (4)(c) exemption: It is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

ORDINANCE NUMBER 25-15

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 6.18 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 3862860 and 1193532, LOCATED EAST OF PALMETTO STREET, NORTH OF HOLLYWOOD AVENUE, AND NORTHWEST OF DAWES STREET

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 Corridor to approximately 6.18 acres of recently annexed real property further described below, and

WHEREAS, on July 17, 2025, the City Commission held the 1st Public Hearing to consider the Design District Amendment contained herein; and

WHEREAS, on August 7, 2025, the City Commission held the 2nd Public Hearing to consider the adoption of the Design District Amendment contained herein;

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS 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 Neighborhood:

Parcel Alternate Key: 3862860 and 1193532

Parcel Identification Numbers: 01-19-26-0900-000-00204 and 01-19-26-0900-000-00101

Legal Description:

Exhibit ”B”

Section 2. Map Amendment

That the Director of Development Services shall be authorized to amend the Design District Map to incorporate the change described in Section 1.

Section 3. Conflict

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

Section 4. Severability

That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the

Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 5. Effective Date

That this Ordinance shall become effective upon the annexation of the subject property through approval of Ordinance Number 25-13.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 7th day of August 2025.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Willie L. Hawkins
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 7th day of August 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

_____ _____
City Attorney's Office Date

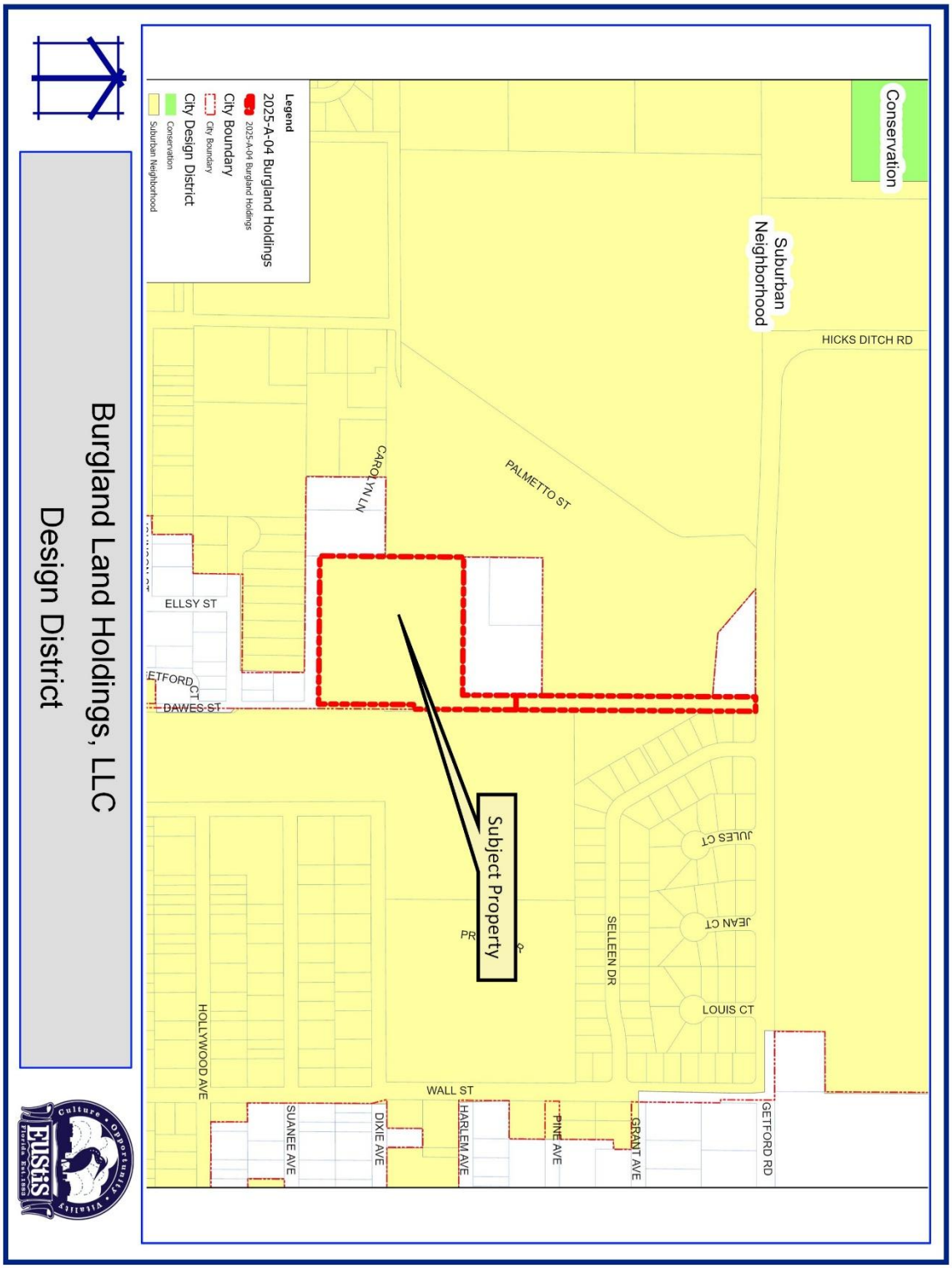
CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-15 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 Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____ _____

Christine Halloran, City Clerk Date

Exhibit A


Burgland Land Holdings, LLC
Design District
Legend
2025-A-04 Burgland Holdings
City Boundary
City Design District
Conservation
Suburban Neighborhood
Conservation
Suburban Neighborhood
HICKS DITCH RD
PALMETTO ST
CAROLYN LN
ELLSY ST
ETFORD CT
DAWES ST
Subject Property
JULES CT
JEAN CT
SELLEEN DR
LOUIS CT
HOLLYWOOD AVE
WALL ST
SUANEE AVE
DIXIE AVE
HARLEM AVE
PINE AVE
GRANT AVE
GETFORD RD

Business Impact Estimate Eligibility Form

Section 166.041(4), Florida Statutes

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Eustis' website by the time notice of the proposed ordinance is published.

This form simply assists in determining whether a Business Impact Estimate must be completed under Florida law for the proposed ordinance. Should a Business Impact Estimate be required or should the City opt to provide one as a courtesy based on the selection below then a separate form with the statutory components of Section 166.041(4)(a) shall also accompany the proposed ordinance.

Ordinance Number	25-15
Ordinance Subject	Assignment of Design District for Recently Annexed Property 2025-DD-04
Legal Advertising Date	July 7, 2025
First Reading On	7/17/2025
Second Reading On	8/7/2025

Ordinance Title

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 6.18 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 3862860 and 1193532, LOCATED EAST OF PALMETTO STREET, NORTH OF HOLLYWOOD AVENUE, AND NORTHWEST OF DAWES STREET

Based on the City's review of the proposed ordinance (*must select one of the following*):

☒ The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.

☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☐ The City has prepared a Business Impact Estimate in accordance with section 166.041(4), Florida Statutes.

Exemptions

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinance:

Section 166.041 (4)(c) exemption: It is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 17, 2025

RE: Explanation of Ordinance Numbers 25-16, 25-17 and 25-18 for Annexation of Parcels with Alternate Key Numbers 2704365, 1214041, and 3803090

Ordinance Number 25-16: Voluntary Annexation
Ordinance Number 25-17: Comprehensive Plan Amendment
Ordinance Number 25-18: Design District Assignment

FIRST READING

Ordinance Number 25-16: Voluntary Annexation of Parcels with Alternate Key Numbers 2704365, 1214041, and 3803090

Introduction:

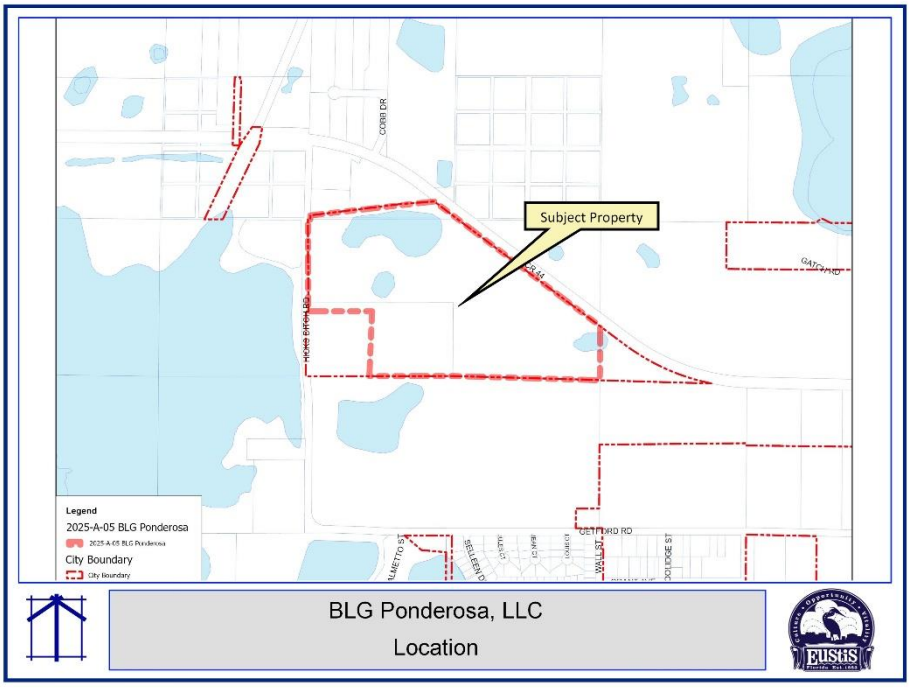
Ordinance Number 25-16 provides for the voluntary annexation of approximately 66.55 acres located south of CR-44 and east of Hicks Ditch Road (Alternate Key Numbers 2704365, 1214041, and 3803090). Provided the annexation of the subject property is approved, Ordinance Number 25-17 would change the Future Land Use designation from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis, and Ordinance Number 25-18 would assign the subject property a Design District designation of Suburban Neighborhood. If Ordinance Number 25-16 is denied, then there can be no consideration of Ordinance Numbers 25-17 and 25-18.

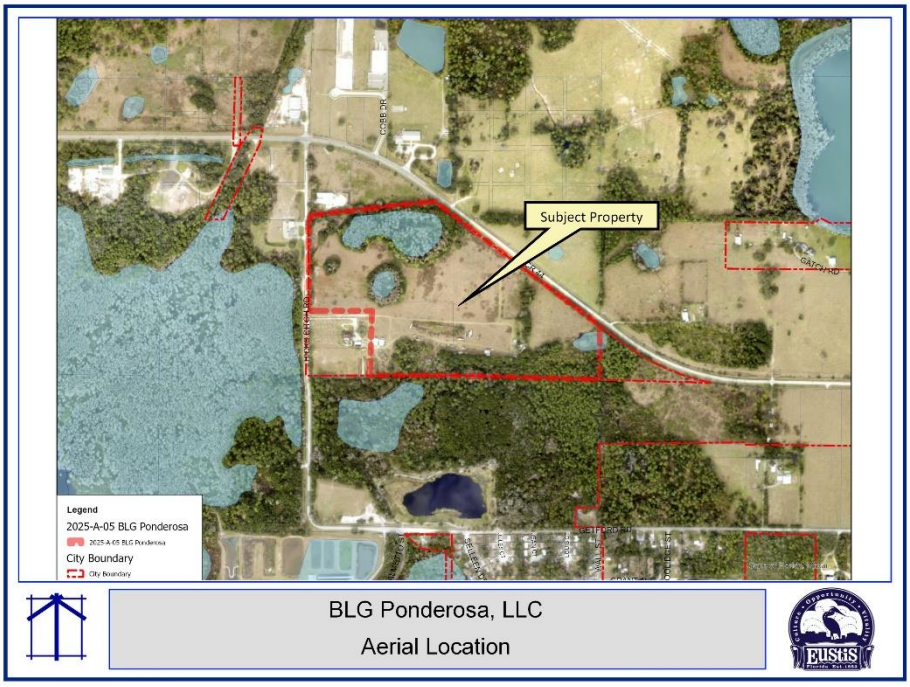
Background:

1. The site contains approximately 66.55 acres and is located within the Eustis Joint Planning Area. The site is currently vacant, wetland and pasture. *Source: Lake County Property Appraiser's Office Property Record Card Data*.
2. The entire site is 66.55 acres, including approximately 13.1 acres of wetland, which equals approximately 53.45 acres of developable land. *Source: Lake County Property Appraiser's Office Property Record Card Data*.
3. The subject property is contiguous to the current City of Eustis boundary on the south property line.
4. The site has a Lake County Future Land Use Designation of Urban Low, but approval of Ordinance Number 25-17 would change the land use designation to Suburban Residential (SR) in the City of Eustis.

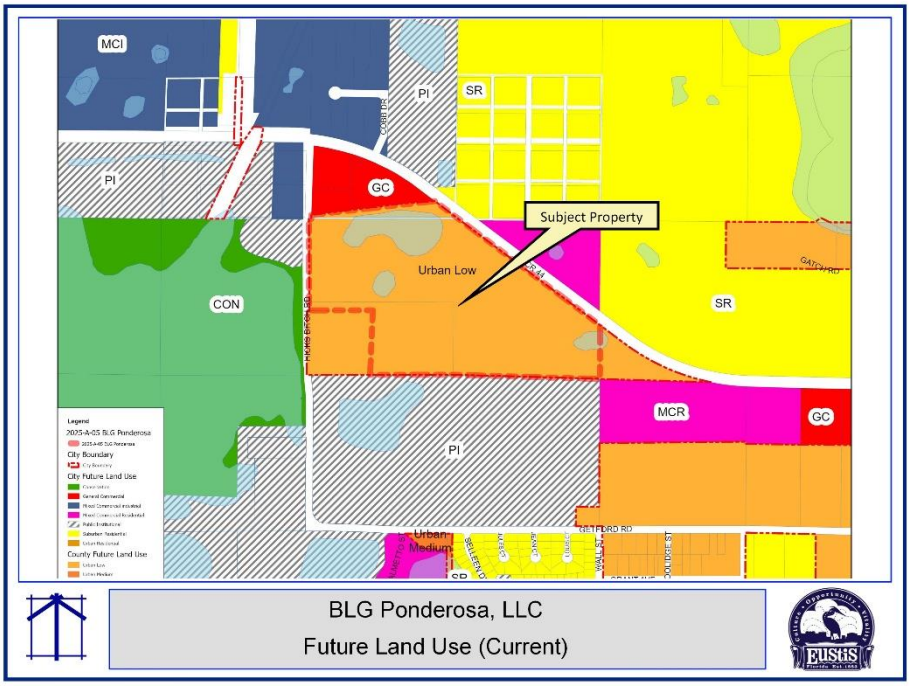
Location	Existing Use	Future Land Use	Design District
Site	Vacant, Wetland, and Pasture	Urban Low (Lake County)	N/A

North	Commercial and Vacant Commercial	General Commercial (GC)	Suburban Corrido
South	Vacant	Public Institutional (PI)	Suburban Neighborhood
East	Vacant Pasture	Mixed Commercial, Residential, and Suburban Residential	Suburban Corridor
West	Municipal and Conservation	Conservation (CON)	Suburban Neighborhood and Conservation

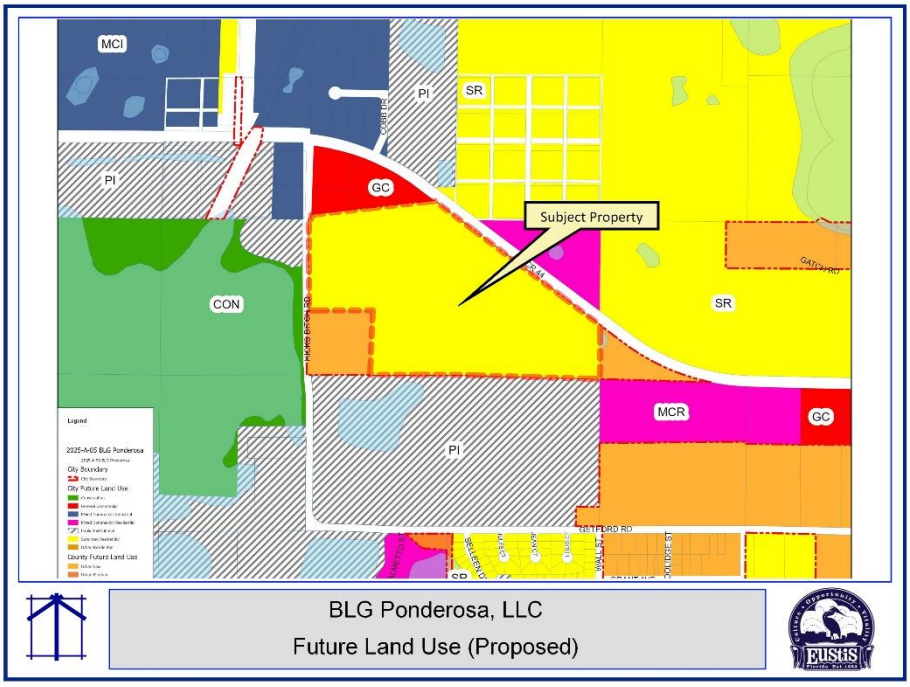




BLG Ponderosa, LLC
Aerial Location



BLG Ponderosa, LLC
Future Land Use (Current)



Applicant's Request

The applicant and property owner wish to annex the property, change the future land use to Suburban Residential (SR), and assign a design district of Suburban Neighborhood.

The current Lake County land use designation for the subject property is Urban Low. The Lake County land use designation allows for residential uses of up to four (4) dwelling units per one (1) net buildable acre and civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use.

The proposed Suburban Residential (SR) land use designation within the City of Eustis provides for residential uses up to five (5) dwelling units per acre. This future land use district will most closely match the land use and residential development patterns that have been established in the area

A. Analysis of Annexation Request **(Ordinance Number 25-16)**

1. Resolution Number 87-34 – Joint Planning Area Agreement with Lake County:

   "The City and the County agree that the unincorporated areas adjacent to the City might be appropriately served by urban services provided by the City, and might therefore be annexed into the City in accordance with State law…….The City agrees to annex property in accordance with State law and provide adequate urban services and facilities to serve those areas within the Joint Planning Area."

   The subject property is located within the Joint Planning Area. Urban services of adequate capacity are available to serve future development, consistent with the requested Suburban Residential (SR) future land use designation.

2. Florida Statutes Voluntary Annexation - Chapter 171.044(1):

   "The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality."

   The Joint Planning Area boundaries define the reasonably compact area where the City could provide services effectively and efficiently. The subject property lies within that planning area. It is contiguous to the City limits on the southern boundary, the western boundary across Hicks Ditch Road, and the North and West Boundaries across CR 44, 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 two (2) consecutive weeks in some newspaper in such city or town…"

   The department published notice of this annexation in the Daily Commercial in accordance with the requirements on June 30, 2025, and again on July 7, 2025, and will notice again before adoption of the Ordinance.

4. Florida Statues 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.

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 notified the Lake County Board of County Commissioners on June 20, 2025.

B. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 25-17)

In Accordance with Florida Statutes Chapter 163.3177.9, to discourage urban sprawl, the Florida Statutes outlines the Primary Indicators of Sprawl. Staff has reviewed these indicators and finds that the proposed annexation and assignment of Future Land Use does not contradict the intent of the primary indicators of sprawl as outlined. The outline and summary of these indicators is included in supplement to this report.

C. Per the City of Eustis Comprehensive Plan Future Land Use Element Appendix
Staff has assessed the proposed amendment to the City of Eustis Comprehensive Plan Future Land Use map relating to the development patterns described and supported within the Plan, including conditions and impacts to utility infrastructure, transportation infrastructure, natural features, and the environment**. Staff review finds that the proposed assignment of the Suburban Residential (SR) future land use will not result in impacts that will cause detriment beyond current patterns. The outline and summary of this analysis are included as a supplement to this report.**

D. Analysis of Design District Request **(Ordinance Number 25-18)**:

The City's Land Development Regulations are a form-based code. Design districts are unique to form-based codes. Lake County still uses traditional Euclidean zoning, so there are no

design districts for parcels in unincorporated Lake County. When a parcel annexes in City of Eustis, the City must assign a consistent design district that follows the urban, suburban, or rural transect consistent with the surrounding area.

The City's Land Development Regulations set forth standards for review when changing or in the case of annexation, assigning a Design District. Staff has reviewed these standards and finds the proposed Suburban Corridor Design District consistent with those standards. The outline and summary of this analysis are included as a supplement to this report.

Recommended Action:
Development Services finds the proposed annexation, Future Land Use, and Design District designations consistent with the Comprehensive Plan, Land Development Regulations, and surrounding and adjacent land uses. Therefore, it recommends approval of Ordinance Numbers 25-16, 25-17, and 25-18.

Policy Implications:
None

Alternatives:

1. Approve Ordinance Numbers 25-16 (Annexation), 25-17 (Comp. Plan Amendment), and/or 25-18 (Design District Designation).
2. Deny Ordinance Numbers 25-16, 25-17, and 25-18.

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.

Business Impact Estimate:
Exempt from this Requirement per F.S. 164.041(4)(c)7.b. (*Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality*)

Prepared By:
Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:
Mike Lane, AICP, Development Services Director

Business Impact Estimate Eligibility Form

Section 166.041(4), Florida Statutes

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Eustis' website by the time notice of the proposed ordinance is published.

This form simply assists in determining whether a Business Impact Estimate must be completed under Florida law for the proposed ordinance. Should a Business Impact Estimate be required or should the City opt to provide one as a courtesy based on the selection below then a separate form with the statutory components of Section 166.041(4)(a) shall also accompany the proposed ordinance.

Ordinance Number	25-16
Ordinance Subject	Annexation 2025-A-05
Legal Advertising Date	July 7, 2025
First Reading On	7/17/2025
Second Reading On	TBD

Ordinance Title

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 66.55 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 2704365, 1214041, and 3803090, LOCATED SOUTH OF CR-44 AND EAST OF HICKS DITCH ROAD.

Based on the City's review of the proposed ordinance (*must select one of the following*):

☒ The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.

☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☐ The City has prepared a Business Impact Estimate in accordance with section 166.041(4), Florida Statutes.

Exemptions

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinance:

Section 166.041 (4)(c) exemption: It is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

ORDINANCE NUMBER 25-16

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 66.55 ACRES OF **RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 2704365, 1214041, and 3803090, LOCATED SOUTH OF CR-44 AND EAST OF HICKS DITCH ROAD.**

WHEREAS, Major Stacy, P.E., has made an application for voluntary annexation, on behalf of BLG Ponderosa, LLC, the property owner, for approximately 66.55 acres of real property located south of CR-44 and east of Hicks Ditch Road, more particularly described as:

Parcel Alternate Key: 2704365, 1214041, and 3803090
Parcel Identification Numbers: 01-19-26-0001-000-01800, 01-19-26-0002-000-00200 and 24-18-26-0450-044-00000

Legal Description:
AS PROVIDED BY ALLEN & COMPANY -SURVEYING AND MAPPING LLC ALTA DATED 10/14/2024

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:
EUSTIS MEADOWS, TOWN PLAT THAT PART OF BLK 44 & THAT PART OF PARCEL KNOWN AS RESERVATION & CLOSED STREET WITHIN ADJACENT TO SAID BLK AS DESCRIBED IN ORB 296 PG 616 AS FOLLOWS: FROM SW COR OF SE 1/4 OF SW 114 OF SEC 36-18-26 RUNS 89DEG 28MIN 22SEC E 25.01 FT TO E'LY R/W LINE OF HICKS DITCH RD FOR POB, RUN N 02DEG 08MIN 52SEC E 21.64 FT, N 82DEG 49MIN 48SEC E
816.72 FT, N 85DEG 40MIN 46SEC E 304.36 FT TO SW'LY R/W LINE OF HWY 44-A, SE'LY ALONG SAID SW'LY R/W LINE TO S LINE OF SEC 36, W ALONG SAID S LINE OF SEC TO POB--LESS RD R/W--PB 1 PG 2, LYING AND BEING IN LAKE COUNTY, FLORIDA.

NOTE: THIS LEGAL DESCRIPTION WAS OBTAINED FROM THE LAKE COUNTY PROPERTY APPRAISER. THE COMPANY ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS LEGAL DESCRIPTION.

PARCEL 2:

GOVERNMENT LOT 2, LYING SOUTH OF STATE ROAD 452A, AND GOVERNMENT LOT 3, LESS THE SOUTH 660FT., SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 660 FEET OF GOVERNMENT LOT 3, IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

LESS:

A PORTION OF THE SOUTH 112 OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF AFORESAID SECTION 1; THENCE RUN N 00°43'43" E ALONG THE WEST LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1,580.56 FEET; THENCE RUNS 89°57'52" E, 591.80 FEET; THENCE RUNS 02°22'48" W, 279.74 FEET; THENCE RUN N 89°19'09" W, 116.09 FEET; THENCE RUNS 01 °21'49" W, 305.04 FEET TO THE SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 89°38'21" W ALONG SAID SOUTH LINE 464.24 FEET TO POINT OF BEGINNING.

AND LESS:

A PORTION OF THE SOUTH 112 OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1 I 4 OF THE NORTHWEST 1 I 4 OF AFORESAID SECTION 1; THENCE RUN N 00°43'43 11 E ALONG THE WEST LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1, 580.56 FEET; THENCE RUNS 89°57'5211 E, 591.80 FEET; THENCE RUNS 02°22'4811 W, 279.74 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE S 02°22'4811 W, 305.00 FEET, MORE OR LESS TO THE SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 89°38'21 11 W, ALONG THE SAID SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 TO A POINT 464.24 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 01 °21'4911 E, 305.04 FEET; THENCE RUN S 89°19'1911 E, 116.09 FEET TO THE POINT OF BEGINNING.

ALSO, LESS THE WEST 25 FEET THEREOF.

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 and sewer service is available to the property; and

WHEREAS, on July 17, 2025, the City Commission held the 1st Public Hearing to consider the voluntary annexation of the property contained herein; and

WHEREAS, on _____, 2025, the City Commission held the 2nd Public Hearing to consider the voluntary annexation of the property contained herein

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

SECTION 1.
That pursuant to, and under the authority of, Florida Statute 171.044, the City of Eustis, Lake County, Florida, does hereby annex and amend the municipal boundaries to include approximately 6.18 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 7th day of August 2025.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Willie L. Hawkins
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 7th day of August 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

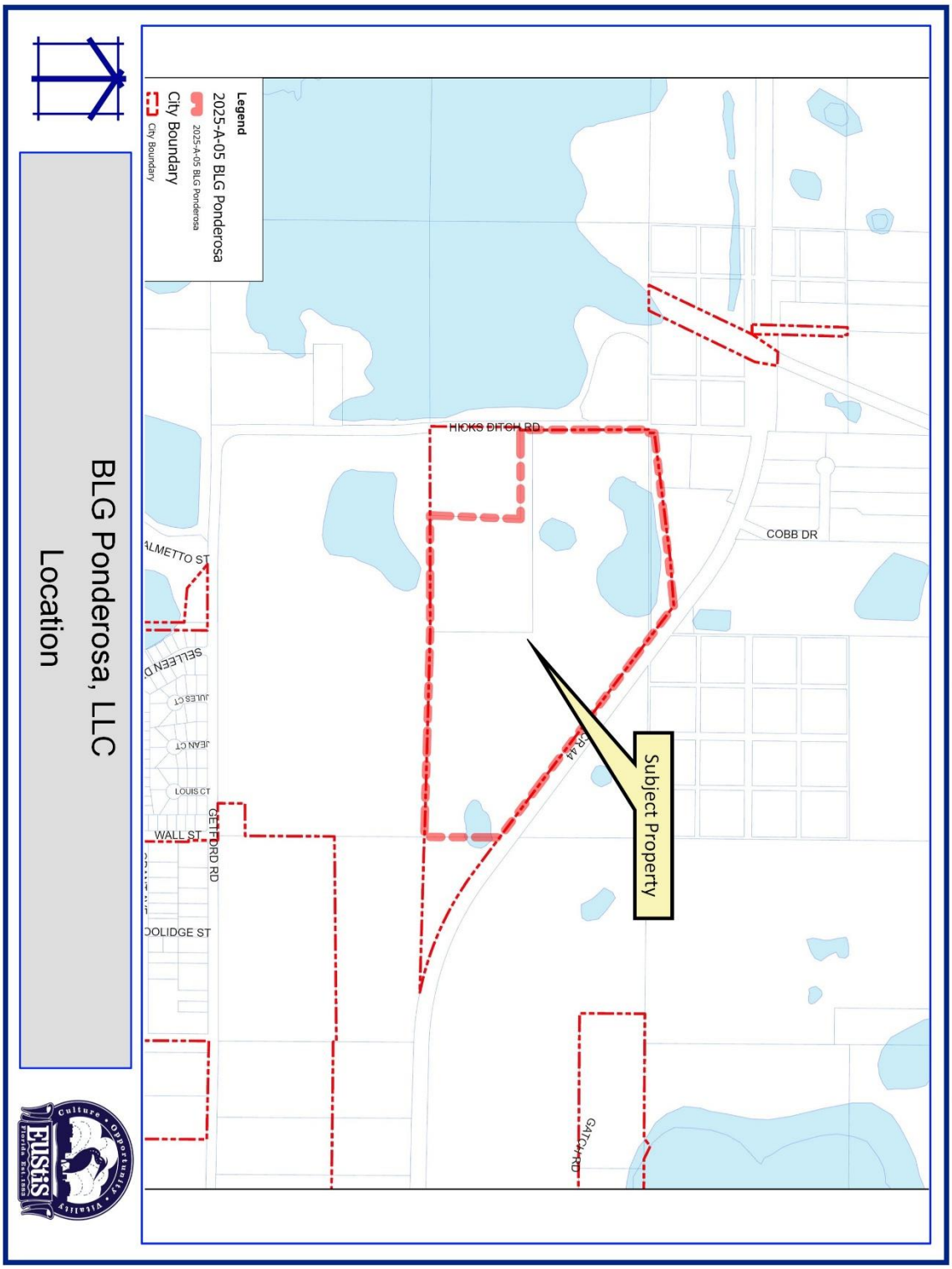
_____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-16 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 Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____ _____
Christine Halloran, City Clerk Date

EXHIBIT A


BLG Ponderosa, LLC
Location
Legend
2025-A-05 BLG Ponderosa
City Boundary
HICKS DITCH RD
COBB DR
WALL ST
GETFORD RD
Subject Property
SR 44
GATCH RD

Analysis of Comprehensive Plan/Future Land Use Request **(Ordinance Number 25-17)**

In Accordance with 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) than the county FLU (4 du/acre) allows.

2. Urban Development in Rural Areas:

Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

This indicator does not apply. The subject properties are located in an urbanizing corridor with several commercial, industrial, and residential developments occurring along the north side of County Road 44. Properties developing along the County Road 44 Corridor between US Highway 19 and the subject property will likely be of higher intensity and density, as the corridor is urbanizing.

3. Strip or Isolated Development*:*

Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

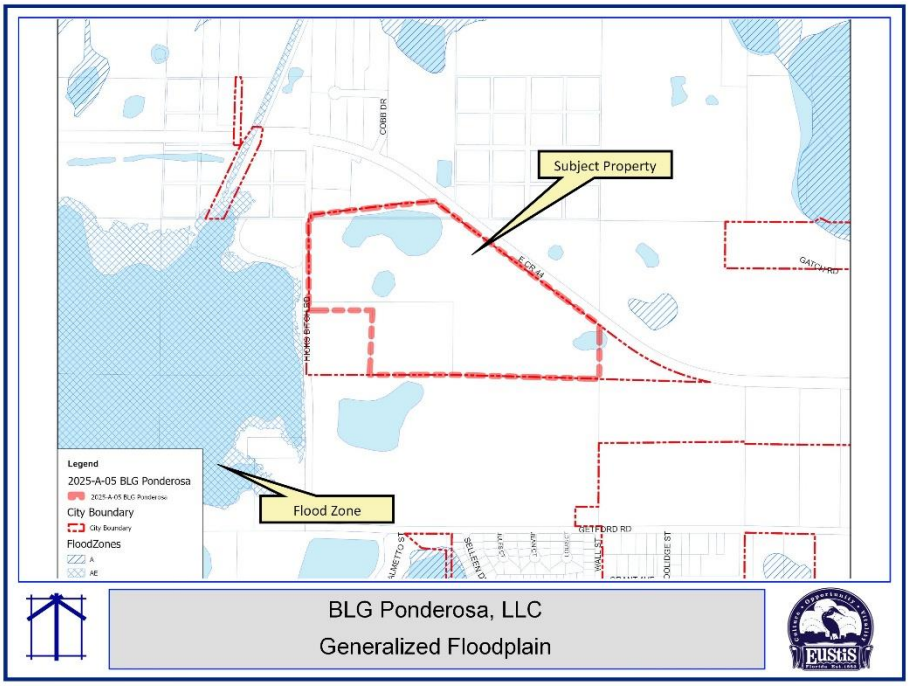
The site is situated within an urbanizing corridor, where commercial, industrial, and residential development is taking place on the north side of County Road 44, east of the SR 19 intersection.

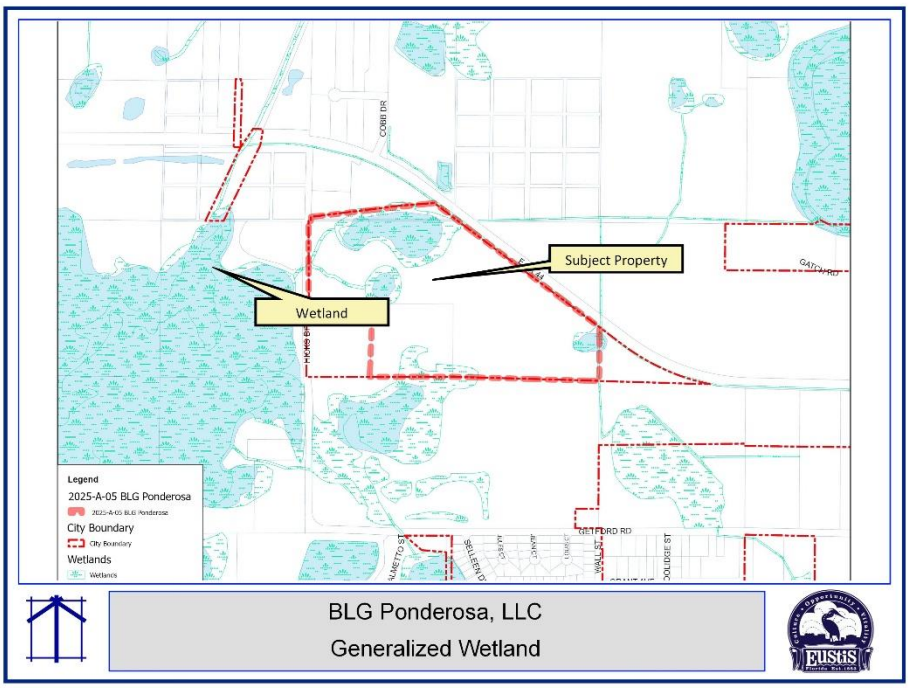
4. Natural Resources Protection*:*

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.

The subject property does contain approximately 13.1 acres of wetland area and associated flood-prone areas. The applicant has stated that they will design with no impact on the wetland areas. Permit approval is required before development may begin. The Comprehensive Plan and the Land

Development Regulations include standards for the protection of environmentally sensitive lands that would apply should the conditions at 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 site and adjacent properties, although assessed by the Lake County Property Appraiser as "hay pasture," do not currently support <u>active</u> agricultural or silvicultural activities. The site is within an existing developed and further developing area.

6. Public Facilities:

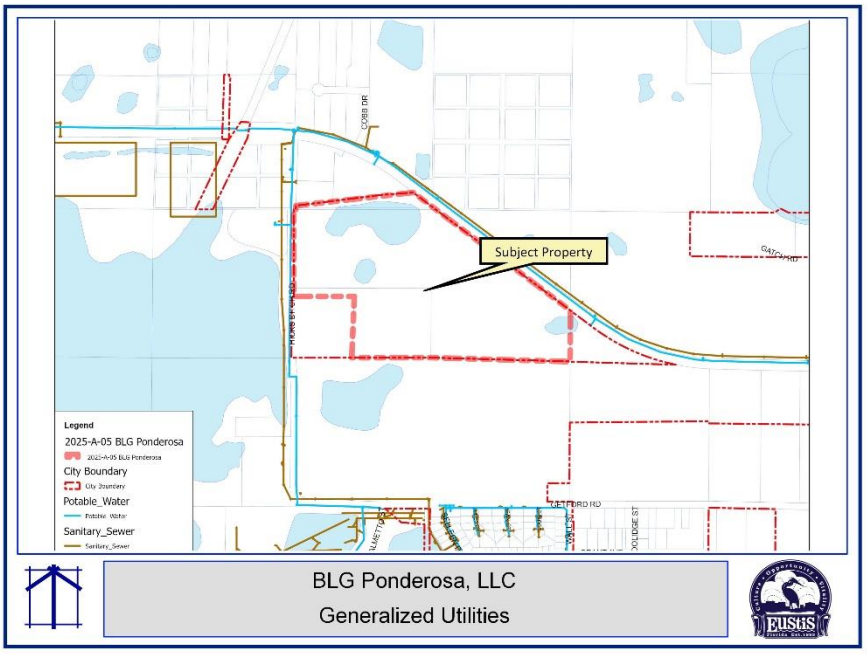
Fails to maximize use of existing public facilities and services.

This indicator does not apply. City water is available to the property. Development of this parcel will maximize the use and efficiency of the City's water service. City Sewer is available to the property and will be addressed via the site development process.

7. Cost Effectiveness and Efficiency of Public Facilities:

Allows for land use patterns or timing that 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 development consistent with the requested Suburban Residential (SR) future land use designation. The City provides these services to other properties in the area, which will improve efficiency.



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 uses. The surrounding area is developed or has development entitlements attached to the land. These developments have densities and intensities that are clearly suburban uses. The residential character of the Suburban Residential (SR) land use designation and the Suburban Neighborhood design district are compatible with the existing development pattern.

9. Infill and Redevelopment:

Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

This indicator does not apply. This property is a logical extension of development for the city.

10. Functional Mix of Uses:

Fails to encourage a functional mix of uses.

This indicator does not apply. The site is surrounded by single-family development on the adjacent properties, which is consistent with permitted uses in the area. A variety of other uses are evident, including various commercial uses at the SR 19 intersection to the west.

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 accessibility and linkages between related uses. Development Services 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 lacks functional open space and is not connected to regionally significant open space.

13. Urban Sprawl:

The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

a. Direction of Growth:
   Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The site is adjacent to existing urban/suburban development patterns and is a logical extension of the urban development boundary. The Comprehensive Plan and Land Development Regulations have provisions to protect natural resources and ecosystems at the time of site plan approval.

b. Efficient and Cost-Effective Services:
Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Water service is available.

c. Walkable and Connected Communities:
Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

At the time of development, the site must meet the City's Land Development Regulations relating to connection and sidewalks. County Road 44 is not City infrastructure and does not currently have a sidewalk system. Interconnectivity to existing and future uses will be a challenge.

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, which will require energy and water-efficient appliances.

e. Agricultural Preservation:
Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Not applicable; this site and adjacent areas do not support active agricultural or silvicultural activities. The site is within an existing developed residential area.

f. Open Space:
Preserves open space and natural lands and provides for public open space and recreation needs.

This is not applicable. The site does not provide functional open space or natural areas.

g. Balance of Land Uses:
Creates a balance of land uses based upon the demands of the residential population for the nonresidential needs of an area.

The proposed land use allows for residential uses. However, existing commercial development exists in close proximity to serve the residential population.

h. Urban Form Densities and Intensities:
Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Not applicable.

In Accordance with the 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 (SR) 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 24,500. Pursuant to the comprehensive plan policy and Land Development Regulation, residential development will be required to provide on-site park amenities.

c. Potable Water & Sanitary Sewer:

Water and sewer are available to the subject property. Both the water and sewer systems have adequate capacity to serve the development of the property.

d. Schools:

The proposed change should not negatively impact schools. At the time of development application verification of capacity will be required from Lake County Schools.

e. Solid Waste:

The City contracts with Waste Management for the hauling of solid waste. The company already services properties in the general area of the subject property. Serving this property will increase efficiency in the delivery of services.

f. Stormwater:

The Comprehensive Plan and Land Development Regulations include the level of service standards to which new development must adhere. Projects designed to meet these standards will not negatively affect the existing facilities and services.

g. Transportation Network Analysis:

This potential added residential development is considered to have no negative impacts on the existing transportation system. At this time, the adjacent transportation network (CR 44) has the capacity to serve the proposed Suburban Residential (SR) property, even at a maximum

development standard, without negatively affecting the adopted level of service.

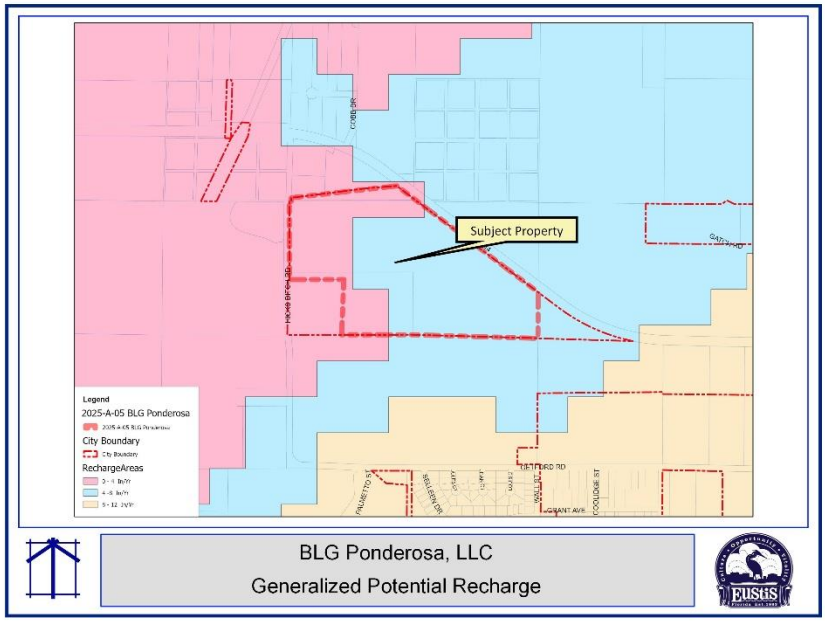
Prior to the development of the property, site plan approval, amongst other approvals, will be required. As part of the site plan review, a traffic study will be required to evaluate traffic impacts.

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 located in a low recharge area (0 to 4 inches/year or 4 to 8 inches/year). A site-specific geotechnical and hydrologic study will be necessary 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.

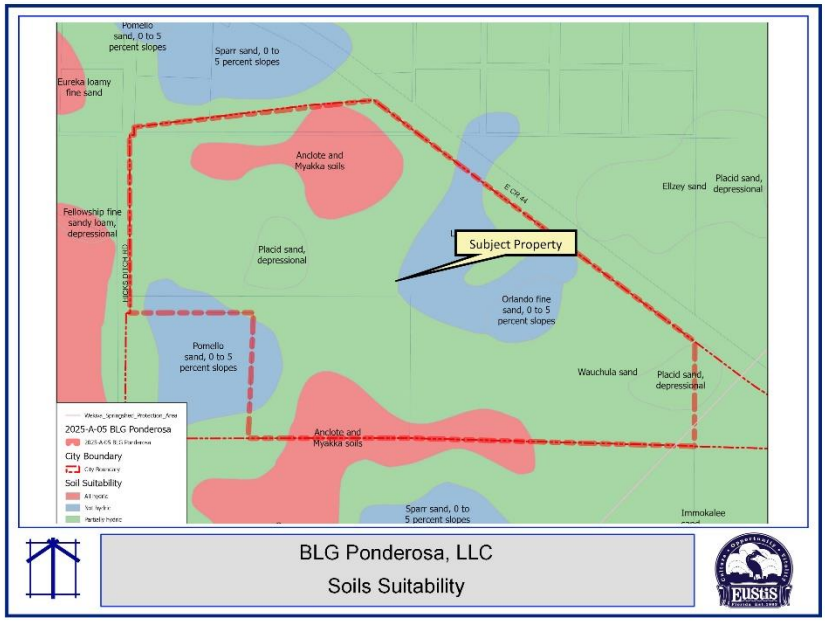
c.Flood zones:

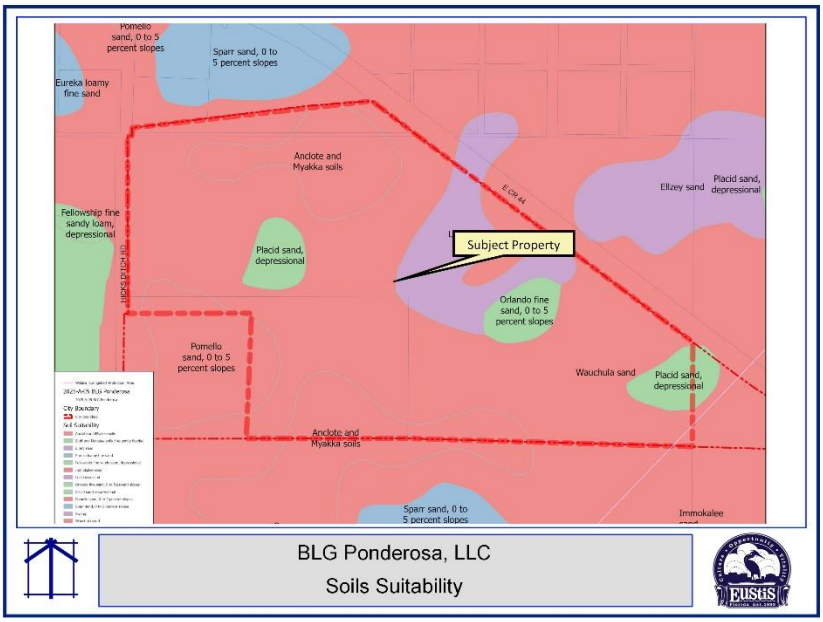
The subject property is impacted by flood zone areas. Source - Lake County GIS - 2012 Flood Zones.

d.*Soil and topography:*

The site soils are a mix of Myakka, Placid, Wauchula, Lochloosa, and Orlando sands. These sands are all typically poorly drained soils. At the development application stage, soils and geotechnical reports will be required as part of the application packages as well as for permitting for development with the applicable state agencies.

As building permit approval must be obtained before development can begin, the Comprehensive Plan and the Land Development Regulations include standards for the protection of environmentally sensitive lands that would apply should conditions at the time of development warrant such protection.





3. Comprehensive Plan Review:

Additional criteria and standards are also included in the Plan that describe when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the compatibility of the use, intensity, location, and timing of the proposed amendment.

Existing Land Use According to the Lake County Comprehensive Plan:

"The Urban Low Density Future Land Use Category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use.

This category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 25% of the net buildable area of the entire site as common open space.

The maximum intensity in this category shall be 0.25, except for civic institutional uses which shall be 0.35. The maximum Impervious Surface Ratio shall be 0.60."

Proposed Land Use According to the Eustis 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 that 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.

Comparison of Lake County Development Conditions

The existing Lake County future land use designation of the property is Urban Low, which provides for a range of residential development in addition to civic, commercial and office uses at an appropriate scale and intensity to serve this category. Allowable density and intensity in Urban Low is a maximum of 4 dwelling units per acre and intensity of 0.25 to 0.35 floor area ratio, with the sum of residential density and non-residential intensity not exceeding 100%.

Residential: Lake County limits residential development to 4 du/acre while the Suburban Residential (SR) would allow up to 5 du/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.

Not applicable. Development of the property will follow the design regulations for the Suburban Residential Future Land Use and the Suburban Neighborhood Design District to minimize any impact on or from existing uses.

Proposed Non-Residential Land Uses.

The City shall generally not permit new industrial uses to be located adjacent to existing or planned residentially designated areas.

Not applicable.

1. Transportation:

   Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.

   This potential added residential development is considered to have no negative impacts on the existing transportation system. At this time, the adjacent transportation network can serve the proposed Suburban Residential (SR) property, even at a maximum development standard, without negatively affecting the adopted level of service. At the time of development, the applicant will be required to file appropriate traffic/transportation studies to demonstrate any impacts and proposed mitigation if necessary.

2. Water Supply:

   Each application for a land use designation amendment will be required to demonstrate that adequate water supplies and associated public facilities are (or will be) available to meet the projected growth demands.

City water service and other services are available. The City's adopted Water Supply Plan anticipated additional growth consistent with this development, so both supply and capacity are available.

In Accordance with Chapter 102-16(f), Land Development Regulations

Standards for Review:

In reviewing the application of a proposed amendment to the comprehensive plan, the local planning agency and the city commission shall consider:

a. Consistent with Comprehensive Plan:

Whether the proposed amendment is consistent with all expressed policies the comprehensive plan.

The proposed amendment is consistent with the Comprehensive Plan.

b. In Conflict with Land Development Regulations:

Whether the proposed amendment is in conflict with any applicable provisions of these land development regulations.

The proposed amendment is not in conflict with the Land Development Regulations. At the time of development, there will be further review for compliance.

c. Inconsistent with Surrounding Uses:

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

The Suburban Residential (SR) is equivalent to or compatible with the existing future land use designated densities surrounding.

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 and sewer. These changed conditions warrant a change in the land use designation.

e. Demand on Public Facilities:

Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

City water and sewer services are readily available and conveniently located near the site. Adequate capacity is available to serve future development consistent with the requested Suburban Residential (SR) future land use designation.

Upon annexation, the City will also provide additional services, including fire and police protection, library services, parks, and recreation. The City provides these services to other properties in the area, which will improve efficiency.

f. *Impact on Environment:*

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

The site contains no apparent natural resources and is not connected to significant open space.

g. *Orderly Development Pattern:*

Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The site is contiguous to the City limits. The annexation would create a logical development pattern as it extends the City limits to a more natural boundary in this area partially filling in an unincorporated enclave. This would further the eventual goal of a Eustis area under one local government jurisdiction.

The requested Suburban Residential (SR) future land use designation, coupled with a Suburban Neighborhood design district designation, provides for a consistent development transect.

The requested land use provides for a transition in density and intensity from City of Eustis Suburban Residential to the west.

h. Public Interest and Intent of Regulations:

Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and intent of these land development regulations.

The purpose and intent of the Land Development Regulations is as follows:

"The general purpose of this Code is to establish procedures and standards for the development of land within the corporate boundaries and the planning area of the city, such procedures and standards being formulated in an effort to promote the public health, safety and welfare and enforce and implement the city's comprehensive plan, while permitting the orderly growth and development with the city and Eustis planning area consistent with its small-town community character and lifestyle."

The requested designation of Suburban Residential (SR) land use will provide for orderly growth and development. This designation would advance the public interest by potentially providing additional housing, and the application of the LDRs to future development will ensure consistency with the community character and lifestyle of the city.

i. *Other Matters:*

Any other matters that may be deemed appropriate by the local planning agency or the city commissioners, in review and consideration of the proposed amendment.

No other matters.

Analysis of Design District Request **(Ordinance Number 25-18)**:

Form-Based Code:

The City's Land Development Regulations are a form-based code. Design districts are unique to form-based codes. Lake County still uses traditional Euclidean zoning, so there are no design districts for parcels in unincorporated Lake County. When a parcel annexes into the City of Eustis, the City must assign a consistent design district that follows the urban, suburban and rural transect

1. *Standards for Review:*

The Land Development Regulations include the following standards for review of an amendment to the Design District Map. In approving a change in the designation, the City Commission shall consider: Whether the amendment is in conflict with any applicable provisions of the Code.

a. *Section 102-17(a) "...Section 109-3 Design Districts:*

identifies the definition, structure, and form of each design district. The assignment of design district must follow the district pattern and intent."

The requested amendment assigns a newly annexed parcel a designation that meets the district pattern and intent (Suburban Neighborhood). The Suburban development pattern and intent, and the Suburban neighborhood definition, structure and form description are stated below. The assignment of a Suburban Neighborhood design district designation is appropriate due to the established and proposed development patterns in the area.

b. *Sec. 109-3.4. Suburban development pattern intent statements:*

Intent. Suburban development pattern…relies primarily on a pattern of residential development that provides the majority of property owners with substantial yards on their own property. The street layout, comprised of streets with fewer vehicular connections, helps to reduce cut-through traffic and establishes distinct

boundaries for residential communities/subdivisions. Each land use provides for pedestrian and bicycle connections.

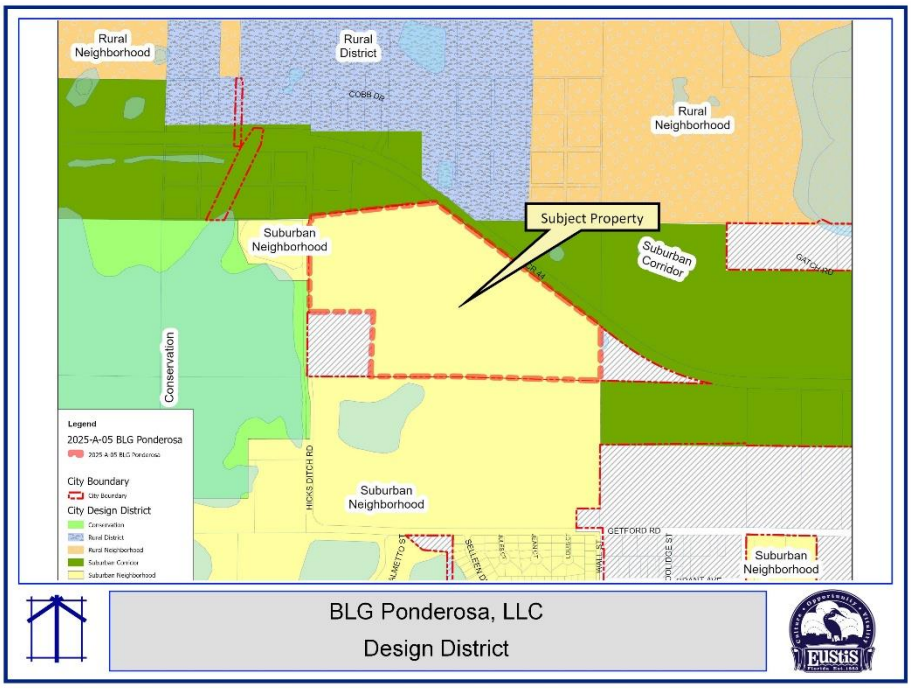
Design districts – Suburban Neighborhood

a. Definition. Predominately residential uses with some neighborhood-scale commercial services.

b. Structure. Interconnected trails, bikeways, and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.

c. Form. Mix of detached residential uses with some neighborhood-supporting retail, parks and civic spaces as focal points in the neighborhoods.

The Suburban development patterns statement above indicates that 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 design district:

Compatible intensities should face across streets. Changes in design districts should occur along rear alleys or lanes or along conservation edges.

Reassignment is not being proposed. A Eustis design district designation must be assigned to annexed property. The proposed design district is compatible with the surrounding design districts.

d. *Consistent with Comprehensive Plan:*

Whether the proposed amendment is consistent with all elements of the comprehensive plan.

The requested amendment is consistent with the Future Land Use element (including Policy FLU 1.2.4, Development Patterns and FLU 1.3.2. Maintain Residential Compatibility), as well as all other elements of the Comprehensive Plan.

e. *Consistent with Surrounding Uses:*

Whether, and the extent to which, the proposed design district is consistent with existing and proposed land uses.

The Suburban Neighborhood definition, structure and form are compatible with the existing uses and any proposed uses permitted under the Suburban Residential future land use designation.

f. ***Changed Conditions:***

Whether there have been changed conditions that justify amending the design district.

The subject property is proposed for annexation, and a design district assignment is necessary. The conditions have changed from land located in unincorporated Lake County without central services to a site within the City of Eustis with municipal services.

g. ***Public Facilities.***

Whether, and the extent to which, the proposed redistricting would result in demands on public facilities, and whether, or to the extent to which, the proposed change would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

A redistricting is not proposed. Assigning a design district to an annexation property will not change the demand impact on public facilities. The Future Land Use designation controls the density and intensity permitted on the site, so the Design District map amendment would not result in impacts beyond that already anticipated. Also, see the analysis of public facilities in the above sections of this report.

h. Impact on Environment:

Whether, and the extent to which, the redistricting would result in significant impacts on the natural environment.

The proposed Design District designation for this property does not change the development potential of the parcel. Design Districts control the form and function of any development that does occur. The Future Land Use designation controls the density, intensity and minimum open space permitted on the site, so the Design District amendment would not result in additional impacts on the natural environment. As building permit approval must be obtained before development can begin, the Comprehensive Plan and the Land Development Regulations include standards for the protection of environmentally sensitive lands that would apply should conditions at the time of development warrant such protection.

i. Property Values:

Whether, and the extent to which, the proposed redistricting would affect the property values in the area.

Redistricting is not being proposed; a City of Eustis design district designation must be assigned to the annexed property. This request should not affect property values because the proposed Design District designation is consistent with the surrounding development patterns and design districts.

j. Orderly Development Pattern:

Whether, and the extent to which, the proposed redistricting would result in an orderly and logical development pattern.

The request is the assignment of a design district to an annexation parcel, not redistricting. However, the proposed Design District designation is consistent with the suburban development pattern identified in Section 109-5.5 of the Land Development Regulations. Assignment of the requested designation will result in a more orderly and logical development pattern making the designation consistent with the surrounding area designations and established development patterns.

k. Public Interest and Intent of Regulations:

Whether the proposed redistricting would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

The request is the assignment of a design district to an annexation parcel, not redistricting. The proposed Design District is not in conflict with the public interest and reflects the purpose and intent of the regulations.

l.Other Matters:

Any other matters that may be deemed appropriate by the city commission, in review and consideration of the proposed redistricting.

The request is the assignment of a design district to an annexation parcel, not redistricting. The City's Land Development Regulations are a form-based code. The Design District designations define the development form, but not the types of land use, densities, intensities, or required open space. The districts, therefore, must be consistent and follow the urban, suburban, and rural transects. This request assigns a Suburban Neighborhood design district designation to an annexation parcel, which is consistent with the existing transect.

Applicable Policies and Codes

1. Resolution Number 87-34

   Joint Planning Area Agreement with Lake County: "The City and the County agree that the unincorporated areas adjacent to the City might be appropriately served by urban services provided by the City, and might therefore be annexed into the City in accordance with State law……. The City agrees to annex property in accordance with State law and provide adequate urban services and facilities to serve those areas within the Joint Planning Area."
2. Florida Statues 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."

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:

(4) 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%.

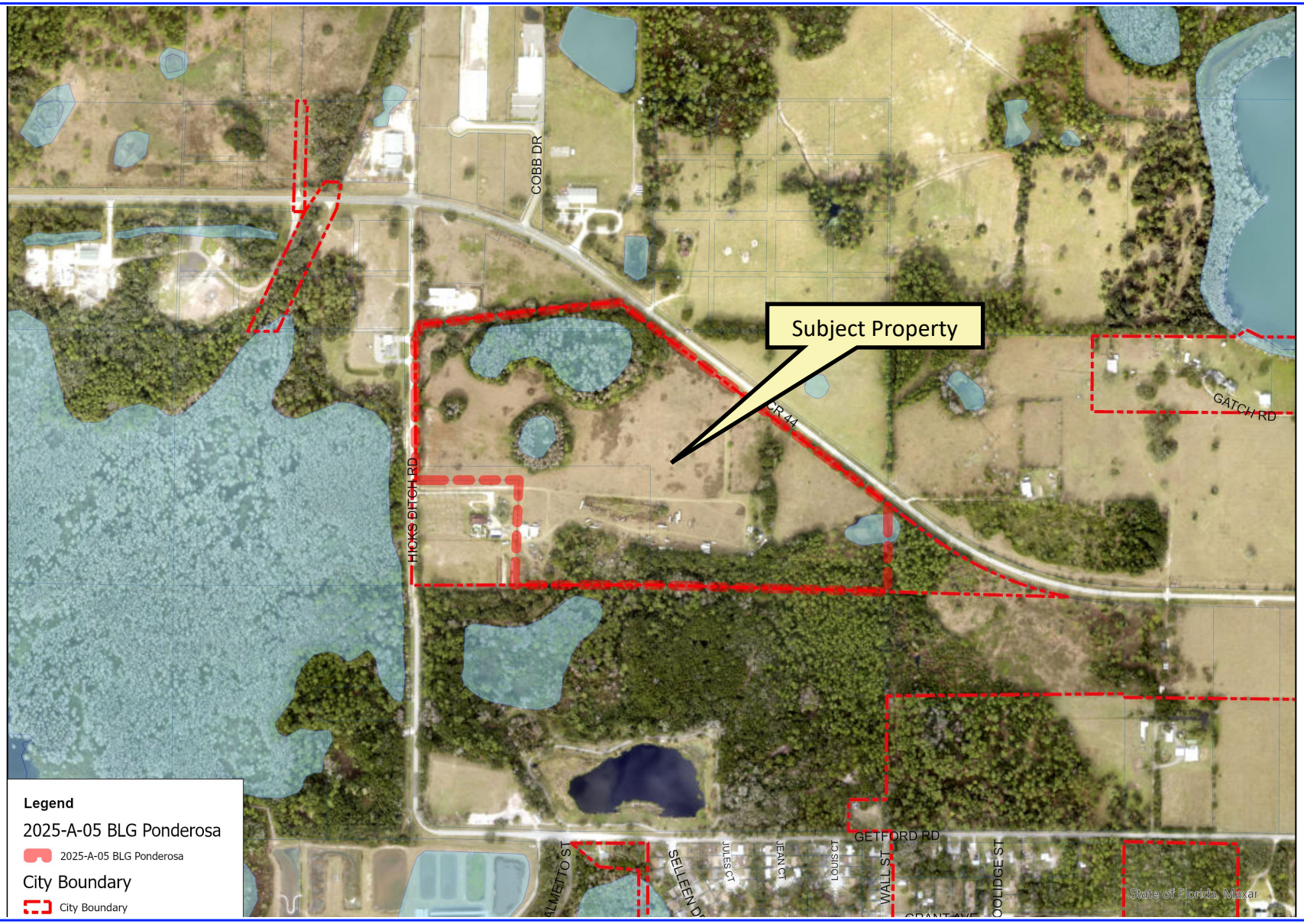
(5) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

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.

(6) 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.

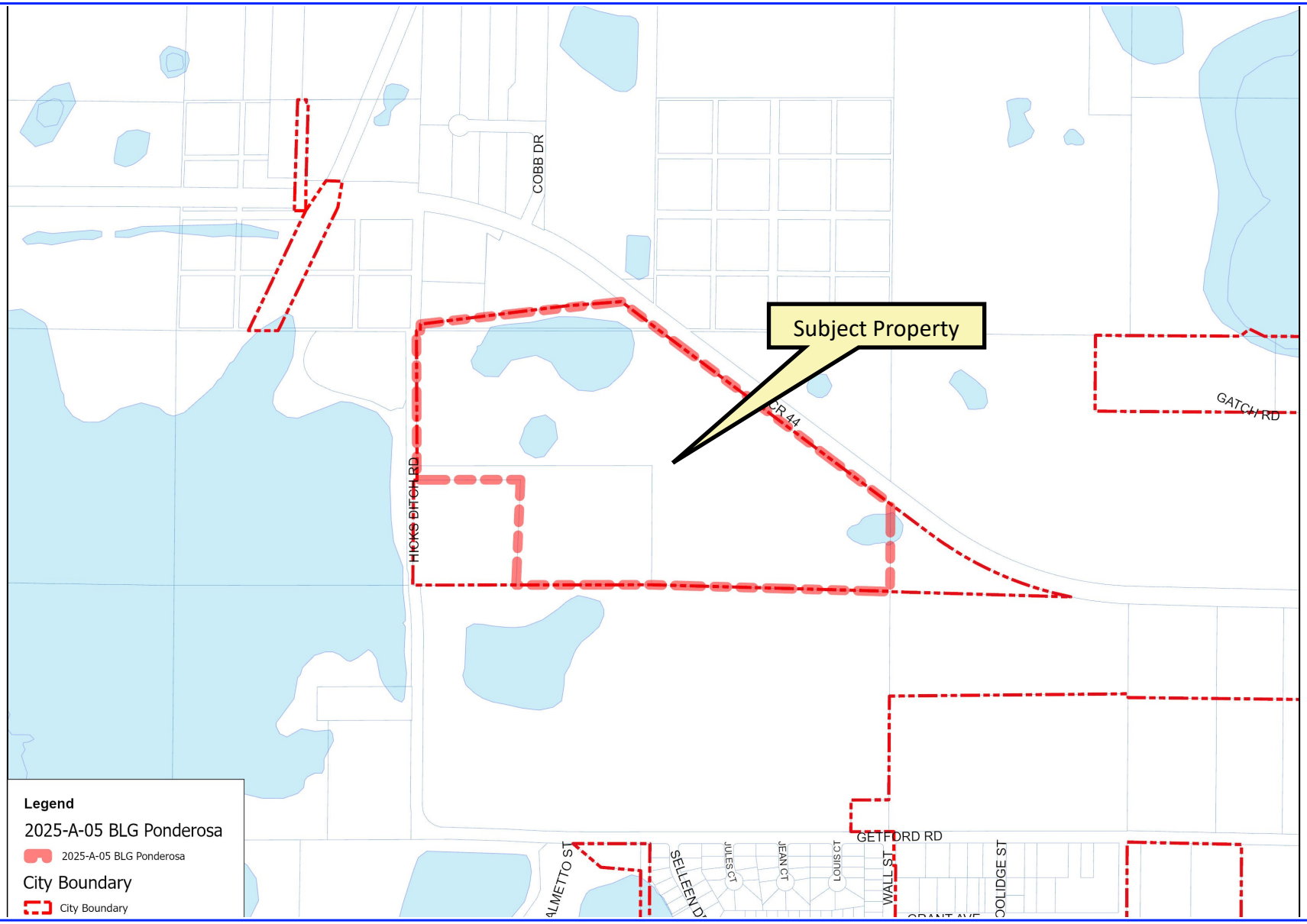
3. Land Development Regulations Section 109-5.5(b)(1): The Suburban Neighborhood Design District has predominately residential uses with some neighborhood scale commercial services with interconnected trails, bikeways and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.

4. Land Development Regulations Section 109-3 (Table 1) and Section 109-2.6: The 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 residential uses so as to minimize their impacts on adjacent roadways and promote their compatibility with adjacent or nearby land uses.



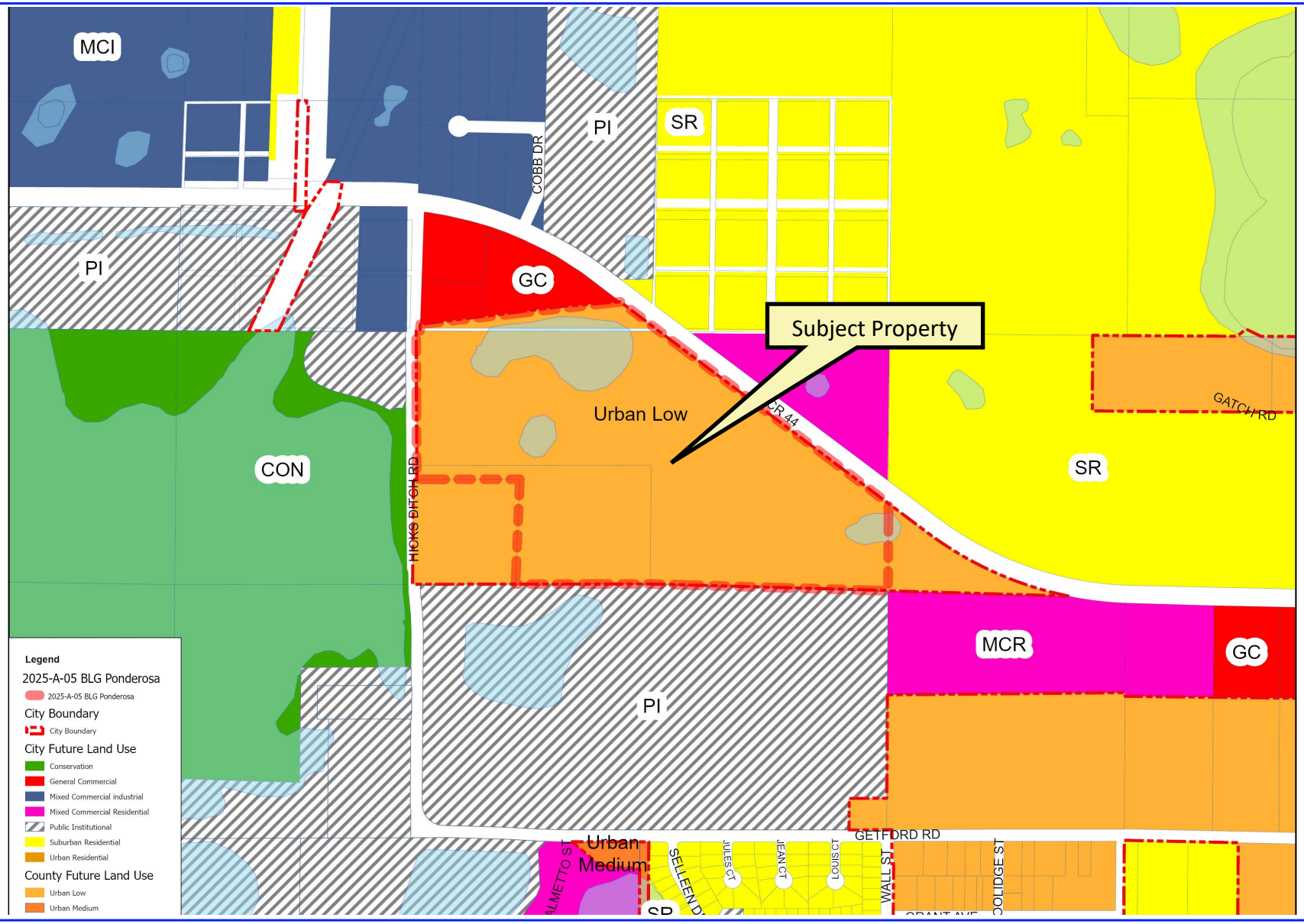
BLG Ponderosa, LLC

Aerial Location



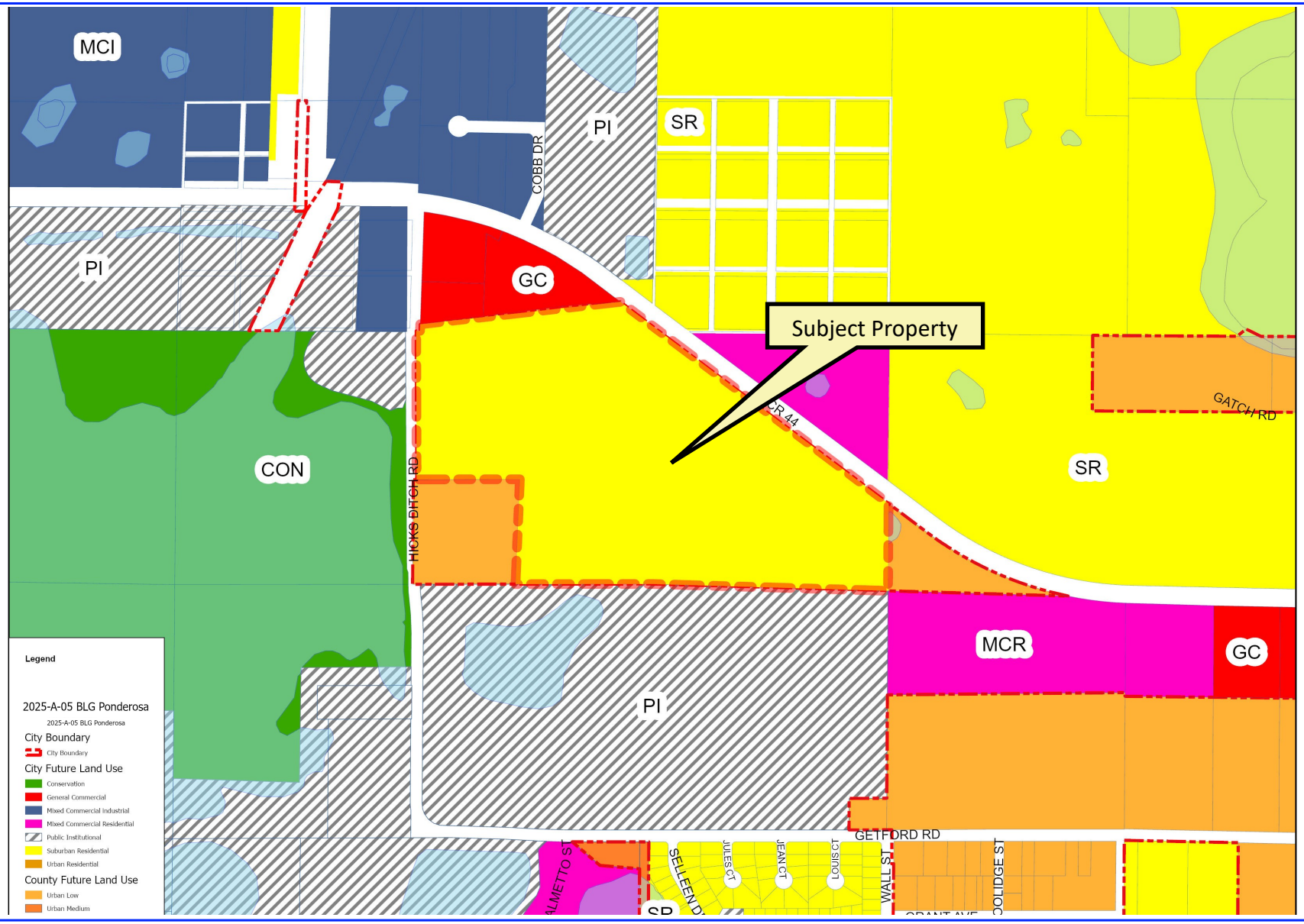
BLG Ponderosa, LLC

Location



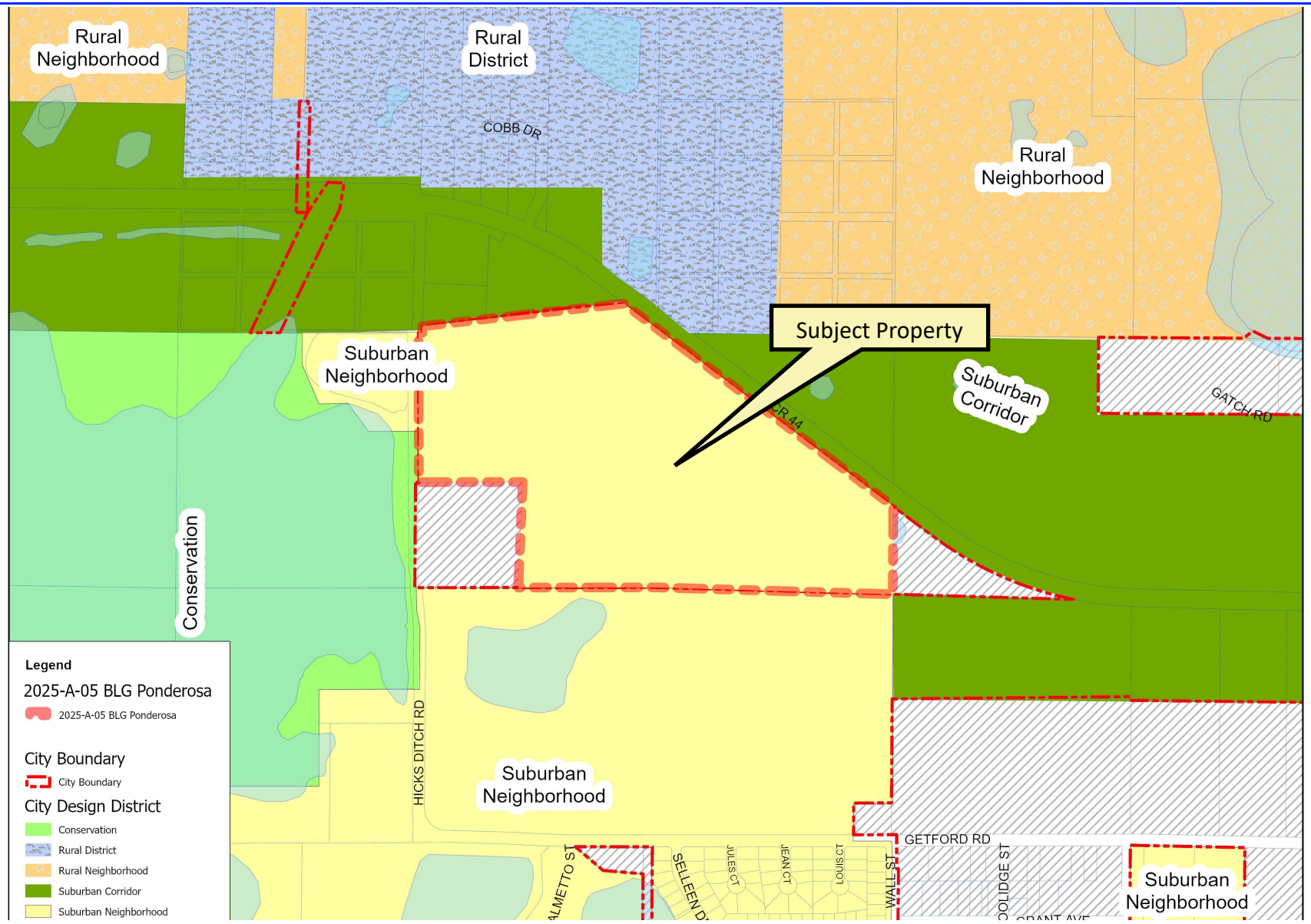
BLG Ponderosa, LLC

Future Land Use (Current)



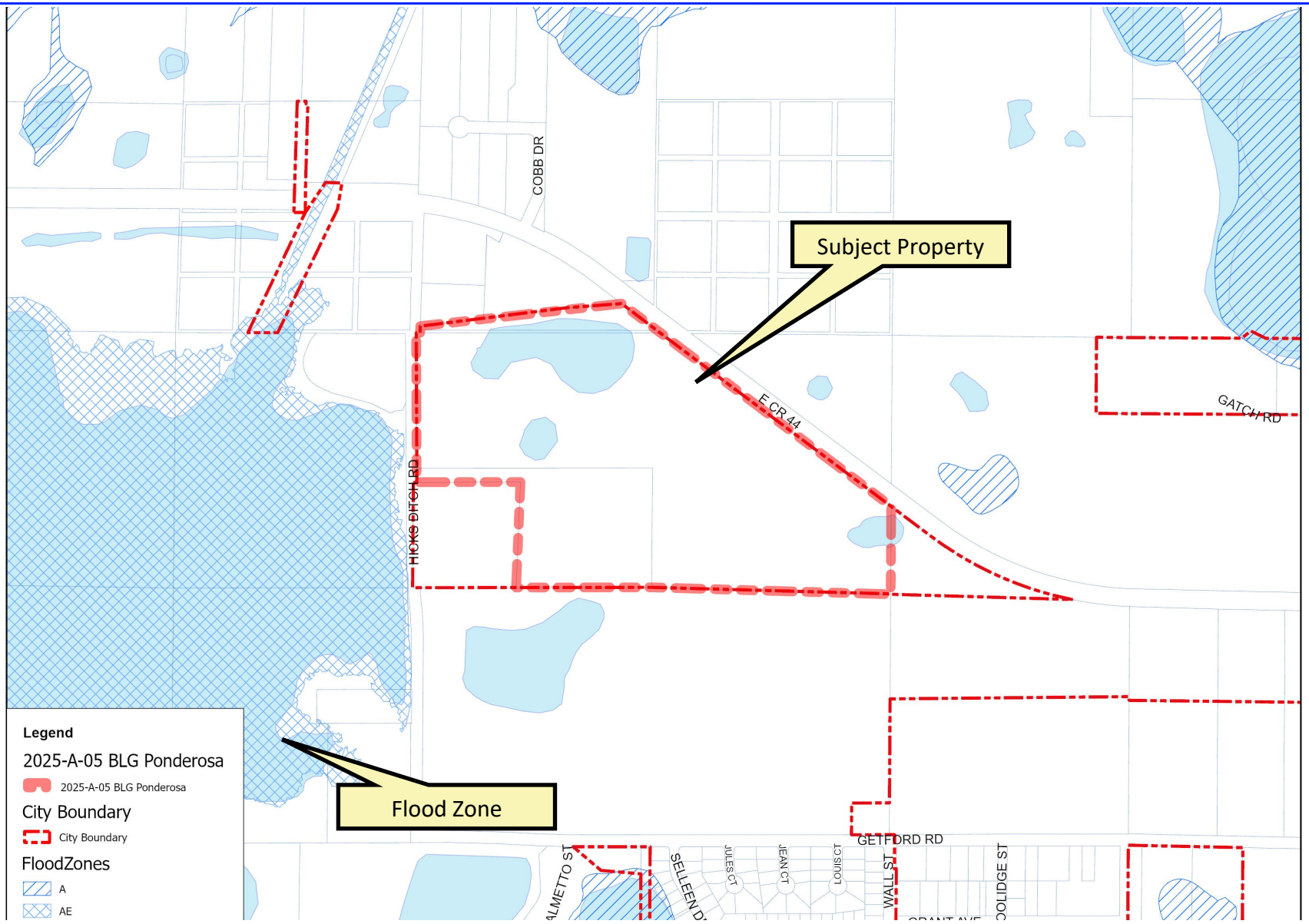
BLG Ponderosa, LLC

Future Land Use (Proposed)



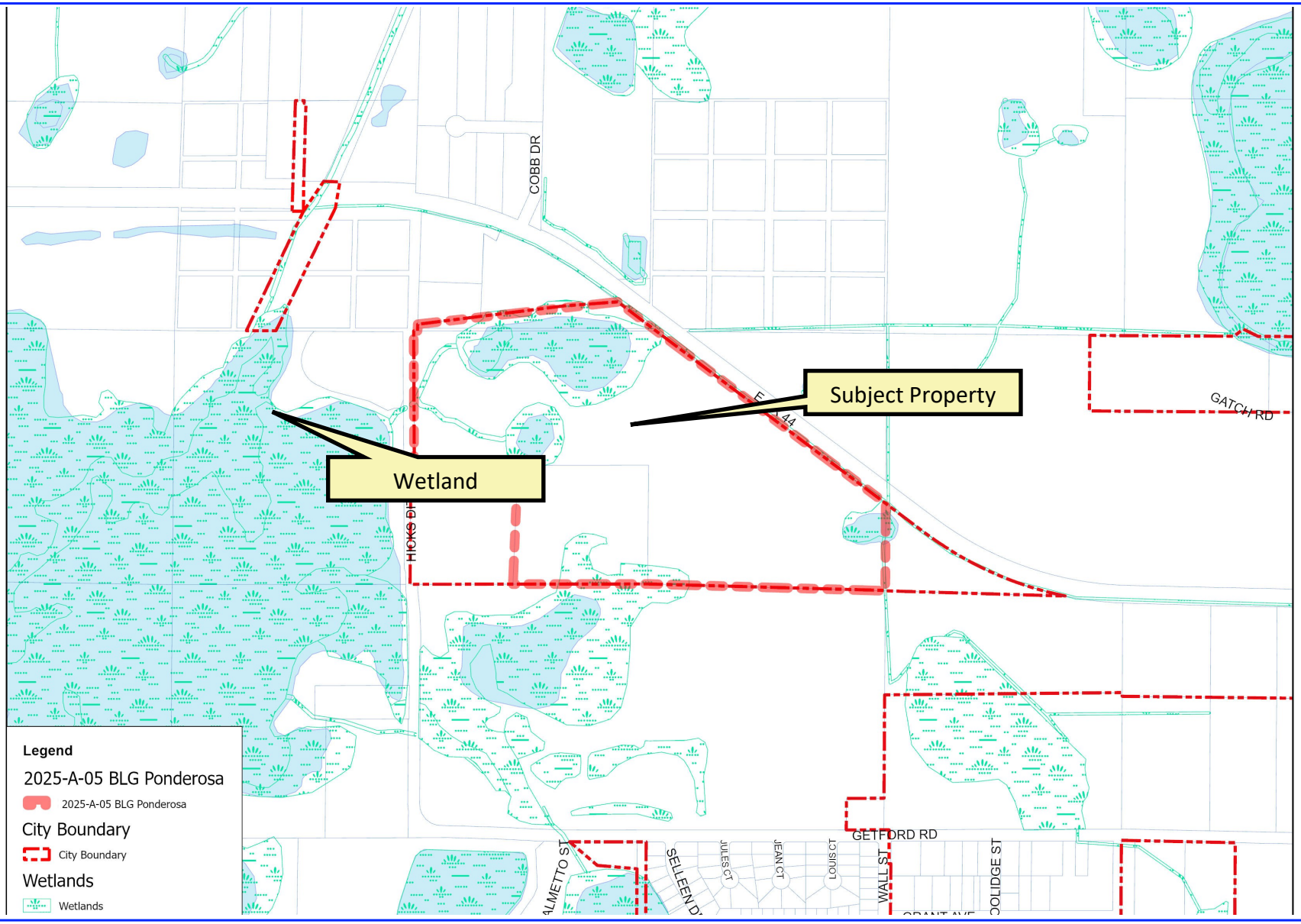
BLG Ponderosa, LLC

Design District



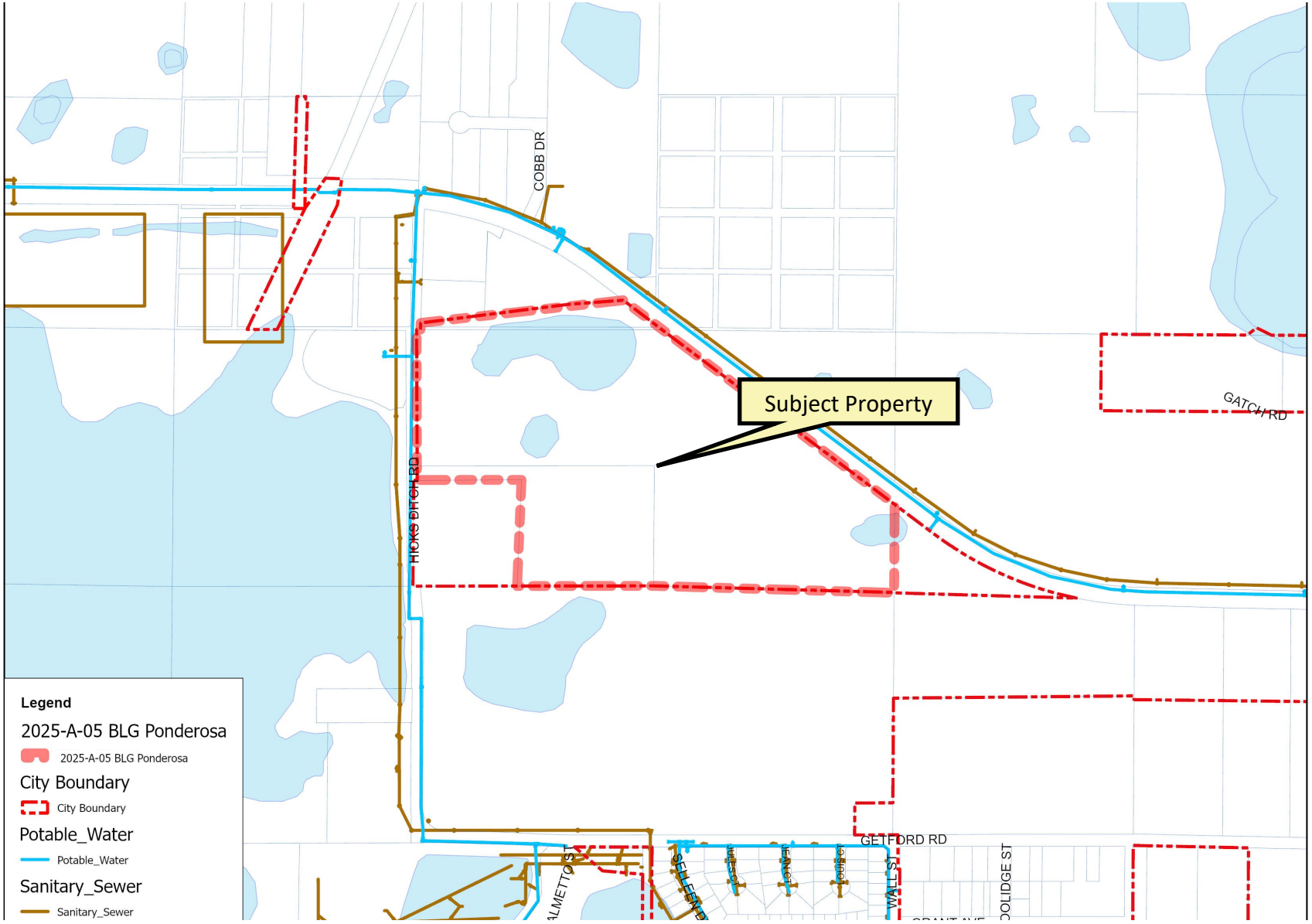
BLG Ponderosa, LLC

Generalized Floodplain



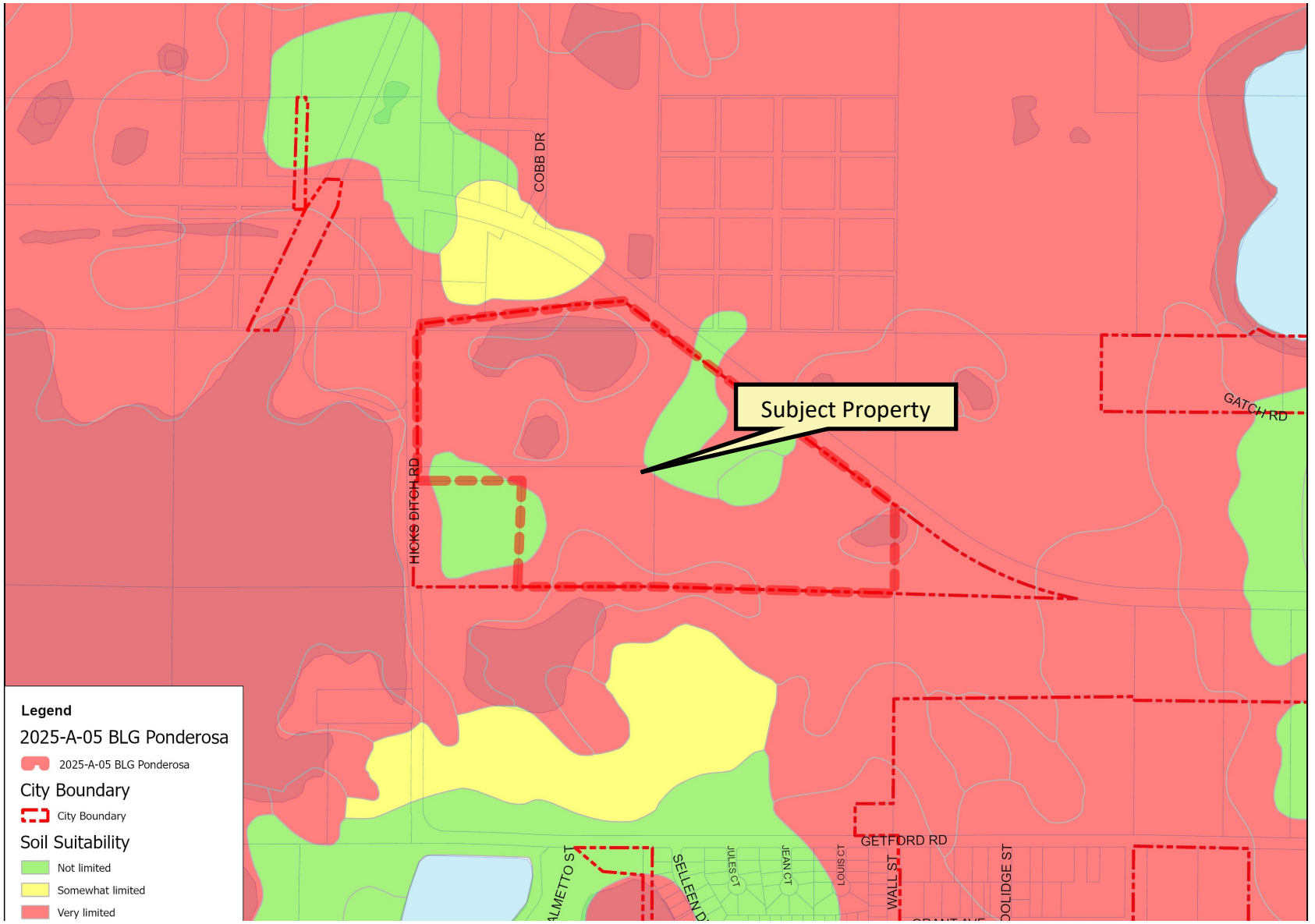
BLG Ponderosa, LLC

Generalized Wetland



BLG Ponderosa, LLC

Generalized Utilities



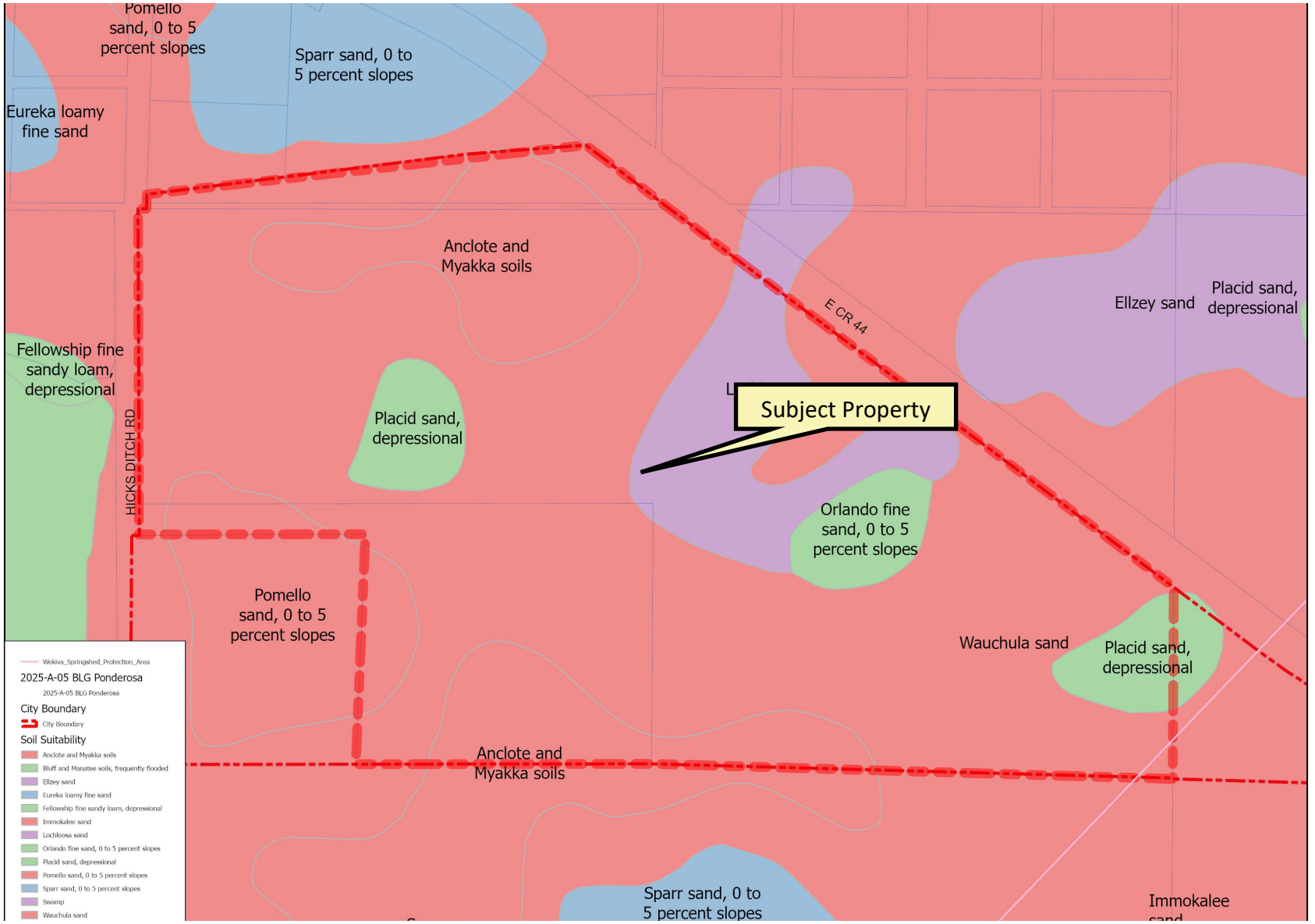
BLG Ponderosa, LLC

Soils Suitability



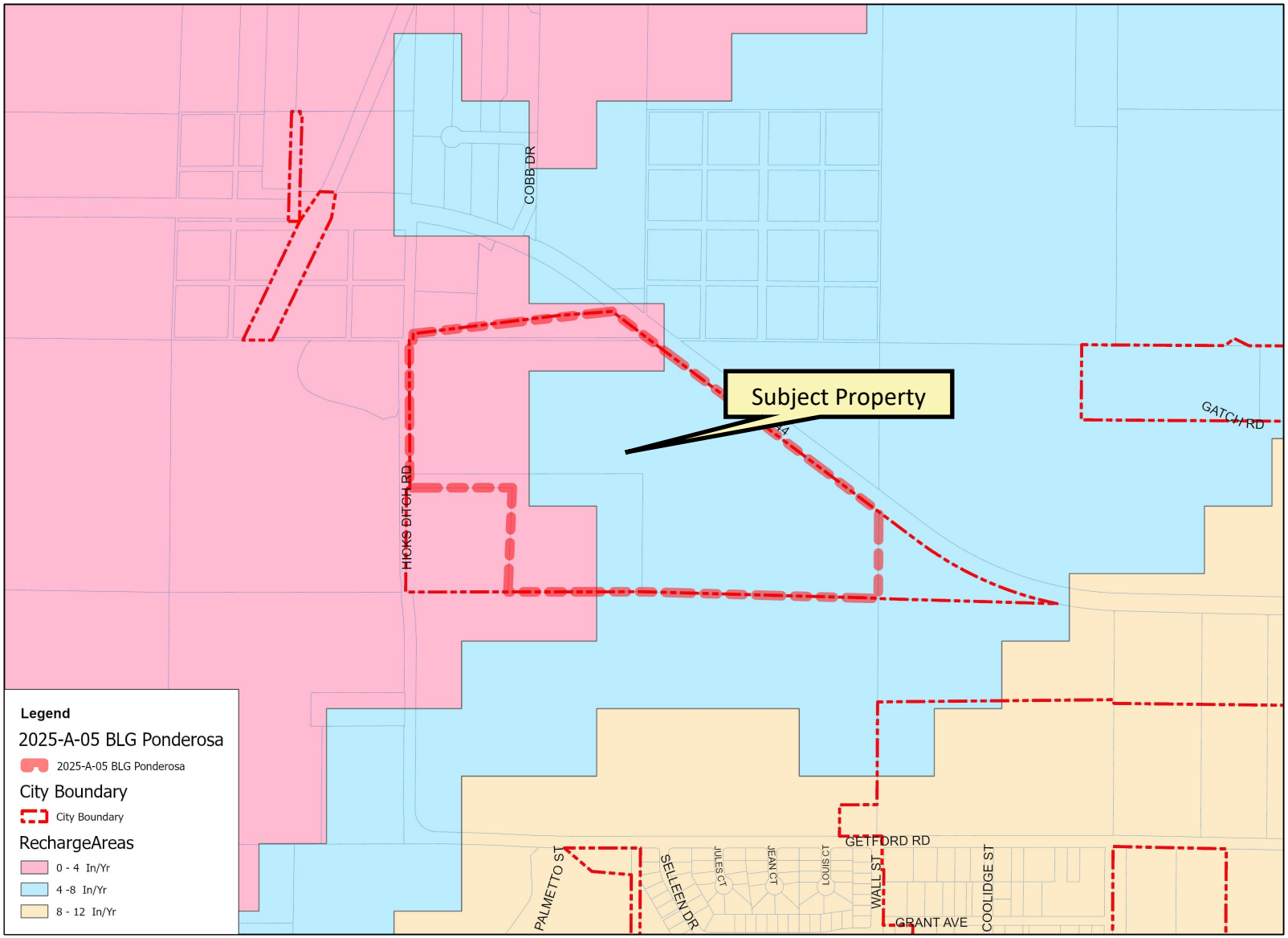
BLG Ponderosa, LLC

Soils Suitability



BLG Ponderosa, LLC

Soils Suitability



BLG Ponderosa, LLC

Generalized Potential Recharge

ORDINANCE NUMBER 25-17

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 66.55 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 2704365, 1214041, and 3803090, LOCATED SOUTH OF CR-44 AND EAST OF HICKS DITCH ROAD, FROM URBAN LOW IN LAKE COUNTY TO SUBURBAN RESIDENTIAL IN THE CITY OF EUSTIS.

WHEREAS, on November 4, 2010, the Eustis City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 through Ordinance Number 10-11; and

WHEREAS, the State of Florida Department of Community Affairs found the City of Eustis Comprehensive Plan 2010-2035 In Compliance pursuant to Sections 163.3184, 163.3187, and 163.3189 Florida Statutes; and

WHEREAS, the City of Eustis periodically amends its Comprehensive Plan in accordance with 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 66.55 acres of real property located south of CR-44 and east of Hicks Ditch Road and more particularly described herein; and

WHEREAS, on **July 17, 2025**, the Local Planning Agency held a Public Hearing to consider the adoption of a Large-Scale Future Land Use Amendment for this change in designation; and

WHEREAS, on **July 17, 2025**, the City Commission held the 1st Public Hearing to accept the Local Planning Agency's recommendation to transmit the Large-Scale Future Land Use Amendment contained herein to the State of Florida for review;

WHEREAS, on _____**, 2025**, the City Commission held a Public Hearing to consider the Adoption of the Large-Scale Future Land Use Amendment contained herein after the State of Florida has found the proposed amendment in compliance.

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

SECTION 1.

Land Use Designation: That the Future Land Use Designation of the real property as described below shall be changed from Urban Low in Lake County to Suburban Residential (SR) within the City of Eustis:

Parcel Alternate Key: 2704365, 1214041, and 3803090
Parcel Identification Numbers: 01-19-26-0001-000-01800, 01-19-26-0002-000-00200 and 24-18-26-0450-044-00000

Legal Description:

AS PROVIDED BY ALLEN & COMPANY -SURVEYING AND MAPPING LLC ALTA DATED 10/14/2024

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:
EUSTIS MEADOWS, TOWN PLAT THAT PART OF BLK 44 & THAT PART OF PARCEL KNOWN AS RESERVATION & CLOSED STREET WITHIN ADJACENT TO SAID BLK AS DESCRIBED IN ORB 296 PG 616 AS FOLLOWS: FROM SW COR OF SE 1/4 OF SW 114 OF SEC 36-18-26 RUNS 89DEG 28MIN 22SEC E 25.01 FT TO E'LY R/W LINE OF HICKS DITCH RD FOR POB, RUN N 02DEG 08MIN 52SEC E 21.64 FT, N 82DEG 49MIN 48SEC E 816.72 FT, N 85DEG 40MIN 46SEC E 304.36 FT TO SW'LY R/W LINE OF HWY 44-A, SE'LY ALONG SAID SW'LY R/W LINE TO S LINE OF SEC 36, W ALONG SAID S LINE OF SEC TO POB--LESS RD R/W--PB 1 PG 2, LYING AND BEING IN LAKE COUNTY, FLORIDA.

NOTE: THIS LEGAL DESCRIPTION WAS OBTAINED FROM THE LAKE COUNTY PROPERTY APPRAISER. THE COMPANY ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS LEGAL DESCRIPTION.

PARCEL 2:

GOVERNMENT LOT 2, LYING SOUTH OF STATE ROAD 452A, AND GOVERNMENT LOT 3, LESS THE SOUTH 660FT., SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 660 FEET OF GOVERNMENT LOT 3, IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

LESS:

A PORTION OF THE SOUTH 112 OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF AFORESAID SECTION 1; THENCE RUN N 00°43'43" E ALONG THE WEST LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID
SECTION 1,580.56 FEET; THENCE RUNS 89°57'52" E, 591.80 FEET; THENCE RUNS 02°22'48" W, 279.74 FEET; THENCE RUN N 89°19'09" W, 116.09 FEET; THENCE RUNS 01 °21'49" W, 305.04 FEET TO THE SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 89°38'21" W ALONG SAID SOUTH LINE 464.24 FEET TO POINT OF BEGINNING.

AND LESS:

A PORTION OF THE SOUTH 112 OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1 I 4 OF THE NORTHWEST 1 I 4 OF AFORESAID SECTION 1; THENCE RUN N 00°43'43 11 E ALONG THE WEST LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1, 580.56 FEET; THENCE RUNS 89°57'5211 E, 591.80 FEET; THENCE RUNS 02°22'4811 W, 279.74 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE S 02°22'4811 W, 305.00 FEET, MORE OR LESS TO THE SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 89°38'21 11 W, ALONG THE SAID SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 TO A POINT 464.24 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 01 °21'4911 E, 305.04 FEET; THENCE RUN S 89°19'1911 E, 116.09 FEET TO THE POINT OF BEGINNING.

ALSO, LESS THE WEST 25 FEET THEREOF.

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: That the effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be 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 the adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 7th day of August 2025.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Willie L. Hawkins
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 7th day of August 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

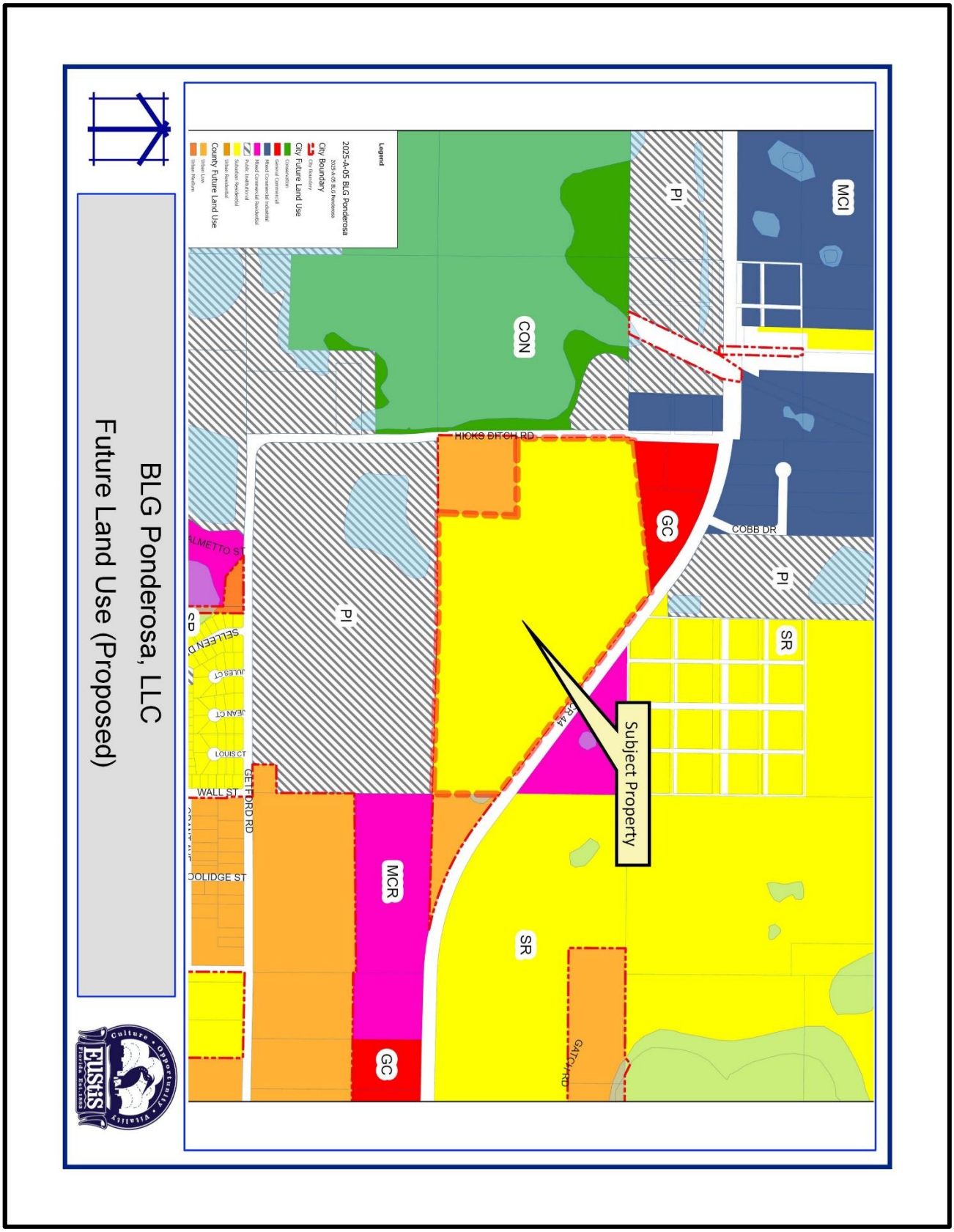
_____ _____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-17 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 Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____
Christine Halloran, City Clerk

Exhibit A


BLG Ponderosa, LLC
Future Land Use (Proposed)
Legend
2025-A-05 BLG Ponderosa
City Boundary
City Future Land Use
County Future Land Use
MCI
CON
PI
GC
SR
MCR
Subject Property
HICKS DITCH RD
COBB DR
GETFORD RD
WALL ST
COOLIDGE ST
SR 44
GATCH RD

Business Impact Estimate Eligibility Form

Section 166.041(4), Florida Statutes

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Eustis' website by the time notice of the proposed ordinance is published.

This form simply assists in determining whether a Business Impact Estimate must be completed under Florida law for the proposed ordinance. Should a Business Impact Estimate be required or should the City opt to provide one as a courtesy based on the selection below then a separate form with the statutory components of Section 166.041(4)(a) shall also accompany the proposed ordinance.

Ordinance Number	25-17
Ordinance Subject	Assignment of Future Land Use for Recently Annexed Property – 2025-CPLUS-05
Legal Advertising Date	July 7, 2025
First Reading On	7/17/2025
Second Reading On	TBD

Ordinance Title

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 66.55 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 2704365, 1214041, and 3803090, LOCATED SOUTH OF CR-44 AND EAST OF HICKS DITCH ROAD, FROM URBAN LOW IN LAKE COUNTY TO SUBURBAN RESIDENTIAL IN THE CITY OF EUSTIS.

Based on the City's review of the proposed ordinance (*must select one of the following*):

☒ The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.

☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☐ The City has prepared a Business Impact Estimate in accordance with section 166.041(4), Florida Statutes.

Exemptions

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinance:

Section 166.041 (4)(c) exemption: It is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

ORDINANCE NUMBER 25-18

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 66.55 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 2704365, 1214041, and 3803090, LOCATED SOUTH OF CR-44 AND EAST OF HICKS DITCH ROAD

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 66.55 acres of recently annexed real property further described below, and

WHEREAS, on July 17, 2025, the City Commission held the 1st Public Hearing to consider the Design District Amendment contained herein; and

WHEREAS, on _____, 2025, the City Commission held the 2nd Public Hearing to consider the adoption of the Design District Amendment contained herein;

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS 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 Neighborhood:

Parcel Alternate Key: 2704365, 1214041, and 3803090
Parcel Identification Numbers: 01-19-26-0001-000-01800, 01-19-26-0002-000-00200 and 24-18-26-0450-044-00000

Legal Description:
AS PROVIDED BY ALLEN & COMPANY -SURVEYING AND MAPPING LLC ALTA DATED 10/14/2024

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:
EUSTIS MEADOWS, TOWN PLAT THAT PART OF BLK 44 & THAT PART OF PARCEL KNOWN AS RESERVATION & CLOSED STREET WITHIN ADJACENT TO SAID BLK AS DESCRIBED IN ORB 296 PG 616 AS FOLLOWS: FROM SW COR OF SE 1/4 OF SW 114 OF SEC 36-18-26 RUNS 89DEG 28MIN 22SEC E 25.01 FT TO E'LY R/W LINE OF HICKS DITCH RD FOR POB, RUN N 02DEG 08MIN 52SEC E 21.64 FT, N 82DEG 49MIN 48SEC E
816.72 FT, N 85DEG 40MIN 46SEC E 304.36 FT TO SW'LY R/W LINE OF HWY 44-A, SE'LY ALONG SAID SW'LY R/W LINE TO S LINE OF SEC 36, W ALONG SAID S LINE OF SEC TO POB--LESS RD R/W--PB 1 PG 2, LYING AND BEING IN LAKE COUNTY, FLORIDA.

NOTE: THIS LEGAL DESCRIPTION WAS OBTAINED FROM THE LAKE COUNTY PROPERTY APPRAISER. THE COMPANY ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS LEGAL DESCRIPTION.

PARCEL 2:

GOVERNMENT LOT 2, LYING SOUTH OF STATE ROAD 452A, AND GOVERNMENT LOT 3, LESS THE SOUTH 660FT., SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 660 FEET OF GOVERNMENT LOT 3, IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

LESS:

A PORTION OF THE SOUTH 112 OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AND LESS:

A PORTION OF THE SOUTH 112 OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1 I 4 OF THE NORTHWEST 1 I 4 OF AFORESAID SECTION 1; THENCE RUN N 00°43'43 11 E ALONG THE WEST LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1, 580.56 FEET; THENCE RUNS 89°57'5211 E, 591.80 FEET; THENCE RUNS 02°22'4811 W, 279.74 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE S 02°22'4811 W, 305.00 FEET, MORE OR LESS TO THE SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 89°38'21 11 W, ALONG THE SAID SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 TO A POINT 464.24 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 01 °21'4911 E, 305.04 FEET; THENCE RUN S

89°19'1911 E, 116.09 FEET TO THE POINT OF BEGINNING.

ALSO, LESS THE WEST 25 FEET THEREOF.

Section 2. Map Amendment

That the Director of Development Services shall be authorized to amend the Design District Map to incorporate the change described in Section 1.

Section 3. Conflict

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

Section 4. Severability

That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 5. Effective Date

That this Ordinance shall become effective upon the annexation of the subject property through approval of Ordinance Number 25-16.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 7th day of August 2025.

CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA

_____
Willie L. Hawkins
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 7th day of August 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

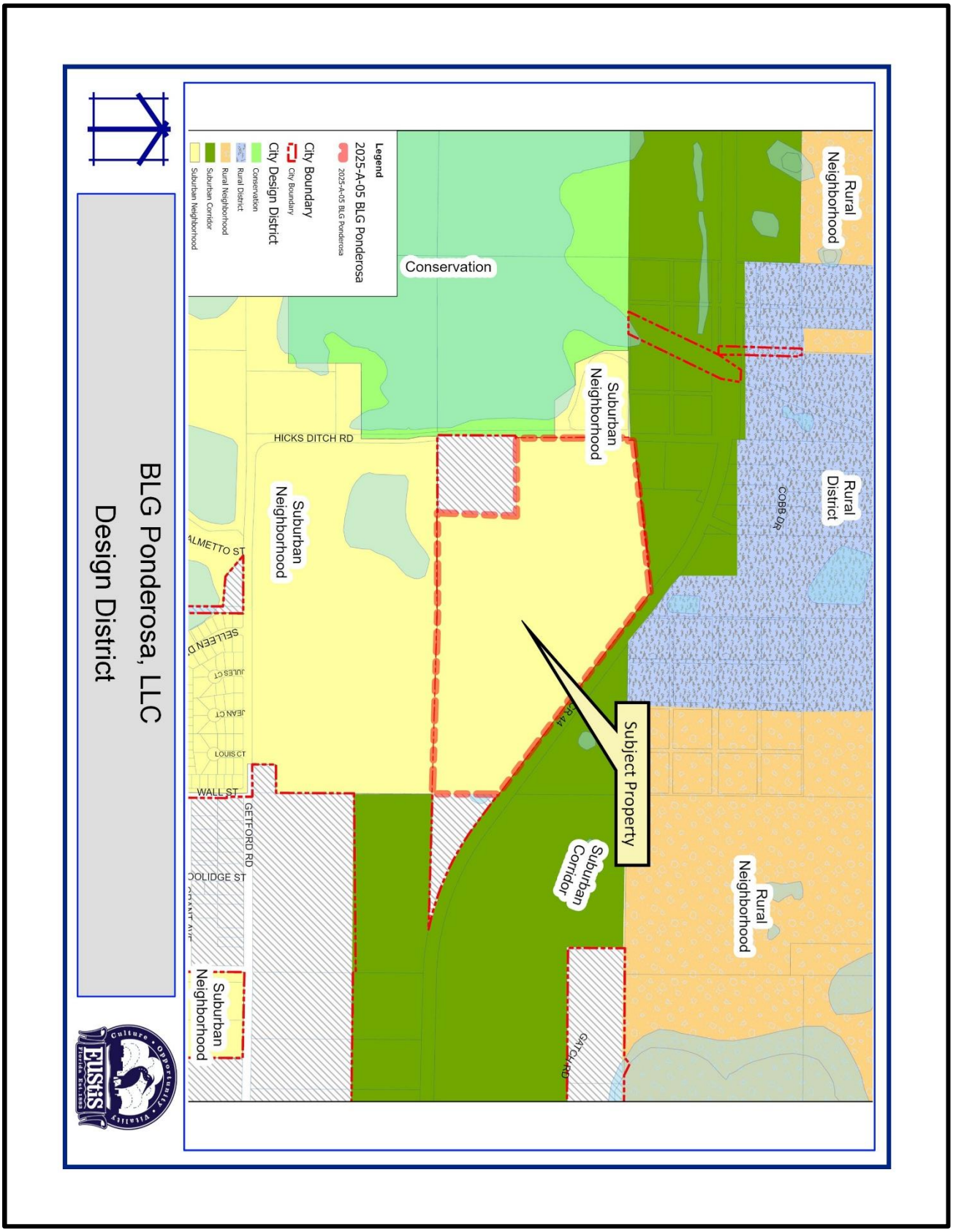
_____ _____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-18 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 Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____ _____
Christine Halloran, City Clerk Date

Exhibit A


BLG Ponderosa, LLC
Design District
Legend
2025-A-05 BLG Ponderosa
City Boundary
City Design District
Conservation
Rural District
Rural Neighborhood
Suburban Corridor
Suburban Neighborhood
Rural Neighborhood
Conservation
Suburban Neighborhood
HICKS DITCH RD
Suburban Neighborhood
Rural District
COBB DR
ALMETTO ST
SELLEEN D
JULES CT
JEAN CT
LOUIS CT
WALL ST
GETFORD RD
OOLIDGE ST
Subject Property
CR 44
Suburban Corridor
Rural Neighborhood
Suburban Neighborhood
GATOR RD

Business Impact Estimate Eligibility Form

Section 166.041(4), Florida Statutes

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Eustis' website by the time notice of the proposed ordinance is published.

This form simply assists in determining whether a Business Impact Estimate must be completed under Florida law for the proposed ordinance. Should a Business Impact Estimate be required or should the City opt to provide one as a courtesy based on the selection below then a separate form with the statutory components of Section 166.041(4)(a) shall also accompany the proposed ordinance.

Ordinance Number	25-18
Ordinance Subject	Assignment of Design District for Recently Annexed Property 2025-DD-05
Legal Advertising Date	July 7, 2025
First Reading On	7/17/2025
Second Reading On	TBD

Ordinance Title

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 66.55 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 2704365, 1214041, and 3803090, LOCATED SOUTH OF CR-44 AND EAST OF HICKS DITCH ROAD

Based on the City's review of the proposed ordinance (*must select one of the following*):

☒ The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.

☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☐ The City has prepared a Business Impact Estimate in accordance with section 166.041(4), Florida Statutes.

Exemptions

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinance:

Section 166.041 (4)(c) exemption: It is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

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

TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: July 17, 2025

RE: Stormwater and Open Space Discussion

Introduction

Vice-Mayor Ashcraft requested a discussion item regarding City stormwater and open space regulations.

Attachments

1. Stormwater and Open Space Narrative

Prepared By: Tom Carrino, City Manager