



# AGENDA

## City Commission Meeting

6:00 PM – Thursday, March 06, 2025 – City Hall

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**Invocation: Moment of Silence**

**Pledge of Allegiance: Commissioner George Asbate**

**Call to Order**

**Acknowledge of Quorum and Proper Notice**

**1. Agenda Update**

**2. Approval of Minutes**

[2.1](#) Approval of Minutes

February 20, 2025 City Commission Meeting

**3. Audience to be Heard**

**4. Consent Agenda**

[4.1](#) Resolution Number 25-09: MOU for the continuation of Eustis PD SWAT to be part of Mid Fla SWAT Team

[4.2](#) Resolution Number 25-15: Approving Multiple Annual Purchases Exceeding \$100,000 for Recycled Asphalt

[4.3](#) Historic Preservation Annual Report FY 2023-2024

**5. Ordinances, Public Hearings, & Quasi Judicial Hearings**

[5.1](#) Resolution Number 24-70: Preliminary Subdivision Plat for Eustis SR 19 Subdivision, A 275-unit Townhome Residential Subdivision on approximately 51.87 acres of property, located on the west side of State Road 19, north of the intersection with County Road 19A Lake County Property Appraiser Alternate Key Numbers 1782414, 3846883, and 1094739

[5.2](#) Resolution Number 25-11: Consideration of Reduction of Fine for 1601 Orange Drive

[5.3](#) Resolution Number 25-18: Fine Reduction/Release of Lien - 2260 Suanee Avenue, Code Case 24-00370

[5.4](#) **FIRST READING**

Ordinance Number 25-02: Comprehensive Plan Amendment

2024-CPLUS-12 – Charles W. Leonard III – future land use assignment for Parcel with Alternate Key 1658641

**6. Other Business**

[6.1](#) Discussion Utility Lien Process

[6.2](#) Discussion Credit Card Fees

## **7. Future Agenda Items and Comments**

### **7.1 City Commission**

### **7.2 City Manager**

### **7.3 City Attorney**

### **7.4 Mayor**

## **8. 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: February 20, 2025

RE: Approval of Minutes

February 11, 2025 Special City Commission Meeting

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**Introduction:**

This item is for consideration of the minutes of the Eustis City Commission.

**Recommended Action:**

Approval of the minutes as submitted.

**Prepared By:**

Mary C. Montez, Deputy City Clerk

**Reviewed By:**

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: March 6, 2025

RE: RESOLUTION NUMBER 25-09: APPROVING MEMORANDUM OF UNDERSTANDING BETWEEN AREA CITIES TO ENTER INTO THE MID-FLORIDA SPECIAL WEAPONS AND TACTICS (SWAT) TEAM

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**Introduction:**

Resolution Number 25-09 approves a Memorandum of Understanding between the cities of Clermont, Eustis, Groveland, Leesburg and Mount Dora to enter into an interagency task force - the Mid-Florida Special Weapons and Tactics (SWAT) Team.

**Background:**

The Clermont Police Department, Eustis Police Department, Groveland Police Department, Leesburg Police Department and Mount Dora Police Department will enter into an agreement to work together as the Mid-Florida SWAT Team, a multiagency unit, organized and formulated to work together to respond to calls needing the specialized services of a SWAT team. Staff believes that the continued use of one larger Inter-Agency SWAT Team will allow for the most economical and efficient use of their respective SWAT team resources. Working together will also ensure that necessary situations will have the needed manpower to respond for officer and citizen safety with a monetary savings to all agencies. If approved, the Memorandum of Understanding will be in effect from December 31, 2024 through December 31, 2027. This agreement may be canceled by any party upon delivery of written notice to the other parties.

**Recommended Action:**

Staff recommends approval of resolution.

**Budget Impact:**

The exact budgetary impact has not been evaluated at this time; however, it is expected that the individual cities should see monetary savings.

**Prepared by:**

Captain Kenneth Toler, Road Patrol Captain

**Reviewed by:**

Craig Capri, Police Chief

**RESOLUTION NUMBER 25-09**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, AUTHORIZING AND DIRECTING THE CITY MANAGER AND POLICE CHIEF OF THE CITY OF EUSTIS TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITIES OF EUSTIS, CLERMONT, GROVELAND, LEESBURG AND MOUNT DORA ALLOWING THE CITY POLICE DEPARTMENTS TO ENTER INTO INTERAGENCY TASK FORCES INCLUDING THE MIDFLORIDA SPECIAL WEAPONS AND TACTICS (SWAT) TEAM.**

**WHEREAS**, the Cities of Clermont, Eustis, Groveland, Leesburg and Mount Dora desire to enter into a Municipal Interlocal Voluntary Cooperation Mutual Aid Agreement; and

**WHEREAS**, the Police Departments of said Cities desire to enter into Inter-Agency task forces including the Mid-Florida Special Weapons and Tactics (SWAT) Team; and

**WHEREAS**, the Clermont Police Department, Eustis Police Department, Groveland Police Department, Leesburg Police Department and Mount Dora Police Department believe that the continued use of one large Inter-Agency SWAT team will allow for the most economical and efficient use of their respective SWAT team resources;

**NOW, THEREFORE, BE IT RESOLVED** that the City Commission of the City of Eustis, Florida, directs and authorizes the City Manager and Police Chief to complete a Memorandum of Understanding for the Mid-Florida SWAT Team Task Force .

**DONE AND RESOLVED**, this 6th day of March 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 Hawkins  
Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
Christine Halloran, City Clerk



**2024-2027 MEMORANDUM OF UNDERSTANDING  
FOR THE MID-FLORIDA SWAT TEAM TASK FORCE**

**CLERMONT POLICE DEPARTMENT  
EUSTIS POLICE DEPARTMENT  
GROVELAND POLICE DEPARTMENT  
LEESBURG POLICE DEPARTMENT  
MOUNT DORA POLICE DEPARTMENT**

**WHEREAS**, the City of Clermont, the City of Eustis, the City of Groveland, the City of Leesburg, and the City of Mount Dora, along with several other municipalities, have entered into that duly signed Combined Voluntary Cooperation and Operational Assistance Mutual Aid Agreement dated August 6, 2024 ("Mutual Aid Agreement"), which is in effect for a period of five (5) years; and

**WHEREAS**, "Section II, Provisions for Operational Assistance" in the Mutual Aid Agreement allows agencies that are party to the Mutual Aid Agreement to request and render law enforcement assistance to the other agencies which are party thereto, including but not limited to the establishment and operation Inter-Agency task forces such as Special Weapons and Tactics teams ("SWAT teams"); and

**WHEREAS**, the Clermont Police Department, the Eustis Police Department, the Groveland Police Department, the Leesburg Police Department, and the Mount Dora Police Department ("Participating Agencies") formed the inter-agency SWAT team known as the Mid-Florida SWAT Team Task Force (hereinafter "MID-FLORIDA SWAT") and believe that the continued operation of MID-FLORIDA SWAT per the terms of this Agreement will allow for the most economical and efficient use of their respective SWAT team resources; and

**WHEREAS**, this Agreement sets forth general terms for operation of MID-FLORIDA SWAT by the Participating Agencies.

**NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:**

- A. MID-FLORIDA SWAT is a multi-agency unit, created by the Participating Agencies. MID-FLORIDA SWAT is organized and formulated to allow the Participating Agencies to work together to respond to calls that require the specialized services of a SWAT team per the terms of this Agreement.
- B. The Participating Agencies incorporate the terms of Mutual Aid Agreement into this Agreement in entirety and this Agreement shall be deemed the continued formalization of a SWAT Task Force contemplated by Section II of that agreement.
- C. The Chief of Police, or his/her designee, from each Participating Agency will act as a member of the Board of Directors for MID-FLORIDA SWAT ("Board of Directors"). The Board of Directors will develop command structures, develop protocols, and ensure team members are trained in compliance with professional standards.
- D. Each Participating Agency shall designate a representative that has the authority to request or render SWAT team assistance on behalf of their agency.

- E. When services are requested, each designated representative will evaluate the request for services and his/her available resources, and respond in a manner he/she deems appropriate.
- F. The Chief of Police, or their designee, of the jurisdiction where the SWAT activity is located will act as the High-Risk Incident Commander ("HRIC") for events occurring within their jurisdiction.
- G. Whenever a team member of a Participating Agency is rendering assistance under this Agreement, the team member shall abide by and be subject to the rules and regulations, personnel policies, general orders, and standard operating procedures of his/her own employing agency. If at any time, any rule, regulation, personnel policy, general order or standard operating procedure is contradicted, contravened or otherwise in conflict with a direct order of a superior officer of MID-FLORIDA SWAT then such rule, regulation, policy, general order or procedure of the employing agency shall control and shall supersede the direct order of the superior officer of MID-FLORIDA SWAT.
- H. If a complaint has been lodged against any team member of MID-FLORIDA SWAT, that complaint will be forwarded to the Chief of Police (or his/her designee) of the team member's employing agency to be handled pursuant to the policy and procedures of the employing agency.
- I. While present outside the MID-FLORIDA SWAT team member's jurisdiction by request of another agency, MID-FLORIDA SWAT team members may detain, search, and arrest individuals during their MID-FLORIDA SWAT assignment as if they were inside their own jurisdiction. If any crime occurs in the MID-FLORIDA SWAT team member's presence while executing their duties pursuant to this MOU, said MID-FLORIDA SWAT team member is empowered to render law enforcement assistance.
- J. Each Participating Agency engaging in any assistance pursuant to this Agreement understands that the provisions of the Mutual Aid Agreement apply, including but not limited to: Section V. *Liability*, Section VI: *Powers, Privileges, Immunities, and Costs*, and Section VII. *Insurance Provisions*. Nothing in this agreement shall be deemed a waiver of any party's sovereign immunity.
- K. MID-FLORIDA SWAT team members of each Participating Agency when engaging in assistance outside of their jurisdictional limits, under the terms of this Agreement, shall, pursuant to provisions of state statute have the same powers, duties, rights, privileges and immunities as if the MID-FLORIDA SWAT team member was performing duties within the team member's jurisdiction in which normally employed.
- L. This Agreement will be in effect until the expiration of the Mutual Aid Agreement. This agreement may be canceled by any party upon delivery of written notice to the other parties.

**In Witness Whereof**, the parties hereto cause these presents to be signed on the date specified.

**[SIGNATURE PAGES TO FOLLOW]**



**CITY OF CLERMONT POLICE DEPARTMENT**

\_\_\_\_\_  
Chief Charles Broadway  
Clermont Police Department  
Dated:

Sign: \_\_\_\_\_

Print: \_\_\_\_\_  
City Attorney

Dated:

\_\_\_\_\_  
Brian Bulthuis  
City Manager  
Dated:

**CITY OF EUSTIS POLICE DEPARTMENT**

\_\_\_\_\_  
Chief Craig Capri  
Eustis Police Department  
Dated:

Sign: \_\_\_\_\_

Print: \_\_\_\_\_  
City Attorney

Dated:

\_\_\_\_\_  
Tom Carrino  
City Manager  
Dated:

**CITY OF GROVELAND POLICE DEPARTMENT**

\_\_\_\_\_  
Chief Shawn Ramsey  
Groveland Police Department  
Dated:


Sign: \_\_\_\_\_

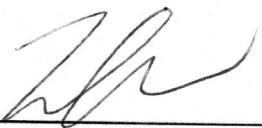
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City Attorney

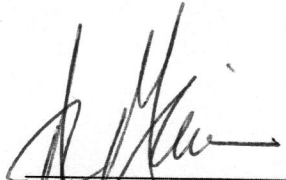
Dated:

\_\_\_\_\_  
Michael Hein  
City Manager  
Dated:

**CITY OF LEESBURG POLICE DEPARTMENT:**

  
\_\_\_\_\_  
Chief Joseph Iozzi  
Leesburg Police  
Dated: 01/17/2025

Sign:   
\_\_\_\_\_  
Print: William Grant Watson  
City Attorney  
Dated:

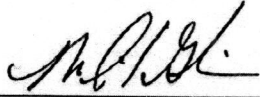
  
\_\_\_\_\_  
Al Minner  
City Manager  
Dated:

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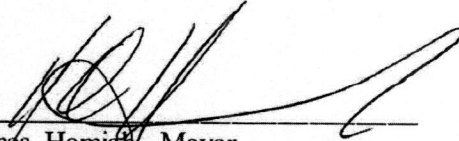
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**CITY OF MOUNT DORA POLICE DEPARTMENT**

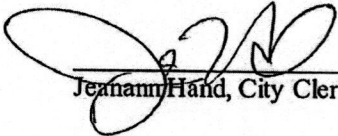


Chief Mike Gibson  
Mount Dora, Police Department  
Dated: 1/15/2025

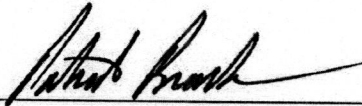


James Homick, Mayor  
City of Mount Dora  
Dated: 1/7/25

ATTEST:



Jeanann Hand, City Clerk

Sign: 

Print: Patrick Brackins/Andrew Hand, City Attorney  
Dated: 1/7/25



# City of Eustis

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

TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: March 20, 2025

RE: Resolution Number 25-15: Approving Multiple Annual Purchases Exceeding \$100,000 for Recycled Asphalt

### **Introduction:**

Resolution Number 25-15 authorizes multiple annual purchases of asphalt in excess of \$100,000 for the City's paving projects and authorizes the City Manager to execute all related agreements.

### **Background:**

The City of Eustis Public Works Department requires multiple annual purchases of asphalt in excess of \$100,000 to complete the fiscal year 2024-2025 resurfacing projects and other asphalt projects that arise during the year. The approved fiscal year 2024-2025 budget includes funds for asphalt purchases in conjunction with Public Works projects and repairs. Orlando Paving Company is the contracted supplier through a contract with Orange County, which is valid through May 31, 2026 at a price of \$105 per ton of S-3 Recycled Asphalt. The City of Eustis is able to piggyback this contract. The City's purchasing policies require that Commission approve any purchase in excess of \$100,000.

### **Recommended Action:**

Staff recommends approval of Resolution Number 25-15.

### **Budget/Staff Impact:**

The funds for the proposed purchases have been included in the approved Fiscal Year 2024-2025 budget as shown below:

010-8600-541-60-15	Street Resurfacing	\$450,000.00
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### **Prepared By:**

Chris Helme, Administrative Assistant – Public Works

### **Reviewed By:**

Olivia Luce, Administrative Assistant – Public Utilities  
Rick Gierok, P.E., Director of Public Works

### **Attachments:**

Resolution Number 25-15

### **Available Upon Request:**

OPC Orange County, Florida Contract Number Y23-127

**RESOLUTION NUMBER 25-15**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, APPROVING MULTIPLE ANNUAL PURCHASES EXCEEDING \$100,000 FOR RECYCLED ASPHALT.**

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

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

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

**WHEREAS**, the City’s approved fiscal year 2024-2025 budget includes funds for the purchase of recycled asphalt; and

**WHEREAS**, the City of Eustis Purchasing Ordinance requires that the City Commission approve any purchases exceeding \$100,000.

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

- (1) The City Commission hereby authorizes multiple annual purchases in excess of \$100,000 for recycled asphalt; and
- (2) The City Commission hereby authorizes the City Manager to execute all agreements associated with the approved purchases; and
- (3) That this resolution shall become effective immediately upon passing.

**DONE AND RESOLVED**, this 6<sup>th</sup> day of March 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 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 6<sup>th</sup> day of March 2025, by Willie Hawkins, Mayo/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 has been reviewed and approved as to form and legal content, for use and reliance of the City Commission of the City of Eustis, Florida.

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

\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Resolution Number 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 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: March 6, 2025

RE: Historic Preservation Annual Report FY 2023-2024

**Introduction:**

The purpose of this item is to provide the City Commission with an annual report as required by Section 46-59 of the Code of Ordinances.

**Background:**

On September 7, 1995, the City adopted Ordinance Number 95-27 establishing a historic preservation program within the City. The ordinance is now codified as Chapter 46 of the Eustis Code of Ordinances. Section 46-59 states that, "The board shall annually make a report to the city commission of its activities." Pursuant to that requirement, the Eustis Historic Preservation Board offers the following regarding its activities for the period beginning October 1, 2023, and ending September 30, 2024.

**Summary of Regular Historic Preservation Activities:**

Activity	Number Reviewed/Attended	Number Submitted / Under Review	Number Approved	Number Denied
New Local Landmark Designations	0	0	0	0
National Register Proposals:	0	0	0	0
Certificates of Appropriateness (COAs):	7	0	7	0
Administrative COAs:	6	0	6	0
Ad Valorem Tax Exemption Projects:	0	0	0	0
Historic Preservation Board Meetings:	4	n/a	n/a	n/a
Workshops Attended by Board Members:	0	n/a	n/a	n/a

### **Other Historic Preservation Activities:**

The city selected a consultant (Stantec) to complete a survey as part of a non-matching grant award to determine historic buildings in the City that are now over 50-years old since the last survey was completed. The “City of Eustis Historical and Architectural Survey Phase IV: Mid-Twentieth Century Resources, 1940-1973”, was completed in July 2023.

A total of 202 resources were recorded on Florida Master Site File (FMSF) forms as part of the process. These structures incorporate 26 different architectural styles or types, most of which are middle-class residences.

No new contributing structures within the existing historic districts were identified. However, the consultant noted that additional survey along major roadways such as Bay Street and Grove Street may also help recognize roadside architecture and historic signs encouraging heritage tourists to take the “road less traveled”, while surveying near and around Lake Nettie, East Crooked Lake, and West Crooked Lake may identify additional historic districts.

### **Planned Activities for Next Reporting Period:**

- Review certificates of appropriateness and local landmark designation requests as needed.
- Utilize the information collected by the historic and architectural survey, including using the information to inform future work, such as additional public education on historic sites or opportunities for new local landmark designations or national register proposals.
- Look for grant opportunities for additional signage and public outreach efforts to make the public aware of the existence of the historic districts and what that means for them.
- Conduct historic preservation education and research as staff availability allows, with offerings to the Board for training and education.
  - Focus on a mid-century modern component and the post-war years

### **Recommended Action:**

Acceptance of Historic Preservation Board Annual Report.

### **Policy Implications:**

None.

### **Alternatives:**

1. Accept the Historic Preservation Annual Report
2. Do not accept the Historic Preservation Annual Report and provide other directions to staff.

### **Budget/Staff Impact:**

There is no budget or staff impact related to this item.

**Prepared By:**

Kyle Wilkes, Senior Planner

**Reviewed By:**

Historic Preservation Board, approved during November 13, 2024, HPB meeting



# City of Eustis

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

TO: EUSTIS CITY COMMISSION

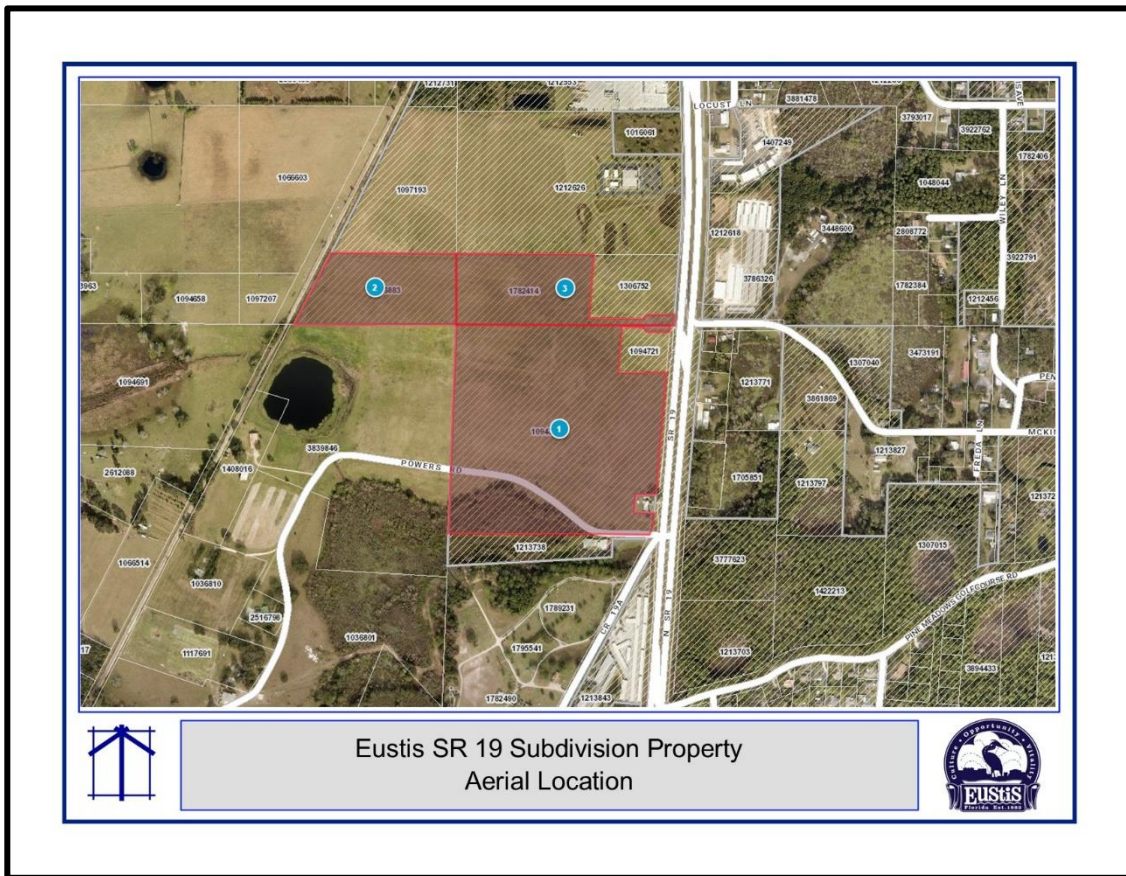
FROM: Tom Carrino, City Manager

DATE: March 6, 2025

RE: Resolution Number 24-70: Preliminary Subdivision Plat for Eustis SR 19 Subdivision, A 275-unit Townhome Residential Subdivision on approximately 51.87 acres of property, located on the west side of State Road 19, north of the intersection with County Road 19A Lake County Property Appraiser Alternate Key Numbers 1782414, 3846883, and 1094739

### Introduction:

Resolution Number 24-70 approves a Preliminary Subdivision Plat for the Eustis SR-19 Residential Preliminary Subdivision Plat with 275 residential units (59 traditional single-family detached and 216 townhomes) on approximately 51.87 acres located on the west side of State Road 19, north of the intersection with County Road 19A Lake County Property Appraiser Alternate Key Numbers 1782414, 3846883, and 1094739.



This request for a Preliminary Subdivision Plat originally came before the Eustis City Commission for consideration on September 5, 2024. At that time, waivers were being requested for a slight increase in the maximum lot dimension for end-of-row townhouse unit lots. Staff also noted that there was a discrepancy in the advertised waivers, as a waiver for secondary setbacks from streets on the end-of-row townhouse unit lots was also needed but not requested by the applicant.

At the meeting on September 5, the City Commission began a discussion for consideration, and the issue of the applicant not holding a community meeting was discussed. The City Commission suggested that the applicant should hold a community meeting, and the applicant agreed. The City Commission voted to “table” the consideration of the Preliminary Subdivision Plat until the applicant could hold a community meeting, revisions could be made, and the waivers, if any, could be adequately detailed and noticed to come back before the City Commission.

The applicant has made changes to the plan submitted for consideration on September 5, 2024, and has been reviewed for technical sufficiency by the City Development Review Committee. The City Development Review Committee found the revised plan technically sufficient in January 2025.

After the DRC found the Preliminary Subdivision Plat technically sufficient, the applicant scheduled to advertise and hold a community meeting on January 22, 2025, at 6:00 pm. This meeting was conducted virtually. Details of the meeting have been attached to this agenda packet as an exhibit.

**Background:**

**Pertinent Site Information:**

- a. The subject property comprises about 51.87 acres, currently vacant pasture.
- b. The site is within the Mixed Commercial/Residential (MCR) land use district and the General Commercial (GC) land use district, which allows single-family attached residential homes, including duplexes, row houses, townhomes, and commercial uses.
- c. The property is within the Suburban Corridor design district.
- 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
<b>Site</b>	Vacant Pasture	Mixed Commercial/Residential (MCR) General Commercial	Suburban Neighborhood & Suburban Corridor
<b>North</b>	Church	Public Institutional	Suburban Neighborhood
<b>South</b>	Storage /	Unincorporated	N/A
<b>East</b>	Vacant Residential	Mixed Commercial/Residential (MCR) Rural Residential and General Commercial	Rural Neighborhood/Unincorporated
<b>West</b>	Vacant Pasture	Unincorporated	Suburban Neighborhood

**Proposed Site Development:**

The proposed development is 275 single-family and townhouse lot types conforming with the Suburban Neighborhood design district House Lot typology and the Townhouse lot type. Exhibit A shows the subdivision layout and other basic information, including the following development characteristics:

Subdivision Component	Code	Provided
<b>Gross Area</b>	n/a	<b>51.87 acres</b> <b>48.17 acres (Net)</b>
<b>Lot Typology</b>	Townhouse Lot	Townhouse Lot (22' x 80' lots) Max (32' X 80')
<b>Lot Typology</b>	House Lot	House Lot (55' x 120' lots)
<b>Density</b>	12 dwelling units/acre maximum (578 dwelling units max. permitted here)	<b>5.3 dwelling units/acre</b> <b>(216 townhome units)</b> <b>59 Single-Family Detached</b>
<b>Open Space</b>	25% minimum (12.04 ac)	<b>33%</b> <b>(16.18 ac)</b>
<b>Park Space</b>	Required 2.75 acres	<b>Provided 4.34 acres</b>

Analysis of the Preliminary Subdivision Plat Request: Codes and Policies

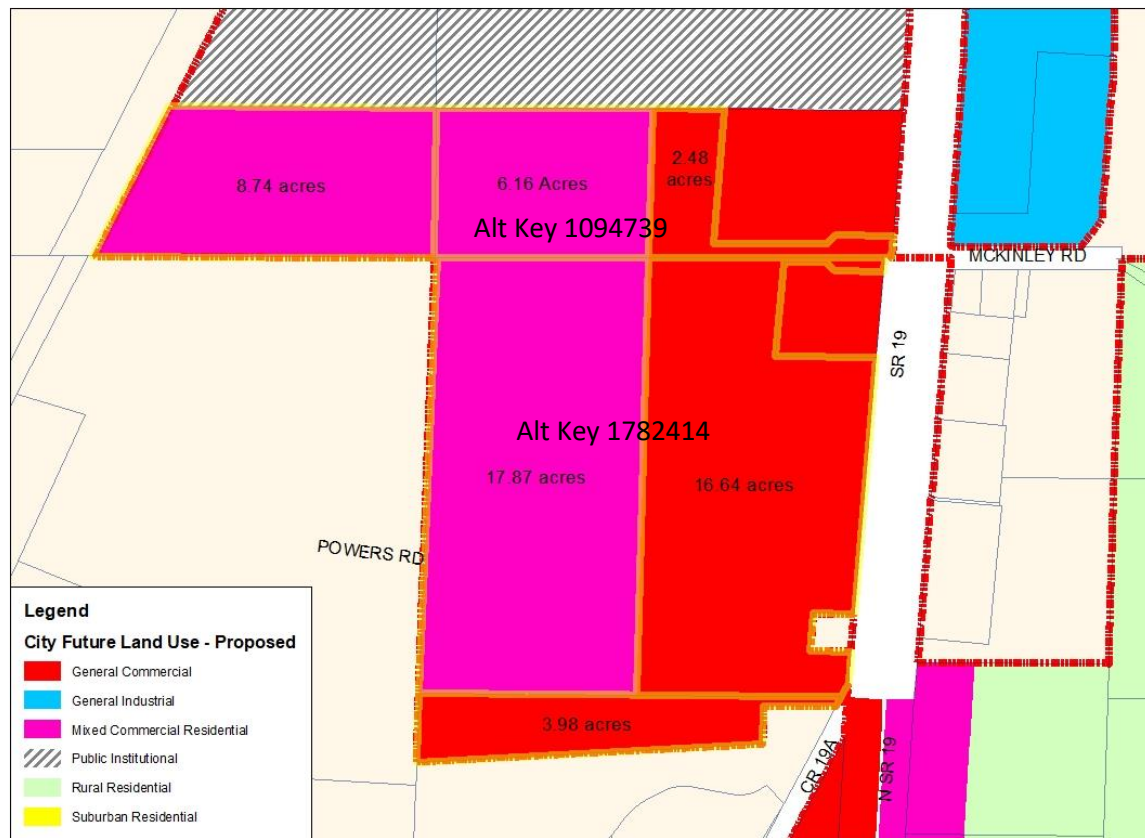
The proposed Preliminary Subdivision Plat is consistent with the City of Eustis Comprehensive Plan - Future Land Use Element Appendix; Land Development Regulations.

*Section 102-15. Map interpretation for property lying within multiple districts.*

*(a) If a property is determined to lie in more than one land use district or design district with a majority of the property in one land use district or design district, then the land use or design district category that governs the majority of the property shall apply to the entire property.*

*(b) If a property is determined to lie in more than one land use district or design district without a majority of the property lying in any one land use district or design district, then the applicant for development approval may request, through the applicable development approval process, that the city commission approve one land use category or design district to govern the entire property.*

**Staff reviewed the land use split for the properties involved in this request and determined that the Mixed Use Commercial Residential Land Use District may apply.**



The two parcels that are covered by more than one future land use are Alternate Key Numbers 1094739 and 1782414. These properties are within the Mixed Commercial Residential (MCR) and General Commercial (GC) land use districts.

Parcel Alternate Key 1094739 has 6.16 acres of its area within the MCR and 2.48 acres within the GC. Per Section 102-15, the MCR district may be applied as the Future Land Use for this parcel. Parcel Alternate Key 1782414 has 17.87 acres of its area within the MCR and 16.64 acres within the GC. Per Section 102-15, the MCR district may be applied as the Future Land Use for this parcel.

Mixed Commercial/Residential (MCR) land use accommodates a mix of residential, commercial, office, institutional, and schools. Residential densities may not exceed 12 dwelling units per net buildable acre. Maximum Impervious Surface Area 40%; Minimum open space required 25%.

***The preliminary subdivision plat provides 59 single-family attached and 216 single-family detached townhomes at a maximum density of 5.3 units per acre (allowed up to 12 du/ac). The plan provides for or exceeds the minimum open space requirements and maintains a maximum of 40% impervious surface area or less. The proposed plan is consistent with the Future Land Use Element Appendix of the Comprehensive Plan and the Land Development Regulations.***

Land Development Regulations-Building Lot Types – Section 110-4.5 Townhouse Lot and Section 110-4.2 House Lot

Minimum townhouse lot requirements in Suburban design districts include the following:

Width of 22 feet (max 32); Depth of 80 feet (max 120); Square Footage of 1760 square feet (max 3,840 square feet)

Street setback of 0 to 20 feet; Common lot setback of 0 feet; Alley/rear setback of 15-feet

Minimum house lot requirements for the Suburban design districts include the following:

Width of 55 feet (max 70); Depth of 120 feet (max 140); Square Footage of 6,600 square feet (max 9,800 square feet)

Street setback of 25 feet; Common lot setback of 5 feet; rear setback of 10 feet

**Recommended Action:**

The Development Review Staff has found the proposed Preliminary Subdivision Plat technically sufficient and in compliance with City Codes and Comprehensive Plan Policies. Staff recommends that the City Commission consider approval of the Preliminary Subdivision Plat for Eustis / SR 19 Subdivision.

**Policy Implications:**

There are no Policy Implications.

**Alternatives:**

1. Approve Resolution Number 24-70
2. Deny Resolution Number 24-70

**Budget/Staff Impact:**

There would be no direct cost to the City associated with the action other than providing standard City services to the development. There would be no additional staff time beyond the normal plan review process and building inspection. Upon end-user development, the City would realize increased tax revenue.

**Prepared By:**

Jeff Richardson AICP, Deputy Development Services Director



## RESOLUTION NUMBER 24-70

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR THE EUSTIS SR19 SUBDIVISION, A 275-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 51.87 ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF STATE ROAD 19, NORTH OF THE INTERSECTION WITH COUNTY ROAD 19A (ALTERNATE KEY NUMBERS 1782414, 3846883, AND 1094739).**

**WHEREAS**, LBD H, LLC and Clayton Properties Group (applicant), on behalf of LBD H, LLC (owners), has made an application for Preliminary Subdivision Plat approval for Eustis SR-19 Residential Subdivision (275 residential units) on approximately 51.87 acres located on the west side of State Road 19, north of the intersection with County Road 19A, more particularly described as follows:

Parcel Alternate Key Numbers: 1782414, 3846883, and 1094739

Parcel Identification Numbers: 26-18-26-0003-000-02803; 27-18-26-0004-000-01300 and 35-18-26-0002-000-02800

### LEGAL DESCRIPTION

#### **TRACT ONE:**

FROM SE COR OF SEC 27-18-26 RUN S 88-03-41 W 980.03 FT TO E'LY R/W LINE OF RR, N 25-04-16 E ALONG SAID E'LY LINE OF RR R/W 483.47 FT, N 88-03-41 E 1591.57 FT FOR POB, RUN S 02-17-02 W 388.58 FT, N 88-03-41 E 327.49 FT, N 43-03-41 E 35.36 FT, N 88-03-41 E 150 FT TO W'LY R/W LINE OF SR 19, S 02-19-44 W ALONG W'LY R/W LINE TO S LINE OF SEC 26-18-26, W TO SW COR OF SEC 26, N ALONG SAID W LINE OF SEC 26 TO A POINT S 88-03-41 W FROM POB, N 88-03-41 E TO POB ORB 6065 PG 78 82

#### **TRACT TWO:**

BEG AT SE COR OF SE 1/4 OF SEC 27-18-26, RUN S 88-03-41 W 980.03 FT TO E'LY R/W LINE OF RR R/W, N 25-04-16 E ALONG SAID E'LY LINE OF RR A DIST OF 483.47 FT, N 88-03-41 E TO E LINE OF SE 1/4 OF SEC, S TO POB ORB 3891 PG 1002 ORB 6065 PG 78 82

#### **TRACT THREE:**

BEG AT SW COR OF NW 1/4 OF NW 1/4, RUN N 87-48-01 E 1220.71 FT TO W'LY R/W LINE OF SR 19, N 26-25-11 E ALONG W'LY R/W LINE 36.55 FT, N 01-32-14 E ALONG W'LY R/W LINE 88.56 FT, S 87-48-44 W 120.11 FT, N 02-17-28 E 110 FT, N 87-49-25 E 130.03 FT TO W'LY R/W LINE OF SR 19, N 02-17-02 E ALONG SAID W'LY R/W LINE 750.14 FT, S 88-03-41 W 301.33 FT, N 02-17-28 E 275.07 FT, N 88-03-41 E 124.45 FT, S 46-56-19 E 35.36 FT, N 88-03-41 E 150 FT TO W'LY R/W LINE OF SR 19, N 02-17-02 E ALONG W'LY R/W LINE TO N LINE OF SEC, W TO NW COR OF SEC, S 0-14-19 E 1265.61 FT TO POB ORB 6065 PG 78 82

***(The preceding legal descriptions are copied directly from the Lake County Property Appraiser Property Information Records and have not been verified for accuracy)***

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

**WHEREAS**, Single-family attached residential dwelling units and Single-family detached residential dwelling units, at a density of 12 dwelling units per acre or less, are permitted in the Mixed Commercial Residential (MCR) land use designation; and

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

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

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

**SECTION 1.** That the Eustis SR-19 Residential Preliminary Subdivision Plat for 275 units located on the west side of State Road 19, north of the intersection with County Road 19A, attached hereto as Exhibit "A" is hereby approved:

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

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

**DONE AND RESOLVED** this 6th day of March, 2025 in a regular session of the City Commission of the City of Eustis, Florida.

**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, by means of physical presence, this 6<sup>th</sup> day of March, 2025, by Willie 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 Resolution Number 24-70 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





LOGAN J. OPSAHL

logan.opsahl@lowndes-law.com  
215 North Eola Drive, Orlando, Florida 32801-2028  
T: 407-418-6237 | F: 407-843-4444  
MAIN NUMBER: 407-843-4600



**Virtual Community Meeting  
January 22, 2025  
6:00 to 7:00 p.m.**

**I. Overview**

A second community meeting was held regarding a PSP application submitted to develop a residential neighborhood on property located on S.R. 19 and north of Powers Road and identified as AltKeys 1782414, 3846883 and 1094739 (collectively, the "Property").

**II. List of affected parties (with addresses) that were notified of the proposed project and invited to the Neighborhood Meeting.**

Please see Appendix A

**III. Number of Neighborhood Meeting Notices distributed.**

Twenty-four (24) notices were mailed to property owners within 500 feet of the subject property, as directed by Staff.

**IV. A copy of the Neighborhood Meeting Notice.**

Please see Appendix B.

**V. Neighborhood Meeting Notice distribution date and method.**

The notices were mailed via USPS certified mail on January 8, 2025. Per Staff direction, a public notice was also placed on the Property.

**VI. The date and location of the Community Meeting.**

A virtual meeting was held via Zoom Meeting ID 896 4816 1268, Passcode 999265



January 23, 2025  
Page 2

**VII. The number of people that participated in the Neighborhood Meeting.**

Five (5) members of the project team and three (3) people owning adjacent property attended the meeting.

**VIII. A record of all phone calls and e-mails received, with a description of concerns, issues or problems discussed and contact information of caller.**

One (1) adjacent owner reached out via email to RSVP or request project information.

**XI. A summary of concerns, issues and or problems expressed at the Neighborhood Meeting.**

General discussion ensued regarding revisions made to the PSP relating to comments from City Council members and adjacent owners. Those revisions included the access, the private 20' access easement being realigned on southern boundary of the property along with stormwater pond, school capacity was found to be sufficient, traffic study found no signal is warranted at this time but being monitored, corner interior lots were reworked on the plat to meet code so no variances/waivers were needed, and commercial property was carved out and set aside for future commercial development as the City requested mixed uses along S.R. 19.

Project Team noted the roads within the subdivision will be public. There are 3 stub-outs for future development when adjacent parcels to the west are sold for development. The name for Powers Road will remain the same. The existing 20' easement alignment will be needed to adjust a section of Powers Road and a new easement will be prepared and recorded in the future. A fence and retaining walls around the pond will be installed around the subdivision to maintain separation between the subdivision and Powers property.

**Questions:**

1. Will the road be improved? No, the road will remain clay/dirt.
2. How long until the infrastructure is in? It will take approximately 9-12 months for site improvements and infrastructure, and homes are anticipated to be built-out by late 2027 or early 2028. The stormwater ponds will be first.
3. Who is the owner of the front commercial parcels and how many acres are they? The client did not have the owner's name but stated they will be commercial uses.
4. Participant stated the access may be difficult, but project team illustrated the three (3) stub-outs and noted the roads will be public.
5. What is the timing for approval? It was noted that the current schedule is this item will be on the February 20<sup>th</sup> City Council agenda.

January 23, 2025  
Page 3

**EXHIBIT "A"**  
Mailing List

OwnerNam	OwnerAddr	OwnerCity	OwnerState	OwnerZip
AMSD	20445 EME	CLEVELAN	OH	44135
BAY STRE	37181 STA	UMATILLA	FL	32784
CROSSRO	26168 SE 1	UMATILLA	FL	32784
CSX TRAN	500 WATEI	JACKSON	FL	32202-4420
GOODMAN	77 CHARIN	LYNBROO	NY	11563
J & K PR	37136 STA	UMATILLA	FL	32784
LBD H LLC	1110 BRIG	SAINT PET	FL	33704
LUNSFOR	36916 STA	UMATILLA	FL	32784
MC KINLE	16301 MC	UMATILLA	FL	32784
MHC HASE	917 W WA	CHICAGO	IL	60607
NORTHST	1900 ST J	HOUSTON	TX	77056
ORANGE	(PO BOX 9	EUSTIS	FL	32727-0937
PEREZ AL	10021 ALC	ORLANDO	FL	32817
PMG PRO	PO BOX 1	SANFORD	FL	32772-1509
POWERS I	PO BOX 2	UMATILLA	FL	32784-2550
POWERS	15691 POV	UMATILLA	FL	32784
POWERS	1299 W SA	ELONGWOC	FL	32779
POWERS	15600 LON	EUSTIS	FL	32726
POWERS	15600 LON	EUSTIS	FL	32726
PRENTICE	36801 STA	UMATILLA	FL	32784
ROHE DIA	10182 NW	CORAL SP	FL	33071
SMITH JAC	1254 SMIT	TAVARES	FL	32778
STAPLES	16248 MC	UMATILLA	FL	32784
WEBB RO	150 BOAR	UMATILLA	FL	32784





USPS CERTIFIED MAIL



9214 8901 9403 8395 6031 85

NORTHSTAR LAKESIDE LLC  
STE 200  
1900 SAINT JAMES PL  
HOUSTON TX 77056-4125



quadiënt  
FIRST-CLASS MAIL  
IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
043M31252228

US POSTAGE



USPS CERTIFIED MAIL



9214 8901 9403 8395 6029 28

MHC HASELTON VILLAGE LLC  
PMB 316  
917 W WASHINGTON BLVD  
CHICAGO IL 60607-2203



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FIRST-CLASS MAIL  
IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
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USPS CERTIFIED MAIL



9214 8901 9403 8395 6028 98

MC KINLEY INC  
16301 MCKINLEY RD  
UMATILLA FL 32784-7420



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FIRST-CLASS MAIL  
IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
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USPS CERTIFIED MAIL



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LUNSFORD WANDA  
36916 STATE ROAD 19  
UMATILLA FL 32784-8360

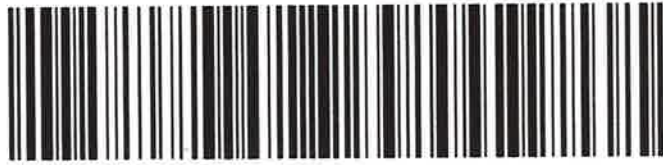


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043M31252228

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LBD H LLC  
1110 BRIGHTWATERS BLVD NE  
ST PETERSBURG FL 33704-3726

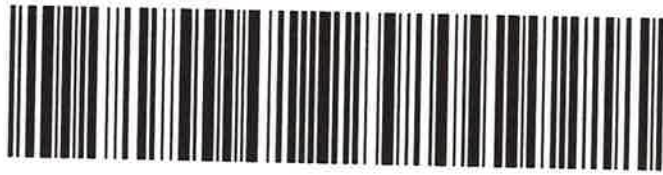


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9214 8901 9403 8395 6026 21

J & K PRIME PROPERTIES LLC  
37136 STATE ROAD 19  
UMATILLA FL 32784-8069



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01/08/2025 ZIP 32801  
043M31252228

US POSTAGE



USPS CERTIFIED MAIL



9214 8901 9403 8395 6025 60

GOODMAN JANE B TRUSTEE  
77 CHARING CROSS  
LYNBROOK NY 11563-3103



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FIRST-CLASS MAIL  
IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
043M31252228

US POSTAGE



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9214 8901 9403 8395 6022 94

CROSSROADS 44 LLC  
26168 SE 159TH LN  
UMATILLA FL 32784-9128



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IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
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US POSTAGE



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9214 8901 9403 8395 6019 07

BAY STREET BAPTIST CHURCH  
37181 STATE ROAD 19  
UMATILLA FL 32784-8070



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IMI  
**\$008.16**<sup>0</sup>  
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USPS CERTIFIED MAIL



9214 8901 9403 8395 6025 39

CSX TRANSPORTATION INC  
500 WATER ST  
JACKSONVILLE FL 32202-4423



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IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
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US POSTAGE



USPS CERTIFIED MAIL



9214 8901 9403 8395 6045 26

SMITH JACKSON E TRUSTEE  
1254 SMITH AVE  
TAVARES FL 32778-5766



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IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
043M31252228

US POSTAGE



USPS CERTIFIED MAIL



9214 8901 9403 8395 6036 97

ORANGE COUNTY CRUISERS INC  
PO BOX 937  
EUSTIS FL 32727-0937



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FIRST-CLASS MAIL  
IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
043M31252228

US POSTAGE



USPS CERTIFIED MAIL



9214 8901 9403 8395 6037 89

PEREZ ALEJANDRO  
10021 ALCOCK RD  
ORLANDO FL 32817-4339

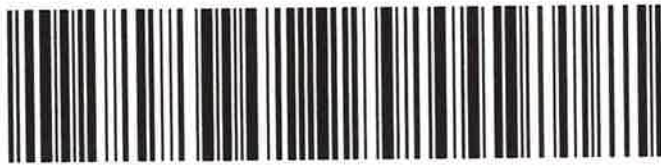


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US POSTAGE



USPS CERTIFIED MAIL



9214 8901 9403 8395 6038 26

PMG PROPERTIES INC  
PO BOX 1509  
SANFORD FL 32772-1509

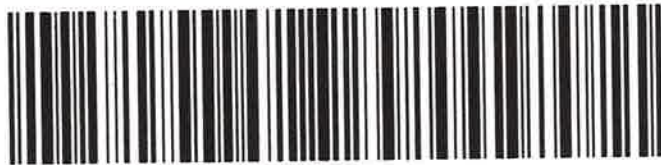


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USPS CERTIFIED MAIL



9214 8901 9403 8395 6038 88

POWERS L HUGHES LIFE ESTATE  
PO BOX 2550  
UMATILLA FL 32784-2550



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FIRST-CLASS MAIL  
IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
043M31252228

US POSTAGE



USPS CERTIFIED MAIL



9214 8901 9403 8395 6040 90

POWERS MICHAEL F ET AL  
15691 POWERS RD  
UMATILLA FL 32784-8392



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FIRST-CLASS MAIL  
IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
043M31252228

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USPS CERTIFIED MAIL



9214 8901 9403 8395 6041 37

POWERS PATRICIA M  
299 W SABAL PALM PL  
LONGWOOD FL 32779-3653



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FIRST-CLASS MAIL  
IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
043M31252228

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USPS CERTIFIED MAIL



9214 8901 9403 8395 6042 43

POWERS RANDY A  
15600 LONESOME PINE TRL  
EUSTIS FL 32726-6603



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FIRST-CLASS MAIL  
IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
043M31252228

US POSTAGE



USPS CERTIFIED MAIL



9214 8901 9403 8395 6043 28

POWERS TOMMIE R SR  
15600 LONESOME PINE TRL  
EUSTIS FL 32726-6603



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FIRST-CLASS MAIL  
IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
043M31252228

US POSTAGE



USPS CERTIFIED MAIL



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PRENTICE KATHLEEN E  
36801 STATE ROAD 19  
UMATILLA FL 32784-9225

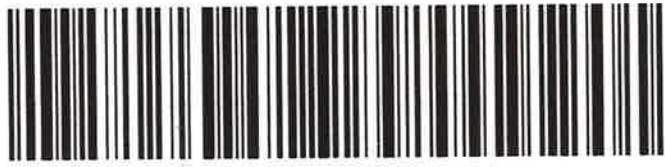


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01/08/2025 ZIP 32801  
043M31252228

US POSTAGE



USPS CERTIFIED MAIL



9214 8901 9403 8395 6044 58

ROHE DIANE BAKER  
10182 NW 3RD PL  
CORAL SPRINGS FL 33071-6807



quadiënt  
FIRST-CLASS MAIL  
IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
043M31252228

US POSTAGE



USPS CERTIFIED MAIL



9214 8901 9403 8395 6018 22

AMSDOLL STORAGE VENTURES 65 LLC  
STE 220  
20445 EMERALD PKWY  
CLEVELAND OH 44135-6027

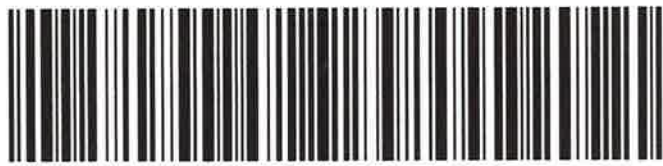


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01/08/2025 ZIP 32801  
043M31252228

US POSTAGE



USPS CERTIFIED MAIL



9214 8901 9403 8395 6045 88

STAPLES MARIETTA ANNE ESTATE  
16248 MCKINLEY RD  
UMATILLA FL 32784-7405



quadiënt  
FIRST-CLASS MAIL  
IMI  
**\$008.16**<sup>0</sup>  
01/08/2025 ZIP 32801  
043M31252228

US POSTAGE



USPS CERTIFIED MAIL



9214 8901 9403 8395 6046 32

WEBB RONALD J & DEBRA S  
150 BOARDMAN DR  
UMATILLA FL 32784-7621



quadiënt  
FIRST-CLASS MAIL  
IMI  
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US POSTAGE

January 23, 2025  
Page 4

**EXHIBIT "B"**  
**Community Meeting Notice**  
**COMMUNITY MEETING**  
**January 22, 2025**  
**6:00-7:00 p.m.**

Dear Neighbors,

We hope you can join us for a voluntary community meeting to discuss a proposed residential development of property located on State Route 19 and north of Powers Road identified as AltKeys 1782414, 3846883 and 1094739.

The project team is hosting a community meeting via Zoom to present information about the proposed project via Zoom on Wednesday, January 22, 2025 at 6:00 p.m. Below is a link and information for accessing the meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/89648161268?pwd=G2nweaZ0B7JAhHYxhnoastr5VflYj4D.1>

Meeting ID: 896 4816 1268

Passcode: 999265

Dial by your location

- +1 305 224 1968 US
- +1 312 626 6799 US (Chicago)

Please RSVP to Lauren Korn if you will be attending or cannot attend and have any questions: [Lauren.Korn@lowndes-law.com](mailto:Lauren.Korn@lowndes-law.com). We look forward to talking to you!

**PROPOSED SITE LOCATION MAP**



# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Lauren Korn  
Lowndes Law  
215 N Eola DR  
Orlando FL 32801-2028

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

01/12/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/12/2025

*Kelejan Alvaran*  
\_\_\_\_\_  
Legal Clerk

*Winn Kelly*  
\_\_\_\_\_  
Notary, State of WI, County of Brown

*3-7-27*  
\_\_\_\_\_

My commission expires

Publication Cost: \$450.80  
Tax Amount: \$0.00  
Payment Cost: \$450.80  
Order No: 10929130 # of Copies:  
Customer No: 843282 1  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

KAITLYN FELTY  
Notary Public  
State of Wisconsin



# COMMUNITY MEETING

January 22, 2025

6:00-7:00 p.m.

Item 5.1

Dear Neighbors,

We hope you can join us for a voluntary community meeting to discuss a proposed residential development of property located on State Route 19 and north of Powers Road identified as AltKeys 1782414, 3846883 and 1094739.

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Join Zoom Meeting <https://us06web.zoom.us/j/89648161268?pwd=G2nweaZ0B7JAhHYxhnoasr5Vf1Yj4D.1>

Meeting ID: 896 4816 1268

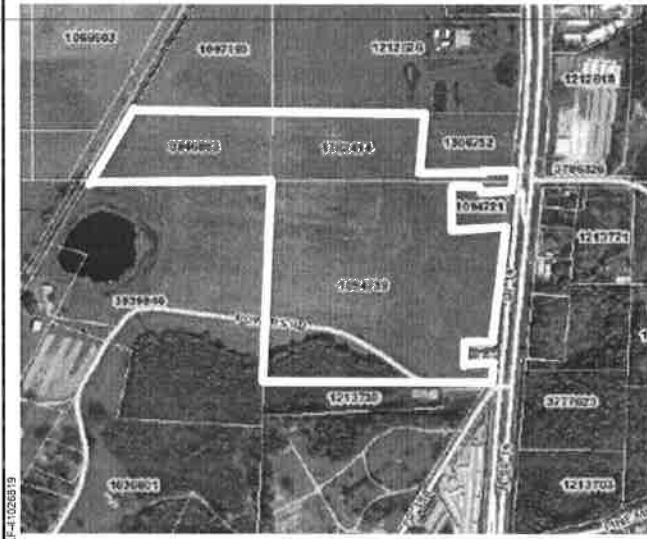
Passcode: 999265

Dial by your location

- +1 305 224 1968 US
- +1 312 626 6799 US (Chicago)

Please RSVP to Lauren Korn if you will be attending or cannot attend and have any questions: [Lauren.Korn@lowndes-law.com](mailto:Lauren.Korn@lowndes-law.com). We look forward to talking to you!

## PROPOSED SITE LOCATION MAP







ELUSTIS HEARING

POWERS RD



**ELUSTIS HEARING**  
January 21, 2013  
8:00 PM - 9:00 PM

**Dear Neighbors,**  
We have scheduled this hearing to address concerns from neighbors regarding the proposed development and the impact it will have on the Elustis area. We will discuss the project and answer your questions. We will also discuss the impact of the project on the Elustis area and the impact of the project on the Elustis area.

**Project Description:**  
The project is a residential development consisting of approximately 100 single-family homes. The project is located on the Elustis area and will have a significant impact on the Elustis area.

**Project Location:**  
The project is located on the Elustis area and will have a significant impact on the Elustis area.

**Project Impact:**  
The project will have a significant impact on the Elustis area and will have a significant impact on the Elustis area.

**Project Schedule:**  
The project is scheduled to start in the spring of 2013 and will be completed by the end of 2014.

**Project Contact:**  
For more information, please contact the project manager at (555) 555-5555.

**Project Website:**  
For more information, please visit the project website at [www.projectwebsite.com](http://www.projectwebsite.com).

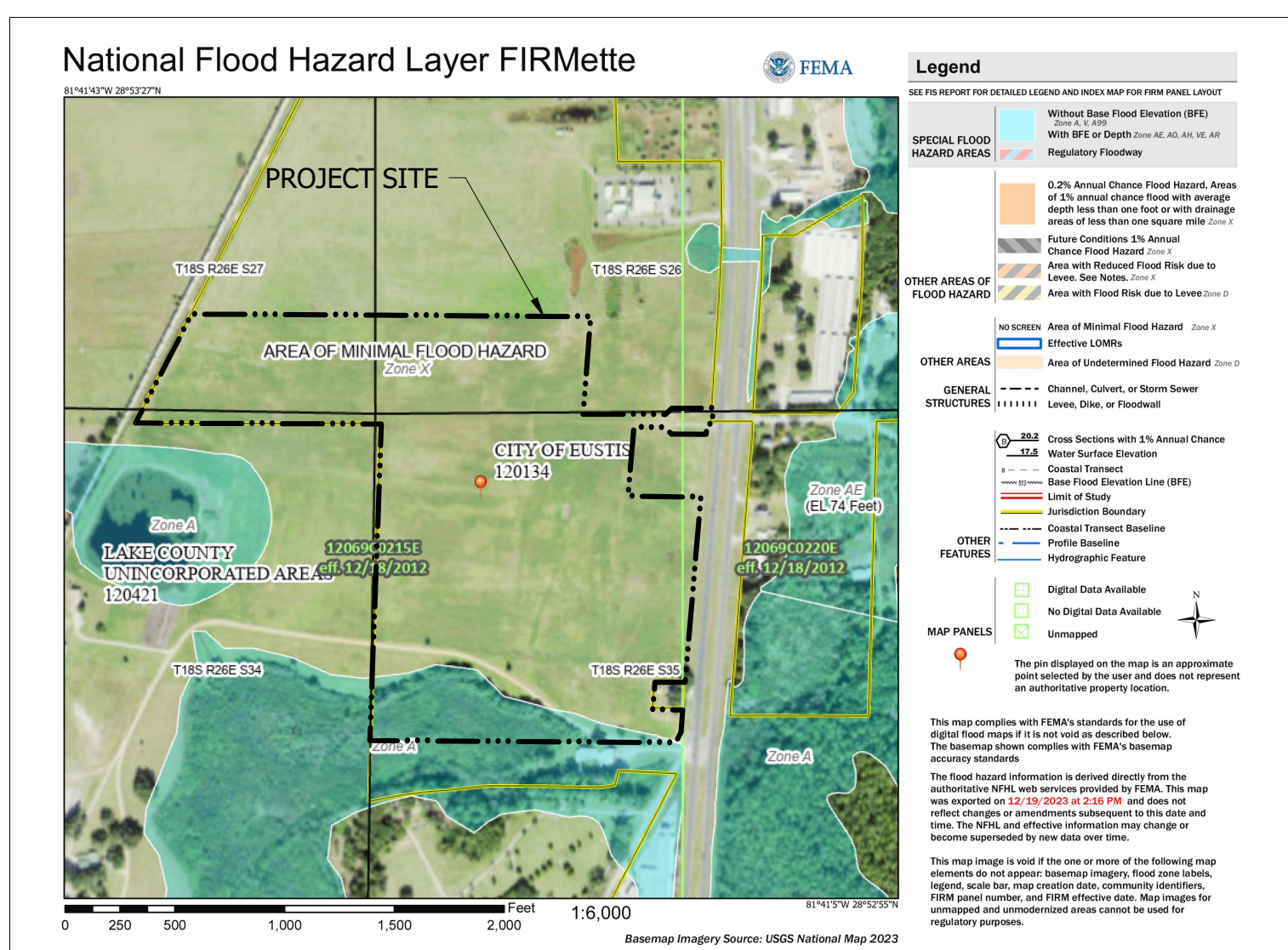
**Project Map:**  
A map of the project location is included in this hearing notice.

# PRELIMINARY PLAT

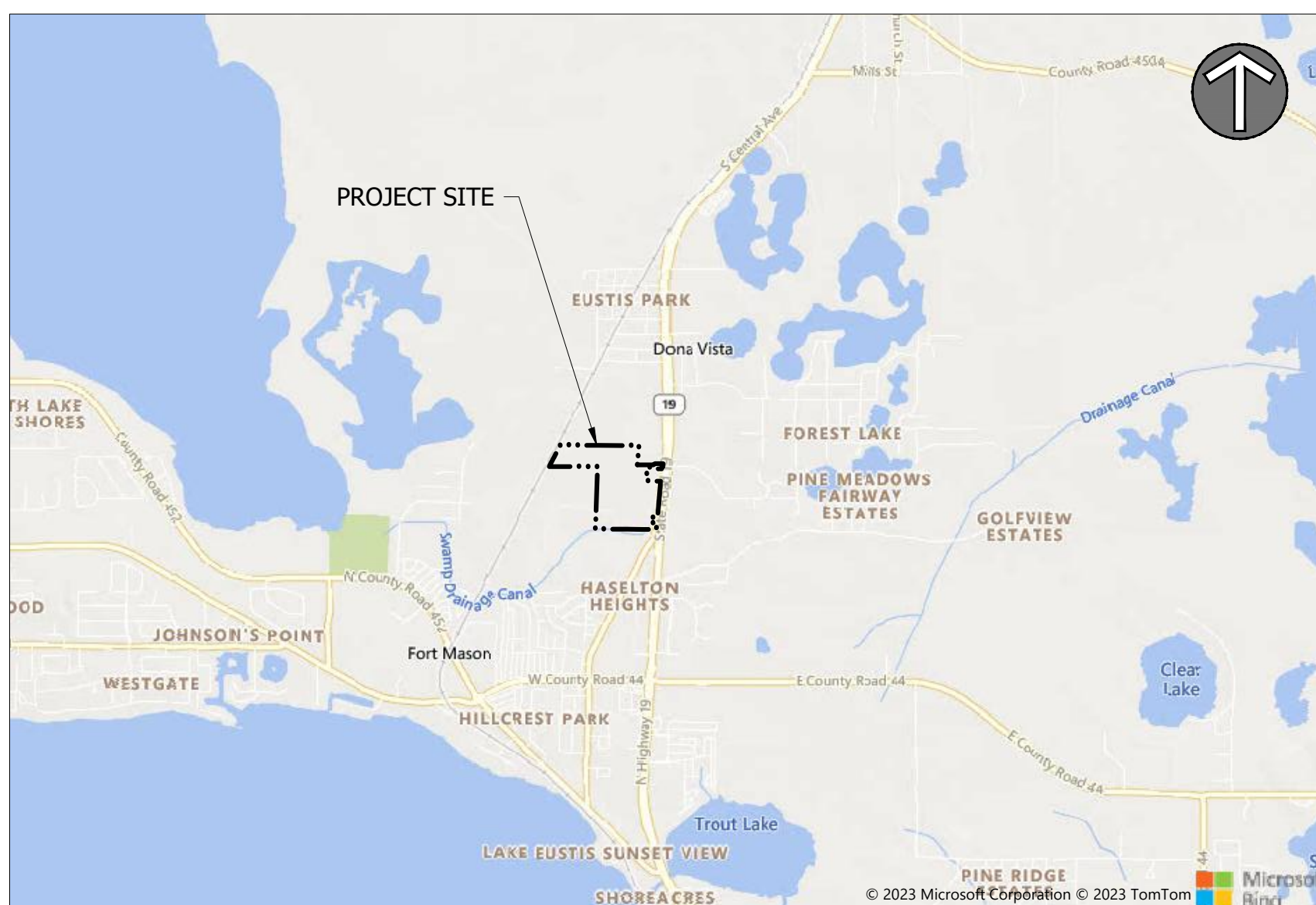
# EUSTIS SR-19 RESIDENTIAL

PARCEL NUMBERS: 26-18-26-0003-000-02803/ALT KEY: 1782414  
 27-18-26-0004-000-01300/ALT KEY: 3846883  
 35-18-26-0002-000-02800/ALT KEY: 1094739

Sections 26, 27, 35 / Township 18 South / Ranges 26 East  
 City of Eustis, Lake County, Florida



**FEMA FLOOD MAP**  
 SCALE = N.T.S.



**VICINITY MAP**  
 SCALE: 1" = 2000'

DRAWING INDEX	
Sheet Number	Sheet Title
C1.01	COVER SHEET
C2.01	GENERAL NOTES AND SPECIFICATIONS
C3.01	AERIAL PHOTOGRAPH
C4.01	DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN
C4.10	STORMWATER POLLUTION PREVENTION DETAILS
C5.01	SITE PLAN - OVERALL
C6.01	UTILITY PLAN - OVERALL

## UTILITY PROVIDERS

**SEWER**  
 CITY OF EUSTIS WATER DEPT.  
 ATTN: IRWIN GAJENTEN  
 10 N. GROVE STREET  
 EUSTIS, FLORIDA 32727  
 OFFICE (352) 483-5480

**FIRE PROTECTION**  
 CITY OF EUSTIS FIRE DEPARTMENT  
 FIRE STATION 22  
 100 W NORTON AVENUE  
 EUSTIS, FL 32726  
 OFFICE (352) 357-6585

**ELECTRICITY**  
 PROGRESS ENERGY  
 2710 DAVID WALKER DR.  
 EUSTIS, FL 32726  
 OFFICE (352) 589-0771

**POTABLE WATER**  
 CITY OF EUSTIS WATER DEPT.  
 ATTN: IRWIN GAJENTEN  
 10 N. GROVE STREET  
 EUSTIS, FLORIDA 32727  
 OFFICE (352) 483-5480

**RECLAIMED WATER**  
 CITY OF EUSTIS WATER DEPT.  
 400 MORIN STREET  
 EUSTIS, FLORIDA 32726  
 OFFICE (352) 357-2414

## PROJECT TEAM

**CIVIL ENGINEER**  
 LANDIS EVANS AND PARTNERS, INC.  
 3810 NORTHDAL BLVD., SUITE 100  
 TAMPA, FLORIDA 33624  
 PH. (813) 949-7449  
 CONTACT: VICTOR HUGGINS, P.E.  
 EMAIL: VHUGGINS@LANDISEVANS.COM

**SURVEYOR**  
 SOUTHEASTERN SURVEYING  
 8641 BAYPINE ROAD, SUITE 5  
 JACKSONVILLE, FL 32256  
 PHONE: (813) 898-2711  
 CONTACT: J KENNETH CARR  
 EMAIL: KCARR@SOUTHEASTERNSURVEYING.COM

### LEGAL DESCRIPTION (AS PER HALFF BOUNDARY SURVEY DATED DECEMBER 9, 2022):

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 26 EAST AND A PORTION OF EUS-UMA PLAT "C", PLAT BOOK 6, PAGE 57 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA LYING WITHIN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 26 EAST AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE RUN S. 88°03'41" W., ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 980.03 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY (120' WIDE PER AFORESAID PLAT OF EUS-UMA PLAT "C"); THENCE RUN N. 25°04'16" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 483.47 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, RUN N. 88°03'41" E., 1591.57 FEET; THENCE RUN S. 02°17'02" W., 388.58 FEET; THENCE RUN N. 88°03'41" E., 327.49 FEET; THENCE RUN N. 43°02'41" E., 35.36 FEET; THENCE RUN N. 88°03'41" E., 150.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 19; THENCE RUN S. 02°17'02" W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 60.14 FEET; THENCE RUN S. 02°17'02" W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 40.14 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN N. 88°03'41" W., 150.00 FEET; THENCE RUN N. 46°56'19" W., 35.36 FEET; THENCE RUN S. 88°03'41" W., 124.45 FEET; THENCE RUN S. 02°17'02" W., 275.07 FEET; THENCE RUN N. 88°03'41" E., 301.33 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN S. 02°17'02" W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 750.14 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY RUN S. 87°49'25" W., 130.03 FEET; THENCE RUN S. 02°17'28" W., 110.00 FEET; THENCE RUN N. 87°48'44" E., 120.11 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN S. 01°32'14" W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 88.56 FEET; THENCE RUN S. 26°22'11" W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 36.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE RUN S. 87°48'01" W., ALONG SAID SOUTH LINE, 1220.71 FEET; THENCE RUN N. 00°14'19" W., 1265.61 FEET TO THE AFORESAID SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27 AND THE POINT OF BEGINNING.

CONTAINING 51.89 ACRES, MORE OR LESS.

### AS-SURVEYED LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 26 EAST AND A PORTION OF EUS-UMA PLAT "C", PLAT BOOK 6, PAGE 57, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA LYING WITHIN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 26 EAST AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE RUN NORTH 89°41'47" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF 975.85 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD RIGHT OF WAY (120' WIDE AS SHOWN ON AFORESAID PLAT OF EUS-UMA PLAT "C"); THENCE RUN NORTH 27°19'43" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 486.79 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3003, PAGE 1689, AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°28'39" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 1480.23 FEET TO THE NORTHEAST CORNER OF THE FIRST PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3039, PAGE 1372, AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 04°45'06" WEST ALONG THE WESTERLY LINE OF SAID FIRST PARCEL, A DISTANCE OF 388.63 FEET TO THE SOUTHWEST CORNER OF SAID FIRST PARCEL; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID FIRST PARCEL, SOUTH 89°28'17" EAST A DISTANCE OF 327.49 FEET; THENCE RUN NORTH 44°31'43" EAST A DISTANCE OF 35.36 FEET; THENCE RUN SOUTH 89°28'17" EAST A DISTANCE OF 150.19 FEET TO THE SOUTHEAST CORNER OF SAID FIRST PARCEL, AND THE WESTERLY RIGHT-OF-WAY LINE OF THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 89°28'17" WEST A DISTANCE OF 149.61 FEET; THENCE RUN NORTH 44°28'18" WEST A DISTANCE OF 35.36 FEET; THENCE RUN NORTH 89°28'17" WEST A DISTANCE OF 124.45 FEET TO THE NORTHWEST CORNER OF SAID SECOND PARCEL; THENCE RUN ALONG THE WESTERLY LINE OF SAID SECOND PARCEL, SOUTH 04°45'06" WEST A DISTANCE OF 275.07 FEET TO THE SOUTHWEST CORNER OF SAID SECOND PARCEL; THENCE RUN SOUTH 89°28'17" EAST, ALONG THE SOUTHERLY LINE OF SAID SECOND PARCEL, A DISTANCE OF 300.57 FEET TO THE SOUTHWEST CORNER OF SAID SECOND PARCEL, AND THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19; THENCE RUN SOUTH 89°28'17" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 140.03 FEET TO THE NORTHEAST CORNER OF PARCEL NO. 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1483, PAGE 2255, OF AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°42'23" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 2 AND PARCEL NO. 1 OF SAID OFFICIAL RECORDS BOOK 1483, PAGE 2255 A DISTANCE OF 140.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL NO. 1; THENCE RUN SOUTH 04°50'11" WEST ALONG THE WESTERLY LINE OF SAID PARCEL NO. 1 AND PARCEL "A" OF SAID OFFICIAL RECORDS BOOK 1483, PAGE 2255 A DISTANCE OF 110.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN SOUTH 89°42'23" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL "A" AND PARCEL "B" OF AFORESAID OFFICIAL RECORDS BOOK 1483, PAGE 2255 A DISTANCE OF 140.03 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "B" AND AFORESAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19; THENCE RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19: SOUTH 04°50'11" WEST A DISTANCE OF 9.61 FEET; THENCE RUN NORTH 85°09'49" WEST A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 04°50'11" WEST A DISTANCE OF 45.47 FEET; THENCE RUN SOUTH 04°01'41" WEST A DISTANCE OF 51.50 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 19A; THENCE RUN SOUTH 28°51'41" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 28.44 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19A, RUN NORTH 89°42'23" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1221.04 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 02°13'37" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35 A DISTANCE OF 1265.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.87 ACRES, MORE OR LESS.

## OWNER/APPLICANT INFORMATION

CLAYTON PROPERTIES GROUP, INC. DBA  
 HIGHLAND HOMES  
 3020 S. FLORIDA AVE, STE 101  
 LAKELAND, FL 33803

CONTACT: D. JOEL ADAMS (VICE PRESIDENT)  
 PHONE: (863)619-7103

## PREPARED BY:

**LANDIS EVANS + PARTNERS**  
 3810 NORTHDAL BLVD. - SUITE 100  
 TAMPA, FLORIDA 33624  
 OFFICE: (813) 949-7449

**LANDIS EVANS + PARTNERS**  
 www.landisevans.com  
 3810 NORTHDAL BLVD., SUITE 100  
 TAMPA, FLORIDA 33624  
 OFFICE: (813) 949-7449  
 FBPE CERT. OF AUTH. #4548

MARK	DATE	DESCRIPTION
1	01/30/24	PER CITY OF EUSTIS COMMENTS
2	12/05/23	PER DRC COMMENTS
3	11/28/23	UPDATED GRADING AND STORM

COVER SHEET  
 PRELIMINARY PLAT  
 EUSTIS SR-19 SUBDIVISION  
 CITY OF EUSTIS, LAKE COUNTY, FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR M. HUGGINS, P.E. ON THE DATE ADJACENT TO THE SEAL.

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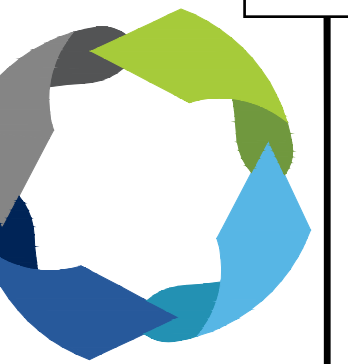
**811** Know what's below. Call before you dig.  
 FOR THE LOCATION OF UNDERGROUND UTILITIES

FLOOD ZONE: X & A  
 FEMA FLOOD MAP #1: 12060C0215E  
 12060C0208  
 DATED 12/18/2012

SEC TWP RANG: 26,27,35/18S/26E  
 VERTICAL DATUM: NAVD88

DATE: 2024-12-16  
 JOB NO.: 1837-23

SHEET NUMBER:  
**C1.01**



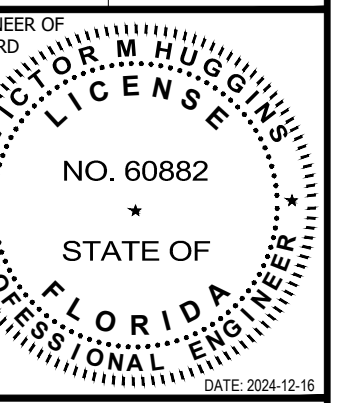
LANDIS EVANS + PARTNERS  
www.landisevans.com

3810 NORTHADE BLVD., SUITE 100  
TAMPA, FLORIDA 33624  
OFFICE: 813-949-7449  
FBPE CERT. OF AUTH. #4548

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Table with 3 columns: MARK, DATE, DESCRIPTION. Includes entries for City of Eustis comments and updated grading and storm.

GENERAL NOTES AND SPECIFICATIONS  
PRELIMINARY PLAT  
EUSTIS SR-19 SUBDIVISION  
CITY OF EUSTIS, LAKE COUNTY, FLORIDA



ENGINEER OF RECORD SIGNATURE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR M. HAGGINS, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FLOOD ZONE: X & A  
FEMA PANEL MAP #: 12060C0215E  
12060C0215E DATED 12/18/2012

SEC TWP RING: 26.27, 35/18S/26E  
VERTICAL DATUM: NAVD88

DATE: 2024-12-16 JOB NO: 1837-23

SHEET NUMBER:

C2.01

GENERAL NOTES:

- 1. SURVEYS, LEGAL DESCRIPTIONS, EASEMENTS, BOUNDARIES, TOPOGRAPHIC CONTOURS, CROSS SECTIONS, EXISTING STREET RIGHTS-OF-WAY, AND EXISTING IMPROVEMENTS AND OTHER HORIZONTAL AND VERTICAL LAND SURVEYING INFORMATION HAVE BEEN FURNISHED TO THE ENGINEER BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR COMPLETENESS, CORRECTNESS, OR ACCURACY.
- 2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- 3. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND ALL OTHER UTILITIES AND OTHER IMPROVEMENTS NOT SHOWN. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL UTILITIES REQUIRED TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR (AT NO ADDITIONAL EXPENSE) TO A CONDITION EQUAL TO OR BETTER THAN BEFORE THE DAMAGE WAS DONE.
- 4. FLORIDA STATUTE REQUIRES A MINIMUM OF 2 DAYS AND A MAXIMUM OF 5 DAYS NOTICE BEFORE A CONTRACTOR MAY EXCAVATE. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
- 5. PLANS AND SPECIFICATIONS REQUIRE THAT COMPACTED BACK FILL BE PLACED ALONGSIDE OF AND OVER ALL UTILITIES. THE ENGINEER MAY REQUIRE THAT COMPACTION TESTS BE TAKEN TO VERIFY COMPACTION. THE COSTS OF SUCH COMPACTION TESTS WILL BE BORNE BY THE CONTRACTOR.
- 6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.
- 7. ALL CONSTRUCTION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH APPLICABLE PORTIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND "ROADWAY AND TRAFFIC DESIGN STANDARDS", AND APPLICABLE CITY OF EUSTIS AND/OR LAKE COUNTY STANDARDS.
- 8. RELOCATION OF EXISTING STREET LIGHT POLES, POWER OR TELEPHONE POLES, EXISTING UTILITIES, IRRIGATION SYSTEMS, SIDEWALKS, ETC., NECESSARY FOR COMPLETION OF THE WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- 9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FACILITATE AND COORDINATE THE ABANDONMENT OF ALL ON-SITE WELLS. THE ABANDONMENT MUST BE PERFORMED BY A FLORIDA - LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40 D-3.531(2), F.A.C.
- 10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER OR OWNER, A COPY OF ALL PERTINENT PERMITS RELATED TO THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL REQUIRED PERMITS HAVE BEEN SECURED TO COMPLETE THE WORK DEPICTED IN THESE PLANS. A COPY OF ALL PERMITS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- 11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ALL INSPECTIONS AND TESTING TIMES (48 HOURS IN ADVANCE) WITH THE ENGINEER, AND TO SUPPLY THE RESULTS OF ALL WATER LINE AND FORCE MAIN PRESSURE TESTS OR WELL OR LIFT STATION START UP RESULTS TO THE ENGINEER.
- 12. ALL HANDICAPPED RAMP FEATURES SHALL CONFORM TO THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (LATEST EDITION THEREOF) AND THE AMERICANS WITH DISABILITIES ACT.
- 13. THE CONTRACTOR SHALL STOP WORK AND CONTACT THE ENGINEER IMMEDIATELY UPON ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
- 14. THE CONTRACTOR SHALL CONTACT THE ENGINEER'S OFFICE IMMEDIATELY ON ANY CONFLICTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND CONDITIONS DISCOVERED DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
- 15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL NECESSARY CONSTRUCTION STAKING REQUIRED TO INSTALL THE IMPROVEMENTS SHOWN ON THESE DRAWINGS. ALL DOCUMENTS, INCLUDING ORIGINAL DRAWINGS, FIELD NOTES, DATA, AND REPORT ORIGINALS ARE AND SHALL REMAIN THE PROPERTY OF LANDIS EVANS AND PARTNERS, INC. AS AN INSTRUMENT OF SERVICE. IF SO REQUESTED IN WRITING, THE CONTRACTOR WILL BE PROVIDED WITH REPRODUCIBLE DRAWINGS AND OTHER DOCUMENTS IN CONSIDERATION OF WHICH THE CONTRACTOR AGREES TO USE THEM WITHOUT ALTERATION SOLELY IN CONNECTION WITH THE PROJECT.
- 16. THE ENGINEER SHALL BE CONSULTED TO MAKE ANY/ALL REQUIRED INTERPRETATIONS OF THE PLANS; HOWEVER, THIS IN NO WAY RELIEVES THE CONTRACTOR OF HIS RESPONSIBILITY FOR CONSTRUCTING THE PROJECT TO ACCOMPLISH THE INTENT OF THE PLANS.
- 17. CONTRACTOR TO PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS, BARRICADES, AND FLAGMAN AS REQUIRED BY CITY, COUNTY OR STATE REGULATIONS FOR CONSTRUCTION ADJACENT TO, OR IN PUBLIC RIGHT-OF-WAY.
- 18. THE CONTRACTOR SHALL NOTIFY THE LOCAL POLICE DEPARTMENT AND THE LOCAL FIRE DEPARTMENT BEFORE CLOSING ANY STREET OR MAKING IT IMPASSIBLE.
- 19. IT IS SUGGESTED THAT THE CONTRACTOR VERIFY GRADING ELEVATIONS PRIOR TO SODDING OR PAVING. FAILURE OF ADEQUATE GRADING MAY RESULT IN REODDING, REGRADING, AND REPAVING IF FINISHED GRADES ARE INCOMPLETE. ALL PROPOSED ELEVATIONS ARE FINISHED GRADES. AS-BUILT ELEVATIONS AND DIMENSIONS SHALL BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, WITH THE COST OF SAID SURVEY TO BE BORNE BY THE OWNER.
- 20. ALL ONSITE LABOR, MATERIALS, AND METHODS OF INSTALLATION SHALL BE IN ACCORDANCE WITH THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY CITY OF EUSTIS.
- 21. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN EXISTED BEFORE COMMENCING CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED BY THE PLANS.
- 22. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR OR SUB-CONTRACTORS AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
- 23. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
- 24. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL SUBMIT 4 COPIES OF ALL SHOP DRAWINGS, AND SHALL ALLOW A MINIMUM OF 10 DAYS FOR REVIEW.
- 25. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRICAL FACILITIES.
- 26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE COORDINATION OF CONSTRUCTION SCHEDULING BETWEEN THE CONTRACTOR AND ALL UTILITY AGENCIES. THE CONTRACTOR SHALL ADJUST HIS SCHEDULE TO COINCIDE WITH OTHER REQUIRED UTILITIES.
- 27. THE ENGINEER RESERVES THE RIGHT TO PERFORM QUALITY ASSURANCE TESTING ON ALL MATERIALS DELIVERED TO PROJECT.
- 28. SAFETY:
  - A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
  - B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
  - C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM THE HAZARDS WITHIN THE PROJECT LIMITS.
  - D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
  - E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL ENSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
  - F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
- 29. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.

- 30. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
- 31. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S EQUIPMENT AND OPERATORS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER. PAYMENT SHALL NOT BE MADE FOR THIS WORK.
- 32. ANY U.S.C. AND G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR. IF IN DANGER OF DAMAGE, THE CONTRACTOR SHALL NOTIFY:  
DIRECTOR, CHARTING & GEODETIC SERVICE  
6001 EXECUTIVE BLVD., ATTN. C172  
ROCKVILLE, MARYLAND 20852  
PHONE: (301) 433-9319
- 33. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES TO BE EXTENDED OR CROSSED. ANY CONFLICTS AND THE CONTRACTOR'S PROPOSED RESOLUTIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL.
- 34. ALL DISTURBED AREAS SHALL BE SODDED, UNLESS OTHERWISE NOTED.
- 35. CONTRACTOR SHALL PROVIDE A TWO-FOOT WIDE STRIP OF SOD ADJACENT TO CURB OR PAVEMENT INSTALLATIONS.
- 36. CONTRACTOR SHALL COORDINATE AND REIMBURSE THE APPROPRIATE OVERHEAD UTILITY COMPANY FOR THE REQUIRED SUPPORT OF UTILITY POLES WHERE CONSTRUCTION MAY CAUSE THE POLE TO LOSE ITS SELF-SUPPORTING ABILITY.
- 37. THE APPLICANT SHALL PROVIDE A 100 PERCENT GOPHER TORTOISE BURROW SURVEY (CONDUCTED ACCORDING TO FFWCC GUIDELINES), THE FFWCC GOPHER TORTOISE RELOCATION PERMIT, AND THE FFWCC ACCEPTED AFTER ACTION REPORT PRIOR TO EARTH MOVEMENT ON SITE.
- 38. 90 DAYS BEFORE CONSTRUCTION AND SITE DISTURBANCE OF THOSE LANDS TO BE REDEVELOPED, A PHYSICAL SURVEY FOR THE PRESENCE OF POTENTIAL OCCUPIED, OR ABANDONED GOPHER TORTOISE BURROWS BE COMPLETED AND DOCUMENTATION PROVIDED TO THE APPLICABLE AGENCY AND COPIED TO THE CITY.

OPERATION & MAINTENANCE INSTRUCTIONS FOR STORMWATER MANAGEMENT SYSTEM:

- 1. THE PROJECT'S STORMWATER MANAGEMENT SYSTEM IS A GRAVITY OPERATED SYSTEM AND REQUIRES NO OPERATOR ACTION.
- 2. CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR MANAGING AND IMPLEMENTING THE CONSTRUCTION SURFACE WATER MANAGEMENT PLAN AND STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION.
- 3. THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER ENTIRELY OF THE PROJECT. THE MAINTENANCE SHALL INCLUDE:
  - I. DITCHES AND SWALES: ALL DITCHES AND SWALES SHALL BE PERIODICALLY MOWED AND CLEANED. DURING THE MOWING OPERATION, DITCHES AND SWALES SHALL BE INSPECTED FOR BARE SPOTS, DAMAGE, AND EROSION. ANY BARE SPOTS GREATER THAN ONE SQUARE FOOT IN AREA SHALL BE SEEDED OR SODDED TO REPLACE THE GRASS COVER. IN CASE OF EROSION OR DAMAGE WHERE UNDERLYING SOIL IS MISSING, THE MISSING SOIL SHALL BE REPLACED AND THE AREA BROUGHT BACK TO GRADE THEN SEEDED OR SODDED AS REQUIRED.
  - J. INLET GRATES: INLET GRATES WILL BE CHECKED MONTHLY FOR DAMAGE OR BLOCKAGE. ANY DAMAGED GRATES WILL BE REPLACED OR REPAIRED. ANY DEBRIS BLOCKING FULL FLOW THROUGH THE GRATE WILL BE REMOVED.
  - K. PIPES AND INLETS: PIPES AND INLETS WILL BE INSPECTED YEARLY FOR DAMAGE OR BLOCKAGE. ANY DAMAGED PIPES OR INLETS WILL BE REPAIRED OR REPLACED. ANY TRASH, DEBRIS, OR SAND DEPOSITS WILL BE REMOVED.
  - L. DETENTION PONDS: ALL SIDE SLOPES AND MAINTENANCE BERMS WILL BE PERIODICALLY MOWED AND CLEANED. DURING THE MOWING OPERATION THE PONDS WILL BE INSPECTED FOR BARE SPOTS, DAMAGE, OR EROSION. ANY BARE SPOTS GREATER THAN ONE SQUARE FOOT IN AREA WILL BE SEEDED OR SODDED TO REPLACE THE GRASS COVER. IN CASE OF EROSION OR DAMAGE WHERE UNDERLYING SOIL IS MISSING, THE MISSING SOIL WILL BE REPLACED AND THE AREA BROUGHT BACK TO GRADE WITH SEEDING OR SODDINGS AS REQUIRED. ALL VEGETATION THAT BECOMES ESTABLISHED IN THE LITTORAL ZONE WILL BE MAINTAINED. DREGGING OF THE LITTORAL ZONE, APPLICATION OF HERBICIDE, AND THE INTRODUCTION OF GRASS CARP WILL BE PROHIBITED. IN ADDITION, CATTAILS, BULRUSHES, AND OTHER NUISANCE VEGETATION WILL CUT BACK FROM INLET OR OUTFALL STRUCTURES. TO THE MINIMUM EXTENT NEEDED TO MAINTAIN DESIGN DISCHARGES. ALL INFLOW AND OUTFLOW STRUCTURES WILL BE MAINTAINED BY THE PROCEDURES OUTLINED FOR PIPES, INLETS AND GRATES.

EROSION CONTROL NOTES:

- 1. CONTRACTOR TO MAKE PROVISIONS TO AVOID TRACKING DIRT AND CONSTRUCTION DEBRIS TO ROADWAY VIA TRUCK AND EQUIPMENT TIRES.
- 2. METHODS OF CONTROLLING FUGITIVE DUST TO BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.
- 3. EROSION AND SEDIMENTATION CONTROL TO REMAIN IN PLACE UNTIL ALL SITE CONSTRUCTION HAS BEEN COMPLETED AND REGULATORY AGENCIES.
- 4. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (SILTATION CURTAINS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
- 5. THE CONTRACTOR SHALL LIMIT THE DISCHARGE OF TURBID WATERS OFF-SITE, OR INTO ON-SITE (OFF-SITE WETLANDS (IF APPLICABLE), TO NO MORE THAN 50 JTUS (JACKSON TURBIDITY UNITS) OR 29 NTUS (NEPHELOMETRIC TURBIDITY UNITS) ABOVE BACKGROUND LEVELS.
- 6. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
- 7. CONTRACTOR SHALL INSPECT AND MAINTAIN ON A DAILY BASIS ALL EROSION/SEDIMENTATION CONTROL FACILITIES.
- 8. THE CONTRACTOR SHALL ENSURE THAT SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.

STORM SEWER NOTES:

- 1. REINFORCED CONCRETE PIPE SHALL BE CLASS IV AND SHALL CONFORM TO THE ASTM C76-72 SPECIFICATION, UNLESS OTHERWISE NOTED. PROVIDE BELL AND SPIGOT TYPE PIPE WITH A SINGLE O-RING AND GASKET.
- 2. INLET STRUCTURES SHALL BE OF PRECAST REINFORCED CONCRETE AND SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY AND TRAFFIC DESIGN STANDARDS" AND /OR THE LOCAL AHA STANDARDS.

LAKE/POND EXCAVATION NOTES:

- 1. NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS. ANY EXCAVATION BELOW THE BOTTOM ELEVATION SHOWN ON THE PLANS WILL REQUIRE AN APPROVED PERMIT MODIFICATION FROM THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT FOR THE DEEPER EXCAVATION. IN THE ABSENCE OF A CONFINING LAYER, FIVE (5) FEET OF UNDISTURBED SOIL MUST BE LEFT ABOVE THE LIMESTONE LAYER.
- 2. BOTTOM 6" OF STORMWATER POND TO BE EXCAVATED AFTER ALL OTHER SITE CONSTRUCTION IS COMPLETED.

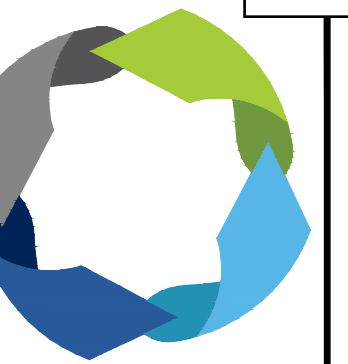
SITE GRADING NOTES:

- 1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- 2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- 4. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
- 5. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- 6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- 7. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- 8. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- 9. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR FLORIDA GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION

- ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY OTHERS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER AND ENGINEER FOR REVIEW.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL BE STABILIZED IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- PIPES AND STRUCTURES TO BE CLEANED OUT TO REMOVE SILT AND DEBRIS UPON THE COMPLETION OF CONSTRUCTION.

RECORD DRAWINGS:

- 1. RECORD DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THEY ARE TO BE PREPARED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA AND PROVIDED UNDER SIGNATURE AND SEAL.
- 2. UTILITY RECORD DRAWING REQUIREMENTS:
  - A. RECORD DRAWINGS SHALL SHOW CHANGES TO AND/OR DEVIATIONS FROM APPROVED CONSTRUCTION PLANS.
  - B. CHANGED INFORMATION SHALL BE CROSSED OUT WHILE REMAINING LEGIBLE WITH THE NEW INFORMATION PRINTED BY THE ORIGINAL. SIGNIFICANT CHANGES SUCH AS PIPELINE ROUTING OR ALIGNMENT SHOULD BE HIGHLIGHTED ON THE DRAWINGS USING A "CLOUD". THE FOLLOWING CHECKLIST DETAILS THE ITEMS THAT SHALL BE SHOWN ON THE RECORD DRAWINGS:
  - C. LOCATE PIPE (HORIZONTAL AND VERTICAL ALIGNMENT/DEPTH OF COVER OR TOP OF PIPE ELEVATION) WITHIN THE RIGHT-OF-WAY AT REGULAR INTERVALS, PARTICULARLY NOTING WHERE PIPE ALIGNMENT (HORIZONTAL OR VERTICAL) VARIES FROM DESIGN. DESIGNATE TYPE OF PIPE (SIZE AND MATERIAL), SKETCH DETAILS AS REQUIRED.
  - D. LOCATE ALL ALIGNMENT CHANGES, BOTH HORIZONTAL AND VERTICAL, BY STATION AND OFFSET, ELEVATION AND DEPTH OF COVER FROM FINISHED GRADE.
  - E. LOCATE ALL VALVES, BY STATION AND OFFSET, ELEVATION AND DEPTH OF COVER FROM FINISHED GRADE AND SHOW TYPE OF VALVE.
  - F. LOCATE ALL FITTINGS (BENDS, REDUCERS, SLEEVES, PLUGS, CAPS, OFFSETS, TEES, CROSSES, ETC.) BY STATION AND OFFSET, ELEVATION AND DEPTH OF COVER FROM FINISHED GRADE. DESIGNATE TYPE OF FITTINGS. SKETCH DETAILS AS REQUIRED.
  - G. LOCATE CASING PIPES BY STATION AND OFFSET, ELEVATION AND DEPTH OF COVER FROM FINISHED GRADE AT BOTH ENDS. NOTE CASING SIZE.
  - H. PROVIDE CHANGES TO FINISHED GRADE.
  - I. REPORT ANY CHANGES IN ALIGNMENT OR ELEVATION OF OTHER UTILITIES. REPORT ALL UTILITIES NOT SHOWN ON PLANS.
  - J. WHERE APPROPRIATE, LOCATE PIPE IN RELATION TO OTHER PHYSICAL FEATURES.
  - K. PROVIDE VALVE TO HYDRANT DIMENSIONS INCLUDING DIAMETER.
  - L. VERIFY BY INDICATING ON AS-BUILT DRAWING (BY CIRCLING OR CHECK MARKING) WHETHER OR NOT DESIGN DIMENSIONS ARE CORRECT.
  - M. FIELD CHANGES OF THE DESIGN SHOULD BE ADEQUATELY DETAILED. STATIONS AND OFFSETS SHALL BE NOTED. SKETCH DETAILS AS REQUIRED.
  - N. ALL STREET NAMES SHALL MATCH THOSE ON THE LATEST PLAT. NO ALPHABETIC OR NUMERIC SYMBOLS WILL BE ACCEPTED FOR STREET NAMES.
- 3. SJRWMD AS-BUILT DRAWING REQUIREMENTS:
  - A. DISCHARGE STRUCTURES - LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL, INCLUDING WEIRS, ORIFICES, GATES, PUMPS, PIPES, AND OIL AND GREASE SKIMMERS;
  - B. SIDE BANK AND UNDERDRAIN FILTERS, OR EXFILTRATION TRENCHES - LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL, INCLUDING CLEAN-OUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES AND POINTS OF DISCHARGE TO RECEIVING WATERS;
  - C. STORAGE AREAS FOR TREATMENT AND ATTENUATION - DIMENSIONS, ELEVATIONS, CONTOURS OR CROSS-SECTIONS OF ALL, SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA AND THE PERMANENT POOL DEPTH AND VOLUME BELOW THE CONTROL ELEVATION FOR NORMALLY WET SYSTEMS;
  - D. SYSTEM GRADING - DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES OR CROSS-SECTIONS TO DETERMINE CONTRIBUTING DRAINAGE AREAS, FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE SYSTEM DISCHARGE POINT(S);
  - E. CONVEYANCE - DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES OR CROSS-SECTIONS OF SYSTEMS UTILIZED TO DIVERT OFF-SITE RUNOFF AROUND OR THROUGH THE NEW SYSTEM;
  - F. WATER LEVELS - EXISTING WATER ELEVATION(S) AND THE DATE DETERMINED;
  - G. BENCHMARK(S) - LOCATION AND DESCRIPTION (MINIMUM OF ONE PER MAJOR WATER CONTROL STRUCTURE); AND
  - H. WETLAND MITIGATION OR RESTORATION AREAS - SHOW THE PLAN VIEW OF ALL AREAS, DEPICTING A SPATIAL DISTRIBUTION OF PLANTINGS CONDUCTED BY ZONE (IF PLANTINGS ARE REQUIRED BY PERMIT), WITH A LIST SHOWING ALL SPECIES PLANTED IN EACH ZONE, NUMBERS OF EACH SPECIES, SIZES, DATE(S) PLANTED AND IDENTIFICATION OF SOURCE OF MATERIAL; ALSO PROVIDE THE DIMENSIONS, ELEVATIONS, CONTOURS AND REPRESENTATIVE CROSS-SECTIONS DEPICTING THE CONSTRUCTION.



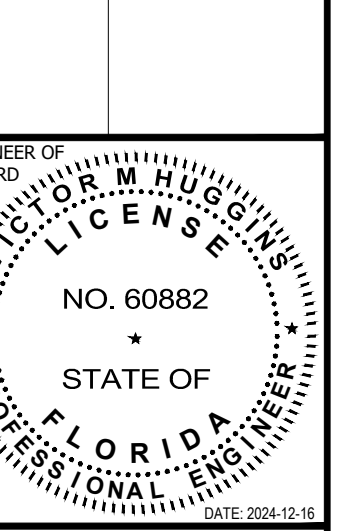
LANDIS EVANS + PARTNERS  
www.landisevans.com

3810 NORTHDAL BLVD.  
SUITE 100  
TAMPA, FLORIDA 33624  
OFFICE: 813-949-7449  
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MARK	DATE	DESCRIPTION
01/30/24	PER CITY OF EUSTIS COMMENTS	
12/05/23	PER DRC COMMENTS	
11/28/23	UPDATED GRADING AND STORM	

**AERIAL PHOTOGRAPH**  
**PRELIMINARY PLAT**  
**EUSTIS SR-19 SUBDIVISION**  
**CITY OF EUSTIS, LAKE COUNTY, FLORIDA**



ENGINEER OF RECORD SIGNATURE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR M. HUGGINS, P.E. ON THE DATE ADJACENT TO THE SEAL.  
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FLOOD ZONE: <b>X &amp; A</b>	FEMA PANEL MAP #: 12069C0215E 12069C020E DATED 12/18/2012
SEC TWP RING: 26,27,35/18S/26E	VERTICAL DATUM: <b>NAVD88</b>
DATE: 2024-12-16	JOB NO.: 1837-23

SHEET NUMBER:  
**C3.01**



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MARK	DATE	DESCRIPTION
1	01/30/24	PER CITY OF EUSTIS COMMENTS
2	12/05/23	PER DRG COMMENTS
3	11/28/23	UPDATED GRADING AND STORM

DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN  
PRELIMINARY PLAT  
EUSTIS SR-19 SUBDIVISION  
CITY OF EUSTIS, LAKE COUNTY, FLORIDA

ENGINEER OF RECORD

ENGINEER OF RECORD SIGNATURE

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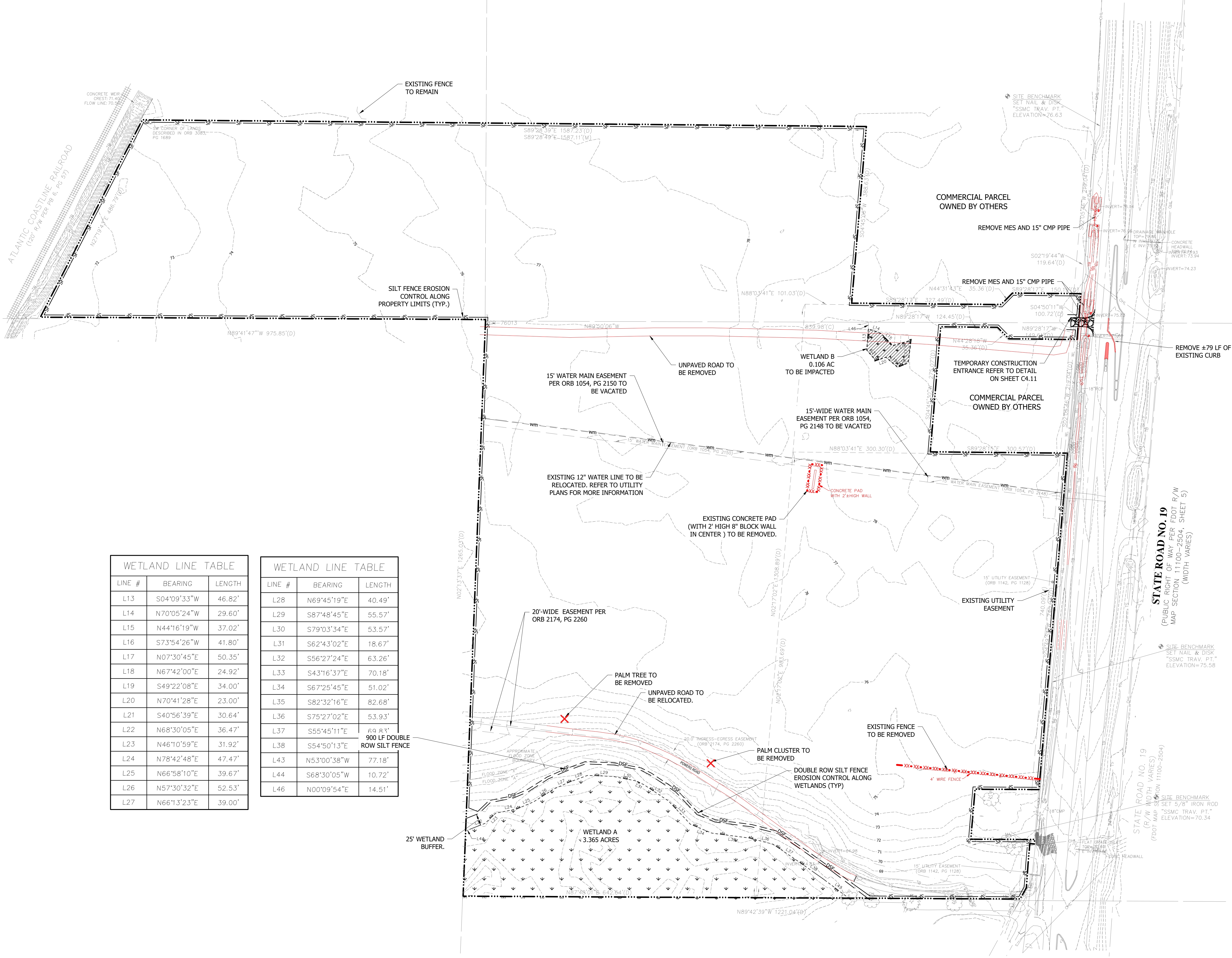
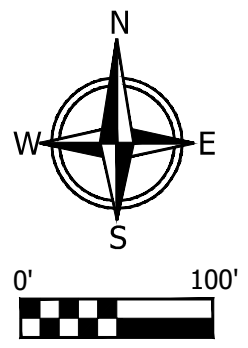
FLOOD ZONE: X & A  
FEMA PANEL MAP #: 12060C0215E  
12060C0202E  
DATED 12/18/2012

SEC TWP RING: 26.27, 35/18S/26E  
VERTICAL DATUM: NAVD88

DATE: 2024-12-16  
JOB NO.: 1837-23

SHEET NUMBER:

C4.01



LINE #	BEARING	LENGTH
L13	S04°09'33"W	46.82'
L14	N70°05'24"W	29.60'
L15	N44°16'19"W	37.02'
L16	S73°54'26"W	41.80'
L17	N07°30'45"E	50.35'
L18	N67°42'00"E	24.92'
L19	S49°22'08"E	34.00'
L20	N70°41'28"E	23.00'
L21	S40°56'39"E	30.64'
L22	N68°30'05"E	36.47'
L23	N46°10'59"E	31.92'
L24	N78°42'48"E	47.47'
L25	N66°58'10"E	39.67'
L26	N57°30'32"E	52.53'
L27	N66°13'23"E	39.00'

LINE #	BEARING	LENGTH
L28	N69°45'19"E	40.49'
L29	S87°48'45"E	55.57'
L30	S79°03'34"E	53.57'
L31	S62°43'02"E	18.67'
L32	S56°27'24"E	63.26'
L33	S43°16'37"E	70.18'
L34	S67°25'45"E	51.02'
L35	S82°32'16"E	82.68'
L36	S75°27'02"E	53.93'
L37	S55°45'11"E	69.83'
L38	S54°50'13"E	90 LF DOUBLE ROW SILT FENCE
L43	N53°00'38"W	77.18'
L44	S68°30'05"W	10.72'
L46	N00°09'54"E	14.51'

	ON-SITE WETLAND AREA	AREA TO BE IMPACTED
WETLAND A	3.365 ACRES	0 ACRES
WETLAND B	0.106 ACRES	0.106 ACRES

ABBREVIATIONS

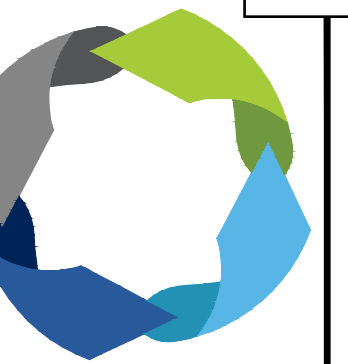
- SF SQUARE FEET
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FFE FINISH FLOOR ELEVATION
- EL ELEVATION
- TYP TYPICAL
- MIN MINIMUM
- CONC CONCRETE
- S/W SIDEWALK

LEGEND

- PROPERTY LINE
- TREE PROTECTION BARRICADE
- SILT FENCE EROSION CONTROL
- DOUBLE ROW SILT FENCE EROSION CONTROL
- FLOATING TURBIDITY BARRIER
- INLET PROTECTION
- PAVEMENT AREA TO BE REMOVED
- TEMPORARY GRAVEL ENTRANCE
- TREE TO BE REMOVED (X THROUGH EXISTING TREE SYMBOL)
- ITEM TO BE REMOVED
- WETLAND AREA

Z:\SHARED\1000 PROJECTS\1837-23 EUSTIS RESIDENTIAL\DWG\09 PRE PLAT\1837-23 DEMO SWPPP.DWG PLOT DATE:2024-12-16 17:00:21





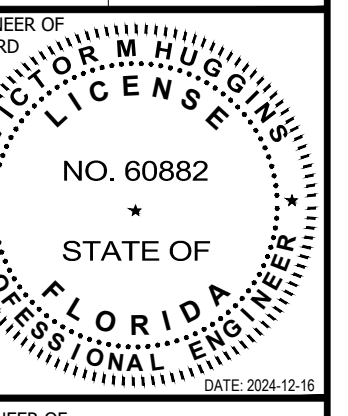
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MARK	DATE	DESCRIPTION
01/30/24	PER CITY OF EUSTIS COMMENTS	
11/20/23	PER DRC COMMENTS	
11/28/23	UPDATED GRADING AND STORM	

STORMWATER POLLUTION PREVENTION DETAILS  
PRELIMINARY PLAT  
EUSTIS SR-19 SUBDIVISION  
CITY OF EUSTIS, LAKE COUNTY, FLORIDA



ENGINEER OF RECORD SIGNATURE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR M. HUGGINS, P.E. ON THE DATE ADJACENT TO THE SEAL.

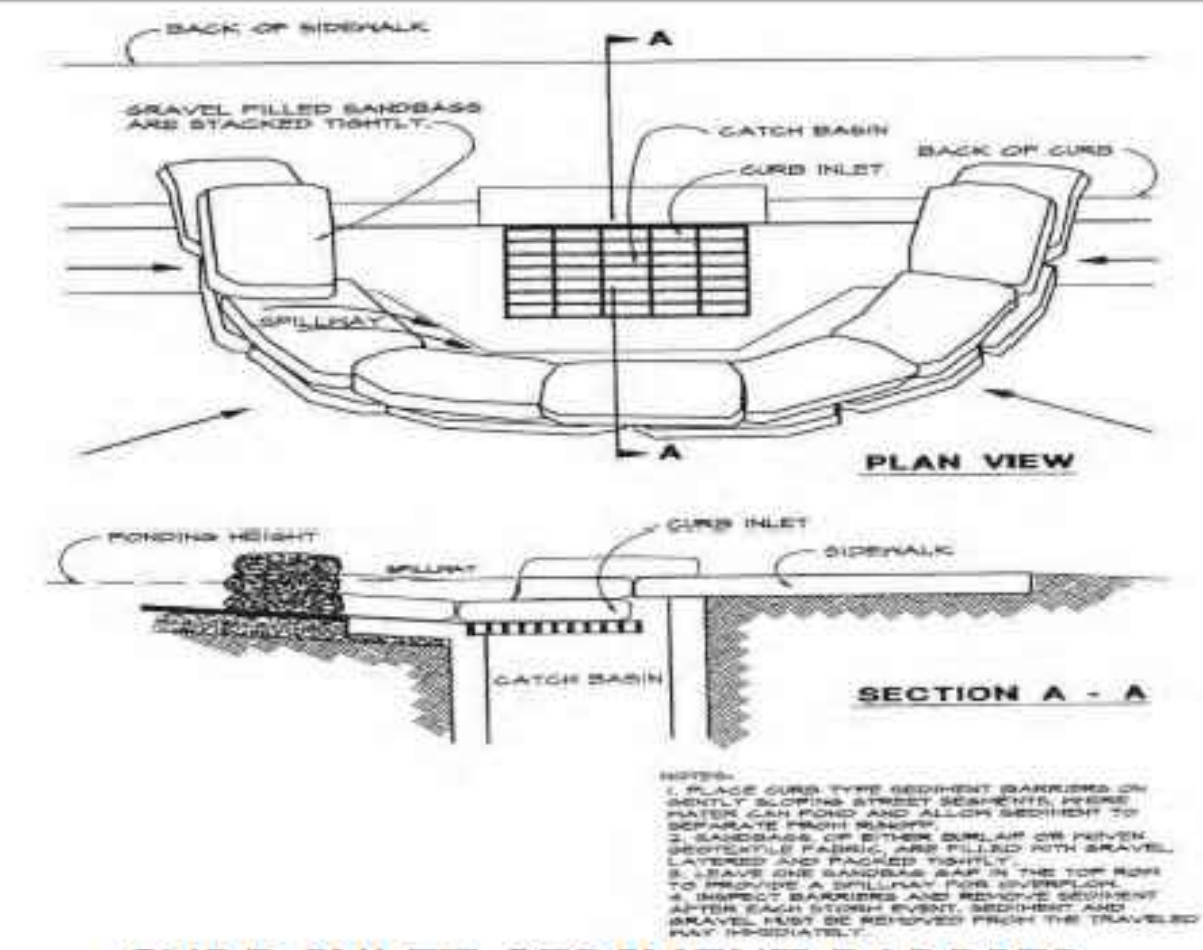
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FLOOD ZONE: FEMA MAP # 12060C0215E 12060C020E DATED 12/18/2012

SEC TWP RING: 26.27.35/18S/26E VERTICAL DATUM: NAVD88

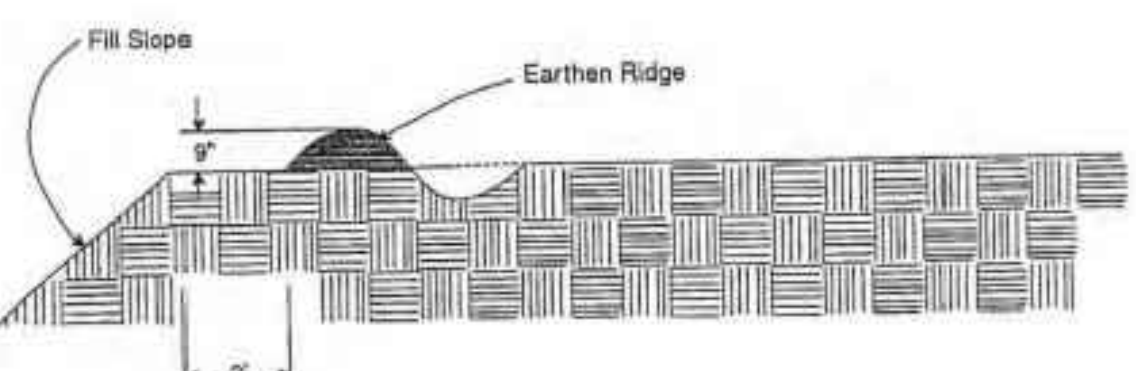
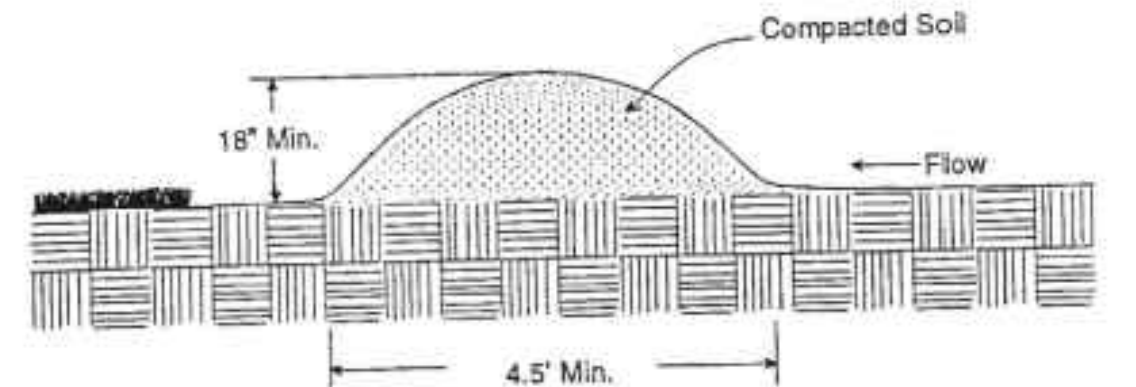
DATE: 2024-12-16 JOB NO: 1837-23

SHEET NUMBER:



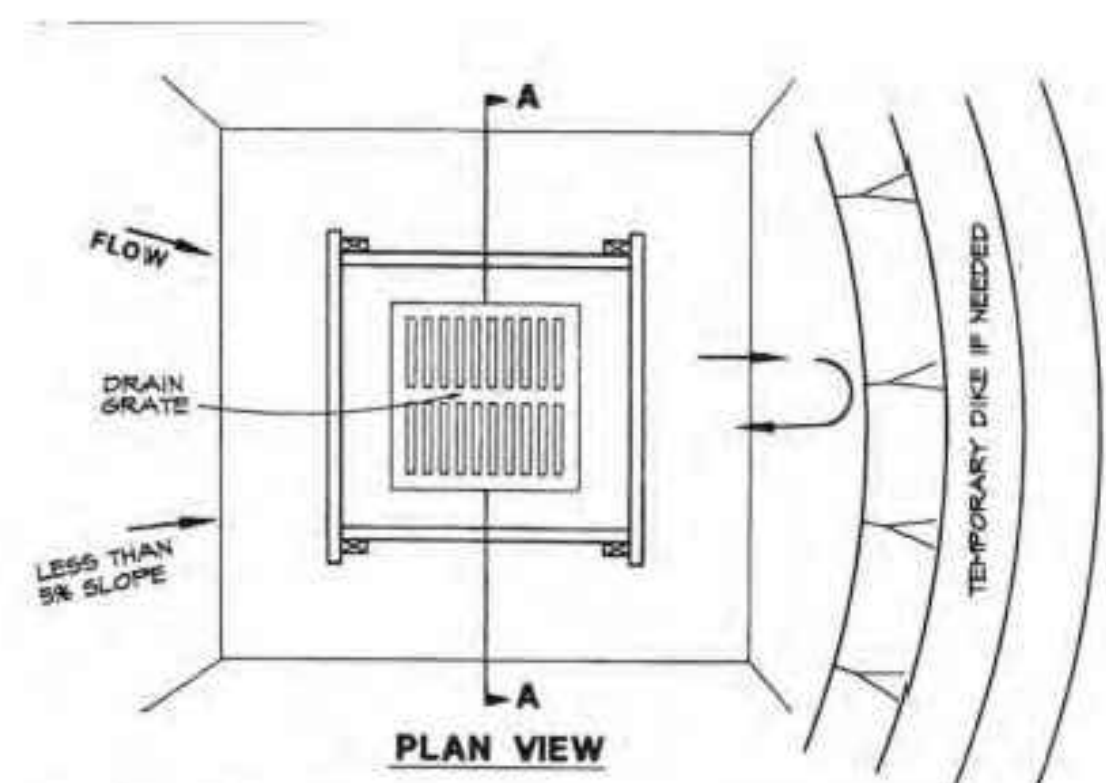
### CURB INLET SEDIMENT BARRIER

N.T.S., FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL



### TEMPORARY DIVERSION BERMS

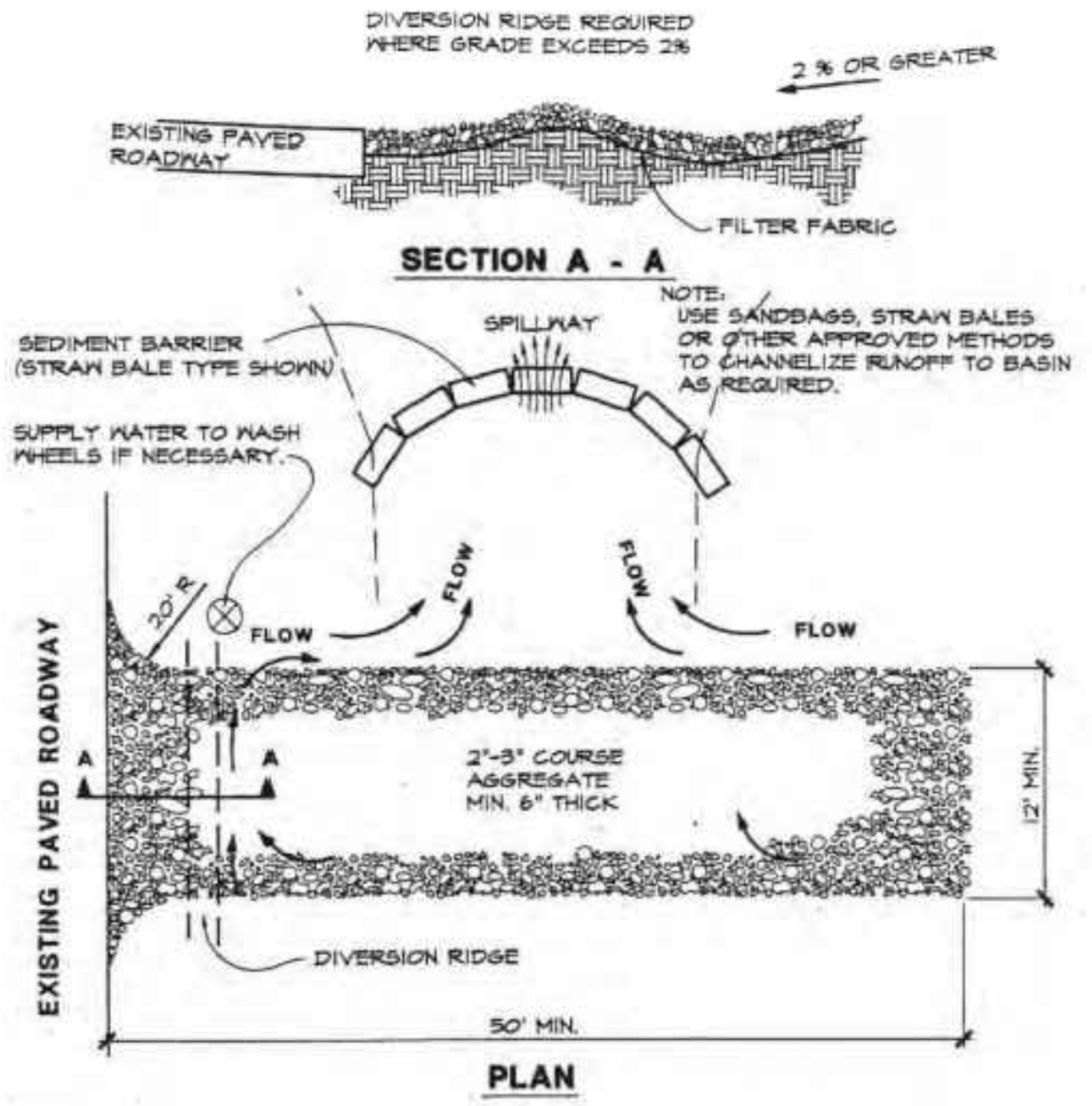
N.T.S., FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL



### DROP INLET PROTECTION

N.T.S., FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL

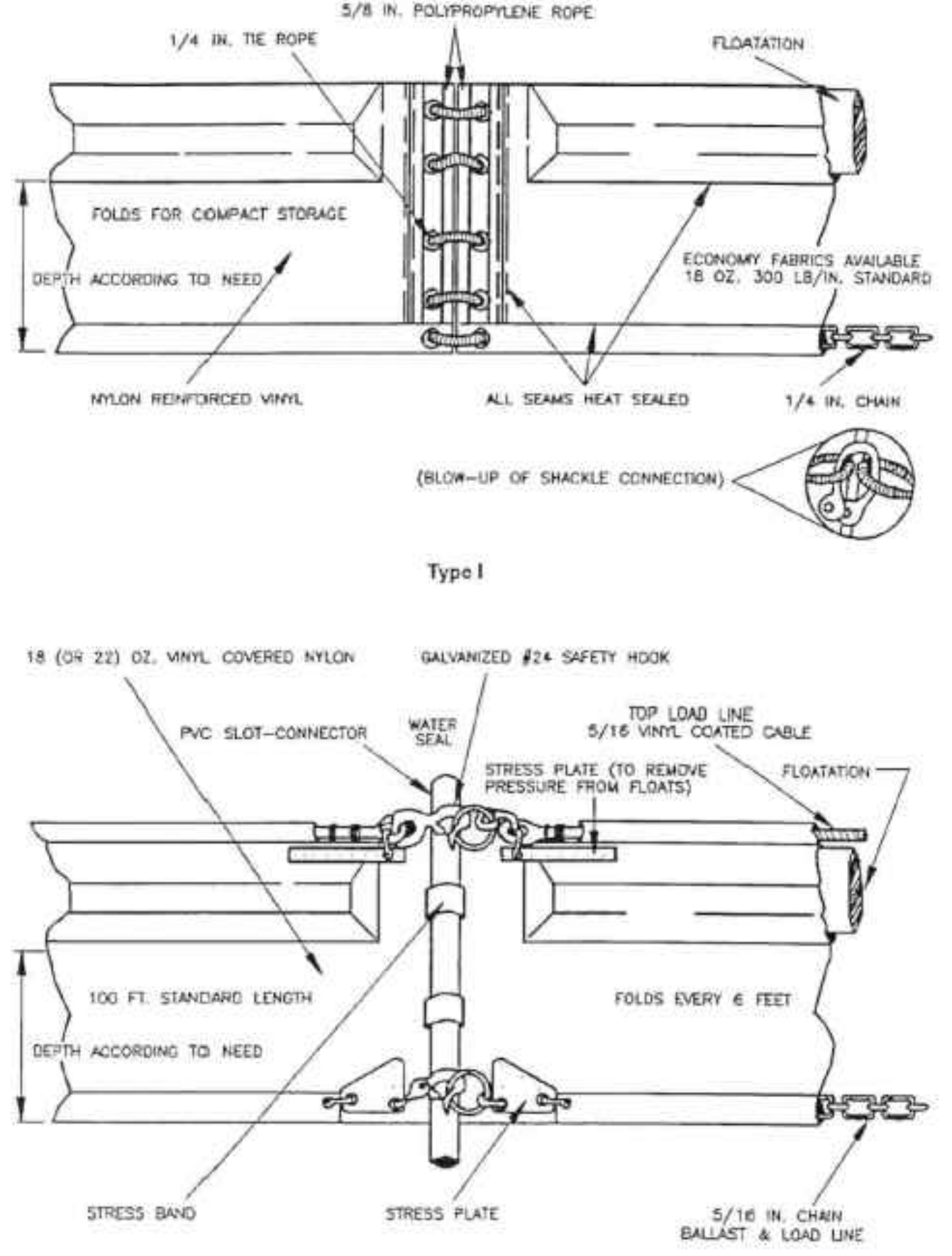
- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS (LESS THAN 5%)
  2. USE 2X4 WOOD OR EQUIVALENT METAL STAKES (3 FT. MIN. LENGTH)
  3. INSTALL 2X4 WOOD TOP FRAME TO INSURE STABILITY.
  4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.



### CONSTRUCTION ENTRANCE

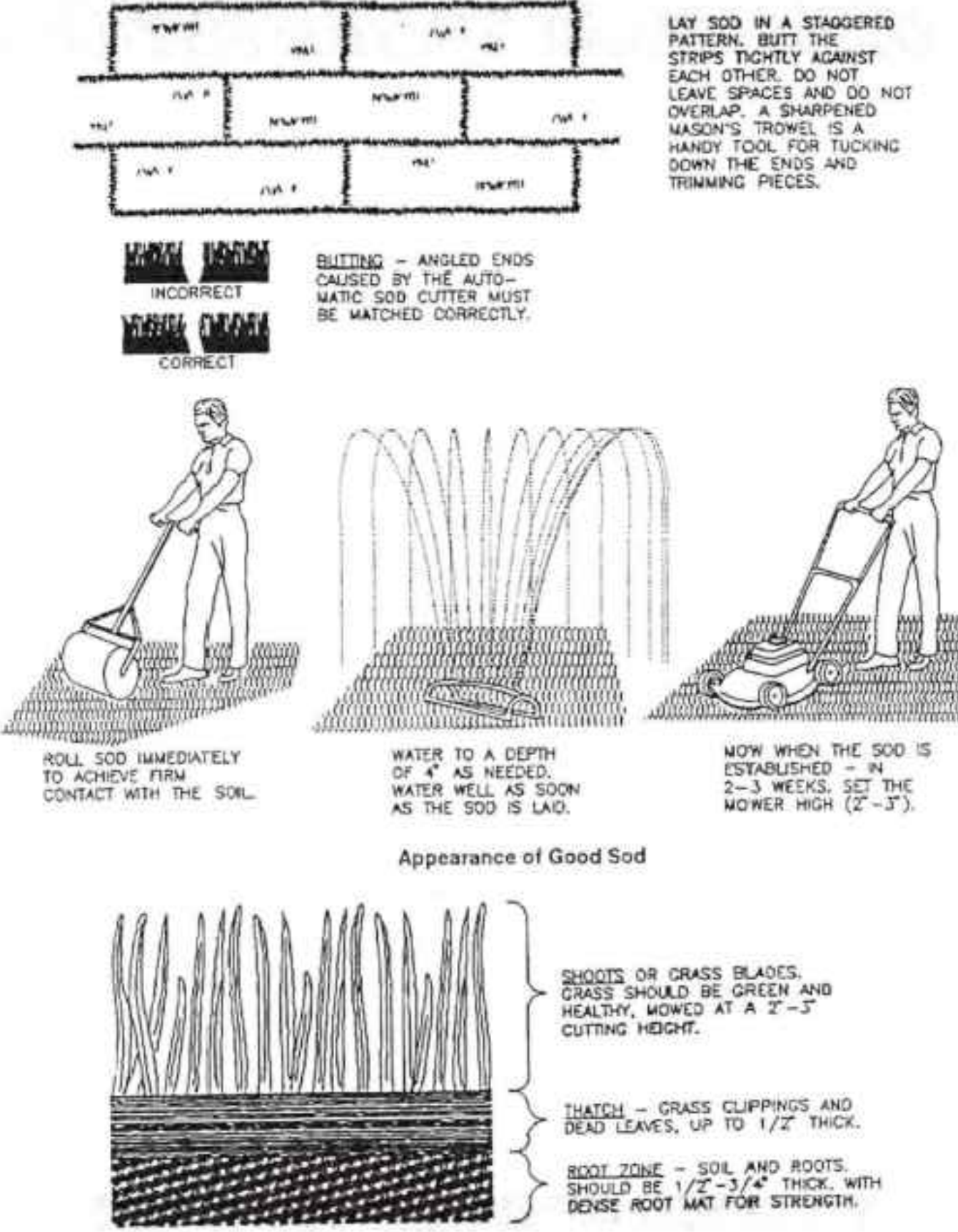
N.T.S., FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL

- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



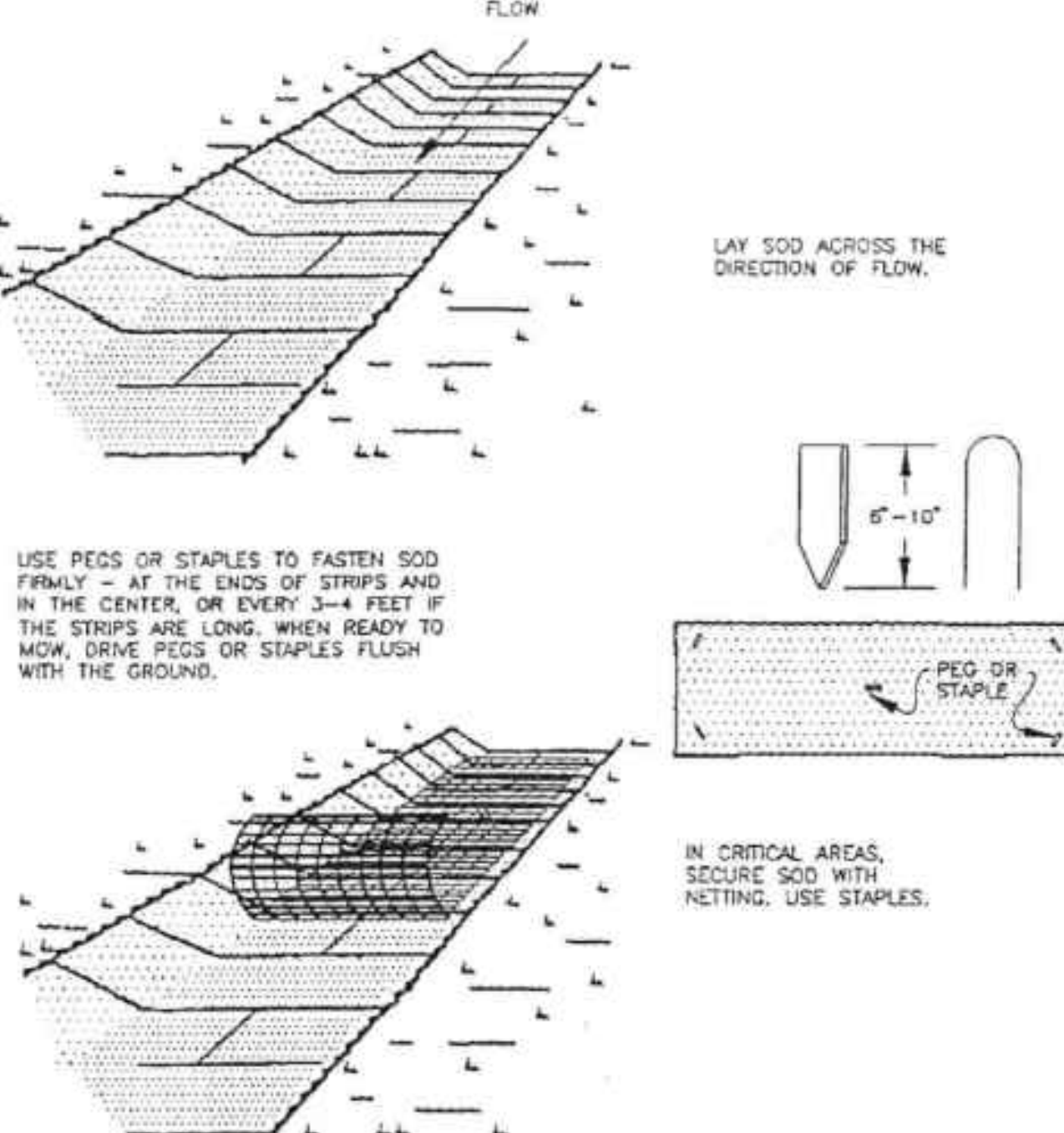
### FLOATING TURBIDITY BARRIER - TYPE 1 & 2

N.T.S., FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL



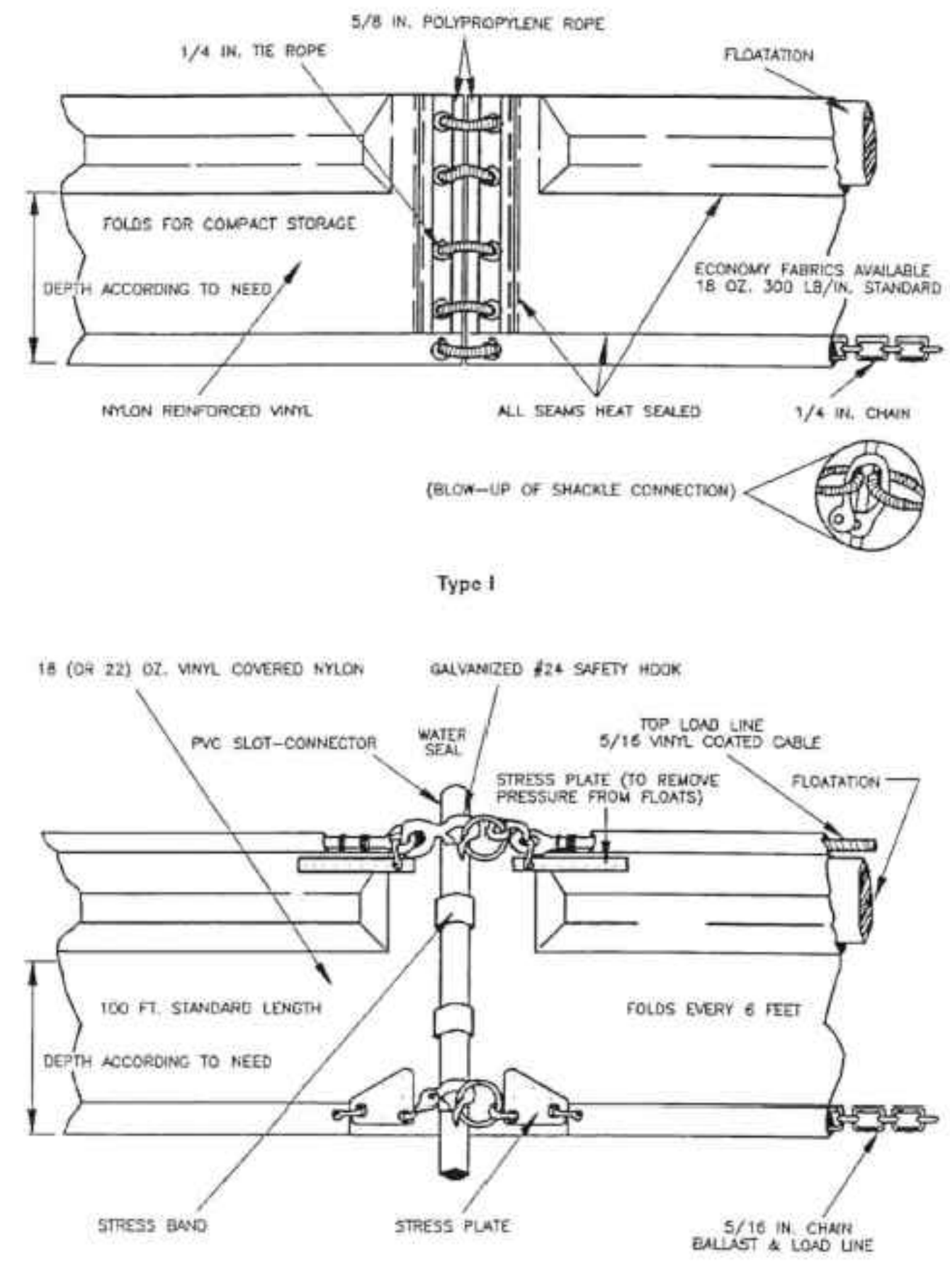
### SODDING

N.T.S., FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL



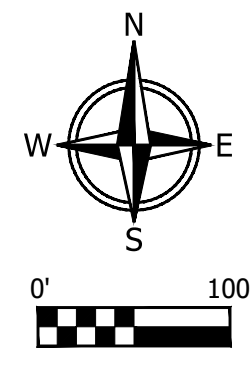
### SODDING SWALES

N.T.S., FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL



### FLOATING TURBIDITY BARRIER - TYPE 1 & 2

N.T.S., FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL



SITE DATA	
LCPA PARCEL ID #'S:	26-18-26-0003-000-02803 27-18-26-0004-000-01200 35-18-26-0002-000-02800
TOTAL PROPERTY AREA:	51.87 AC
CONSERVATION AREA:	3.70 AC
NET DEVELOPABLE AREA:	48.17 AC
FEMA FLOOD ZONE DESIGNATION:	X & A
* PER FIRM MAP #'S 12069C0215E & 12069C0220E X, DATED 12/18/2012	
EXISTING LAND USE DISTRICT:	MCR - MIXED COMMERCIAL / RESIDENTIAL
EXISTING DESIGN DISTRICT:	MCI - MIXED COMMERCIAL / INDUSTRIAL
CONTROLLING LAND USE DISTRICT:	GC - GENERAL COMMERCIAL
EXISTING DESIGN DISTRICT:	MCR - MIXED COMMERCIAL / RESIDENTIAL
CONTROLLING DESIGN DISTRICT:	SUBURBAN NEIGHBORHOOD
ADJACENT LAND USE DISTRICT:	SUBURBAN CORRIDOR
NORTH:	PI (CITY OF EUSTIS)
EAST:	GI (EUSTIS) & URBAN LOW (LAKE CO)
SOUTH:	GC (EUSTIS) & URBAN LOW (LAKE CO)
WEST:	RURAL TRANSITION (LAKE CO)
PROPOSED UNITS:	
55' SINGLE FAMILY DETACHED:	59 HOUSE LOTS
24' TOWNHOMES:	216 TOWNHOUSE LOTS
TOTAL:	275
MAXIMUM ALLOWABLE DENSITY:	12 DU/AC
PROPOSED DENSITY:	5.3 DU/AC
HOUSE LOT REQUIREMENTS:	
MIN WIDTH:	55'
MIN DEPTH:	120'
MIN LOT SIZE:	6,600 SF
MAX PRINCIPAL BUILDING HEIGHT:	3 STORIES
TOWNHOUSE LOT REQUIREMENTS:	
MIN WIDTH:	22'
MAX WIDTH:	32'
MIN DEPTH:	80'
MIN LOT SIZE:	1,760'
MAX PRINCIPAL BUILDING HEIGHT:	3 STORIES
HOUSE LOT SETBACKS:	
FRONT YARD:	25' MIN
REAR YARD:	10' MIN
SIDE YARD:	5' MIN
TOWNHOUSE LOT SETBACKS:	
FRONT YARD:	20' MAX (18' MIN WITH DRIVEWAYS)
REAR YARD:	15' MIN
SIDE YARD:	5'
AMENITY CENTER AREA:	4,032 SF
PARKING MATRDX FOR AMENITY CENTER:	1 PER 10,000 SF OF LAND AREA
REQUIRED PARKING STALLS:	1
PROVIDED PARKING STALLS:	47
REQUIRED OPEN SPACE:	48.17 AC x 25% = 12.04 AC
PROPOSED OPEN SPACE:	14.93 AC
REQUIRED PARK AREA:	275 LOTS / 50 LOTS x 0.50 AC = 2.86 AC
PROPOSED PARK AREA:	2.90 AC
SOLID WASTE DISPOSAL TYPE:	ROLL OUT BINS - AND FOR AMENITY CENTER
IMPERVIOUS AREA:	REFER TO STORMWATER REPORT



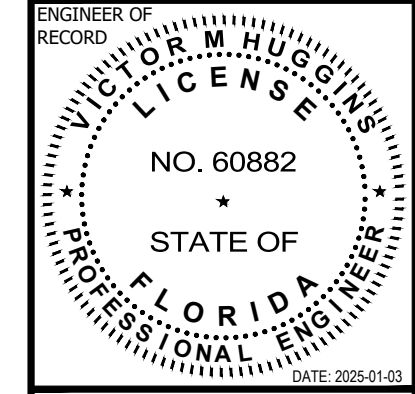
3810 NORTHALE BLVD.  
SUITE 100  
TAMPA, FLORIDA 33624  
OFFICE: 813-949-7449  
FBPE CERT. OF AUTH. #4548

MARK	DATE	DESCRIPTION
01/30/24	PER CITY OF EUSTIS COMMENTS	
12/05/23	PER DRG COMMENTS	
11/28/23	UPDATED GRADING AND STORM	

ISSUE:

**SITE PLAN - OVERALL**  
**PRELIMINARY PLAN**  
**EUSTIS SR-19 SUBDIVISION**  
**CITY OF EUSTIS, LAKE COUNTY, FLORIDA**

ENGINEER OF RECORD  
SIGNATURE



ENGINEER OF RECORD SIGNATURE

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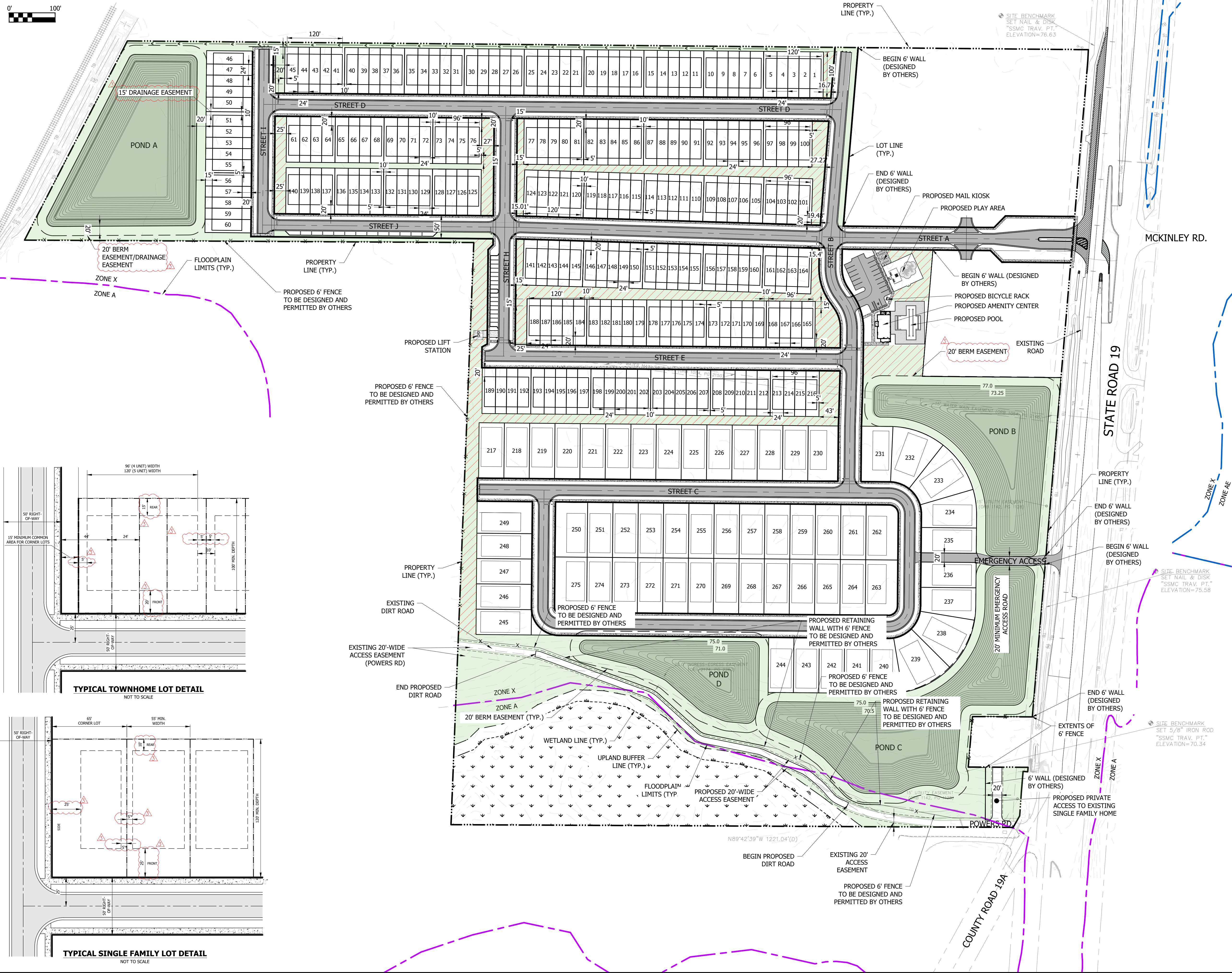
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FLOOD ZONE: X & A  
FEMA PANEL MAP #: 12069C0215E  
12069C0220E  
DATED 12/18/2012

SEC TYP RING: 26,27,35/185/26E  
VERTICAL DATUM: NAVD88

DATE: 2025-01-03  
JOB NO.: 1837-23

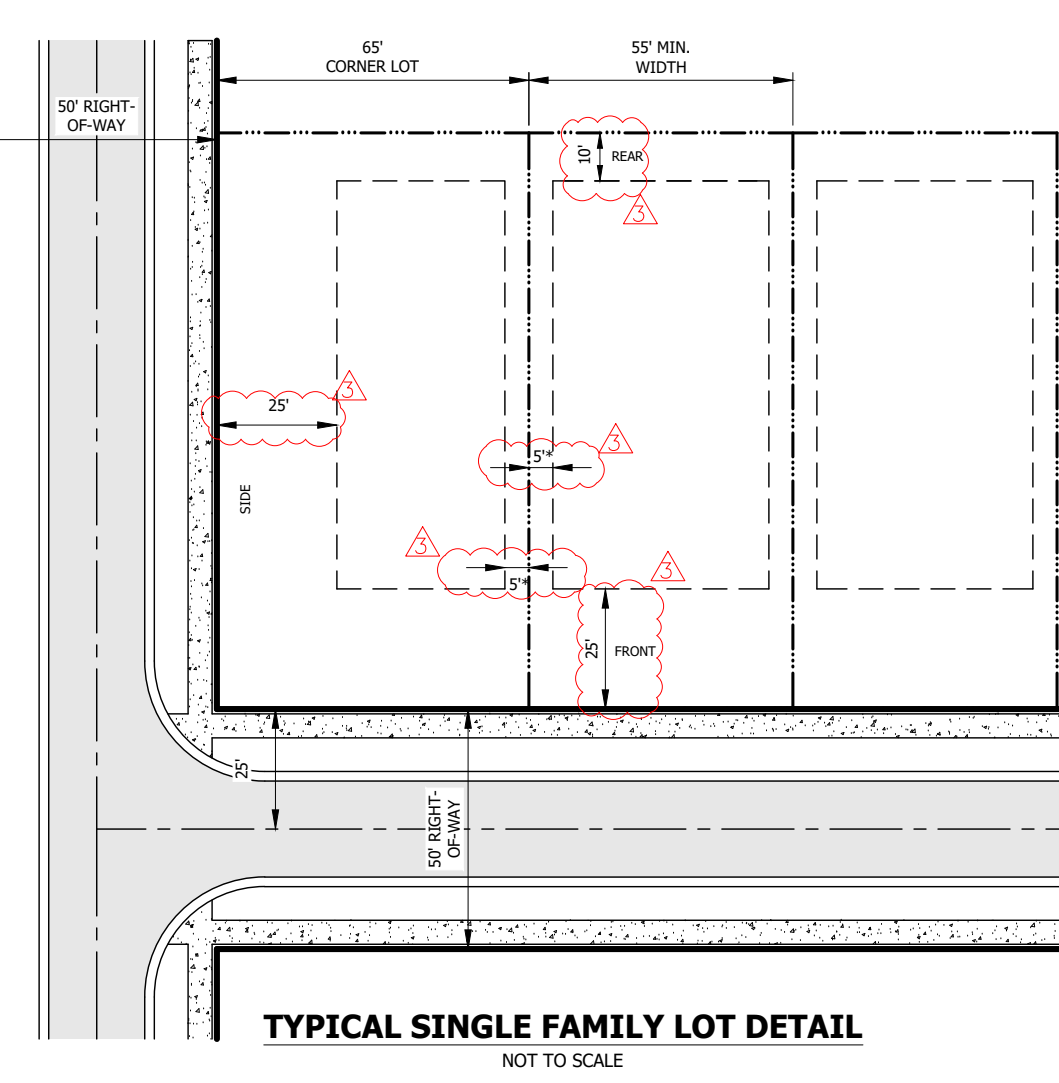
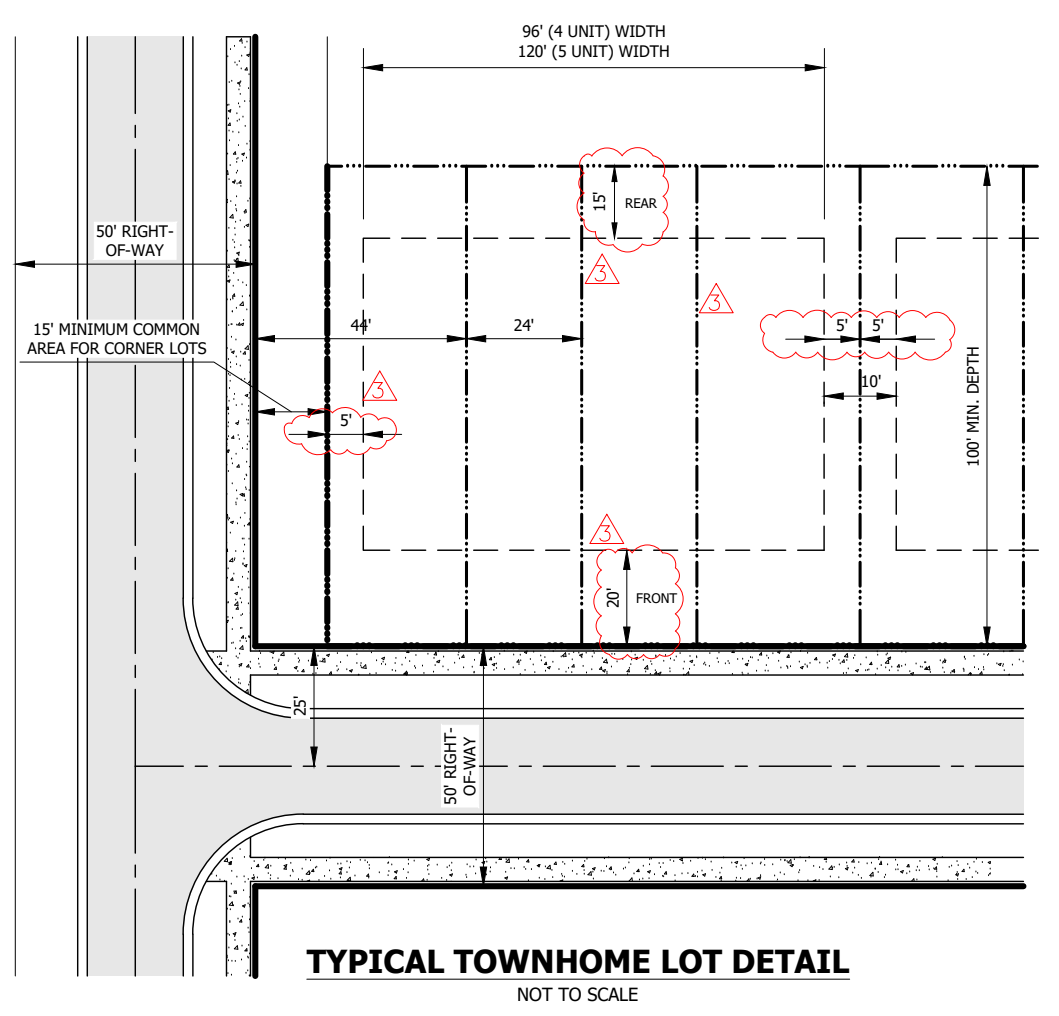
SHEET NUMBER:  
**C5.01**



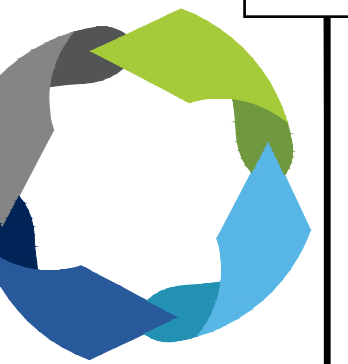
- NOTES**
1. WATER SERVICE PROVIDED BY CITY OF EUSTIS
  2. RECLAIMED SERVICE NOT AVAILABLE - DRY LINES REQUIRED BY CITY OF EUSTIS FOR FUTURE CONNECTION
  3. SANITARY SERVICE PROVIDED BY CITY OF EUSTIS
  4. AN HOA SHALL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREA AND FACILITIES
  5. DEVELOPMENT TO BE CONSTRUCTED IN A SINGLE PHASE

**LEGEND**

	PROPERTY LINE
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	PARKING SPACE QUANTITY
	DETECTABLE WARNING SURFACE
	CURB RAMP TYPE PER FDOT INDEX 522-0023
	SANITARY SEWER MANHOLE REFER TO UTILITY PLAN SHEET
	DRAINAGE INLET REFER TO GRADING PLAN SHEET
	LOT NUMBER
	OPEN SPACE AREA
	PARK AREA



Z:\SHARED\1000 PROJECTS\1837-23 EUSTIS RESIDENTIAL\DWG\09 PRE PLAN\1837 C5.0 SITE PLAN.DWG PLOT DATE:2025-01-03 11:41:54



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01/30/24 PER CITY OF EUSTIS COMMENTS  
12/05/23 PER DRG COMMENTS  
11/28/23 UPDATED GRADING AND STORM

MARK DATE DESCRIPTION  
ISSUE:

UTILITY PLAN - OVERALL  
PRELIMINARY PLAN  
EUSTIS SR-19 SUBDIVISION  
CITY OF EUSTIS, LAKE COUNTY, FLORIDA

ENGINEER OF RECORD  
MICHAEL H. HUGGINS, P.E.  
NO. 60882  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

ENGINEER OF RECORD SIGNATURE

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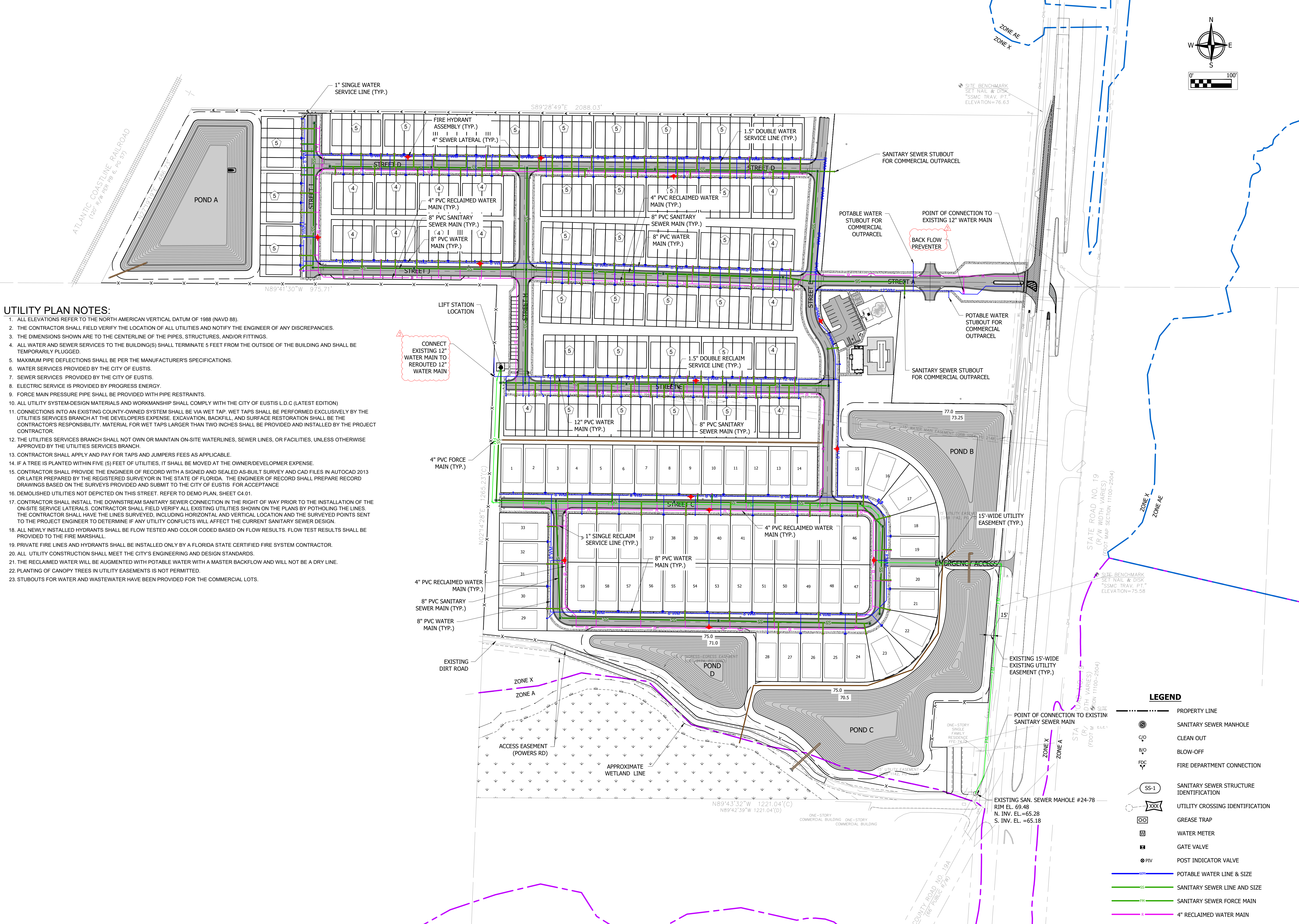
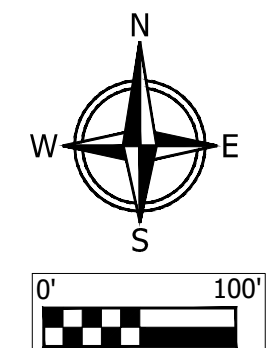
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FLOOD ZONE: X & A  
FEMA PANEL MAP #: 12060C0215E  
12060C0202E  
DATED 12/18/2012

SEC TWP RING: 26,27,35/18S/26E  
VERTICAL DATUM: NAVD88

DATE: 2024-12-16  
JOB NO.: 1837-23

SHEET NUMBER:  
C6.01



UTILITY PLAN NOTES:

- 1. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- 2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- 3. THE DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE PIPES, STRUCTURES, AND/OR FITTINGS.
- 4. ALL WATER AND SEWER SERVICES TO THE BUILDING(S) SHALL TERMINATE 5 FEET FROM THE OUTSIDE OF THE BUILDING AND SHALL BE TEMPORARILY PLUGGED.
- 5. MAXIMUM PIPE DEFLECTIONS SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS.
- 6. WATER SERVICES PROVIDED BY THE CITY OF EUSTIS.
- 7. SEWER SERVICES PROVIDED BY THE CITY OF EUSTIS.
- 8. ELECTRIC SERVICE IS PROVIDED BY PROGRESS ENERGY.
- 9. FORCE MAIN PRESSURE PIPE SHALL BE PROVIDED WITH PIPE RESTRAINTS.
- 10. ALL UTILITY SYSTEM-DESIGN MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE CITY OF EUSTIS L.D.C (LATEST EDITION)
- 11. CONNECTIONS INTO AN EXISTING COUNTY-OWNED SYSTEM SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED EXCLUSIVELY BY THE UTILITIES SERVICES BRANCH AT THE DEVELOPER'S EXPENSE. EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MATERIAL FOR WET TAPS LARGER THAN TWO INCHES SHALL BE PROVIDED AND INSTALLED BY THE PROJECT CONTRACTOR.
- 12. THE UTILITIES SERVICES BRANCH SHALL NOT OWN OR MAINTAIN ON-SITE WATERLINES, SEWER LINES, OR FACILITIES, UNLESS OTHERWISE APPROVED BY THE UTILITIES SERVICES BRANCH.
- 13. CONTRACTOR SHALL APPLY AND PAY FOR TAPS AND JUMPERS FEES AS APPLICABLE.
- 14. IF A TREE IS PLANTED WITHIN FIVE (5) FEET OF UTILITIES, IT SHALL BE MOVED AT THE OWNER/DEVELOPER EXPENSE.
- 15. CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH A SIGNED AND SEALED AS-BUILT SURVEY AND CAD FILES IN AUTOCAD 2013 OR LATER PREPARED BY THE REGISTERED SURVEYOR IN THE STATE OF FLORIDA. THE ENGINEER OF RECORD SHALL PREPARE RECORD DRAWINGS BASED ON THE SURVEYS PROVIDED AND SUBMIT TO THE CITY OF EUSTIS FOR ACCEPTANCE.
- 16. DEMOLISHED UTILITIES NOT DEPICTED ON THIS STREET. REFER TO DEMO PLAN, SHEET C4.01.
- 17. CONTRACTOR SHALL INSTALL THE DOWNSTREAM SANITARY SEWER CONNECTION IN THE RIGHT OF WAY PRIOR TO THE INSTALLATION OF THE ON-SITE SERVICE LATERALS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES SHOWN ON THE PLANS BY POT-HOLING THE LINES. THE CONTRACTOR SHALL HAVE THE LINES SURVEYED, INCLUDING HORIZONTAL AND VERTICAL LOCATION AND THE SURVEYED POINTS SENT TO THE PROJECT ENGINEER TO DETERMINE IF ANY UTILITY CONFLICTS WILL AFFECT THE CURRENT SANITARY SEWER DESIGN.
- 18. ALL NEWLY INSTALLED HYDRANTS SHALL BE FLOW TESTED AND COLOR CODED BASED ON FLOW RESULTS. FLOW TEST RESULTS SHALL BE PROVIDED TO THE FIRE MARSHALL.
- 19. PRIVATE FIRE LINES AND HYDRANTS SHALL BE INSTALLED ONLY BY A FLORIDA STATE CERTIFIED FIRE SYSTEM CONTRACTOR.
- 20. ALL UTILITY CONSTRUCTION SHALL MEET THE CITY'S ENGINEERING AND DESIGN STANDARDS.
- 21. THE RECLAIMED WATER WILL BE AUGMENTED WITH POTABLE WATER WITH A MASTER BACKFLOW AND WILL NOT BE A DRY LINE.
- 22. PLANTING OF CANOPY TREES IN UTILITY EASEMENTS IS NOT PERMITTED.
- 23. STUBOUTS FOR WATER AND WASTEWATER HAVE BEEN PROVIDED FOR THE COMMERCIAL LOTS.

LEGEND

- PROPERTY LINE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- BLOW-OFF
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER STRUCTURE IDENTIFICATION
- UTILITY CROSSING IDENTIFICATION
- GREASE TRAP
- WATER METER
- GATE VALVE
- POST INDICATOR VALVE
- POTABLE WATER LINE & SIZE
- SANITARY SEWER LINE AND SIZE
- SANITARY SEWER FORCE MAIN
- 4" RECLAIMED WATER MAIN

Z:\SHARED\1000 PROJECTS\1837-23 EUSTIS RESIDENTIAL\DWG\09 PRE PLAT\1837-23 UTLL PLANDWG PLOT DATE:2024-12-16 17:04:13



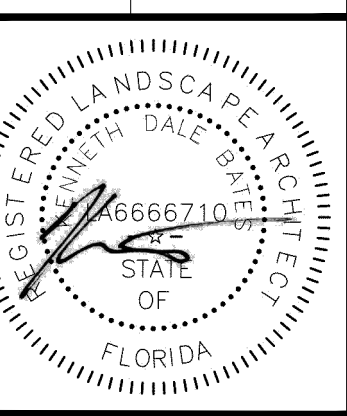
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MARK	DATE	DESCRIPTION
12/05/23	PER DRC COMMENTS	
11/28/23	UPDATED GRADING AND STORM	
		ISSUE

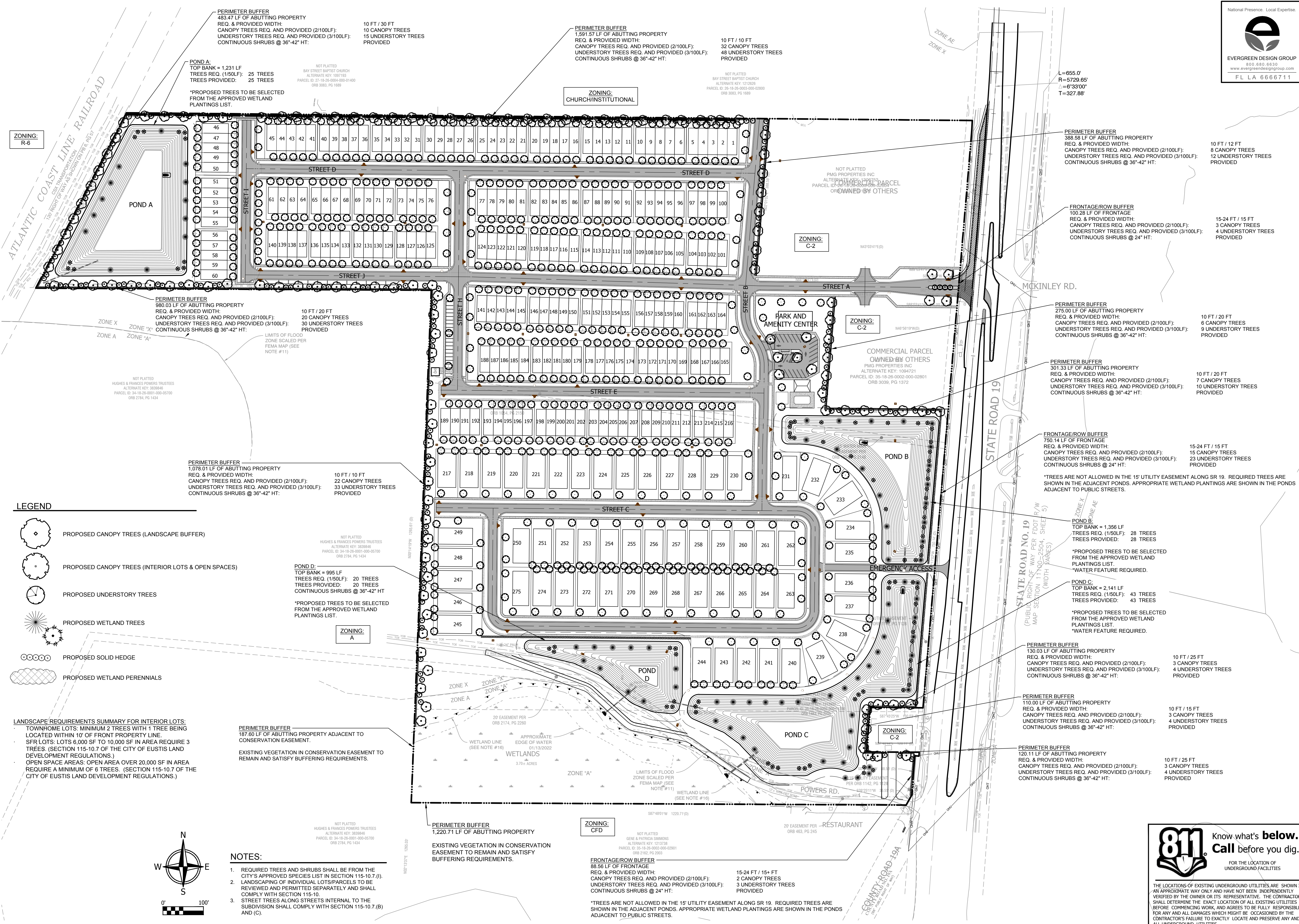
**OVERALL LANDSCAPE BUFFER PLAN**  
EUSTIS SR-19 SUBDIVISION  
CITY OF EUSTIS, LAKE COUNTY, FLORIDA



**811** Know what's below.  
Call before you dig.  
FOR THE LOCATION OF UNDERGROUND UTILITIES

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

FLOOD ZONE	X & A	PANEL MAP NO.	12069C0215E
SEC TWP R/NG	26,27,35/18S/26E	VERTICAL DATUM	NAVD88
DATE	2024-11-07	JOB NO.	1837-23
SHEET NUMBER:		L-1	



I:\USERS\KENNIBATES\LIBRARY\CLOUDSTORAGE\EGNTE\EDG\OFFICE\SHARED\PROJECTS\2023\EUSTIS RESIDENTIAL - EUSTIS FL\EUSTIS CONCEPT PLNTG PLAN 2024-05-22.DWG PLOT DATE:2024-11-07

ZONING: R-6

ZONING: CHURCH/INSTITUTIONAL

ZONING: C-2

ZONING: C-2

COMMERCIAL PARCEL OWNED BY OTHERS

COMMERCIAL PARCEL OWNED BY OTHERS

ZONING: C-2

ZONING: C-2

ZONING: CFD

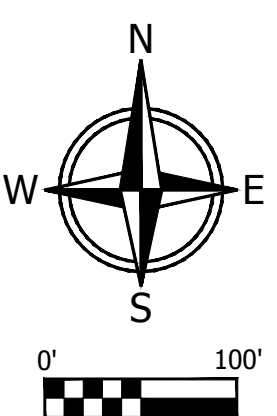
**LEGEND**

- PROPOSED CANOPY TREES (LANDSCAPE BUFFER)
- PROPOSED CANOPY TREES (INTERIOR LOTS & OPEN SPACES)
- PROPOSED UNDERSTORY TREES
- PROPOSED WETLAND TREES
- PROPOSED SOLID HEDGE
- PROPOSED WETLAND PERENNIALS

**LANDSCAPE REQUIREMENTS SUMMARY FOR INTERIOR LOTS:**  
TOWNHOME LOTS: MINIMUM 2 TREES WITH 1 TREE BEING LOCATED WITHIN 10' OF FRONT PROPERTY LINE.  
SFR LOTS: LOTS 6,000 SF TO 10,000 SF IN AREA REQUIRE 3 TREES. (SECTION 115-10.7 OF THE CITY OF EUSTIS LAND DEVELOPMENT REGULATIONS.)  
OPEN SPACE AREAS: OPEN AREA OVER 20,000 SF IN AREA REQUIRE A MINIMUM OF 6 TREES. (SECTION 115-10.7 OF THE CITY OF EUSTIS LAND DEVELOPMENT REGULATIONS.)

**NOTES:**

1. REQUIRED TREES AND SHRUBS SHALL BE FROM THE CITY'S APPROVED SPECIES LIST IN SECTION 115-10.7.(I).
2. LANDSCAPING OF INDIVIDUAL LOTS/PARCELS TO BE REVIEWED AND PERMITTED SEPARATELY AND SHALL COMPLY WITH SECTION 115-10.
3. STREET TREES ALONG STREETS INTERNAL TO THE SUBDIVISION SHALL COMPLY WITH SECTION 115-10.7.(B) AND (C).



**PERIMETER BUFFER**  
483.47 LF OF ABUTTING PROPERTY  
REQ. & PROVIDED WIDTH:  
CANOPY TREES REQ. AND PROVIDED (2/100LF): 10 FT / 30 FT  
UNDERSTORY TREES REQ. AND PROVIDED (3/100LF): 10 CANOPY TREES  
CONTINUOUS SHRUBS @ 36"-42" HT: 15 UNDERSTORY TREES PROVIDED

**PERIMETER BUFFER**  
1,591.57 LF OF ABUTTING PROPERTY  
REQ. & PROVIDED WIDTH:  
CANOPY TREES REQ. AND PROVIDED (2/100LF): 10 FT / 10 FT  
UNDERSTORY TREES REQ. AND PROVIDED (3/100LF): 32 CANOPY TREES  
CONTINUOUS SHRUBS @ 36"-42" HT: 48 UNDERSTORY TREES PROVIDED

L=655.0'  
R=5728.65'  
Δ=6°33'00"  
T=327.88'

**POND A:**  
TOP BANK = 1,231 LF  
TREES REQ. (1/50LF): 25 TREES  
TREES PROVIDED: 25 TREES

NOT PLATTED  
BAY STREET BAPTIST CHURCH  
ALTERNATE KEY: 1007100  
PARCEL ID: 21-18-26-0001-000-0200  
ORB 3083, PG 1689

NOT PLATTED  
BAY STREET BAPTIST CHURCH  
ALTERNATE KEY: 1212020  
PARCEL ID: 21-18-26-0001-000-0200  
ORB 3083, PG 1689

**PERIMETER BUFFER**  
980.03 LF OF ABUTTING PROPERTY  
REQ. & PROVIDED WIDTH:  
CANOPY TREES REQ. AND PROVIDED (2/100LF): 10 FT / 20 FT  
UNDERSTORY TREES REQ. AND PROVIDED (3/100LF): 20 CANOPY TREES  
CONTINUOUS SHRUBS @ 36"-42" HT: 30 UNDERSTORY TREES PROVIDED

NOT PLATTED  
HUGHES & FRANCES POWERS TRUSTEES  
ALTERNATE KEY: 3039646  
PARCEL ID: 34-18-26-0001-000-05700  
ORB 2784, PG 1434

**PERIMETER BUFFER**  
275.00 LF OF ABUTTING PROPERTY  
REQ. & PROVIDED WIDTH:  
CANOPY TREES REQ. AND PROVIDED (2/100LF): 10 FT / 20 FT  
UNDERSTORY TREES REQ. AND PROVIDED (3/100LF): 6 CANOPY TREES  
CONTINUOUS SHRUBS @ 36"-42" HT: 9 UNDERSTORY TREES PROVIDED

**PERIMETER BUFFER**  
301.33 LF OF ABUTTING PROPERTY  
REQ. & PROVIDED WIDTH:  
CANOPY TREES REQ. AND PROVIDED (2/100LF): 10 FT / 20 FT  
UNDERSTORY TREES REQ. AND PROVIDED (3/100LF): 7 CANOPY TREES  
CONTINUOUS SHRUBS @ 36"-42" HT: 10 UNDERSTORY TREES PROVIDED

**PERIMETER BUFFER**  
1,078.01 LF OF ABUTTING PROPERTY  
REQ. & PROVIDED WIDTH:  
CANOPY TREES REQ. AND PROVIDED (2/100LF): 10 FT / 10 FT  
UNDERSTORY TREES REQ. AND PROVIDED (3/100LF): 22 CANOPY TREES  
CONTINUOUS SHRUBS @ 36"-42" HT: 33 UNDERSTORY TREES PROVIDED

NOT PLATTED  
HUGHES & FRANCES POWERS TRUSTEES  
ALTERNATE KEY: 3039646  
PARCEL ID: 34-18-26-0001-000-05700  
ORB 2784, PG 1434

**FRONTAGE/ROW BUFFER**  
750.14 LF OF FRONTAGE  
REQ. & PROVIDED WIDTH:  
CANOPY TREES REQ. AND PROVIDED (2/100LF): 15-24 FT / 15 FT  
UNDERSTORY TREES REQ. AND PROVIDED (3/100LF): 15 CANOPY TREES  
CONTINUOUS SHRUBS @ 24" HT: 23 UNDERSTORY TREES PROVIDED

**POND B:**  
TOP BANK = 1,356 LF  
TREES REQ. (1/50LF): 28 TREES  
TREES PROVIDED: 28 TREES

**POND C:**  
TOP BANK = 2,141 LF  
TREES REQ. (1/50LF): 43 TREES  
TREES PROVIDED: 43 TREES

**PERIMETER BUFFER**  
130.03 LF OF ABUTTING PROPERTY  
REQ. & PROVIDED WIDTH:  
CANOPY TREES REQ. AND PROVIDED (2/100LF): 10 FT / 25 FT  
UNDERSTORY TREES REQ. AND PROVIDED (3/100LF): 3 CANOPY TREES  
CONTINUOUS SHRUBS @ 36"-42" HT: 4 UNDERSTORY TREES PROVIDED

**PERIMETER BUFFER**  
110.00 LF OF ABUTTING PROPERTY  
REQ. & PROVIDED WIDTH:  
CANOPY TREES REQ. AND PROVIDED (2/100LF): 10 FT / 15 FT  
UNDERSTORY TREES REQ. AND PROVIDED (3/100LF): 3 CANOPY TREES  
CONTINUOUS SHRUBS @ 36"-42" HT: 4 UNDERSTORY TREES PROVIDED

**PERIMETER BUFFER**  
120.11 LF OF ABUTTING PROPERTY  
REQ. & PROVIDED WIDTH:  
CANOPY TREES REQ. AND PROVIDED (2/100LF): 10 FT / 25 FT  
UNDERSTORY TREES REQ. AND PROVIDED (3/100LF): 3 CANOPY TREES  
CONTINUOUS SHRUBS @ 36"-42" HT: 4 UNDERSTORY TREES PROVIDED

**PERIMETER BUFFER**  
1,220.71 LF OF ABUTTING PROPERTY  
EXISTING VEGETATION IN CONSERVATION EASEMENT TO REMAIN AND SATISFY BUFFERING REQUIREMENTS.

**FRONTAGE/ROW BUFFER**  
88.56 LF OF FRONTAGE  
REQ. & PROVIDED WIDTH:  
CANOPY TREES REQ. AND PROVIDED (2/100LF): 15-24 FT / 15 FT  
UNDERSTORY TREES REQ. AND PROVIDED (3/100LF): 2 CANOPY TREES  
CONTINUOUS SHRUBS @ 24" HT: 3 UNDERSTORY TREES PROVIDED

\*TREES ARE NOT ALLOWED IN THE 15' UTILITY EASEMENT ALONG SR 19. REQUIRED TREES ARE SHOWN IN THE ADJACENT PONDS. APPROPRIATE WETLAND PLANTINGS ARE SHOWN IN THE PONDS ADJACENT TO PUBLIC STREETS.



# City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: MARCH 6, 2025

RE: RESOLUTION NUMBER 25-11: REDUCTION OF FINE/RELEASE OF LIEN 1601 ORANGE DRIVE, CASE #19-00737

### Introduction:

Resolution Number 25-11 has been revised and provides for the City Commission to consider a compromise regarding the reduction of fines recorded as a lien against 1601 Orange Drive. The remedies proposed by the City Attorney are as follows:

- No payment shall be due, and the City shall promptly release the lien; or
- Full payment (\$28,750.00) remains due and payable to the City; or
- The lien shall be reduced to \$ \_\_\_\_\_, if said payment is received by the City within \_\_\_\_\_ days from the effective date of this Resolution. Failure to comply results in this compromise being null and void, and the original lien amount being immediately reinstated in full.

### Recommended Action:

The administration recommends approval of Resolution Number 25-11.

### Recent Events:

On January 4, 2025, Resolution Number 25-11 came before the City Commission to approve a Code Enforcement Order reducing outstanding code enforcement fines from their current amount of \$28,750 to \$13,230. The Commission could not come to a consensus and tabled the matter per the City Attorney's recommendation.

### Background

The City of Eustis recorded two code enforcement liens against 1601 Orange Drive because the previous owner failed to maintain the property in compliance with City Code. The City could not foreclose on the liens because the property had homestead protection status.

On December 12, 2023, the property was sold to Tributa Investment LLC at a tax deed sale, at which time the liens had accrued to \$95,350.

On December 20, 2023, the city received notice from the Clerk of the Circuit Court regarding available surplus funds associated with the tax deed sale. A claim was submitted to the Court and the city received \$66,578.11. It was used to fully satisfy the code enforcement lien for Case 19-00529. The remaining funds were applied to partially satisfy the fines for Case 19-00737.

On January 23, 2024, the Code Enforcement Department notified the new owner of the outstanding code violations on the property, which were quickly resolved in less than 30 days. The neglected single family residential dwelling was also completely renovated.

On November 8, 2024, the new property owner submitted a fine reduction application requesting that the remaining \$28,750 fine balance be reduced to \$0.

On December 9, 2024, the Code Enforcement Board reviewed and denied the applicants request but agreed to reduce the remaining fine balance to \$13,230, upon approval from the City Commission.

### **Community Input**

No adjacent property owners attended the Code Enforcement Hearings.

### **Budget / Staff Impact:**

Depending on direction from the City Commission, the City could receive an amount between \$0 and \$28,750 if approved.

### **Reviewed By:**

Jon Fahning, Captain

### **Prepared By:**

Eric Martin, Code Enforcement Supervisor

### **Attachments**

- Resolution Number 25-11
- Fine Reduction Application
- Tax deed

## RESOLUTION NUMBER 25-11

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, PROVIDING FOR A COMPROMISE, REDUCTION OR SATISFACTION OF AN OUTSTANDING CODE ENFORCEMENT LIEN AGAINST REAL PROPERTY LOCATED AT 1601 ORANGE DRIVE, EUSTIS, FLORIDA; AUTHORIZING THE CITY MANAGER TO PERFORM ALL NECESSARY ACTIONS CONSISTENT WITH THE CITY COMMISSION'S DETERMINATION IN THIS MATTER IN ORDER TO GIVE EFFECT TO THE PROVISIONS OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Eustis, Florida ("City") established code enforcement fines under Case Nos. 19-00529 and 19-00737 for failure to comply with City Ordinances against real property previously owned by Godly Trust and further described as:

EUSTIS, LAKEVIEW COURT ADDITION LOT 63 PB 12 PG 107

**WHEREAS**, the City recorded two code enforcement liens against the subject property totaling \$95,350.00; and

**WHEREAS**, on December 12, 2023, at a tax deed sale, the subject property was sold to bidder Tributa Investment LLC for the sum of \$81,300.00; and

**WHEREAS**, after the tax deed sale, the City received notice that surplus funds remained, and it submitted a claim for the City's code enforcement liens against the property; and

**WHEREAS**, the City received surplus funds in the amount of \$66,578.11 which were subsequently applied towards the sums owed for the City's code enforcement liens against the property; and

**WHEREAS**, after application of the surplus funds received, the code enforcement lien for Case 19-00529 was satisfied in full, and the remaining funds were applied to partially satisfy the code enforcement lien for Case 19-00737; and

**WHEREAS**, Tributa Investment LLC submitted an application for the remaining code enforcement lien, Case 19-00737, to the City's Code Enforcement Board requesting the outstanding balance of \$28,750.00 be reduced to \$0, effectively eliminating the lien; and

**WHEREAS**, on December 9, 2024, City Staff expressed their reasoning in support of the applicant's request and recommended the Code Enforcement Board approve the request and eliminate the lien; and

**WHEREAS**, after much discussion, the Code Enforcement Board denied the applicant's request for lien elimination; however, considering many factors presented, it

made a recommendation to the City Commission of a fine reduction to \$13,230.00, payable within 30 days; and

**WHEREAS**, on January 16, 2025, the matter came before the City Commission where one of the commissioners was curably absent; and

**WHEREAS**, Chapter 2, Article VII, Division 1. Curable Absence Voting Procedure, of the City's Code of Ordinances, specifically Section 2-373 sets forth the procedure for required discussion to postpone a matter where a commissioner is curably absent; and

**WHEREAS**, consistent with Section 2-373, after the City Commission's discussion, the City Attorney conducted a straw poll of the four remaining commissioners to determine if there were enough votes to deny or approve the matter, as three votes would be required for official action to be taken by the City Commission; and

**WHEREAS**, consistent with Section 2-373, after the City Attorney conducted the straw poll procedure, the City Commission lacked the requisite votes to proceed with official action on the matter and the City Commission moved to postpone the item until there are enough commissioners present with sufficient votes to deny or approve the matter; and

**WHEREAS**, Section 162.09(3), Florida Statutes, provides that code compliance liens run in favor of the local governing body, and the local governing body may agree to satisfy or release code compliance liens; and

**WHEREAS**, the Attorney General has stated that after such liens have been recorded the local governing body, such as the City Commission, is vested with the authority to compromise, reduce, or satisfy said liens; and

**WHEREAS**, the City Commission in considering this matter may elect to compromise (including setting terms and conditions for said compromise), reduce, or satisfy said lien; and

**WHEREAS**, the Attorney General has concluded the local governing body, such as the City Commission, may delegate its authority to execute satisfactions or releases of code compliance liens so long as such delegation does not result in a complete divestiture of such liens to a private party; and

**WHEREAS**, the City Commission authorizes the City Manager to execute a release or satisfaction of lien, as may be appropriate and consistent with the City Commission's decision to compromise, reduce, or satisfy said lien.

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

**Section 1.** **Recitals.** The above recitals are hereby adopted as the findings of the City Commission.



**Section 2.** **Implementing Actions.** The City Manager, or his/her designee, is hereby authorized to take any actions necessary to implement the provisions of this Resolution.

**Section 3.** **Lien at Issue.** The City Commission has considered the code enforcement lien for Case Number 19-00737 with a current outstanding amount of \$28,750.00.

**Section 4.** **City Commission Decision.** The City Commission may compromise, reduce, or satisfy the lien at issue. After full hearing and discussion, the City Commission finds the below selected remedy to be the appropriate one for this matter:

- No payment shall be due, and the City shall promptly release the lien; or
- Full payment (\$28,750.00) remains due and payable to the City; or
- The lien shall be reduced to \$ \_\_\_\_\_, if said payment is received by the City within \_\_\_\_\_ days from the effective date of this Resolution. Failure to comply results in this compromise being null and void, and the original lien amount being immediately reinstated in full.

**Section 5.** **Effective Date.** This Resolution shall take effect immediately upon its adoption by the City Commission.

**DONE AND RESOLVED** this 6<sup>th</sup> day of March 2025, in regular session of the City Commission of the City of Eustis, Florida.

**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, by means of personal presence, this 6<sup>th</sup> day of March 2025, by Willie 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 25-11 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



Case No. 19-00737

**APPLICATION TO REQUEST A REDUCTION OF ACCRUED CODE ENFORCEMENT FINE**

**BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH. FAILURE TO BE TRUTHFUL IS A VIOLATION OF FLORIDA STATUTES PERTAINING TO PERJURY, WHICH IS A FELONY PUNISHABLE BY UP TO 15 YEARS IMPRISONMENT.**

INSTRUCTIONS: Please complete both pages of this form. Be specific when writing your statement. **Please submit the completed notarized application** to the Code Enforcement office located at 51 East Norton Avenue, Eustis, FL, by U.S. Mail at P.O. Drawer 68, Eustis, FL 32727, or email to [codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us) **no later than 5:00 p.m., Monday, November 11, 2024.**

**APPLICATION BECOMES VOID IF NOT SUBMITTED BY DEADLINE, UNLESS AN EXCEPTION IS MADE BY THE CITY.**

If the completed form is received by the deadline, the request will be presented to the Code Enforcement Board (CEB) at the next regularly scheduled hearing on **November 12, 2024 at 3:00 p.m. in the City Commission Chambers located in City Hall at 10 North Grove Street.**

**SUBMITTAL OF THIS APPLICATION IS NOT A GUARENTEE THAT THE CEB WILL APPROVE**

**Your attendance is highly recommended. If you fail to attend, the Board may act solely on the presentation by the Code Enforcement Officer.**

If the CEB approves the reduction request, the CEB's recommendation will be submitted to the City Commission for approval at their next scheduled meeting before taking effect.

If you have any questions, please call the Code Enforcement Office at (352) 483-5464 or email [codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us).

Property Owner Name: Tributor Investment LLC Phone: 786-216-6857  
Address: 7791 NW 46<sup>th</sup> ST, Suite 419 E-mail: gerard.zadra@gmail.com  
City: Doral State: FL Zip: 33166

If the property owner is unable to complete this form, list name of person who is authorized to act for the Property Owner and their relationship. \_\_\_\_\_

Address or location of property where violation existed: 1601 Orange Dr, Eustis FL  
Date violation brought into compliance: 07/12/19  
Date Code Enforcement Office called to request re-inspection: 01/23/24

Total Accrued Fine: \$28,750 What amount are you requesting: \$ ①

On Page 2, explain reason (in detail) the reason for requesting a reduction of fine and reason original compliance date was not met.

**PLEASE NOTE: ENSURE YOUR POSITION IS CLEARLY STATED HEREIN, AS THE BOARD IS NOT OBLIGATED TO HEAR YOUR TESTIMONY AT THE HEARING.**

I, Gerardo Zadra do hereby submit this Application for Reduction of Code Enforcement Fine, and in support offer the following statement:

Please explanation attached to this letter.

(Additional pages may be added if needed)

Date: 11/08/2024

Signed: [Signature]

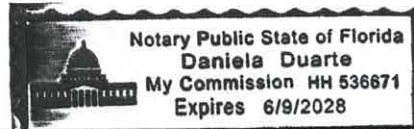
State of Florida

Print Name: Gerardo Zadra on behalf of Tribute Investment LLC

County of Miami-Dade

Personally appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Gerardo Zadra who first being sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and have each produced a drivers license driver's license as identification and did take an oath.

Date: 11/8/24



[Signature]

Notary Public  
My Commission Expires:

Drivers License No. 2360 296783040

**Code Enforcement Office**

51 E Norton Ave  
Eustis, FL

**Date:** November 8, 2024

**Subject:** Application for Reduction of Code Enforcement Fine and Request for Lien Removal

**To Whom It May Concern,**

I, Gerardo Zadra, as manager and owner of Tributa Investment LLC, hereby submit this Application for Reduction of Code Enforcement Fine for the property located at 1601 Orange Drive, Eustis, FL. Attached to this letter, you will find the Sunbiz registration and ownership documentation for my company.

Tributa Investment LLC acquired the property at 1601 Orange Drive through a tax deed sale conducted by Lake County on December 12, 2023. The attached tax deed confirms our ownership and establishes that the property was purchased free and clear of any prior liens.

The property was sold by Lake County due to unpaid taxes. Since acquisition, we have ensured the property's full compliance with local regulations, brought it up to code, and cleared all debris to maintain it in good condition. While we were in the process of evicting the previous occupants, we received a notice regarding debris, issued to Tributa Investment LLC. We addressed and resolved this issue promptly upon completion of the eviction process. A copy of this notice is also attached for your reference.

Given these actions and the property's current compliance status, we respectfully request the removal of any existing lien and fine on the property, as it is now clean and in full compliance with code requirements. Additionally, we request a waiver of any remaining fines and the issuance of a verification letter confirming that the property is not in violation. This documentation is essential to complete the closing process with clear and compliant records.

Thank you for your attention to this matter. Please feel free to contact me should you require any additional information.

**Sincerely,**



Gerardo Zadra  
Manager/Owner  
Tributa Investment LLC  
7791 NW 46 St Ste 419, Doral, FL  
gerardzadra@gmail.com

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L23000284017  
FILED 8:00 AM  
June 12, 2023  
Sec. Of State  
Iyarbrough

**Article I**

The name of the Limited Liability Company is:  
TRIBUTA INVESTMENT LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
7791 NW 46TH ST  
420  
DORAL, FL. US 33166

The mailing address of the Limited Liability Company is:  
7791 NW 46TH ST  
420  
DORAL, FL. US 33166

**Article III**

The name and Florida street address of the registered agent is:  
ZADRA LAW FIRM PA  
7791 NW 46TH ST  
419  
DORAL, FL. 33166

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: GERARDO ZADRA

### Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR  
GERARDO R ZADRA  
7791 NW 46TH ST, STE 420  
DORAL, FL. 33166 US

Title: MGR  
JOHANN E GOMEZ SANCHEZ  
7791 NW 46TH ST, STE 420  
DORAL, FL. 33166 US

L23000284017  
FILED 8:00 AM  
June 12, 2023  
Sec. Of State  
lyarbrough

### Article V

The effective date for this Limited Liability Company shall be:

06/09/2023

Signature of member or an authorized representative

Electronic Signature: GERARDO ZADRA

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Item 5.2

Tax Certificate No. 02911-2021  
Parcel Identification No. # 13-19-26-120100006300

# Tax Deed

STATE OF FLORIDA  
COUNTY OF LAKE

Tax Certificate numbered 02911-2021 issued on 06/01/2021 was filed in the Office of the Tax Collector of Lake County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 12th day of December, 2023, the land was offered for sale. It was sold to:

**TRIBUTA INVESTMENT LLC**  
7791 NW 46TH ST STE 420  
DORAL, FL 33166

who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State

**EUSTIS, LAKEVIEW COURT ADDITION LOT 63 PB 12 PG 107 ORB 1866 PG 90**

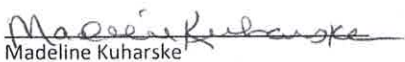
On this 12th day of December, 2023, in Lake County, Florida, for the sum of \$81,300.00, the amount paid as required by law.

WITNESS:

Gary J. Cooney  
Clerk of the Circuit Court and Comptroller  
Lake County, Florida



Renita Harbison  
PO BOX 7800  
Tavares, FL 32778



Madeline Kuharske  
PO BOX 7800  
Tavares, FL 32778

By:   
Tiphany Shaw, Deputy Clerk

STATE OF FLORIDA  
COUNTY OF LAKE

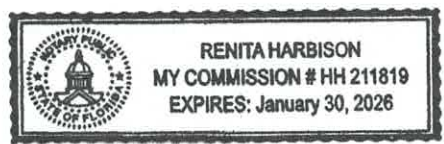
On this 12th day of December, 2023, before me personally appeared Tiphany Shaw as Deputy Clerk for Gary J. Cooney, Clerk of the Circuit Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her/his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid



Renita Harbison  
NOTARY PUBLIC STATE OF FLORIDA

Prepared By:  
Tiphany Shaw, Tax Deed Clerk  
Gary J. Cooney,  
Clerk of the Circuit Court and Comptroller  
P.O. Box 7800  
Tavares, FL 32778



DR-506 R. 04/16:  
Rule 12D-16.002:  
Florida Administrative Code:  
Eff. 04/16





CLERK OF THE CIRCUIT COURT & COMPTROLLER  
LAKE COUNTY, FLORIDA  
GARY J. COONEY, CLERK

1505050

RECORDING DIVISION  
PO BOX 7800  
550 W. MAIN STREET  
TAVARES, FL 32778  
352-253-2600

Transaction #: 1505050  
Receipt #: 2023123911  
Cashier Date: 12/13/2023 10:13:28AM  
Print Date: 12/13/2023 10:13:33AM

**CUSTOMER INFORMATION**

TRIBUTA INVESTMENT LLC  
7791 NW 46TH ST STE 420  
MIAMI, FL 33166

**TRANSACTION INFORMATION**

Date Received: 12/13/2023 9:54:04AM  
Location: Recording  
Return Code: No Envelope Included  
Trans Type: Recording  
Reference: CERT 2911-2021  
Cashier: TSHAW

**PAYMENT SUMMARY**

Total Fees \$77,902.58  
Total Payments \$77,902.58  
Balance Due: \$0.00  
Cash Tended Change: \$0.00

Payment

**TAX DEED ESCROW**

\$77,902.58

Official Record

**NOTICE**

BK/PG: 6256/1080 DOC #: 2023151220 Date: 12/13/2023 10:13:29AM  
Fees *RECORDING FEE*

\$10.00

**AFFIDAVIT**

BK/PG: 6256/1081 DOC #: 2023151221 Date: 12/13/2023 10:13:29AM  
Fees *RECORDING FEE*

\$10.00

**TAX DEED**

BK/PG: 6256/1082 DOC #: 2023151222 Date: 12/13/2023 10:13:29AM  
Fees *AUCTION DEPOSIT FEE*  
Fees *DEED DOC*  
Fees *RECORDING FEE*  
Fees *TAX DEED CLERK FEE*  
Fees *TAX DEED MISC*  
Fees *TAX DEED MISC 2*

\$68.48

\$569.10

\$10.00

\$1,022.03

\$77,235.00

-\$1,022.03



# City of Eustis

## Code Enforcement Department

Item 5.2

P.O. Drawer 68 Eustis, Florida 32727-0068 (352) 483-5464

**Date:** 07/12/19 **Compliance Date:** **Violation ID:** 19-00737

**Owner:** GODLY TRUST  
39 S MAIN ST # 212  
ROCHESTER, NH 03867

**Site Address:**  
1601 ORANGE DR

**Block/Lot/Qual:** 13-19-26-1201-000-06300

### NOTICE OF VIOLATION AND ORDER TO CORRECT

Please be advised that the property identified above has been found in violation of the following code(s): Please take immediate action(s) to remedy the identified violation(s) by the Compliance Date listed above.

Section	Description
34-96A1.3.4	Section 34-96(a)(1)(3)(4): (a) No person who owns or occupies real property within the City shall maintain or cause to be maintained on the property a nuisance. Prohibited acts and required compliance measures include the following: 1) No person within the City shall allow property that person owns or occupies to become overgrown with grass or weeds to a height of 12 inches or more from the ground nor allow dead shrubs, bushes, branches, or trees to remain on such property. 3) The accumulation of any vegetation, weeds, plant matter, materials, trash, garbage, rubbish, or other waste materials shall constitute a threat to health and a fire hazard and shall be deemed a nuisance. 4) No person shall allow any object or item such as, but not limited to, household furniture, household appliances, or containers or other receptacles that could collect water or any other accumulation of personal property, construction and demolition debris, or other materials, trash, garbage, or rubbish of any kind that could become a breeding place for insects or vermin or cause unpleasant odors or which is unsightly and an eyesore from adjoining properties or from the public right-of-way to be placed or left outdoors except for such period as may be necessary to allow collection of such items by waste collection services.
34-97	Section 34-97: Regardless of whether they occupy the property, it shall be the duty of the owner of each lot, tract, or parcel of land within the City to reasonably regulate and effectively control excessive growths and accumulations as enumerated in Section 34-96 on the property and on the portion of the adjoining public right-of-way between the property and the street. It shall also be the duty of the owner to drain, regrade or fill any lot, tract or parcel, including swimming pools, which shall be unwholesome or unsanitary, have stagnant water, or be in such other condition as to be susceptible to producing disease.

Violation: Accumulation of dead tree braches, vegetation, weeds or plant matter on property and adjoining public right-of-way.

Corrective Action Required: Remove all accumulations of vegetation, weeds, plant matter (i.e. under brush that less than 4 inches in diameter at 4½ feet from the ground), from the property and adjoining public right-of-way property.

Violation: Failure to reasonably regulate and effectively control excessive growths and accumulations as enumerated in Section 34-96 on the portion of the public right-of-way between the property and Haselton Street.

Corrective Action Required: Clear the public right-of-way of all excessive growths and accumulations as enumerated in Section 34-96.

Violation: Objects or items and accumulations placed or left in carport that could become a breeding place for insects or vermin, or cause unpleasant odors or which is unsightly and an eyesore from adjoining properties or from the public right-of-way.

Corrective Action Required:

- 1) Remove all objects or items and accumulations from the property, or
- 2) Move it all inside a building or behind an opaque fence, wall or similar structure where it cannot become a breeding place for insects or vermin or cause unpleasant odors and is screened from view of adjoining properties or from the public right-of- way.

Please contact us by telephone at (352) 483-5464, in person at 51 East Norton Avenue, Eustis, FL, or via e-mail at [codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us) if you have any questions or concerns.

Sincerely,

Joseph Rittenhouse  
Code Enforcement Officer  
[RittenhouseJ@ci.eustis.fl.us](mailto:RittenhouseJ@ci.eustis.fl.us)







# City of Eustis

## Code Enforcement Department

Item 5.2

P.O. Drawer 68 Eustis, Florida 32727-0068 (352) 483-5464

Date: 01/23/24 Compliance Date: 02/22/24 Violation ID: 24-00041

Owner: TRIBUTA INVESTMENT LLC  
7791 NW 46TH ST STE 420  
DORAL, FL 33166

Site Address:  
1601 ORANGE DR  
Block/Lot/Qual: 13-19-26-1201-000-06300

### NOTICE OF VIOLATION AND ORDER TO CORRECT

Please be advised that the property identified above has been found in violation of the following code(s): Please take immediate action(s) to remedy the identified violation(s) by the Compliance Date listed above.

**Section 34-96(a)(1)(3):** (a) No person who owns or occupies real property within the City shall maintain or cause to be maintained on the property a nuisance. Prohibited acts and required compliance measures include the following:

(1) No person within the City shall allow property that person owns or occupies to become overgrown with grass or weeds to a height of 12 inches or more from the ground nor allow dead shrubs, bushes, branches, or trees to remain on such property.

(3) The accumulation of any vegetation, weeds, plant matter, materials, trash, garbage, rubbish, or other waste materials shall constitute a threat to health and a fire hazard and shall be deemed a nuisance.

**Section 34-97:** Regardless of whether they occupy the property, it shall be the duty of the owner of each lot, tract, or parcel of land within the City to reasonably regulate and effectively control excessive growths and accumulations as enumerated in Section 34-96 on the property and on the portion of the adjoining public right-of-way between the property and the street...

Violation: Grass or weeds overgrown to a height of twelve inches or more from the ground.

Corrective Action Required: Mow the property and the adjoining public right-of-way.

Violation: Accumulation of dead tree branches/logs, vegetation, weeds or plant matter on property and adjoining public right-of-way.

Corrective Action Required: Clear the property and adjoining public right-of-way of all dead tree branches/logs, accumulations of vegetation, weeds or plant matter (any under brush that is less than 4 inches in diameter at 4½ feet from the ground) from the property.

**Section 34-113(4):** The exterior of every structure used for human habitation and the surrounding yard shall be so maintained with reasonable attractiveness so as not to become an eyesore or to cause or contribute to depreciation in property values in the immediate neighborhood. Residential properties shall, at a minimum, be maintained to ensure that:

(4) All yards and landscaping on the property surrounding a residential building shall be maintained in good condition so as not to allow grass, shrubs, hedges, bushes, or other decorative vegetation to exist in an unkempt or unpruned condition...

Violation: Yards and landscaping surrounding the residential building have not been maintained in good condition.

Corrective Action Required: Restore the landscaping back to good condition by pruning the grass, shrubs, hedges, bushes, and other decorative vegetation surrounding the property.

Please contact us by telephone at (352) 483-5464, in person at 51 East Norton Avenue, Eustis, FL, or via e-mail at [codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us) if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Martin", with a long horizontal line extending to the right.

Eric Martin  
Code Enforcement Supervisor  
[codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us)

Item 5.2

Tax Certificate No. **02911-2021**  
Parcel Identification No. # **13-19-26-120100006300**

**Tax Deed**

STATE OF FLORIDA  
COUNTY OF LAKE

Tax Certificate numbered **02911-2021** issued on **06/01/2021** was filed in the Office of the Tax Collector of Lake County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 12th day of December, 2023, the land was offered for sale. It was sold to:

**TRIBUTA INVESTMENT LLC**  
**7791 NW 46TH ST STE 420**  
**DORAL, FL 33166**

who was the highest bidder and has paid the sum of the bid as required by law.

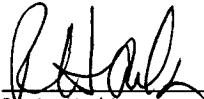
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State

**EUSTIS, LAKEVIEW COURT ADDITION LOT 63 PB 12 PG 107 ORB 1866 PG 90**

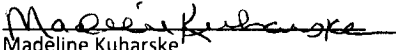
On this 12th day of December, 2023, in Lake County, Florida, for the sum of \$81,300.00, the amount paid as required by law.

WITNESS:

Gary J. Cooney  
Clerk of the Circuit Court and Comptroller  
Lake County, Florida



Renita Harbison  
PO BOX 7800  
Tavares, FL 32778



Madeline Kuharske  
PO BOX 7800  
Tavares, FL 32778

By: Tshaw  
Tiphany Shaw, Deputy Clerk

STATE OF FLORIDA

COUNTY OF LAKE

On this 12th day of December, 2023, before me personally appeared Tiphany Shaw as Deputy Clerk for Gary J. Cooney, Clerk of the Circuit Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her/his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

  
Renita Harbison  
NOTARY PUBLIC STATE OF FLORIDA

Prepared By:  
Tiphany Shaw, Tax Deed Clerk  
Gary J. Cooney,  
Clerk of the Circuit Court and Comptroller  
P.O. Box 7800  
Tavares, FL 32778



DR-506 R. 04/16:  
Rule 12D-16.002:  
Florida Administrative Code:  
Eff. 04/16





# City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: MARCH 6, 2025

RE: RESOLUTION NUMBER 25-18: REDUCTION OF FINE/RELEASE OF LIEN 2260 SUANEE AVENUE, CODE ENFORCEMENT CASE 24-00370

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### **Introduction:**

Resolution Number 25-18 approves a Code Enforcement Order reducing outstanding code enforcement fines from their current amount of \$11,100 to \$3,700 and releases the lien against 2260 Suanee Avenue upon payment.

### **Recommended Action:**

The administration recommends approval of Resolution Number 25-18.

### **Code Board Action:**

On January 9, 2023, the Code Enforcement Board reviewed an application for a reduction of fine submitted by Brandyn Schwalm of Schwalm Holdings, LLC, owner of 2260 Suanee Avenue. The Board denied the applicants request to reduce the fine to \$500 but approved a reduction to \$3,700 payable within 30 days, or the original fine imposed shall become due.

### **Case History:**

On May 1, 2024, the Code Department issued a Notice of Violation and Order to Correct for a vacant lot that was not being maintained. It was mailed to Schalm Holdings LLC at 1311 E. Second Street, Sanford, FL requiring that the lot be mowed and cleared of all accumulations of dead tree branches, trash and litter by May 21, 2024.

On May 23, 2024, a Notice of Violation/Hearing was issued. It was mailed certified return receipt and first-class mail. A copy of the Notice was also posted on the property. The Notice required corrective actions by June 3, 2024, or the Case would go before the Code Enforcement Board on June 10, 2024.

On June 10, 2024, the Eustis Code Enforcement Board issued an Order of Enforcement requiring compliance by July 10, 2024, or a fine of \$75 per day of non-compliance would be imposed.

On July 12, 2024, a Notice of Hearing for certification of noncompliance and assessment of fine scheduled for August 12, 2024, was mailed to Schwalm Holdings, LLC.

On June 16, 2024, the certified mailing containing the Notice of Violation/Hearing was returned by USPS because it was unclaimed by the addressee.

On August 15, 2024, an Order Imposing Fine was mailed to the property owner, and it was recorded in public records as a lien against the property on September 10, 2024.

On December 6, 2024, a Code Enforcement Officer noticed that the lot had been cleared and discovered that a building permit had recently been obtained for the construction of a single-family residential dwelling.

In January 2025, Brandyn Schwalm contacted the Code Department because the lien was preventing him from selling another property he owns in Lake County. He advised that he had no knowledge of the violation, or lien recorded against his Suanee Avenue property. After further discussion it was determined that the mailing address he has on file with the Lake County Property Appraiser is out of date.

Despite the outdated mailing address, the Department followed all Notice requirements of F.S. Section 162.12 and per subsection (3), "evidence that an attempt has been made to hand deliver or mail notice as provided in subsection (1), together with proof of publication or posting as provided in subsection (2), shall be sufficient to show that the notice requirements of this part have been met, without regard to whether or not the alleged violator actually received such notice.

### **Community Input**

No adjacent property owners attended the Code Enforcement Hearings and there have been no citizen complaints.

### **Budget / Staff Impact:**

If the Resolution is approved, the city would receive \$3,700, which exceeds the City's Administrative Costs.

### **Reviewed By:**

Craig Capri, Chief of Police  
Jon Fahning, Captain

### **Prepared By:**

Eric Martin, Code Enforcement Supervisor

### **Attachments**

- Resolution Number 25-18
- Fine Reduction Application

Case No. 24-00370



**APPLICATION TO REQUEST A REDUCTION OF ACCRUED CODE ENFORCEMENT FINE**

**BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH. FAILURE TO BE TRUTHFUL IS A VIOLATION OF FLORIDA STATUTES PERTAINING TO PERJURY, WHICH IS A FELONY PUNISHABLE BY UP TO 15 YEARS IMPRISONMENT.**

INSTRUCTIONS: Please complete both pages of this form. Be specific when writing your statement. **Please submit the completed notarized application** to the Code Enforcement office located at 51 East Norton Avenue, Eustis, FL, by U.S. Mail at P.O. Drawer 68, Eustis, FL 32727, or email to [codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us) **no later than 5:00 p.m., Monday, February 3, 2025.**

**APPLICATION BECOMES VOID IF NOT SUBMITTED BY DEADLINE, UNLESS AN EXCEPTION IS MADE BY THE CITY.**

If the completed form is received by the deadline, the request will be presented to the Code Enforcement Board (CEB) at the next regularly scheduled hearing on **February 10, 2025 at 3:00 p.m. in the City Commission Chambers located in City Hall at 10 North Grove Street.**

**SUBMITTAL OF THIS APPLICATION IS NOT A GUARENTEE THAT THE CEB WILL APPROVE**

**Your attendance is highly recommended. If you fail to attend, the Board may act solely on the presentation by the Code Enforcement Officer.**

If the CEB approves the reduction request, the CEB's recommendation will be submitted to the City Commission for approval at their next scheduled meeting before taking effect.

If you have any questions, please call the Code Enforcement Office at (352) 483-5464 or email [codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us).

Property Owner Name: Schwalm Holdings LLC/Brandy Schwalm Phone: 941-539-5464  
Address: 1106 Canyon Edge Dr E-mail: brandyn@ibuyfl.com  
City: Austis State: TX Zip: 78733

If the property owner is unable to complete this form, list name of person who is authorized to act for the Property Owner and their relationship. Chandler Williams//builder

Address or location of property where violation existed: 01-19-26-0600-007-00900/Suanne Ave Eustis Fl

Date violation brought into compliance: I believe Mid November as I paid for clear of it on 11/12/24

Date Code Enforcement Office called to request re-inspection: Never called as I never knew but Eric went by 12/6/24

Total Accrued Fine: \$11,100 What amount are you requesting: \$500

On Page 2, explain reason (in detail) the reason for requesting a reduction of fine and reason original compliance date was not met.

On Page 2, explain reason (in detail) the reason for requesting a reduction of fine and reason original compliance date was not met.

**PLEASE NOTE: ENSURE YOUR POSITION IS CLEARLY STATED HEREIN, AS THE BOARD IS NOT OBLIGATED TO HEAR YOUR TESTIMONY AT THE HEARING.**

I, Brandyn Schwalm do hereby submit this Application for Reduction of Code Enforcement Fine, and in support offer the following statement:

I had no idea there was a code violation on the property under I went to sell another property at 9339 Lakeshore Dr Clermont as for some reason my mailing address is my old accountants address. We didn't touch the property until the permit was approved to build on as we did not know there was any issues.

If I had known there was an issue I would of just cleared the land earlier as we would of had to clear the land regardless to build. Thank you for your consideration.

\_\_\_\_\_  
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Additional pages may be added if needed.

Date: January 30, 2025

Signed: *Brandyn Schwalm*

State of Texas

Print Name: Brandyn Schwalm

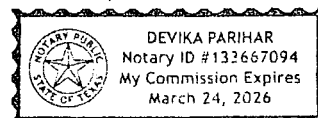
County of Tarrant

*Personally appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Brandyn Schwalm who first being sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and have each produced a Texas driver's license as identification and did take an oath.*

Date: January 30, 2025

*Deviika Parihar*  
Notary Public  
My Commission Expires: March 24, 2026

Drivers License No. 49465401



## RESOLUTION NUMBER 25-18

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; PROVIDING FOR A REDUCTION OF OUTSTANDING CODE ENFORCEMENT FINES AND RELEASE OF LIEN AGAINST REAL PROPERTY LOCATED AT 2260 SUANEE AVENUE UPON FULL PAYMENT OF THE REDUCED FINE.**

**WHEREAS**, the City of Eustis, Florida established code enforcement fines against the following described property under Case Number 24-00370 against Schwalm Holdings LLC, property owner, for failing to comply with City Ordinances:

ROSENWALD GARDENS LOTS 9, 10, W 1/2 OF LOT 11 BLK 7 PB 5 PG 61, and

**WHEREAS**, the City of Eustis, Florida, a Florida municipal Corporation, recorded a Code Enforcement Lien against the subject property on September 10, 2024, in Official Record Book 6395, Page 1823, in the office of the Clerk of the Circuit Court, Lake County, State of Florida; and

**WHEREAS**, the property was in violation of city code for 148 days before being brought into compliance; and

**WHEREAS**, the daily fines accrued to \$11,100; and

**WHEREAS**, on January 30, 2025, Brandyn Schwalm with Schwalm Holdings LLC submitted an application requesting that the fines be reduced to \$500; and

**WHEREAS**, on February 10, 2025, the Code Enforcement Board denied the request and recommended that the City Commission reduce the accrued fines to \$3,700, payable within 30 days.

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

### **SECTION 1**

That the outstanding fine of \$11,100 assessed for Case Number 24-00370 shall be reduced to \$3,700 if the payment is received within 30 days of this action.

### **SECTION 2**

That the recorded lien against the subject property shall be released if payment is received in accordance with Section 1 of this resolution.

### **SECTION 3**

That this action shall become null and void if the reduced fine is not paid on or before March 22, 2025.

**DONE AND RESOLVED** this 6<sup>th</sup> day of March 2025, in regular session of the City Commission of the City of Eustis, Florida.

**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, by means of physical presence, this 6<sup>th</sup> day of March, 2025, by Willie 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 25-18 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 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: March 6, 2025

RE: **FIRST READING**

Ordinance Number 25-02: Comprehensive Plan Amendment

2024-CPLUS-12 – CHARLES W. LEONARD III – FUTURE LAND USE  
ASSIGNMENT FOR PARCEL WITH ALTERNATE KEY 1658641

## **Introduction:**

Ordinance Number 25-02 provides for the assignment of a future land use associated with approximately 1.33 acres of land located at 4017 East Orange Avenue. (Alternate Key Number 1658641). Ordinance Number 25-02 would change the future land use designation from Rural Residential (RR) to Suburban Residential (SR).

## **Background:**

1. The site contains approximately 1.33 acres and is located within the City of Eustis – just east of Estes Road on East Orange Avenue. The is a portion of the Melody Farms subdivision dating back to 1976. *Source: Lake County Property Appraisers' Office Property Record Card Data.*
2. The site has a land use designation of Rural Residential, but approval of Ordinance Number 25-02 would change the land use designation to Suburban Residential (SR).
3. The applicant is seeking the amendment to accommodate a pre-existing impervious surface ratio (ISR) which exceeds the permitted 20 percent maximum ISR in the Rural Residential designation. The proposed Suburban Residential land use allows for a maximum ISR of 40 percent.
4. The dimensionial layout of the property constrains any potential redevelopment for a higher single-family residential unit count.
5. Design District – Suburban Neighborhodo (SN).

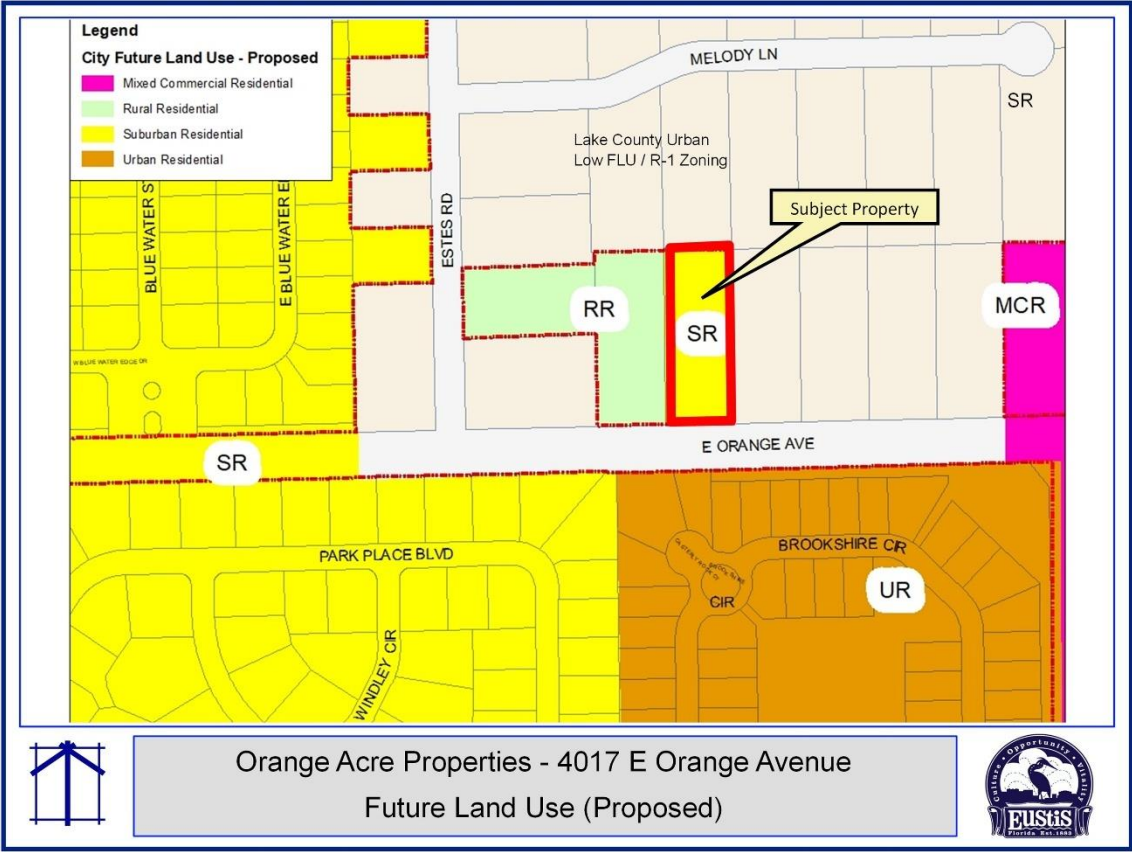
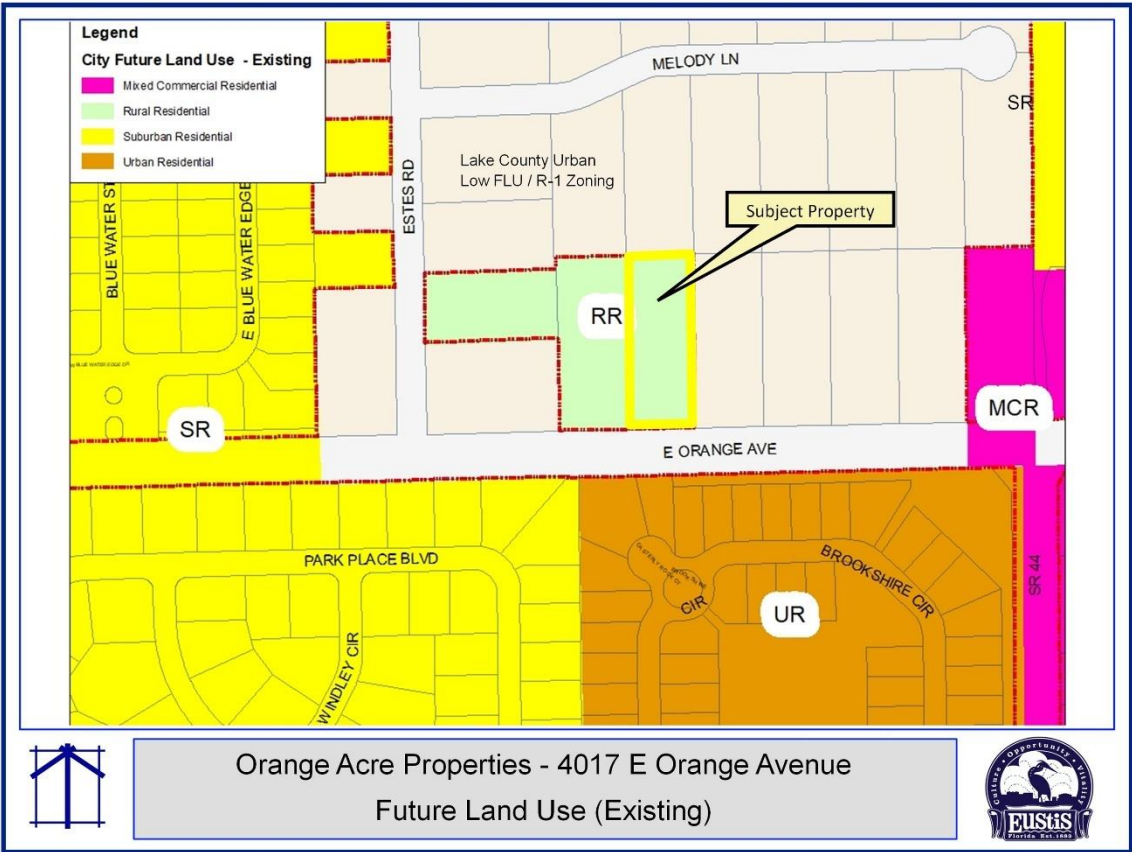




Orange Acre Properties - 4017 E Orange Avenue  
Aerial Location

Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
<b>Site</b>	Single-Family	Rural Residential	Suburban Neighborhood
<b>North</b>	Single-Family	Urban Low (Lake County)	N/A
<b>South</b>	Single-Family	Urban Residential	Suburban Neighborhood
<b>East</b>	Single-Family	Urban Low (Lake County)	N/A
<b>West</b>	Single-Family	Rural Residential	Suburban Neighborhood



## Applicant's Request

The applicant and property owner, Charles W. Leonard III, wishes to, change the future land use to Suburban Residential (SR).

The current future land use designation for the subject property is Rural Residential (RR). The land use designation allows for residential uses of up to 1 dwelling unit per net buildable acre.



The SR future land use provides for residential uses up to five (5) dwelling units per acre.

### Analysis of Comprehensive Plan/Future Land Use Request **(2024-CPLUS-12) Ordinance Number 25-02)**

In accordance with the Florida Statutes Chapter 163.3177.9:

#### *Discourage Urban Sprawl:*

#### Primary Indicators of Sprawl:

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

#### Review of Indicators

#### 1. Low Intensity Development:

Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

***This indicator does not apply. The requested future land use will provide for a higher density (5 du/acre) and the SR designation allows the infill of development types similar to the existing patterns at similar densities.***

2. Urban Development in Rural Areas:

Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

***The proposed amendment would serve as a transition from a rural to a suburban development pattern within an area characterized by a mixture of Rural, Suburban and Urban Residential land uses.***

*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 proposed amendment would be in keeping with the general development pattern of the surrounding area, which is characterized by a mixture of existing land uses, including both Urban and Suburban Residential.***

3. Natural Resources Protection:

Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

***This indicator does not apply. The subject property is not subject to floodplain impact, and does not contain wetland areas. The subject property was originally platted in the 1970s as part of the Melody Farms subdivision. The Comprehensive Plan and the Land Development Regulations include standards for the protection of environmentally sensitive lands that would apply, should the conditions at the time of any redevelopment warrant such protection.***

4. Agricultural Area Protection:

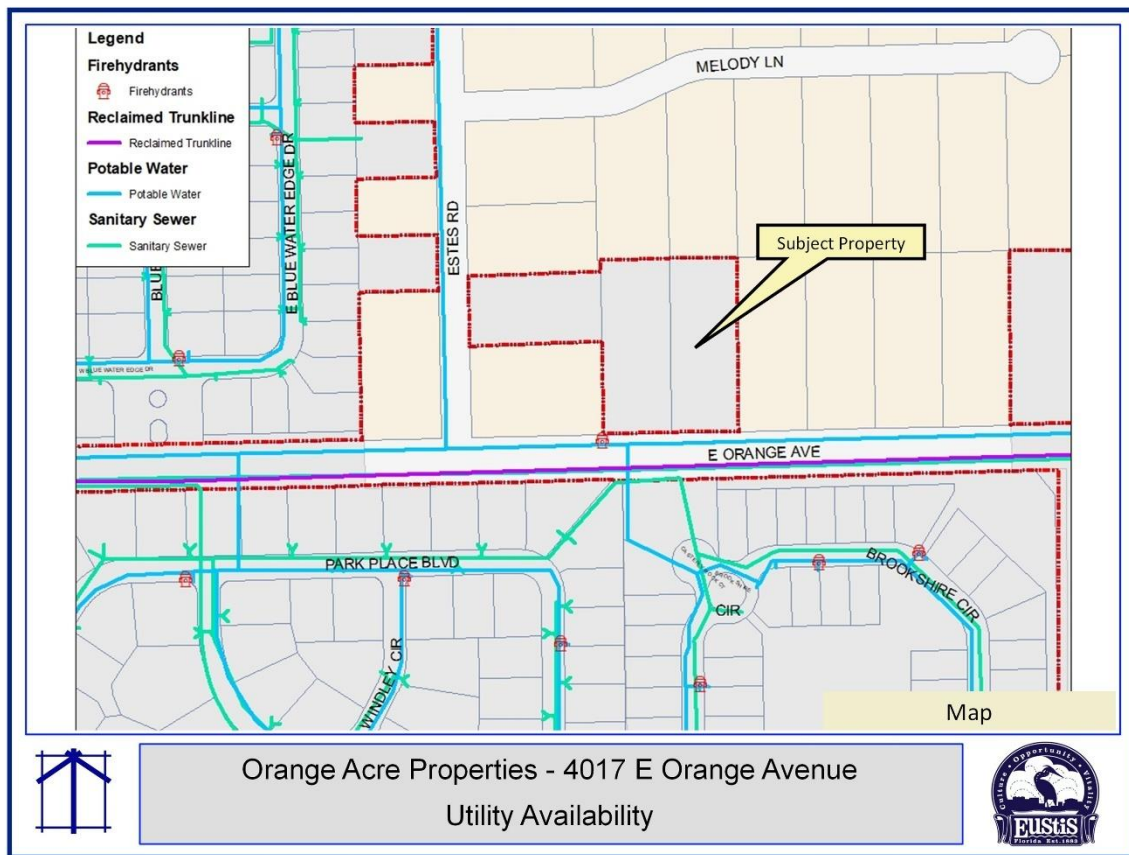
Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

***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.***

5. Public Facilities:

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

***This indicator does not apply. City water will be available to serve the property. The current development of the property maximizes the use and efficiency of the City water services. The property utilizes a septic system.***



6. Cost Effectiveness and Efficiency of Public Facilities:

Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

***This indicator does not apply. Adequate capacity is available to serve the existing development.***

7. Separation of Urban and Rural:

*Fails to provide a clear separation between rural and urban uses.*

***This indicator does not apply. No nearby properties contain active agricultural activities or use. The surrounding area is developed or has development entitlements attached to the land. These developments have densities and intensities that are clearly suburban uses.***

8. Infill and Redevelopment:

Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

***This indicator does not apply. This property is developed and part of an existing neighborhood that is substantially developed.***

9. 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 the adjacent properties, which is consistent with permitted uses in the area.***

10. Accessibility among Uses:

Results in poor accessibility among linked or related land uses.

***This indicator does not apply. The Land Development Regulations include provisions to provide adequate access and linkage between related uses. City Departments will ensure compliance with these standards at the time of development review.***

11. Open Space:

Results in the loss of significant amounts of functional open space.

***This indicator does not apply. The site does not contain functional open space and is not connected to regionally significant open space. The subject property is an existing residential lot.***

12. Urban Sprawl:

The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

a. Direction of Growth:

Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

***The site is adjacent to existing urban/suburban development patterns and is a logical infill of the urban development boundary. The Comprehensive Plan and Land Development Regulations have provisions to protect natural resources and ecosystems at the time of site plan approval.***

b. Efficient and Cost-Effective Services:

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

***Water service is currently available and currently services the site. No changes to the use of or need for additional public infrastructure is anticipated.***

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.

***This indicator does not apply. The site is currently developed.***

d. Water and Energy Conservation:

Promotes the conservation of water and energy.

***Any redevelopment of the site must meet City development and Florida Building Code standards that will require energy-efficient and water-efficient appliances.***

e. Agricultural Preservation:

Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

***This is not applicable. This site and adjacent areas do not support active agriculture or silvicultural activities. The site is within an existing developed residential area.***

f. Open Space:

Preserves open space and natural lands and provides for public open space and recreation needs.

***This is not applicable. The site does not provide functional open space or natural areas on a regional basis.***

g. Balance of Land Uses:

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

***The proposed land use is consistent with the surrounding area of the site and the proposed land use amendment would not encourage commercial development.***

h. Urban Form Densities and Intensities:

Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

***Not applicable.***

### **In Accordance with Comprehensive Plan Future Land Use Element Appendix:**

All applications for a Plan amendment relating to the development patterns described and supported within the Plan including, but not limited to, site specific applications for changes in land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the City and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the Map #1: 2035 Future Land Use Map by changing the land use designation assigned to a parcel of property shall also be reviewed to determine and assess any significant impacts to the policy structure on the Comprehensive Plan of the proposed amendment including, but not limited to, the effect of the land use change on either the internal consistency or fiscal structure of the Plan.

#### *Major Categories of Plan Policies:*

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

1. General Public Facilities/Services:

Since the Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a land use designation amendment shall include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved. This analysis shall include the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The facilities and services required for analysis include emergency services, parks and recreation, potable water, public transportation if and when available, sanitary sewer, schools, solid waste, stormwater, and the transportation network.

a. Emergency Services Analysis:

***Eustis Emergency Services already provide emergency response to other properties in the area. Any development consistent with the Suburban Residential (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 approximately 24,500. Pursuant to Comprehensive Plan policies and Land Development Regulations, residential development will be required to provide on-site park amenities.***

c. Potable Water & Sanitary Sewer:

***Water and sewer services the subject property. Both the water and sewer systems will have adequate capacity to serve 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 the Lake County School Board.***

e. Solid Waste:

***The City contracts with Waste Management for the hauling of solid waste. The company already services this property and properties in the general area of the subject property.***

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.***

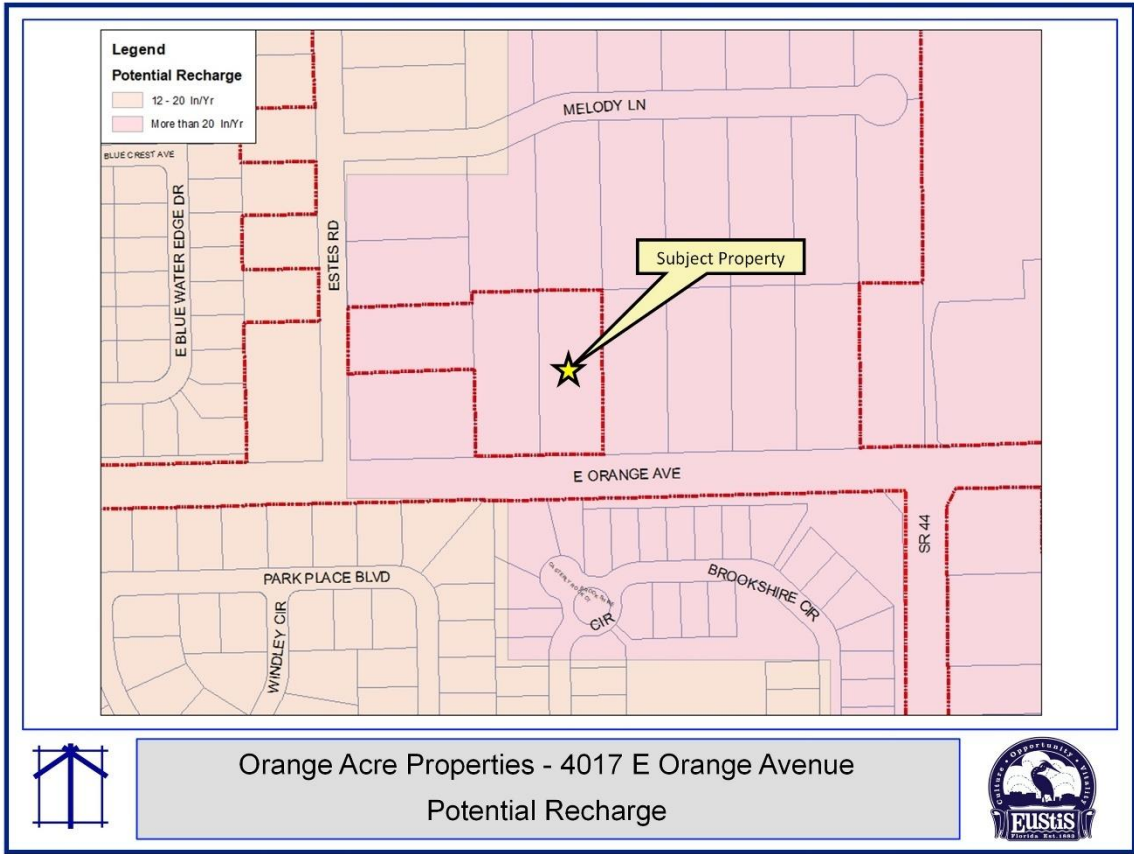
Transportation Network Analysis:

***The property is currently developed. The applicant does not have the intention of redeveloping the property for additional residential densities. The proposed land use change would have negligible 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 within a recharge area, and a site-specific geotechnical and hydrologic study would be needed to determine the site-specific impact. 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 underlying soils will not affect the existing residential development. The proposed use is to maintain the property as one single-family residence.***

**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 Eustis Comprehensive Plan:***

The existing future land use designation of the property is Rural Residential, which provides for residential uses at up to 1 dwelling unit per acre as well as supporting commercial and institutional uses.

***Proposed Land Use According to the Eustis Comprehensive Plan:***

***The Suburban Residential (SR) land use designation is provided to accommodate the majority of residential development within the City. The general range of uses include: a mix of single family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include ACLF, parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted. Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre.***

**Comparison of Existing Conditions**

***The property immediately adjacent to the west is Rural Residential (RR) with unincorporated areas designated Urban Low (LW) with a maximum density of 4 dwelling units per net buildable acre to the east and north.***

***The land use designations of residential properties within the City of Eustis in the surrounding area are generally Suburban Residential (SR) with a maximum density of 5 dwelling units per acre (du/ac); as well as, Urban Residential (UR) with a density of 12 dwelling units per acre immediately adjacent across East Orange Avenue to the south.***

**Proposed Residential Land Uses.**

The City shall limit these uses adjacent to incompatible commercial or industrial lands unless sufficient mitigation, such as buffering and setbacks, is provided and available, which lessens the impact to the proposed residences.

***This area is predominantly residential in nature and the proposed use of the land will continue to be residential.***

**Proposed Non-Residential Land Uses.**

The City shall generally not permit new industrial uses to be located adjacent to existing or planned residentially designated areas.

***Not applicable.***

1. Transportation:

Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.

***The use of the land is already residential in nature and was previously platted; the increase in traffic should be negligible.***

## 2. Water Supply:

Each application for a land use designation amendment will be required to demonstrate that adequate water supplies and associated public facilities are (or will be) available to meet the projected growth demands.

***City water service and other services are available to meet the needs of the existing residential development and any subsequent redevelopment.***

In Accordance with Chapter 102-16(f), Land Development Regulations

### *Standards for Review:*

In reviewing the application of a proposed amendment to the comprehensive plan, the local planning agency and the city commission shall consider:

a. *Consistent with Comprehensive Plan:*

Whether the proposed amendment is consistent with all expressed policies in the comprehensive plan.

***The proposed amendment is consistent with the Comprehensive Plan.***

b. *In Conflict with Land Development Regulations:*

*Whether the proposed amendment is in conflict with any applicable provisions of these land development regulations.*

***The proposed amendment is not in conflict with the Land Development Regulations. At the time of redevelopment, there will be further review for compliance.***

c. *Inconsistent with Surrounding Uses:*

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

***The existing land uses in the immediate area are residential and the proposed use of the land is continued residential. The proposed land use would be compatible with the existing Suburban and Urban Residential land uses to the south.***

d. *Changed Conditions:*

Whether there have been changed conditions that justify an amendment.

***The applicant purchased the property with an impervious surface ratio (ISR) that exceeds the 20 percent allowed in the Rural Residential land use designation. The applicant wishes to continue use of the property for single-family residential, with an ISR which exceeds the maximum for Rural Residential. The Suburban Residential land use change would allow the applicant to continue use of the property with a higher ISR. These changed conditions warrant a change in the land use designation.***

e. *Demand on Public Facilities:*

Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply,

drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

***City water and sewer services are available and in close proximity to the site. Adequate capacity will be available to serve future development consistent with the requested Suburban Residential future land use designation.***

*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.***

f. *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 development patterns already exist in the area, with existing Suburban Residential land uses immediately adjacent to the subject site to the south.***

g. *Public Interest and Intent of Regulations:*

Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and intent of these land development regulations.

*The purpose and intent of the Land Development Regulations is as follows:*

“The general purpose of this Code is to establish procedures and standards for the development of land within the corporate boundaries and the planning area of the city, such procedures and standards being formulated in an effort to promote the public health, safety and welfare and enforce and implement the City's Comprehensive Plan, while permitting the orderly growth and development with the city and Eustis planning area consistent with its small-town community character and lifestyle.”

***The requested designation of SR land use will provide for orderly growth and development. This designation would advance the public interest by alleviating the ISR non-conformity, and the land use would serve as a transition between other surrounding suburban and rural land uses and more urban development to the south.***

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.***

### **Applicable Policies and Codes**

1. Comprehensive Plan – Suburban Residential (SR)

This designation is provided to accommodate the majority of residential development within the City.

General Range of Uses: This designation is intended to provide for a mix of single-family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include ACLF, parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density/Intensity: Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions below.

Special Provisions:

- (1) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in the Suburban Residential (SR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing and energy conservation/green certification is limited to a total increase of 15%.
  - (2) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:
    - a. all such housing is attached to foundations as in the case of conventional site-built construction; and
    - b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.
  - (3) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.
2. 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.
  3. Land Development Regulations Section 109-3 (Table 1) and Section 109-2.6: Suburban Residential land use has a maximum density of 5 units to one acre. The Suburban Residential designation is intended to regulate the character and scale of allowed uses so as to minimize their impacts on adjacent roadways and promote their compatibility with adjacent or nearby land uses.

**Recommended Action:**

Development Services recommends approval of Ordinance 25-02.

**Policy Implications:**

None

**Budget/Staff Impact:**

There would be no direct costs to the City beyond the normal City services. There would be no additional staff time beyond the normal review process.

**Prepared By:**

Kyle Wilkes, Senior Planner

**Reviewed By:**

Mike Lane, AICP, Development Services Director

Jeff Richardson, AICP, Deputy Development Services Director

**ORDINANCE NUMBER 25-02**

**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 1.33 ACRES OF REAL PROPERTY AT 4017 E ORANGE AVENUE, ALTERNATE KEY NUMBER 1658641, ON E ORANGE AVENUE AND ESTES ROAD, NORTH SIDE OF E ORANGE AVENUE, FROM RURAL RESIDENTIAL TO SUBURBAN RESIDENTIAL.**

**WHEREAS**, on November 4, 2010, the Eustis City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 through Ordinance Number 10-11; and

**WHEREAS**, State of Florida Department of Community Affairs found the City of Eustis Comprehensive Plan 2010-2035 In Compliance pursuant to Sections 163.3184, 163.3187, and 163.3189 Florida Statutes; and

**WHEREAS**, the City of Eustis periodically amends its Comprehensive Plan, in accordance with Chapter 163.3187 and 163.3191, Florida Statutes; and

**WHEREAS**, the City of Eustis desires to amend the Future Land Use Map Series to change the Future Land Use designation on approximately 1.33 acres of real property at Lake County Property Appraiser’s Alternate Key Number 1658641, on E Orange Avenue and Estes Road, north side of E Orange Avenue, and more particularly described herein; and

**WHEREAS**, on March 6, 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 March 6, 2025, the City Commission held the 1<sup>st</sup> Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in designation; and

**WHEREAS**, on March 20, 2025, the City Commission held the 2<sup>nd</sup> Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in designation;

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

**SECTION 1.**

**Land Use Designation:** That the Future Land Use Designation of the real property as described below shall be changed from Rural Residential to Suburban Residential:

Alternate Key Number: 1658641

Parcel Number: 08-19-27-0101-000-00400

Legal Description:

EUSTIS, MELODY HILLS SUB LOT 4 PB 23 PG 17 ORB 6369 PG 2210

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

**SECTION 2.**

**Map Amendment and Notification:** That the Director of Development Services shall be authorized to amend the Future Land Use Map of the Comprehensive Plan to incorporate the change described in Section 1 and provide appropriate notification, in accordance with Florida Statutes.

**SECTION 3.**

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

**SECTION 4.**

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

**SECTION 5.**

**Effective Date:** The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Florida Department of Commerce notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Commerce or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Commerce.

**PASSED, ORDAINED AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 2025, by Willie 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 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

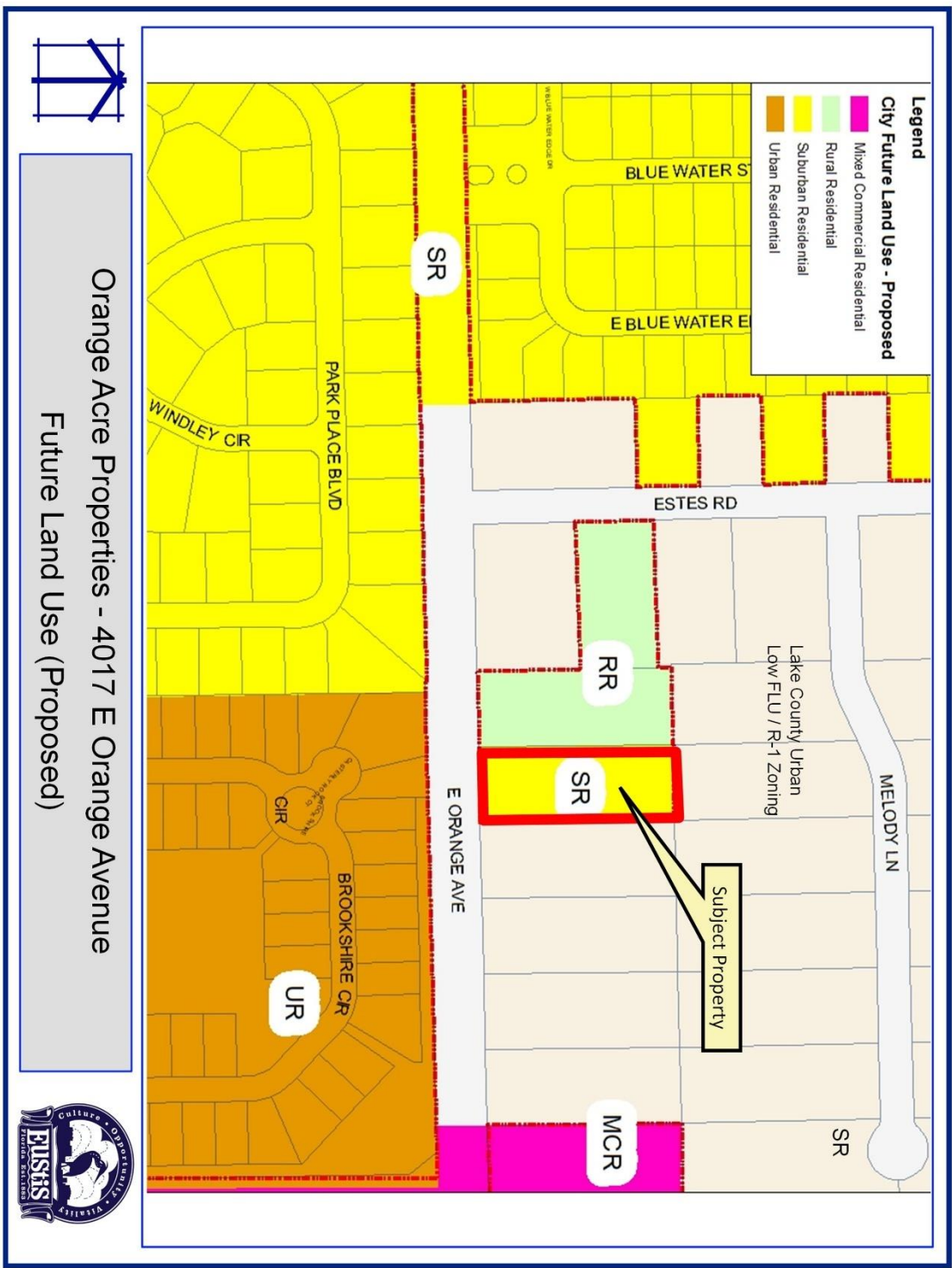
\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Ordinance Number 25-02 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





# City of Eustis

## Water Customer Service

P.O. Drawer 1946 • Eustis, FL 32727-1946 (352) 483-5480

TO: EUSTIS CITY COMMISSION  
FROM: TOM CARRINO, CITY MANAGER  
DATE: MARCH 6, 2025  
RE: UTILITY ACCOUNT LIENS

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### **Introduction:**

The City Commission has expressed interest in understanding the current utility lien process.

### **Background:**

The City is bound to comply with the Utility Revenue Bond covenants which states that no one shall be given free or discounted water. A copy of the covenants is included. In an effort to abide by these covenants and secure collection of revenue due the City for past water consumption and fees associated with water consumption, the Water Customer Service Department takes all necessary steps to collect on delinquent accounts. In the past, the City has filed liens on properties with unpaid utility bills. However, City staff was directed to stop filing liens until the City Commission has a full understanding how the lien process works, especially in relation to tenant vs. owner accounts. Ordinance 94-261 detailing the lien process, including exceptions, is attached for your reference. It is important to note Florida Statute (FS) 180.135. It states, "Utility services; refusal or discontinuance of services for nonpayment of service charges by former occupant of rental unit prohibited; unpaid service charges of former occupant not to be basis for lien against rental property". This is the basis of this Ordinance.

### **Recommended Action:**

Provide direction regarding utility liens.

### **Prepared by:**

Nichole Jenkins, Water Customer Service Manager

### **Reviewed by:**

Lori Carr, Finance Director

- (a) As authorized by F.S. § 159.17 *Lien of Service Charges*, a lien is hereby imposed on each property that is served by the city's water, sewer and/or irrigation system to secure the payment of delinquent city utility services.
- (1) All water, wastewater, and/or irrigation charges shall be due and payable within 28 days following the date of billing. There shall be added to and collected on each and every charge a late fee of \$5.00 or five percent of bill, whichever is greater.
  - (2) If failure to pay the water, wastewater, and/or irrigation charges continues for a period of 90 days from when said charges are due, the city shall send the property owner a notice that a lien for the unpaid charges shall be placed upon the real property so served. This notice shall be sent by certified mail, return receipt requested. If within ten days of the mailing of the certified letter, the city has not received payment in full, the city shall be entitled to impose a lien.
  - (3) Said lien for delinquent utility bills, shall not apply to any category of real property owner specifically exempted from such a lien pursuant to the provisions of state law, including:
    - a. Property of which service was connected in a tenant's name, after notice by the property owner to the city that the property is rental property;
    - b. Property with delinquent bills incurred by a tenant of the property prior to the effective date of this section.
  - (4) The city's lien for delinquent utility bills shall be perfected by filing in the public records of Lake County, Florida, a notice of lien containing the legal description of the property and the utility's account number for the delinquent charges. Said lien may include late fees, attorney's fees, penalties, interest, and collection costs.
  - (5) The city's lien shall be a continuing lien on the property and shall include and secure all subsequent utility charges, base rates, and related penalties incurred on the subject property until the lien is satisfied. The lien shall have such priority over all other liens on such lands or premises served except the lien relating to state, county, and municipal taxes and shall be on a parity with the lien of such state, county and municipal taxes.
  - (6) The city has the authority to remove a utility meter once a water, wastewater and/or irrigation lien is recorded. The removal of the meter will be at no charge to the property owner. An assessed fee will occur for installation and connection of a meter to the city's utility system.
- (b) Release of lien.
- (1) Whenever a person or entity pays all principal, interest, the filing fee, and associated costs of a lien validly filed pursuant to this section, the manager of customer service or designee shall execute a release of that lien and surrender it to the paying party.
  - (2) The city shall not be responsible for filing the release.

(Ord. No. 17-10, § 1, 9-21-2017; Ord. No. 18-30, § 1, 11-1-2018)

# WATER CUSTOMER SERVICE

## COLLECTION PROCESSES



# THE POWER OF COMMUNICATION

WORKING WITH OUR CUSTOMERS WHEN THEY HAVE FINANCIAL HARDSHIPS

CALLING OUR CUSTOMERS BEFORE WATER IS DISCONNECTED

TAKING TIME TO ADDRESS ISSUES WHEN THEY ARE SMALL TO KEEP CUSTOMERS FROM BEING OVERWHELMED WITH SEVERAL MONTHLY BILLS COMING DUE AT ONE TIME.

Item 6.1





## DISCONNECTION FOR NON-PAYMENT

Terms and Conditions on the Utility Application state: “Any utility account which remains unpaid beyond the eighth (8) day after the due date on the bill shall be disconnected and shall be subject to a thirty-dollar (\$30.00) reconnection fee.”

We attempt to reach customers via phone and/or email at least one time during the 8 days after their payment due date to establish communication and see if a payment resolution can be reached.

# DISCONNECTING SERVICE

If payment or a payment arrangement is not able to be secured 9 days after the due date, services are eligible to be disconnected for non-payment. We do not disconnect water services if Water Customer Service is not open the next day. Typically, disconnects occur Monday – Thursday.

Once the account has been paid up-to-date, water service is restored. Payments that are received by 5:00 pm are reconnected the same day. If a customer pays online after hours and calls our emergency line with their confirmation number, they can choose to pay an emergency after-hours fee of \$85.00 to be reconnected after 5:00 pm. The reconnection fee is added to the account once it is reconnected. This fee must be paid with the next monthly bill.

If the account remains delinquent during the week it was cut off for non-payment, the meter remains locked off and the follow-up process begins.







## FOLLOW-UP PROCESS

- Begins the week following cut for non-payment
- Always conducted on Friday
- Process lifecycle is dependent on home ownership or tenancy status



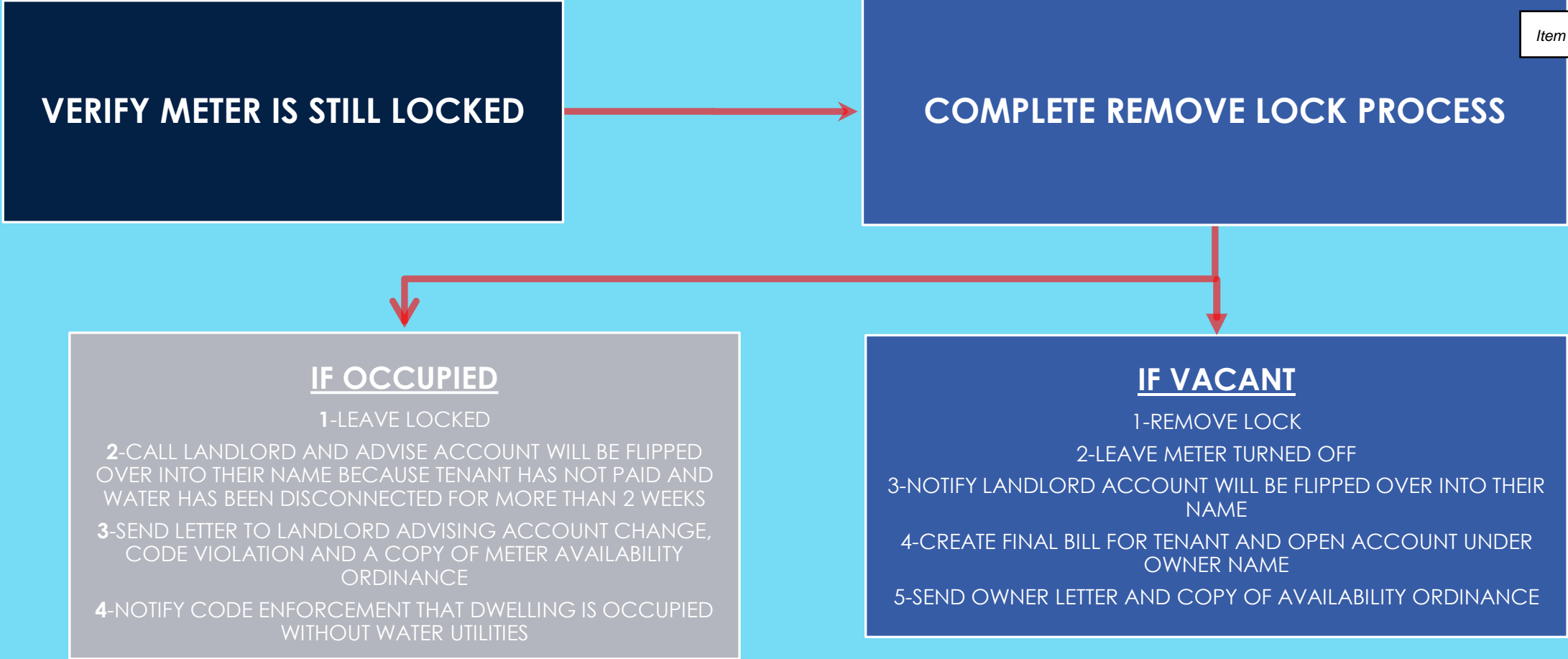
# TENANT ACCOUNTS FOLLOW-UP PROCESS

VERIFY LANDLORD OWNERSHIP IN PROPERTY APPRAISER

VERIFY TENANT RESIDENCY WITH  
LANDLORD

VERIFY METER IS STILL  
LOCKED.

## WEEK 1 FOLLOW-UP PROCESS FOR CUT TENANT ACCOUNTS

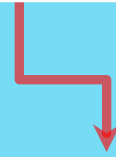


# WEEK 2 FOLLOW-UP PROCESS FOR CUT TENANT ACCOUNTS



# OWNER ACCOUNTS FOLLOW-UP PROCESS

VERIFY OWNERSHIP IN PROPERTY APPRAISER



VERIFY METER IS STILL LOCKED.

WEEK 1 FOLLOW-UP PROCESS  
FOR CUT OWNER ACCOUNTS

**VERIFY METER IS STILL LOCKED**

**COMPLETE REMOVE LOCK PROCESS**

**IF OCCUPIED**

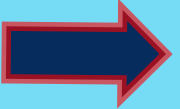
- 1-LEAVE LOCKED
- 2-NOTIFY CODE ENFORCEMENT THAT DWELLING IS OCCUPIED WITHOUT WATER UTILITIES

**IF VACANT**

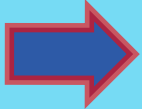
- 1-REMOVE LOCK
- 2-LEAVE METER TURNED OFF

**WEEK 2 FOLLOW-UP PROCESS  
FOR CUT OWNER ACCOUNTS**

VERIFY ACCOUNT  
REMAINS UNPAID  
AND THERE HAVE  
BEEN NO PROMISES  
TO PAY MADE



VERIFY  
OWNERSHIP  
OF PROPERTY  
WITH LAKE  
COUNTY  
PROPERTY  
APPRIASER

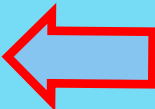


METER REMOVAL LETTER IS SENT  
OUT VIA CERTIFIED MAIL. IF NO  
PAYMENT OR ARRANGEMENTS  
ARE MADE AFTER 10 DAYS, SEND  
WORK ORDER FOR METER  
REMOVAL TO WATER  
DISTRIBUTION

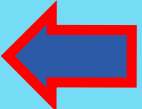
Item 6.1



IF ACCOUNT OWES MORE  
THAN \$200 AND CURRENT  
OWNER STILL OWNS  
PROPERTY ACCOUNT WILL  
BE ADDED TO RESOLUTION  
TO GO TO COMMISSION  
FOR APPROVAL FOR LIEN.



ONCE  
APPROVED BY  
COMMISSION  
SEND 10 DAY  
LIEN LETTER VIA  
CERTIFIED MAIL



AFTER 10 DAYS, IF THERE ARE  
STILL NO PAYMENTS OR  
PROMISES ON ACCOUNT,  
COMPLETE LIEN DOCUMENTS  
AND FILE WITH COUNTY  
COURT.

## WEEK 3 FOLLOW-UP PROCESS FOR CUT OWNER ACCOUNTS



# FINAL TIPS & TAKEAWAYS

- ▶ Our Goal is to protect the City's revenue while assisting our residents who are in financial hardship.
- ▶ Residents are thankful for the courtesy phone calls.
- ▶ Staff is authorized to offer payment plans to assist customers.
- ▶ Meter removal and liens are a last resort to collect on delinquent accounts.
- ▶ Utility liens are different from code liens, we are charging for services already provided.

## Supporting Documentation and Ordinances

- ▶ Utility Customer Application

## Detail of due dates and cut-off timeline

- ▶ Eustis Ordinance Sec 94-193.1

## Detailed explanation of Water Availability charges

- ▶ Eustis Ordinance 94-261

## Detailed explanation of lien process including exceptions for bills incurred by a tenant of property

- Per bond covenants we must not provide free water to anyone.

**THANK YOU**

Water Customer  
Service Team

**WATER AND SEWER REVENUE BONDS, SERIES 2016**SECTION 19. Special Obligations of Issuer.

- (I) **NO FREE SERVICE.** So long as any Bonds are outstanding, the Issuer shall not furnish or supply the facilities, services and commodities of the System either free of charge or for a nominal charge to any person, firm or corporation, public or private, including the Issuer's departments, agencies and instrumentalities which avail themselves of the services of the System. The Issuer shall promptly enforce the payment of any and all accounts owing to the Issuer and delinquent, by discontinuing service or by filing suits, actions or proceedings, or by both discontinuance of service and filing suit.
- (J) **MANDATORY CUT OFF.** The Issuer shall establish a written policy consistent with sound business judgment for the disconnection from the System of any customers who fails to pay for services rendered by the System and shall enforce such policy diligently and fairly.
- (K) **ENFORCEMENT OF COLLECTIONS.** The Issuer will diligently enforce and collect the rates, fees and other charges for the services and facilities of the System and will take all steps, actions and proceedings for the enforcement and collection of such rates, charges and fees as shall become delinquent to the full extent permitted or authorized by law; and will maintain accurate records with respect thereof. All such fees, rates, charges and revenues shall, as collected, be held in trust to be applied as herein provided.



# City of Eustis

## Water Customer Service

P.O. Drawer 1946 • Eustis, FL 32727-1946 (352) 483-5480

TO: EUSTIS CITY COMMISSION  
 FROM: TOM CARRINO, CITY MANAGER  
 DATE: MARCH 6, 2025  
 RE: CREDIT CARD FEES

**Introduction:**

The City Commission has expressed interest in discussing credit card fees to determine if the City should continue to pay for processing fees accrued from customers paying utility bills by credit or debit cards or if the City should begin passing the cost back to the customers.

**Background:**

Below you will find a recent analysis which shows the breakdown of cost incurred by payment types accepted for utility payments.

PAYMENT TYPE	PAYMENT DESCRIPTION	COST PER TRANSACTION	MONTHLY %
DIRECT WITHDRAWAL	ACH Payments-We debit Customer Checking or Savings	\$0.05 EACH	28%
CHECKS	Customer mails or brings check to office	\$0.12 EACH	47%
CASH	Customer in Office with Cash	\$0.00	5%
IVR	Information Voice Response Automated Phone System	\$0.1028 per minute	4%
ONLINE CREDIT CARD	Pays online Visa, Master Card, Discover, or Amex Entered monthly by customer or set up on customer autopay	\$0.30 EACH + 1%	15%
ONLINE E-CHECK	Customer enters E-Check information monthly or Sets up online for automatic autopay	\$0.99 EACH	1%

The Citywide annual cost for credit card processing during FY 2023/24 was \$113,608.48. Please see below for monthly invoice detail for credit card processing fees.

CREDIT CARD PROCESSING MONTHLY INVOICES					
2023	October	\$9,242.90	2024	April	\$10,000.36
2023	November	\$9,157.07	2024	May	\$10,114.75
2023	December	\$8,574.44	2024	June	\$10,009.44
2024	January	\$9,676.75	2024	July	\$10,512.58
2024	February	\$7,408.13	2024	August	\$10,465.91
2024	March	\$9,156.72	2024	September	\$9,289.43
<b>FY 23/24 TOTAL PAID \$113,608.48</b>					

Historically, the City has never passed along the fees associated with processing credit card payments to utility customers. Customers who pay invoices with credit cards in other City Departments are charged a 3% processing fee.

We have researched processes of other local municipalities regarding passing credit card processing fees along to customers. The results are shown below.

<b>SISTER CITY CREDIT CARD FEES</b>	
<b>Location</b>	<b>Fee for using credit card to pay</b>
Leesburg	\$3.50 Flat Fee
Mt Dora	none
Tavares	none
Clermont	2.50%

**Recommended Action:**

Provide direction regarding continuing to absorb credit card fees or begin to pass those fees on directly to the customer.

**Prepared by:**

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**Reviewed by:**

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