



AGENDA

City Commission Meeting

6:00 PM – Thursday, January 04, 2024 – City Hall

INVOCATION: MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE: COMMISSIONER WILLIE HAWKINS

CALL TO ORDER

ACKNOWLEDGE OF QUORUM AND PROPER NOTICE

1. AGENDA UPDATE

2. APPROVAL OF MINUTES

2.1 Approval of Minutes

December 14, 2023 City Commission Meeting

3. ELECTION OF MAYOR AND VICE MAYOR

3.1 Appointment of City Clerk as Temporary Chairman for Election of Mayor and Vice Mayor

4. AUDIENCE TO BE HEARD

5. CONSENT AGENDA

5.1 City Commission Meeting Schedule 2024

5.2 Resolution Number 24-02: Acceptance of Sorrento Pines Subdivision (Unincorporated Lake County) Utility Infrastructure and Maintenance Bonds for Phase 1B

5.3 Resolution Number 24-08: Police Motorcycles

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1 Resolution Number 24-01: Appointing Commissioners to Various Boards and Committees

6.2 **SECOND READING**

Ordinance Number 23-30: Approval of a Conditional Use Permit for Additional Barbed Wire Fencing at the Rear of the Ace Hardware Store located at 18691 U.S. Highway 441

7. OTHER BUSINESS

8. FUTURE AGENDA ITEMS AND COMMENTS

8.1 City Commission

8.2 City Manager

8.3 City Attorney

8.4 Mayor

9. ADJOURNMENT

This Agenda is provided to the Commission only as a guide, and in no way limits their consideration to the items contained hereon. The Commission has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments to this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is, or will be the Agenda considered at the meeting.

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

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



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Christine Halloran, City Clerk

DATE: January 4, 2024

RE: Approval of Minutes

Introduction:

This item is for consideration of the minutes of the 12/14/2023 City Commission Meeting.

Recommended Action:

Approval of the minutes as submitted.

Prepared By:

Mary Montez, Deputy City Clerk

Reviewed By:

Christine Halloran, City Clerk



MINUTES

City Commission Meeting

6:00 PM – Thursday, December 14, 2023 – City Hall

INVOCATION: MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE: COMMISSIONER NAN COBB

CALL TO ORDER: 6:04 P.M.

ACKNOWLEDGE OF QUORUM AND PROPER NOTICE

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

1. **AGENDA UPDATE**

Tom Carrino, City Manager, announced an item was added to the agenda under Presentations, Item # 3.3, to allow Al Latimer, Economic Development Director, to review a federal grant opportunity for the City.

2. **APPROVAL OF MINUTES**

2.1 Approval of Minutes

November 16, 2023 City Commission Workshop
November 16, 2023 City Commission Meeting

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

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

3. **PRESENTATIONS**

3.1 Organizational Grant: Lake Cares

Mr. Carrino explained the revised organizational grant process and announced that they would be hearing reports from the last two organizations.

Kelsey Gonzales, CEO, Lake Cares Food Pantry, reported on their recent activities and cited the number of Eustis residents served at their various locations including the Eustis schools. She announced they broke ground for their new facility and projected it would be ten months until the facility opens.

Commissioner Hawkins commented on his volunteer work at Lake Cares and presented them with their \$3,750 grant award check.

3.2 Organizational Grant: Bay Street Players

Marie Alberti and James Irving, Board members of Bay Street Players, presented their report regarding the theater's activities including the number of annual attendees, their fund-raiser to assist Lake Cares, the YPT program and school field trips.

Commissioner Hawkins presented Ms. Aliberti and Mr. Irving the check for their organization in the amount of \$3,500.

Mayor Holland encouraged the audience to support the theater and asked Ms. Aliberti to report on the Eustis Area Chamber of Commerce activities.

Ms. Aliberti, President of Lake Eustis Area Chamber of Commerce, commented on the Chamber's activities and improvements to their technology. She reported on the the MegaSpace incubator and LEAD working to grow business in Eustis and cited the benefits being provided to local businesses.

Presentation regarding EDA grant application

Al Latimer, Director of Economic Development, reported on the Target Industry and Smart Growth Analysis prioritized by the Commission and stated staff has identified an Economic Development Administration grant opportunity. He explained the grant would hire a consultant to conduct the study at a cost of approximately \$120,000. He indicated that the grant has a match requirement of a minimum of 50%. He added they could request a lower match amount and stated that staff has drafted a letter explaining their request for a lower match. He stated they are asking for a 60/40 split. The date for the consultant to start work would be May 1st with an estimated timeframe of twelve months.

Mr. Latimer stated that the grant application is ready to be submitted. He explained that the grant would be a part of helping the City gather data for a more holistic look at the City. He noted the downtown master plan that is being developed and cited the municipal strategic plan, marketing study and various infrastructure projects. He stated the targeted industry smart growth plan would be a complement to those and would identify gaps in the City's market. He added that it would also identify the City's place making assets and community based assets.

Mr. Latimer indicated that, for a 50% match, the City's share would be \$60,000, \$48,000 for a 40% match; \$36,000 for a 30% match and \$24,000 for a 20% match. He stated staff is asking for Commission guidance on moving forward. He noted that the Commission during the budget workshop had set aside \$50,000 for grant matches.

The Commission confirmed that the City did not have to pay for the study upfront but would wait until the grant is awarded.

Mr. Carrino explained that they are asking for permission to apply for the grant and, if it is awarded, then they would bring back a budget amendment for the match and grant award.

CONSENSUS: It was a consensus of the Commission for staff to proceed with the grant application.

4. AUDIENCE TO BE HEARD

Cindy Newton addressed the Commission regarding recent Wekiva River Commission and St. John's governing board meetings at which they discussed water supply and recharge. She distributed to the Commissioners a copy of the St. John's agenda item for approval of the 2023 North Florida Regional Water Supply Plan (2020-2045). She highlighted portions stating that implementation of the supply plan would require local governments to amend their Comprehensive Plans and that their Work Plans would have to demonstrate sufficient water supply for at least the next ten years.

Ms. Newton emphasized the need to increase water recharge and referred to the conclusions contained in the staff report.

William Morey, Springwood Landing, asked that the City consider an ordinance that would address residential light pollution/light trespassing that would limit the amount of light that can pass over a property line from one neighbor to another. He indicated it does not include public lighting or safety lighting. He noted that Lake County does have an ordinance; however, that is not enforceable within the City. He commented on issues he has with that problem and encouraged the City to consider such an ordinance.

The Commission asked the City Attorney to obtain a copy of the County's ordinance.

The following individuals addressed the Commission regarding issues with Sharp's Mobile Home Park management including problems with racism and lack of timely provision of titles to their homes: 1) Laura Nappi; 2) Odalis Rodriguez; 3) Gloria Jusino; 4) Ivan Gonzales and Juan Aguayo. Elis Forman provided translation services to Ms. Rodriguez, Ms. Jusino and Mr. Gonzales.

Mayor Holland explained the Commission could not comment and noted that the City Attorney had heard all of those comments.

Police Chief Craig Capri explained that the department responded to a disturbance at the office. He agreed there is a problem at the park and an issue with drugs. He stated that Hansel Rodriguez needs to be held accountable and the park manager needs to be talked to. If someone is trespassed from the office, they can't pay their lot rent. He added that he did not observe any racist comments; however, the gentleman was trespassed.

Sasha Garcia, City Attorney, stated the issues raised are private matters and there is nothing the City can do. She offered to reach out to the park's attorney and provide information regarding what's going on and provide her with the names of the property owners that were present. She stated the City is limited on what it can do.

Commissioner Hawkins noted he had previously asked for them to come back and provide a status on what is going on in the park.

Attorney Garcia stated she can request that. She reported that the park owners have fully complied with the agreement as of that day. She stated staff has received confirmation that, as of the next day, the lawsuit is done as soon as the release is filed.

Chief Capri stated he would go out to the park to talk to the park manager.

The Commission asked if all of the code violations have been resolved with Attorney Garcia responding there were four violations addressed in the agreement. There are two outstanding but not at the level for litigation. She indicated that the residents can complain to the Dept. of Business & Professional Regulation regarding issues with their rent and title issues. She added they could also contact Legal Aid for assistance with evictions.

Mayor Holland noted that the Commission had been very clear with Mr. Rodriguez that it is a quality of life issue and he still owes the City an explanation for why the residents are living under the conditions they are. He asked her to relay to the park attorney that the City wants the residents to be treated properly.

5. CONSENT AGENDA

5.1 Resolution Number 23-44: Rescinding of Lien/Release of Lien - 415 Jennifer Lane, Code Case 11-249

5.2 Resolution Number 23-106: Approving a purchase in excess of \$50,000 for the lease various holiday decorations

5.3 Resolution Number 23-108: Authorizing the recording of liens on delinquent utility accounts

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

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

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1 Resolution Number 23-104: America-In-Bloom: Clifford House Museum's Grounds and Garden Restoration and Corresponding Budget Amendment

Attorney Garcia announced Resolution Number 23-104: A Resolution of the City Commission of the City of Eustis, Florida, approving the Eustis Historical Museum's grounds restoration project and authorizing an amendment of the 2023-2024 budget for this purpose.

Rick Gierok, Public Works Director, explained that the project is part of the America in Bloom program. He stated the project includes some tree removal and pruning as well as landscaping. He added that it is currently not budgeted and the resolution would add the project to the budget and approve a budget amendment from the General Fund fund balance. He explained they would utilize a landscape architect and reviewed the basics of the project including removal of the existing chain link fence and installation of some furnishings such as benches and tables. He indicated that \$40,000 is for the bed plants due to the existing plants needing to be removed. He cited the possibility of installing a water feature. He estimated the total at approximately \$100,000. He stated it would be funded through a transfer from the General Fund Reserves which currently is sitting at approximately \$15 million.

The Commission asked about the tree removal with Mr. Gierok indicating the camphors which are a nuisance species. He cited two hickory trees which are not in good health; however, the ones that are in good condition would not be removed. He summarized the removal as a magnolia, a palm tree that's in the middle of the oaks, five camphors, a river birch and a sick magnolia. He added that 40 trees would be pruned. He explained the City primarily does pruning based on safety purposes not aesthetics.

Commissioner Hawkins expressed concern with the amount of funding requested.

Discussion was held regarding the lack of tree care which is increasing the required funding and the benefits to the City from the America in Bloom program.

Mayor Holland suggested tabling consideration of Resolution 23-104 and hearing Resolution 23-105 first so they hear Miranda Muir's plans for the museum before making a decision on the budget amendment.

CONSENSUS: It was a consensus of the Commission to proceed with Resolution 23-105 first.

Following approval of Resolution Number 23-105, discussion regarding Resolution Number 23-104 was continued.

The Commission questioned if the fence would be replaced with Mr. Gierok responding negatively. Discussion was held regarding use of the home and grounds for events such as weddings. It was noted that people are currently jumping the fence to access the property with homeless people living under the porch.

Commissioner Hawkins announced that his Nay vote was intended for Resolution 23-104 23-105, and asked that his vote on 23-105 be changed accordingly.

Mayor Holland expressed agreement with approving Resolution Number 23-104 but suggested that staff reach out to business partners for donations of plants to reduce the cost. He asked that they concentrate on Florida friendly plants as well.

Mr. Gierok said this is a conceptual umbrella as currently there are no funds budgeted for the project. He stated the first step will be to bring on board the landscape architect to make sure they meet the America in Bloom criteria as well as utilize Florida friendly landscaping. He explained how the estimated cost was obtained and how he got involved in the project. He explained issues with people living under the house. He said that bringing people into the grounds may help deter the less desirable activity.

Discussion was held regarding what could possibly be done in house with Mr. Gierok indicating the landscaping cost also includes irrigation not just plantings.

Discussion was held regarding the possibility of applying for some grants to help offset the costs as well as getting plants donated. It was suggested that the resolution be amended to include verbiage limiting the cost and including verbiage pending receipt of grants.

Mr. Carrino proposed not changing the resolution "on the fly" but staff would have direction to look for methods for reducing the cost through grants, donations, etc.

Mr. Gierok suggested getting the landscape architect on board and bring back the design on the beds before getting quotes on those plantings. He indicated staff would not proceed with the installation of the beds without bringing it back to the Commission. He stated that would allow staff to move forward on the trees and getting the landscape architect involved. He affirmed they would get three quotes for the landscaping; however, you can't bid professional services so the landscape architect would be obtained through their continuing services contracts.

Attorney Garcia indicated that the resolution as written would cover what is being discussed. She opened the public hearing at 7:17 p.m. There being no public comment, the hearing was closed at 7:17 p.m.

Motion made by Commissioner Ashcraft, Seconded by Vice Mayor Lee, to approve Resolution Number 23-104. The motion passed on the following vote:

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

6.2 Resolution Number 23-105: Fiscal Year 2023-2024 Budget Amendment for the Clifford House Museum

Attorney Garcia announced Resolution Number 23-105: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, authorizing the City's Finance Director to make the necessary budget adjustments to the Fiscal Year 2023-2024 budget to provide funding for the Events & Tourism Department to proceed with needed improvements and future daily operations of the Clifford House Museum.

Miranda Muir, Events & Tourism Manager, noted the Clifford House was not originally under her responsibility. She reported their initial efforts have been to clean and re-organize the house. She stated that their initial plan is to get the downstairs fully painted and cleaned up so that it can be opened for tourists on a regular basis. After that, they would continue with the upstairs on a room by room basis. She added they want to introduce some technology into the

home to attract the younger people to the museum. She stated the short term goal is to the museum open two to three days per week. She commented on their desire to get school groups into the home as well. She cited the possibility of eventually having a full time employee at the home so that the home stays in better condition. She added their hope to have a grand opening party once the building is ready.

Attorney Garcia opened the public hearing at 7:06 p.m. There being no public comment, the hearing was closed at 7:06 p.m.

Motion made by Commissioner Ashcraft, Seconded by Vice Mayor Lee, to approve Resolution Number 23-105. The motion passed on the following vote:

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

6.3 Resolution Number 23-107: Approving Contract with Lake County Sheriff for Provision of 9-1-1 Dispatch Services Migration

Attorney Garcia announced Resolution Number 23-107: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, approving an agreement with the Lake County Sheriff for rendition of Law Enforcement Dispatch Services; authorizing the Mayor to execute said agreement; providing for an effective date.

Police Chief Craig Capri explained the proposal is to outsource the department dispatch to Lake County. He further explained the reason is due to the department's inability to keep up with the technology. He cited how good the Sheriff's Department is to work with and emphasized the City will be saving money while taking care of the department's employees. He stated that they are currently the only City in north Lake County that is not partnering with the County on dispatch.

Attorney Garcia noted that she had not reviewed the contract as her office also represents the Lake County Sheriff's Office.

Captain Meisinger stated the contract is the same as the other cities' contracts other than it is a start-up agreement so it includes start up costs. She said the primary difference is the figures due to differing populations.

Mayor Holland confirmed that the funds saved by moving dispatch to Lake County would stay with the police department.

Mr. Carrino responded that the current year savings would be used for some specific activities within the department. He stated they are not asking for a budget amendment so any savings would stay within the budget amendment.

The Commission confirmed that after hours calls for utility emergencies would go to the County's dispatch center and then be routed to the appropriate City personnel; however, daytime emergency utility calls would still go to the City.

Attorney Garcia opened the public hearing at 7:23 p.m.

Christie Chicarelli, 44 Gables, expressed concern regarding response noting that the City's dispatchers know where she lives and respond quickly.

Captain Meisinger noted that the City dispatchers that want to work with the County are being processed to work for the County. She explained how the system works to facilitate the responses.

Mayor Holland noted that the Fire Department has already been on the same system for time.

There being no further public comment, the hearing was closed at 7:26 p.m.

Motion made by Commissioner Cobb, Seconded by Vice Mayor Lee, to approve Resolution Number 23-107. The motion passed on the following vote:

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

6.4 Ordinance Number 23-30: **FIRST READING** Conditional Use Permit for Barbed Wire Fencing – ACE Hardware 18691 US Highway 441

Attorney Garcia read Ordinance Number 23-30 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, approving a Conditional Use Permit for additional barbed wire fencing at the rear of the Ace Hardware store located at 18691 U.S. Highway 441.

Mike Lane, Development Services Director, explained the ordinance is for a Conditional Use Permit to allow additional barbed wire fencing behind the Ace Hardware Store located at 18691 US Hwy 441. He commented on the issue with barbed wire fencing on top of a 6' chain link fence behind the Ace Hardware Store in the 44 Gables Subdivision. He stated the store received a notice of code violation and order to correct citing the corrective action required, including permit and application for waiver or variance to keep the barbed wire or remove the newly installed barbed wire. He reviewed the specific details of the property and stated that the Future Land Use is General Commercial and the Design District is Suburban Corridor. He noted that the original fence had barbed wire fencing on top. He indicated that in 2023 the outdoor storage was expanded and the barbed wire fencing and fence were extended to wrap around the rear of the building. He added that the code does allow properties that had barbed wire fencing prior to December 15, 2016 to expand their barbed wire fencing. He explained what is required for approval of a conditional use permit.

Mr. Lane explained staff review of the request and confirmed that proper notice was provided. He stated staff's opinion that the request does meet the requirements of the Land Development Code and Comprehensive Plan. He added that the 44 Gables Homeowner's Association was notified of the request and stated staff's recommendation for approval.

The Commission confirmed that no comments had been received by staff.

Michael Chicarelli, 44 Gables board member, provided a statement from the Homeowner's Association stating that the project was denied by the association as it goes against the bylaws of 44 Gables. He stated it is a deed restricted community and the board will not be responsible for any accidents, injuries up to and including death. He emphasized that the ACC Committee discussed the project and denied it.

Christie Chicarelli confirmed she reached out to the City and indicated she provided copies of the application and photographs and stated the project was done before anything was submitted to the ACC. She indicated the project was denied and explained that the commercial property is part of 44 Gables and the bylaws do not allow barbed wire. She added that it requires two-thirds of the residents in order to change the bylaws. She stated that, even if the City approves the request, it will still be down in the 44 Gables books that it is not approved.

The Commission confirmed that the property already had barbed wire with Ms. Chicarelli stating that the original 1999 plan included barbed wire in the very back portion around the garden center. However, it was not set out 150 plus feet in the eye sight and view close to where people walk through to go shopping.

Mr. Chicarelli noted that another property owner just behind them had requested barbed wire and was angry because his funding fell through.

The Commission questioned if they differentiated between residential and commercial and suggested they consider it.

Mr. and Mrs. Chicarelli explained they cannot get sufficient residents to a meeting to consider a change to the bylaws.

The Commission questioned whether or not the City's approval would supercede the homeowner's association with Attorney Garcia stating she would have to research that issue.

K.D. Carter, owner of Ace Hardware, explained the original barbed wire had been there for 24 years. He explained that in the past 30 days both of his Leesburg and Mount Dora stores have been broken into. He stated it is a matter of public safety. He cited a homeless camp behind Lowe's. He added that, if it is really important to them that they don't do it, then they won't.

Ms. Chicarelli explained that if she could approve it, she would. However, it is a bylaw, deed-restricted community.

Mr. Carter stated he was told that, if the City approved the request, they would remove the violation with Ms. Chicarelli indicating that she told him it would always be denied but the City would carry the responsibility.

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

Motion made by Commissioner Ashcraft to approve Ordinance 23-30 on first reading. Commissioner Cobb seconded the motion.

Mayor Holland opened the floor to further discussion by the Commission.

The Commission questioned the purpose of the barbed wire with Mr. Carter explaining they are asking for approval of the new portion of the fence. He stated there was existing fence with barbed wire and that it would look silly to have the fence extension without barbed wire.

The motion passed on the following vote:

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

7. FUTURE AGENDA ITEMS AND COMMENTS

7.1 City Commission

Commissioner Ashcraft thanked the Events Team for Light Up Eustis. He thanked the City residents for their trust in him and staff for their hard work and support during his first year on the Commission. He thanked the other Commissioners and the City Manager for their assistance. He wished everyone a Merry Christmas and Happy New Year.

Commissioner Hawkins commented on the Commission's previous recognition of Amare. He noted that he recently found out that Amare is the fastest in the country in his category. He expressed concern regarding issues at Palmetto Point with homeless people sleeping there and using the electricity and asked that the City look at solutions.

Mayor Holland asked if locked boxes could be put on the electric outlets with Mr. Gierok indicating that what is there currently do not have locks. He stated that staff could turn off the power to those outlets except for during events.

Commissioner Hawkins cited an issue with littering in a Lake County enclave and a resident who created the issue. He emphasized the need to close the enclaves.

Commissioner Hawkins commented on meetings held with Hand in Hand. He noted they have a landscaping business and cited funds the City has provided to various organizations. He suggested that the City could ask Hand in Hand to do some of the lawn care in the parks and pay them for that rather than donating funds. He then reported on his attendance at a tour of the community clinic and thanked Commissioner Ashcraft for orchestrating the tour.

Commissioner Cobb complimented staff on the Light Up Eustis event and the Library staff on its decorations. She cited the EPD Christmas party. She announced that she would not be seeking re-election in 2024 for the City Commission. She stated that she filed to run for the Florida State House Seat, District 26. She commented on how wonderful her term on the Commission has been and thanked everyone for their patience.

Vice Mayor Lee expressed pride in Amare and indicated that she is attempting to get him enrolled in her alma mater in Baton Rouge. She wished everyone a Merry Christmas.

7.2 City Manager

Mr. Carrino announced he would be out of the office for about a week with Bill Howe serving as Acting City Manager in his absence. He thanked everyone and wished them a great holiday.

7.3 City Attorney

Attorney Garcia wished everyone a happy holiday.

7.4 Mayor

Mayor Holland stated a large number of projects were accomplished in the current year and noted there will be a number of things to finish in the upcoming year. He stated his thought they were finally finishing a lot of outstanding items. He wished everyone a Merry Christmas.

8. ADJOURNMENT: 7:57 P.M.

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

CHRISTINE HALLORAN
City Clerk

MICHAEL L. HOLLAND
Mayor/Commissioner



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: January 4, 2024

RE: Appointment of City Clerk as Temporary Chairman for Election of Mayor and Vice Mayor

Introduction:

This item is for the election of the Mayor and Vice Mayor for 2024.

Background:

The following procedure will be utilized for the election of Mayor:

1. Mayor Holland will turn the meeting over to the City Clerk for the election of the Mayor for 2024.
2. The City Clerk will open the floor to nominations for Mayor. Nominations do not require a second.
3. When it appears no further nominations are forthcoming, the City Clerk will call for a motion that nominations be closed. This motion does require a second, followed by a voice vote.
4. If there is only one nomination for Mayor, a roll call vote shall be taken in alphabetical order on the nomination.
5. If there is more than one nomination for Mayor, a roll call vote shall be taken on the nominees in the order in which the nominations were offered up to a nominee receiving three affirmative votes. There will be no run-off or voting on subsequent nominees once someone has received three votes. Roll call shall be in alphabetical order as follows: Commissioner Ashcraft, Commissioner Cobb, Commissioner Hawkins, Commissioner Holland, and Commissioner Lee.

Following the election of the Mayor, the new Mayor will take over the meeting and proceed with the election of the Vice Mayor using the same format as for election of the Mayor.

Following the election of the Vice Mayor, the new Mayor and Vice Mayor will assume their respective seats and the new Mayor will proceed with the first item on the regular agenda.

Prepared By:

Christine Halloran, City Clerk

Reviewed By:

Tom Carrino, City Manager



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: January 4, 2024

RE: City Commission Meeting Schedule 2024

Introduction:

The purpose of this item is for the City Commission to formally adopt the meeting schedule for 2024 pursuant to the City Charter and the Commission Rules of Order.

Background:

The City Charter, Article III, Section 10. Paragraph (a), as amended by the 2016 charter referendum, states: "Meetings. The city commission shall meet regularly at such times as may be prescribed in its rules, but not less frequently than once each month."

Section 1(a) of the City Commission Rules of Order, adopted July 16, 2015, states: "A schedule of meetings shall be adopted annually at the organizational meeting in January."

Pursuant to the Charter and Rules of Order, staff recommends the adoption of the following regular meeting schedule with meetings to be held at 6:00 p.m. the first and third Thursdays of each month. **Please note:** The first Thursday in July is Independence Day; therefore, staff is recommending scheduling the first July 2024 meeting for the 2nd Thursday – July 11, 2024 as an alternative date.

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| January 4, 2024 | July 18, 2024 |
| January 18, 2024 | August 1, 2024 |
| February 1, 2024 | August 15, 2024 |
| February 15, 2024 | September 5, 2024 |
| March 7, 2024 | September 19, 2024 |
| March 21, 2024 | October 3, 2024 |
| April 4, 2024 | October 17, 2024 |
| April 18, 2024 | November 7, 2024 |
| May 2, 2024 | November 21, 2024 |
| May 16, 2024 | December 5, 2024 |
| June 6, 2024 | December 19, 2024 |
| June 20, 2024 | January 2, 2025 |
| July 11, 2024 (2nd Thursday) | |

Recommended Action:

Staff recommends the City Commission adopt the recommended meeting schedule with regular meetings to be held the first and third Thursdays of each month at 6:00 p.m.

Prepared and Reviewed By: Christine Halloran, City Clerk and Tom Carrino, City Manager



City of Eustis

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

TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: January 4, 2024

RE: Resolution Number 24-02: Acceptance of Sorrento Pines Subdivision
(Unincorporated Lake County) Utility Infrastructure and Maintenance Bonds for
Phase 1B

Introduction:

Resolution Number 24-02 accepts the utility infrastructure for the Sorrento Pines Subdivision Phase 1B; approves a \$144,986.70 two-year maintenance bond; and authorizes the City Manager to release the bond following the two-year maintenance period and verification that there are no deficiencies in the systems.

Background:

The subdivision known as Sorrento Pines Phase 1B is a single-family development in unincorporated Lake County. On September 17, 2020, via Resolution Number 20-64, the Eustis City Commission approved a Water and Wastewater Utility Agreement with Sorrento Pines, LLC for the project. The current developer, Wrathell, Hunt and Associates, LLC, has completed the utility infrastructure construction, submitted a signed and sealed Engineer's Statement of utility infrastructure construction costs, and provided Maintenance Bonds for Phase 1B of the Sorrento Pines Subdivision in accordance with Section 102-10(c)(5) of the Land Development Regulations.

The Public Works Director has received clearances from applicable State agencies and test reports related to the utility systems construction. The department has conducted appropriate inspections and recommends final acceptance of the subdivision infrastructure. The submitted maintenance bonds (\$144,986.70 for Phase 1B, which is 10% of the construction costs for the Phase) will ensure that any deficiencies that become apparent over the two-year period will be corrected without cost to the City.

Recommended Action:

Approve Resolution Number 24-02

Policy Implications:

None

Alternatives:

1. Approve Resolution Number 24-02
2. Deny Resolution Number 24-02

Budget/Staff Impact:

None

Prepared By:

Greg Dobbins, Deputy Director, Public Utilities

Reviewed By:

Rick Gierok, Director, Public Works

Jeff Richardson, AICP, Deputy Director, Development Services

Attachment(s):

Resolution Number 24-02

Engineer's Certification of Substantial Completion

Maintenance Bond

Bill of Sale

Recorded Plat

Bill of Sale and Limited Assignment

RESOLUTION NUMBER 24-02

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; ACCEPTING THE WATER, SANITARY SEWER, AND RECLAIMED WATER INFRASTRUCTURE FOR SORRENTO PINES SUBDIVISION PHASE 1B LOCATED ON APPROXIMATELY 200.45 ACRES ADJACENT TO THE SOUTH OF THE SORRENTO HILLS / EAGLE DUNES DEVELOPMENT IN UNINCORPORATED LAKE COUNTY; PROVIDING FOR ACCEPTANCE OF A TWO-YEAR MAINTENANCE BOND IN THE AMOUNT OF \$144,986.70; AND AUTHORIZING THE CITY MANAGER TO RELEASE ACCEPTED BOND FOLLOWING COMPLETION OF THE TWO-YEAR MAINTENANCE PERIOD AND VERIFICATION THAT THERE ARE NO DEFICIENCIES.

WHEREAS, on September 17, 2020, via Resolution Number 20-64, the Eustis City Commission approved a Water and Wastewater Utility Agreement with Sorrento Pines, LLC regarding the provision of City utilities to the Sorrento Pines properties; and

WHEREAS, Wrathell, Hunt and Associates, LLC, developer of the subdivision now known as the Sorrento Pines subdivision, has completed utility infrastructure construction for the property, more particularly described as:

Sorrento Pines Phase 1B, Plat Book 82, Pages 80-84; and

WHEREAS, the developer's engineer has certified that all the facilities have been constructed in accordance with the approved construction plans and specifications; and

WHEREAS, the Public Works Director has received clearances from applicable State agencies and test reports related to the utility systems' construction, has conducted inspections, and recommends final acceptance of the subdivision infrastructure; and

WHEREAS, Wrathell, Hunt and Associates, LLC has submitted a signed and sealed Engineer's Statement of utility infrastructure construction costs and provided a Maintenance Bond in accordance with Section 102-10(c)(5) of the Land Development Regulations.

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

Section 1: That the City of Eustis hereby accepts the ownership and maintenance responsibility of the Sorrento Pines Phase 1B public facilities and infrastructure including potable water, reclaimed water, and sanitary sewer systems.

Section 2. That the City Manager is hereby authorized to release the \$144,986.70 Phase 1B Maintenance Bond following the two-year maintenance period, provided that the Public Works Director verifies that no deficiencies exist.

Section 3. That all Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

Section 4. That should any section, phrase, sentence, provision, or portion of this Resolution be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 5. That this Resolution shall become effective upon filing.

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

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 4th day of January 2024 by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

This document 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 24-02 is hereby approved, and I hereby 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 Senior Center, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, CMC, City Clerk

POULOS & BENNETT

Orlando Office
2602 E. Livingston Street
Orlando, Florida 32803

(407) 487-2594 • poulosandbennett.com

Jacksonville Office
7563 Philips Hwy., Suite 303
Jacksonville, Florida 32256

November 7, 2023

Mr. Greg Dobbins
City of Eustis
4 N. Grove Street
Eustis, FL 32727

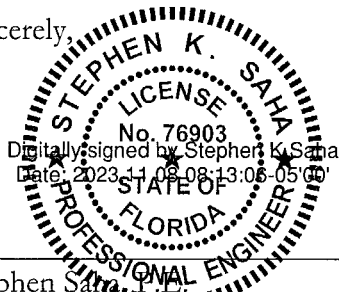
Subject: Sorrento Pines Phase 1B
Engineer's Certification of Substantial Completion
Poulos & Bennett Project No.: 20-123

Dear Mr. Dobbins:

In my professional opinion, as a registered engineer in the State of Florida, I certify that the system improvements for grading, paving, drainage, reclaim water, water distribution, and wastewater collection for the above-mentioned project have been completed substantially in accordance with the engineering plans approved by City of Eustis and in compliance with the City of Eustis Subdivision Regulations. This determination is based on construction site observations and review of test reports by me or a representative under my direction and certified As-Built drawings.

Please do not hesitate to contact me, should you have any questions or comments about this matter.

Sincerely,



Stephen Saha, P.E.
Poulos & Bennett, LLC
P.E. No. 76903

cc: File

LETTER OF TRANSMITTAL

To: **Mr. Greg Dobbins**
City of Eustis
Deputy Director for Public
Utilities
901 Bates Avenue
Eustis, FL 32726

Date: November 9, 2023
Re: Sorrento Pines 1B Closeout

Project No.: 20-123

The documents below are being sent via: Courier

- Applications Plans Specifications ZIP/CD
- Change Order Prints Invoice FYI
- Copy of Letter Shop Drawings Request Other

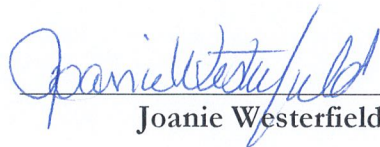
Quantities	Dated	Description
1	11/7/2023	Engineer's Certification of Substantial Completion
1	10/24/2023	Maintenance Bond Ph 1B – 0257084
1	N/A	Bill of Sale Ph 1B – Developer to CDD DRAFT
1	N/A	Bill of Sale Ph 1B – CDD to City of Eustis DRAFT
1	8/25/2023	<input checked="" type="checkbox"/> Potable Water Total Clearance
3	11/3/2023	<input checked="" type="checkbox"/> Reclaim Water As-builts – Signed and Sealed (full size)
3	11/3/2023	<input checked="" type="checkbox"/> Sanitary Water As-builts – Signed and Sealed (full size)
3	11/6/2023	<input checked="" type="checkbox"/> Potable Water As-builts – Signed and Sealed (full size)
1	N/A	<input checked="" type="checkbox"/> Electronic version of all documents listed

These are transmitted as checked below:

- For Review/Approval As Requested For Your File Other

Remarks:

***Completed Bill of Sales for Phase 1B and wastewater clearance will follow under separate cover. * Please let us know if you require anything else for this close-out package. I can be reached at 407-487-2594 or jwesterfield@poulosandbennett.com.**


Joanie Westerfield



BILL OF SALE
[SORRENTO PINES PHASE 1B UTILITIES IMPROVEMENTS]

Sorrento Pines Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Seller, for and in consideration of the sum of one (\$1.00) dollar and other valuable consideration paid to Seller by **City of Eustis**, Buyer, receipt of which is hereby acknowledged does grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, valve boxes, fittings, thrust blocks, hydrants, equipment, manholes, lift station and other goods which comprise the water, reuse, forcemain and wastewater collection/transmission system installed by Seller and located on the City easements or rights-of-way as shown on the record drawings, more specifically described as follows:

All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Tracts RW-2, RW-3, and RW-4 (Private Right-of-Way) and all "Utility Easements," each as identified in the plat known as *Sorrento Pines Phase 1B*, as recorded at Plat Book 82, Pages 80 – 84, of the Official Records of Lake County, Florida.

Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owner of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Seller has executed this Bill of Sale on December 22nd, 2023.

WITNESSES

SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT

By: Joanie Westfield
Name: Joanie Westfield

Seth Bennett
Name: Seth Bennett
Title: Chairperson

By: Maele Pitzer
Name: Maele Pitzer

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22nd day of December, 2023, by Seth Bennett as Chairperson of Sorrento Pines CDD, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Cheryl Burch
NOTARY PUBLIC, STATE OF Florida

Name: Cheryl Burch
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



BILL OF SALE AND LIMITED ASSIGNMENT
[SORRENTO PINES PHASE 1B UTILITIES IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 8th day of November, 2023, by and between **Galvin Land Services, LLC**, a Florida limited liability company, with an address of 121 Snell Isle Boulevard, St. Petersburg, Florida 33704 (“**Grantor**”), and **Sorrento Pines Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**” or “**Grantee**”) whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

BACKGROUND STATEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, “**Property**”) described in **Exhibit A** and below to have and to hold for Grantee’s own use and benefit forever:

a) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an “as is” basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee’s limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

GALVIN LAND SERVICES, LLC

By: Chloe Brantley
Name: Chloe Brantley

Mike Galvin
Name: Mike GALVIN
Title: MANAGER

By: Seth Bennett
Name: Seth Bennett

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 3rd day of November, 2023, by Mike Galvin as Manager of Galvin Land Services, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

Stacey Ann Gray
NOTARY PUBLIC, STATE OF Florida
Name: Stacey Ann Gray
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A
Description of Phase 1B Utilities Improvements

Utilities - All wastewater lines, potable water lines and reclaim lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon rights-of-way designated as Tract RW-2, RW-3, and RW-4 (Private Right-of-Way) and all "Utility Easements," each as identified in the **PROPOSED** plat known as *Sorrento Pines Phase 1B*, attached hereto as **EXHIBIT B**.

Description	CDD Eligible Amount	Paid to Date	Balance Owed	Retainage
Potable Water	\$206,483.25	\$185,834.92	\$0.00	\$20,648.33
Wastewater	\$344,505.50	\$310,054.95	\$0.00	\$34,450.55
Reclaimed Water	\$335,646.00	\$302,081.40	\$0.00	\$33,564.60
TOTAL:	\$886,634.75	\$797,971.27	\$0.00	\$88,663.48

SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

INSTRUMENT #2023154413
PLAT BK 82 PG 80 (5 PGS)
DATE: 12/20/2023 1:28:45 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$90.00

PLAT BOOK **82** PAGE **80**
SHEET 1 OF 5

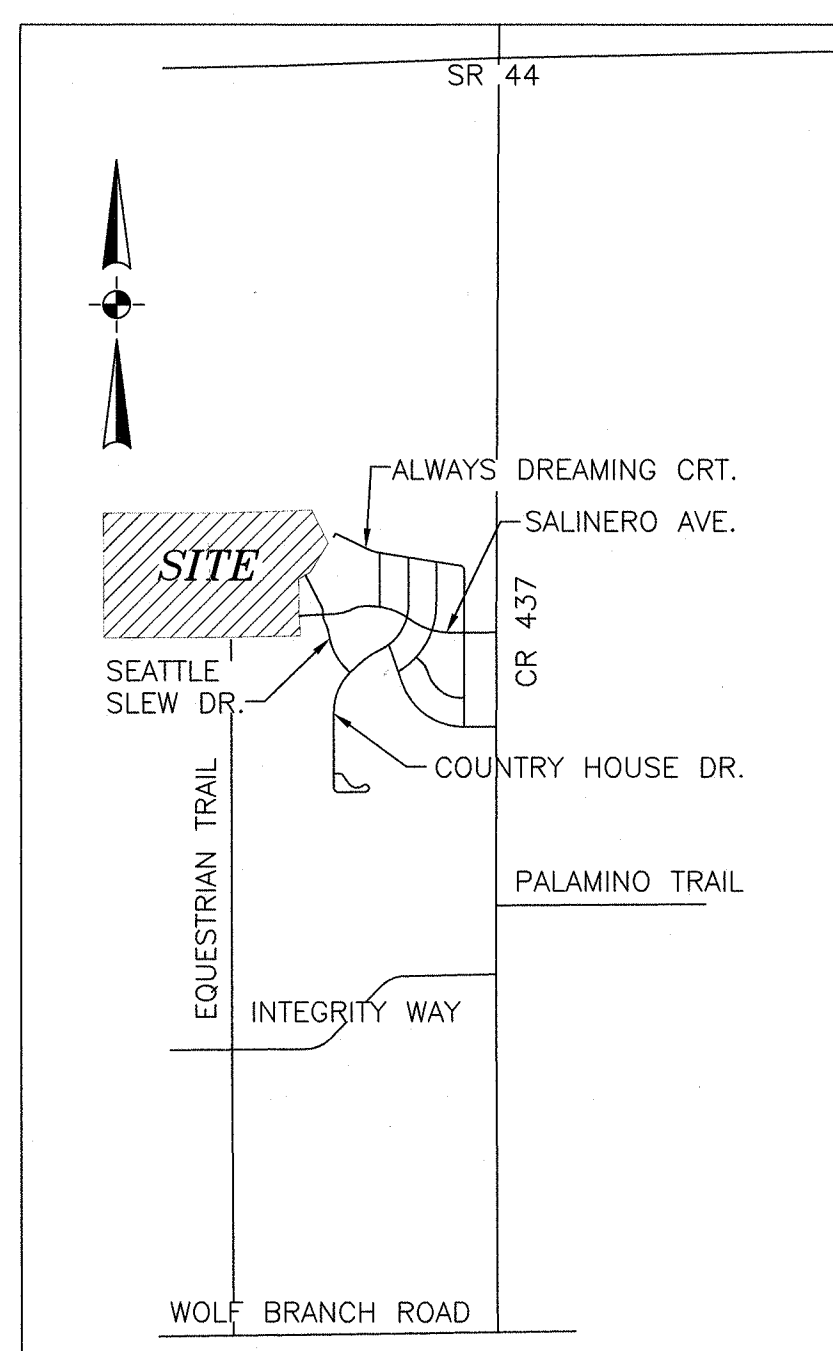
SORRENTO PINES PHASE 1B

DESCRIPTION:

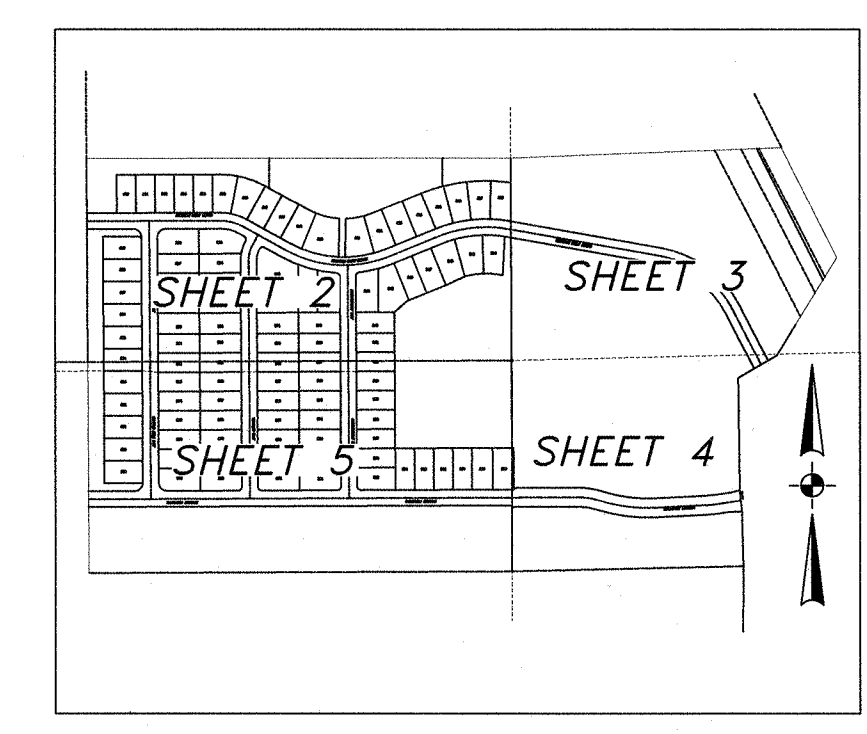
A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SORRENTO HILLS, PHASE 3, AS RECORDED IN PLAT BOOK 52, PAGES 69 THROUGH 78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°53'44" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 1327.47 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE NORTH 87°49'27" EAST 846.38 FEET; THENCE DEPARTING SAID SOUTH LINE RUN THENCE SOUTH 26°42'35" EAST, 293.14 FEET; THENCE SOUTH 26°43'24" EAST, 91.22 FEET; THENCE SOUTH 31°35'42" WEST, 359.19 FEET; THENCE SOUTH 59°45'17" WEST, 139.79 FEET; THENCE SOUTH 00°47'31" EAST, 350.26 FEET; THENCE SOUTH 05°26'12" EAST, 66.93 FEET; THENCE SOUTH 01°30'53" EAST, 171.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 88°43'43" WEST ALONG THE NORTH LINE OF SAID SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 722.88 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 89°44'59" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1323.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00°15'50" WEST ALONG THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 658.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 00°16'59" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 635.84 FEET TO THE POINT OF BEGINNING.
CONTAINING 63.882 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SORRENTO HILLS, PHASE 3, PLAT BOOK 52, PAGES 69-78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING N89°53'44"E A GRID BEARING BASE ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83-2011 ADJUSTMENT), EAST ZONE, REFERENCED TO THE GEODETIC CONTROL POINTS ESTABLISHED WITHIN THE LAKE COUNTY CONTROL NETWORK, CONTROL POINTS "LK 254 2006" AND "LK 253 2006".
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON-RADIAL.
- PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12089C0385E, MAP REVISED DECEMBER 18, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 (NAD 83-2011 ADJUSTMENT), EAST ZONE. (COORDINATES SHOWN AS NORTHING= N:1431064.72, EASTING= E:762080.25).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SORRENTO PINES (HEREAFTER REFERRED TO AS "DECLARATION") RECORDED IN THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO.
- INDIVIDUAL LOT PURCHASERS SHALL BE REQUIRED TO COMPLY WITH ALL LANDSCAPE MAINTENANCE REQUIREMENTS SET FORTH IN SECTION 9.01, LAKE COUNTY LAND DEVELOPMENT REGULATIONS.
- TRACTS OS-7, OS-8, OS-9, OS-10, OS-11, OS-12 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE SORRENTO PINES OWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").
- TRACTS SW-4 AND SW-5 (STORMWATER POND) SHALL BE OWNED AND MAINTAINED BY SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (HEREAFTER REFERRED TO AS "CDD"), SAID TRACTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, OVER THE ENTIRETY OF THE TRACTS.
- TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) SHALL BE OWNED AND MAINTAINED BY THE CDD. AN ACCESS EASEMENT OVER TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) IS HEREBY GRANTED TO GALVIN LAND SERVICES, LLC., THEIR SUCCESSORS AND/OR ASSIGNS.
- THE ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO CR 437 LAND INVESTMENTS, LLC., THEIR SUCCESSORS AND/OR ASSIGNS.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CDD, ITS SUCCESSORS AND/OR ASSIGNS.
- THERE IS A 5.00' WIDE DRAINAGE EASEMENT ON ALL SIDE AND REAR LOT LINES AND A 10.00' WIDE UTILITY EASEMENT ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED. (SEE SHEET 3 FOR TYPICAL LOT DETAIL.)
- IT IS THE RESPONSIBILITY OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE RIGHTS-OF-WAY UNLESS SUCH RESPONSIBILITY IS VOLUNTARILY ASSUMED BY LAKE COUNTY AND IN SUCH CASE, LAKE COUNTY SHALL BE ENTITLED TO UTILIZE ALL TRACTS AND EASEMENTS DESIGNATED ON THIS PLAT FOR STORMWATER PURPOSES. THE REAL PROPERTY UNDERLYING DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL OWNER OF EACH LOT.
- PURSUANT TO SECTION 193.0235, F.S., ALL TRACTS DEDICATED TO A HOMEOWNER'S ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
- FINAL CONVEYANCE OF ANY UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.
- PROPERTY IS SUBJECT TO AND BENEFITED BY THE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5737, PAGE 2287, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (NOT PLOTTABLE)



VICINITY MAP
SCALE: 1" = 2000'



KEY MAP
SCALE: 1" = 600'

SHEET INDEX:
SHEET 1: LEGAL DESCRIPTION, DEDICATION, NOTES
SHEETS 2-5: GEOMETRY-PLAT DETAIL

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND AND ABBREVIATIONS:

■	SET 4"x4" CONCRETE MONUMENT, PRM LB #8060 PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL
□	FOUND 4"x4" CONCRETE MONUMENT, PRM LB #8060 PERMANENT REFERENCE MONUMENT	PC	POINT OF CURVATURE
○	SET NAIL AND DISK, PCP LB #8060 PERMANENT CONTROL POINT	PRC	POINT OF REVERSE CURVATURE
●	PERMANENT CONTROL POINT	NT	NON-TANGENT
⊙	PERMANENT REFERENCE MONUMENT	PT	POINT OF TANGENCY
+	CHANGE IN DIRECTION	PI	POINT OF INTERSECTION
⊕	CENTERLINE	⊕	CENTERLINE
⤴	CHANGE IN DIRECTION	⊕	CENTERLINE
C#	CURVE NUMBER	⤴	CHANGE IN DIRECTION
L#	LINE NUMBER	C#	CURVE NUMBER
LB	LICENSED BUSINESS	L#	LINE NUMBER
U.E.	UTILITY EASEMENT	LB	LICENSED BUSINESS
N.T.S.	NOT TO SCALE	U.E.	UTILITY EASEMENT
F.S.	FLORIDA STATUTES	N.T.S.	NOT TO SCALE
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	F.S.	FLORIDA STATUTES

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

DEDICATION

IN WITNESS WHEREOF SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE AUTHORIZED AGENT NAMED BELOW
BY: SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF THE SPECIAL PURPOSE GOVERNMENT CREATED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

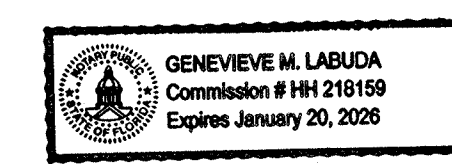
WITNESS:

 SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT
 PRINTED NAME: Gervase LaBuda

 PRINTED NAME: Melissa Martinez

STATE OF Florida
COUNTY OF Orange
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10th DAY OF October, 2023, BY Seth Bennett, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC:
PRINT NAME: Gervase M. LaBuda
MY COMMISSION EXPIRES: January 20, 2026
COMMISSION #: HH218159



CERTIFICATE OF SURVEYOR REVIEW

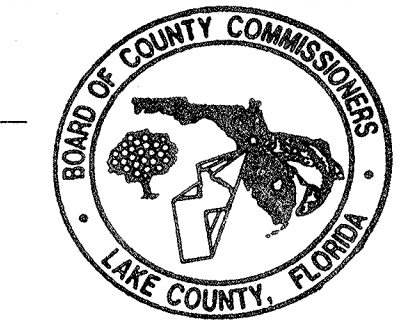
PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

CARMELVIN
REGISTRATION NO. LS6329
DATE: 10/30/2023

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THE 5th DAY OF December 2023, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA.

BY:
CHAIRMAN OF THE BOARD
ATTEST:
CLERK OF THE BOARD



CERTIFICATES OF APPROVAL

COUNTY ENGINEER:
DATE: 08/30/2023
PLANNING AND ZONING MANAGER:
DATE: 11-3-23
COUNTY ATTORNEY:
DATE: Dec 19, 2023

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT (HEREAFTER REFERRED TO AS "CDD"), ITS SUCCESSORS AND/OR ASSIGNS IS HEREBY DEDICATED TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY), WHICH ARE INTENDED TO BE USED FOR ROADWAY AND RELATED PURPOSE, AND TRACTS SW-4 AND SW-5 (STORMWATER POND), WHICH ARE INTENDED TO BE USED FOR STORMWATER AND/OR CONSERVATION PURPOSES, FOR OWNERSHIP AND MAINTENANCE. THERE IS NO OBLIGATION OF OWNERSHIP OR MAINTENANCE OF SAID TRACTS TO LAKE COUNTY, FLORIDA OR ANY OTHER PUBLIC AGENCY.

A NON-EXCLUSIVE, PERPETUAL ACCESS EASEMENT OVER TRACT RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) IS DEDICATED TO THE PROVIDERS OR PUBLIC UTILITIES FOR THE PROPER PURPOSE.

TRACTS OS-7, OS-8, OS-9, OS-10, OS-11, OS-12 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE SORRENTO PINES OWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").

TRACTS SW-4 AND SW-5 (STORMWATER POND) SHALL BE OWNED AND MAINTAINED BY SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (HEREAFTER REFERRED TO AS "CDD"), SAID TRACTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, OVER THE ENTIRETY OF THE TRACTS.

THE ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO CR 437 LAND INVESTMENTS, LLC., THEIR SUCCESSORS AND/OR ASSIGNS.
THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CDD, ITS SUCCESSORS AND/OR ASSIGNS.

THE OWNER DOES HEREBY GRANT TO LAKE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL OF THE PRIVATE ROADWAYS SHOWN AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF LOTS AND THEIR GUESTS, INVITEES, AND DOMESTIC HELP, AND TO DELIVERY, PICK UP AND FIRE PROTECTION SERVICES, POLICE, AUTHORITIES OF THE UNITED STATES POSTAL SERVICE MAIL CARRIES, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE OWNER, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS AND UTILITY EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED Mike Galvin MANAGER THEREUNTO DULY AUTHORIZED ON THIS 17th DAY OF October, 2023.

GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY:
DATE: 10/12/2023
PRINTED NAME: MIKE GALVIN
TITLE: MANAGER
121 SNELL ISLE BLVD.
ST PETERSBURG, FLORIDA 33704

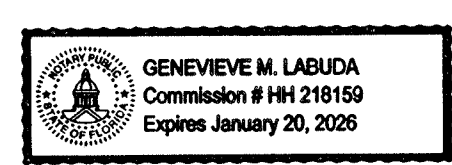
WITNESS:

 PRINTED NAME: Gervase LaBuda

 PRINTED NAME: Melissa Martinez

STATE OF Florida
COUNTY OF Orange
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17th DAY OF October, 2023, BY MIKE GALVIN, MANAGER, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY HE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC:
PRINT NAME: Gervase M. LaBuda
MY COMMISSION EXPIRES: January 20, 2026
COMMISSION #: HH218159



CERTIFICATE OF SURVEYOR

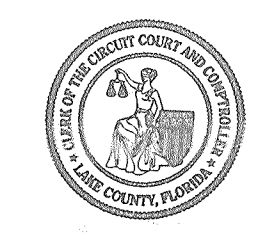
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATE: 10/06/2023
STEVEN E. BLANKENSHIP, P.S.M.
REGISTRATION NO. 5361
ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
LICENSED BUSINESS #8060

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD
ON December 20, 2023 AT 1:28:15 PM.
FILE NO. 2023154413, PLAT BOOK 82, PAGE 80.

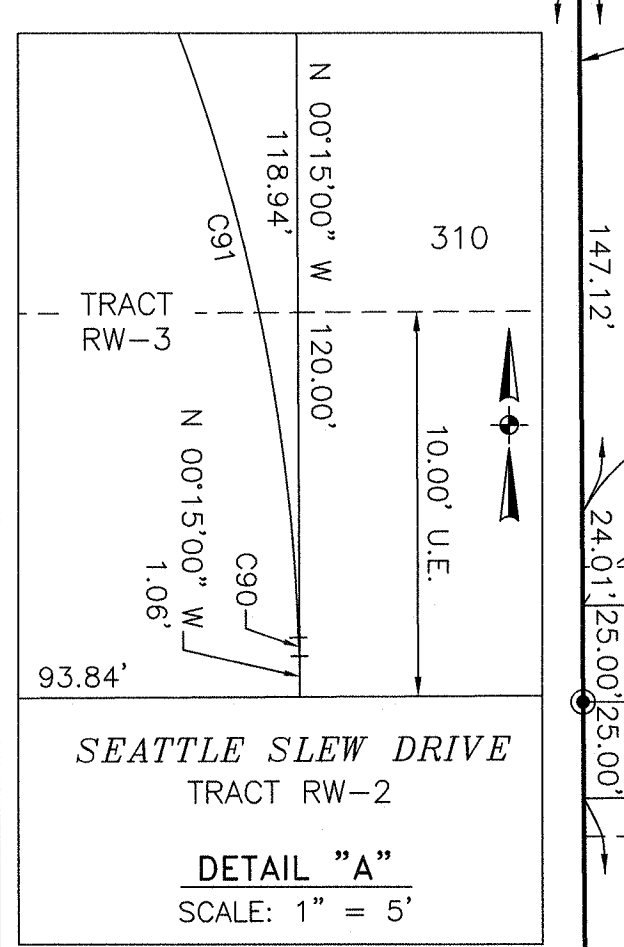
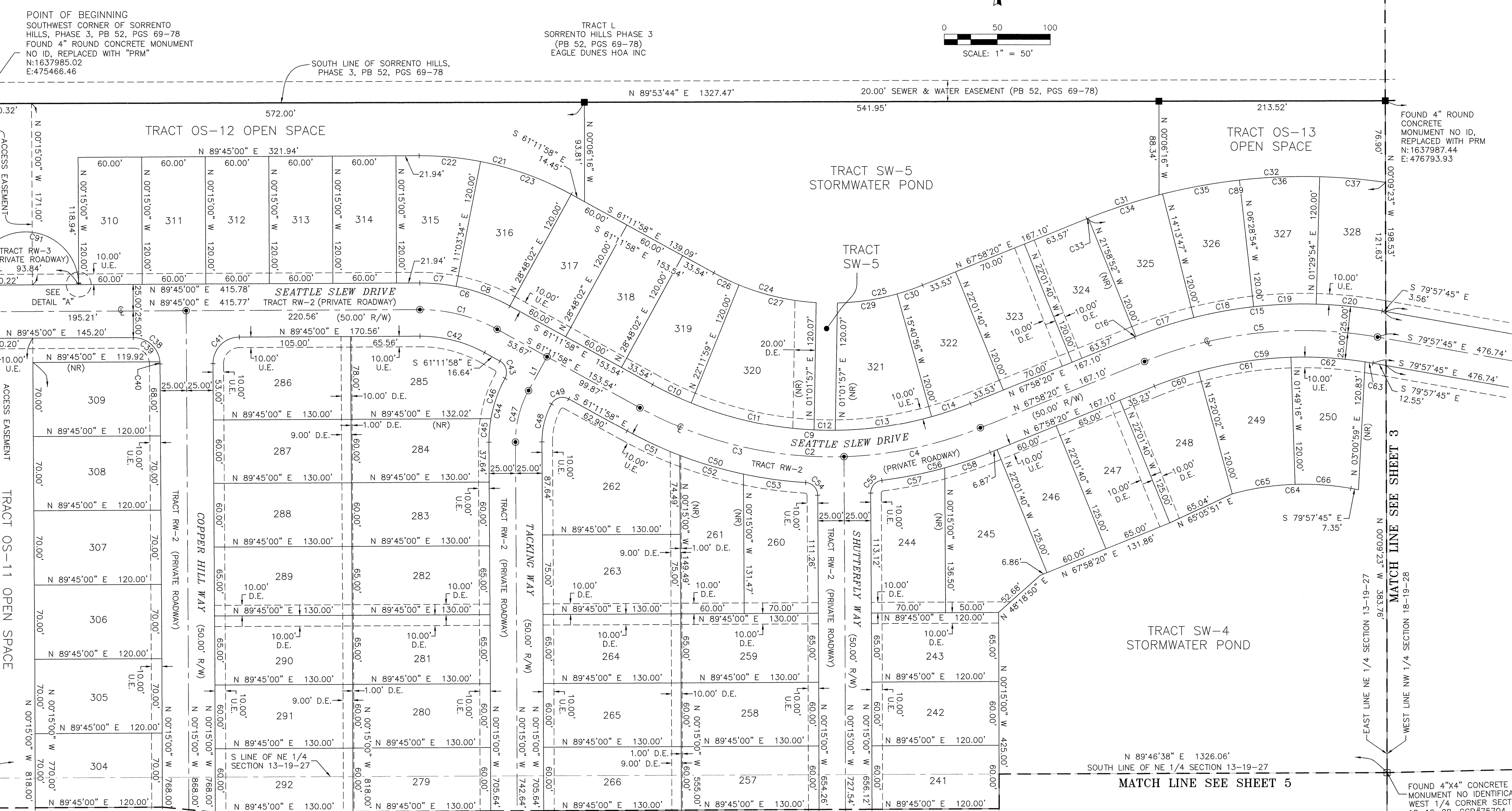
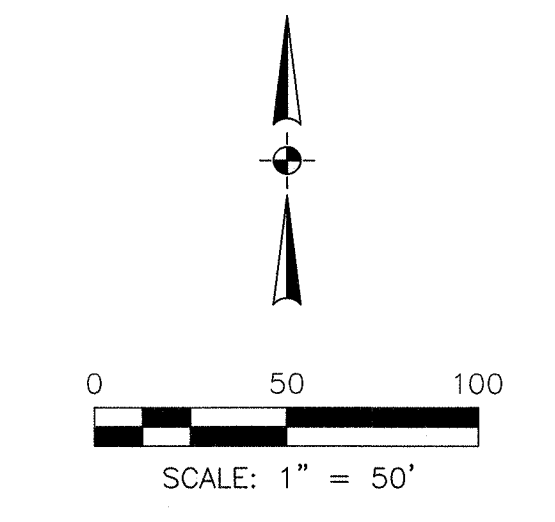
CLERK OF THE CIRCUIT COURT
IN AND FOR LAKE COUNTY, FLORIDA



SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

PLAT BOOK **82** PAGE **81**
SHEET 2 OF 5



NOT PLATTED
WEST LINE OF THE SOUTHWEST 1/4 OF THE SECTION 13-19-27
N 00°16'59" W 653.84'
N 00°15'00" W 818.00'
SW CORNER OF SE 1/4 OF NE 1/4 OF SECTION 13-19-27 FOUND 4" ROUND CONCRETE MONUMENT L58707, E 0.34', N 0.44' FOUND 1/2" IRON ROD LB#8060 REMOVED ALL AND SET "PRM"

POINT OF BEGINNING
SOUTHWEST CORNER OF SORRENTO HILLS, PHASE 3, PB 52, PGS 69-78
FOUND 4" ROUND CONCRETE MONUMENT NO ID, REPLACED WITH "PRM"
N:1637985.02
E:475466.46

TRACT L
SORRENTO HILLS PHASE 3
(PB 52, PGS 69-78)
EAGLE DUNES HOA INC

SOUTH LINE OF SORRENTO HILLS, PHASE 3, PB 52, PGS 69-78

FOUND 4" ROUND CONCRETE MONUMENT NO ID, REPLACED WITH PRM
N:1637987.44
E:476793.93

WEST LINE OF NE 1/4 OF SECTION 13-19-27
N 00°15'00" W 818.00'

N 89°46'38" E 1326.06'
SOUTH LINE OF NE 1/4 SECTION 13-19-27

FOUND 4"x4" CONCRETE MONUMENT NO IDENTIFICATION WEST 1/4 CORNER SECTION 18-19-28, CCR#75704

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

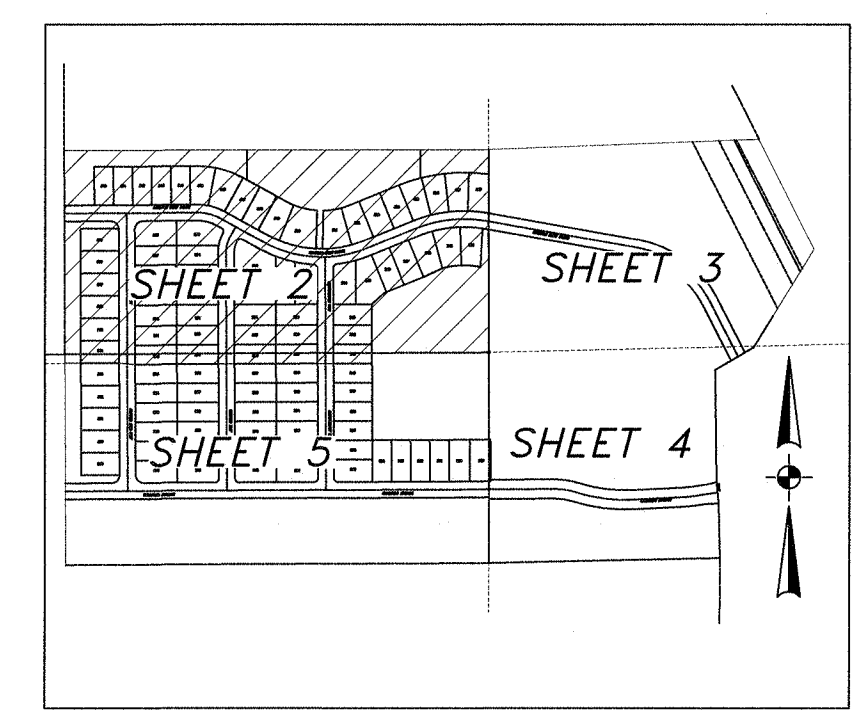
MATCH LINE SEE SHEET 4

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	76.05'	75.24'	S 75°43'29" E	29°03'01"
C2	375.00'	332.67'	321.87'	S 86°36'49" E	50°49'42"
C3	375.00'	200.42'	198.04'	S 76°30'38" E	30°37'19"
C4	375.00'	132.25'	131.57'	N 78°04'31" E	20'12'23"
C5	400.00'	223.86'	220.95'	N 84°00'18" E	32°03'56"
C6	175.00'	88.73'	87.78'	S 75°43'29" E	29°03'01"
C7	175.00'	34.54'	34.49'	S 84°35'43" E	06°20'45"
C8	175.00'	54.19'	53.97'	S 70°04'12" E	17°44'28"
C9	350.00'	310.48'	300.41'	S 86°36'49" E	50°49'42"
C10	350.00'	40.32'	40.30'	S 64°30'00" E	06°36'02"
C11	350.00'	119.30'	118.73'	S 77°33'55" E	19°31'49"
C12	350.00'	20.00'	20.00'	S 88°58'03" E	03°16'28"
C13	350.00'	92.10'	91.84'	N 81°51'24" E	15°04'38"
C14	350.00'	38.77'	38.74'	N 71°08'42" E	06°20'45"
C15	425.00'	237.85'	234.76'	N 84°00'18" E	32°03'56"
C16	425.00'	11.33'	11.33'	N 68°03'42" E	00°10'45"
C17	425.00'	57.49'	57.44'	N 72°01'35" E	07°45'00"
C18	425.00'	57.44'	57.40'	N 79°46'26" E	07°44'39"
C19	425.00'	59.15'	59.10'	N 87°37'58" E	07°58'26"
C20	425.00'	62.44'	62.39'	S 84°10'17" E	08°25'05"
C21	295.00'	149.57'	147.98'	S 75°43'29" E	29°03'01"
C22	295.00'	58.23'	58.13'	S 84°35'43" E	11°18'34"
C23	295.00'	91.34'	90.98'	S 70°04'12" E	17°44'28"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C24	230.00'	101.47'	100.64'	S 73°50'15" E	25°16'34"
C25	230.00'	82.56'	82.12'	N 78°15'23" E	20°34'06"
C26	230.00'	26.50'	26.48'	S 64°30'00" E	06°36'02"
C27	230.00'	74.97'	74.64'	S 77°08'17" E	18°40'32"
C28	NOT USED, INTENTIONALLY DELETED				
C29	230.00'	57.09'	56.95'	N 81°25'45" E	14°13'21"
C30	230.00'	25.47'	25.46'	N 71°08'42" E	06°20'45"
C31	545.00'	71.74'	71.69'	N 71°44'36" E	07°32'32"
C32	545.00'	215.29'	213.90'	N 86°49'53" E	23°38'02"
C33	545.00'	11.43'	11.43'	N 68°02'50" E	00°09'00"
C34	545.00'	73.72'	73.67'	N 71°59'51" E	07°45'01"
C35	545.00'	73.67'	73.62'	N 79°44'42" E	07°44'42"
C36	545.00'	75.86'	75.80'	N 87°36'19" E	07°58'31"
C37	545.00'	62.36'	62.32'	S 85°07'46" E	06°33'19"
C38	25.00'	39.27'	35.36'	N 45°15'00" W	90°00'00"
C39	25.00'	37.27'	33.91'	N 47°32'39" W	85°24'41"
C40	25.00'	2.00'	2.00'	N 02°32'39" W	04°35'19"
C41	25.00'	39.27'	35.36'	N 44°45'00" E	90°00'00"
C42	125.00'	63.38'	62.70'	S 75°43'29" E	29°03'01"
C43	125.00'	18.80'	18.94'	S 16°18'34" E	89°46'50"
C44	125.00'	62.90'	62.24'	N 14°09'56" E	28°49'51"
C45	125.00'	22.48'	22.45'	N 04°54'11" E	10°18'21"
C46	125.00'	40.42'	40.24'	N 19°19'06" E	18°31'30"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C47	100.00'	50.78'	50.24'	N 14°17'52" E	29°05'44"
C48	75.00'	37.40'	37.02'	N 14°02'15" E	28°34'28"
C49	12.00'	18.95'	17.04'	N 73°33'45" E	90°28'33"
C50	400.00'	176.86'	175.42'	S 73°51'57" E	25°19'57"
C51	400.00'	54.74'	54.69'	S 65°07'11" E	07°50'25"
C52	400.00'	62.71'	62.65'	S 73°31'52" E	08°58'58"
C53	400.00'	59.41'	59.35'	S 82°16'38" E	08°30'34"
C54	12.00'	18.07'	16.41'	N 43°23'27" W	86°16'56"
C55	12.00'	17.47'	15.97'	N 41°27'18" E	83°24'36"
C56	400.00'	106.03'	105.72'	N 75°33'58" E	15°11'16"
C57	400.00'	60.53'	60.47'	N 78°49'29" E	08°40'14"
C58	400.00'	45.50'	45.47'	N 71°13'51" E	06°31'02"
C59	375.00'	209.87'	207.14'	N 84°00'18" E	32°03'56"
C60	375.00'	43.81'	43.79'	N 71°19'09" E	06°41'38"
C61	375.00'	88.44'	88.24'	N 81°25'21" E	13°30'46"
C62	375.00'	70.20'	70.09'	S 86°27'32" E	10°43'30"
C63	375.00'	7.42'	7.42'	S 80°31'46" E	01°08'02"
C64	255.00'	112.92'	112.00'	N 87°21'07" E	25°22'18"
C65	255.00'	60.14'	60.00'	N 81°25'21" E	13°30'46"
C66	255.00'	52.78'	52.68'	S 85°53'30" E	11°51'32"
C69	545.00'	287.04'	283.73'	N 83°03'37" E	30°10'34"
C90	13.49'	0.48'	0.48'	N 03°01'47" W	02°01'56"
C91	50.00'	130.49'	96.49'	N 76°46'51" W	149°32'05"

LINE	BEARING	DISTANCE
L1	N 28°50'44" E	136.40'



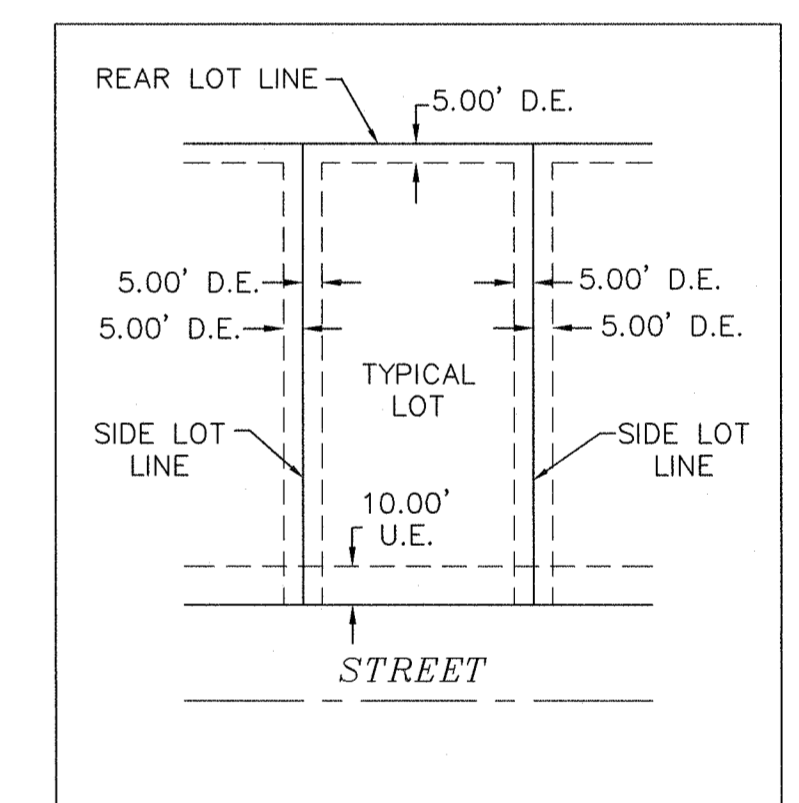
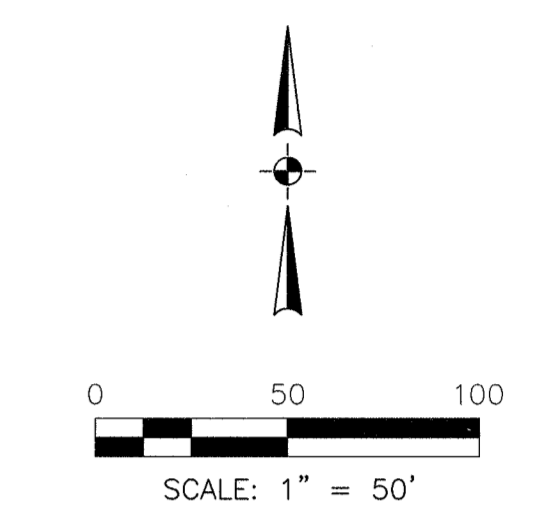
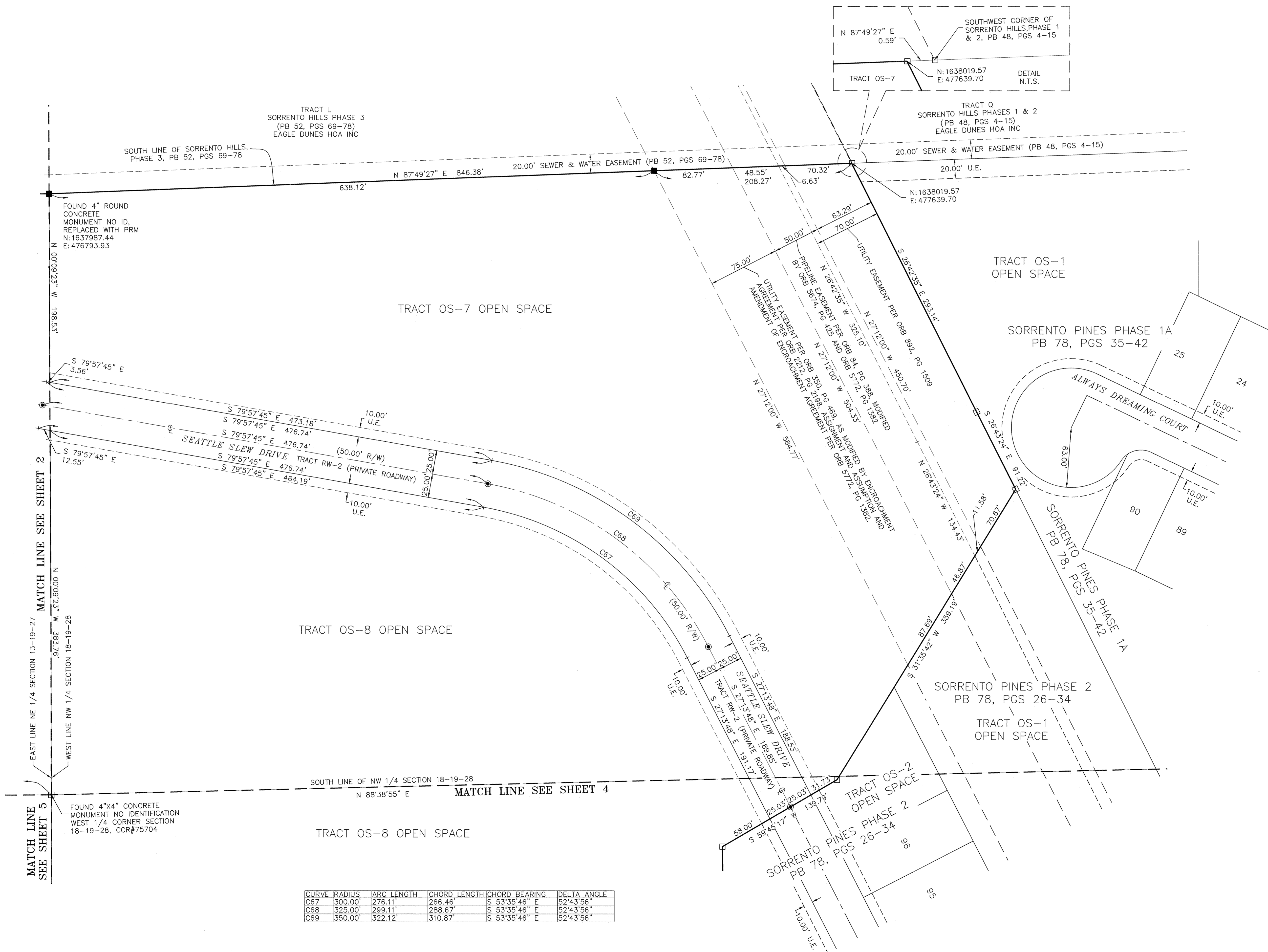
KEY MAP
SCALE: 1" = 600'

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #80660

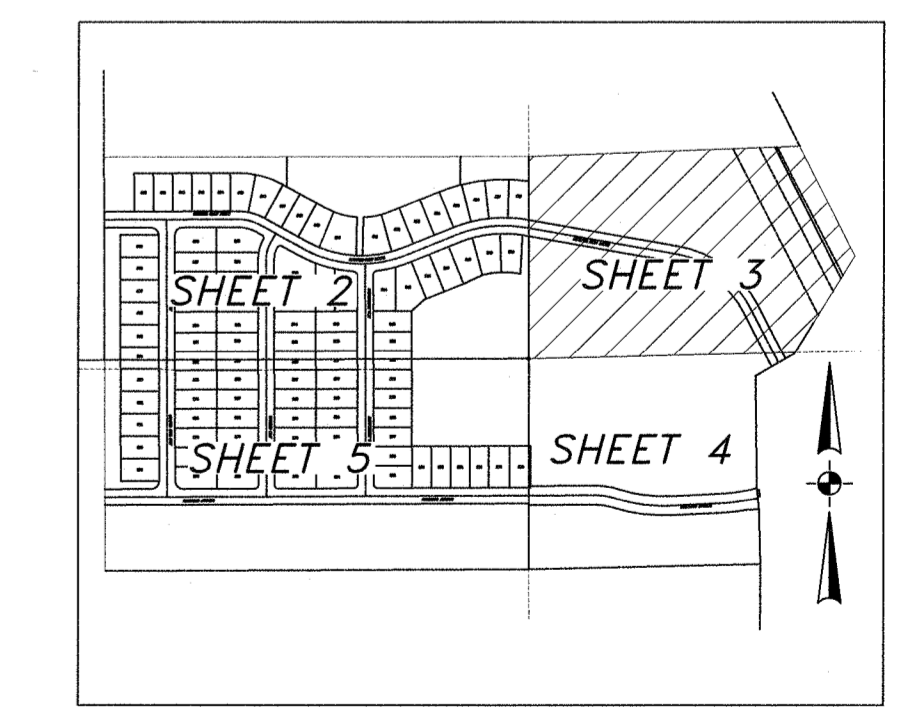
SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

PLAT BOOK **82** PAGE **82**
SHEET 3 OF 5



TYPICAL LOT EASEMENTS UNLESS OTHERWISE NOTED SCALE: 1" = 50'



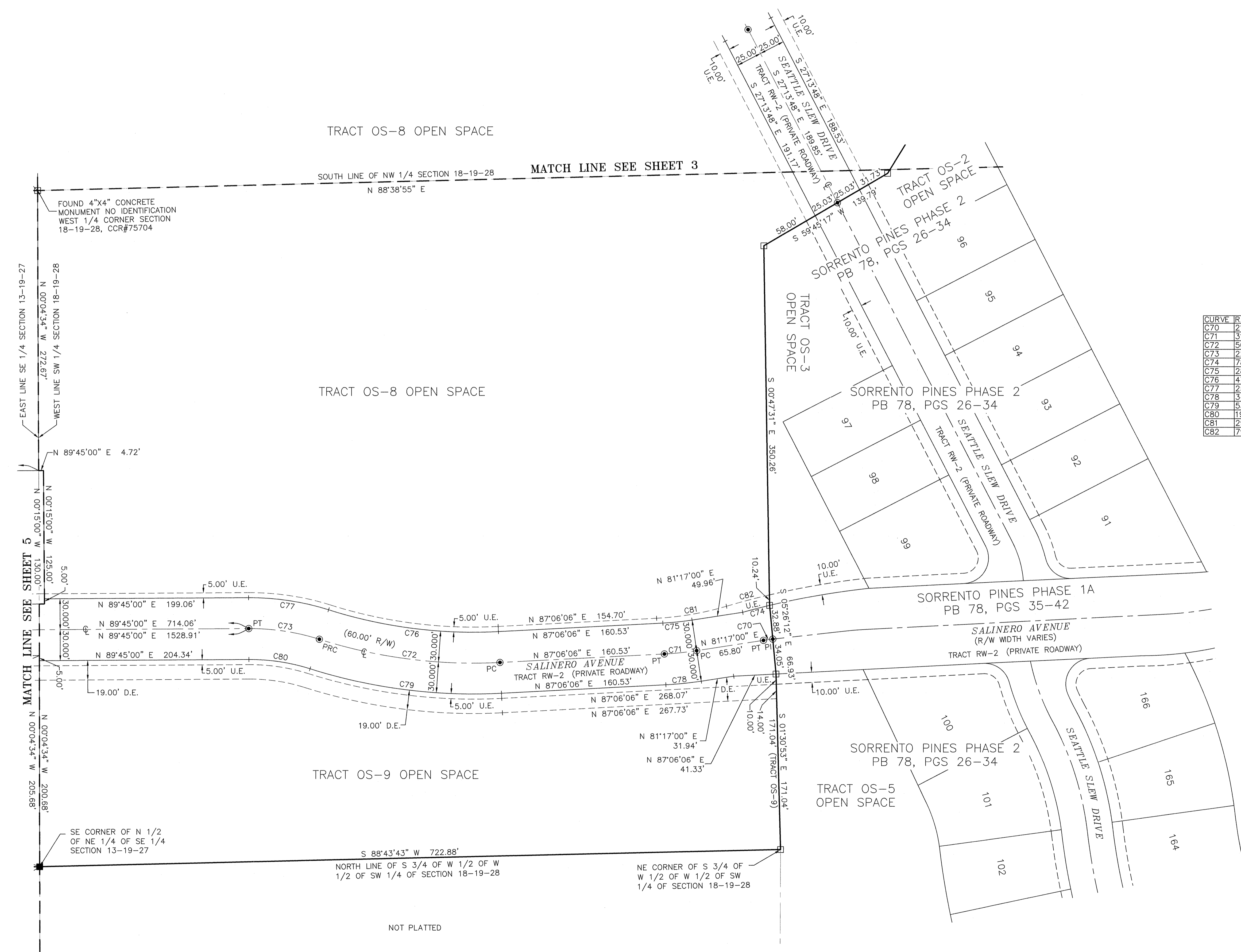
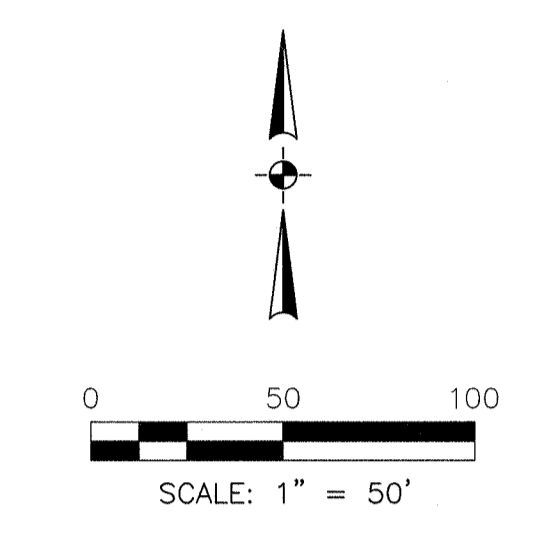
KEY MAP SCALE: 1" = 600'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C67	300.00'	276.11'	266.46'	S 53°35'46" E	52°43'56"
C68	325.00'	299.11'	288.67'	S 53°35'46" E	52°43'56"
C69	350.00'	322.12'	310.87'	S 53°35'46" E	52°43'56"

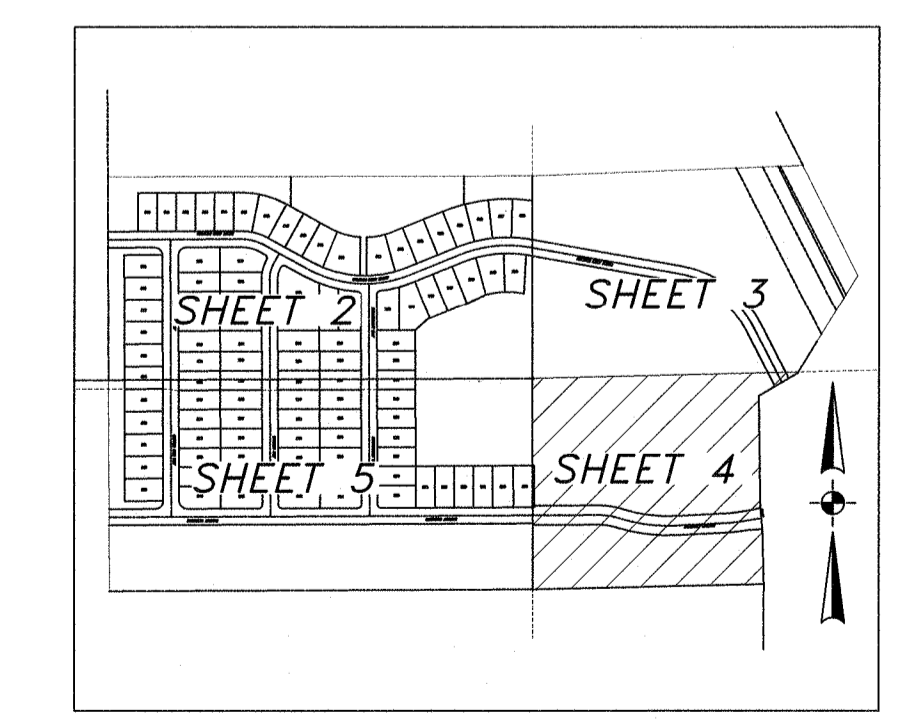
SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

PLAT BOOK **82** PAGE **83**
SHEET 4 OF 5



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C70	212.93'	9.21'	9.21'	S 82°31'20" W	02°28'41"
C71	312.00'	31.68'	31.67'	S 84°11'33" W	05°49'06"
C72	500.00'	178.54'	177.59'	N 82°40'08" W	20°27'33"
C73	225.00'	69.94'	69.66'	N 81°20'40" W	17°48'39"
C74	785.44'	27.06'	27.06'	S 75°42'40" W	01°58'25"
C75	282.00'	28.64'	28.62'	S 84°11'33" W	05°49'06"
C76	470.00'	167.83'	166.94'	N 82°40'08" W	20°27'33"
C77	255.00'	79.27'	78.95'	N 81°20'40" W	17°48'39"
C78	342.00'	34.73'	34.72'	S 84°11'33" W	05°49'06"
C79	530.00'	189.25'	188.25'	N 82°40'08" W	20°27'33"
C80	195.00'	60.62'	60.37'	N 81°20'40" W	17°48'39"
C81	290.00'	69.29'	69.13'	N 80°15'24" E	13°41'24"
C82	795.44'	43.20'	43.20'	N 75°18'07" E	03°06'43"

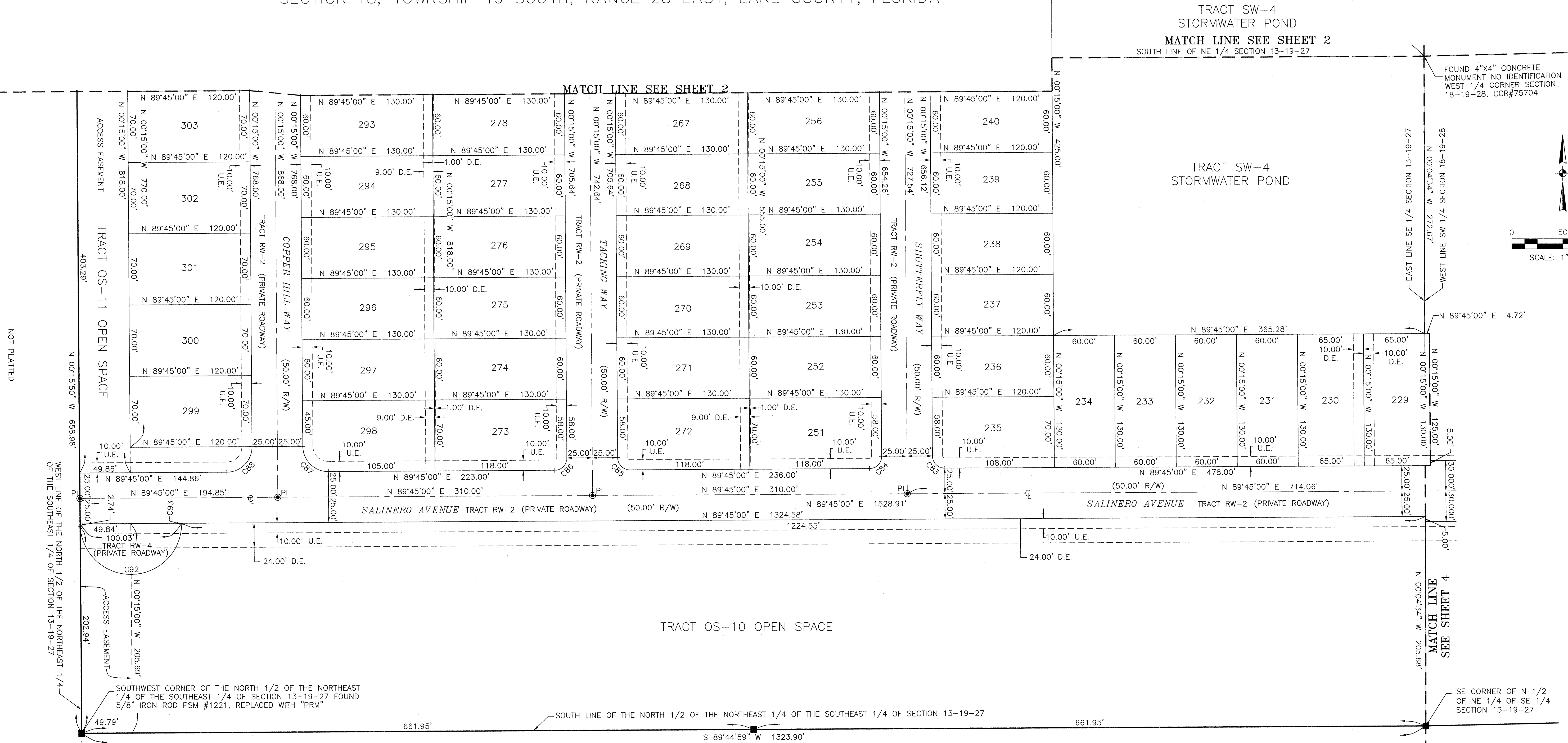


KEY MAP
SCALE: 1" = 600'

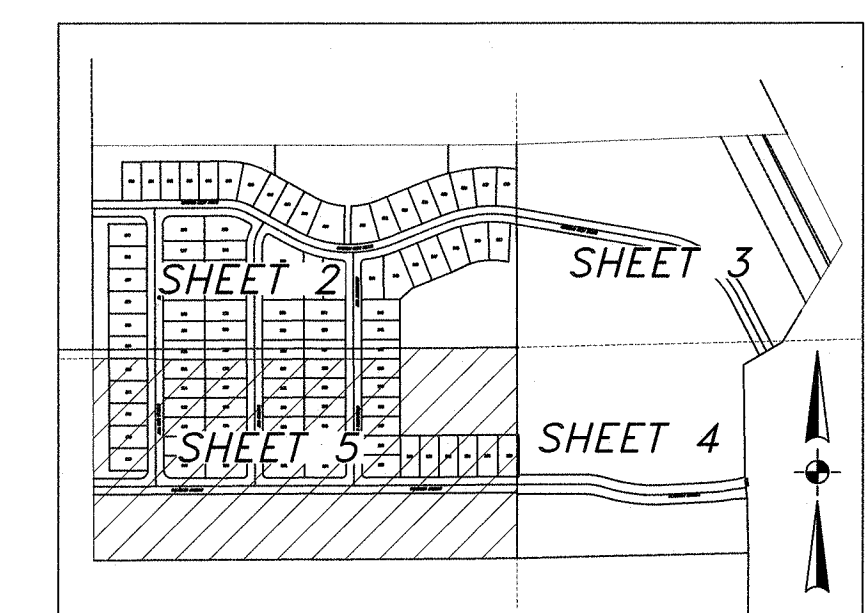
SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

PLAT BOOK **82** PAGE **84**
SHEET 5 OF 5



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C83	12.00'	18.85'	16.97'	N 45°15'00" W	90°00'00"
C84	12.00'	18.85'	16.97'	N 44°45'00" E	90°00'00"
C85	12.00'	18.85'	16.97'	N 45°15'00" W	90°00'00"
C86	12.00'	18.85'	16.97'	N 44°45'00" E	90°00'00"
C87	25.00'	39.27'	35.36'	N 45°15'00" W	90°00'00"
C88	25.00'	39.27'	35.36'	N 44°45'00" E	90°00'00"
C92	50.00'	152.77'	99.91'	N 89°02'43" E	175°03'47"
C93	14.50'	1.52'	1.52'	N 04°30'49" E	06°00'00"



KEY MAP
SCALE: 1" = 600'

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

NOT PLATED

TRACT OS-10 OPEN SPACE

NOT PLATED

MAINTENANCE BOND – SUBDIVISION

Bond No. 0257084

KNOW ALL MEN BY THESE PRESENTS, that we WLW Construction, Inc., 24234 State Road 46, Sorrento, FL 32776 hereinafter referred to as “Principal” and Berkley Insurance Company, 475 Steamboat Road, Greenwich, CT 06830, hereinafter referred to as “Surety” are held and firmly bound unto **City of Eustis**, a political subdivision of the State of Florida, hereinafter referred to as “City” in the penal sum of One Hundred Forty-Four Thousand Nine Hundred Eighty-Six & 70/100 Dollars (\$144,986.70) for the payment of which we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, Principal has constructed certain improvements in the subdivision Sorrento Pines – Phase 1B in the City of Eustis.

WHEREAS, the aforementioned improvements were made pursuant to certain plans and specifications on file in the DEPARTMENT OF PUBLIC WORKS OF THE CITY OF EUSTIS, FLORIDA and hereby made a part hereof by reference thereto and,

WHEREAS, Principal is obligated to protect the CITY OR ITS SUCCESSOR IN INTEREST against any defects resulting from faulty materials or workmanship of said improvements and to maintain said improvements for a period of twenty four (24) months from December 31, 2023 ; WHICH IS THE DATE THE CITY OF EUSTIS ACCEPTS THE IMPROVEMENTS AS COMPLETE, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

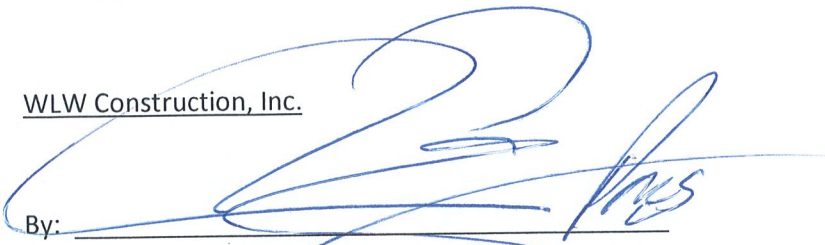
The CITY shall notify the Principal in writing of any defect for which the Principal is responsible and shall specify in said notice a reasonable period of time within which Principal shall have to correct said defect.

The Surety unconditionally covenants and agrees that if the Principal fails to correct said defects, within the time specified, the Surety, upon 30 days written notice from the CITY, AUTHORIZED AGENT, OR OFFICER, of the defect with forthwith correct such defect or defects and pay the cost thereof, including, but not limited to engineering, legal and contingent cost. Should the Surety fail or refuse to correct said defects, the CITY, in view of the public interest, health, safety, welfare and factors involved, and the consideration in approving and accepting the said improvements shall be right to resort to any and all legal remedies against the Principal and Surety and either, both at law and in equity, including specifically, repair or replacement of said Improvements to which the Principal and Surety unconditionally agree.

The Principal and Surety, further jointly and severally agree that the CITY, at its option, shall have the right to correct said defects resulting from faulty materials or workmanship, or, pursuant to public advertisement and receipt of bids, caused to be corrected any defects or said defects in case the Principal shall fail or refuse to do so, an in the event the CITY should exercise and give effect to such right, the Principal and the Surety shall be jointly and severally hereunder to reimburse the CITY the total cost thereof, including, but not limited to engineering, legal and contingent cost, together with any damages either direct or consequent which may be sustained on account of the failure of the PRINCIPAL to correct said defects.

IN WITNESS WHEREOF, the Principal and the Surety have executed these presents this the 24th day of October, 2023 .

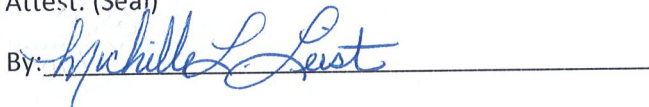
WLW Construction, Inc.

By: 

John F. Wagner III
President

(Printed Name and Title)

Attest: (Seal)

By: 

Surety: Berkley Insurance Company

By: 

Brett Rosenhaus, Attorney-in-Fact

(Printed Name and Title)



POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Brett Rosenhaus or Dale A. Belis of Acrisure, LLC dba Nielson, Rosenhaus & Associates of Delray Beach, FL* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **One Hundred Million and 00/100 U.S. Dollars (U.S.\$100,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 14th day of November, 2019.

Attest:

Berkley Insurance Company

(Seal)

By

Ira S. Lederman
Executive Vice President & Secretary

By

Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 14th day of November, 2019, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C Rundbaken
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 24th day of October, 2023.

(Seal)

Vincent P. Forte
Vincent P. Forte

WARNING - Any unauthorized reproduction or alteration of this document is prohibited. This power of attorney is void unless seals are readable and the certification seal at the bottom is embossed. The background imprint, warning and verification instructions (on reverse) must be in blue ink.



Eustis Police Department

51 E. Norton Ave., Eustis, FL 32726 (352) 483-5400

Road Patrol Division

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: January 4th, 2024

RE: Resolution Number 24-08: Police Motorcycles

Introduction:

Resolution Number 24-08 authorizes the Chief of Police to lease two (2) 2023 Harley-Davidson Electra Glide police motorcycles. The lease is for two (2) years and \$3,500 per motorcycle, per year. This is a total of \$14,000 over the length of the lease, at \$7,000 per year in accordance with the approved fiscal year 2023/24 budget. Having motorcycles will be a benefit to the Police Department's ability to conduct traffic enforcement in areas where a police vehicle is either incapable or is impractical. The motorcycles will be operated by specifically trained officers who must show proficiency in their operation and will meet all the necessary local and state requirements.

Recommended Action:

The administration recommends approval of Resolution Number 24-08.

Background:

The City of Eustis is growing, and with that has come a significant increase in traffic flow throughout the City. Although the majority of that traffic remains on the main roads, smaller roads such as Lakeshore Dr., Gables Dr., and others, have experienced an uptick in traffic volume. As more traffic enters these areas, the number of speeders, reckless drivers, etc., increase as well. These roads are narrow and have numerous curves, making it difficult for regular police vehicles to conduct traffic enforcement and coupled with additional speeding vehicles, the propensity for a serious accident(s) is higher.

Motorcycles are much smaller and do not need as much room to operate. They can be utilized in areas previously impossible to conduct traffic enforcement operations. Having the ability to move the traffic enforcement officers and equipment into the problem areas will undoubtedly make the citizens of Eustis safer.

Community Input:

There has been no specific community input associated with this resolution.

Budget/ Staff Impact:

The FY 2023/24 budget includes \$7,000 for the first year of the lease.

Prepared By:

Captain Jonathan Fahning, Eustis Police Department

Reviewed By:

Craig A. Capri, Chief of Police

RESOLUTION NUMBER 24-08

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, PERTAINING TO THE LEASE OF POLICE MOTORCYCLES.

WHEREAS, the City of Eustis Police Department’s approved Fiscal Year 2023/24 budget includes \$7,000 for the first year of a two (2) year lease for two (2) motorcycles; and

WHEREAS, adding police motorcycles to the Police Department fleet will improve Police response and enforcement by providing access to areas that are inaccessible to larger vehicles; and

WHEREAS, these vehicles will allow the Police Department to better protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Eustis that:

1. The City of Eustis Police Department is hereby authorized to enter into a lease of two (2) years, at \$7,000 per year, to acquire two (2) Harley-Davidson Electra Glide motorcycles for traffic enforcement purposes, utilizing funds from the approved Fiscal Year 2023/24 budget.
2. The City Manager is authorized to execute the documents necessary to effectuate the lease.

DONE AND RESOLVED this 4th day of January, 2024, in regular session of the City Commission of the City of Eustis, Florida.

CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: January 4, 2024

RE: Resolution Number 24-01: Appointing Commissioners to various Boards and Committees

Introduction:

Resolution Number 24-01 appoints Commissioners to a number of civic and public committees and Boards of Directors to ensure that the City has representation on these important entities.

Background:

Commissioners have historically represented the City on various committees and Boards of Directors. Attached is a list of all the organizations along with a description of the organization's purpose and who served during 2022 and 2023.

Prior to 2020, the Chamber of Commerce bylaws required that a Commissioner be appointed as the liaison to their Executive Board to represent the City; however, they changed their bylaws and requested that the City Manager or his designee represent the City. Therefore, this position will no longer appear in the resolution. Unless the Commission decides otherwise, whomever is serving as City Manager will act as the City's representative to the Chamber Executive Board.

Recommended Action:

Staff recommends approval of Resolution Number 24-01 with the selected Commission designees.

Attachments:

Resolution Number 24-01
2024 Board and Committee Descriptions and Appointments

Prepared By:

Christine Halloran, City Clerk

Reviewed By:

Tom Carrino, City Manager

RESOLUTION NUMBER 24-01

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, TO APPOINT LIAISONS, DIRECTORS OR MEMBERS AND ALTERNATE DIRECTORS OR MEMBERS TO VARIOUS COMMITTEES AND BOARDS OF DIRECTORS TO ENSURE THAT THE CITY'S INTERESTS, AS EXPRESSED THROUGH THE CITY COMMISSION, ARE REPRESENTED ON THESE VARIOUS COMMITTEES AND BOARDS.

WHEREAS, the City Commission has determined that they would like to appoint a liaison to the Upper Ocklawaha Basin Working Group; and

WHEREAS, the City Commission has determined that they would like to appoint a Director and Alternate Director to the Lake County League of Cities Board of Directors; and

WHEREAS, the City Commission has determined that they would like to appoint a Member and Alternate Member to the Lake-Sumter Metropolitan Planning Organization (MPO) Governing Board; and

WHEREAS, the City Commission has determined that they would like to appoint a Member and Alternate to the Lake Community Action Agency, Inc. (LCAA) Board of Directors, the City Audit Committee, the Lake County Educational Concurrency Review Committee, and the Lake County Arts and Cultural Alliance;

NOW, THEREFORE, the City Commission hereby appoints the following Commissioners as their duly appointed representatives as follows:

1. Commissioner _____ is appointed as the Commission liaison to the Upper Ocklawaha Basin and Wekiva River Basin Working Groups;
2. Commissioner _____ is appointed as the Director and Commissioner _____ as the Alternate Director to the Lake County League of Cities Board of Directors;
3. Commissioner _____ is appointed as the Member and Commissioner _____ as the Alternate Member to the Lake-Sumter MPO Governing Board;
4. Commissioner _____ is appointed as Primary Representative to the LCAA Board of Directors and Commissioner _____ as the Alternate;
5. Commissioner _____ is appointed as a Member of the City's Audit Committee;
6. Commissioner _____ is appointed to the Lake County Educational Concurrency Review Committee; and
7. Commissioner _____ is appointed as the City's liaison to the Lake County Arts and Cultural Alliance.

DONE AND RESOLVED this 4th day of January 2024, in regular session of the City Commission of the City of Eustis, Florida.

CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 4th day of January 2024, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY’S OFFICE

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

City Attorney’s Office

Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 24-01 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) copy hereof at the Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

Date

CITY COMMISSION BOARD AND COMMITTEE MEMBERS

Audit Committee

Appointed by the City Commission; meets with auditors in March; Commission's representative regarding the audit. This is usually the Mayor. Contact: Mike Sheppard, Finance Director, sheppardm@ci.eustis.fl.us, 483-5440.

2024 -

2023 – Michael Holland

2022 – Michael Holland

Lake Community Action Agency, Inc. Board of Directors (LCAA)

Representative appointed by the City Commission annually; meets monthly; function is to review and approve all actions of the LCAA; LCAA By-Laws state – a public official who is appointed by his/her colleagues to serve may select a representative to serve in his/her place or in his/her absence. This representative need not be a public official themselves, but they shall have full authority to act for the public officials who they represent at meetings of the Board. Meets on the last Wednesday of each month at 5:30 p.m. in the Main Office located at 501 N. Bay Street. Contact: Helen Ellis, Executive Secretary to the Board, HelenE@lakecaa.org, and James Lowe, Executive Director, JamesL@lakecaa.org, 357-3497.

2024 –

2023 - Willie Hawkins as Primary representative

2022 – Willie Hawkins as Primary representative; Karen LeHeup-Smith as alternate

Lake County Arts and Cultural Alliance

The purpose of this board is to elevate community awareness and appreciation of the arts in Lake County. Board consists of 15 members, one from each municipality and one at-large member appointed by the Board of County Commissioners. The representative is appointed by the City Commission for a three-year term. Nan Cobb was previously appointed as an alternate to this committee and subsequently became the liaison. Contact: Tiffani Hubbert, Office of Visit Lake, PH: 352-742-3924

2024 –

2023 – Nan Cobb; Pam Rivas as alternate

2022 – Nan Cobb, alternate needs to be selected

Lake County Educational Concurrency Review Committee

Representative appointed by the City Commission annually; meets at least annually (December – first or second week usually) but more often if needed, and will hear reports and discuss issues concerning school concurrency; members may be elected officials or citizens. Currently, all cities are represented by an elected official. Contact: Dawn McDonald, Senior Planner, Lake County School District, mcdonald@lake.k12.fl.us, 253-6694.

2024 –

2023 - Willie Hawkins

2022 – Willie Hawkins

Lake County League of Cities Representative

Appointed by the City Commission; meets for luncheon/meeting (noon) on the 2nd Friday of each month at Mount Dora Golf Course, 1100 S. Highland St., Mount Dora; function is to resolve localized municipal issues; the By-Laws provide that each member may designate one elected official to serve as the Director and that Director shall exercise that member city's vote on the Board of Directors.

Contact: Jim Myers, Executive Director, LakeLeague1@comcast.net.

2024 –

2023 – Michael Holland as Director and Emily Lee as Alternate Director

2022 – Michael Holland as Director and Emily Lee as Alternate Director

Lake-Sumter Metropolitan Planning Organization (MPO) Governing Board

Representative appointed by City Commission; typically meets on the 4th Wednesday of every other month at 2:00 p.m. at their office located at 1300 Citizens Blvd. Suite 175, Leesburg, FL 34748; it provides a forum for cooperative decision-making concerning transportation issues throughout the urbanized area of Lake and Sumter counties. The Governing Board is made up of 13 voting representatives and 9 non-voting representatives. All voting representatives shall be elected officials of general-purpose local governments and be selected by said governing board. Term shall be four years. A member may be appointed for one or more additional four-year terms. FDOT Interlocal Agreement for Creation of the Lake Sumter Metropolitan Planning Organization signed January 6, 2004. Contact: Michael Woods, Executive Director, mwoods@LakeSumterMPO.com, 315-0170 ext. 2.

2024 –

2023 – Gary Ashcraft as Member

2022 – Nan Cobb as Member with Willie Hawkins as Alternate

Upper Ocklawaha Basin Working Group (Department of Environmental Protection) and Wekiva River Basin Working Group

Elected official appointed by the City Commission; the full working group meets twice a year (typically March and September); the Upper Ocklawaha Basin Management Action Plan identifies actions and commitments to restore and protect water quality in the Upper Ocklawaha River Basin. Its implementation will benefit surface waters throughout Lake and part of Orange Counties, including the Clermont Chain of Lakes connected by the Palatlahaha River, Lake Apopka, Lake Griffin, and the Harris Chain of Lakes. Meetings are usually held at the Leesburg Community Center Venetian Gardens, 109 East Dixie Avenue (SR 44) – building on the west side of the entry driveway from 9:00 a.m. – 3:30 p.m. Contact: Mary Paulic, Department of Environmental Protection, mary.paulic@dep.state.fl.us, 850-245-8560.

***Groups are no longer meeting and will advise if/when meetings start again.**

2023 – Emily Lee as member

2022 – Emily Lee as member

Lake Eustis Area Chamber of Commerce Board

Prior to 2020, the Chamber's bylaws provided for the City to appoint a Commissioner to serve on the Chamber's Executive Board; however, they have since changed their bylaws. They requested that the City Manager or his designee be appointed as the City's representative to the Chamber. Then City Manager assumed the position as liaison at that time, currently City Manager Tom Carrino attends these meetings. Unless the Commission decides otherwise, this appointment will not be included in the resolution and the City Manager will continue to be the City's designated liaison.

2024 –

2023 – Tom Carrino, City Manager

2022 – Tom Carrino, City Manager

Open Door

The Open Door is an outreach program providing services and resources to people who are homeless or in transition.

2024 –

2023 – Gary Ashcraft as City Liaison and Nan Cobb as Alternate

America In Bloom (Lake County Chapter)

America in Bloom (AIB) believes that communities are more welcoming and vibrant with colorful plants and trees in clean environments. But it's not just about plants! They also encourage celebrating your town's unique heritage and beautifying your community through volunteerism. The Committee's programs promote beautification, clean communities, and celebrating community. America In Bloom (AIB) promotes nationwide beautification through education and community involvement by encouraging the use of flowers, plants, trees, and other environmental and lifestyle enhancements. AIB envisions communities across the country as welcoming and vibrant places to live, work, and play – benefiting from colorful plants and trees; enjoying clean environments; celebrating heritage; and planting pride through volunteerism.

2024 –

2023 – Nan Cobb and Emily Lee as City Commission liaisons (Emily Lee is backup)

2022 – Nan Cobb and Emily Lee as City Commission liaisons (unofficial)



City of Eustis

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

TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: January 4, 2024

RE: **SECOND READING**

Ordinance Number 23-30: Approval of a Conditional Use Permit for Additional Barbed Wire Fencing at the Rear of the Ace Hardware Store located at 18691 U.S. Highway 441

Introduction:

Ordinance Number 23-30 approves a Conditional Use Permit for allowance of additional barbed wire fencing behind the Ace Hardware Store for property located at 18691 U.S. Highway 441 (Alternate Key Number 3524390).

Background:

- a. The site is developed with a commercial building of $\pm 8,000$ square feet, within the General Commercial (GC) Land Use District. The Design District for this building is Suburban Corridor (SC).



Applicant's Request:

The applicant requests a Conditional Use Permit to allow additional barbed wire fencing at the of the building located at 18691 U.S. Highway 441 and the southern entry area into the 44 Gables Subdivision

Analysis:

The standards of review must show the conditional use is consistent with the City’s Comprehensive Plan, Land Development Regulations and City Code. Accordingly, staff has reviewed this conditional use request with consideration of the following:

Section 110-5.7 Fences of the City’s Land Development Regulations allows barbed wire fencing on properties with barbed wire fencing installed prior to December 15, 2016. The Ace Hardware Site Plan was previously approved by the City Commission on January 21, 1999 and included fencing around a side and rear areas of the building. These areas contained barbed wire around the top of the fence prior to June, 2016.

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

The exterior appearance would not vary much as fencing was previously visible in the rear of the store.

Additional Applicable Policies and Codes:

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

Section 102-30 (Conditional Uses) of the Land Development Regulations (LDRs) provides for uses that are generally compatible with the use characteristics of a future land use district, but which require individual review of:

“Location, design, intensity, configuration, and public facility impact, in order to determine the appropriateness of the use of any particular site in the district and their compatibility with adjacent uses.”

The Conditional Use review allows the City Commission to attach conditions, limitations, and requirements to a conditional use permit to prevent or minimize adverse effects upon other properties in the neighborhood. These conditions can include limitations on size, intensity of use, bulk and location, landscaping, lighting, provision of adequate ingress and egress, duration of the permit, and hours of operation.

Policy Implications:

Approval or denial of this waiver request to grant approval of allow additional barbed wire fencing at the rear of 18691 U.S. Highway 441 could set a precedent for the review of similar requests in the future.

Alternatives:

1. Approve Ordinance Number 23-30.
2. Deny Ordinance Number 23-30.

Community Input:

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

Budget/Staff Impact:

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

Conclusion:

Staff recommends approval of the conditional use request based upon the above discussion which outlines that the proposed use will be compatible with the surrounding uses because of its location, no change to the existing building, which will not affect the intensity of the property or tax the capacity of any public facilities.

Prepared By:

Mike Lane, AICP, Director, Development Services Department

Attachment:

Proposed Ordinance Number 23-30

ORDINANCE NUMBER 23-30

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, APPROVING A CONDITIONAL USE PERMIT FOR ADDITIONAL BARBED WIRE FENCING AT THE REAR OF THE ACE HARDWARE STORE LOCATED AT 18691 U.S. HIGHWAY 441.

WHEREAS, Roy “Cade” Carter, III, representative and applicant for Ace Hardware Store has applied for a Conditional Use Permit for a barbed wire expansion on the rear of the building located at 18691 U.S. Highway 441; and

WHEREAS, the subject property has a Land Use Designation of General Commercial (GC) and a Design District Designation of Suburban Corridor; and

WHEREAS, barbed wire fencing is allowed on properties with barbed wire fencing installed prior to December 15, 2016; and

WHEREAS, the request for a Conditional Use Permit was properly Noticed for a Quasi-Judicial Public Hearing before the City Commission; and

WHEREAS, on December 14, 2023, the City Commission held the 1st Public Hearing to consider the Conditional Use Permit; and

WHEREAS, on January 4, 2024, the City Commission held the 2nd Public Hearing to consider the Conditional Use Permit; and

WHEREAS, the proposed conditional use is consistent with the City’s Land Development Regulations, Comprehensive Plan, and Code of Ordinances; and

WHEREAS, the applicant has presented evidence to establish the following:

1. That the proposed use is desirable at the particular location;
2. That the proposed conditional use will not have an undue adverse effect on nearby property;
3. That such use will not be detrimental to the health, safety, or general welfare of the citizens residing in the area;
4. That the proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located;

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

Section 1. That a Conditional Use Permit is granted for additional barbed wire in the rear of the building located at 18691 U.S. Highway 441, more particularly described as:

EUSTIS, 44 GABLES LOT 1 PB 32 PGS 91-93 ORB 1692 PG 1772 ORB 3543 PG 1606

ALTERNATE KEY NUMBER:	3524390
PARCEL NUMBER:	19-19-27-0010-000-00100

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

Section 3. That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4. That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 5. That this Ordinance shall become effective immediately upon passing.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 4th day of January 2024.

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

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 4th day of January 2024 by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial Number:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 23-30 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk