

**EAGLE LAKE PLANNING COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 01, 2021 at 6:30 P.M.
TO BE HELD IN THE COMMISSION CHAMBERS,
LOCATED AT 675 E EAGLE AVE
EAGLE LAKE, FLORIDA 33839**

AGENDA

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE TO THE FLAG

IV. ROLL CALL

V. STAFF REPORTS

VI. PUBLIC HEARING

- A. Consideration of a variance request made by Alvis Michele Baker, owner of the property located at 133 S. Bingham St., Eagle Lake, FL.

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. Election of Chairperson
- B. Election of Vice-Chairperson
- C. Consideration of The Ranches at Lake McLeod Phase 2(Central Ranches) Plan Review

IX. CONSENT AGENDA

- A. Approval of the Planning Commission Minutes -----12/07/2020

X. AUDIENCE

XI. PLANNING COMMISSION

XII. ADJOURNMENT

Please be advised that if you desire to appeal any decisions made as a result of the above hearing or meeting, you will need a record of the proceedings and in some cases a verbatim record is required. You must make your own arrangements to produce this record. (Florida Statutes 286.0105)

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact City Clerk Dawn Wright at 75 North Seventh Street, P.O. Box 129, Eagle Lake, Florida 33839 or phone (863) 293-4141 within 2 working days of your receipt of this notification; if you are hearing or voice impaired, call 1-800-955-8771.

POSTED AT CITY HALL AND THE EAGLE LAKE POST OFFICE ON
TUESDAY, JANUARY 26, 2021 BY CITY CLERK DAWN WRIGHT, MMC, FCRM, PHRP

VARIANCE APPLICATION
City of Eagle Lake
75 North 7th Street, Eagle Lake, FL 33839
Phone: (863) 293-4141

Fee Amount \$ 300.00 Date Received _____
Received By _____ Receipt # _____

FEE IS NON-REFUNDABLE

The following information is required for submission of a variance application. It is important that all information be complete and accurate when submitted to the City. Please print or type the requested information below.

Property Identification

Property Address or General Location: 133 S. Bingham St., Eagle Lake, FL 33839
Present Use of the Property: Single Family Residence
Existing Structures Located on the Site: See attached detail
Parcel ID 25-29-12-357710-001030 Total Acreage 0.19
Legal Description of Property See Attached Detail

Describe the variance you are requesting: See Attached detail

Variance from Code Section Chapter Dimensional Requirements Article 1 Sec 2.5.1.10. General

Applicant must address the criteria listed on page 3 of this application, to support the request.
(Use sheet that is provided, or use other sheets if necessary)

I hereby depose and say that all the above statements and information contained in all of the exhibits transmitted are true.

Applicant Name Alvin Michael Baker Signature: Alvin Michael Baker

Mailing Address 133 S. Bingham St., Eagle Lake, FL 33839

Phone 863-412-4663 E-Mail Address ammstrayps@gmail.com

(If applicant is not the owner, a notarized letter of authorization is required)

Name of Representative, if applicable _____

Mailing Address _____

Phone _____ E-Mail Address _____

A SURVEY COPY MUST BE ATTACHED, TOGETHER WITH A SKETCH OF THE REQUEST.

SPEAKING LIMITATIONS: All speakers shall be limited to no more than five (5) minutes, unless the speaker requests planning staff for additional time, no less than 48 hours prior to the public hearing. In the event speaker(s) request additional time, the determination of the amount of time to be allowed shall be at the discretion of the Chair, but in no event shall speaker be allowed to speak longer than 15 minutes. This time limitation shall not apply to presentations made by the city staff and/or their consultants.

VERBATIM TRANSCRIPT MAY BE REQUIRED TO APPEAL: Any person deciding to appeal any decision made by the Planning Commission, with respect to any matter considered at such meeting, will need a record of that proceeding, and for such purpose, may need to ensure that a verbatim record be made which record includes the testimony and evidence upon which the appeal is to be made.

SPECIAL ACCOMMODATIONS: In accordance with the American with Disabilities Act (ADA), any person with a disability requiring reasonable accommodation in order to participate in this meeting should contact the City Clerk at 863-293-4141 at least four days prior to the meeting.

APPEALS OF DECISIONS: Should the Planning Commission deny the request, it is up to the applicant to apply to the circuit court within 30 days.

.....

OFFICE USE ONLY:

ZONING DISTRICT: _____

CODE SECTION: _____

DATE OF HEARING: _____

DATE HEARING ADVERTISED: _____

VARIANCE REQUEST: _____

*City of Eagle Lake
Land Development Regulations*

Sec. 6.3.1.20. - Evaluations.

1. The planning commission shall render a decision based on the following criteria:
 - A. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - B. Special conditions and circumstances do not result from the actions of the applicant.
 - C. Granting the variance will not confer any special privilege on the applicant that is denied by this section to other lands, buildings, or structures in the same zoning district.
 - D. The literal interpretation of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 - E. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - F. Granting the variance will be in harmony with the general intent and purpose of this section and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

2. The planning commission may impose reasonable conditions or restrictions on any variance it grants.

Please explain how your request satisfies these criteria:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. (Example: There is a sinkhole on part of the property; or the lot is irregularly shaped)

See attached detail.

2. Special conditions and circumstances do not result from the actions of the applicant. (Example: The property or structure was nonconforming when the applicant purchased it.)

See attached detail.

3. Granting the variance will not confer any special privilege on the applicant that is denied by this section to other lands, buildings, or structures in the same zoning district. (Example: Allowing a three-story structure in a zone that only allows for two-story structures would confer a special privilege on the applicant)

See attached detail.

4. The literal interpretation of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant. (Example: Forcing setbacks on a parcel with a wetland so that the applicant cannot build their house)

See attached detail.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure. (Example: If a 5-foot variance to a setback will allow the homeowner to build, then a 10 foot variance will not be granted)

See attached detail.

6. Granting the variance will be in harmony with the general intent and purpose of this section and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. (Example: Allowing a 5 foot variance to the front setback is in harmony with the general intent of setbacks and will not cause injury to the area or be detrimental to the public welfare.)

See attached detail.

**ALVIS MICHELE BAKER
VARIANCE APPLICATION
DETAIL**

Existing Structures on the Site

One-story concrete block house; screened porch; privacy fence, and a wood storage shed.

Legal Description of Property (Current)

Starting at the Northeast corner of Section 12, Township 29, South, Range 25 East, Polk County Florida, run thence South along the East boundary of Section 12, 922.10 feet; then South 69° 46' West 154.53 feet for the Point of Beginning, thence North 134.40 feet; thence South 69° 46' West 90.59 feet; thence South 134.40 feet; North 69° 46' East 90.59 feet to the Point of Beginning, LESS AND Except right-of-way of Bingham Street.

Legal Description of Property (Pending Transaction of Land Purchase from Joanne Smith Mcleod, 892 square feet, more or less)

Starting at the Northeast corner of Section 12, Township 29, South, Range 25 East, Polk County Florida, run thence South along the East boundary of Section 12, 922.10 feet; then South 69° 46' West 154.53 feet for the Point of Beginning, thence North 134.40 feet; thence South 69° 46' West 90.59 feet; thence South 134.40 feet; North 69° 46' East 90.59 feet to the Point of Beginning, LESS AND Except right-of-way of Bingham Street

and

Commencing at the Northeast corner of Section 12, Township 29, South, Range 25 East, Polk County, Florida, run thence South 00°00'00" along the East boundary of said Section 12, 922.10 feet; Thence run South 69°46'00" West a distance of 108.05 feet to the Point of Beginning; continue South 69°46' West, 154.43 feet; Thence run North 00°00'00" East, 34.40 feet being a concrete monument found at the North right of way line of Bingham Street South also being the POINT OF BEGINNING; Thence continue to run North 00°00'00" East, 99.99 feet to a concrete monument found at the Northeast corner of the unrecorded Lot 2 as part of FROEMKES Replat a subdivision as recorded in Plat Book 30, Page 26 of the Public Records of Polk County, Florida; Thence run South 10°49'17" East, a distance of 95.13 feet to the said North Right of Way line; Thence run South 69°49'00" West a distance of 19.00 feet to the Point of Beginning.

Description of the Variance Requested

The Applicant requests the following:

- A 5' variance setback of the southern side yard to extend the existing exterior concrete block wall 13.25' to support new roof trusses, as the Applicant aspires to replace the existing, troublesome, and deteriorating flat roof and screened porch in their entirety;

- A 2' variance setback of the southern side yard, from the point of the planned concrete wall extension to within five feet of the western rear yard, to accommodate a straight versus slanted installation of a screen pool enclosure;
- A 5' variance setback of the western rear yard to accommodate installation of an in-ground swimming pool with accompanying screen enclosure, and
- A 5' variance setback of the northern side yard to accommodate replacing the existing wood shed with a metal building of sufficient size to house and secure from the view of others a trailer, two ATVs, a boat with trailer, and other personal property. The replacement shed is not presently designed; however, it is envisioned it will be 17' wide, 25' long, and include a 12' foot header with metal roll-up doors.
 - Note: To accommodate construction of the metal building, the Applicant intends to purchase a triangular shaped piece of property from the neighbor to the north Joanne Smith McLeod, who resides at 115 S. Bingham Street. Although the purchase transaction remains pending, the Applicant is hopeful same will soon come to fruition.

Explanation of How Applicant's Request Satisfies Criteria

1. *Special Conditions and Circumstances Peculiar to the Land, Structure, or Building* - The Applicant's lot is irregularly shaped with an expansive frontage and narrowing, highly restrictive southern side and western rear yard, which is evidenced by the attached Survey prepared by Cypress Land Survey's Inc. certified December 17, 2020.
 - Note: The December 17, 2020 certified survey depicts the property as it exists today, as well as denotes the amended property line and parcel description that is contingent upon execution of the property purchase described above.
2. *Special Conditions and Circumstances Attributed to the Actions of the Applicant* – The Applicant opines the property in question was likely non-confirming with RS-2 zoning when purchased in 2005. The referenced survey attached likewise confirms the existing fence is well within the property boundary on the southern side yard. Moreover, it appears there is an encroachment of the Applicant's property to the south.

At this time the Applicant respectfully requests the opportunity to be granted favorable consideration of the described variance setbacks to allow for the attainment of the highest and best use of our property absent encroachment on others.

3. *Granting the Variance Will not Confer Any Special Privilege on the Applicant* – A cursory review of neighboring properties suggests the Applicant will not confer any special privilege by way of the described variance request being graciously obliged.
4. *Literal Interpretation of the Provisions Would Deprive the Applicant of Rights Commonly Enjoyed by Other Properties in the Same Zoning District Under the Terms of this Chapter and Would Work Unnecessary and Undue Hardship on the Applicant* – Other property owners in the area and same zoning district have remodeled their homes, as well as added ancillary structures, such as a swimming pool with screen enclosure and metal sheds; the Applicant merely seeks to do the same.

The Applicant's desire in requesting this setback variance is to provide for an upgrade of the quality of the resident structure, which will serve as a forever-retirement home; extend the southern exterior wall to support roof trusses, as well as establish a greater degree of privacy; install a pool with screen enclosure friends, family, and four grand-children can enjoy for years to come, and install a metal shed that will negate the need to park equipment in the yard, thereby improving area aesthetics.

Planning for this initiative began in 2019, with the Applicant and spouse making a conscious decision to remain in Eagle Lake and remodel the home the Applicant's spouse was raised in, rather than relocating to another area. Unfortunately, the Applicant and spouse functioned under the premise the setbacks were 5' and learned of the error late 2020, after in excess of \$8,700 in planning costs were incurred.

The sole objective in pursuing a setback variance is to be granted the same consideration as others, i.e. permission to proceed with garnering the highest and best use of personal property owned. Needless to say, anything less than a favorable determination in this instance would adversely impact the Applicant financially and emotionally, because this is home!

5. *The Variance Granted is the Minimum Variance that will Make the Reasonable Use of the Land, Building or Structure* – The Applicant is of the opinion the requested side and rear yard variance setback are reasonable and non-detrimental to neighboring properties.
6. *Granting the Variance will be in Harmony with the General Intent and Purpose of this Section and that such Variance will not be Injurious to the Area Involved or Otherwise Detrimental to the Public Welfare* – Given the requested variance is applicable to the side and rear yards, the majority of which would be contained within a privacy fenced area, that which is requested and proposed is envisioned to be favorable and harmonious to the neighborhood and fellow property owners.

Signature of Preparer: Alvis Michele Baker
Alvis Michele Baker

Date Prepared: January 6, 2021

:amb

CITY OF EAGLE LAKE
 75 N 7TH STREET
 EAGLE LAKE, FL 33839

Sales Receipt

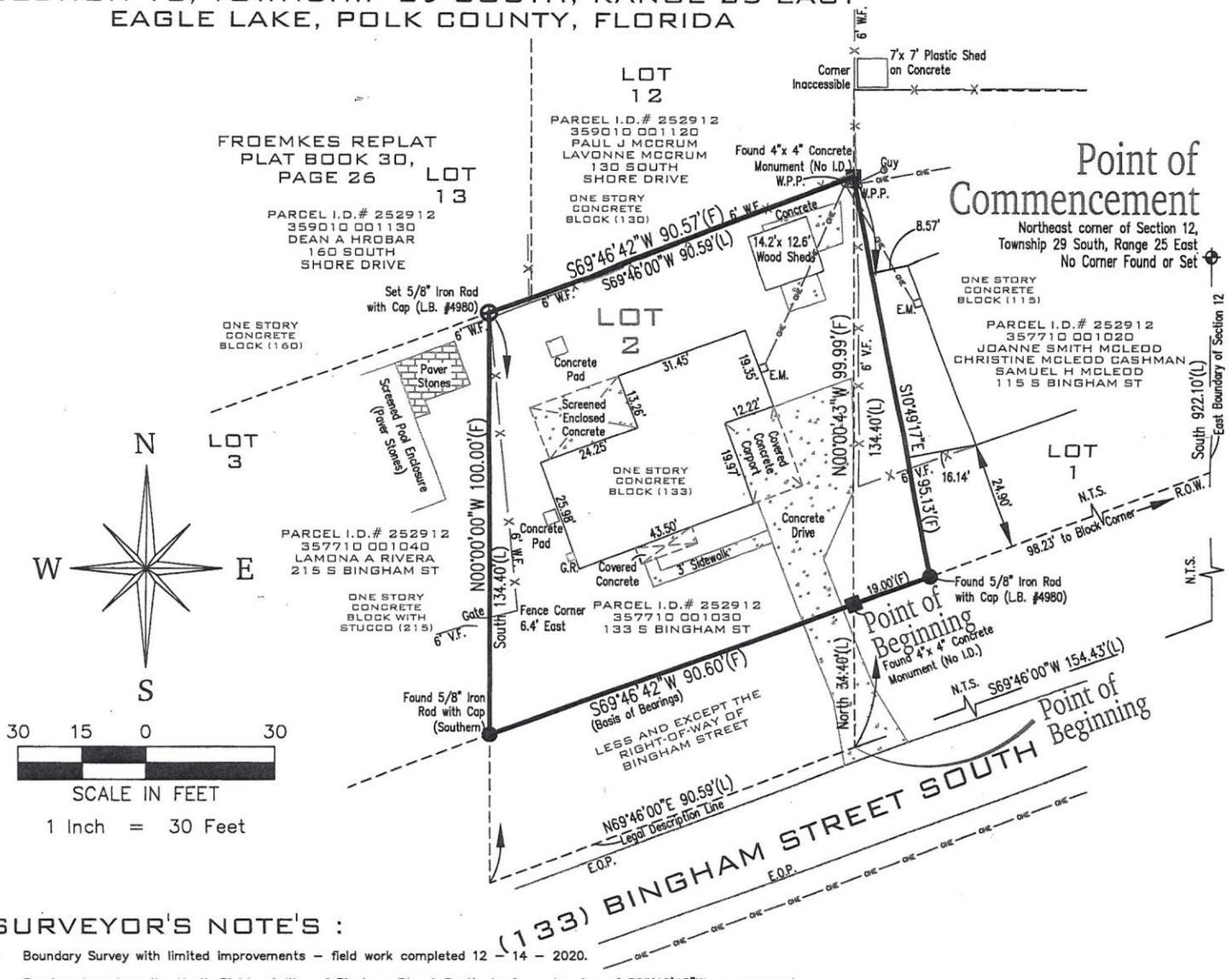
DATE	SALE NO.
1/6/2021	3558

SOLD TO
ALVIS MICHELLE BAKER

CHECK NO.	PAYMENT METH...	PROJECT
4283	Check	

DESCRIPTION	QTY	RATE	AMOUNT
VARIANCE APPLICATION - 133 S BINGHAM ST		300.00	300.00
Sales Tax - Polk County		7.00%	0.00
Total			\$300.00

SECTION 12, TOWNSHIP 29 SOUTH, RANGE 25 EAST
EAGLE LAKE, POLK COUNTY, FLORIDA



SURVEYOR'S NOTES:

- Boundary Survey with limited improvements - field work completed 12 - 14 - 2020.
- Bearings based on the North Right-of-Way of Bingham Street South, having a bearing of S69°46'42"W, as assumed.
- No underground installations, improvements or encroachments have been located Except those shown hereon.
- Except as specifically stated or shown hereon, this survey does not purport to reflect the absence or existence of filled or unfilled lands; State Sovereign Lands; former submerged lands; riparian lands; Ordinary High Water Line of any waterbody; or areas subject to the possibility of flooding; building setback lines; restrictive covenants; zoning and other real property/land intended uses; agreements, recorded and/or unrecorded that may effect this and/or adjoining parcels.
- Subject property may contain lands that are subject to claim or restriction by one or more of the following agencies: Army Corps. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), Department of Environmental Protection (D.E.P.), or Environmental Protection Commission (E.P.C.).
- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- Note: In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- This Survey was prepared without the benefit of an Abstract of Title, Cypress Land Survey's, Inc. and the below signed Land Surveyor makes No Guarantees as to the size, location, or existence of Easement's, Right-of-Way's, Setback line's, Reservation's, Agreement's, or other similar matter's.

ADDITIONAL SURVEYOR'S NOTES:

The Boundary survey of the real property as depicted on the Map of Survey, represents the professional opinion of the signing Surveyor, based on the pertinent facts known by the surveyor on the date of the survey, as to location of the land as described hereon and does not represent an opinion of ownership.

The word or words "certify" and "certified to" as used hereon, means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

DESCRIPTION:

Starting at the Northeast corner of Section 12, Township 29 South, Range 25 East, Polk County, Florida, run thence South along the East boundary of Section 12, 922.10 feet; thence South 69°46' West 154.43 feet for the Point of Beginning, thence North 134.40 feet; thence South 69°46' West 90.59 feet; thence South 134.40 feet, thence North 69°46' East 90.59 feet to the Point of Beginning, LESS AND EXCEPT right-of-way of Bingham Street.

and
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Containing 892 square feet, more or less
THIS SURVEY IS CERTIFIED EXCLUSIVELY TO AND ONLY FOR THE USE OF:

- Michelle Baker
- Alvis M. Stayer
- Timothy E. Baker

NOTE: Copyright © Cypress Land Surveys, Inc. All rights reserved. No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other system without the prior written permission of the Surveyor. Copies of this plan without an original signature and impression seal are not valid.

File: 133 S Bingham St.dwg
Print date: 12 - 17 - 2020

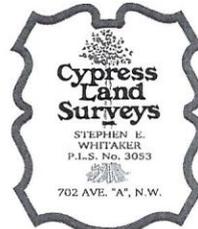
LEGEND:

(Legal) (L)	= Bearing, Angle, Distance, or Name given by Legal Description
(Field) (F)	= Bearing, Angle, Distance, or Name, found by Field Survey
(Calc) (C)	= Calculated position
Esm't	= Easement
A.C.	= Air Conditioner
O.H.E.	= Overhead Electric
L.B.	= Licensed Business
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I.D.	= Identification
E.O.P.	= Edge of Pavement
R.O.W.	= Right of Way
N.T.S.	= Not to Scale
- - -	= Line Drawn (Not to Scale)
[Concrete symbol]	= Concrete
[Paver Stone symbol]	= Paver Stone

SURVEYOR'S CERTIFICATE:

I, hereby certify that to the best of my knowledge, information, and belief, this plat is a True and correct representation of the hereon described land according to normal standards of Professional care for the Survey purpose hereon stated, and this Plat meets Standards of Practice as adopted by the Florida Board of Professional Land Surveyor's under authority of Section 472.027, Florida Statutes, and set forth in Chapter 5J-17.

Digitally signed by
Stephen E Whitaker
Date: 2020.12.17
15:54:16 -05'00'



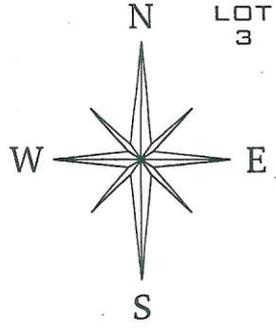
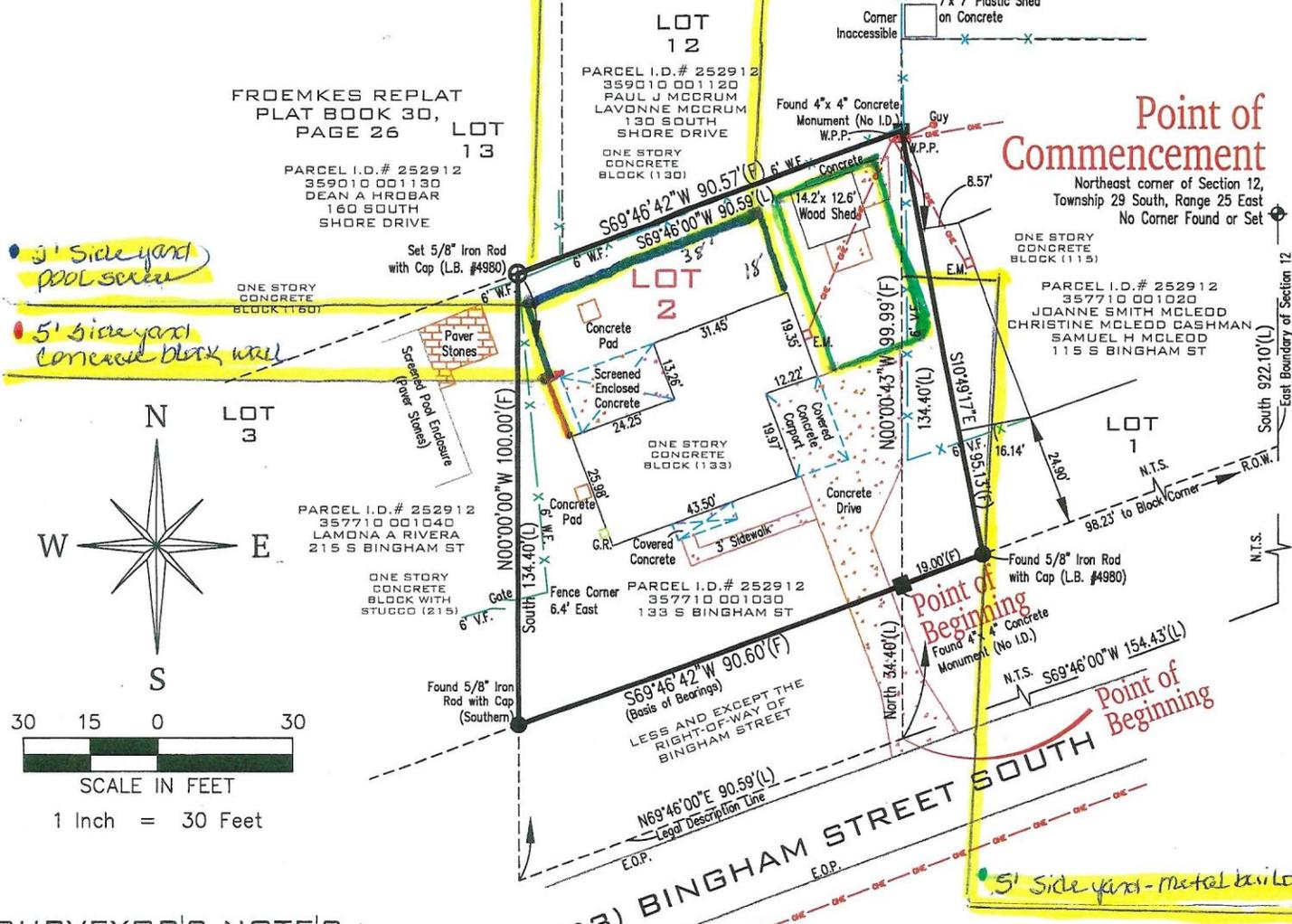
Prepared by: CYPRESS LAND SURVEY'S, INC. * 702 Avenue "A", N.W.
Winter Haven, Florida 33881-3139 Phone (863) 299-8165 Fax (863) 294-4301
Stephen E. Whitaker, P.L.S. - Florida License & Reg. # L.S. 3053 & L.B. 4980
CYPRESSLAND@MSN.COM WWW.CYPRESSLAND-SURVEYS.COM

C:\Users\TimQ\AppData\Local\Temp\AcPublish\133 S Bingham St.dwg (Sheet 1) Plotted on: Dec 17, 2020 - 3:53pm by TimQ

Alvis M. Baker
Variance Request

shed 2/25
5' or 6'

SECTION 12, TOWNSHIP 29 SOUTH, RANGE 25 EAST
EAGLE LAKE, POLK COUNTY, FLORIDA



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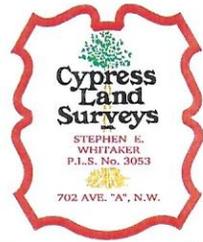
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Digitally signed by
Stephen E Whitaker
Date: 2020.12.17
15:54:16 -05'00'

Prepared by: CYPRESS LAND SURVEY'S, INC. * 702 Avenue "A", N.W.
Winter Haven, Florida 33881-3139 Phone (863) 299-8165 Fax (863) 294-4301
Stephen E. Whitaker, P.L.S. - Florida License & Reg. # L.S. 3053 & L.B. 4980
CYPRESSLAND@MSN.COM WWW.CYPRESSLAND-SURVEYS.COM

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January 8, 2021

Mr. Tom Ernharth, City Manager
City of Eagle Lake
75 North 7th Street
Eagle Lake, FL 33839

RE: ELAKX20007 – RANCHES AT LAKE MCLEOD CENTRAL RANCH ENGINEERING PLAN REVIEW

Dear Tom,

We have completed a preliminary engineering review of the development plans for the Ranches at Lake McLeod – Central Ranch project dated December 21, 2020. We have some significant comments and concerns as noted below.

Our comments with respect to the submitted plans are as follows:

Potable Water

1. The potable water system design is generally acceptable. We did note the following minor issues.
 - a. On Sheets C11 and C12, there are callouts for 8" fittings on the 10" water main along Bomber Road.
 - b. On Sheet C11 there is a callout showing a 6" main on what otherwise is shown as an 8" main (Street 270)
 - c. On Sheet C11 there is a missing callout for a valve (Street 220).
2. No water system hydraulic calculations were provided to show that minimum fire flows can be met. Once we see that report we may have additional comments on the water system design.

Sanitary Sewer

1. We did not perform a complete review of the sanitary sewer system because of the large number of gravity sewer manholes and pipelines that are deeper than the City's maximum allowable depth of 12 feet. Some of these manholes are as much as 19 or 20 feet deep. The gravity sewer plans must be revised to correct this concern.
2. We noted that the plans call for two separate connections from this phase of the development to the City's Bomber Road force main. We would prefer that there only be one force main connection from the Ranches at Lake McLeod development from each side of Bomber Road. Any other required lift stations should pump to one master lift station on each side of Bomber Road. Upstream lift stations can pump into the gravity sewer system served by the master lift station as long as the gravity system can hydraulically handle the flow. Any cost increase associated with increasing the pump capacity for the master lift station should be offset by the reduction of cost related to reducing the pump size for the contributing lift station(s).
3. Minor sanitary sewer system issues noted during our preliminary plan review include the following:

- a. On Sheet C11 there is a callout for an 8" force main on the 6" force main.
 - b. On Sheet C13, there is a callout missing for the force main elbow at Lift Station 1.
4. The City will need to see and review detailed lift station calculations.

Stormwater

1. We did not review the stormwater system design in detail but did note that it also contains pipe and structures well over 12 feet in depth. While these facilities will be privately maintained, it is not practical to expect the HOA to be able to repair and maintain these deep stormwater systems without adversely impacting the City maintained water and sewer systems. Also, we would anticipate that the redesign of the gravity sewer system may require significant modifications to the stormwater system.

General Comments

1. Much of the sanitary sewer and storm system piping is shown below the water table reported in the Stormwater Management Calculations. We did not note any dewatering specifications on the plans.
2. A note should be provided on the cover sheet stating that streets and stormwater systems within the project are to be privately maintained.
3. Street names (numbers) need to be shown on all sheets.

We will likely have a number of additional engineering comments once these issues are addressed and Merle Bishop may have planning related comments, but I wanted to get these comments back to the Developer before they submit the next phase of the project.

Sincerely,

PENNONI ASSOCIATES INC.



Steven C. Shealey, PE, MPA
Senior Consultant

January 7, 2021

Mr. Tom Ernharth, City Manager
City of Eagle Lake
75 North 7th Street
Eagle Lake, FL 33839

RE: ELAKX20007 – RANCHES AT LAKE MCLEOD CENTRAL RANCH ENGINEERING PLAN REVIEW

Dear Tom,

I have completed a planning review of the site construction plans for the Ranches at Lake McLeod – Central Ranch project dated December 22, 2020 for conceptual design approval. My noted below.

Lots and Layout

1. The plans reflect 318 lots, which complies with the conceptual master plan and minimum lot size for the PD-H zoning as reflected in Ordinance O-20-19.
2. The lot dimensions, including setbacks and lot coverage, as noted on Sheet C04, Master Site/Phasing Plan comply with the approved ordinance for the PD-H zoning.

Landscaping

1. Tract L1C (0.95 acres) is reserved for a landscape buffer along Bomber Road, as required by the PD-H Ordinance O-20-19 condition G.1, which requires a 25' landscape buffer yard consisting of trees and shrubs along the PD boundary, including Bomber Road.
2. The plans should include a typical landscape buffer planting profile that reflects a typical planting for at least 100 linear feet to be applied to the required buffer tract.
3. Landscape plans or a landscape notation should include the requirement for the planting of two overstory trees on each residential lot prior to the issuance of a Certificate of Occupancy for the home constructed on the lot.

Traffic

1. The preliminary review of the Ranches at Lake McLeod overall development plan indicated that there is limited PM Peak Hour Capacity on Bomber Road of 720 trips. This provides sufficient capacity for the initial two phases of the project, North Ranch (138 lots) and Central Ranch (318 lots) totaling 456 lots.
2. A traffic study, as required by the PD-H zoning ordinance has been submitted and is under review. The traffic study and phasing schedule should be reviewed by the Polk TPO prior to final approval of construction plan.
3. An access driveway permit from Polk County for the proposed access onto Bomber Road will be required.

Please contact me if you have any concerns or questions regarding my comments.

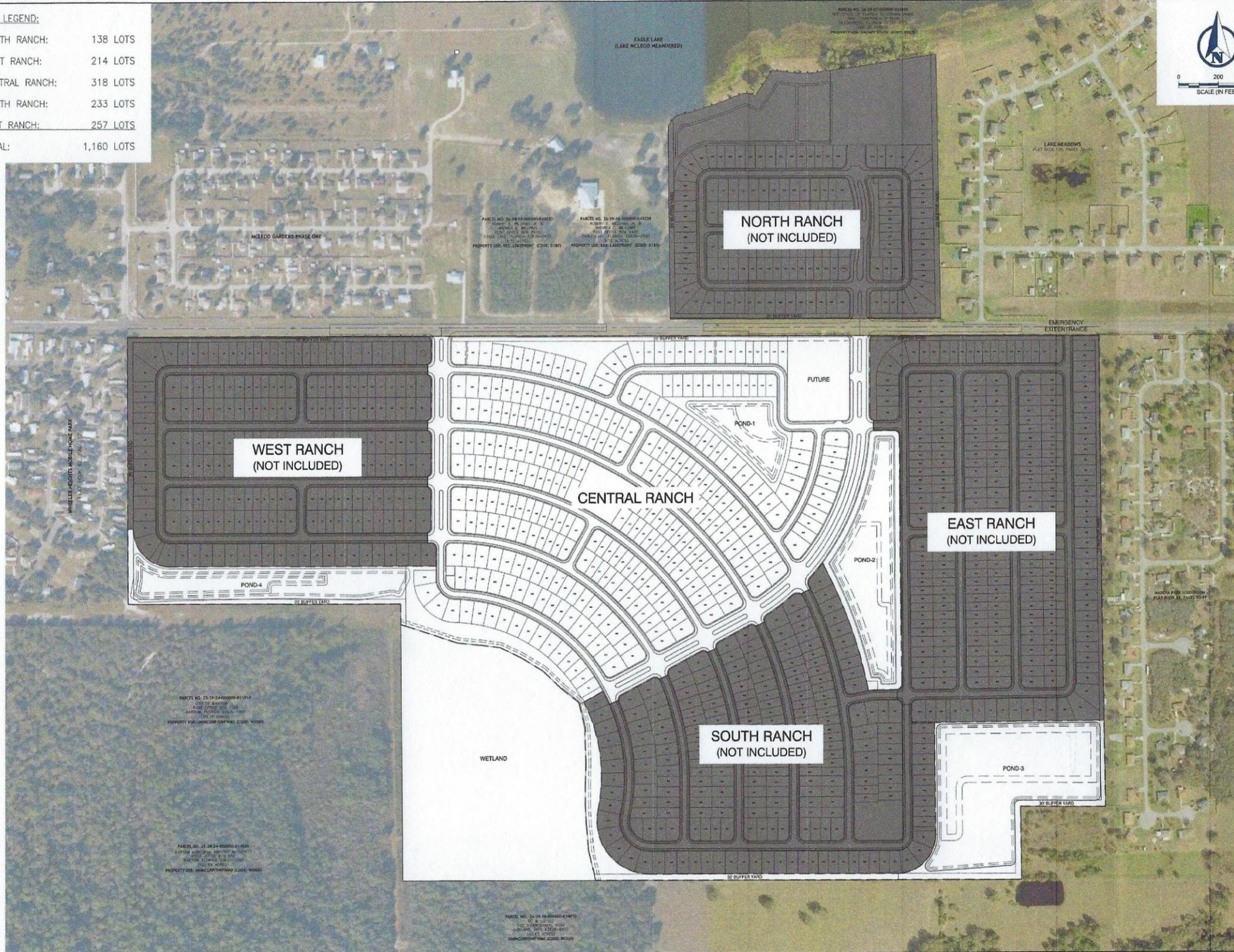
Sincerely,
PENNONI ASSOCIATES INC.



Merle H. Bishop, FAICP
Senior Planner

LOT LEGEND:

NORTH RANCH:	138 LOTS
WEST RANCH:	214 LOTS
CENTRAL RANCH:	318 LOTS
SOUTH RANCH:	233 LOTS
EAST RANCH:	257 LOTS
TOTAL:	1,160 LOTS



Company name: P:\141014 - Ranches at Lake McLeod - Boulder Road\City\Construction-CENTRAL\03-LAKE MCLEOD_CTR_AERIAL_OVERLAY.dwg CDS Dec 14, 2020 8:40am by: Emily.Mason@ced.com
 The information on this drawing is the property of the client and is to be used only for the project and location specified. It is not to be used for any other project or location without the written consent of the engineer. The engineer assumes no responsibility for the accuracy of the information provided by the client. The engineer is not responsible for the accuracy of the information provided by the client. The engineer is not responsible for the accuracy of the information provided by the client.

**CORNELIUSON
ENGINEERING &
DESIGN, INC.**

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PROJECT NAME
RANCHES AT LAKE MCLEOD

CLIENT
CBD REAL ESTATE INVESTMENT, LLC

SCALE
AS NOTED

DATE
12-14-20

DESIGNED BY
GRH

DRAWN BY
GRH

CHECKED BY
CJC

REVISIONS

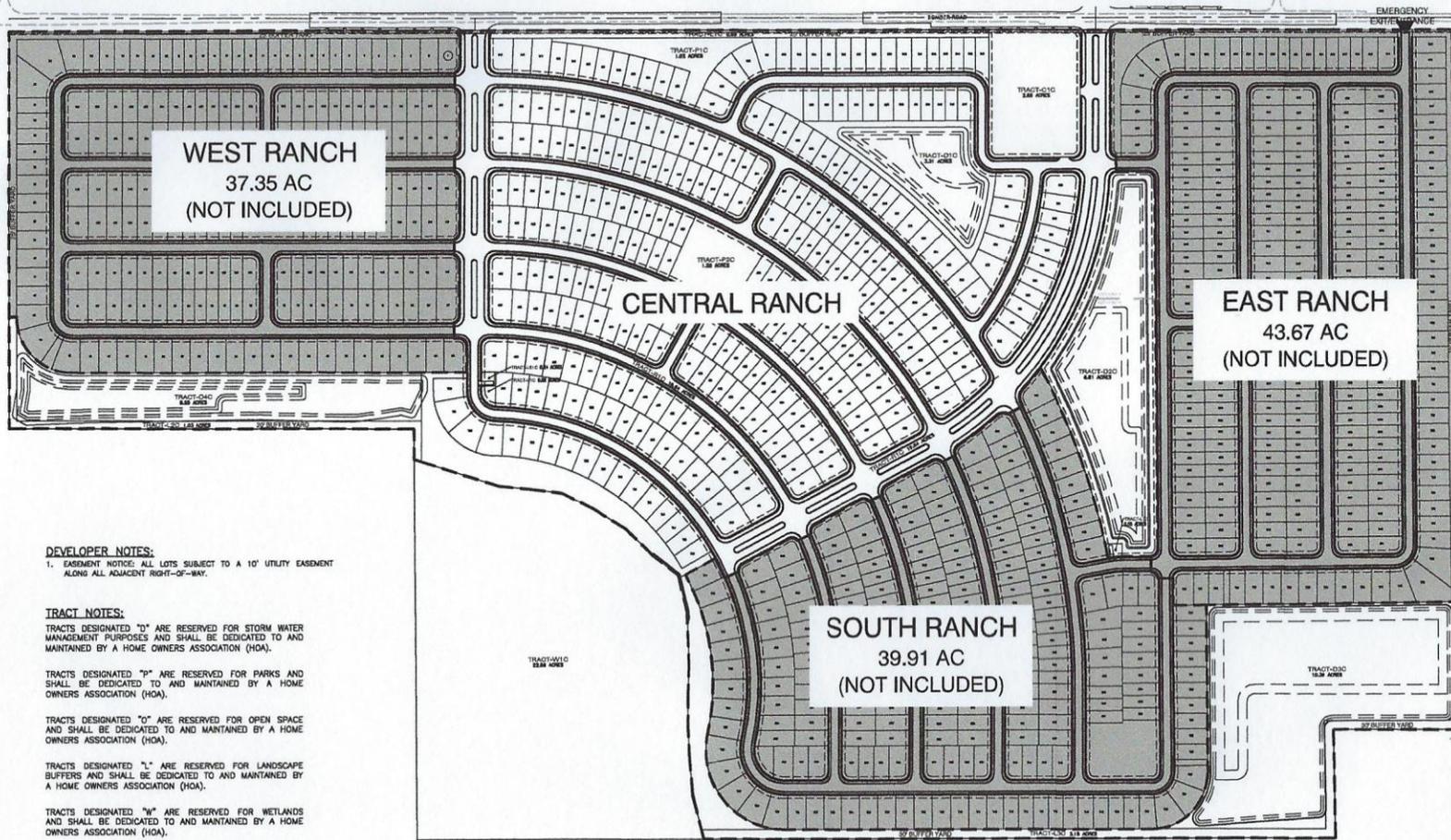
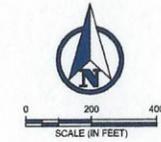
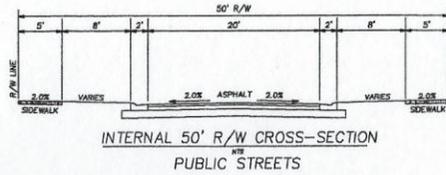
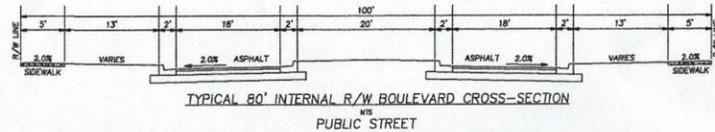
No.	DESCRIPTION	DATE

STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 No. 55433
 EXPIRES 12-14-20
 ORANGE COUNTY, FLORIDA

DATE
08/03/2020

PROJECT NO.
141014

SHEET NUMBER
C03



GENERAL NOTES:

SECTION 13, TOWNSHIP 29, RANGE 25
 SECTION 16, TOWNSHIP 29, RANGE 26
 SECTION 19, TOWNSHIP 29, RANGE 26
 CITY OF EAGLE LAKE
 POLK COUNTY, FLORIDA
 PARCEL ID NO.

25-29-13-00000-02000	
25-29-16-00000-02010	
25-29-16-00000-04010	
25-29-19-00000-01010	
25-29-19-00000-03000	
25-29-19-00000-02000	
25-29-19-00000-01020	

- ZONING: PD-H
- LAND USE: LDR
- TOTAL CENTRAL RANCH AREA: 5,331,352 SF (121.39 AC) 100.00%
- IMPERVIOUS AREA: 1,652,379 SF (37.83 AC) 30.86%
(ASSUMES 3,000 SF PER LOT)
- PERVIOUS AREA: 3,678,973 SF (84.46 AC) 69.01%
- WETLAND AREA: 982,651 SF (22.56 AC) 18.43%
- PARK TRACTS: 96,843 SF (2.22 AC) 1.82%
- ROADWAY TRACTS: 855,423 SF (19.64 AC) 16.05%
- LANDSCAPE TRACTS: 179,836 SF (4.13 AC) 3.37%
- RETENTION TRACTS: 1,265,872 SF (28.86 AC) 23.74%
- LOTS: 1,818,561 SF (41.75 AC) 34.11%
- LIFT STATION: 4,041 SF (0.09 AC) 0.08%
- OPEN SPACE: 2,567 SF (0.06 AC) 0.05%
- FUTURE: 125,438 SF (2.88 AC) 2.35%
- MINIMUM LIVING AREA: 950 SF
- NO. OF UNITS: 318 UNITS
- PARKING CALCULATIONS: SINGLE FAMILY HOMES:
 PARKING REQUIRED: 2 SPACES/UNIT
 NUMBER OF UNITS: 318
 PARKING REQUIRED: 318 x 2 = 636 SPACES
 SPACES PROVIDED: 2 PER UNIT

DEVELOPER NOTES:
 1. EASEMENT NOTICE: ALL LOTS SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL ADJACENT RIGHT-OF-WAY.

TRACT NOTES:
 TRACTS DESIGNATED "D" ARE RESERVED FOR STORM WATER MANAGEMENT PURPOSES AND SHALL BE DEDICATED TO AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).

TRACTS DESIGNATED "P" ARE RESERVED FOR PARKS AND SHALL BE DEDICATED TO AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).

TRACTS DESIGNATED "O" ARE RESERVED FOR OPEN SPACE AND SHALL BE DEDICATED TO AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).

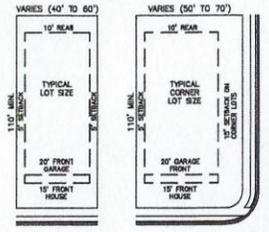
TRACTS DESIGNATED "L" ARE RESERVED FOR LANDSCAPE BUFFERS AND SHALL BE DEDICATED TO AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).

TRACTS DESIGNATED "W" ARE RESERVED FOR WETLANDS AND SHALL BE DEDICATED TO AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).

TRACTS DESIGNATED "R" ARE RESERVED FOR ROADS AND SHALL BE DEDICATED TO AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).

TRACTS DESIGNATED "C" ARE RESERVED FOR FUTURE DEVELOPMENT. (TO BE RETAINED BY THE DEVELOPER)

TRACTS DESIGNATED "LS" ARE RESERVED FOR LIFT STATIONS AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF EAGLE LAKE.



TYPICAL LOT DETAILS. WIDTH VARIES N.T.S.

CONSTRUCTION ENGINEERING & DESIGN, INC.
 CED
 2020 CONSTRUCTION ENGINEERING & DESIGN, INC.
 1100 S. W. 10TH AVENUE, SUITE 100, FT. LAUDERDALE, FL 33304
 TEL: 754-766-3922 FAX: 754-766-3922
 WWW.CED-FL.COM

PROJECT NAME: RANCHES AT LAKE MCLEOD
 SHEET NAME: CENTRAL RANCH MASTER SITE / PHASING PLAN
 CLIENT: CBD REAL ESTATE INVESTMENT, LLC

SCALE AS NOTED
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

NO.	REVISIONS	DATE



DATE: 08/03/2020
 PROJECT NO.: 1401014
 SHEET NUMBER: C04

Drawing Name: P1401014 - Ranches at Lake McLeod, CBD Phasing Plan (N) City of Eagle Lake, Polk County, Florida
 Date: 08/03/2020 11:39am
 User: Emily@ced.com
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EAGLE LAKE PLANNING COMMISSION
REGULAR MEETING
MONDAY DECEMBER 7, 2020 at 6:30 P.M.
COMMISSION CHAMBERS
675 E EAGLE AVE
EAGLE LAKE, FLORIDA 33839

I. CALL TO ORDER

Chairwoman Metosh called the meeting to order at 6:30 p.m.

II. INVOCATION

Commissioner Eriksen gave the invocation.

III. PLEDGE OF ALLEGIANCE TO THE FLAG

The Commission and audience said the Pledge of Allegiance to the Flag.

IV. ROLL CALL

PRESENT: Spofford, Eriksen, Roe, Metosh

ABSENT: Aleman

V. STAFF REPORTS

There were no Staff Reports.

VI. PUBLIC HEARING

There were no Public Hearings.

VII. OLD BUSINESS

There was no Old Business.

VIII. NEW BUSINESS

A. Consideration of The Ranches at Lake McLeod Phase 1 (North Ranches) Plan Review

MOTION was made by Commissioner Eriksen and seconded by Commissioner Spofford to recommend approval of The Ranches at Lake McLeod Phase 1 (North Ranches) Plan Review and forward to the City Commission for approval.

Chairwoman Metosh asked for audience and Commission discussion there was none.

The roll call vote was as follows:

AYES: Spofford, Eriksen, Roe, Metosh

NAYS: None

B. Consideration of Sutton's Preserve Plan Review

MOTION was made by Commissioner Eriksen and seconded by Commissioner Roe to recommend approval of Sutton’s Preserve Plan Review and forward to the City Commission for approval.

Chairwoman Metosh asked for audience and Commission discussion there was none.

The roll call vote was as follows:

AYES: Spofford, Eriksen, Roe, Metosh

NAYS: None

IX. CONSENT AGENDA

A. Approval of the Planning Commission Minutes -----09/09/2020

MOTION was made by Commissioner Spofford and seconded by Commissioner Eriksen to approve the Planning Commission Meeting Minutes of 09/09/2020.

Chairwoman Metosh asked for audience and Commission discussion; there was none.

The vote was as follows:

AYES: 4

NAYS: 0

X. AUDIENCE

There were no comments from the audience.

XI. PLANNING COMMISSION

There were no comments from the Planning Commission.

XII. ADJOURNMENT

MOTION was made by Commissioner Eriksen and seconded by Commissioner Spofford to adjourn at 6:34 p.m.

The vote was as follows:

AYES: 4

NAYS: 0

CHAIRWOMAN MICHELLE METOSH

ATTEST:

CITY CLERK DAWN WRIGHT