

**EAGLE LAKE PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 3, 2021 at 6:00 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 Proposed Ordinance No.: O-21-05, An Ordinance amending the City of Eagle Lake 2030 Comprehensive Plan by revising the future Land Use Map Series to assign Low-Density Residential Future Land Use to Five (5) annexed parcels; amending the City of Eagle Lake, Florida Zoning Map to apply Planned Development – Housing (PD-H) Zoning to the same certain parcels; Repealing all Ordinances in Conflict Herewith; and, Providing an Effective Date. (General Location: A parcel of land, approximately 109.6 acres in size, lying north of Eagle Lake Loop Road, with a street address of 1065 Eagle Lake Loop Road, Eagle Lake, Florida 33839 and referenced as the “Thousand Oaks Development”)

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. CONSENT AGENDA

- A. Approval of the Planning Commission Minutes -----04/19/2021

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, APRIL 27, 2021 BY CITY CLERK DAWN WRIGHT, MMC, FCRM, PHRP

ORDINANCE NO.: O-21-05

AN ORDINANCE AMENDING THE CITY OF EAGLE LAKE, FLORIDA 2030 COMPREHENSIVE PLAN BY REVISING THE FUTURE LAND USE MAP SERIES TO ASSIGN LOW-DENSITY RESIDENTIAL FUTURE LAND USE TO FIVE (5) ANNEXED PARCELS; AMENDING THE CITY OF EAGLE LAKE, FLORIDA ZONING MAP TO APPLY PLANNED DEVELOPMENT – HOUSING (PD-H) ZONING TO THE SAME CERTAIN PARCELS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND, PROVIDING AN EFFECTIVE DATE. (General Location: A parcel of land, approximately 109.16 acres in size, lying north of Eagle Lake Loop Road, with a street address of 1065 Eagle Lake Loop Road, Eagle Lake, Florida 33839 and referenced as the “Thousand Oaks Development”)

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, delegated the responsibility to local governmental units the power to adopt regulations designed to promote the public health, safety and general welfare of its citizens; and

WHEREAS, the City of Eagle Lake, Florida, pursuant to Section 163.3161, et. seq., Florida Statutes, the Community Planning Act, formerly the Florida Local Government Comprehensive Planning and Land Development Regulation Act, was required to prepare and adopt a comprehensive plan; and

WHEREAS, the City of Eagle Lake City Commission adopted the Eagle Lake 2030 Comprehensive Plan on April 18, 2011; and

WHEREAS, Chapter 163, Part II, Florida Statutes, the Community Planning Act, provides authority for local governments to amend their respective comprehensive plans and outlines certain procedures to amend adopted comprehensive plans; and

WHEREAS, the City of Eagle Lake received an application, dated March 29, 2021, for voluntary annexation of property described herein and attached as Exhibit A, pursuant to Section 171.044, Florida Statutes; and

WHEREAS, the City of Eagle Lake City Commission duly annexed the property described herein and identified as the amendment area into the corporate limits of the City of Eagle Lake on June 7, 2021; and

WHEREAS, the City of Eagle Lake received an application for Comprehensive Plan Amendment and Zoning, dated March 31, 2021, to amend the 2030 Comprehensive Plan Future Land Use Map by assigning a Residential Low (RL) Future Land Use designation and assign Planned Development – Housing (PH-H) zoning to the property described herein; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, and Division VI of the Eagle Lake Land Development Code, after due public notice the City of Eagle Lake Planning Commission, as the “Local Planning Agency,” held a public hearing on May 3, 2021 to consider making a recommendation to the City Commission regarding the application for an amendment to the Future Land Use Map and PD-H zoning; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Eagle Lake City Commission held a public hearing on May 3, 2021 to consider the adoption of the proposed amendment to its Comprehensive Plan and Zoning Map and transmittal of the amendment to the Florida Department of Economic Opportunity, as the State Planning Agency; and

WHEREAS, the Eagle Lake City Commission considered all oral and written comments received during such public hearing, including the data and analysis provided for this amendment, and the recommendation of the Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Eagle Lake, Florida, as follows:

SECTION I. PURPOSE AND INTENT,

This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in the Community Planning Act, Chapter 163, Part II, Florida Statutes, as amended.

SECTION II. FUTURE LAND USE MAP AMENDMENT.

The City of Eagle Lake City Commission hereby adopts the following amendment to the Eagle Lake 2030 Comprehensive Plan Future Land Use Map Series, which will be updated consistent with the action of the Eagle Lake City Commission set forth in this Ordinance.

1. The Comprehensive Plan Amendment application request an amendment to the Future Land Use Map Series designated as the amendment area described herein and consisting of 109.16 +/- acres.
2. The amendment area is specifically described by a legal description and location map attached hereto as Exhibit “A” and includes the following Parcel Identification Numbers: 262907-676000-010500, 262907-676000-010601, 262907-676000-010801, 262908-685500-000100, and 262908-868600-000750.

3. Prior to annexation by the amendment area was designated Residential Low (RL-3) on the Polk County Comprehensive Plan Future Land Use Map Series adopted by the Board of County Commissioners, Polk County, Florida.
4. Upon the legal effective date of this Ordinance, the Eagle Lake Future Land Use Map category for the amendment area will be designated as Low Density Residential as shown in Exhibit 2, attached hereto Any future development of the amendment area will be required to meet the standards of the Eagle Lake Comprehensive Plan.

SECTION III. ZONING ASSIGNMENT.

Upon the legally effective date of this Ordinance, the Zoning Classification for the amendment area will be designated as Planned Development-Housing (PD-H) as shown in Exhibit 3, attached hereto, pursuant to the provisions of the Eagle Lake Land Development Code. Additionally, the Planned Development-Housing zoning designation shall be subject to the following conditions:

1. The PD-H area shall be developed in a manner generally consistent with the conceptual master plan submitted as part of the Comprehensive Plan Amendment/Zoning application and includes a maximum number of residential dwelling units of 264. Residential lots shall adhere to the following dimensional standards:

Lot Width	40 feet minimum
Lot Area	4,400 square feet minimum
Lot Coverage	2,500 square feet maximum
Floor Area	950 square feet minimum
Max. IS Coverage	55%
Max. Structure Height	Max. 2 floors up to 35 feet
Front Setback	20 feet from garage or carport 15 feet from porch or living area
Side Setback	5 feet minimum 15 feet minimum for corner lots
Rear Setback	10-feet minimum

2. Each residential lot shall require the planting of two overstory trees prior to the issuance of a Certificate of Occupancy for the home constructed on the lot.
3. A minimum 4-foot wide sidewalk shall be constructed on both sides of internal roadways for each residential lot prior to the issuance of a certificate of occupancy for the house. The applicant/developer shall ensure that sidewalks are constructed on portions of internal roads that do have lot frontage (e.g. recreation areas, stormwater retentions areas, easements) to ensure that sidewalks are continuous and connected throughout the subdivision,

4. A minimum of two off-street parking spaces shall be provided for each lot.
5. Decorative light poles and fixtures of the developers choosing shall be installed within the development at the time each phase is constructed. Light fixtures shall utilize LED technology and utilize full cut-off luminaries. Lighting shall be provided at a minimum standard of one light fixture per 350 linear feet of roadway.
6. Prior to final site plan approval, a traffic study shall be performed for the proposed development in accordance with methodology prescribed by the Polk County Transportation Planning Organization (Polk TPO).
7. All other code requirements shall apply.

SECTION IV. CONFLICT WITH OTHER ORDINANCES OR CODES.

All Ordinances or parts of Ordinances of the Code of Ordinances of Eagle Lake, Florida, in conflict with the provision of this Ordinance are hereby repealed to the extent of such conflict.

SECTION V. SEVERABILITY

Should any word, phrase, sentence or section of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then such shall be severed from this Ordinance, and the remainder of the Ordinance shall remain in full force and effect.

SECTION VI. EFFETIVE DATE.

This Ordinance shall become effective on the 31st day after its adoption by the Eagle Lake City Commission.

ADOPTED ON THIS _____, 2021

EAGLE LAKE CITY COMMISSION

ATTEST:

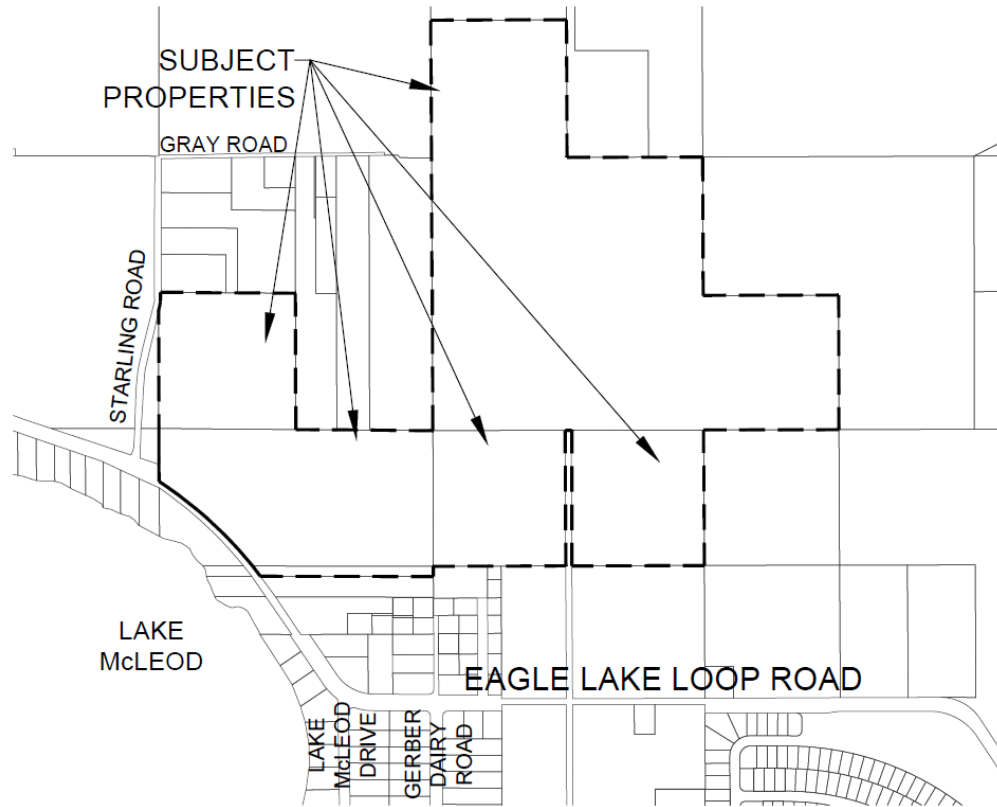
DAWN WRIGHT
CITY CLERK

BY: _____
CORY COLER, MAYOR

Approved as to Form:

JEFFERY S. DAWSON
CITY ATTORNEY

EXHIBIT A – LOCATION MAP AND LEGAL DESCRIPTION



LEGAL DESCRIPTION:

Lots 75, 78, 79, 101 less the north 15 feet, 102 and 103, Wahneta Farms, according to the Plat thereof recorded in Plat Book 1, Pages 82A and 82B, of the Public Records of Polk County, Florida;

AND,

Lot 105, Wahneta Farms, according to the Plat thereof recorded in Plat Book 1, Pages 82A and 82B, of the Public Records of Polk County, Florida;

AND,

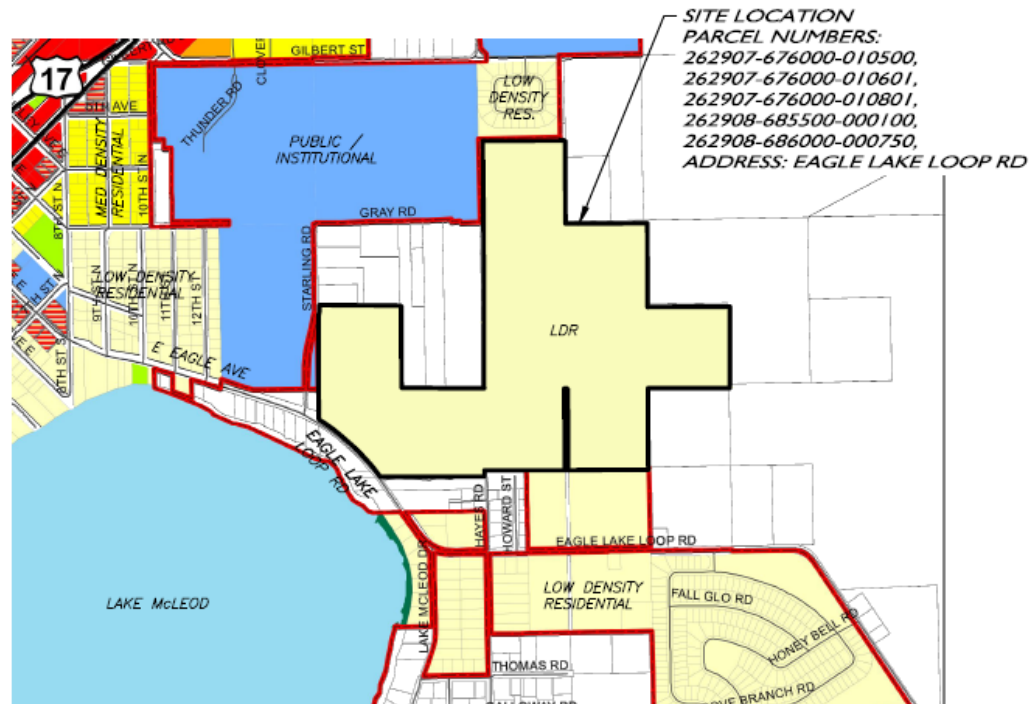
Lots 106 lying east of Eagle Lake Loop Road and 107, Wahneta Farms, according to the Plat thereof recorded in Plat Book 1, Pages 82A and 82B, of the Public Records of Polk County, Florida;

AND,

Lots 1,2,3, and 4, J.A. Johnson Subdivision, according to the Plat thereof recorded in Plat Book 2, Page 103 in the Public Records of Polk County, Florida.

EXHIBIT B – BOUNDARY SURVEY

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CITY FUTURE LAND USE MAP

**THOUSAND OAKS
SUBDIVISION**
CITY OF EAGLE LAKE, FL.

ECON

ARCHITECTURAL ENGINEERS, SURVEYORS, PLANNERS
6700 South Florida Avenue Suite 4,
Lakeland, Florida 33813

(863) 686-0544 • Fax: (863) 680-1436

• SURVEYING AND MAPPING BUSINESS - LB 7454
• PROFESSIONAL ENGINEERING SERVICES - CA#26683

MEMORANDUM

TO: Tom Ernharth, City Manager, City of Eagle Lake
FROM: Merle Bishop, FAICP, Senior Planner
DATE: April 13, 2021
SUBJECT: Thousand Oaks Comprehensive Plan Amendment/Rezoning application (O-21-05)
PROJECT: ELAKX19006

In response to the City's request, we have completed our review of the Comprehensive Plan Amendment/Zoning Application submitted on 12/27/19 to the City of Eagle Lake for the Thousand Oaks single-family residential development.

BACKGROUND

Applicant: Sarah Case
ECON South LLC
6700 S. Florida Ave.
Lakeland, FL 33813

Owner: James T. Birge and Littrell Revocable Trust
P.O. Box 2316
Eagle Lake, FL 33839-2316

Property Location: 1065 Eagle Lake Loop Road
Eagle Lake, FL 33839

Parcel ID No.'s : 262907-676000-010500 (10.16 acres) 262908-685500-000100 (19.55 acres)
262907-676000-010601 (18.02 acres) 262908-868600-000750 (60.40 acres)
262907-676000-010801 (0.99 acre)

Total Site Size: 109.16 acres

Current Land Use: Vacant (Improved pasture/forested wetland) + one single family house
(Parcel 262907-000000-010801)

Proposed Comprehensive Plan Future Land Use Designation:

Low Density Residential (Maximum 5.0 dwelling units/acre) – 109.16 +/- acres

Proposed Zoning Districts: Planned Unit Development-Housing (PD-H) – 109.16 +/- acres

The PUD site plan indicates a total of 264 lots consisting of the following minimum lot sizes:

- 40' wide / 4,800 sq. ft. – 132 (50% of total lots)
- 50' wide / 6,000 sq. ft. – 132 (50% of total lots)

Existing Future Land Use & Zoning Designation (Prior to annexation):

Polk County – Residential Low (RL-3)

The applicant requests the City amend its Comprehensive Plan to assign a future land use designation of Residential Low Density to approximately 109.16 acres, which is scheduled to be annexed on June 7, 2021 pursuant to Eagle Lake Ordinance O-21-04. Additionally, the request includes assigning a zoning designation of Planned Development-Housing (PD-H) pursuant to Division III, Chapter 1 of the Land Development Code. The application and conceptual site plan indicate that the project will be developed for of a total of 264 single family lots at a density of approximately 2.42 dwelling units/acre.

The requested Comprehensive Plan Future Land Use Map Amendment involves more than 10 acres; therefore, following the Planning Commission hearing, the City Commission will consider first reading of the ordinance and transmittal the application to the Florida Department of Economic Opportunity (FDEO) and other State and local agencies for a 30-day review period prior to the adoption of the ordinances by the City Commission, pursuant to Section 163.3184, F.S (“Expedited Review Process”).

SURROUNDING LAND USES:

NW – Eagle Ridge High School	N – Single family homes on large lots (> 1.0 acre) along Starling Rd. and Gray Rd. Eagle Pines View subdivision (PB 141, PGS 43-44) Forested wetlands, and citrus.	NE – Vacant forested wetlands, citrus groves and improved pasture.
W – Single family homes on large lots (> 1.0 acre) along Starling Rd. & Gray Rd. Lake Region High School athletic fields. sf homes on Lake McLeod.	Subject Property Improved pasture Forested wetland. One single family house	E – Vacant (citrus grove and improved pasture).
SW – Single family homes/Lake McLeod.	S – Single family homes (Howard Sub. – PB 37, PG 18) (Sutton Place – new plat) Wooded 10-acre parcel w/one SF home.	SE – two wooded 5-acre parcels w/sf home on each. Vacant improved pasture.

RESIDENTIAL DENSITY:

Prior to annexation of the 109.16 acres, the RL-3 land use designation under the Polk County Comprehensive Plan and Land Development Regulations would permit a total of approximately 327 dwelling units for the 109.16-acre property (maximum 3 du/acre).

According to Policy 2,104-A7: *Densities and Intensities* (Polk County Comprehensive Plan), the property is located within a “Transit Center.” According to Table 2.104.1 (Polk County Comprehensive Plan), the density for property designated as Residential Low and located within a Transit Center ranges from a minimum of 6 du/acre to a maximum of 12 du/acre. According to Section 303, *Criteria for Conditional Uses – Planned Development* (Polk County Land Development Code), in order for development to achieve density higher than the RL-3 designation allows (3 du/acre), it must be approved as a Planned Development and achieve the number of density bonus points required to allow the density found in Tables 3.3 and 3.4.

Section 303, Criteria for Conditional Uses-Planned Development: The Polk County Land Development Code establishes the Planned Development process as a mechanism for increasing densities and intensities which may be permitted under certain circumstances or using innovative design techniques.

5. *To deviate from the regular district requirements through Planned Development (PD), the following minimum standards shall apply:*
 - a. *The density prescribed in Table 3.4 shall be applied to all Planned Development. Table 3.3 provides the residential density bonuses available for residential and mixed use Planned Development projects. These densities indicate the maximum allowed and will be approved according to the quality of design and the ability of the applicant to demonstrate compatibility with surrounding uses and all other applicable Sections of this Code.*

Based on an analysis of the permitted density, it may be possible to achieve a maximum of 12 dwelling units per acre under the Polk County Comprehensive Plan and Land Development Code. However, it must be approved by the Polk County Planning Commission through the public hearing process and is not guaranteed by right.

The requested Low Density Residential Future Land Use (Eagle Lake Comprehensive Plan), which allows up to 5 du/acre, would allow a maximum of 545 dwelling units for the 109.16-acre property. However, the conceptual site plan submitted with the application for Planned Unit Development-Housing (PD-H) limits the maximum number of dwelling units to 264 dwelling units (2.42 du/acre). Therefore, the number of dwelling units proposed for the PD-H zoning classification is significantly less than allowed under Polk County requirements and the Eagle Lake Residential Low Future Land Use classification.

PUBLIC INFRASTRUCTURE:

The City's Level of Service (LOS) for City facilities and services is established in the 2030 Comprehensive Plan. Additional infrastructure, including roads, solid-waste and schools, was analyzed based on LOS standards established by Polk County and the Polk County School District. Impacts on LOS are evaluated based on the actual development proposed.

POTENTIAL INFRASTRUCTURE IMPACTS			
Current Available Capacity	Current Vested Demand	Demands from 264 DU	Remaining Capacity
Potable Water (LOS: 300 gpd¹/ERC²)			
1.584 gpd	670,187 gpd	79,200 gpd	834,613 gpd
Sanitary Sewer (LOS: 275 gpd¹/ERC²)			
750,000 gpd	412,164 gpd	72,600 gpd	265,236 gpd
Recreation (LOS: 4.5 acres/1,000 population³)			
17.45 acres	11.34 acres	3.05 acres ⁴	3.06 acres
Transportation – Eagle Lake Loop Road/Eagle Ave. (US 17/4th St. to CR 655/Rifle Range Rd.)			
LOS: E			
792 trips ⁵ (PM Peak Hr.)	N/A	267 trips ⁶ (PM Peak Hr.)	525 trips
Solid Waste (LOS: 8.0 lbs. per capita per day⁷)			
N/A (Polk Co. Land Fill)	N/A	5,427.84 lbs./day	NA

Schools							
School	Enrollment ⁸	Reserved	Total	Capacity (Seats) ⁸	Utilization ⁸	Demand for 264 DU ⁹ (Students)	Remaining Capacity
Pinewood Elem. (Zoned)	618	57	675	786	86%	55	56
Snively Elem. (Adjacent)	414	18	432	693	62%	55	206
Westwood Middle	684	84	768	1287	60%	23	496
Lake Region High	1530	276	1806	2488	73%	38	644

¹ City of Eagle Lake 2030 Comprehensive Plan, Administrative Section, Capacity Needs Assessment (pages 9 & 22)

² Equivalent Residential Connection (dwelling unit)

³ City of Eagle Lake, 2030 Comprehensive Plan, Recreation and Open Space Element, Policy 6.1 (page 2)

⁴ 2010 EAR-Based Amendments Adoption Support Document, Data & Analysis, Land Use Needs Analysis, 2.57 persons per household (page 24 of 61)

⁵ Polk TPO Roadway Database 2020 (Effective date: March 16, 2020)

⁶ ITE TripGen Single Family Residential (Trip Generation Manual, 10th Edition)

⁷ City of Eagle Lake 2030 Comprehensive Plan, Infrastructure Element, Policy 1.1.1 (page1)

⁸ Polk County School Board

⁹ Housing Generation Rates for Public School, Polk County School Board, Modified 2015

Potable Water, Sanitary Sewer, Solid Waste: Sufficient capacity exists in the City's water and sewer systems, as well as the Polk County landfill for solid waste for the proposed 264 single family dwelling units.

Recreation: Applying the City's parks & recreation LOS of 4.5 acres per 1,000 persons to a projected population of 678 (264 du X 2.57 persons per household = 678 persons) results in a total projected demand for parks & recreation of 3.05 acres. The site plan indicates a total of 4.38 acres will be devoted to parks and recreation, which is 1.33 acres more than the projected demand of 3.05 acres. The 4.38-acre recreation area is divided into two different tracts (0.44 acre and 3.94 acres). The park/recreation tracts should include recreational, park and playground amenities prior to residents occupying homes. The developer commits to constructing four-foot wide sidewalks on both sides of all internal roads. This enhances recreation opportunities for walking and biking and further offsets demand for park/recreation area. Additionally, the site plan indicates approximately 38% of the site will be open space, which includes the park/recreation area and undisturbed wetland/floodplain areas. Based on the conceptual site plan, it is our opinion that the demand for parks & recreation will be satisfied.

Transportation: Eagle Lake Loop Road is an urban collector roadway owned and maintained by the Polk County Board of County Commissioners. This road is currently operating at a Level of Service "B" and has a minimum level of service of "E." The estimated PM Peak Hour traffic generated from the proposed 264 dwelling units is projected to be less than the estimated current available PM Peak hour capacity. Therefore, the projected traffic demand will not degrade the minimum level of service. The applicant states that a traffic analysis will be performed and submitted with final construction plans. Since Eagle Lake Loop Road is a Polk County owned/maintained roadway, a traffic analysis must be coordinated with the Polk TPO.

The 680-foot portion of Eagle Lake Loop Road which adjoins the property has a right-of-way width of only approximately 30 feet. According to the Polk County Land Development Code, this right-of-way width is substandard for an urban collector roadway. Therefore, the developer will be required by Polk County to donate additional property along the property's road frontage to expand the right-of-way to achieve a

minimum right-of-way width of 40-feet from the roadway centerline (Section 705.E – *Substandard Right-of-Way Width*, Polk County, Florida Land Development Code).

Schools: There is sufficient school capacity for elementary, middle and high schools. School concurrency will have to be met at the time of plat approval and/or final site plan approval.

CONSISTENCY WITH COMPREHENSIVE PLAN:

The consistency of the proposed amendment with the Comprehensive Plan has been reviewed. Specifically, we find that the proposed amendment is consistent with and complies with the following applicable policies.

A. FUTURE LAND USE ELEMENT

Policy 2.5, *Low Density Residential: Low Density Residential has been applied to those areas that primarily consist of existing low-density, single-family attached dwellings established over the past years. As the City expands its boundaries, this classification will have considerable application. The primary type of dwelling is suited for this classification is the free standing or single family detached dwelling unit.*

Maximum Density: 0 – 5 dwelling units per acre

The proposed PD-H site plan reflects a residential density of 2.42 du/acre, which is consistent with the maximum density of 5.0 du/acre allowed by Residential Low. Additionally, a proposed single-family subdivision at a density of 2.42 units per acre is generally consistent with other residential subdivisions and development trends located along Eagle Avenue and Eagle Lake Loop Road in the vicinity of the property.

Policy 3.1, *The City shall identify development constraints created by soil conditions, topography, natural features, and resources and regulate densities and intensities where such constraints exist.*

The proposed PD-H site plan identifies the location of wetland and floodplain areas that are not proposed for development. The soil survey, which was submitted with the application as part of the Impact Assessment Statement, indicates that soil classifications for developed areas are suitable for development.

Policy 4.1, *The City shall direct development to areas where public facilities and services are available or shall be available at the time of development. High density/intensity land uses shall be directed to areas where the greatest level of service of public facilities and services exist.*

Policy 4.2, *The City shall issue development orders and plan public facility improvements and expansions in a manner which supports implementation of the Future Land Use Element and Map and is consistent with the Capital Improvements Element.*

The proposed Comprehensive Plan Amendment will allow for development of a single-family subdivision that will be served by public facilities and services that are currently available or will be available prior to the issuance of any permits or development orders.

Policy 9.1, *The City shall locate Future Land Uses at densities and intensities that will discourage urban sprawl and leap-frog development patterns.*

The proposed Comprehensive Plan Amendment and PD-H zoning establishes a future land use and residential density along an Urban Collector roadway (Eagle Lake Loop Road) consistent with existing low-density single-family subdivisions in the vicinity along this roadway. The property is adjacent to an existing public high school (Lake Region High School) and south of an existing elementary school (Pinewood

Elementary). Furthermore, the area immediately west and south of the property is developed for single family subdivisions.

B. TRANSPORTATION ELEMENT

Policy 4.1, *When reviewing development proposals for properties abutting or impacting traffic on State or County-maintained roadways, coordinate with the FDOT and Polk TPO to ensure consistency with state, regional and county standards, and determine impacts on adopted levels of service.*

The property has access to Eagle Lake Loop Road, which is a County owned/maintained urban collector road. Prior to final construction plan approval, the applicant will be required to coordinate a traffic analysis and driveway access connection with the Polk County TPO.

C. HOUSING ELEMENT

Policy 5.1, *The City shall, through its Land Development Regulations, promote a mix of housing types, densities, and affordable housing.*

The proposed Comprehensive Plan Amendment will allow for the development of additional single-family housing and creates the opportunity for a mix of housing types and densities consistent with this policy. The applicant proposed to make market-rate, work-force housing opportunities available.

D. RECREATION AND OPEN SPACE ELEMENT

Policy 1.5, *Through the development approval process, the City will encourage new development to provide pedestrian interconnectivity within the project and to areas external to the project such as the City's parks and recreation system and schools.*

The proposed PD-H development will have 4-foot wide sidewalks on both sides of internal roads which will provide pedestrian access to recreation/open space areas within the development. Additionally, the Eagle Lake Land Development regulation requires a sidewalk to be constructed along the development frontage on Eagle Lake Loop Road, an urban collector roadway.

Policy 6.2, *The City will continue to ensure through the enforcement of Land Development Regulations and a Concurrency Management System that no development order will be issued for any development that would result in failure of the recreation and park system to meet the adopted LOS standards.*

The proposed site plan includes approximately 4.3 acres devoted to parks & recreation as discussed above. Additionally, approximately the developer will construct 4-foot-wide sidewalks on both sides of all internal roads.

E. CONCLUSION

The requested Comprehensive Plan Amendment to establish a Residential Low future land use for the property is consistent with the existing future land use classifications of property located in the proximity of the subject property within the City of Eagle Lake. Additionally, the requested Residential Low future land use classification is generally consistent with the future land use designations and development pattern in the unincorporated portion of Polk County, particularly the Residential Low (RL-3) classification located immediately east of the subject property and north of Eagle Lake Loop Road.

Based on this analysis, we find that the proposed Comprehensive Plan Amendment is consistent with the applicable goals, objectives and policies of the Eagle Lake 2030 Comprehensive Plan. All City requirements must be met related to the future development of the property.

LAND DEVELOPMENT REGULATION (LDR):

The application generally meets the LDR requirements for a Planned Development, which are outlined in Division III, Chapter 1. Section 3.1.1.10, *Provisions*, identifies the following general requirements of a Planned Development (described, in part, below):

1. PD districts are of a nature involving a form of development not adapted to the schedule district regulations. The City Commission recognizes there are substantial public advantages to PD. It is the intent of these regulations to promote and encourage development in this form, where appropriate in location and character, so as to further the purpose of the Comprehensive Plan.
2. Within PD districts, regulations adapted to such unified planning and development are intended to accomplish higher purposes of zoning and other applicable development regulations to promote economic and efficient land use and to provide an improved level of amenities appropriate and harmonious variety in physical development, creative design and better urban environment.
3. The general intention of a PD is to provide for a unique/innovative development design.

The requested PUD (PD-H) zoning and proposed site plan includes the following lot configurations:

Minimum lot width	40' (132 lots) ¹	50' (132 lots)
Lot area	4,800 sf ¹	6,000 sf
Lot Coverage	2,500 sf (52% of lot)	2,500 sf (41.7% of lot)
Minimum floor area	950 sf ²	950 sf ²
Max. IS Coverage	55%	50%
Max. Structure Height	35'	35'
Front Setback	Garage 22.5'/house 15'	Garage 22.5'/house 15'
Side Setback	5'	5'

¹ The PD site plan design varies from the "schedule of district regulations" in respect to lot configuration and size. The minimum lot width allowed in the Schedule of District Regulations is 50 feet with a minimum lot size of 5,000 square feet within the Residential, Institutional (RIO) zoning district. Fifty percent (50%) of the lots proposed in the PUD have a minimum width of 40 feet and minimum lot size of 4,800 square feet. The smaller lot size is intended "to provide more affordable housing opportunities available."

² See Table 2.5.1.10(a), *Single Family Detached Dwelling*: Eagle Lake Land Development Code.

COMPATIBILITY:

The proposed density for the project is compatible with the previous (Polk County) land use designations of Residential Low (RL-3) and the Transit Service Area overlay under Polk County's Comprehensive Plan and Land Development Regulations prior to annexation of the property. The RL-3 designation permits a maximum gross density of 3.0 dwelling units per acre. The Transit Service Area overlay, which includes the majority of the property, allows an ability to achieve up a maximum density of 12.0 dwelling units per acre based on site location and development amenities pursuant to density bonus points achieved and approval as a Planned Development. It is reasonable to expect that a development for the RL-3 land use within a Transit Service Area could earn density bonus points to achieve a density greater than 3.0 dwelling units per acre and approval of a Planned Development, pursuant to the Polk County Land Development Code.

The proposed density and development layout are generally compatible with existing single-family residential subdivisions and the development trend in the surrounding area. Specifically, this includes the following single-family residential developments:

- Eagle Pines View subdivision, located to the north;
- Single family homes on Starling Road, Gray Road and Lake McLeod west of the development;
- Single family homes in the Howard and Sutton Place subdivisions south of the development.

The proposed site plan includes a large wetland/floodplain area along the northern and western boundary of the property which provides a substantial buffer from the high school, large lot single family homes along Starling and Gray Roads and the Eagle Pines View subdivision to the north and west of the property. Adjacent property located immediately east of the subject property is predominately undeveloped agriculture land. The only portion of the proposed development that will be adjacent to a single-family subdivision, known as Sutton Preserve, is approximately 1,000 feet along the southern boundary. The development plans depict a wetland/floodplain and a buffer along the Eagle Lake Loop Road frontage. Therefore, there is no need for additional perimeter buffers or setbacks.

CONCLUSION:

As required by Section 6.1.2.10 of the City's Land Development Regulations, our findings after review of the application for a Comprehensive Plan Amendment to assign Residential Low future land use and assign a zoning designation of PD-H to the property are the following conditions are satisfactorily met:

- A. The Comprehensive Plan Amendment/rezoning application is consistent with the City of Eagle Lake Comprehensive Plan.
- B. The rezoning petition will not result in a lowering of the adopted level of service below the minimum level of service as set forth in the Comprehensive Plan for any public facilities or services;
- C. The proposed rezoning and all permitted uses within the category sought will be compatible with the development of surrounding properties;
- D. The need and justification for the change has been satisfactorily demonstrated by the applicant;
- E. There will be no detrimental effect of the change on the property and on surrounding properties;
- F. There is not sufficient undeveloped land in the general area and in the City with the same classification as the request to allow for the proposed development;
- G. The proposed rezoning and single family development is compatible with development on surrounding property.

RECOMMENDATION:

The Comprehensive Plan Amendment to designated approximately 109.16 acres Low Density Residential is recommended for approval.

The requested Planned Development - Housing (PD-H) is hereby recommended for approval with the following conditions:

1. The area designated as residential shall not exceed 264 single family lots. The permitted lot size and dimensional requirements shall adhere to the standard listed in the following table:

Lot Width	40 feet minimum
Lot Area	4,400 square feet minimum
Lot Coverage	2,500 square feet maximum
Floor Area	950 square feet minimum
Max. IS Coverage	50%
Max. Structure Height	Max. 2 floors up to 35 feet
Front Setback	20 feet from garage or carport 15 feet from porch or living area
Side Setback	5 feet minimum 15 feet minimum for corner lots
Rear Setback	10 feet minimum

2. Each residential lot shall require the planting of two overstory trees prior to the issuance of a Certificate of Occupancy for the home constructed on the lot.
3. A minimum 4-foot wide sidewalk shall be constructed on both sides of internal roadways for each residential lot prior to the issuance of a certificate of occupancy for the house. The applicant/developer shall ensure that sidewalks are constructed on portions of internal roads that do have lot frontage (e.g. recreation areas, stormwater retentions areas, easements) to ensure that sidewalks are continuous and connected throughout the subdivision.
4. A minimum of two off-street parking spaces shall be provided for each lot.
5. Decorative light poles and fixtures of the developers choosing shall be installed within the development at the time each phase is constructed. Light fixtures shall utilize LED technology and utilize full cut-off luminaries. Lighting shall be provided at a minimum standard of one light fixture per 350 linear feet of roadway.
6. Prior to final site plan approval, a traffic study shall be performed for the proposed development in accordance with methodology prescribed by the Polk County Transportation Planning Organization (Polk TPO).
7. All development shall be in general accordance with the conceptual PUD plan.
8. All other code requirements shall apply.

ATTACHMENTS:

EXHIBIT A – Location Map

EXHIBIT B – Aerial Photograph

EXHIBIT C – Existing Future Land Use Map

EXHIBIT D – Proposed Future Land Use

EXHIBIT E – Existing Zoning Map

EXHIBIT F – Proposed Zoning Map

EXHIBIT G – Legal Description

EXHIBIT A – LOCATION MAP

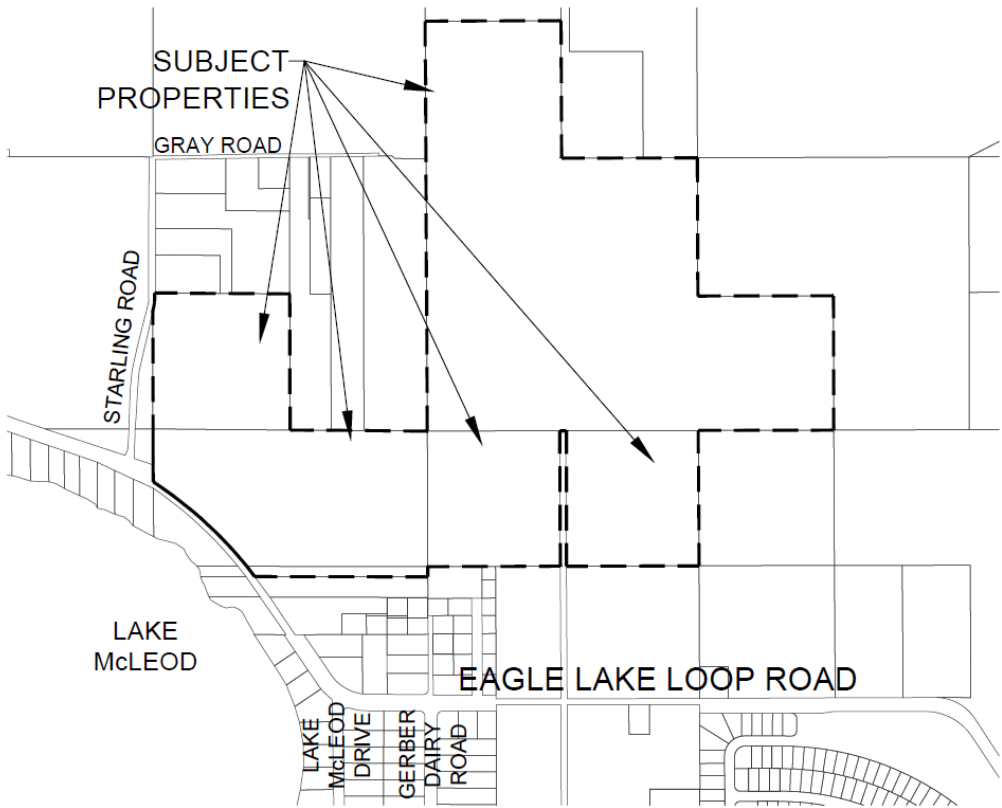


EXHIBIT B – AERIAL PHOTOGRAPH



EXHIBIT C – EXISTING FUTURE LAND USE MAP

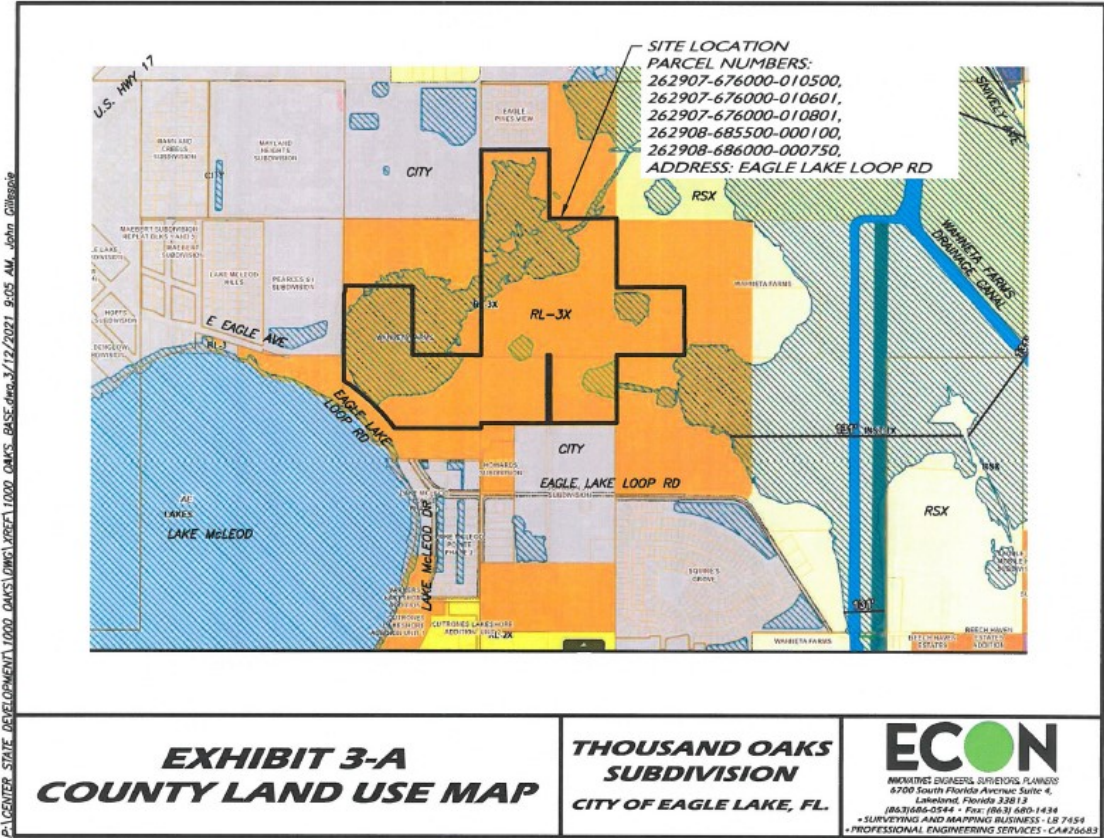


EXHIBIT D – PROPOSED FUTURE LAND USE MAP

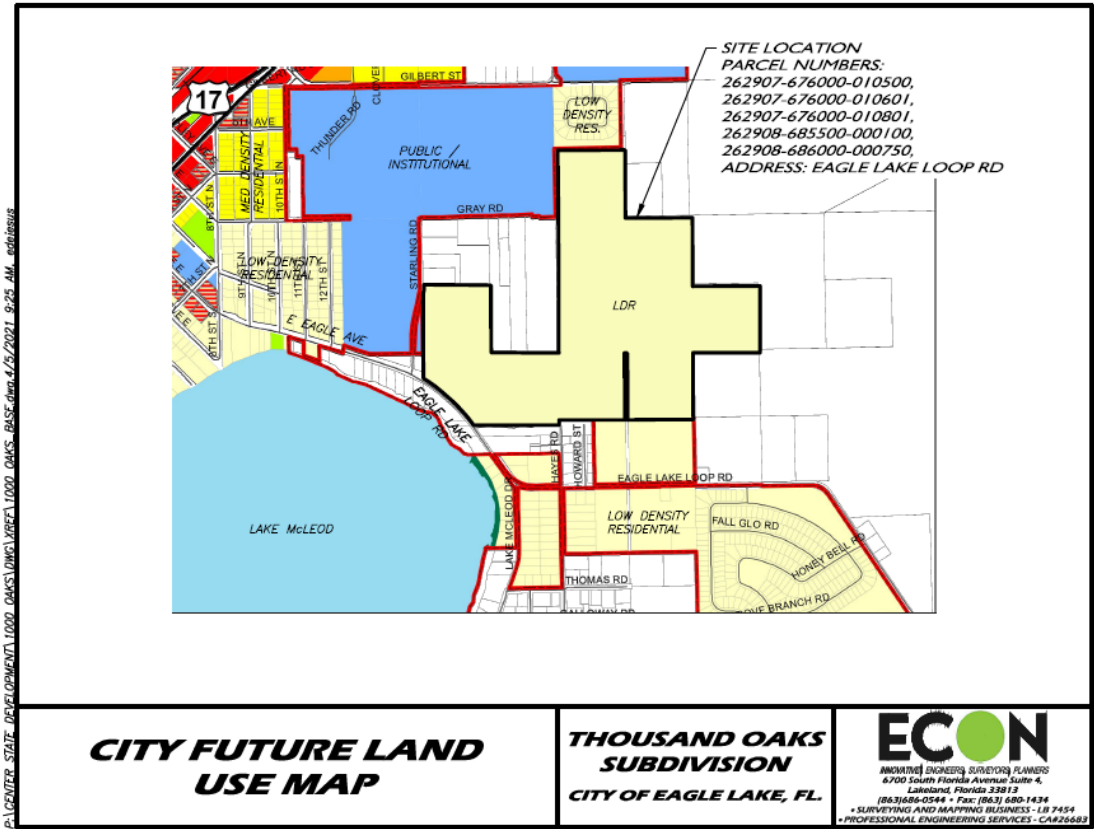


EXHIBIT E – EXISTING ZONING MAP

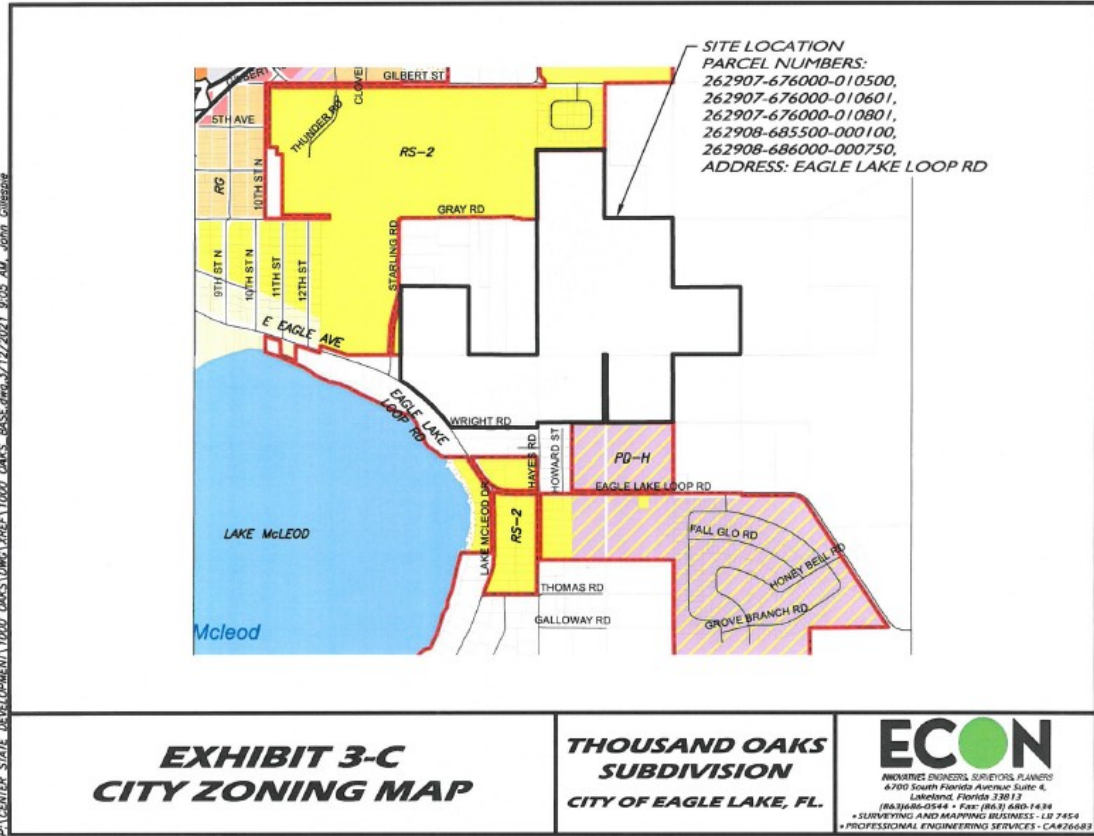


EXHIBIT F – PROPOSED ZONING MAP

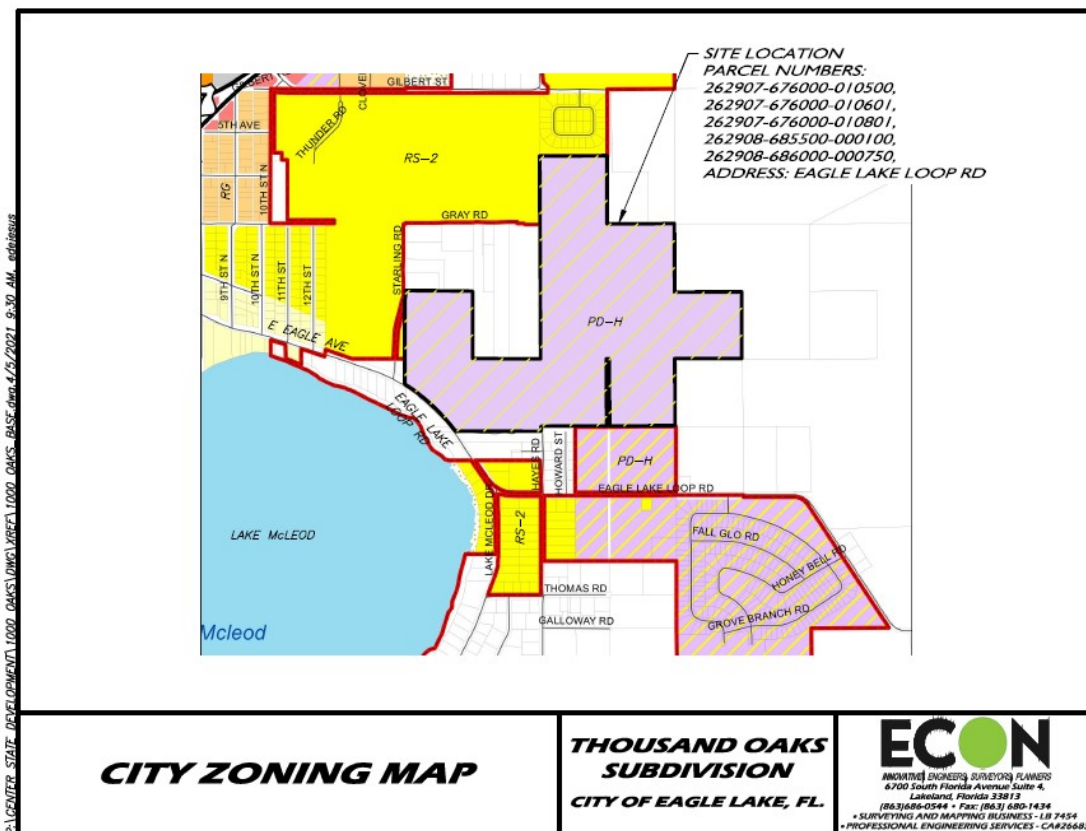


EXHIBIT G – LEGAL DESCRIPTION

Lots 75, 78, 79, 101 less the north 15 feet, 102 and 103, Wahneta Farms, according to the Plat thereof recorded in Plat Book 1, Pages 82A and 82B, of the Public Records of Polk County, Florida;

AND,

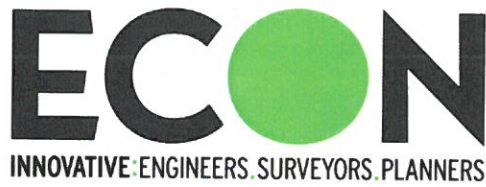
Lot 105, Wahneta Farms, according to the Plat thereof recorded in Plat Book 1, Pages 82A and 82B, of the Public Records of Polk County, Florida;

AND,

Lots 106 lying east of Eagle Lake Loop Road and 107, Wahneta Farms, according to the Plat thereof recorded in Plat Book 1, Pages 82A and 82B, of the Public Records of Polk County, Florida;

AND,

Lots 1, 2, 3, and 4, J.A. Johnson Subdivision, according to the Plat thereof recorded in Plat Book 2, Page 103 in the Public Records of Polk County, Florida.



LETTER OF TRANSMITTAL

TO: Tom Ernharth
City of Eagle Lake
P.O. Box 129
Eagle Lake, FL 33839

DATE: March 31, 2021
PROJECT: Thousand Oaks
RE: Land Use & Zoning (PD-H)

WE ARE SENDING YOU THE FOLLOWING ITEMS:

<u>COPIES</u>	<u>DATE</u>	<u>NO.</u>	<u>DESCRIPTION</u>
<u>6</u>	<u></u>	<u></u>	<u>Comprehensive Plan Amendment/Zoning Application Package</u>
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>

☐ FOR YOUR APPROVAL ☐ FOR REVIEW AND COMMENT ☐ HAND DELIVERED ☐ OTHER
☐ FOR YOUR FILE ☐ FOR YOUR INFORMATION ☒ REGULAR MAIL ☐
☐ FOR YOUR SIGNATURE ☒ PER YOUR REQUEST ☐ OVERNIGHT ☐
☒ FOR YOUR USE ☐ OTHER ☐ ELECTRONIC MAIL ☐

RECEIVED BY: DATE:

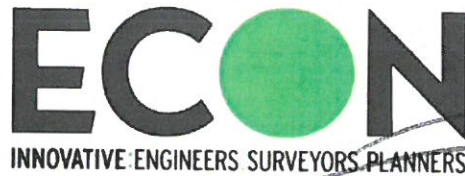
REMARKS:

COPY TO:

SIGNED:

Denna Hardwick
Office Manager

dhardwick@econsouth.com



LETTER OF TRANSMITTAL

TO: Tom Ernharth
City of Eagle Lake
P.O. Box 129
Eagle Lake, FL 33839

DATE: 3-19-2021
PROJECT: Thousand Oaks
RE: Annexation, Land Use & Zoning (PD-H)

WE ARE SENDING YOU THE FOLLOWING ITEMS:

<u>COPIES</u>	<u>DATE</u>	<u>NO.</u>	<u>DESCRIPTION</u>
		1324	Check in the amount of \$500.00 for Annexation.
		1325	Check in the amount of \$500.00 for Land Use Amendment.
		1326	Check in the amount of \$500.00 for Zoning.

<input type="checkbox"/> FOR YOUR APPROVAL	<input type="checkbox"/> FOR REVIEW AND COMMENT	<input type="checkbox"/> HAND DELIVERED	<input type="checkbox"/> OTHER
<input type="checkbox"/> FOR YOUR FILE	<input type="checkbox"/> FOR YOUR INFORMATION	<input checked="" type="checkbox"/> REGULAR MAIL	
<input type="checkbox"/> FOR YOUR SIGNATURE	<input checked="" type="checkbox"/> PER YOUR REQUEST	<input type="checkbox"/> OVERNIGHT	
<input checked="" type="checkbox"/> FOR YOUR USE	<input type="checkbox"/> OTHER	<input type="checkbox"/> ELECTRONIC MAIL	

RECEIVED BY: _____ DATE: _____

REMARKS:

COPY TO: _____

SIGNED: _____

Denna Hardwick
Office Manager

dhardwick@econsouth.com

CENTER STATE DEVELOPMENT, LLC
4900 DUNDEE RD
WINTER HAVEN, FL 33884

BANK OF CENTRAL FLORIDA
LAKELAND, FL 33813

1324

63-1626/631

CHECK ARMOR
TRADE PROTECTION

2/16/2021

PAY TO THE ORDER OF City of Eagle Lake

\$ **500.00

Five Hundred and 00/100*****

DOLLARS

City of Eagle Lake

MEMO

1000 Oaks - Annexation


AUTHORIZED SIGNATURE



⑈001324⑈ ⑆063116261⑆ 1500031002⑈

CENTER STATE DEVELOPMENT, LLC
4900 DUNDEE RD
WINTER HAVEN, FL 33884

BANK OF CENTRAL FLORIDA
LAKELAND, FL 33813

1325

63-1626/631

CHECK ARMOR
TRADE PROTECTION

2/16/2021

PAY TO THE ORDER OF City of Eagle Lake

\$ **500.00

Five Hundred and 00/100*****

DOLLARS

City of Eagle Lake

MEMO

1000 Oaks - Land Use Amendment


AUTHORIZED SIGNATURE



⑈001325⑈ ⑆063116261⑆ 1500031002⑈

CENTER STATE DEVELOPMENT, LLC
4900 DUNDEE RD
WINTER HAVEN, FL 33884

BANK OF CENTRAL FLORIDA
LAKELAND, FL 33813

1326

63-1626/631

CHECK ARMOR
TRADE PROTECTION

2/16/2021

PAY TO THE ORDER OF City of Eagle Lake

\$ **500.00

Five Hundred and 00/100*****

DOLLARS

City of Eagle Lake

MEMO

1000 Oaks - Zoning


AUTHORIZED SIGNATURE



⑈001326⑈ ⑆063116261⑆ 1500031002⑈

B. Property Description

1. Location (include location map and site map):

Please see attached Location Map

2. Total Site Acreage: 109 +/-

3. Current Land Utilization: Two single family dwellings and pasture land

4. Parcel identification Number (Section, Township, Range, Subdivision and Parcel Number): See Attached

C. Land Use/Zoning Designation

1. Existing Future Land Use Category: RL-3 (Polk County)

2. Requested Future Land Use Category: LDR

3. Current Zoning District(s): _____

4. Requested Zoning District(s): PD-H

5. Is the property within the Area of Critical State Concern? No
Please attach Green Swamp Impact Statement.

II. PLANNING AND DEVELOPMENT DEPARTMENT REVIEW

A. Natural Features Analysis

1. Topography: See attached Exhibits

2. Soils: _____

3. Vegetation: _____

4. Flood Prone Areas: 37 Acres of 100-Year Floodplain

5. Wetlands: 23.27 Acres of Wetlands

6. Wildlife Habitat: None

B. Land Use Analysis

1. **Current Future Land Use Development Potential:** 327 DU (@3 DU p/AC)
2. **Proposed Future Land Use Development Potential:** 545 DU (@5 DU p/AC)
3. **Current Population Projection Yield:** 2.62 per capita @ 3 DU = 856 persons
4. **Proposed Population Projection Yield:** 2.62 per capita @ 5 DU = 1,428 persons
5. **General Analysis:** See Impact Statement

C. Special Designated Areas Analysis

N/A

1. **Special Management Area:** _____
2. **Aquatic Preserve:** _____
3. **Historic and/or Archaeological Preserves:** _____
4. **Air Installation Compatible Use Zones (AICUZ):** _____
5. **Historic Districts:** _____
6. **Coastal High Hazard Area (CHHA):** _____
7. **Groundwater Aquifer Recharge Area:** _____
8. **Wellhead Protection Zone:** _____

D. Public Facilities and Services Analysis

1. **Potable Water**

- a. **Provider:** City of Eagle Lake
- b. **Incremental Impact:** 1- 2 years
- c. **Impact upon Level of Service (LOS):** Additional 95,040 GPD Water

d. Improvements Needed: Connection to Waterline (at Developer's Expense)

2. **Sanitary Sewer**

a. Provider: City of Eagle Lake

b. Incremental Impact: 1 - 2 years

c. Impact upon Level of Service (LOS): Additional 76,032 GPD sewer

d. Improvements Needed: Connection to Forcemain (at Developer's expense)

3. **Traffic Circulation**

a. Provider: Connection to Polk County Road - Eagle Lake Loop Road

b. Incremental Impact: 1 - 2 years

c. Impact upon Level of Service (LOS): deminimus

d. Improvements Needed: Road widening and potential accel/decel lanes (Developer's Expense)

4. **Mass Transit**

a. Service Provided to the Area: None Currently

b. Impact upon Level of Service (LOS):

c. Improvements Needed:

5. **Drainage**

a. Facilities Service Site:

b. Impact upon Level of Service (LOS): 25 Yr./24-Hour Storm event w/Discharge; 100 Yr./24-Hour Storm event w/out discharge

c. Improvements Needed: On-Site Stormwater Retention (Owner's Expense)

6. **Recreation**

a. Incremental Impact: over a 2-year period

b. Impact upon Level of Service (LOS): LOD will not be changed

c. Improvements Needed: Proposed Development providing 4.38 AC of on-site Recreational Areas

7. **Solid Waste**

a. Incremental Impact: 3,393 lbs. per day

b. Impact upon Level of Service (LOS): None anticipated

c. Improvements Needed: None anticipated

E. Please describe in detail the 2010 Comprehensive Plan compatibility and zoning compatibility.

Please refer to attached Impact Statement

**If the Applicant is not the land owner, the following authorization
from the land owner must signed and notarized**

I hereby authorize (See attached Letters of Authorization) _____

to act on my behalf on the following action:

Comprehensive Plan Change ____, Zoning Change ____, and/or Conditional Use ____

Land Owner's Signature

Date

Print Name

Address of Land Owner

State of _____

County of _____

The foregoing instrument was acknowledged before me by _____

on this _____ day of _____, 200__.

Notary

S
E
A
L

EC N

LETTER OF AUTHORIZATION

PARCEL # 262907-676000-010801

I hereby authorize Sarah Case of Econ South, LLC to apply for and sign any necessary applications needed for Annexation, Land Use, and Zoning with the City of Eagle Lake, FL as well as development/permit applications with coinciding jurisdictional agencies.

Signature Vance Neal Littell

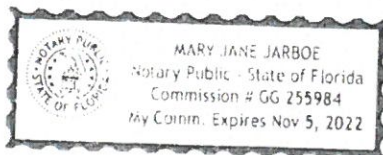
Printed Name: LITTRELL REVOCABLE TRUST

State of Florida

County of Polk

The foregoing instrument was certified and subscribed before me this 4th day of March 2021, by Vance Neal Littell who is personally know to me.

(Seal)



Mary Jane Jarboe
Signature of Notary

Mary Jane Jarboe
Print Name of Notary Public



LETTER OF AUTHORIZATION

PARCELS # 262907-676000-010500,
262907-676000-010601,
262908-685500-000100, &
262908-686000-000750

I hereby authorize John C. McVay, Jr., Daniel Kovacs, and Sarah Case of Econ South, LLC to apply for and sign any necessary applications needed for Annexation, Land Use, and Zoning with the City of Eagle Lake, FL as well as development/permit applications with coinciding jurisdictional agencies.

Signature

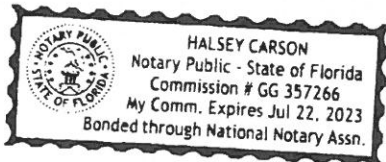
Printed Name: James T. Birge

State of Florida

County of Polk

The foregoing instrument was certified and subscribed before me this 16 day of February 2021, by James Birge who is personally known to me.

(Seal)



Signature of Notary

Print Name of Notary Public

REVISED IMPACT STUDY - THOUSAND OAKS SUBDIVISION

PROJECT SUMMARY

Thousand Oaks is a proposed 264 Lot Planned Development consisting of the following parcels: 262907-676000-010500, 262907-676000-010601, 262908-685500-000100, & 262908-686000-000750, owned by James T. Birge and; Parcel 262907-676000-010801, owned by Littrell Revocable Trust.

ARTICLE 3: - REQUIRED INFORMATION—GENERAL

Sec. 4.7.3.10. - Provisions.

1. Will the proposed change be contrary to the established land use pattern(s) in the surrounding area? If an incompatibility would be created between the proposed and existing land uses, describe the techniques and methods to be used to minimize such differences?

The subject site is currently undeveloped, and is surrounded by single-family designated residential to the West, South, and North. Lake Region High School-owned property lies to the Northwest of the subject northernmost point. There is a large wetland area to the West (Parcel 262907-000000-023020 and a portion of - 010601). Eagle Pines View subdivision is a 24-Lot, single-family home subdivision that abuts our northernmost property line. Fencing and landscaping will be utilized to mitigate non-residential uses from residential; specifically, between Lake Region High School and the proposed subdivision where a natural or wetland boundary does not exist.

2. Describe how the proposed development would be consistent with the city comprehensive plan in relation to land use, transportation, recreation, utilities, and all related plan elements.

Consistency with City Comprehensive Plan:

FUTURE LAND USE ELEMENT

Policy 1.1 (k) Application is requesting Low Density Residential

Policy 1.2 (1-11) – Application (and PD-H) demonstrates compliance with the eleven provisions

Policy 2.1 (4) - requested classification is Low Density Residential

Policy 2.5 – Max. density is five (5) DU p/Acre, we are proposing 2.42 DU p/Acre

Policy 9.1 – Proposed subdivision is not considered Urban Sprawl

TRANSPORTATION ELEMENT

Policy 1.1 – Eagle Lake Loop Road is a County Road, classified as an Urban Collector, operating at a LOS 'B' within the TSDA

Policy 6.2 – The proposed subdivision has been discussed with Polk County Engineering, and improvements to Eagle Lake Loop Road to accommodate the project are required. Upon Annexation, Land Use and Zoning (PD-H) approvals, and engineering site design, the project will be submitted to Polk County for their review of the affected segment for access.

HOUSING ELEMENT

Proposed project is consistent with the Goals & Objectives of the Housing Element providing “opportunities for decent, safe, sanitary, and affordable housing of a type, size, location, and cost to meet the needs of current and future residents.”

INFRASTRUCTURE ELEMENT

Level of Service Standards implementing Potable Water Sanitary Sewer, Solid Waste, and Drainage Facilities have been applied to the proposed subdivision design. Please refer to Section for of this Impact Statement.

RECREATION AND OPEN SPACE ELEMENT

Proposed project is consistent with the Goals & Objectives of the Conservation and Open Space Element:

Policy 1.5 – the proposed development will have pedestrian interconnectivity within the project and areas external to the project.

3. What changed or changing conditions in the area make the approval of this petition necessary?

The area is one of growth (as evident by the County’s TSDA designation. Having two public schools, Lake Region High School and Pinewood Elementary, located in such close proximity to the subject has prepared the area to support additional housing developments.

4. Describe why the site is suitable for the intended uses.

The subject site is suitable for Single-Family development due to the proximity of the City of Eagle Lake’s utilities, and the surrounding designated Land Uses as well as the uses of the surrounding lands. The proposed design is a more compact development, avoiding wetlands and floodplain to the greatest extent possible.

5. Describe the site and list all land uses (by area calculations) and structures existing on and adjacent to the site as of the petition date and how the proposed action is compatible or will be made compatible with such uses.

The subject site is comprised of five (5) parcels, totaling approximately 109 acres. There are two listed residences on Parcels 262907-676000-010801, and -010601, respectively.

Parcel -010801 (the southernmost parcel) has a 920 SF dwelling unit, shown by the Property Appraiser to be built in 1953. There is also a detached garage (625 SF) on site. This property has been incorporated into the Planned Development and there are no current plans for demolition.

Parcel -010601 has an existing 1,724 SF home and what appears to be ancillary agricultural structures (barns), although Polk County Property Appraiser does not show them on the parcel records.

6. Will the proposed development materially alter the population density of the area and thereby increase the demand on public facilities, i.e. schools, parks, sewers, water, and similar public services?

There will be an additional demand for the above-mentioned public facilities however, the project area is situated with adequate services for the proposed impact.

7. Will the proposed development adversely affect property values of adjacent property?

Studies have shown that new construction provides an increase in value to adjacent existing properties.

8. Will the proposed development create environmental problems? How will the proposed development take into account the natural features of the site, such as topography, wetlands, and similar conditions and what steps will be taken to protect these features?

Please refer to Revised Plan dated March 24, 2021. Based on the PD-H Site plan, there appears to be approximately:

- **23.27 +/- Acres of Wetlands – 0.067 +/- Acres to be disturbed**
- **37 Acres +/- 100-year Floodplain**

The PD-H design takes into consideration of all environmental qualities of the site and impacts to wetlands and floodplain has been avoided as much as possible.

9. Will the proposed development encroach on or disturb rare, endangered, threatened, and special concern species wildlife habitat? What steps will be taken to protect these habitats?

No impacts to threatened and endangered species or habitats is proposed.

10. Will the proposed development create or excessively increase traffic congestion or otherwise affect public safety? A traffic analysis shall be required which addresses the impact of the proposed action on all roads?

A traffic analysis has been requested and will be available prior final City Commission hearings approval. The project has been designed with one boulevard ingress/egress on Eagle Lake Loop Road. Eagle Lake Loop Road is a County Maintained Road, and the developer will permit any improvements required through Polk County. The development of the proposed project met with County Engineering Staff and discussed required turn lanes and road widening for Eagle Lake Loop Road.

11. Will the proposed development adversely impact quality of life conditions on adjoining properties or within the neighborhood?

No adverse impacts are proposed to surrounding neighborhoods.

12. If the proposed development is located in an area presently undeveloped, describe how the proposed development may or may not influence future land uses in the area.

The subject property is currently undeveloped however, is situated around Low Density Residential (LDR) designated properties.

The westernmost portion of the proposed project is an extensive wetland.

The south side of the site is comprised of existing and proposed single-family homes.

The east side is predominantly agriculture. Development of the subject subdivision would allow lands to the East to develop, thereby expanding water and sewer capabilities within the Eagle Lake service area.

13. Describe the availability and suitability of other sites within the city suitable for the type of development proposed on land already zoned for such use(s)?
There are no other sites within the immediate surrounding area.

ARTICLE 4: - REQUIRED INFORMATION—SPECIFIC

Sec. 4.7.4.10. – Land use.

1. Describe each of the proposed land uses and identify the following where applicable:
 - A. The density, typical floor areas, and type and number of residential dwelling units;
LDR Land Use on 109.16 Acres +/- would allow 545 Dwelling units at maximum capacity. The proposed PD-H of 259 Dwelling units is a density of 2.37 DU p/Acre.

B. Types of commercial, industrial, or other land uses proposed for the development;

Only Low Density Residential (LDR) is proposed.

C. The customer service base and service area for intended commercial and/or industrial land uses;

Not applicable

D. The gross land area proposed for each type of use, including parking, open space, recreation, and the gross areas of pervious and impervious surfaces, including structures, for the site.

Total Land Area = 109.15 Acres +/-

Total Wetland Area = 23.27 Acres +/-

Total Upland Area = 75.91 Acres +/-

Sec. 4.7.4.20. - Population.

1. The anticipated population to be generated by the proposed action.

Per capita, is 2.62 persons per household. 259 DU proposed x 2.62 = 679 persons

2. Calculate the projected permanent and seasonal population of the proposed development and/or the population generated in the case of commercial or industrial land uses.

No seasonal population is proposed with this development.

3. If the proposed development is a commercial or industrial use, describe the employment characteristics, including the anticipated number of employees, type of job skills or training required for the new jobs, percentage of local people that will be employed and/or will be brought in from other locations, number of shifts per day, and peak shift employees.

Not applicable to this request.

4. Describe the demographic composition of any additional population generated as a result of the proposed development.

The target market for this development would be first time home buyers and workforce i.e. teachers, nurses, first responders.

Sec. 4.7.4.30. - Streets and access.

1. Estimate the number of vehicle trips per day based upon the Institute of Transportation Engineers Trip Generation Manual (most current edition) expected to be generated and for the peak hour(s), for all streets impacted by the development. Establish background traffic counts and determine the impact on those streets affected by the proposed development. Provide a trip distribution model and traffic analysis prepared by a licensed traffic engineer, subject to approval by the administrative official as to the methodology.

Average Annual Daily Trips anticipated (source: ITE) for Single-Family, detached is:

7.81 AADT per DU or $259 \times 7.81 = 2,023$ AADT

PM Peak Hour trips = 1.01 p/DU or 262 Pm Peak Hour Trips

2. Describe what modifications would be required of the present transportation system (streets) of the city, county, and/or state to meet the needs of the proposed development.

Eagle Lake Loop Road is a County Maintained Road, and the developer will permit any improvements required through Polk County. The development team for the proposed project met with County Engineering Staff and discussed required turn lanes and road widening for Eagle Lake Loop Road.

3. Describe the off street parking facilities to be used and the total number of spaces required for the proposed development.

Typically, two off-street parking spaces are required per single-family residence.

4. Describe the methods to be utilized for provision of ingress and egress to the site.

Ingress/egress is proposed via one boulevard entrance onto Eagle Lake Loop Road.

5. Describe the walkway or other systems planned for accommodating pedestrian traffic.
Sidewalks are proposed throughout the subdivision to accommodate pedestrians.

Sec. 4.7.4.40. - Site conditions, surface and stormwater management, wildlife habitat.

1. Describe the impact the proposed development will have on surface and stormwater management, including methods to be utilized to control off-site discharges and surface runoff.

As demonstrated on the General Lot Layout/ PD-H Site Plan included within this submittal, every effort has been utilized to accommodate the site's natural surface water flow.

2. Describe any alteration of the site's natural drainage features or systems that would be necessary for the proposed development.

No alterations are proposed to the site's natural drainage features. A small, isolated wetland area less than the 1/8 acre will be permitted through SWFWMD for mitigation.

3. Describe the local aquifer recharge system, groundwater conditions, well cones of influence, and any changes to these water supplies which would result from the proposed development.

No changes are anticipated. Retention ponds will be utilized within the development, which will assist in replenishing the ground water.

4. Identify all rare, endangered, threatened, and special concern species of wildlife and their habitats found on the site. Describe the impact of the proposed development on this wildlife and the proposed mitigation of these impacts.

None have been observed. An Environmental Assessment will be completed prior to commencement of permitting and construction.

Sec. 4.7.4.50. - Potable water, waste water, solid waste, and recreation.

1. Indicate the location of the nearest city water supply that will serve the proposed development, size of line, length of extensions required, number of equivalent residential units or customers to be served, estimated gallons per day required, and impact and connection fees to be paid to the city.

The project will connect to the City of Eagle Lake for water; on the South side of Eagle Lake Loop Road, along the frontage of our site. Typical potable water generation rate is 360 Gallons Per Day (GPD) per dwelling unit (DU.)

$360 \text{ GPD} \times 259 \text{ DU} = 93,240 \text{ GPD}$ – estimated water generation

2. Indicate the location of the nearest city sewer main that will serve the proposed development, size of line, length of extensions required, number of units or customers to be served, estimated gallons per day to be generated, and impact and connection fees to be paid to the city.

The project will connect to the City of Eagle Lake's wastewater collection system; there is a forcemain on the North side of Eagle Lake Loop Road, along the frontage of our property.

Typical wastewater generation is assumed to be 80% of potable water.

$288 \text{ GPD} \times 259 = 74,592 \text{ GPD}$ – estimated wastewater generation

3. Calculate the solid waste volume anticipated to be generated in pounds per capita per day or tons per day, as a result of the proposed development. If contract services are to be considered, identify the solid waste disposal site and the entity responsible for collection and disposal.

Solid Waste = 5 pounds per day per person. Assuming 2.62 per Capita (per unit) = 679 persons;

3,393 LBs of Solid Waste per Day

Sec. 4.7.4.60. - Level of services.

Calculate the number of users as a result of the proposed development, on the following. Use the LOS standards contained in the concurrency management system (division IX, appendix B of the land development regulations) as the basis for calculations.

1. Recreation; Eagle Lake Park – 4 min 1.2 miles
2. Educational facilities (K-12); Eagle Lake Elementary School – 4 min 1.7 miles, Denison Middle School - 13 min 5.5 miles & Lake Region High School – 4 min 1.8 miles.
3. Health care; Winter Haven Hospital - 15 min 5.8 miles
4. Fire protection; Polk County Fire Rescue 17 station – 3 min – 1.2 miles
5. Police protection; Polk County Sheriff's Office – 12 min 6.6 miles
6. Electric power, gas, and phone. City of Bartow Electric – 6 min 3.5 miles, Gas Services, Inc. – 4 min 1.6 miles

Sec. 4.7.4.70. - Taxes.

Calculate the estimated ad valorem tax yield to the city government, school board, and any special taxing districts that levy taxes on the property, for the next five years.

Sec. 4.7.4.80. - Required exhibits and maps.

PLEASE SEE ATTACHED EXHIBITS

Exhibits and maps shall be of sufficient size and type to facilitate understanding of the components of the proposed development. The scale shall be dependent upon the specific application and the applicable requirements detailed in the land development regulations. Dates of preparation and any amendments shall be noted on all exhibits and maps. The following exhibits and maps shall be provided as a part of all impact statements:

1. A location map showing the proposed development in relationship to streets, community facilities, schools, and natural features of the area such as lakes and drainage ways.
2. A topographic map with contour intervals meeting the requirements as spelled out for the particular petition and delineation of areas of special flood hazard (100-year flood plain) as identified on the flood insurance rate maps (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the city or for Polk County in the case of annexation.
3. An existing land use and zoning map of the site and the abutting properties.

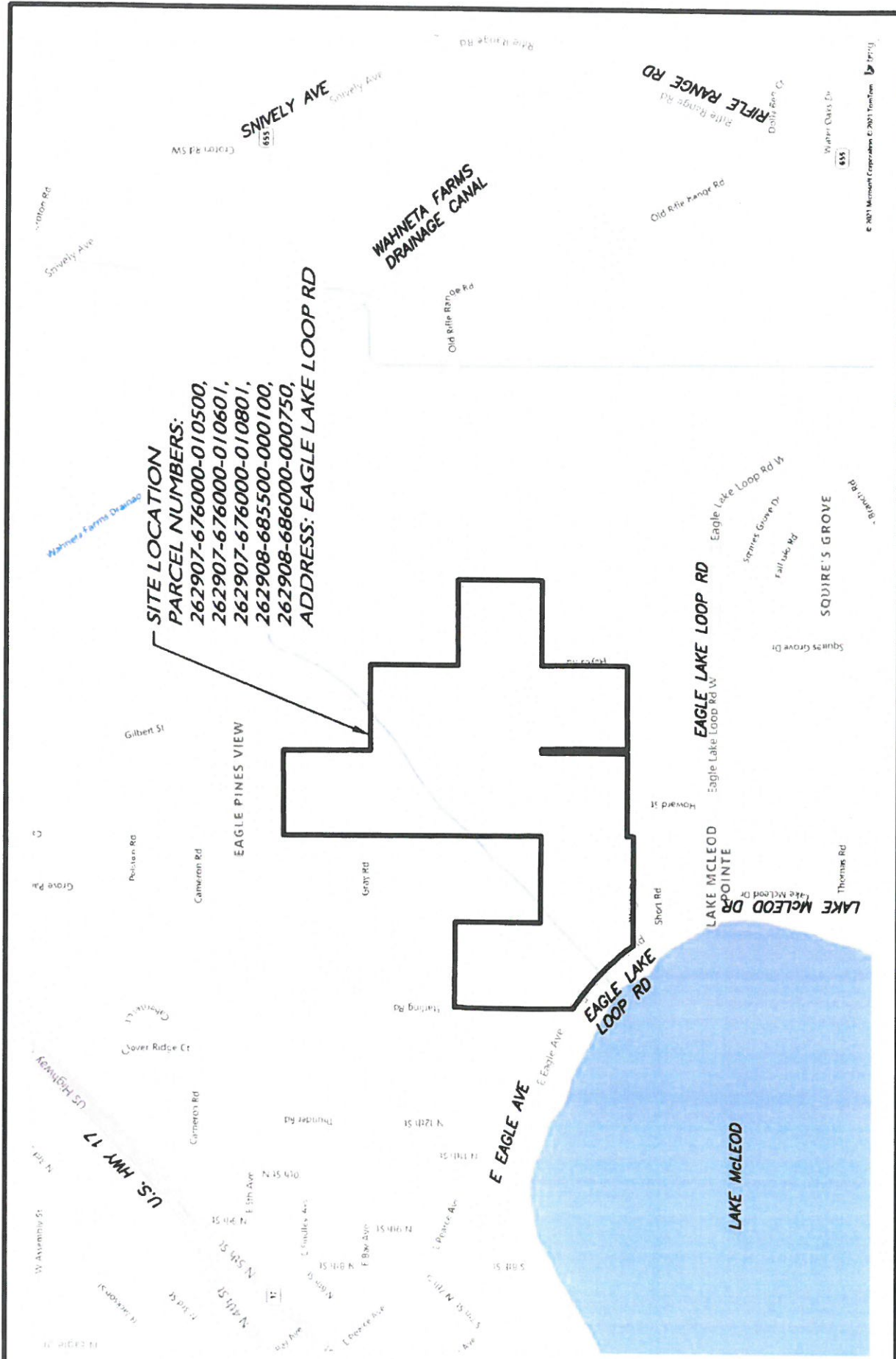
4. A soils map with the accompanying soils classifications as provided by the Soils Conservation Service. If other sources are utilized for this information, such data and maps shall be fully explained and interpreted.
5. A traffic circulation map identifying existing streets on or adjacent to the proposed development site, identifying them by name, maintenance responsibility, pavement width, and right-of-way dimensions.
6. A site plan meeting the requirements of the specific petition but in any case showing at a minimum the proposed land uses, type, and maximum density for each residential area, typical minimum lot sizes and dimensions for each use and unit by type, dimensions of buffers, easements, open space areas, parking and loading areas, setbacks, and circulation routes.
7. A drainage plan showing existing and proposed drainage areas, water retention sites, structures, easements, canals, wetlands, water courses, and any other drainage features that may be necessary for the proposed development.

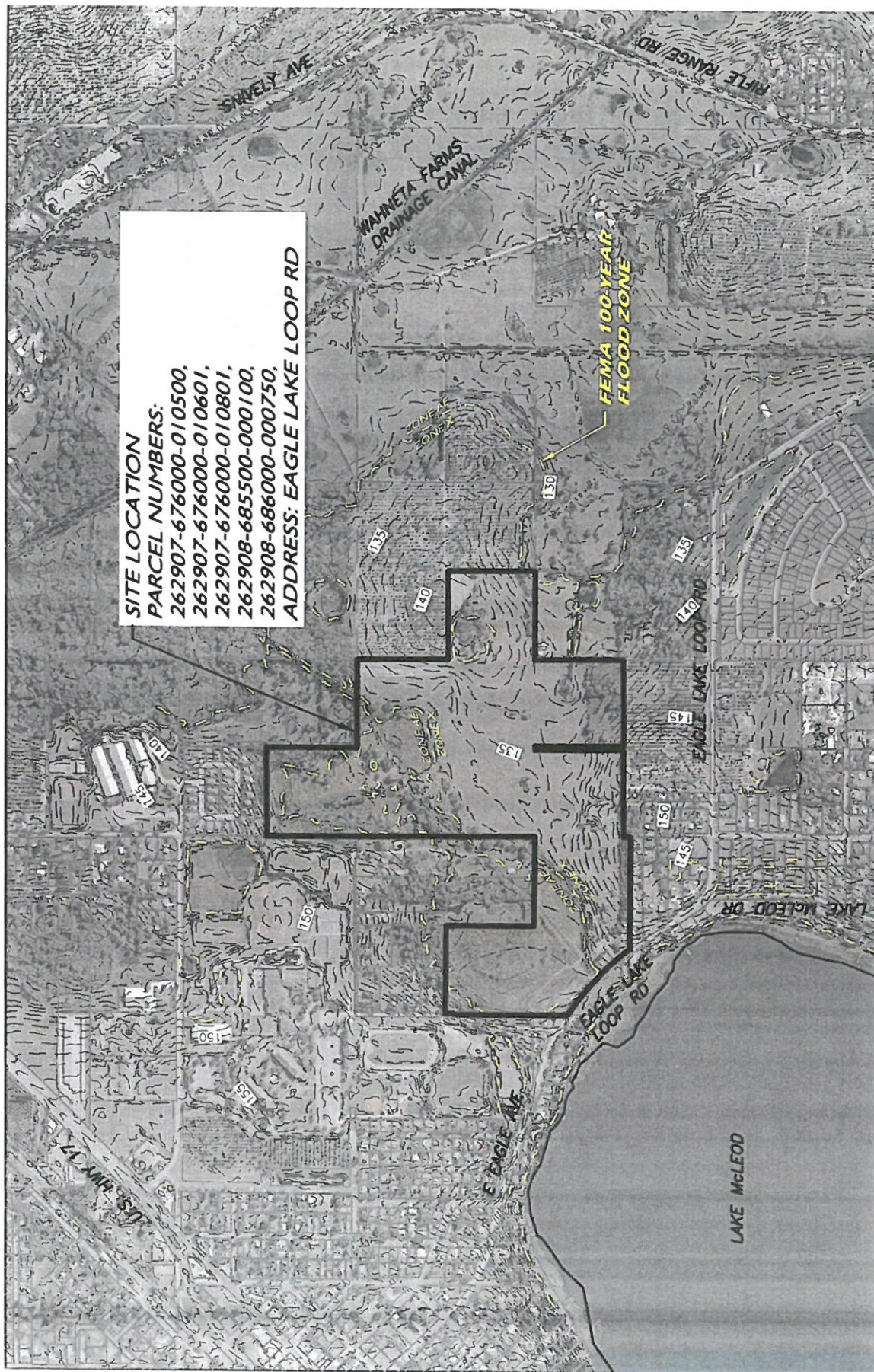
EXHIBIT 1
LOCATION MAP

**THOUSAND OAKS
SUBDIVISION
CITY OF EAGLE LAKE, FL.**



INNOVATIVES ENGINEERS, SURVEYORS, PLANNERS
6700 South Florida Avenue Suite 4,
Lakeland, Florida 33813
(863) 686-0544 • Fax: (863) 680-1434
• SURVEYING AND MAPPING BUSINESS - LB
• PROFESSIONAL ENGINEERING SERVICES - CA





ECON
INNOVATIVE ENGINEERS, SURVEYORS, PLANNERS
6700 South Florida Avenue Suite 4,
Lakeland, Florida 33813
(863) 686-0544 • Fax: (863) 680-1434
• SURVEYING AND MAPPING BUSINESS - LB 7454
• PROFESSIONAL ENGINEERING SERVICES - CA#26683

**THOUSAND OAKS
SUBDIVISION
CITY OF EAGLE LAKE, FL.**

EXHIBIT 2 TOPOGRAPHICAL MAP



ECON

INNOVATIVE ENGINEERS, SURVEYORS, PLANNERS
6700 South Florida Avenue Suite 4,
Lakeland, Florida 33813
(863) 686-0544 • Fax: (863) 680-1434

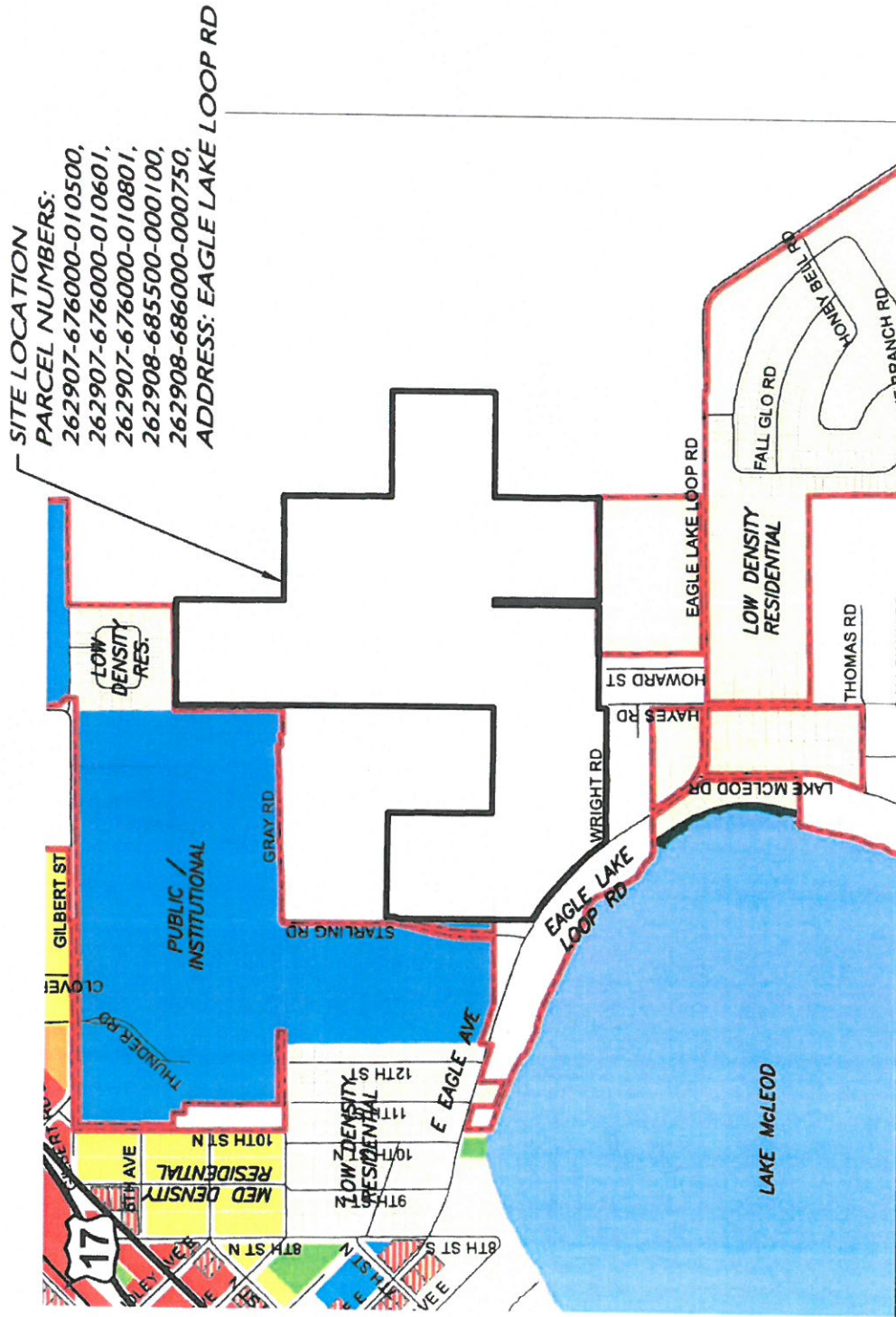
- SURVEYING AND MAPPING BUSINESS - LB 7454
- PROFESSIONAL ENGINEERING SERVICES - CA#26683

**THOUSAND OAKS
SUBDIVISION
CITY OF EAGLE LAKE, FL.**

EXHIBIT 3-A
COUNTY LAND USE MAP

**THOUSAND OAKS
SUBDIVISION
CITY OF EAGLE LAKE, FL.**

ECON
INNOVATIVE ENGINEERS, SURVEYORS, PLANNERS
6700 South Florida Avenue Suite 4,
Lakeland, Florida 33813
(863) 866-0544 • Fax: (863) 680-1434
• SURVEYING AND MAPPING BUSINESS - LB
• PROFESSIONAL ENGINEERING SERVICES - CA



SITE LOCATION
PARCEL NUMBERS:
262907-676000-010500,
262907-676000-010601,
262907-676000-010801,
262908-685500-000100,
262908-686000-000750,
ADDRESS: EAGLE LAKE LOOP RD

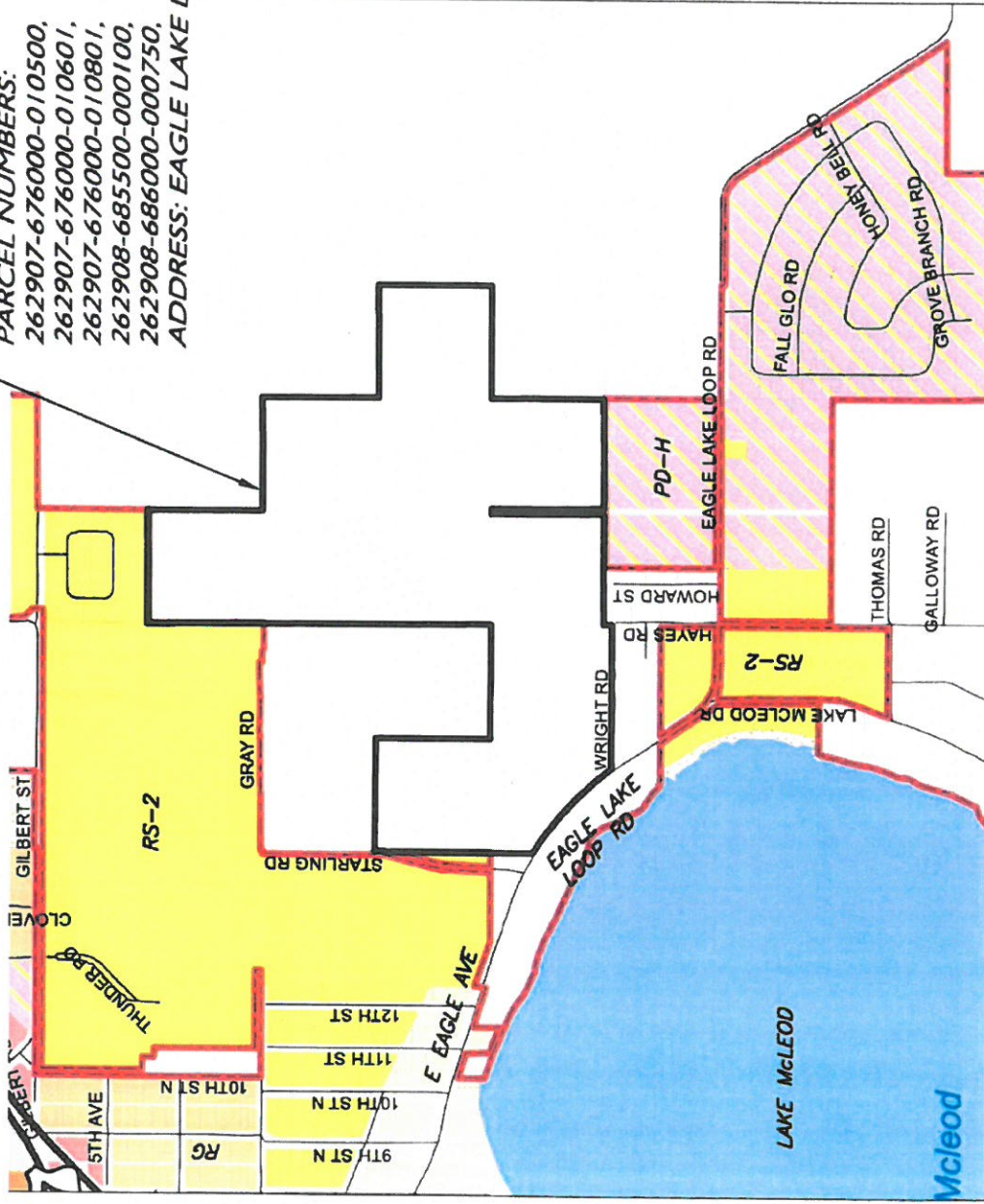


EXHIBIT 3-C CITY ZONING MAP

**THOUSAND OAKS
SUBDIVISION**
CITY OF EAGLE LAKE, FL.

ECON
INNOVATIVE ENGINEERS, SURVEYORS, PLANNERS
6700 South Florida Avenue Suite 4,
Lakeland, Florida 33813
(863) 686-0544 • Fax: (863) 680-1434
• SURVEYING AND MAPPING BUSINESS - LB 7454
• PROFESSIONAL ENGINEERING SERVICES - CA#26683

SITE LOCATION
PARCEL NUMBERS:
262907-676000-010500,
262907-676000-010601,
262907-676000-010801,
262908-685500-000100,
262908-686000-000750,
ADDRESS: EAGLE LAKE LOOP RD

E EAGLE AVE

EAGLE LAKE
LOOP RD

EAGLE LAKE
LOOP RD

LAKE MCLEOD

EXHIBIT 3-D

POLK COUNTY TSDA

(TRANSIT SUPPORTIVE DEVELOPMENT AREA)

TRANSIT CENTER MAP

ECON

ADVANTAGE ENGINEERS, SURVEYORS, PLANNERS
6700 South Florida Avenue, Suite 4,
Lakeland, Florida 33813

(863) 686-0544 • Fax: (863) 680-1434

• SURVEYING AND MAPPING BUSINESS - LB 7454
• PROFESSIONAL ENGINEERING SERVICES - CA#26683

**THOUSAND OAKS
SUBDIVISION**

CITY OF EAGLE LAKE, FL.

Maximum densities are established within the TSDA and the respective components of the Transit Corridors and Centers Overlay as listed in Table 2.104.1. The maximum densities are not guaranteed within the respective land use categories and shall only be permitted subject to the requirements established in Policy 2.104-A5 Development Criteria and Policy 2.124-A3 Design Principles. Table 2.104.1 also includes recommended minimum densities to support future investments in public transportation. These recommended minimum densities may be required under the Land Development Code to coincide with planned public or private sector transit investments. Residential projects with less than the recommended minimum density will be encouraged to include a site design that allows for project phasing in order to preserve the maximum development potential of the subject parcel(s).

Table 2.104.1

DENSITY SCHEDULE	Residential Low	Residential Medium	Residential High	Mixed Use
Transit Supportive Development Area (TSDA)	3 du/ac min, 7 du/ac max	5 du/ac min, 10 du/ac max	7 du/ac min, 15 du/ac max	
Transit Corridor	4 du/ac min, 10 du/ac max	7 du/ac min, 12 du/ac max	10 du/ac min, 17 du/ac max	
Transit Center	6 du/ac min, 12 du/ac max	10 du/ac min, 15 du/ac max	12 du/ac min, 18 du/ac max	10 du/ac min, 18 du/ac max
Transit Corridor w/in Transit Center	8 du/ac min, 15 du/ac max	12 du/ac min, 18 du/ac max	15 du/ac min, 20 du/ac max	10 du/ac min, 20 du/ac max
Transit Center Core	10 du/ac min, 25 du/ac max	15 du/ac min, 30 du/ac max	20 du/ac min, 40 du/ac max	15 du/ac min, 40 du/ac max

Within the TSDA and Transit Corridors and Centers Overlay portion of the TSDA, non-residential uses may be approved at the listed intensities. The Floor Area Ratios (FAR) listed in Table 2.104.2 exceed those listed in Policy 2.109-A1 and Policy 2.119-A1 and policies that include the description for each of the referenced land use category as provided for within this Element. The FARs listed in Table 2.104.2 for RL, RM and RH are for non residential uses when permitted per this Comprehensive Plan. The Mixed Use category within Table 2.104.2 is for those land use categories that permit non-residential and residential uses as provided for in this Element or the Appendices for the Selected area Plans (SAP). The listed maximum FARs are not guaranteed within the respective land use categories and shall only be permitted subject to the requirements established in Policy 2.104-A5 Development Criteria and Policy 2.124-A3 Design Principles. Table 2.104.2 includes recommended minimum FARs to support future investments in public transportation. These recommended minimum FARs may be required under the Land Development Code to coincide with planned public or private sector transit investments. Projects with less than the recommended minimum FAR will be encouraged to include a site design that allows for project phasing in order to preserve the maximum development potential of the subject parcel(s).

Table 2.104.2

INTENSITY SCHEDULE	Residential Low	Residential Medium	Residential High and non- residential districts	Mixed Use
Transit Supportive Development Area (TSDA)	0.25 FAR min, 0.5 FAR max	0.35 FAR min, 0.75 FAR	0.5 FAR min, 1.5 FAR max	
Transit Corridor (TCO)	0.3 FAR min, 1.0 FAR max	0.5 FAR min, 1.5 FAR max	0.7 FAR min, 2.0 FAR max	
Transit Center (TCE)	0.5 FAR min, 1.5 FAR max	0.7 FAR min, 2.0 FAR max	1.0 FAR min, 2.5 FAR max	1.0 FAR min, 3.0 FAR max
Transit Corridor w/in Transit Center	0.5 FAR min, 1.5 FAR max	0.7 FAR min, 2.0 FAR max	1.0 FAR min, 2.5 FAR max	1.0 FAR min, 3.0 FAR max
Transit Center Core (TCEC)	1.0 FAR min, 3.0 FAR max	1.0 FAR min, 3.0 FAR max	1.0 FAR min, 3.0 FAR max	1.0 FAR min, 3.0 FAR max

To support the development of compact, mixed land uses and to ensure mobility within the Transit Corridors and Centers Overlay, Polk County shall implement the development incentives and standards enumerated in Policy 2.124-A6.

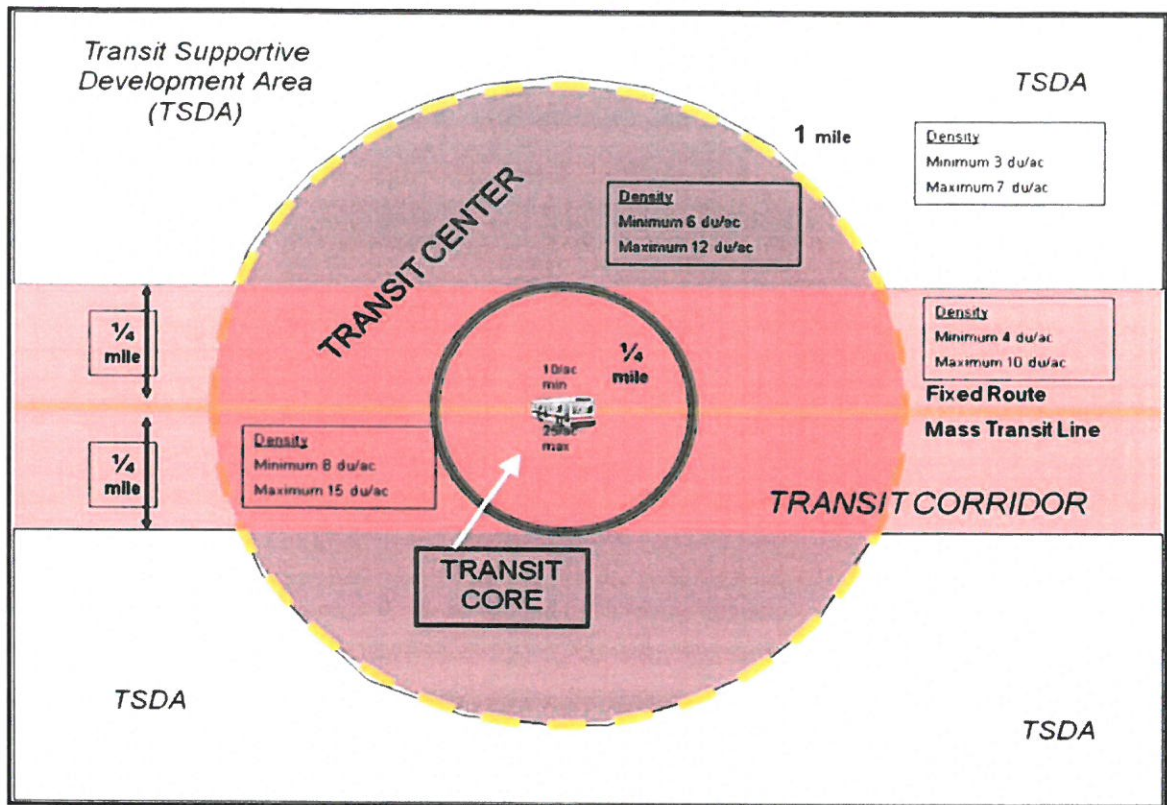


Figure 1 Residential Low (RL) densities within the TSDA and its Overlay Districts

POLICY 2.104-A8: URBAN SERVICE BOUNDARY –The Transit Supportive Development Area shall serve as an urban service boundary pursuant to Section 163.3177(14), F.S. to promote compact, contiguous urban development within a 10-year timeframe. This designation does not prevent or discourage development in other Development Areas, but rather serves as a focal point for the provision of community infrastructure and services needed to support compact, mixed-use development and energy efficient land use patterns.

POLICY 2.104-A9: TSDA ALLOCATION –The Transit Supportive Development Area should contain developable land having capacity to sustain a projected population and residential demand for a period of ten years.

SECTION 2.105 URBAN-GROWTH AREAS (UGA)

OBJECTIVE 2.105-A:

The Polk County Plan shall provide areas for the future development of urban-intensity growth through:

- a. the designation and mapping of Urban Growth Areas, and

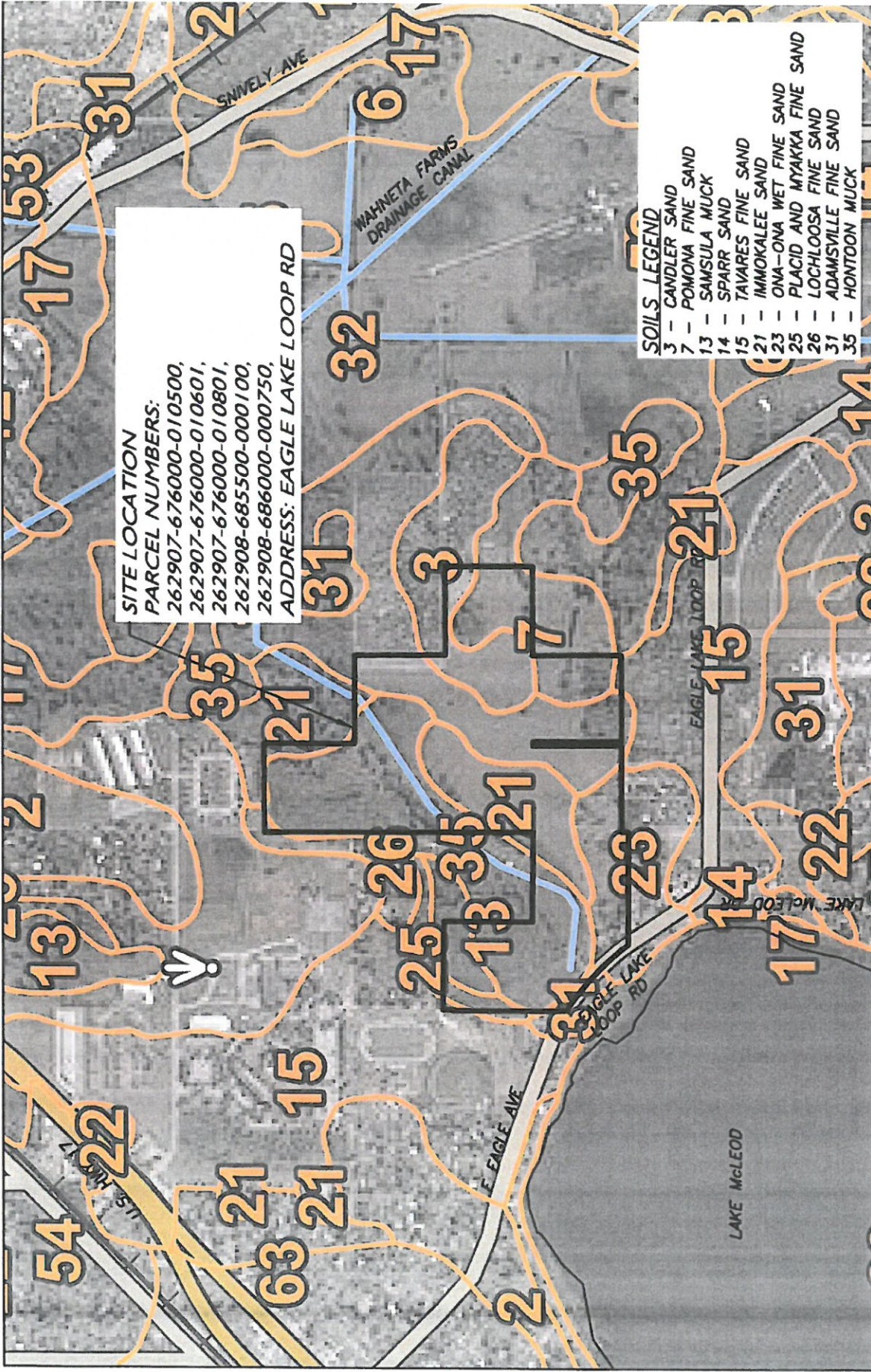


EXHIBIT 4 SOILS MAP

**THOUSAND OAKS
SUBDIVISION**
CITY OF EAGLE LAKE, FL.

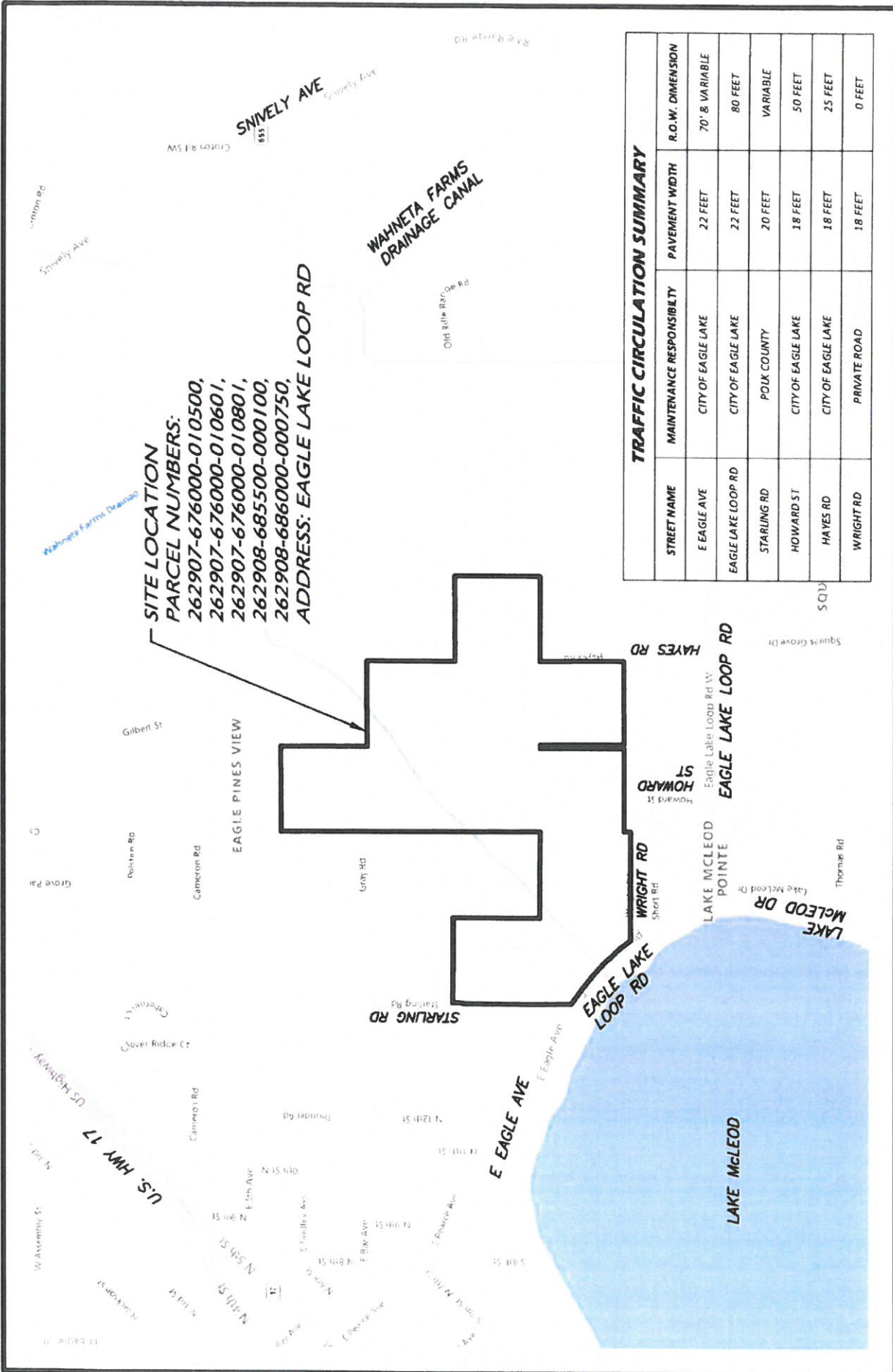
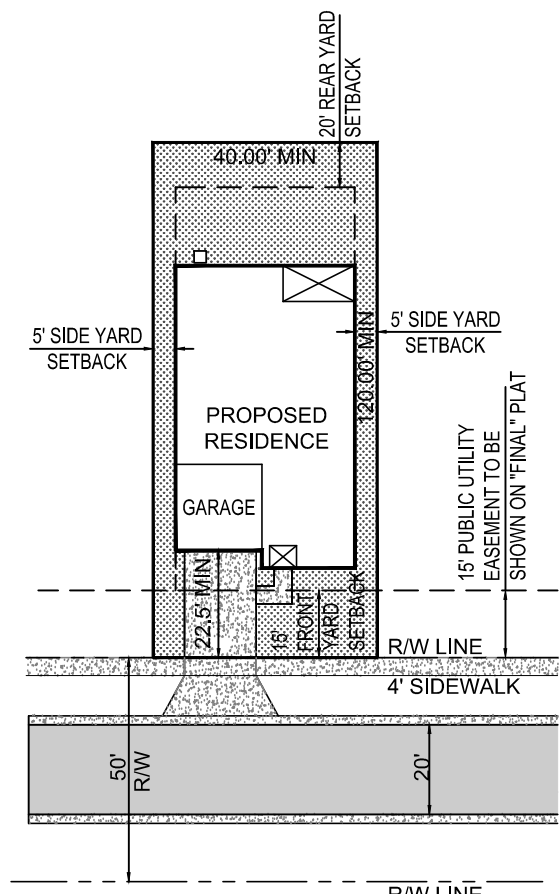


EXHIBIT 5 TRAFFIC CIRCULATION MAP



ANDREWS ENGINEERS, SURVEYORS, PLANNERS
6700 South Florida Avenue Suite 9,
Lakeland, Florida 33813
(863) 686-0544 • Fax: (863) 680-1434
• SURVEYING AND MAPPING BUSINESS - LB 7454
• PROFESSIONAL ENGINEERING SERVICES - CA#26683

FILENAME: X:\PROJECTS\1185.01 - CENTER STATE DEV - 1000 Oaks\DRAWINGS\ENGINEERING\1185.01 - BASE.dwg
PLOTTED: Wednesday, March 24, 2021 3:10:33 PM



TYPICAL LOT LAYOUT

- SETBACKS**
- FRONT (DWELLING) = 15 FEET
 - FRONT (GARAGE) = 22.5 FEET
 - SIDE = 5 FEET
 - SIDE (STREET) = 15 FEET
 - REAR = 20 FEET

ABBREVIATIONS
MIN = MINIMUM
R/W = RIGHT OF WAY

LOT COUNT

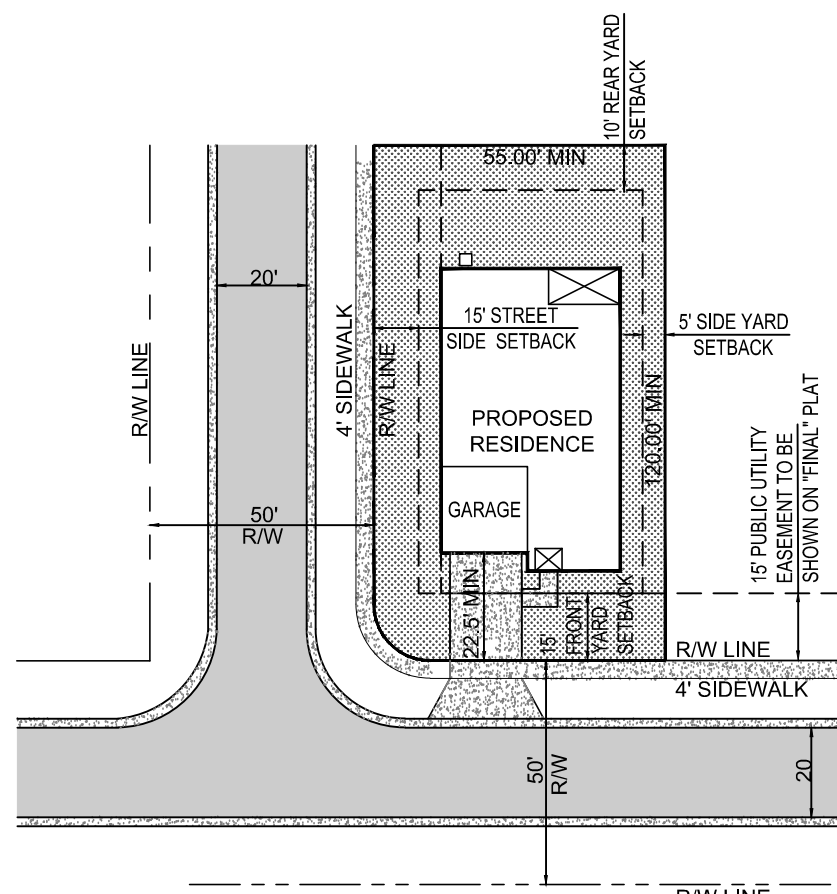
TOTAL LOTS:	264
SIZE	PROPOSED PERCENT
40 FT TO 50 FT	132 50%
50 FT OR GREATER	132 50%

- DEPICTED LOCATIONS OF ACTUAL LOT SIZES SUBJECT TO CHANGE DURING DESIGN.

DENSITY (264/109.16) = 2.42 LOTS/ACRE

LAND USE TABLES

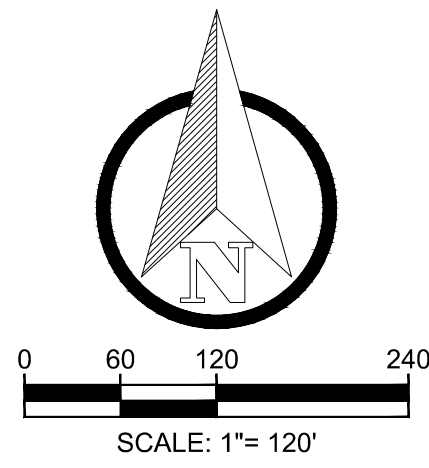
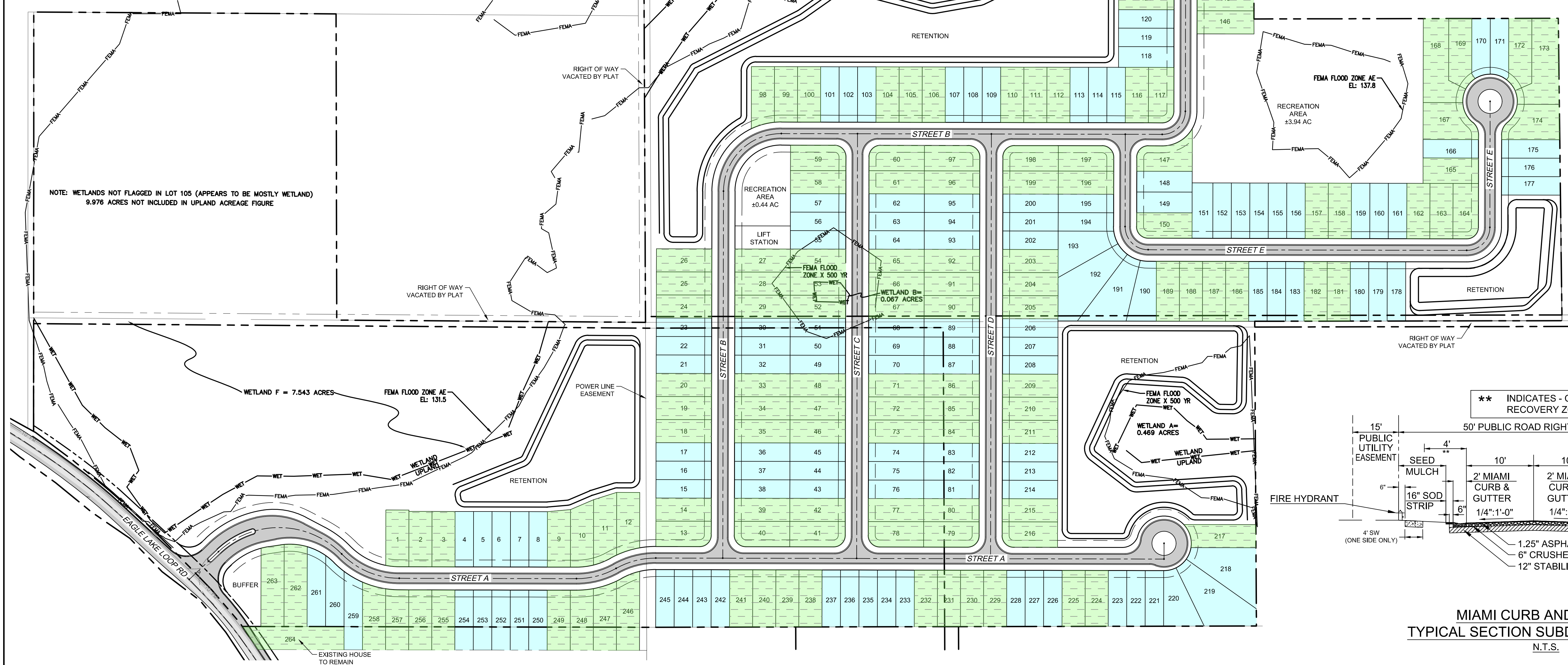
TOTAL LAND AREA (INCLUDING ROW TO BE VACATED)	= 109.16 ACRES +/-
TOTAL WETLAND AREAS	= 23.27 ACRES +/-
TOTAL WETLANDS TO BE DISTURBED	= 0.067 ACRES +/-
TOTAL UPLAND AREAS	= 75.91 ACRES +/-
TOTAL 100 YEAR FLOOD PLAIN	= 37.00 ACRES +/-
RECREATIONAL AREA	= 4.38 ACRES +/-



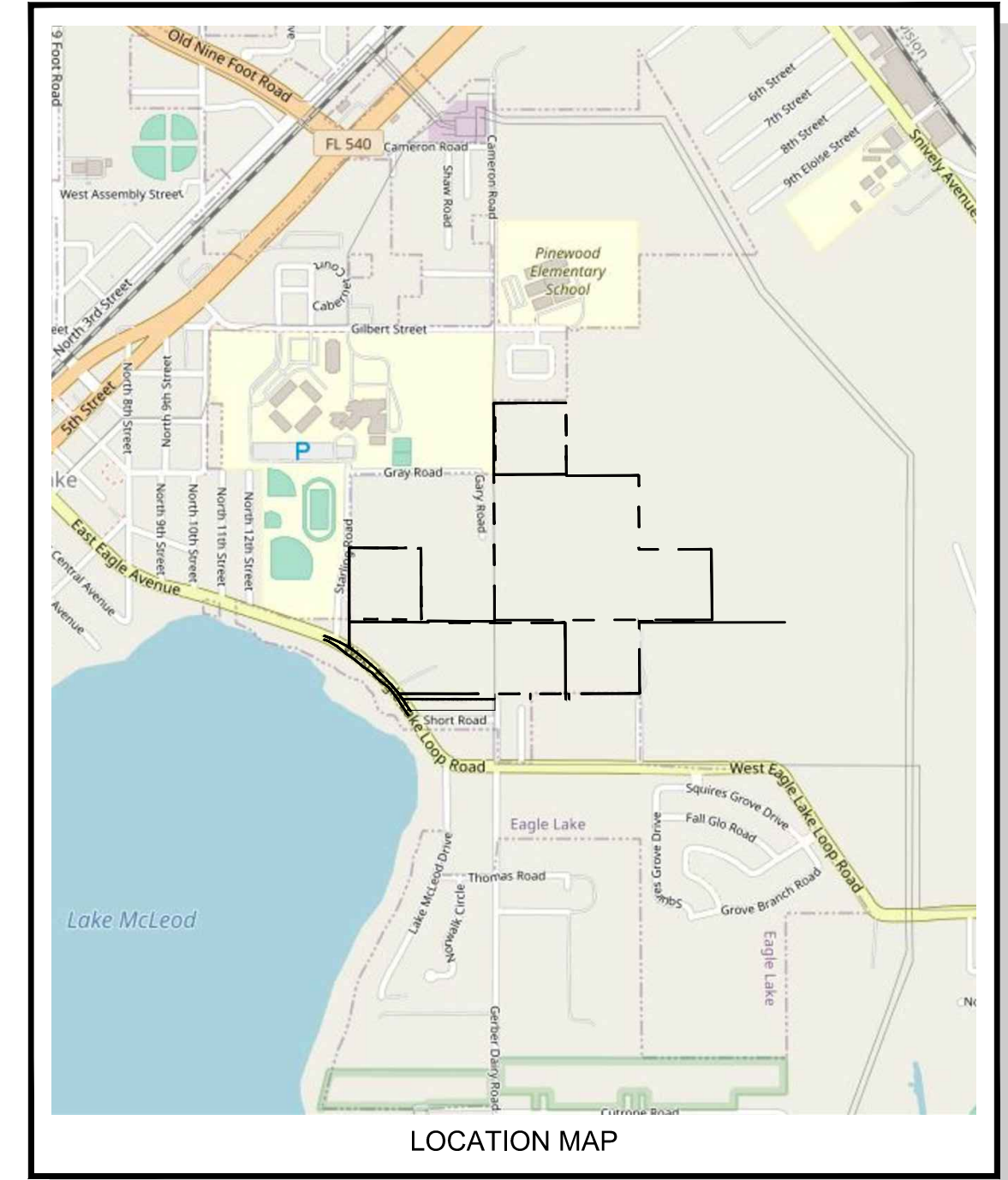
TYPICAL CORNER LOT

LEGEND

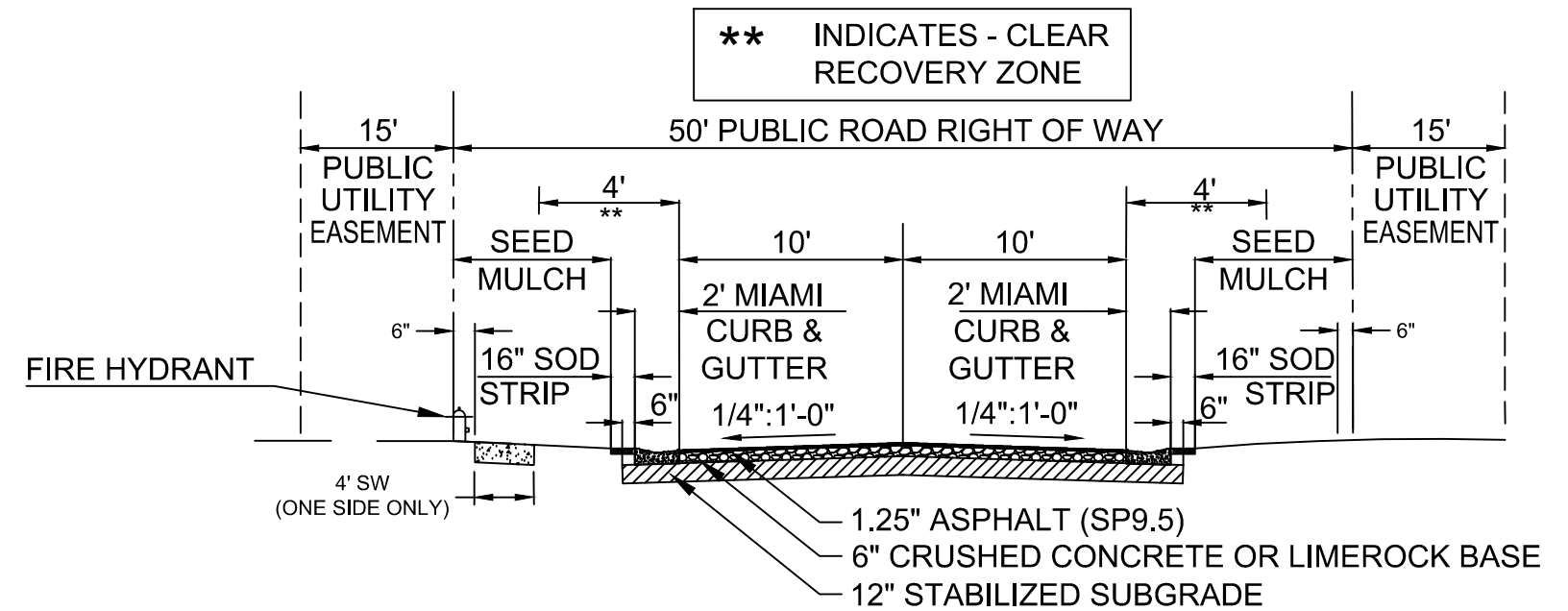
- LESS THAN 50 FT IN WIDTH, 40 FT OR GREATER LOT
- 50 FT WIDTH OR GREATER LOT



CONCEPTUAL SITE PLAN
This is a Conceptual Site Plan.
Features depicted are subject to change pending Survey, Engineering, and Final Approval from applicable agencies.



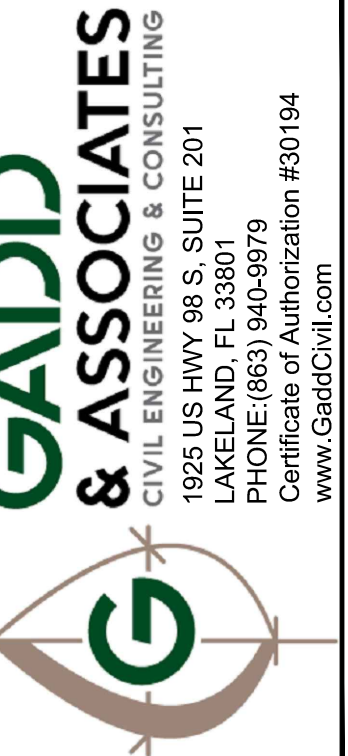
LOCATION MAP



MIAMI CURB AND GUTTER
TYPICAL SECTION SUBDIVISION STREET
N.T.S.

REVISIONS

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RG



THOUSAND OAKS SUBDIVISION
PD-H

EAGLE LAKE, FL
GENERAL LOT LAYOUT

ISSUED FOR	REVIEW	02.26.2021
------------	--------	------------

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

DATE

GLL 1.0

PROJECT # 1185.01

EAGLE LAKE PLANNING COMMISSION
REGULAR MEETING
MONDAY, APRIL 19, 2021 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

A. Consideration of a variance request made by Magdaleno Barrios, owner of the property located at 815 N 10th Street, Eagle Lake, FL 33839.

Magdaleno Barrios stated her father needs to rebuild his front porch and would like to make it bigger.

MOTION was made by Commissioner Eriksen and seconded by Commissioner Spofford to approve the variance requested by Magdaleno Barrios owner of the property located at 815 N 10th Street Eagle Lake, Florida, requests a front yard dimensional variance of five feet (5') to allow seventeen feet (17') in lieu of twenty-five feet (25') as required in table 2.5.10 (a) of the Land Development Regulations for the City of Eagle Lake.

Chairwoman Metosh asked for audience and Commission discussion.

Chairwoman Metosh asked if the vehicles would be impacted.
Mr. Barrios stated the vehicle parking would not be impacted.

The roll call vote was as follows:

AYES: Spofford, Eriksen, Roe, Metosh

NAYS: None

VII. OLD BUSINESS

There was no Old Business.

VIII. NEW BUSINESS

A. Consideration of The Ranches at Lake McLeod East Ranches Plan Review

MOTION was made by Commissioner Eriksen and seconded by Commissioner Roe to recommend approval of The Ranches at Lake McLeod East Ranches Plan Review to include the City Engineers comments 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 -----03/01/2021

MOTION was made by Commissioner Roe and seconded by Commissioner Eriksen to approve the Planning Commission Meeting Minutes of 03/01/2021.

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 Spofford and seconded by Commissioner Eriksen to adjourn at 6:39 p.m.

The vote was as follows:

AYES: 4

NAYS: 0

CHAIRWOMAN MICHELLE METOSH

ATTEST:

CITY CLERK DAWN WRIGHT