

CITY OF EAGLE LAKE  
REGULAR CITY COMMISSION MEETING  
MONDAY, MAY 3, 2021  
7:00 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. AUDIENCE**
- VI. SPECIAL PRESENTATIONS/RECOGNITIONS/PROCLAMATIONS, REQUESTS**

- A. Staff Reports
- B. City Manager Report
- C. Proclamation - Municipal Clerks Week, May 2, 2021 through May 8, 2021.
- D. Proclamation - National Public Works Week, May 16, 2021 through May 22, 2021.

**VII. PUBLIC HEARINGS**

- A. Consideration of the second reading of Ordinance No.: O-21-02, An Ordinance of the City Commission of the City of Eagle Lake, Florida, Amending Chapter 16, Utilities, Article II, Water, Section 16-37, Tampering with and/or Removing Water Meter Lock, of the Eagle Lake Code of Ordinances to Amend the Penalties for Tampering with and/or Removing Locks Placed on Water Meters by the City; Providing for Codification; Providing for Conflicts; Providing for Severability; and Providing an Effective Date, effective upon reading
- B. Consideration of the second reading of Ordinance No.: O-21-03, An Ordinance of the City Commission of the City of Eagle Lake, Florida, Amending Chapter 16, Utilities, Article V, Billing Procedures, Fees and Deposits, Section 142, Customer Billing Fee, of the Eagle Lake Code of Ordinances to Amend the Fees Associated with Water, Irrigation and Hydrant Service Accounts; Providing for Codification; Providing for Conflicts; Providing for Severability; and Providing an Effective Date, effective upon reading
- C. Consideration of the second reading of Ordinance No.: O-21-06, An Ordinance of the City of Eagle Lake, Florida Code of Ordinances by Amending Chapter 16, Utilities, Article II Water, Sec. 16-144(f) Payment of Fees and Bills, to Provide for a Date by Which Extension to Pay Water Bills Must be Requested; Providing for Conflicts, Severability and an Effective Date, effective upon reading
- D. Consideration of the first reading of Ordinance No.: O-21-04, An Ordinance of the City of Eagle Lake, Florida Extending the Corporate Limits of the City of Eagle Lake, to Include Therein Additional Territory Lying Contiguous and Adjacent to the Present Boundaries of the City of Eagle Lake; Describing said Additional Territory; Repealing all Ordinances Conflicting Herewith and Approving 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")
- E. Consideration of the first reading of 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”)

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. CONSENT AGENDA**

- A. Approval of the Regular City Commission Meeting Minutes-----04/19/2021
- B. Approval of Financials

**XI. AUDIENCE**

**XII. CITY ATTORNEY**

**XIII. CITY COMMISSION**

**XIV. 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 Statute 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 the City Clerk's Office 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 meeting notification; if you are hearing or voice impaired, call 1-800-955-8771.

POSTED AT CITY HALL AND THE EAGLE LAKE POST OFFICE ON WEDNESDAY, APRIL 28, 2021  
BY CITY CLERK DAWN WRIGHT, MMC, FCRM, PHRP

# Commission Report

03/29/2021 - 04/26/2021

Case # ↕	Case Date ↕	Name ↕	Violation Address ↕	Status ↕	Follow up date ↕	Violation(s) ↕	Compliance Date ↕	Case Disposition ↕
210052	4/19/2021	JOHN BYRON CORDES	1025 N 10TH ST		5/3/2021	Required Building Permit (Fence)		
210051	4/15/2021	Object Services & Care LLC	12 Eagle Ave	Open	5/15/2021	Bldg Permit Required (Fence) Zoning		
210050	4/9/2021	US Bank Trust NA	654 Lake Ave	Open	4/20/2021	Abandoned,/Derelict/Unlicensed Vehicle		
210049	4/5/2021	PETER ROBBINS	1135 N 11TH ST	Open	4/9/2021	Parking/ Storage of Rv		
210048	3/31/2021	Lisa Dunlap & Cameron Dunlap	586 N 8th St	Open	4/5/2021	Misuse of Utilities		
210047	3/31/2021	Eagle Lake Properties LLC	650 N 8th St	Closed	4/9/2021	Misuse of Utilities	4/8/2021	Compliance by tenant
210046	3/31/2021	Gregory Wayne Dowdy Jr	670 N 8th St	Closed	4/9/2021	Misuse of Utilities	4/8/2021	Compliance by Property Owner
210045	3/31/2021	ROBERT L WELDON	690 8th St	Closed	4/18/2021	Building Permit Required	4/5/2021	Unfounded
210044	3/31/2021	Adams & Associates Real Estate Investment LLC	345 3rd St N	Open	4/18/2021	High Grass, Weeds, Overgrowth		

# FROM THE DESK OF THE CITY MANAGER

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Memo To: Mayor and Commissioners

Date: May 3, 2021

Ref: Monthly Report

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**Senior Distribution** – Program Ministries will distribute home essentials to our senior group on 5/14 at 10:00 a.m. at the senior center.

**Room Rentals** – We are proposing to increase the room rentals as follows because it has been a number of years since the last increase and we are increasing the rates to cover the City's costs:

## MEETING ROOM AT CITY COMPLEX FOR INSIDE CITY RESIDENTS

Civic League Building (80)	<del>\$258.75</del>	<del>\$125</del> 200	+ 14.00 State sales tax +
215 W Lake Ave, Eagle Lake, Fl. 33839	\$414.00	<del>\$125</del> 200	Refundable Deposit
Linda Weldon Activity Center			
A/B Combination Room (78)	<del>\$258.75</del>	<del>\$125</del> 200	+ 14.00 State sales tax +
685 E Eagle Ave, Eagle Lake, Fl. 33839	\$414.00	<del>\$125</del> 200	Refundable Deposit
Room C (39)    Room D (34)	<del>\$103.50</del>	<del>\$50</del> 100	+ 8.75 State sales tax +
	\$208.75	<del>\$50</del> 100	Refundable Deposit

## MEETING ROOM AT CITY COMPLEX FOR OUTSIDE CITY RESIDENTS

Civic League Building (80)	<del>\$362.25</del>	<del>\$175</del> 250	+ 17.50 State sales tax +
215 W Lake Ave, Eagle Lake, Fl. 33839	\$467.50	<del>\$175</del> 200	Refundable Deposit
Linda Weldon Activity Center:			
A/B Combination Room (78)	<del>\$362.25</del>	<del>\$175</del> 250	+ 17.50 State sales tax +
685 E Eagle Ave, Eagle Lake, Fl. 33839	\$467.50	<del>\$175</del> 200	Refundable Deposit
Room C (39)    Room D (34)	<del>\$155.25</del>	<del>\$75</del> 125	+ 8.75 State sales tax +
	\$233.75	<del>\$75</del> 100	Refundable Deposit



# *Proclamation*

*Municipal Clerks Week  
May 2, 2021-May 8, 2021*

*Whereas, The Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world, and*

*Whereas, The Office of the Municipal Clerk is the oldest among public servants, and*

*Whereas, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and*

*Whereas, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.*

*Whereas, The Municipal Clerk serves as the information center on functions of local government and community.*

*Whereas, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations.*

*Whereas, It is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.*

*Now, Therefore, I, Cory Coler, Mayor of the City of Eagle Lake, do recognize the week of May 2 through May 8, 2021, as Municipal Clerks Week, and further extend appreciation to our Municipal Clerk, Dawn Wright and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.*

*Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021*

*Attest:*

\_\_\_\_\_  
*MAYOR CORY COLER*

\_\_\_\_\_  
*CITY CLERK DAWN WRIGHT*

# ***PROCLAMATION***

## ***City of Eagle Lake, Florida***

National Public Works Week Proclamation  
May 16 – 22, 2021  
“Stronger Together”

**WHEREAS**, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of the City of Eagle Lake; and,

**WHEREAS**, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

**WHEREAS**, it is in the public interest for the citizens, civic leaders and children in the City of Eagle Lake to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and,

**WHEREAS**, the year 2021 marks the 61<sup>st</sup> annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now,

**NOW, THEREFORE, I**, Cory Coler, Mayor of the City of Eagle Lake, do hereby designate the week May 16 – 22, 2021 as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association/Canadian Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2021 in City of Eagle Lake, Florida.

ATTEST:

\_\_\_\_\_  
Mayor Cory Coler

\_\_\_\_\_  
City Clerk Dawn Wright

ORDINANCE NO.: O-21-02

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EAGLE LAKE, FLORIDA, AMENDING CHAPTER 16, UTILITIES, ARTICLE II, WATER, SECTION 16-37, TAMPERING WITH AND/OR REMOVING WATER METER LOCK, OF THE EAGLE LAKE CODE OF ORDINANCES TO AMEND THE PENALTIES FOR TAMPERING WITH AND/OR REMOVING LOCKS PLACED ON WATER METERS BY THE CITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article VIII of the State Constitution and Chapter 166 of the Florida Statutes provide that municipalities shall have the government, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and exercise any power for municipal purposes, except when expressly prohibited by law; and,

WHEREAS, following due and proper notice as required by Florida Statute Section 180.136, the City Commission held a public hearing to consider the imposition and amount of a penalty for the removal of and/or tampering with water meter locks at the City Commission meeting on \_\_\_\_\_, 2021; and

WHEREAS, at said hearing, the City Commission considered testimony of all interested persons and the documents in the file; and

WHEREAS, the City of Eagle Lake provides water services to individuals and business inside and outside of the city limits of the City of Eagle Lake; and

WHEREAS, the City of Eagle Lake may lock water meters for various reasons; and,

WHEREAS, unauthorized removal of and/or tampering with the locks placed on water meters can cause damage to the lock, meter, and other apparatus, requiring costs to be incurred in replacing a lock and repairing any damage caused by thereby; and,

WHEREAS, the unauthorized removal or tampering with meter locks can lead to the theft of services; and,

WHEREAS, the City Commission wishes to establish penalties for said unauthorized removal of and/or tampering with said locks; and,

WHEREAS, the City Commission finds that it is more cost effective and efficient to set the penalties for said unauthorized removal of and/or tampering with said locks through the adoption of a resolution as opposed to an ordinance change.

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

1. The City Commission of the City of Eagle Lake does hereby amend Section 16-37, Tampering With And/Or Removing Water Meter Lock, Chapter 16, Utilities, Article II, Water, of the Eagle Lake Code of Ordinances as described, displayed and detailed in Exhibit "A" attached hereto and made a part hereof.

2. It is the intent of the City Commission that the provisions contained herein shall become codified and made part of the Code of Ordinances of the City of Eagle Lake, and the sections cited in this Ordinance may be renumbered, reformatted or re-lettered to accomplish such intention.

3. All ordinances or resolutions in conflict herewith are hereby repealed to the extent necessary to give this Ordinance full force and effect.

4. Should any section, paragraph, clause, sentence, item, word or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any part hereof, not so declared to be invalid.

5. This Ordinance shall take effect immediately upon its adoption by the City Commission of the City of Eagle Lake, Florida.

INTRODUCED on first reading this 19<sup>th</sup> day of April, 2021.

PASSED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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CORY COLER  
MAYOR/COMMISSIONER

ATTEST:

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CITY CLERK DAWN WRIGHT

APPROVED AS TO FORM:

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CITY ATTORNEY JEFFREY S. DAWSON

Exhibit "A"

Sec. 16-37.—Tampering with and/or removing water meter lock.

If a meter has been locked ~~because of a delinquent account or no service to the property~~ and it is determined that the lock was removed, missing, or tampered with, without city authorization, the meter will be removed, ~~the account will be considered delinquent and~~ all past balances must be paid, ~~to reestablish a new account~~ along with payment of all damages caused, ~~and~~ all fees to reinstall the meter, and a tampering fee of \$50.00 in order to resume service to the location. ~~Furthermore,~~ The City hereby incorporates the provisions of F.S. § 812.14, as they may be amended from time to time, declares it unlawful to violate said statute, and any such offenses shall be reported to law enforcement. The City further incorporates the provisions of F.S. §180.135, as they may be amended from time to time, and the imposition and payment of the damages, fees and charges set forth herein shall be interpreted consistent therewith. The tampering fee established herein may be amended from time to time by resolution.

~~Strikethroughs~~ are deletions. Underlines are additions.

ORDINANCE NO.: O-21-03

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EAGLE LAKE, FLORIDA, AMENDING CHAPTER 16, UTILITIES, ARTICLE V, BILLING PROCEDURES, FEES AND DEPOSITS, SECTION 16-142, CUSTOMER BILLING FEE, OF THE EAGLE LAKE CODE OF ORDINANCES TO AMEND THE FEES ASSOCIATED WITH WATER, IRRIGATION AND HYDRANT SERVICE ACCOUNTS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article VIII of the State Constitution and Chapter 166 of the Florida Statutes provide that municipalities shall have the government, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and exercise any power for municipal purposes, except when expressly prohibited by law; and,

WHEREAS, the City of Eagle Lake provides water services to individuals and business inside and outside of the city limits of the City of Eagle Lake; and

WHEREAS, pursuant to Section 180.13(2), Florida Statutes, the City Commission is authorized to establish just and equitable rates and charges to be paid for the use of the municipal utility by each person, firm, or corporation whose premises are served thereby.

WHEREAS, following due and proper notice as required by Florida Statute Section 180.136, the City Commission held a public hearing to consider the adoption of the fees set forth herein at the City Commission meeting on \_\_\_\_\_, 2021; and

WHEREAS, at said hearing, the City Commission considered testimony of all interested persons and the documents in the file; and

WHEREAS, the City Commission finds that it is more cost effective and efficient that any future amendments to the fees adopted herein be done through the adoption of a resolution as opposed to an ordinance change.

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

1. The City Commission of the City of Eagle Lake does hereby amend Section 16-142, Customer Billing Fee, Chapter 16, Utilities, Article V, Billing Procedures, Fees and Deposits, of the Eagle Lake Code of Ordinances as described, displayed and detailed in Exhibit "A" attached hereto and made a part hereof.

2. It is the intent of the City Commission that the provisions contained herein shall become codified and made part of the Code of Ordinances of the City of Eagle Lake, and the sections cited in this Ordinance may be renumbered, reformatted or re-lettered to accomplish such intention.

3. All ordinances or resolutions in conflict herewith are hereby repealed to the extent necessary to give this Ordinance full force and effect.

4. Should any section, paragraph, clause, sentence, item, word or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any part hereof, not so declared to be invalid.

5. This Ordinance shall take effect immediately upon its adoption by the City Commission of the City of Eagle Lake, Florida.

INTRODUCED on first reading this 19<sup>th</sup> day of April, 2021.

PASSED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.



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CORY COLER  
MAYOR/COMMISSIONER

ATTEST:

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CITY CLERK DAWN WRIGHT

APPROVED AS TO FORM:

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CITY ATTORNEY JEFFREY S. DAWSON

Exhibit "A"

Sec. 16-142. - Customer billing, administration, inspection and service fees.

The following fees are hereby imposed and may be amended by Resolution from time to time:

1. ~~There is imposed a~~ A fee of \$3.00 per month on each user of utility services, including water, sewer and garbage collection, provided by the city. This fee will be charged regardless of whether a customer uses all of the utility services provided. ~~The fee shall be charged and shall be included~~ as part of each customer's monthly bill. This fee will be charged monthly regardless of usage or non-usage of any service to defray the costs for the preparation of the monthly billing statement ~~to include~~ including the reading of the water meter. ~~This fee will apply~~ , and applies to all customers of the utility system including those that are on a temporary hold for any reason.

2. A fee of \$3.00 per month for ~~€~~ customers with a separate irrigation meters will also ~~be charged a fee of \$3.00 per month~~ on each monthly irrigation meter billing statement during months where there is usage. The fee shall be to defray the costs for the preparation of the monthly irrigation meter billing statement and reading of the irrigation meter.

3. A one-time administration fee of \$20.00 for new account set-up which shall be included on the customer's first monthly billing statement. If a customer establishes a separate irrigation meter account and/or hydrant meter account then the one-time administration fee shall also be charged on each of those accounts and included on the customer's first monthly billing statement for such accounts.

4. A fee of \$25.00, along with an application for service, to have water turned on for a twenty-four (24) period for inspection purposes.

5. A fee of \$50.00 to have serviced turned on or turned off after 4:00 p.m. on any City business day. In the absence of payment of said fee, service connections and/or reconnections shall be made the following business day if the payment required therefor is received after 4:00 p.m.

~~Strikethroughs~~ are deletions. Underlines are additions.

ORDINANCE NO.: O-21-06

AN ORDINANCE AMENDING THE CITY OF EAGLE LAKE, FLORIDA CODE OF ORDINANCES BY AMENDING CHAPTER 16, UTILITIES, ARTICLE II WATER, SEC. 16-144(f) PAYMENT OF FEES AND BILLS, TO PROVIDE FOR A DATE BY WHICH AN EXTENSION TO PAY WATER BILLS MUST BE REQUESTED; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Eagle Lake provides its residents and businesses solid waste, water and sewer services, and charges monthly fees for those services;

WHEREAS, failures of residents to timely pay those fees or timely request a payment extension places a financial burden on the City; and,

WHEREAS, in order to ease that burden the City will require that requests for extensions of time to pay water bills be made by a date certain each month to avoid interruption in water service to customers.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE PEOPLE OF THE CITY OF EAGLE LAKE, FLORIDA:

1. That Chapter 16, Utilities, Article II Water, Sec. 16-144(f) Payment of Fees and Bills of the Code of Ordinances of the City of Eagle Lake, Florida is hereby modified, as set forth at Exhibit "A" attached hereto and made a part hereof.

2. All ordinances in conflict herewith are hereby repealed to the extent necessary to give this ordinance full force and effect. If any portion of this Ordinance is determined to be void, unconstitutional or invalid, the remainder of this Ordinance shall remain in full force and effect. This Ordinance may be codified and made a part of the City's Code of Ordinances and the Sections and exhibits to this Ordinance may be renumbered or relettered to accomplish

such intention.

3. This ordinance shall become effective on the date of passage by second reading.

INTRODUCED AND PASSED on first reading this 19<sup>th</sup> day of April, 2021.

PASSED AND ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF EAGLE LAKE, FLORIDA

\_\_\_\_\_  
CORY COLER, MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK DAWN M. WRIGHT

Approved as to form:

\_\_\_\_\_  
CITY ATTORNEY JEFFREY S. DAWSON

Exhibit "A"

Sec. 16-144. - Payment of fees and bills.

- (a) Utility bills for monthly charges and fees for solid waste, water and sewer service shall be submitted by the clerk and shall be paid by the users monthly. All bills for water shall be due upon receipt and should be paid on or before the 15th of the month following the month in which the water is used. When charges for solid waste, water and sewer remain unpaid after the 15th of the month, a \$10.00 late charge will be added to the bill and become a part of the bill and all charges shall be considered "past due."
- (b) All amounts past due shall be paid within ten days of the date of delinquency, failing which shall render the user liable to have his supply of water cut off without notice. In all cases where the water is subject to cutoff, a service charge of \$50.00 shall be imposed without regard to whether the service is off or on. The service charge of \$50.00 shall also cover the reconnection of water service once the user's account is current. Payment of bills by checks that are returned to the city for nonpayment will result in the maximum service charge authorized by law.
- (c) Each month the city shall render a joint bill for water service, sewer service and solid waste service. When the billing is more than one of these three services, the city shall not accept payment for any one service separately from another service or other services included in the joint bill for all services rendered.
- (d) After a customer has been delinquent three times in a calendar year, a customer's check for payment is returned for insufficient funds three times in a calendar year, or the combination of delinquencies and checks returned for insufficient funds equals three or more, the customer's deposit will be adjusted to the amount listed in Section 16-141 for "potential bad debt customers" the then current utility deposit schedule.
- (e) Governmental entities shall be given an additional 15 days in which to pay utility bills so that all bills for utilities shall be paid on or before the 30th of the month in which the utility is used.
- (f) The city manager may grant an extension to pay a utility bill to any person holding solid waste, water or sewer account, or any combination thereof, with the city upon the presentation of the following documentation:
  - (1) Proof of loss of a job or other source of income; or
  - (2) Proof of an essential and necessary expense that must be paid; and
  - (3) Proof that the source of income or essential and necessary expense has caused the inability to pay the current solid waste, water or sewer bill.

No extension shall exceed 30 days in length. No more than one extension shall be granted in any 12-month period per utility account, or per customer if customer has more than one utility account with city. No extension shall be considered unless a request for extension has been received by the City on or before the twenty-fifth (25<sup>th</sup>) calendar day of the month preceding the date on which the extension would begin if granted.

For the purposes of subsection (f), "proof" means any document which tends to show the fact being demonstrated with a high degree of certainty. Any customer denied an extension may ask the city commission to review the decision of denial made by the city manager.

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(space for recording)

ORDINANCE NO. O-21-04

AN ORDINANCE OF THE CITY OF EAGLE LAKE, FLORIDA  
EXTENDING THE CORPORATE LIMITS OF THE CITY OF  
EAGLE LAKE, TO INCLUDE THEREIN ADDITIONAL  
TERRITORY LYING CONTIGUOUS AND ADJACENT TO  
THE PRESENT BOUNDARIES OF THE CITY OF EAGLE  
LAKE; DESCRIBING SAID ADDITIONAL TERRITORY;  
REPEALING ALL ORDINANCES CONFLITING 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 owners of the property to be annexed, have filed a petition for  
voluntary annexation pursuant to Section 171.044, Florida Statutes; and

WHEREAS, the City of Eagle Lake deems it expedient and practical to incorporate  
said territory, as the same is in conformity with the overall plans for extending the  
boundaries of the City of Eagle Lake; and,

WHEREAS, the property herein described is contiguous, compact and adjacent to  
the corporate limits of the City of Eagle Lake, and the property will become a part of the  
unified corporate area with respect to municipal services and benefits.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF EAGLE LAKE, FLORIDA:

1. That the City Commission of the City of Eagle Lake does hereby annex into the corporate limits of the City of Eagle Lake, Florida, the following described property.

That property described in Composite Exhibit "A", consisting of \_\_\_\_ pages, the first page being a legal description, and the second page being a location map.

2. All ordinances in conflict herewith are hereby repealed.
3. This ordinance shall take effect after the second reading, provided however, that such change shall first be noted upon the official zoning map of the City of Eagle Lake, Florida.

INTRODUCED on first reading this \_\_\_\_ day of \_\_\_\_\_. 2021.

PASSED on second reading this \_\_\_\_ day of \_\_\_\_\_. 2021.

CITY OF EAGLE LAKE, FLORIDA

\_\_\_\_\_  
CORY COLER, MAYOR  
COMMISSIONER

ATTEST:

\_\_\_\_\_  
DAWN WRIGHT, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
JEFFERY S. DAWSON, CITY ATTORNEY

## **EXHIBIT "A"**

### **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,

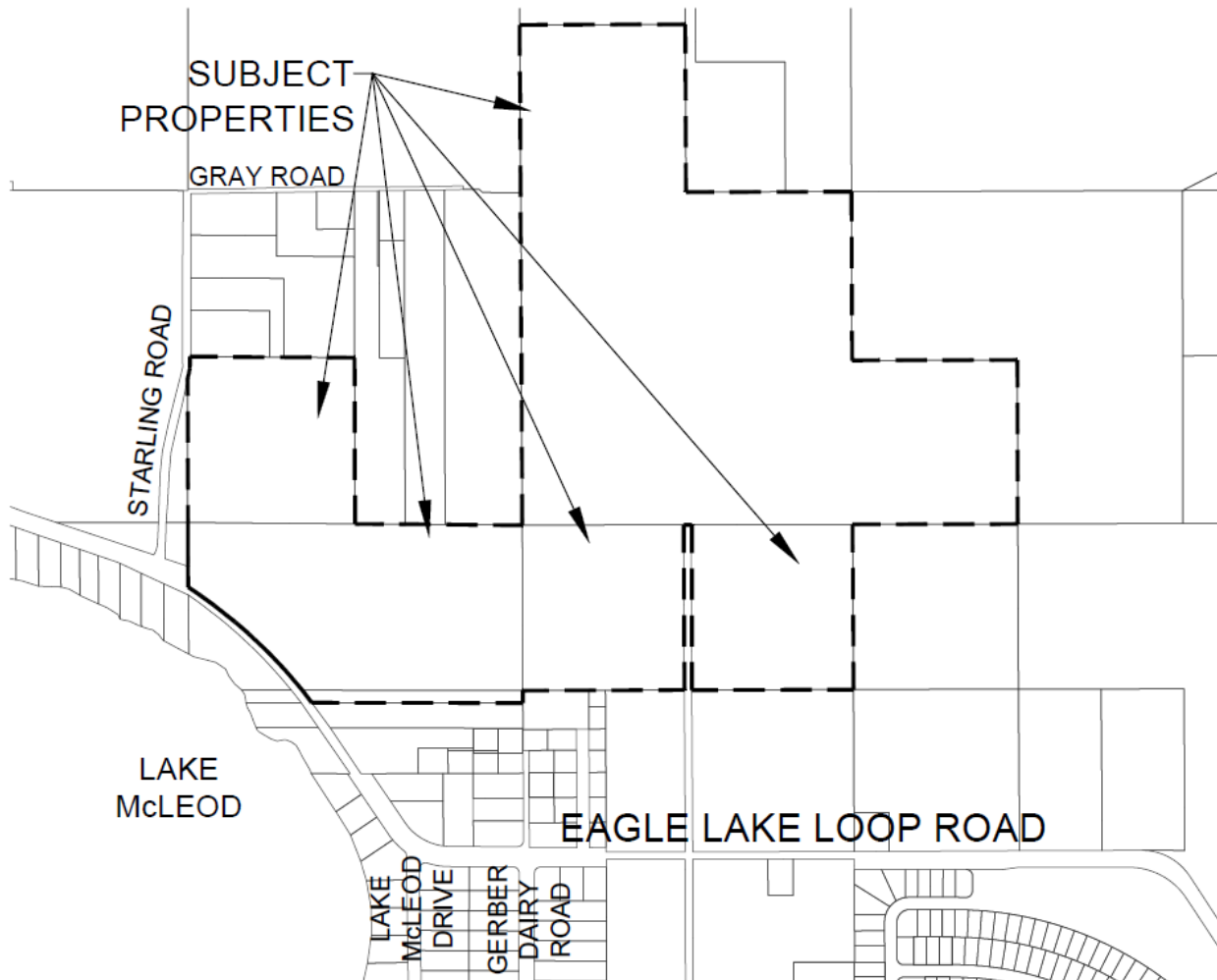
Lots 106 lying east of Eagle Lake Loop Road and 107, Wahneta Farms, according to the Plat thereof recorded in Plat Book 1, Pages 82A and 82B, of the Public Records of Polk County, Florida;

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.



Location Map:



**PETITION TO VOLUNTARILY ANNEX PROPERTY INTO THE  
CITY OF EAGLE LAKE, FLORIDA**

THIS PETITION IS FILED pursuant to chapter 171.044, Florida Statutes, City of Eagle Lake Ordinances and all other laws applicable thereto, for the purpose of annexing the hereinafter described real property into the City of Eagle Lake.

We, the undersigned, being and constituting all the owners of the hereinafter described real property, hereby file this petition for annexation, and consent thereto, of the following described real property into the City of Eagle Lake, Florida in accordance with the above set forth Florida Statutes, Ordinances of the City of Eagle Lake and other applicable law; said real property lying and being in Polk County, Florida, to-wit:

**LEGAL DESCRIPTION:**

See attached Boundary Survey

ADDRESS OF PROPERTY TO BE ANNEXED: Multiple Parcels - Eagle Lake Loop Road

SIZE IN ACRES: 109 +/- POPULATION AT TIME OF ANNEXATION: \_\_\_\_\_

NUMBER AND ADDRESS OF ALL DWELLINGS/COMMERCIAL/INDUSTRIAL,

INSTITUTIONAL USES: 264 Single-Family Dwelling Units

CURRENT POLK COUNTY FUTURE LAND USE & ZONING CLASSIFICATION: RL-3

**NOTE:** Polk County Land Use and Zoning Map classifications will remain in effect until City Land Use and Zoning Map classifications have been established for the property according to State and City law.

**REQUIRED:** MAP OF AREA X (check if enclosed)

**LEGAL DESCRIPTION BY METES AND BOUNDS** X (check if enclosed)

PROPOSED CITY FUTURE LAND USE: LDR & ZONING CLASSIFICATION: PD-H

SIGNATURE OF PETITIONER(S):

Sarah Case

Name  
Sarah Case, ECON South, LLC

Address  
6700 S Florida Ave., Suite 4, Lakeland, FL 3 33813

City State Zip  
863.686.0544

Telephone

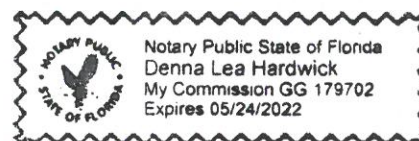
3-29-2021  
Date

Accepted by

Denna Lea Hardwick  
NOTARY:

*This is to certify that this is an original document.*

City Clerk



**FEES PAID**

**NAME OF APPLICANT** Sarah Case, ECON South, LLC

	CHECK WHAT APPLIES	COSTS BROUGHT FORWARD
<b>REQUESTED CHANGE(S)</b>		
1. ANNEXATION		\$1,000.00
2. ZONING AMENDMENT (w/or w/out) IMPACT STATEMENT)		\$750.00
3. PLANNED UNIT DEVELOPMENT (INCL. IMPACT STATEMENT)* PLUS ACREAGE ADJUSTMENT (per acre)		\$600.00 \$4.00
4. SUBDIVISION PLAT (10 OR LESS LOTS)** UTILITY/CONSTRUCTION PLANS		\$500.00 \$300.00
OR SUBDIVISION PLAT (MORE THAN 10 LOTS)** UTILITY/CONSTRUCTION PLANS		\$750.00 \$500.00
5. SITE PLAN REVIEWS* (do not chg. If chging for subdiv.plat)		\$350.00
6. COMPREHENSIVE PLAN AMENDMENTS SMALL SCALE < 10 ACRES LARGE SCALE 10 ACRES + TEXT		\$500.00 \$1,000.00 \$500.00
7. IMPACT STATEMENT (do not chg.if chgd.for zoning amend.)		\$500.00
	<b>TOTAL FEES DUE:</b>	
<p>*At a minimum, these items may require special consultants or legal counsel. The City, in its sole judgement, shall decide when to retain such special consultants or legal counsel and the cost of same shall be passed on to the applicant.</p> <p>**Preliminary/Final Plat Approval - both are included in one-time only fee</p>		

**FEES TO BE INCURRED AT THE TIME OF PETITION FOR ANNEXATION  
#1, #7, #8, AND #9**

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The prevailing circumstances under which the real property is annexed into the City of Eagle Lake will determine which categories of fees listed below are to be paid by the City and County.

<u>CATEGORY</u>	<u>LAND USE</u>	<u>FEE</u>	<u>AMOUNT PAID</u>
1. ANNEXATION	_____	<u>\$1,000</u>	<u>\$500</u>
2. WATER IMPACT	_____	_____	_____
3. CONNECTION	_____	_____	_____
4. DEPOSIT	_____	_____	_____
5. SEWER IMPACT	_____	_____	_____
6. CONNECTION	_____	_____	_____
7. FUTURE LAND USE MAP AMEND. Small=500;large=1,000	_____	_____	_____
8. ZONING MAP AMEND.	_____	_____	_____
9. IMPACT STATEMENT	_____	_____	_____
<u>COUNTY IMPACT FEES</u>			
10. COLLECTOR ROAD		_____	_____
11. CORRECTIONAL		_____	_____
12. EMS		_____	_____
13. SCHOOL BOARD		_____	_____
TOTAL		_____	_____

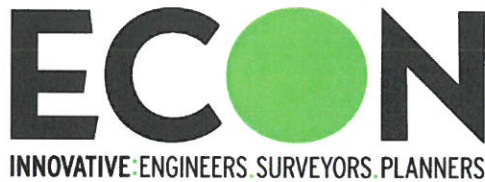
FEES COLLECTED BY: \_\_\_\_\_

**NOTE:** The above list does not include fees for building permits, site plan reviews, building plans review, and radon test. Such fees will be required only when new construction is a result of the annexation.

Receipt No. \_\_\_\_\_







## 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>
		<u>1324</u>	<u>Check in the amount of \$500.00 for Annexation.</u>
		<u>1325</u>	<u>Check in the amount of \$500.00 for Land Use Amendment.</u>
		<u>1326</u>	<u>Check in the amount of \$500.00 for Zoning.</u>

<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  
FRAUD 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  
FRAUD 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  
FRAUD 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⑈

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 31<sup>st</sup> day after its adoption by the Eagle Lake City Commission.

ADOPTED ON THIS \_\_\_\_\_, 2021

EAGLE LAKE CITY COMMISSION

ATTEST:

\_\_\_\_\_  
DAWN WRIGHT  
CITY CLERK

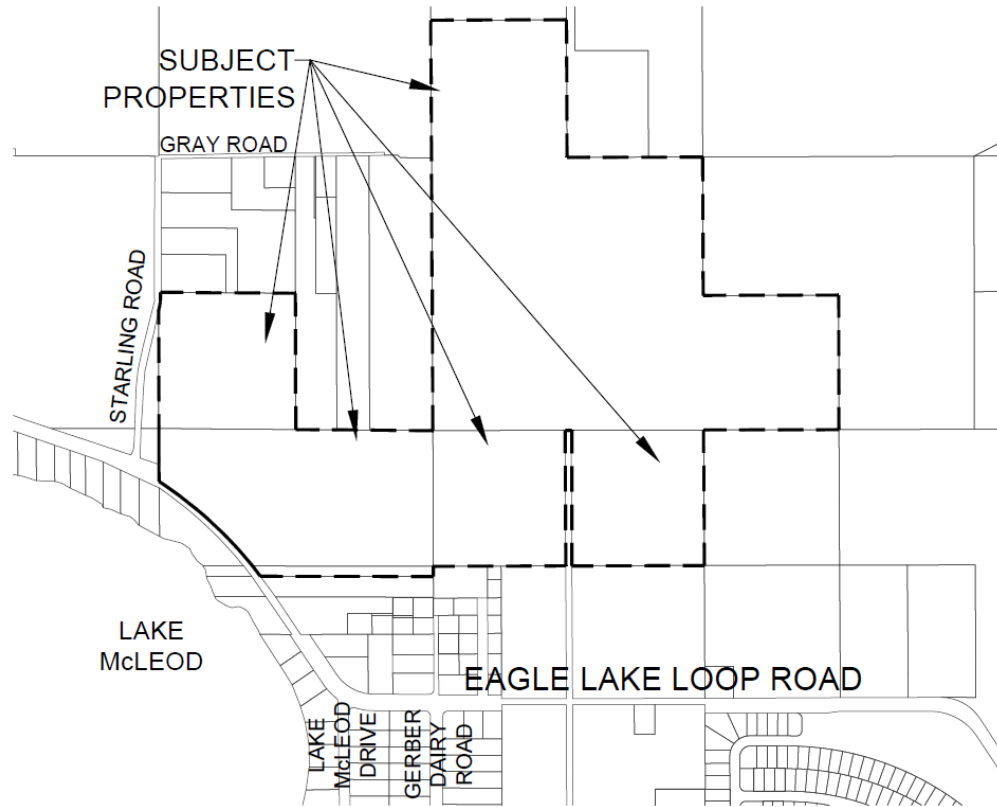
BY: \_\_\_\_\_  
CORY COLER, MAYOR

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;

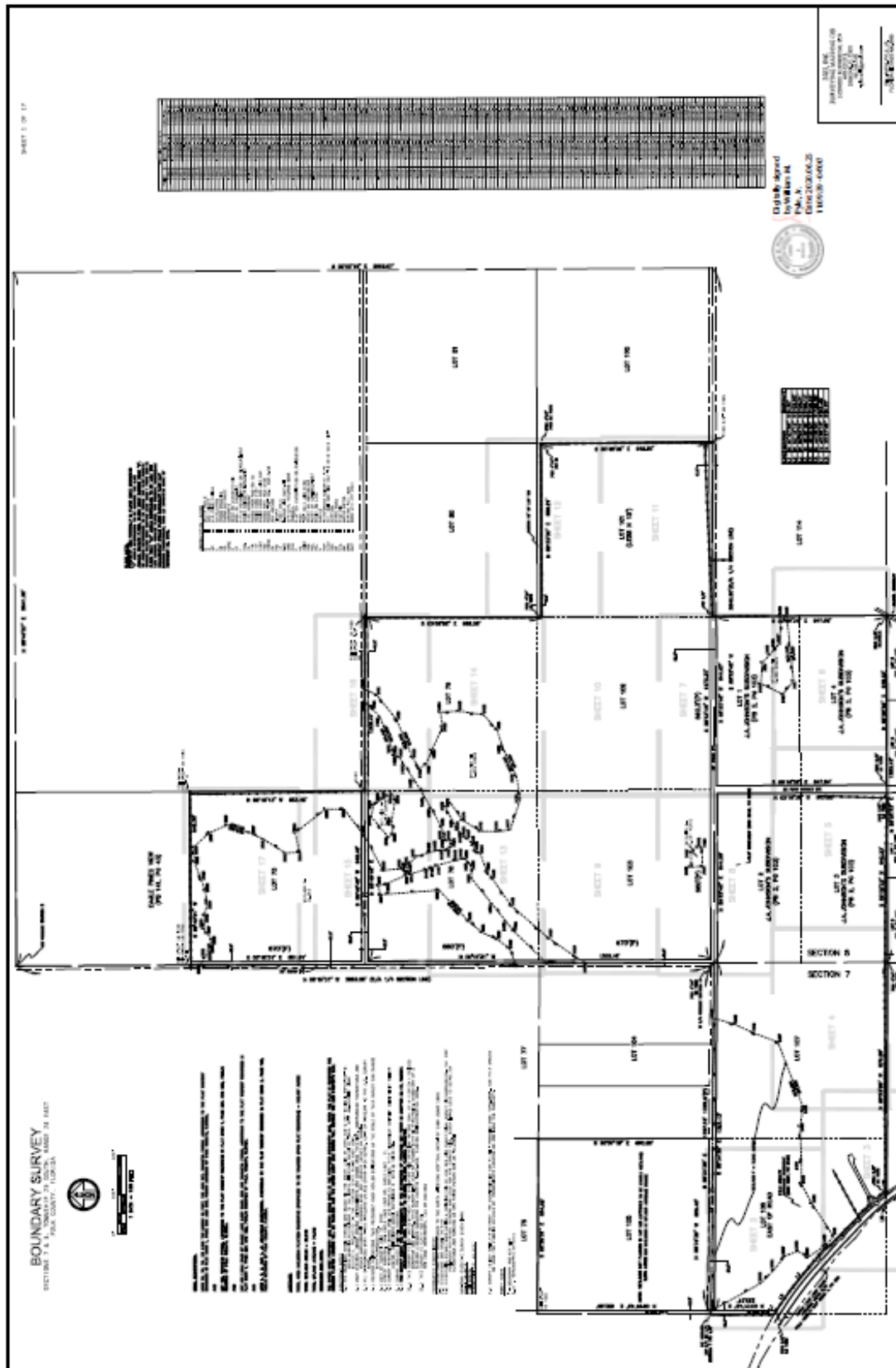
AND,

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,

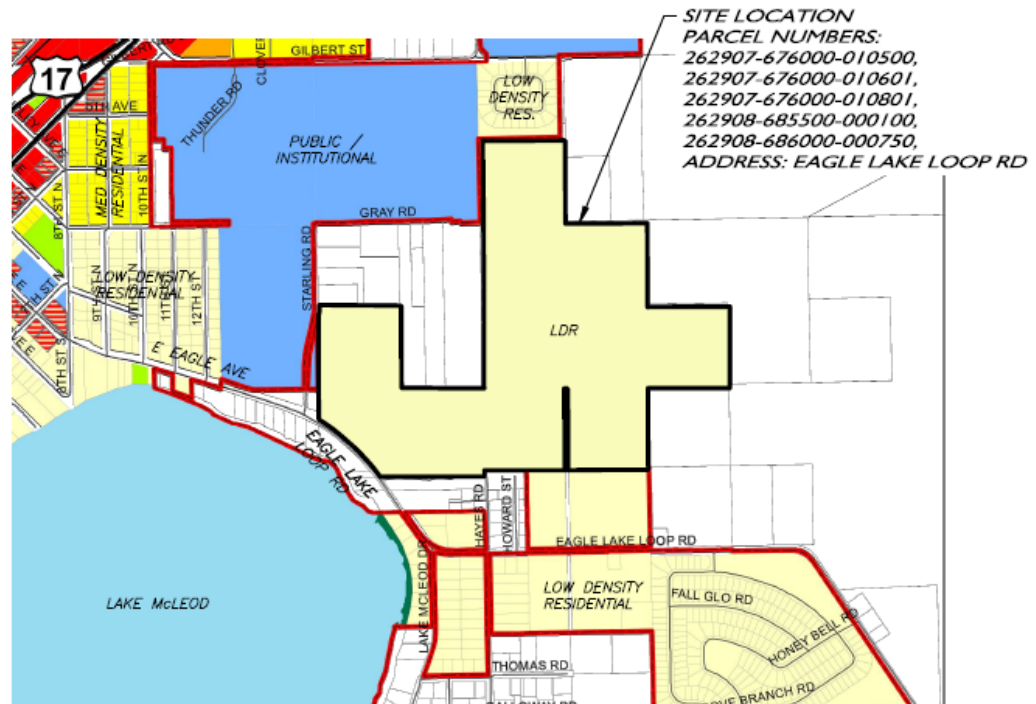
Lots 1,2,3, and 4, J.A. Johnson Subdivision, according to the Plat thereof recorded in Plat Book 2, Page 103 in the Public Records of Polk County, Florida.

## EXHIBIT B – BOUNDARY SURVEY



## EXHIBIT C – LOW DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION

P:\CENTER STATE DEVELOPMENT\1000 OAKS\DWG\XREF\1000 OAKS\_BASE.dwg, 4/15/2021, 9:25 AM, eddie.sus



## 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:**

<b>NW</b> – Eagle Ridge High School	<b>N</b> – 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.	<b>NE</b> – Vacant forested wetlands, citrus groves and improved pasture.
<b>W</b> – 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.	<b>Subject Property</b> Improved pasture Forested wetland. One single family house	<b>E</b> – Vacant (citrus grove and improved pasture).
<b>SW</b> – Single family homes/Lake McLeod.	<b>S</b> – Single family homes (Howard Sub. – PB 37, PG 18) (Sutton Place – new plat) Wooded 10-acre parcel w/one SF home.	<b>SE</b> – 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.

<b>POTENTIAL INFRASTRUCTURE IMPACTS</b>			
Current Available Capacity	Current Vested Demand	Demands from 264 DU	Remaining Capacity
<b>Potable Water (LOS: 300 gpd<sup>1</sup>/ERC<sup>2</sup>)</b>			
1.584 gpd	670,187 gpd	79,200 gpd	834,613 gpd
<b>Sanitary Sewer (LOS: 275 gpd<sup>1</sup>/ERC<sup>2</sup>)</b>			
750,000 gpd	412,164 gpd	72,600 gpd	265,236 gpd
<b>Recreation (LOS: 4.5 acres/1,000 population<sup>3</sup>)</b>			
17.45 acres	11.34 acres	3.05 acres <sup>4</sup>	3.06 acres
<b>Transportation – Eagle Lake Loop Road/Eagle Ave. (US 17/4<sup>th</sup> St. to CR 655/Rifle Range Rd.)</b>			
<b>LOS: E</b>			
792 trips <sup>5</sup> (PM Peak Hr.)	N/A	267 trips <sup>6</sup> (PM Peak Hr.)	525 trips
<b>Solid Waste (LOS: 8.0 lbs. per capita per day<sup>7</sup>)</b>			
N/A (Polk Co. Land Fill)	N/A	5,427.84 lbs./day	NA

Schools							
School	Enrollment <sup>8</sup>	Reserved	Total	Capacity (Seats) <sup>8</sup>	Utilization <sup>8</sup>	Demand for 264 DU <sup>9</sup> (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

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

<sup>2</sup> Equivalent Residential Connection (dwelling unit)

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

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

<sup>5</sup> Polk TPO Roadway Database 2020 (Effective date: March 16, 2020)

<sup>6</sup> ITE TripGen Single Family Residential (Trip Generation Manual, 10<sup>th</sup> Edition)

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

<sup>8</sup> Polk County School Board

<sup>9</sup> 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) <sup>1</sup>	50' (132 lots)
Lot area	4,800 sf <sup>1</sup>	6,000 sf
Lot Coverage	2,500 sf (52% of lot)	2,500 sf (41.7% of lot)
Minimum floor area	950 sf <sup>2</sup>	950 sf <sup>2</sup>
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'

<sup>1</sup> 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."

<sup>2</sup> 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

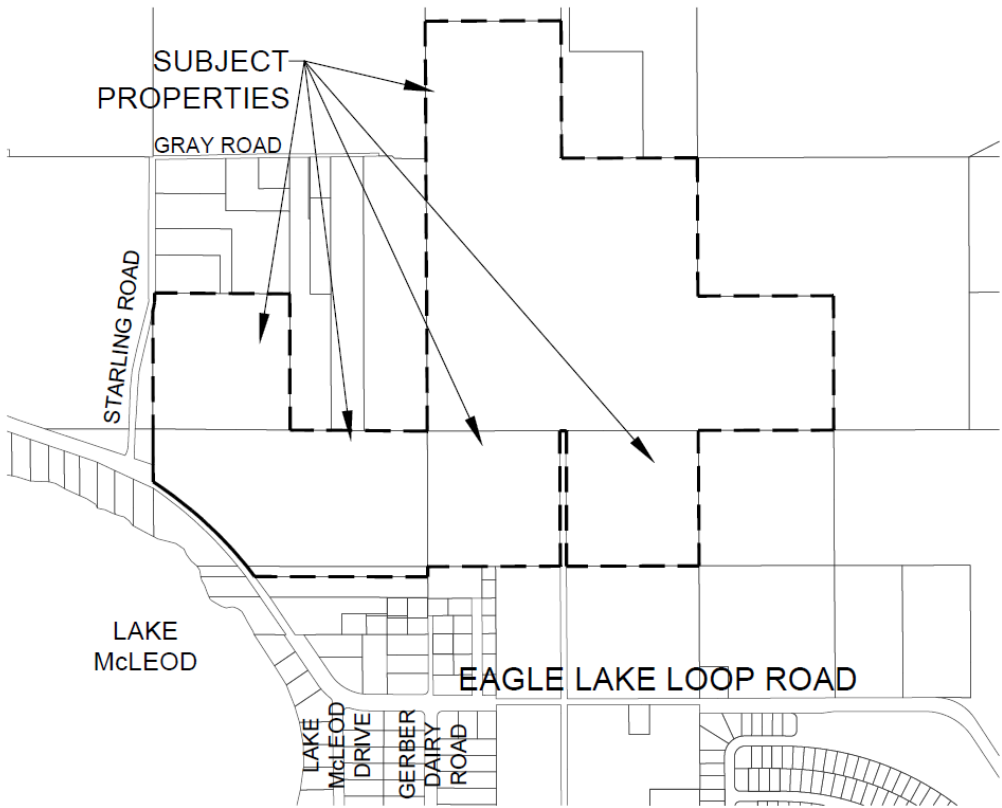


EXHIBIT B – AERIAL PHOTOGRAPH

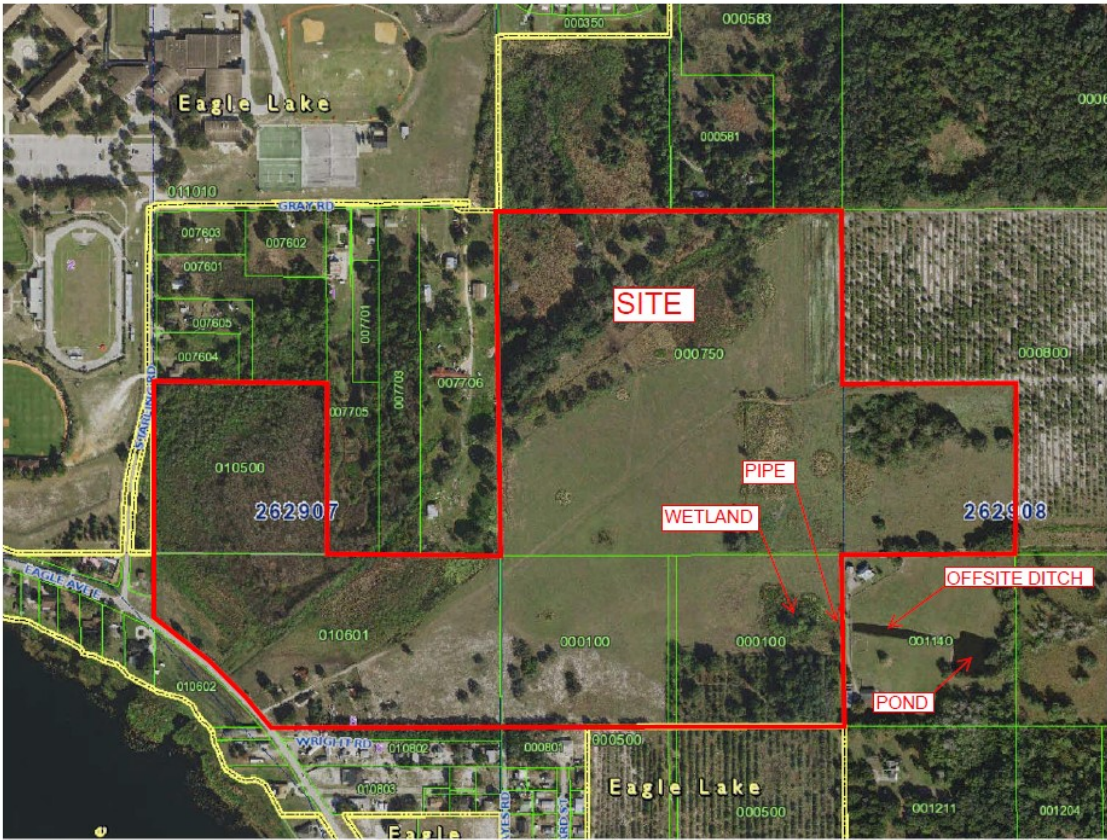


EXHIBIT C – EXISTING FUTURE LAND USE MAP

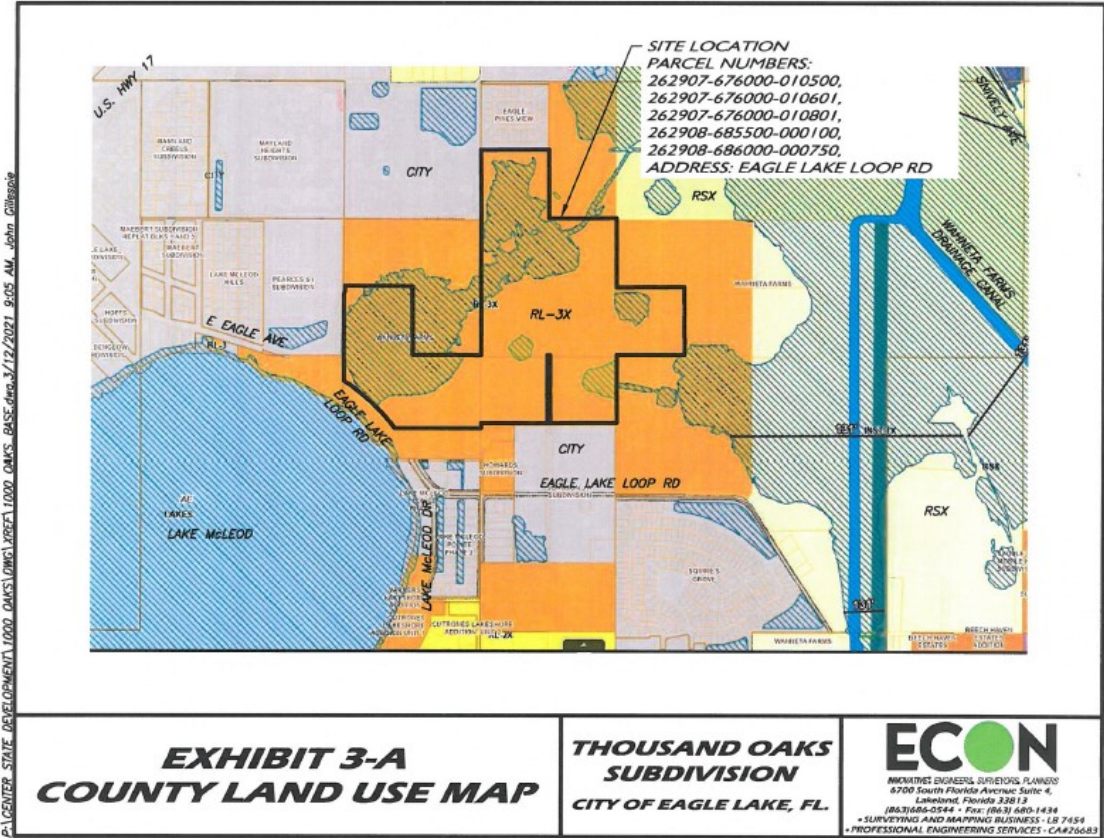
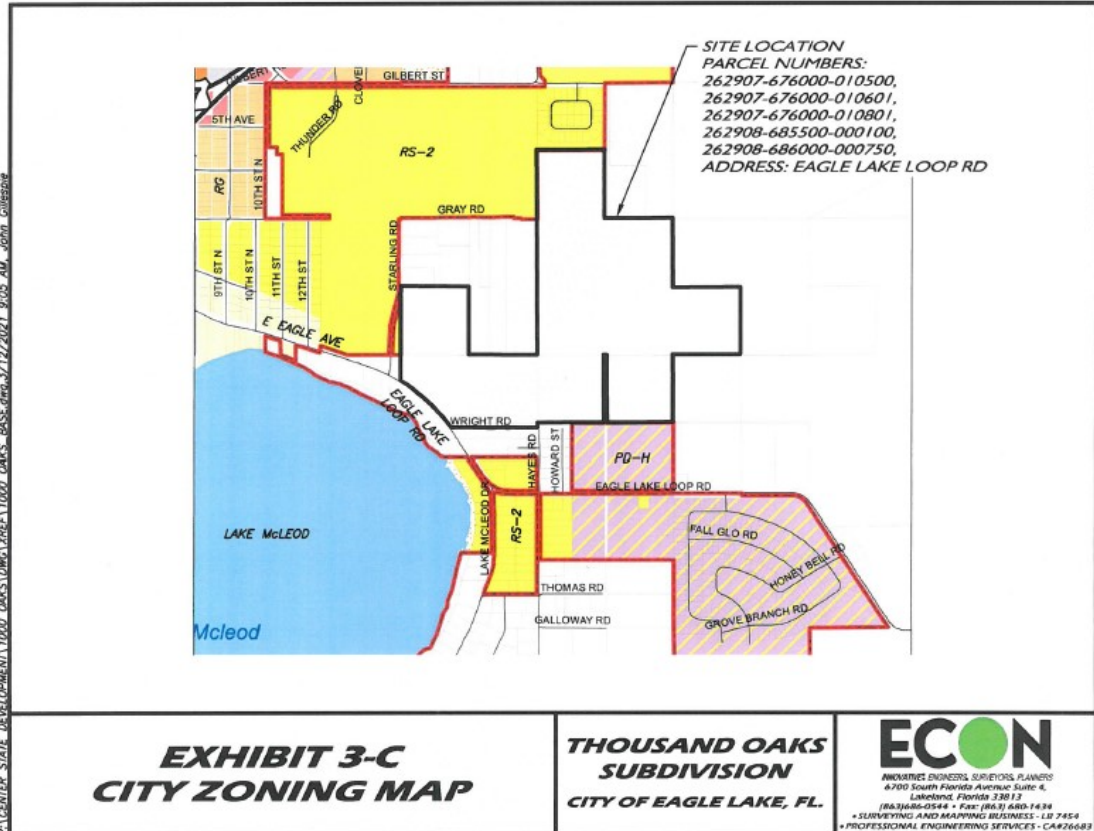
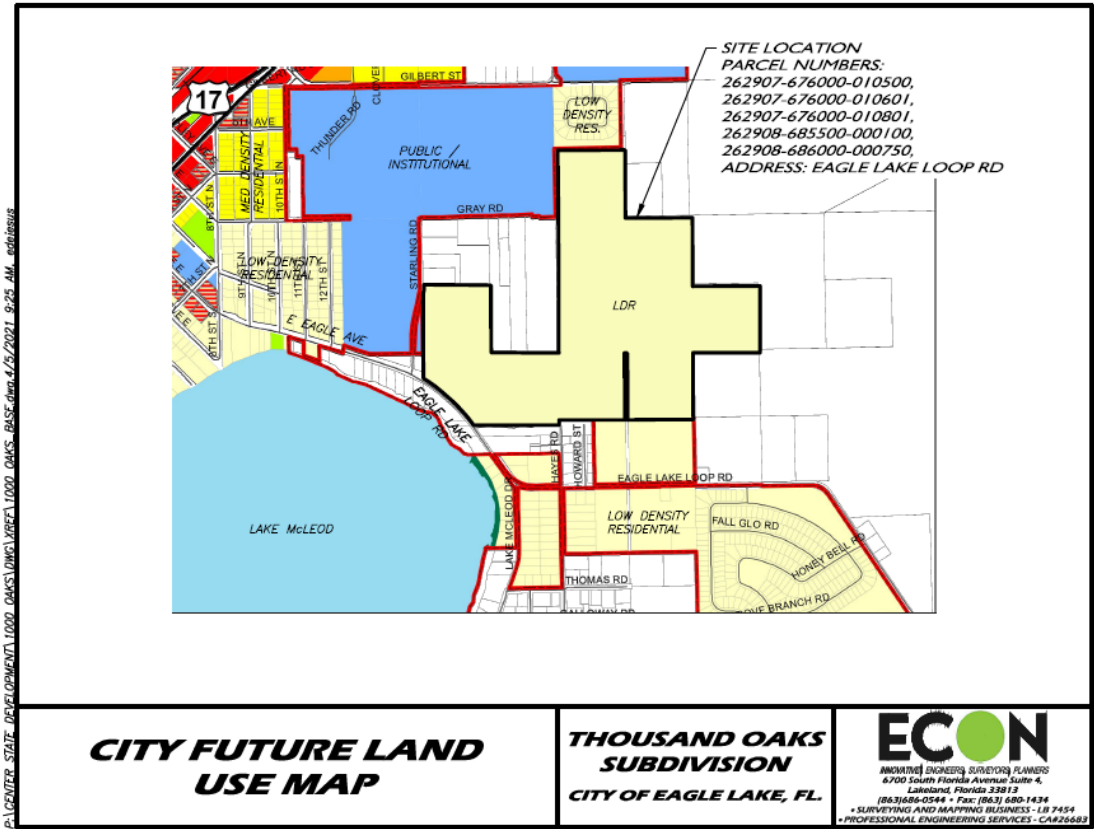
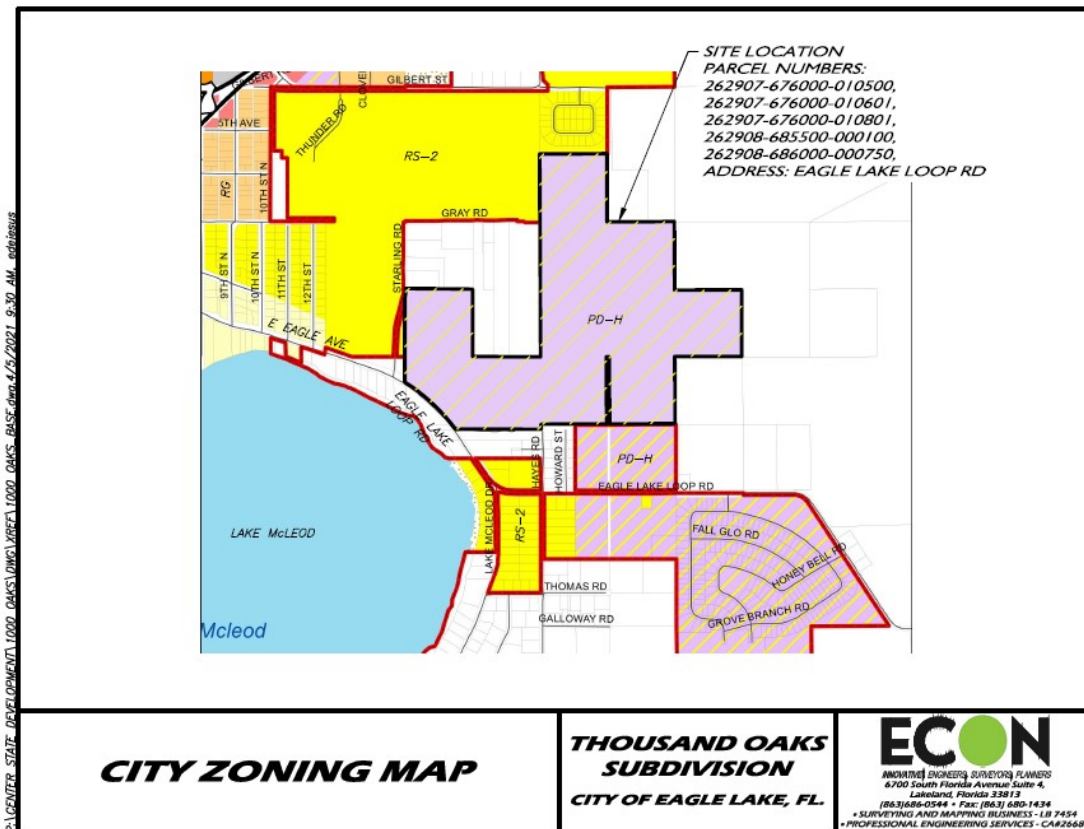


EXHIBIT D – PROPOSED FUTURE LAND USE MAP







## EXHIBIT 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,

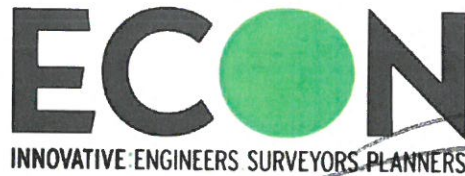
Lot 105, Wahneta Farms, according to the Plat thereof recorded in Plat Book 1, Pages 82A and 82B, of the Public Records of Polk County, Florida;

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: 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⑈

**Date of Application:** March 2021

City only: Case number(s): Date found complete:

1. Location map
2. Map showing property's Future Land Use designation and/or Zoning Map designation.
3. Existing Land Use Map
4. A copy in Microsoft Word of any documentation
5. If a Large Scale amendment, please include 14 copies of application and support materials.

Sarah Case, ECON South, Authorized Agent

6700 South Florida Ave., Suite 4

Lakeland, FL 33813

Signature of Applicant: Jathan Case

Telephone: 863-686-0544

**Name, Address, and Phone Number of Contact Person:**

(same)

**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

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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

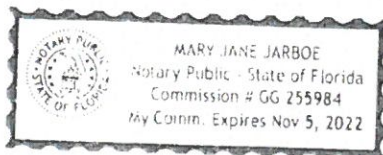
Printed Name: LITTRELL REVOCABLE TRUST

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

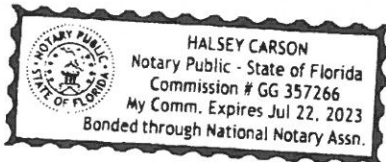
Printed Name: James T. Birge

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 GPD x 259 DU = 93,240 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 GPD x 259 = 74,592 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.



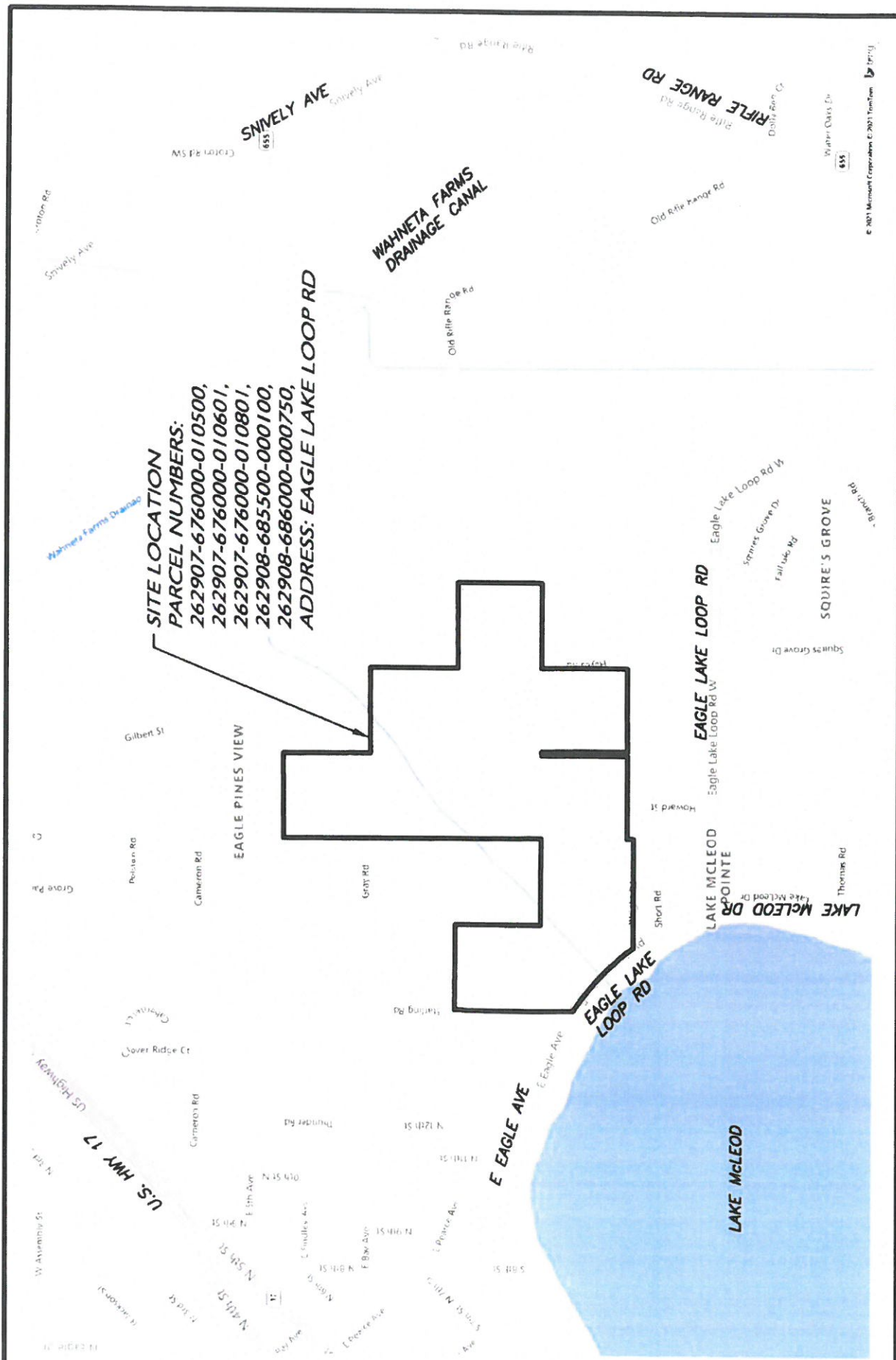
4. A soils map with the accompanying soils classifications as provided by the Soils Conservation Service. If other sources are utilized for this information, such data and maps shall be fully explained and interpreted.
5. A traffic circulation map identifying existing streets on or adjacent to the proposed 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**

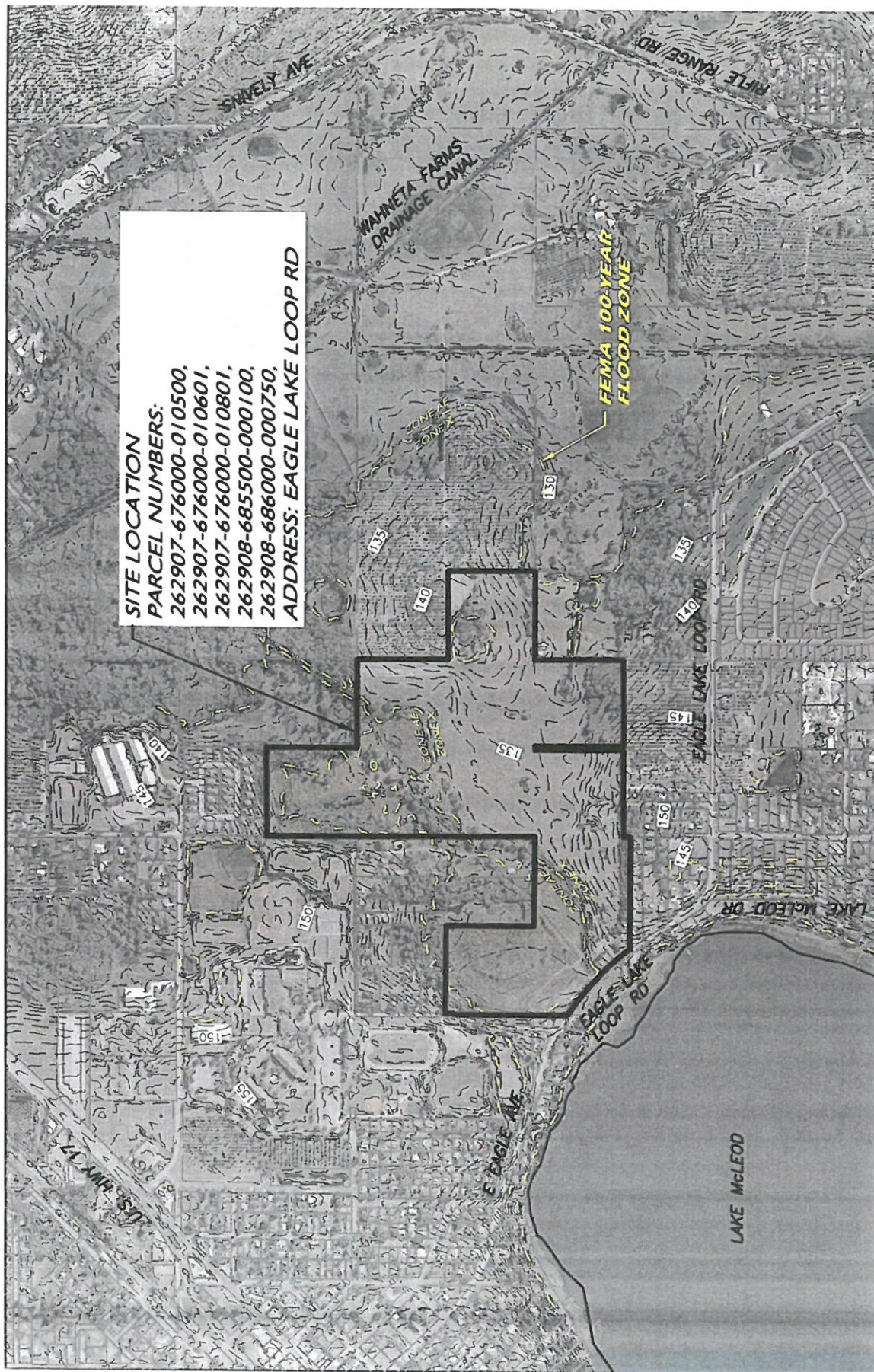
**THOUSAND OAKS  
SUBDIVISION  
CITY OF EAGLE LAKE, FL.**



**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  
• 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**

**ECON**  
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6700 South Florida Avenue Suite 4,  
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• SURVEYING AND MAPPING BUSINESS - LB 7454  
• PROFESSIONAL ENGINEERING SERVICES - CA#26683

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

**EXHIBIT 2  
TOPOGRAPHICAL MAP**

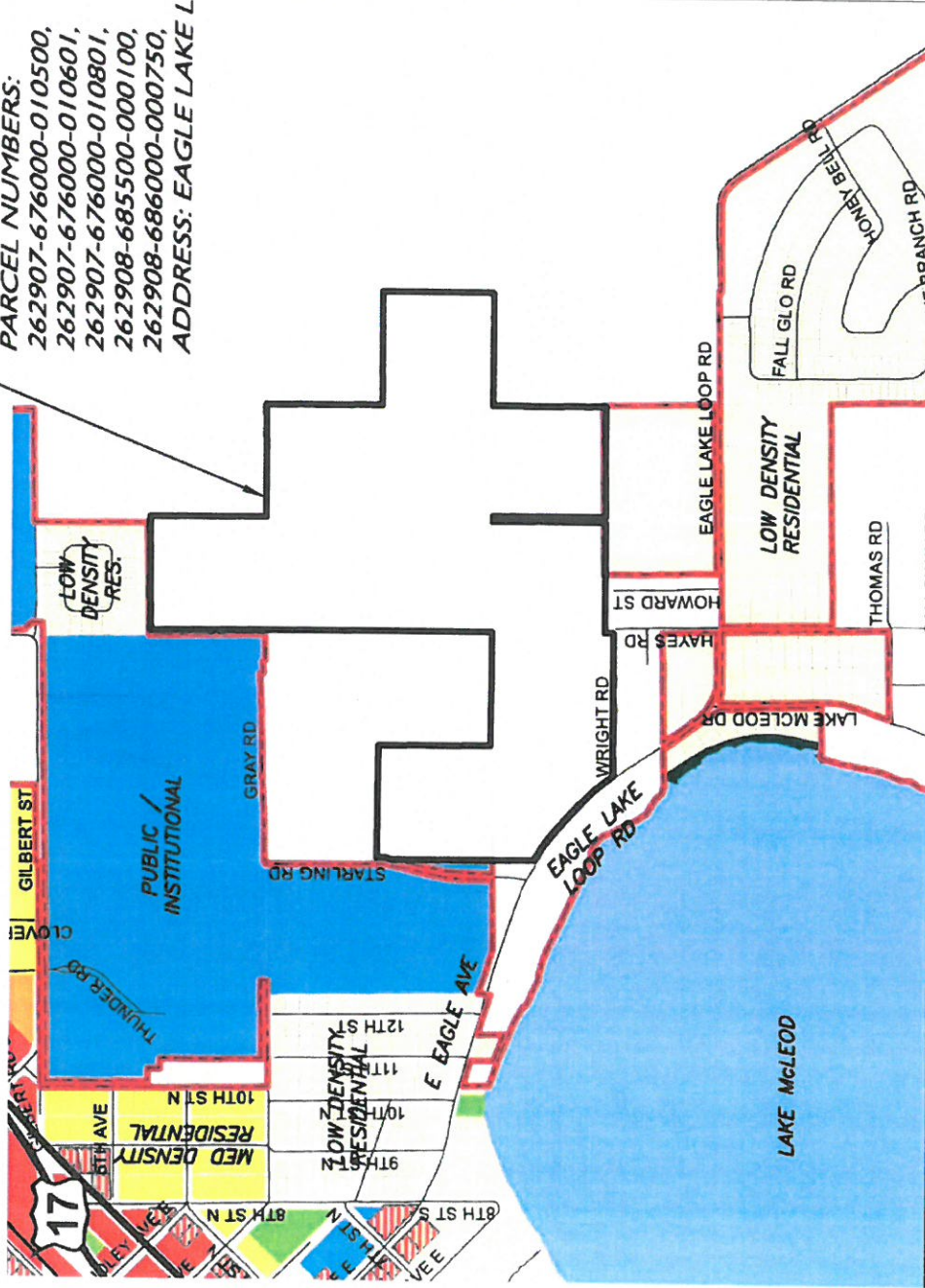


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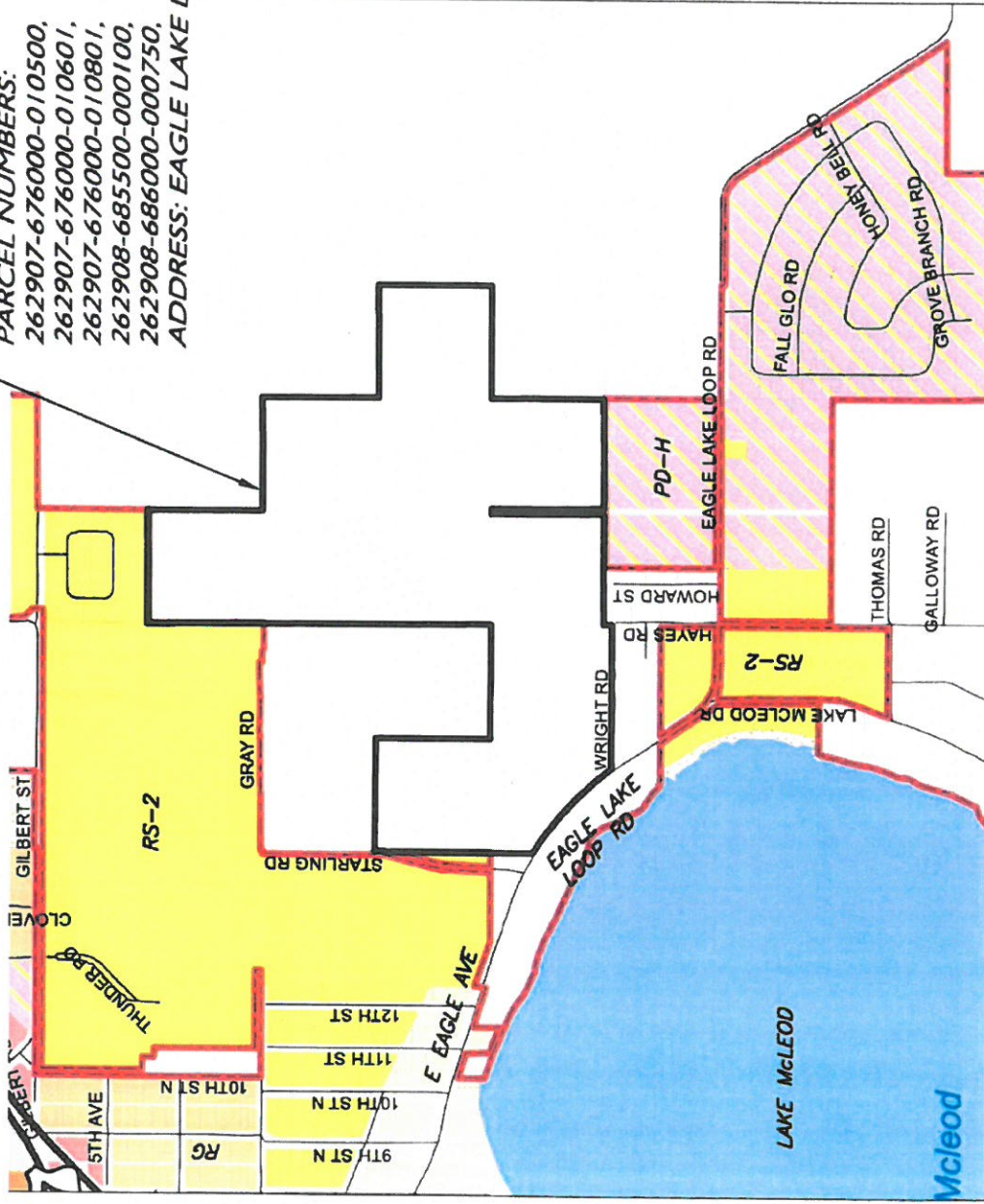
# EXHIBIT 3-B CITY FUTURE LAND USE MAP

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

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SITE LOCATION  
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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  
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**CITY OF EAGLE LAKE, FL.**

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• 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

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**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**

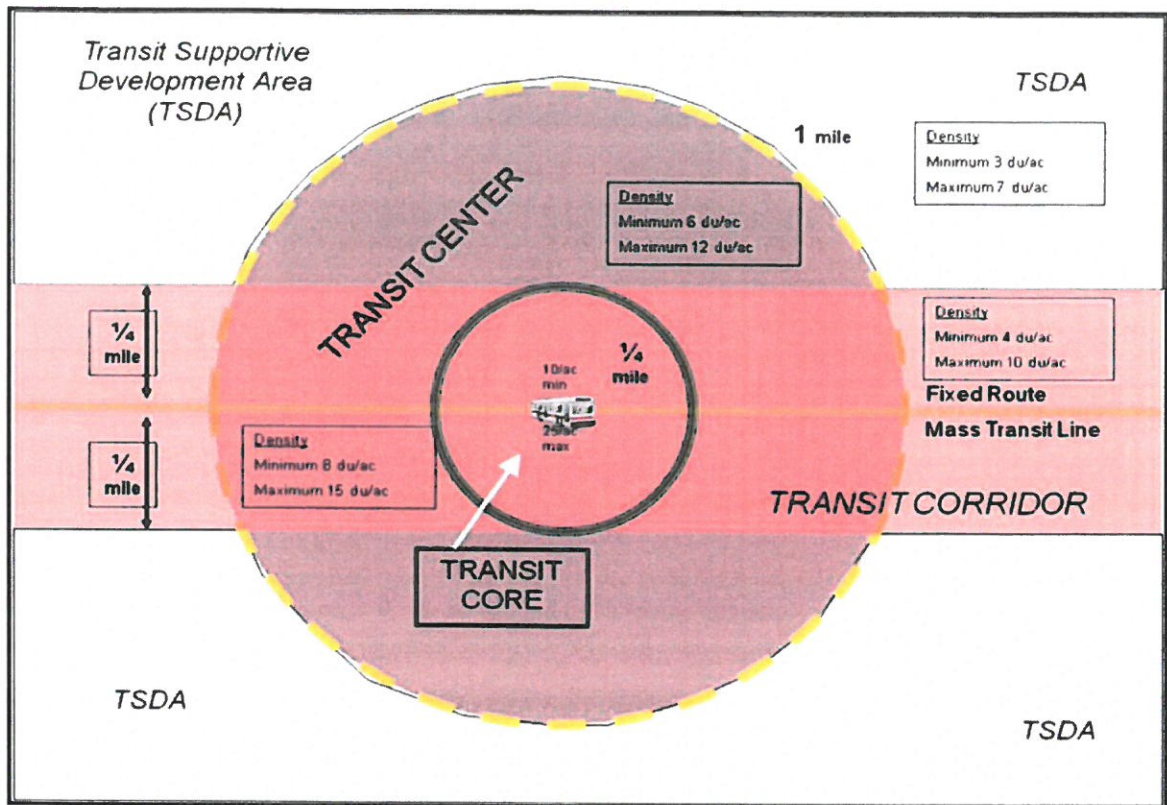
DENSITY SCHEDULE	<b>Residential Low</b>	<b>Residential Medium</b>	<b>Residential High</b>	<b>Mixed Use</b>
<b>Transit Supportive Development Area (TSDA)</b>	3 du/ac min, 7 du/ac max	5 du/ac min, 10 du/ac max	7 du/ac min, 15 du/ac max	
<b>Transit Corridor</b>	4 du/ac min, 10 du/ac max	7 du/ac min, 12 du/ac max	10 du/ac min, 17 du/ac max	
<b>Transit Center</b>	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
<b>Transit Corridor w/in Transit Center</b>	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
<b>Transit Center Core</b>	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**

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

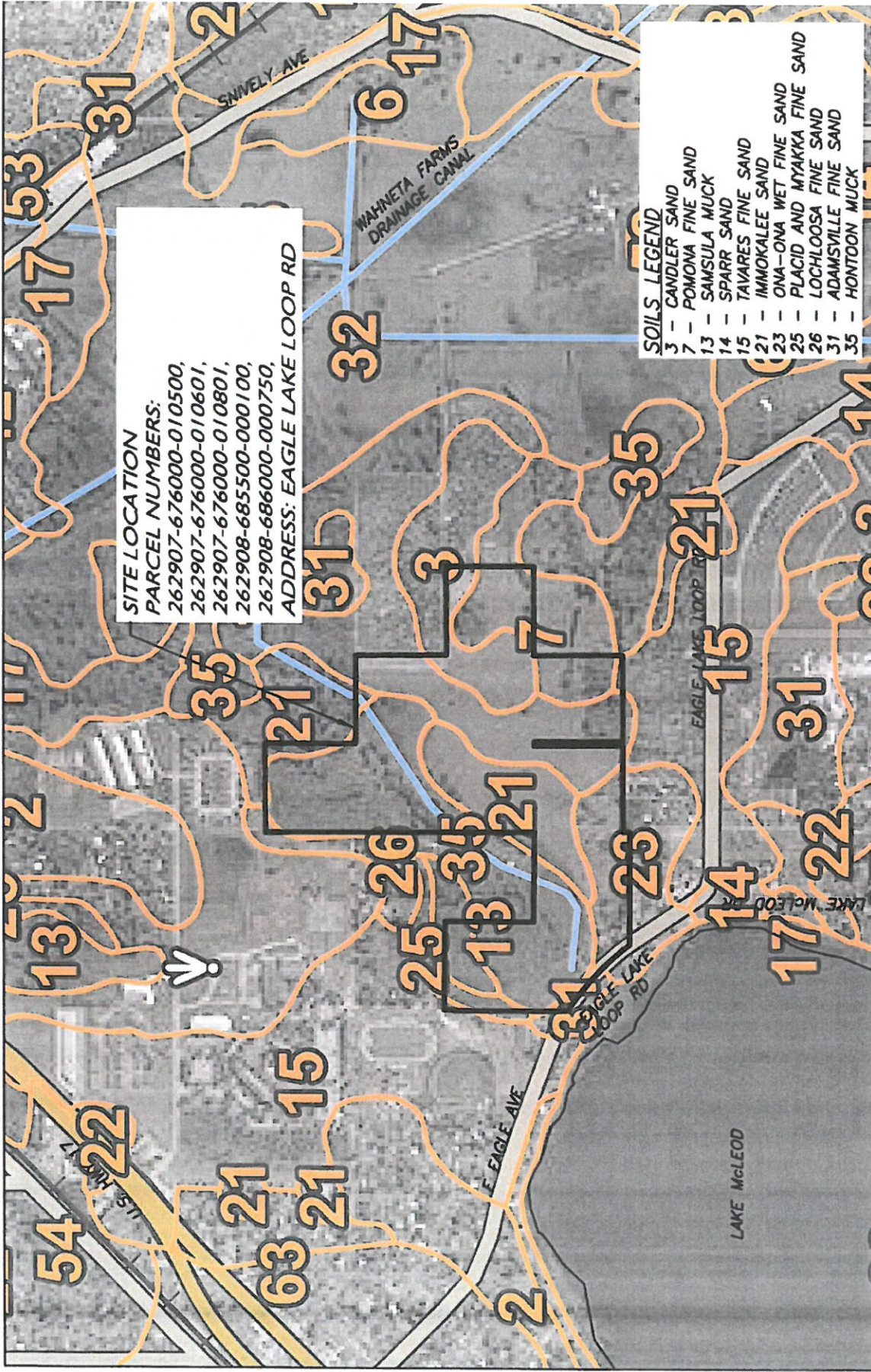
## **SECTION 2.105 URBAN-GROWTH AREAS (UGA)**

### **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

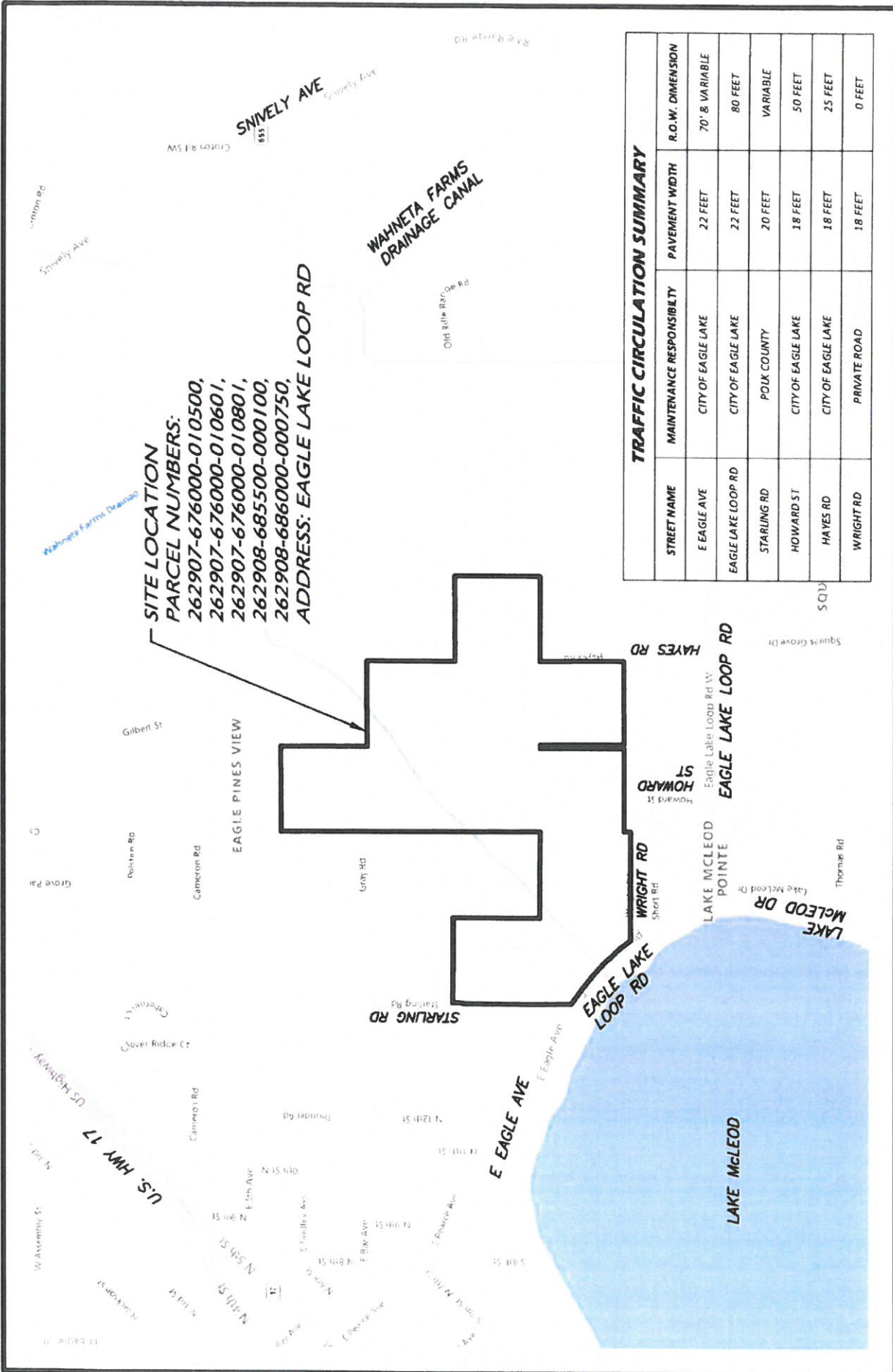
**THOUSAND OAKS  
SUBDIVISION**  
CITY OF EAGLE LAKE, FL.

**ECON**

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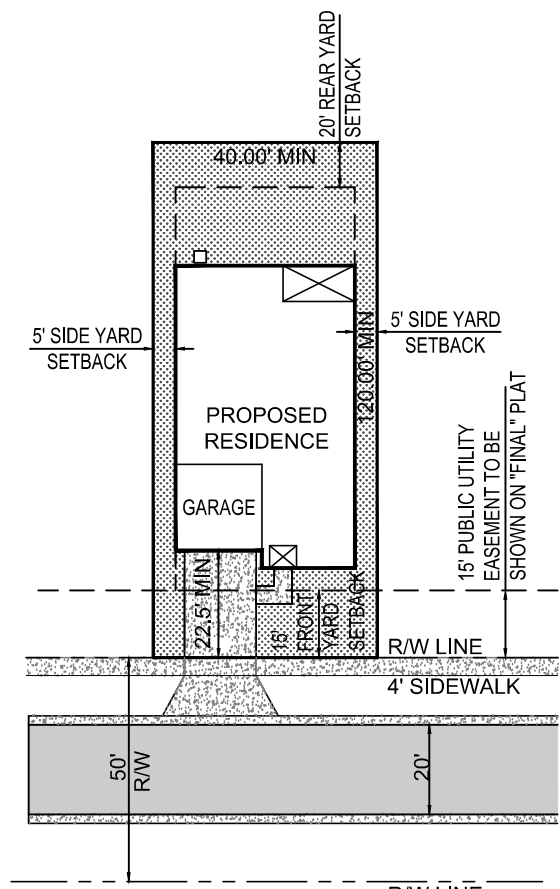
# EXHIBIT 5 TRAFFIC CIRCULATION MAP

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

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(863) 686-0544 • Fax: (863) 680-1434  
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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**

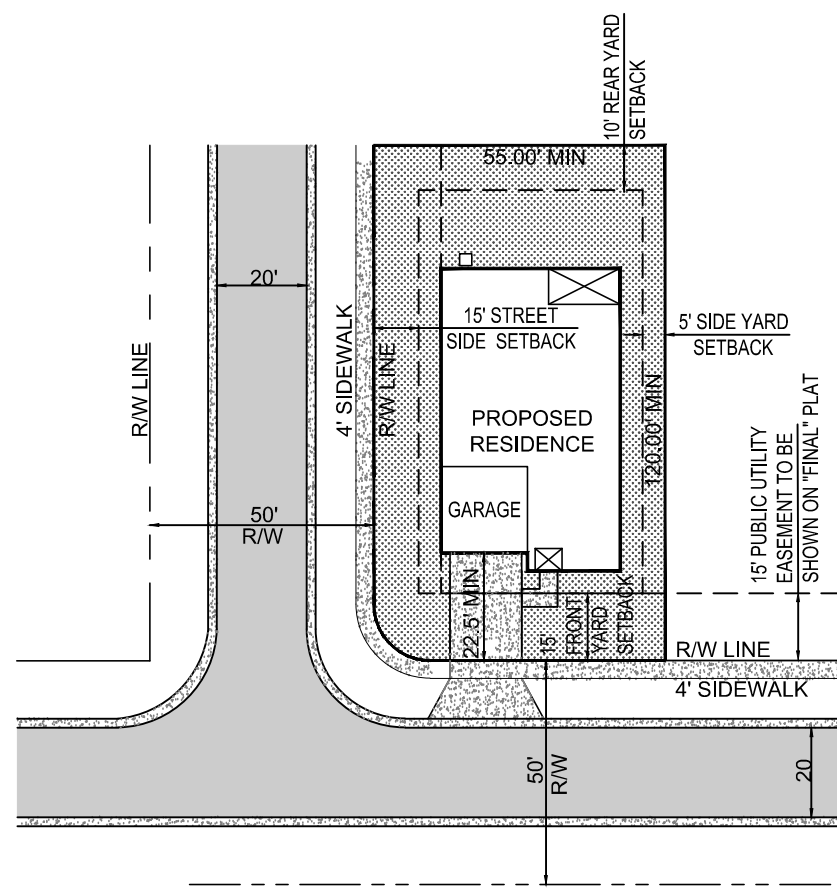
TOTAL LOTS:		264
SIZE	PROPOSED	PERCENT
40 FT TO 50 FT	132	50%
50 FT OR GREATER	132	50%

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

DENSITY (264/109.16) = 2.42 LOTS/ACRE

**LAND USE TABLES**

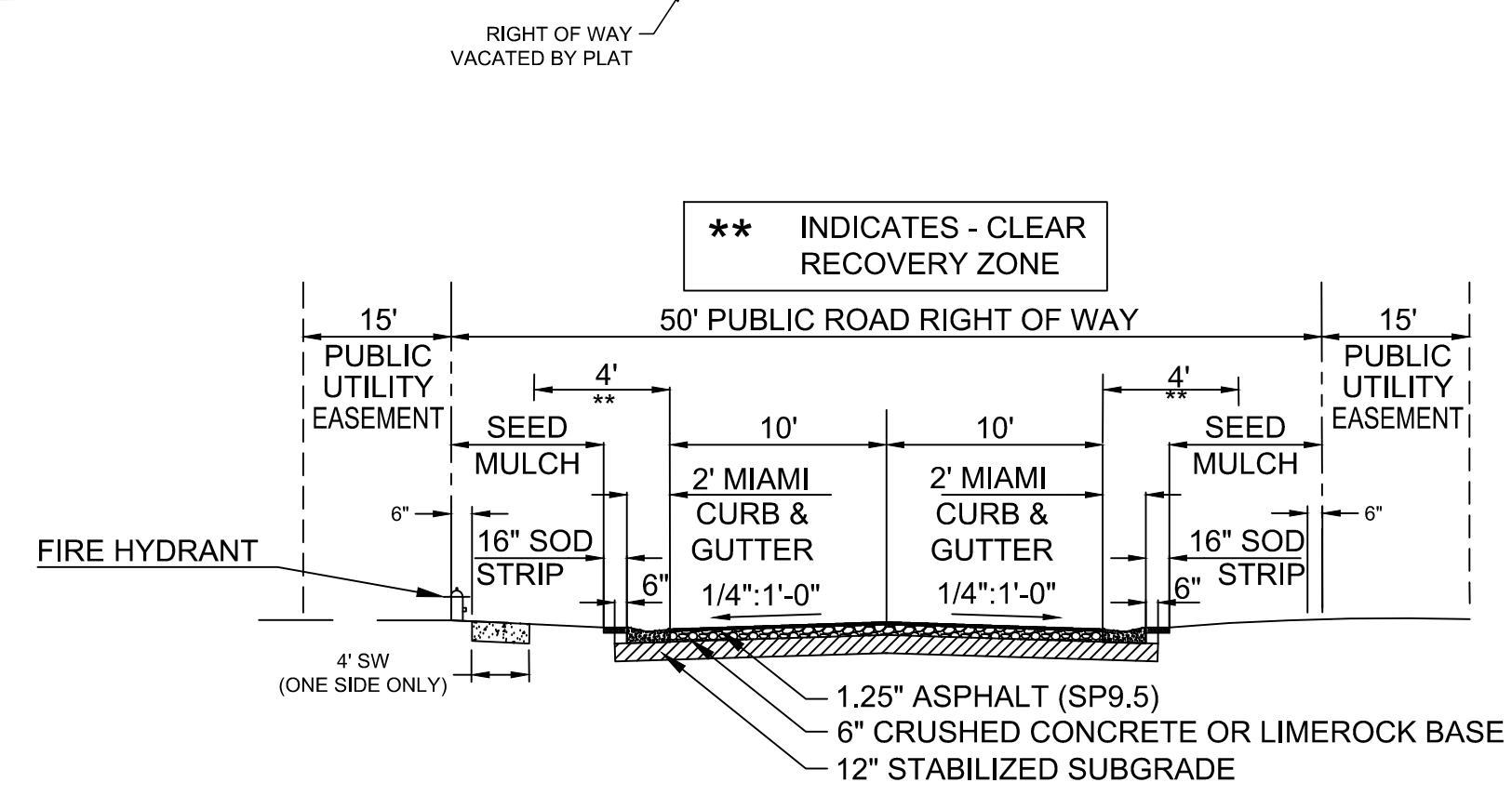
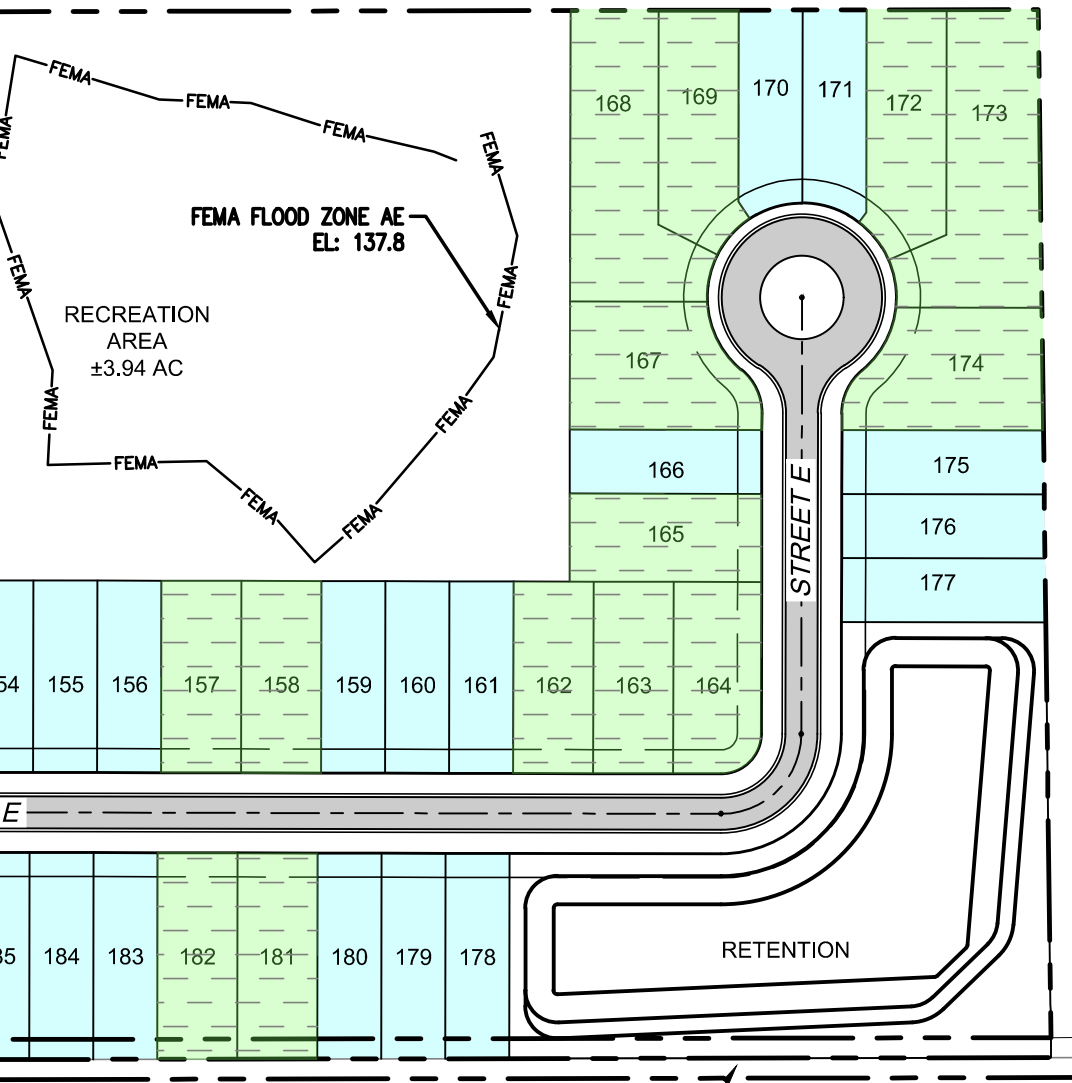
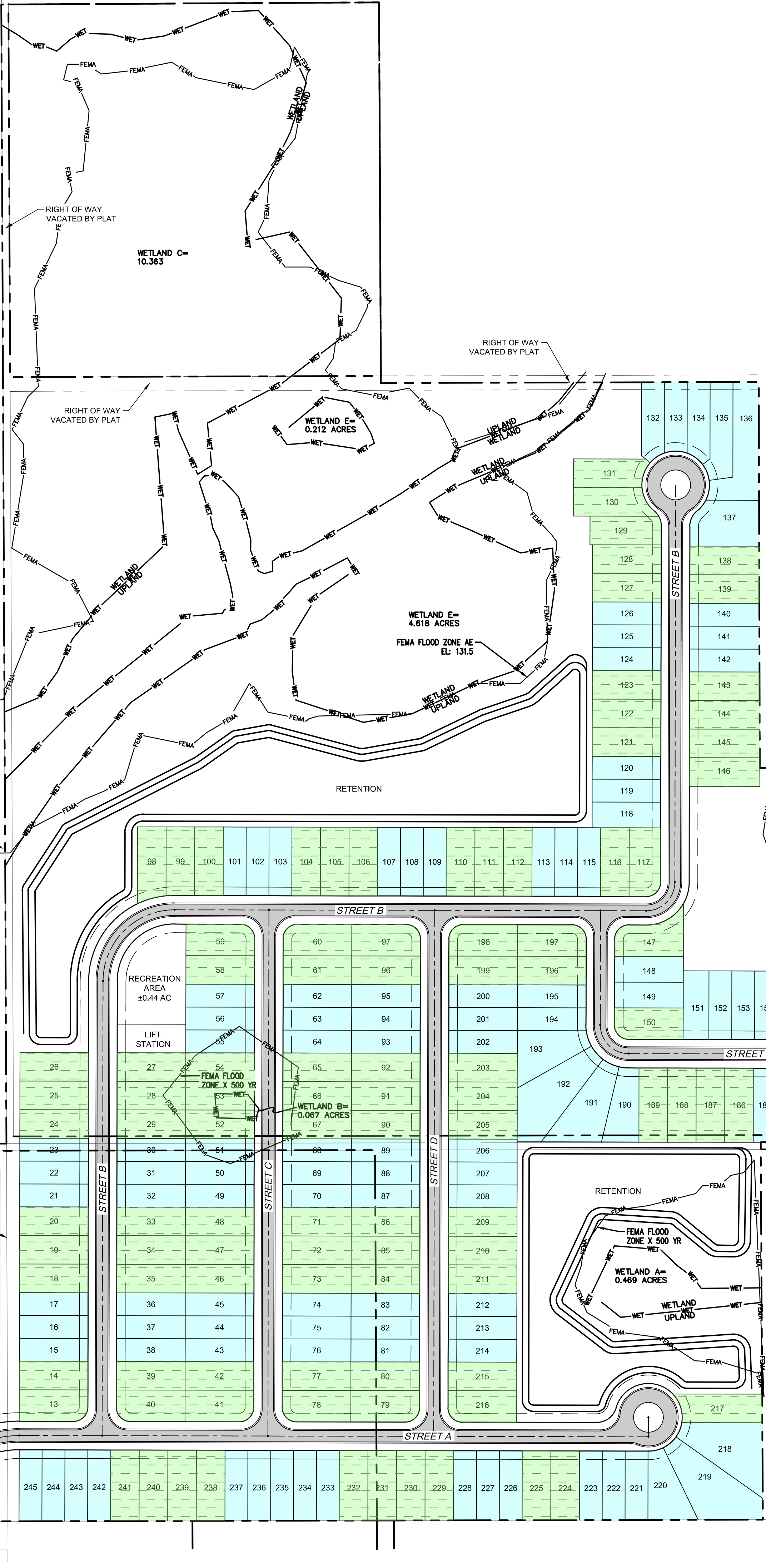
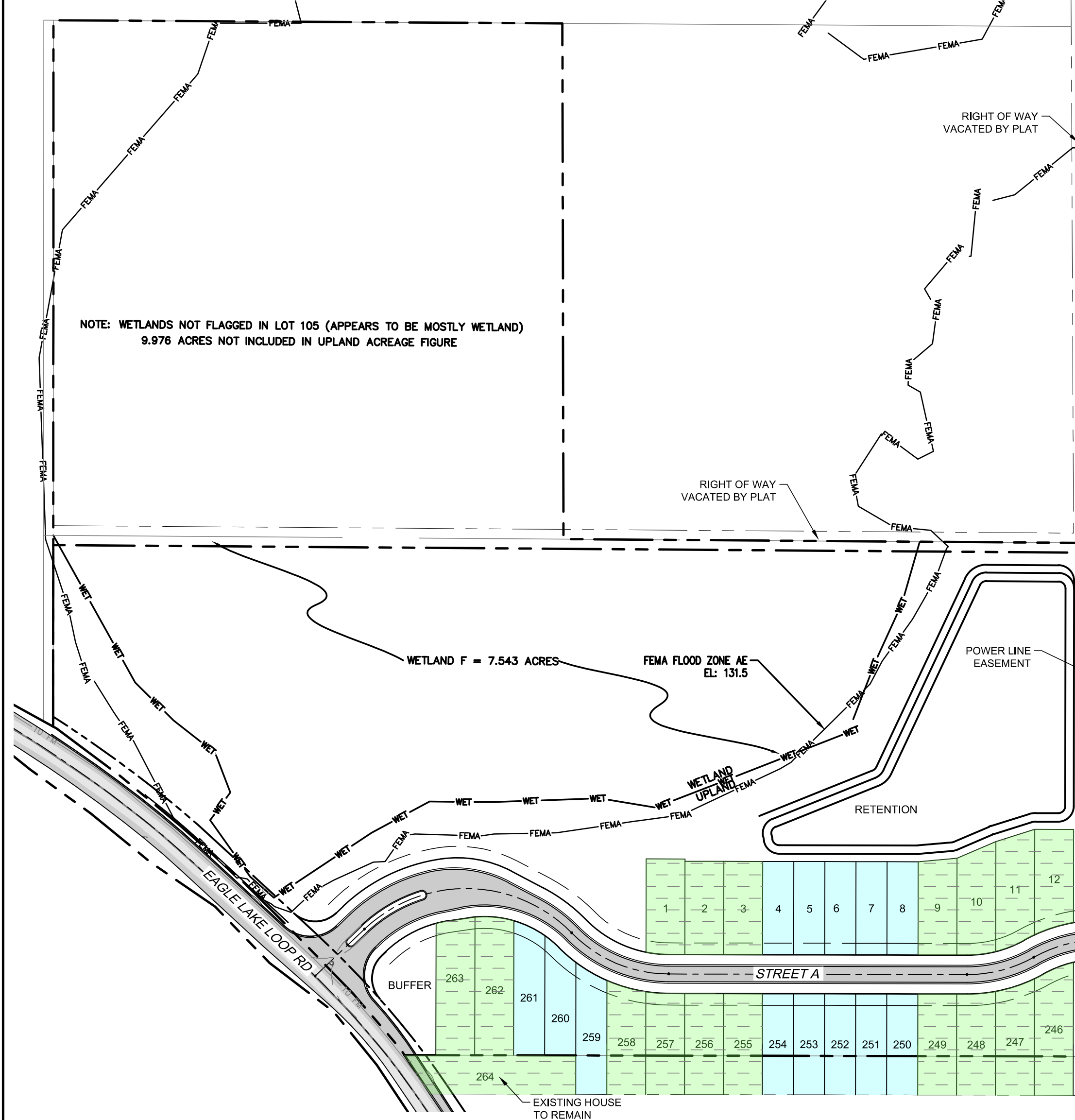
TOTAL LAND AREA (INCLUDING ROW TO BE VACATED)	= 109.16 ACRES +/-
TOTAL WETLAND AREAS	= 23.27 ACRES +/-
TOTAL WETLANDS TO BE DISTURBED	= 0.067 ACRES +/-
TOTAL UPLAND AREAS	= 75.91 ACRES +/-
TOTAL 100 YEAR FLOOD PLAIN	= 37.00 ACRES +/-
RECREATIONAL AREA	= 4.38 ACRES +/-



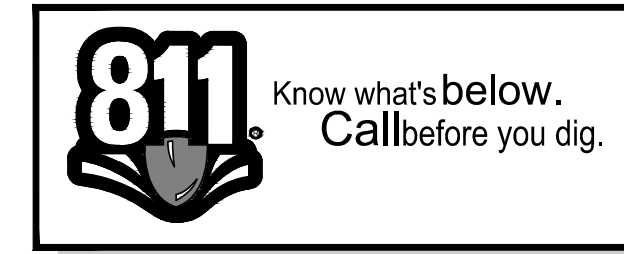
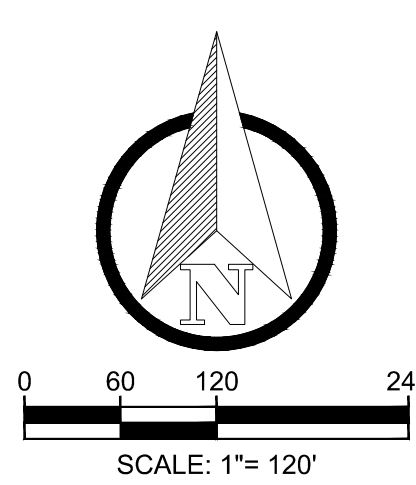
TYPICAL CORNER LOT

**LEGEND**

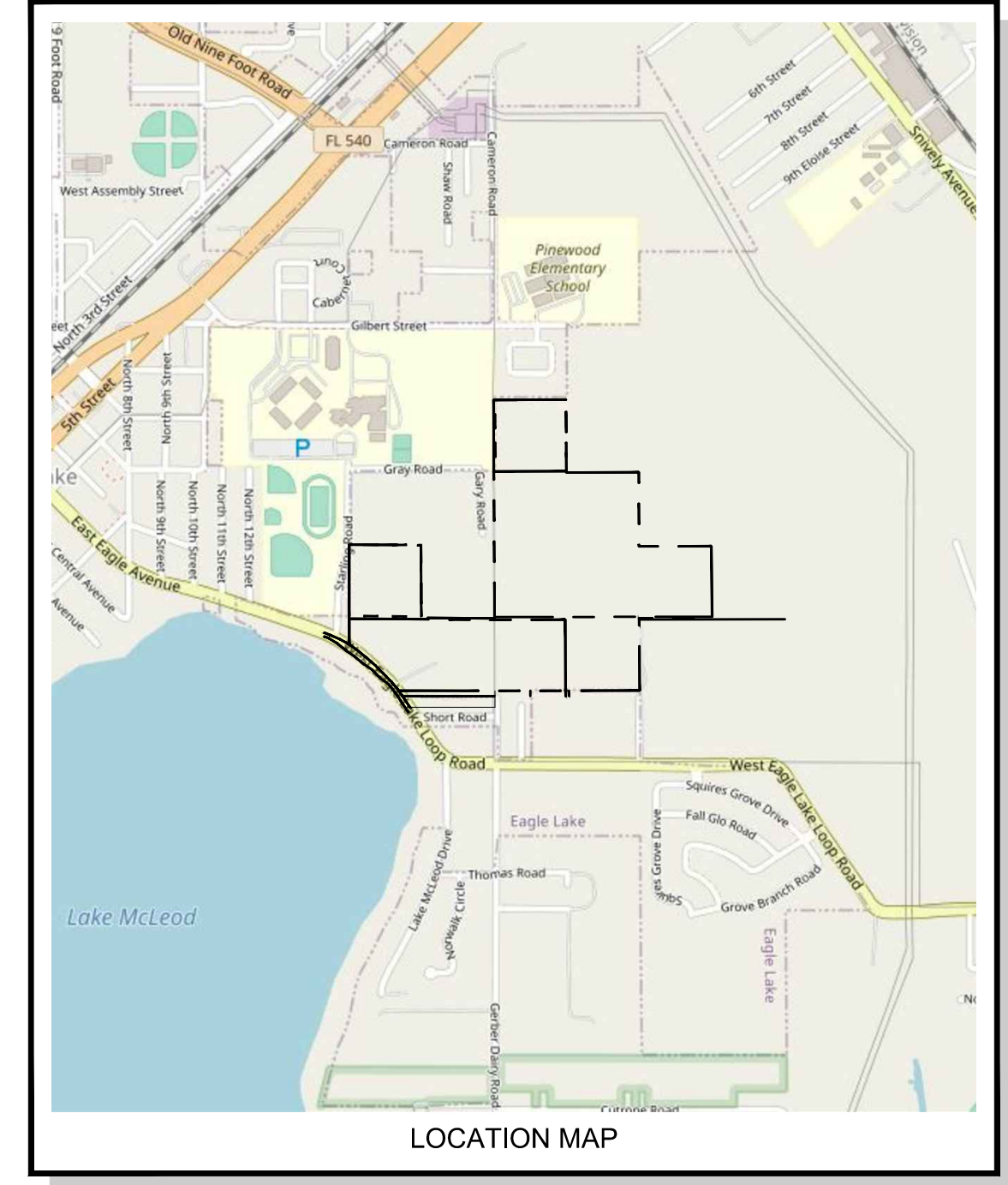
- LESS THAN 50 FT IN WIDTH, 40 FT OR GREATER LOT
- 50 FT WIDTH OR GREATER LOT



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



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

REVISIONS	
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DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RG

**GADD & ASSOCIATES**  
CIVIL ENGINEERING & CONSULTING  
1925 US HWY 98 S, SUITE 201  
LAKELAND, FL 33801  
Phone: (888) 866-9979  
Fax: (888) 866-9979  
www.GaddCivil.com

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	



CITY OF EAGLE LAKE  
REGULAR CITY COMMISSION MEETING  
MONDAY, APRIL 19, 2021  
7:00 P.M.  
COMMISSION CHAMBERS  
675 E EAGLE AVE  
EAGLE LAKE, FLORIDA 33839

**I. CALL TO ORDER**

Mayor Coler called the meeting to order at 7:00 p.m.

**II. INVOCATION**

Commissioner Metosh 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: Wilson, Metosh, Clark, Coler

ABSENT: Billings

City Clerk Wright advised Commisisoner Billings notified her he was sick and would not be able to attend the meeting tonight.

**MOTION** was made by Commissioner Metosh and seconded by Commissioner Clark to excuse Commissioner Billings from the meeting tonight.

The vote was as follows:

AYES: 4

NAYS: 0

**V. AUDIENCE**

There were no comments from the audience.

**VI. SPECIAL PRESENTATIONS/RECOGNITIONS/PROCLAMATIONS, REQUESTS**

**A. Staff Reports**

Sgt. Freeze updated the Commission regarding the events that have occurred in the City.

**B. City Manager Report**

City Manager Ernharth stated we received a bid in the amount of \$19,500 to demolish the Harris house, he would like to reject this bid as staff obtained a quote from Williams Construction in the amount of \$16,500; he stated if the electricity gets disconnected William's would start the work on Tuesday, April 20<sup>th</sup>.

**MOTION** was made by Commissioner Clark and seconded by Commisisoner Metosh to accept bid from Williams Construction in the amount of \$16,500.

The roll call vote was as follows:

AYES: Wilson, Metosh, Clark, Coler

NAYS: None

## **VII. PUBLIC HEARINGS**

- A. Consideration of the first reading of Ordinance No.: O-21-02, An Ordinance of the City Commission of the City of Eagle Lake, Florida, Amending Chapter 16, Utilities, Article II, Water, Section 16-37, Tampering with and/or Removing Water Meter Lock, of the Eagle Lake Code of Ordinances to Amend the Penalties for Tampering with and/or Removing Locks Placed on Water Meters by the City; Providing for Codification; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attorney Dawson read Ordinance No.: O-21-02 by title only.

**MOTION** was made by Commissioner Wilson and seconded by Commissioner Metosh to approve Ordinance No.: O-21-02.

Mayor Coler asked for audience and Commission discussion; there was none.

The roll call vote was as follows:

AYES: Wilson, Metosh, Clark, Coler

NAYS: None

- B. Consideration of the first reading of Ordinance No.: O-21-03, An Ordinance of the City Commission of the City of Eagle Lake, Florida, Amending Chapter 16, Utilities, Article V, Billing Procedures, Fees and Deposits, Section 142, Customer Billing Fee, of the Eagle Lake Code of Ordinances to Amend the Fees Associated with Water, Irrigation and Hydrant Service Accounts; Providing for Codification; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attorney Dawson read Ordinance No.: O-21-03 by title only.

**MOTION** was made by Commissioner Wilson and seconded by Commissioner Metosh to approve Ordinance No.: O-21-03.

Mayor Coler asked for audience and Commission discussion; there was none.

The roll call vote was as follows:

AYES: Wilson, Metosh, Clark, Coler

NAYS: None

- C. Consideration of the first reading of Ordinance No.: O-21-06, An Ordinance of the City of Eagle Lake, Florida Code of Ordinances by Amending Chapter 16, Utilities, Article II Water, Sec. 16-144(f) Payment of Fees and Bills, to Provide for a Date by Which Extension to Pay Water Bills Must be Requested; Providing for Conflicts, Severability and an Effective Date.

Attorney Dawson read Ordinance No.: O-21-06 by title only.

**MOTION** was made by Commissioner Wilson and seconded by Commissioner Metosh to approve Ordinance No.: O-21-06.

Mayor Coler asked for audience and Commission discussion; there was none.

The roll call vote was as follows:

AYES: Wilson, Metosh, Clark, Coler

NAYS: None

**VIII. OLD BUSINESS**

There was no old business.

**IX. NEW BUSINESS**

**A. Administrating Oath of Office to Suzy C. Wilson and Daryl Scott Clark**

City Clerk Wright administered the Oath of Office to Commissioner Wilson and Commissioner Clark.

**B. Election of Mayor**

**MOTION** was made by Commissioner Wilson and seconded by Commissioner Metosh to appoint Commissioner Coler as Mayor.

The vote was as follows:

AYES: 4

NAYS: 0

**C. Election of Vice Mayor**

**MOTION** was made by Mayor Coler and seconded by Commissioner Metosh to appoint Commissioner Wilson as Vice Mayor.

AYES: 4

NAYS: 0

**D. Select Member and Alternate Member for the Polk Regional Water Cooperative**

**MOTION** was made by Mayor Coler and seconded by Commissioner Metosh to appoint Commissioner Billings as the Polk Regional Water Cooperative Board Member and Commissioner Wilson as the Alternate Board Member for the Polk Regional Water Cooperative.

There was no Commission discussion and no public comments.

The vote was as follows:

AYES: 4

NAYS: 0

- E. Consideration of the appointment of Commissioners as representatives to TPO Board, Ridge League of Cities Board Member, and Sports Association Liaison.

**MOTION** was made by Mayor Coler and seconded by Commissioner Metosh to appoint Commissioner Metosh as the representative to the TPO Board, Mayor Coler as the Ridge League of Cities Board Member and Commissioner Wilson as the Sports Association Liaison.

There was no Commission discussion and no public comments.

The vote was as follows:

AYES: 4

NAYS: 0

- F. Discussion/Consideration of the Project Implementation Agreements for the Southeast Well Field, Peace River and West Polk Projects

Manager Ernharth and the Commission discussed the projects and the fact that the Southeast Well Field project was cost prohibitive for Eagle Lake at this time. They discussed being a part of the West Polk Well Field Project.

**MOTION** was made by Mayor Coler and seconded by Commissioner Wilson to approve Project Implementation Agreement for the West Polk Well Field Project and to be a participant in the West Polk Well Field Project; and to only be a project associate in the Southeast Well Field and the Peace River/Creek Projects with no financial obligations.

Mayor Coler asked for audience and Commission discussion; there was none.

The roll call vote was as follows:

AYES: Wilson, Metosh, Clark, Coler

NAYS: None

- G. Consideration of The Ranches at Lake McLeod East Ranches Plan Review

**MOTION** was made by Commissioner Wilson and seconded by Commissioner Metosh to approve The Ranches at Lake McLeod East Ranches Plan Review.

Mayor Coler asked for audience and Commission discussion; there was none.

The role vote was as follows:

AYES: Wilson, Metosh, Clark, Coler

NAYS: None

**X. CONSENT AGENDA**

- A. Approval of the Regular City Commission Meeting Minutes-----03/01/2021  
B. Approval of the Special City Commission Meeting Minutes -----03/23/2021  
C. Approval of Financials



**D.** Approval of Bad Debt in the amount of -----\$1,444.23

**MOTION** was made by Commissioner Wilson and seconded by Commissioner Metosh to approve the Consent Agenda: Items A. the Regular City Commission Meeting Minutes of 03/01/2021, B. the Special City Commission Meeting Minutes of 03/23/2021, C. the Financials and D. the Bad Debt in the amount of \$1,444.23.

Mayor Coler asked for audience and Commission discussion; there was none.

The vote was as follows:

AYES: 4

NAYS: 0

**XI. AUDIENCE**

No comments were received from audience.

**XII. CITY ATTORNEY**

City Attorney Dawson had no report.

**XIII. CITY COMMISSION**

Commissioner Wilson had no report.

Commissioner Metosh had no report.

Commissioner Clark had no report.

Mayor Coler stated he believes our 100 Year Anniversary is going to be nice; he is hearing good ideas about the event.

**XIV. ADJOURNMENT**

**MOTION** was made by Commissioner Metosh and seconded by Commissioner Clark to adjourn at 7:24 p.m.

The vote was as follows:

AYES: 4

NAYS: 0

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MAYOR CORY COLER

ATTEST:

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CITY CLERK DAWN WRIGHT

## CITY OF EAGLE LAKE - GENERAL FUND

## ACCOUNT BALANCE

MAR 2021

<b>ACCOUNT BALANCE AS OF FEB 28, 2021</b>	2,512,059.52
DEPOSITS	666,211.44
CLEARED CHECKS	(351,029.11)
WITHDRAWALS/ACH	0.00
RETURNED CHECKS	0.00
<b>ACCOUNT BALANCE AS OF MARCH 31, 2021</b>	<b>2,827,241.85</b>

**OUTSTANDING CHECKS:**

43055	JOANNE MCLEOD - REF	(50.00)
43154	KEILA COLON - REF	(50.00)
43204	PUBLIC RISK INSURANCE AGENCY	(12,533.38)
43186	ALONDRA UGARTE - REF	(175.00)
43224	HALL MOTOR PARTS INC	(264.32)
43226	LAURIE WILSON - REF	(125.00)
43254	TAMPA ELECTRIC CO.-1	(510.93)
43243	CDN PARTNERS INC	(316.25)
43258	THERESA BEST - REF	(175.00)
43260	VICTORIA PERKINS - REF	(175.00)
43246	EQUITY SOLAR - REF	(106.00)
43257	THE LEDGER/NEWS CHIEF-PMTS	(86.73)
43240	A HEAVENLY SCENT FLORIST	(70.00)
43249	GREAT SOUTHERN BUILDERS - REF	(62.00)
43268	FLORIDA BLUE	(15,858.30)
43270	GUARDIAN	(577.92)
43271	Liberty National Insurance Company QB	(360.17)
43273	MINNESOTA LIFE	(194.50)
43269	Florida Municipal Insurance Trust QB	(108.26)
43274	New York Life Ins QB	(21.68)
43297	WATER IMPACT SAVINGS	(38,500.00)
43293	SEWER IMPACT SAVINGS	(38,500.00)
43296	UTILITY FUND	(18,247.18)
43291	PUBLIC BUILDINGS AND FAC. PB	(13,888.00)
43288	PARKS AND REC. FEES-PB	(4,074.00)
43289	PENNONI	(1,983.64)
43298	PENNONI	(1,667.50)
43287	LOWE'S	(1,467.12)
43292	RIVERO, GORDIMER & COMPANY PA	(1,051.25)
JE #5		(684.13)
43290	POLK TRACTOR COMPANY	(544.87)
43281	ARMCHEM INTERNATIONAL CORP.	(485.00)
43278	A HEAVENLY SCENT FLORIST	(132.00)

CITY OF EAGLE LAKE - GENERAL FUND  
ACCOUNT BALANCE

43280	ANGELA COOK, REF.	(125.00)
43294	SHASTA RAMIREZ - REF	(125.00)
43285	DESTINY SWEENEY - REF	(125.00)
43283	CIARA JUSTICE - REF	(125.00)
43279	ABSOLUTE TRAILER PARTS & REPAIR LLC	(123.05)
43286	HILL MANUFACTURING COMPANY INC	(121.22)
43284	DAWN WRIGHT - REIMB	(109.10)
JE #3	Florida Department of Revenue	(75.25)
43282	BUSINESS CARD - DW	(75.00)
43277	A ALAMO - REF	(50.00)
43295	TAMPA ELECTRIC CO.-1	(15.08)

TOTAL OUTSTANDING CHECKS:	<u>(154,113.83)</u>
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Deposit	03/23/2021	50.00
Deposit	03/30/2021	175.00
Deposit	03/31/2021	177.00

TOTAL OUTSTANDING DEPOSITS:	<u>402.00</u>
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REMAINING ACCOUNT BALANCE:	<u>2,673,530.02</u>
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## CITY OF EAGLE LAKE

## Balance Sheet

As of March 31, 2021

	Mar 31, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
100.000 · Cash & Cash Equivalents	
101.103 · CS - GENERAL FUND	2,673,530.02
102.216 · Petty Cash	200.00
102.217 · Petty Cash Library	15.00
Total 100.000 · Cash & Cash Equivalents	2,673,745.02
101.256 · CS - BUILDING/CODE ENFORCEMENT	837.44
101.257 · CS - PARKS & REC FUND	169,666.86
101.258 · CS - PUBLIC BUILDING FUND	642,129.31
101.259 · CS- TRANSPORTATION FUND	71,558.68
103.302 · CS - BOND & INTEREST FUND	128,146.32
Total Checking/Savings	3,686,083.63
Accounts Receivable	
115.101 · *Accounts Receivable	56,256.17
Total Accounts Receivable	56,256.17
Other Current Assets	
115.200 · A/R Due from Others	30,411.23
115.300 · A/R - Due from Governments	35,448.31
116.110 · Return Checks Receivable	80.00
130.000 · Due From (To) Utility/CRA Fund	
131.100 · Due From Utility Fund-Payroll	11,406.57
131.200 · Due From Utility-Sani/Storm	-15,772.00
131.250 · Due From/To Utility Daily Dep.	3,118.98
131.350 · Due To/From Utility Fund -OTHER	-5,999.24
131.382 · DUE FROM CRA FUND-ADMIN FEES	11,934.94
131.390 · DUE FROM CRA	16,000.00
Total 130.000 · Due From (To) Utility/CRA Fund	20,689.25
149.900 · Undeposited Funds	125.10
Total Other Current Assets	86,753.89
Total Current Assets	3,829,093.69
<b>TOTAL ASSETS</b>	<b>3,829,093.69</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
202.100 · Accounts Payable	36,189.81
Total Accounts Payable	36,189.81
Other Current Liabilities	
203.100 · Sales Tax Payable	163.78
205.000 · Polk County Impact Fees Payable	164,915.13
205.101 · POLK COUNTY SHERIFF EDUCATION	1,719.10
205.102 · POLK COUNTY FIRE REVIEW	792.80
205.200 · DBPR Fee Payable	-941.84
205.201 · DCA PAYABLE	-936.09
210.000 · Accrd Exp & Other Liabilities	
218.110 · Withholding Payable	-52.96
218.190 · Cobra Insurance Payable	156.94
Total 210.000 · Accrd Exp & Other Liabilities	103.98
2100 · Payroll Liabilities	
2100.06 · UNITED WAY QB	30.00
2100.07 · EMPLOYEE FUND QB	75.00
2100.10 · LIBERTY LIFE QB	-0.07

04/09/21

**CITY OF EAGLE LAKE**  
**Balance Sheet**  
As of March 31, 2021

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	<b>Mar 31, 21</b>
2100.11 · COLONIAL ACCIDENT CANCER QB	0.03
2100.26 · PAYROLL TAXES	1.00
<b>Total 2100 · Payroll Liabilities</b>	<b>105.96</b>
215.000 · Accrued Payroll and Benefits	20,301.08
240.100 · DIRECT INFLOWS - UNAVAILABLE RE	16,745.58
<b>Total Other Current Liabilities</b>	<b>202,969.48</b>
<b>Total Current Liabilities</b>	<b>239,159.29</b>
<b>Total Liabilities</b>	<b>239,159.29</b>
<b>Equity</b>	
271.100 · Fund Balance	2,899,818.56
Net Income	690,115.84
<b>Total Equity</b>	<b>3,589,934.40</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,829,093.69</b>

**CITY OF EAGLE LAKE**  
**Profit & Loss Budget vs. Actual**  
**October 2020 through March 2021**

	Oct '20 - Mar ...	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>310.000 · Taxes</b>				
311.000 · Ad Valorem Taxes	747,769.56	812,178.75	-64,409.19	92.1%
<b>312.000 · Sales, Use &amp; Gas Taxes</b>				
312.300 · 9th Cent Gas Tax	7,773.35	14,000.00	-6,226.65	55.5%
312.410 · Local Option Gas Tax	42,323.05	82,016.00	-39,692.95	51.6%
312.412 · Local Gov.1/2 cent sales tax	92,265.24	144,338.00	-52,072.76	63.9%
312.420 · 5-cent Local Option Gas Tax	26,535.44	50,137.00	-23,601.56	52.9%
<b>Total 312.000 · Sales, Use &amp; Gas Taxes</b>	<b>168,897.08</b>	<b>290,491.00</b>	<b>-121,593.92</b>	<b>58.1%</b>
<b>314.000 · Utility Service Taxes</b>				
314.100 · Electric Utility Service Tax	78,737.61	150,000.00	-71,262.39	52.5%
314.150 · Water Utility Service Tax	16,310.32	40,000.00	-23,689.68	40.8%
314.400 · Natural Gas Service Tax	125.91	1,000.00	-874.09	12.6%
314.800 · Propane Service Tax	706.58	1,500.00	-793.42	47.1%
315.000 · Local Communications Serv. Tax	36,338.63	63,000.00	-26,661.37	57.7%
<b>Total 314.000 · Utility Service Taxes</b>	<b>132,219.05</b>	<b>255,500.00</b>	<b>-123,280.95</b>	<b>51.7%</b>
<b>323.000 · Franchise Fees</b>				
323.100 · Electric Franchise Fees	74,505.54	155,000.00	-80,494.46	48.1%
323.700 · Solid Waste Franchise Fee	10,500.84	32,000.00	-21,499.16	32.8%
<b>Total 323.000 · Franchise Fees</b>	<b>85,006.38</b>	<b>187,000.00</b>	<b>-101,993.62</b>	<b>45.5%</b>
<b>Total 310.000 · Taxes</b>	<b>1,133,892.07</b>	<b>1,545,169.75</b>	<b>-411,277.68</b>	<b>73.4%</b>
<b>330.000 · Intergovernmental Revenue</b>				
<b>331.000 · Federal Grants</b>				
331.391 · CDBG Revenue	0.00	39,000.00	-39,000.00	0.0%
<b>Total 331.000 · Federal Grants</b>	<b>0.00</b>	<b>39,000.00</b>	<b>-39,000.00</b>	<b>0.0%</b>
<b>335.000 · State Shared Revenues</b>				
335.120 · SRS Sales Tax	36,349.61	65,000.00	-28,650.39	55.9%
335.122 · SRS - Motor Fuel Tax	14,135.96	24,000.00	-9,864.04	58.9%
335.150 · Alcoholic Beverage Licenses	0.00	500.00	-500.00	0.0%
<b>Total 335.000 · State Shared Revenues</b>	<b>50,485.57</b>	<b>89,500.00</b>	<b>-39,014.43</b>	<b>56.4%</b>
<b>338.800 · County Shared Revenue</b>				
337.700 · Library Cooperative	12,500.00	25,000.00	-12,500.00	50.0%
337.710 · Delivery Driver System Funding	54,117.03	114,794.00	-60,676.97	47.1%
338.200 · Polk County Occupational Licens	1,141.70	1,600.00	-458.30	71.4%
<b>Total 338.800 · County Shared Revenue</b>	<b>67,758.73</b>	<b>141,394.00</b>	<b>-73,635.27</b>	<b>47.9%</b>
<b>Total 330.000 · Intergovernmental Revenue</b>	<b>118,244.30</b>	<b>269,894.00</b>	<b>-151,649.70</b>	<b>43.8%</b>
<b>340.000 · Charges for Services</b>				
341.200 · Zoning Fees	1,800.00	500.00	1,300.00	360.0%
341.300 · Copies/Certifications	33.25	75.00	-41.75	44.3%
342.900 · FDOT Roadway Maintenance	5,982.52	12,000.00	-6,017.48	49.9%
342.901 · FDOT Lighting Maintenance	16,257.89	15,784.00	473.89	103.0%
352.000 · Library Fines and Collections	669.30	1,500.00	-830.70	44.6%
<b>Total 340.000 · Charges for Services</b>	<b>24,742.96</b>	<b>29,859.00</b>	<b>-5,116.04</b>	<b>82.9%</b>
<b>350.000 · Fines &amp; Forfeitures</b>				
341.541 · Police Fines	1,715.63	8,000.00	-6,284.37	21.4%
350.100 · Other Fines and Forfeitures	0.00	600.00	-600.00	0.0%
350.000 · Fines & Forfeitures - Other	-86.90			
<b>Total 350.000 · Fines &amp; Forfeitures</b>	<b>1,628.73</b>	<b>8,600.00</b>	<b>-6,971.27</b>	<b>18.9%</b>
<b>360.000 · Other Revenue</b>				
361.100 · Interest Income	3,989.25	5,000.00	-1,010.75	79.8%
361.110 · Facilities Deposits	8,601.00	1,500.00	7,101.00	573.4%

**CITY OF EAGLE LAKE**  
**Profit & Loss Budget vs. Actual**  
**October 2020 through March 2021**

	Oct '20 - Mar ...	Budget	\$ Over Budget	% of Budget
362.100 · Facilities Rental	7,325.00	9,000.00	-1,675.00	81.4%
362.200 · Sprint Tower Lease	18,662.40	37,325.00	-18,662.60	50.0%
362.201 · T-Mobile Tower Lease	9,375.00	22,500.00	-13,125.00	41.7%
366.000 · Private Donations				
366.300 · Donations - Library	70.00			
366.000 · Private Donations - Other	0.00	1,500.00	-1,500.00	0.0%
<b>Total 366.000 · Private Donations</b>	<b>70.00</b>	<b>1,500.00</b>	<b>-1,430.00</b>	<b>4.7%</b>
369.900 · Miscellaneous Income				
369.125 · LIEN PAYMENTS	50.00			
369.310 · Misc Revenue - Engineering Fees	29,521.60			
369.994 · Library Grant	3,000.00			
369.996 · E-Rate Reimbursement	798.66			
369.900 · Miscellaneous Income - Other	12,841.92	14,000.00	-1,158.08	91.7%
<b>Total 369.900 · Miscellaneous Income</b>	<b>46,212.18</b>	<b>14,000.00</b>	<b>32,212.18</b>	<b>330.1%</b>
<b>Total 360.000 · Other Revenue</b>	<b>94,234.83</b>	<b>90,825.00</b>	<b>3,409.83</b>	<b>103.8%</b>
367.000 · Licenses and Permits				
316.000 · Business Tax Receipts	2,273.97	8,500.00	-6,226.03	26.8%
322.000 · Building Permits Other				
322.050 · Subdivision Permit App.Fee	2,100.00	0.00	2,100.00	100.0%
322.060 · Plan Review Fee	8,803.00	2,000.00	6,803.00	440.2%
322.070 · DCA BLDG Cert Charge 1%	50.11	50.00	0.11	100.2%
322.100 · DBPR Radon Surcharge-1%	62.43	50.00	12.43	124.9%
322.150 · Contractor's Registration	430.00	300.00	130.00	143.3%
322.200 · Polk County Imp.Fees 3%	939.60	100.00	839.60	939.6%
322.300 · Building Inspection Fees	22,080.00	9,000.00	13,080.00	245.3%
322.400 · Building Permits	24,827.80	10,000.00	14,827.80	248.3%
324.610 · Parks and Rec Impact Fee	13,968.00	0.00	13,968.00	100.0%
324.611 · Public BLDG & Fac - Res	47,616.00	0.00	47,616.00	100.0%
<b>Total 322.000 · Building Permits Other</b>	<b>120,876.94</b>	<b>21,500.00</b>	<b>99,376.94</b>	<b>562.2%</b>
<b>Total 367.000 · Licenses and Permits</b>	<b>123,150.91</b>	<b>30,000.00</b>	<b>93,150.91</b>	<b>410.5%</b>
369.200 · CASH OVER/SHORT	25.41			
382.000 · Transfers - IN	53,102.04	143,004.00	-89,901.96	37.1%
382.100 · CRA Transfer - IN	10,002.00	20,004.00	-10,002.00	50.0%
<b>Total Income</b>	<b>1,559,023.25</b>	<b>2,137,355.75</b>	<b>-578,332.50</b>	<b>72.9%</b>
<b>Gross Profit</b>	<b>1,559,023.25</b>	<b>2,137,355.75</b>	<b>-578,332.50</b>	<b>72.9%</b>
<b>Expense</b>				
510.000 · General Government				
511.000 · Commissioner Costs				
511.100 · Employee Benefits	304.40	575.00	-270.60	52.9%
511.110 · City Commission Fees/Salaries	3,978.60	7,957.00	-3,978.40	50.0%
511.300 · Operating Expenditures				
511.240 · Workers Compensation Insurance	49.79	150.00	-100.21	33.2%
511.310 · Engineering Services	43,230.43	5,000.00	38,230.43	864.6%
511.311 · Legal Services	766.51	10,000.00	-9,233.49	7.7%
511.313 · Planning Services	0.00	5,000.00	-5,000.00	0.0%
511.320 · Accounting & Auditing	9,051.25	11,500.00	-2,448.75	78.7%
511.321 · Financial Reporting Svcs	9,166.25	15,000.00	-5,833.75	61.1%
511.340 · Contractual Services	0.00	2,500.00	-2,500.00	0.0%
511.341 · Election Fees	301.82	3,000.00	-2,698.18	10.1%
511.410 · Communication Services	1,082.10	3,600.00	-2,517.90	30.1%
511.420 · Postage	0.00	1,000.00	-1,000.00	0.0%
511.450 · Insurance Property	64,723.76	50,000.00	14,723.76	129.4%
511.460 · Repair & Maint Svcs Comm Bldg	0.00	10,500.00	-10,500.00	0.0%
511.470 · Printing and Binding/ Municipal	1,175.00	4,500.00	-3,325.00	26.1%
511.480 · Advertising / Promotions	667.50	5,000.00	-4,332.50	13.4%
511.490 · Other Current Charges	1,697.64	12,000.00	-10,302.36	14.1%



**CITY OF EAGLE LAKE**  
**Profit & Loss Budget vs. Actual**  
**October 2020 through March 2021**

	Oct '20 - Mar ...	Budget	\$ Over Budget	% of Budget
511.512 · Trick or Treat Lane	0.00	2,500.00	-2,500.00	0.0%
511.541 · Travel, Meetings, and Dues	718.66	5,000.00	-4,281.34	14.4%
511.991 · Contingency Fund	0.00	5,500.00	-5,500.00	0.0%
511.992 · Debt Service 1999 Rev Bond	13,871.25	91,100.00	-77,228.75	15.2%
511.993 · CRA/Community Redevelopment Age	20,000.00	20,000.00	0.00	100.0%
511.998 · Reserve / Contingency	0.00	160,634.75	-160,634.75	0.0%
<b>Total 511.300 · Operating Expenditures</b>	<b>166,501.96</b>	<b>423,484.75</b>	<b>-256,982.79</b>	<b>39.3%</b>
511.600 · CAPITAL OUTLAY	-150.00			
<b>Total 511.000 · Commissioner Costs</b>	<b>170,634.96</b>	<b>432,016.75</b>	<b>-261,381.79</b>	<b>39.5%</b>
<b>512.000 · CITY MANAGER</b>				
512.100 · Employee Benefits	13,905.24	32,000.00	-18,094.76	43.5%
512.120 · Salaries and Wages	48,659.20	97,316.00	-48,656.80	50.0%
<b>512.300 · Operating Expenditures</b>				
512.240 · Workers Compensation Insurance	754.34	1,900.00	-1,145.66	39.7%
512.340 · Contractual Services	0.00	500.00	-500.00	0.0%
512.410 · Communication Services	1,212.63	2,100.00	-887.37	57.7%
512.420 · Postage	96.71	650.00	-553.29	14.9%
512.460 · Repairs & Maintenance	57.50	500.00	-442.50	11.5%
512.490 · Other Expenditures	0.00	1,500.00	-1,500.00	0.0%
512.540 · Education & Training	0.00	3,000.00	-3,000.00	0.0%
512.541 · Travel, Meetings, and Dues	855.29	2,000.00	-1,144.71	42.8%
512.991 · Contingency Fund	0.00	2,000.00	-2,000.00	0.0%
<b>Total 512.300 · Operating Expenditures</b>	<b>2,976.47</b>	<b>14,150.00</b>	<b>-11,173.53</b>	<b>21.0%</b>
<b>Total 512.000 · CITY MANAGER</b>	<b>65,540.91</b>	<b>143,466.00</b>	<b>-77,925.09</b>	<b>45.7%</b>
<b>513.000 · Administration</b>				
513.100 · Employee Benefits	32,354.37	78,000.00	-45,645.63	41.5%
513.121 · Salaries and Wages	83,038.06	170,916.00	-87,877.94	48.6%
513.140 · Overtime	266.78	325.00	-58.22	82.1%
<b>513.300 · Operating Expenditures</b>				
513.240 · Workers Compensation Insurance	1,453.89	4,500.00	-3,046.11	32.3%
513.340 · Contractual Svcs (Copier/Lease)	2,873.46	7,000.00	-4,126.54	41.0%
513.410 · Communication Services	2,139.87	15,000.00	-12,860.13	14.3%
513.420 · Postage	1,838.54	5,000.00	-3,161.46	36.8%
513.430 · Utility Services	1,174.71	3,500.00	-2,325.29	33.6%
513.460 · Repair & Maintenance	390.35	5,000.00	-4,609.65	7.8%
513.490 · Other Expenditures	603.81	9,500.00	-8,896.19	6.4%
513.510 · Office Supplies	1,064.24	5,000.00	-3,935.76	21.3%
513.540 · Education and Training	92.13	6,000.00	-5,907.87	1.5%
513.541 · Travel, Meetings, & Dues	871.60	4,000.00	-3,128.40	21.8%
513.991 · Contingency Fund	0.00	1,500.00	-1,500.00	0.0%
<b>Total 513.300 · Operating Expenditures</b>	<b>12,502.60</b>	<b>66,000.00</b>	<b>-53,497.40</b>	<b>18.9%</b>
<b>Total 513.000 · Administration</b>	<b>128,161.81</b>	<b>315,241.00</b>	<b>-187,079.19</b>	<b>40.7%</b>
<b>Total 510.000 · General Government</b>	<b>364,337.68</b>	<b>890,723.75</b>	<b>-526,386.07</b>	<b>40.9%</b>
<b>521.000 · Police Department</b>				
<b>521.300 · Operating Expenditures - PD</b>				
521.340 · Contractual Services - Sheriff	273,530.00	547,060.00	-273,530.00	50.0%
521.410 · Communication Services	908.16	2,000.00	-1,091.84	45.4%
521.430 · Utility Services	1,174.71	3,000.00	-1,825.29	39.2%
<b>Total 521.300 · Operating Expenditures - PD</b>	<b>275,612.87</b>	<b>552,060.00</b>	<b>-276,447.13</b>	<b>49.9%</b>
<b>Total 521.000 · Police Department</b>	<b>275,612.87</b>	<b>552,060.00</b>	<b>-276,447.13</b>	<b>49.9%</b>
<b>541.000 · Streets</b>				
541.100 · Employee Benefits	8,807.58	20,400.00	-11,592.42	43.2%

**CITY OF EAGLE LAKE**  
**Profit & Loss Budget vs. Actual**  
**October 2020 through March 2021**

	Oct '20 - Mar ...	Budget	\$ Over Budget	% of Budget
541.120 · Salaries and Wages	14,269.12	28,031.00	-13,761.88	50.9%
541.140 · Overtime	0.00	2,000.00	-2,000.00	0.0%
541.300 · Operating Expenditures - ST				
541.240 · Workers Compensation Insurance	294.20	700.00	-405.80	42.0%
541.310 · Engineering	0.00	2,000.00	-2,000.00	0.0%
541.311 · NPDES Charges	124.00			
541.340 · Contractual Services	0.00	2,000.00	-2,000.00	0.0%
541.400 · Petroleum Products	254.91	3,500.00	-3,245.09	7.3%
541.410 · Communication Services	242.73	2,400.00	-2,157.27	10.1%
541.430 · Utility Services	17,358.80	40,000.00	-22,641.20	43.4%
541.460 · Repair and Maintenance	5,936.19	11,000.00	-5,063.81	54.0%
541.490 · Other Expenditures	90.00	1,000.00	-910.00	9.0%
541.521 · Supplies & Materials	274.18	2,000.00	-1,725.82	13.7%
541.522 · Uniforms	0.00	375.00	-375.00	0.0%
541.530 · Road Materials/Street Repair	0.00	2,500.00	-2,500.00	0.0%
541.630 · Street Signs	0.00	5,000.00	-5,000.00	0.0%
Total 541.300 · Operating Expenditures - ST	24,575.01	72,475.00	-47,899.99	33.9%
541.600 · Captial Outlay - ST				
541.603 · Trsfer Out-Restr. 5 Cent GasTx	0.00	79,000.00	-79,000.00	0.0%
Total 541.600 · Captial Outlay - ST	0.00	79,000.00	-79,000.00	0.0%
Total 541.000 · Streets	47,651.71	201,906.00	-154,254.29	23.6%
550.000 · Building and Code Enforcement				
550.100 · Employee Benefits	8,560.95	22,400.00	-13,839.05	38.2%
550.120 · Salaries and Wages	30,941.64	61,186.00	-30,244.36	50.6%
550.300 · Operating Expenditures				
550.240 · Workers Compensation Insurance	487.59	1,200.00	-712.41	40.6%
550.311 · Legal Services & Magistrate	733.25	5,000.00	-4,266.75	14.7%
550.340 · Contractual Services (Code Enf)	0.00	20,000.00	-20,000.00	0.0%
550.400 · Petroleum Products	0.00	1,500.00	-1,500.00	0.0%
550.410 · Communication Services	346.74	2,100.00	-1,753.26	16.5%
550.420 · Postage	0.00	400.00	-400.00	0.0%
550.460 · Repairs and Maintenance	726.57			
550.490 · Other Expenditures	176.76	525.00	-348.24	33.7%
550.491 · Code Enforcement Other	2,197.23	2,000.00	197.23	109.9%
550.522 · Uniforms	0.00	300.00	-300.00	0.0%
550.540 · Education & Training	155.00	1,000.00	-845.00	15.5%
550.541 · Travel, Meetings & Dues	75.00	2,000.00	-1,925.00	3.8%
Total 550.300 · Operating Expenditures	4,898.14	36,025.00	-31,126.86	13.6%
Total 550.000 · Building and Code Enforcement	44,400.73	119,611.00	-75,210.27	37.1%
571.000 · Library				
571.100 · Employee Benefits	17,631.49	48,150.00	-30,518.51	36.6%
571.120 · Salaries and Wages	11,616.61	26,410.00	-14,793.39	44.0%
571.128 · Delivery Van Drivers	36,994.49	70,394.00	-33,399.51	52.6%
571.300 · Operating Expenditures				
571.240 · Workers Compensation Insurance	845.55	2,200.00	-1,354.45	38.4%
571.410 · Communication Services	1,328.04	3,300.00	-1,971.96	40.2%
571.420 · Postage	0.00	250.00	-250.00	0.0%
571.430 · Utility Services	1,174.69	3,300.00	-2,125.31	35.6%
571.460 · Repair and Maintenance	0.00	500.00	-500.00	0.0%
571.510 · Office Supplies	445.49	600.00	-154.51	74.2%
571.521 · Operating Expenses---LB Van Dri	0.00	500.00	-500.00	0.0%
571.660 · Books & Materials	331.85	1,500.00	-1,168.15	22.1%
Total 571.300 · Operating Expenditures	4,125.62	12,150.00	-8,024.38	34.0%
Total 571.000 · Library	70,368.21	157,104.00	-86,735.79	44.8%

**CITY OF EAGLE LAKE**  
**Profit & Loss Budget vs. Actual**  
**October 2020 through March 2021**

	Oct '20 - Mar ...	Budget	\$ Over Budget	% of Budget
<b>572.000 · Parks &amp; Rec</b>				
<b>572.100 · Employee Benefits</b>	7,737.99	19,200.00	-11,462.01	40.3%
<b>572.120 · Salaries and Wages</b>	14,323.42	27,851.00	-13,527.58	51.4%
<b>572.140 · Overtime</b>	0.00	1,650.00	-1,650.00	0.0%
<b>572.300 · Operating Expenditures</b>				
<b>572.240 · Workers Compensation Insurance</b>	284.02	750.00	-465.98	37.9%
<b>572.340 · Contractual Services</b>	2,234.00	10,000.00	-7,766.00	22.3%
<b>572.400 · Petroleum Products</b>	1,143.85	6,000.00	-4,856.15	19.1%
<b>572.410 · Communication Services</b>	242.73	2,000.00	-1,757.27	12.1%
<b>572.430 · Utility Services</b>	16,106.29	49,000.00	-32,893.71	32.9%
<b>572.460 · Repair &amp; Maintenance</b>	5,297.69	20,000.00	-14,702.31	26.5%
<b>572.461 · Grounds-Bldg/Clean/Maint/Veh</b>	13,459.58	22,000.00	-8,540.42	61.2%
<b>572.490 · Other Expenditures</b>	139.45	500.00	-360.55	27.9%
<b>572.512 · Trick or Treat Lane</b>	0.00	2,500.00	-2,500.00	0.0%
<b>572.513 · Hometown Festival (Fireworks)</b>	0.00	5,500.00	-5,500.00	0.0%
<b>572.521 · Supplies &amp; Materials</b>	0.00	7,000.00	-7,000.00	0.0%
<b>572.541 · Travel, Meetings &amp; Dues</b>	-3.12			
<b>572.654 · Mistletoe Marketplace</b>	0.00	3,000.00	-3,000.00	0.0%
<b>572.814 · CDBG (Grants)</b>	45.50	39,000.00	-38,954.50	0.1%
<b>572.888 · Facilities Deposit Refunds - PR</b>	6,126.00			
<b>Total 572.300 · Operating Expenditures</b>	45,075.99	167,250.00	-122,174.01	27.0%
<b>Total 572.000 · Parks &amp; Rec</b>	67,137.40	215,951.00	-148,813.60	31.1%
<b>6560 · Payroll Expenses</b>	-601.19			
<b>Total Expense</b>	868,907.41	2,137,355.75	-1,268,448.34	40.7%
<b>Net Ordinary Income</b>	690,115.84	0.00	690,115.84	100.0%
<b>Net Income</b>	<b>690,115.84</b>	<b>0.00</b>	<b>690,115.84</b>	<b>100.0%</b>

## CITY OF EAGLE LAKE - UTILITY FUND

## ACCOUNT BALANCE

MAR 2021

<b>ACCOUNT BALANCE AS OF FEB 28, 2021</b>	1,561,729.64
DEPOSITS	252,910.07
CLEARED CHECKS	(247,497.95)
WITHDRAWALS/ACH	0.00
RETURNED CHECKS	0.00
<b>ACCOUNT BALANCE AS OF MARCH 31, 2021</b>	<b>1,567,141.76</b>

**OUTSTANDING CHECKS:**

JE #29		(215.00)
19236	ADVANCED FINGERPRINTING SERVICES - REF	(73.42)
19295	THOMAS RAY WOODARD - REF	(7.39)
19424	LOUIS KELLY - REF*	(18.20)
19436	VERNON KAY III - REF	(5.11)
19445	MATTHEW ASHMORE - REF	(41.49)
19567	DAWN ANDREWS - REF	(131.81)
19692	LUIS SANCHEZ - REF	(49.53)
19719	ANH NGUYEN - REF	(200.00)
20015	KEREN ALEXIS - REF	(95.26)
20121	MICHELLE RICHARDSON - REF	(45.26)
20172	COREY LEWIS - REF	(4.64)
20283	AROMA CHRISTIAN CHURCH - REF	(58.76)
20390	VICTOR WEN - REF	(147.48)
20561	SHEILA PAGE - REF	(120.13)
20651	MARIA CASTRO - REF	(44.32)
20779	JENESSA FEICHETEL - REF	(1.97)
20857	JENNIFER CORTES - REF	(2.37)
21171	ASHLEY ADKINS - REF	(8.09)
21452	MEREDITH HICKS - REF	(101.98)
21448	JOSEPH GARRARD - REF	(10.00)
21507	JESUS CANALES - REF	(31.23)
21514	CRYSTAL BRISENO - REF	(3.96)
21598	DIANA MERILUS - REF	(39.13)
21635	OFELIA TREJO - REF	(39.88)
21682	WALTER O'BYRNE - REF	(50.88)
21667	HEATHER MCKENZIE - REF	(19.42)
21671	KENNETH BRAMBLETT - REF	(7.08)
21713	SHELBY DIAZ - REF	(55.65)
21740	ALFONSO ARCADIO ESTRADA - REF	(166.24)
21742	JOHN RIDEOUT - REF	(40.76)
21769	RESHEENA HARDY - REF	(29.33)
21801	VSP TAMPA LLC - REF	(124.38)

CITY OF EAGLE LAKE - UTILITY FUND  
ACCOUNT BALANCE

21783	CITRAVEST MANAGEMENT - REF*	(116.32)
21793	PAULA TIERNEY - REF	(37.70)
21892	TOM PERRY ST - REF	(30.81)
21880	JAMIE SKINNER - REF	(9.26)
21941	CITRAVEST MANAGEMENT - REF**	(122.65)
21918	CITRAVEST MANAGEMENT - REF**	(45.30)
21972	BRANDON GIBSON - REF	(31.01)
22045	CITRAVEST MANAGEMENT - REF**	(95.78)
22027	CITRAVEST MANAGEMENT - REF**	(77.35)
22047	CITRAVEST MANAGEMENT - REF**	(45.30)
JE #20		(947.78)
JE #20		(957.92)
JE #30		(205.00)
22141	PUBLIC RISK INSURANCE AGENCY	(7,295.12)
22129	EDYENID VELAZQUEZ - REF	(45.30)
22126	CENTRAL FL REALTY MEDICS - REF	(35.30)
22162	JERRY BARRENTINE - REF	(48.63)
22164	MARCUS TIMMONS - REF	(21.19)
JE #20		(1,267.95)
22187	MARIBELLE DELAFUENTE - REF	(196.21)
22186	KEVIN BYRD - REF	(41.52)
22203	PENNONI ASSOCIATES INC.	(3,600.30)
22197	DAVID GESSEL'S AUTO SERVICE, LLC*	(2,506.70)
22204	Sunstate Meter & Supply Inc.	(1,642.69)
22200	FERGUSON ENTERPRISES, INC. WATERWORKS	(709.00)
22210	CITY OF BARTOW	(556.74)
22206	CITY OF BARTOW	(556.74)
22207	CITY OF BARTOW	(556.74)
22208	CITY OF BARTOW	(556.74)
22209	CITY OF BARTOW	(556.74)
22205	CITY OF BARTOW	(556.74)
22211	CITY OF BARTOW	(556.74)
22196	CDN PARTNERS, INC	(364.99)
22199	EDWARDS PROFESSIONAL ALARMS & VIDEO INC	(240.00)
22202	NATHANIEL MITCHELL - REF	(119.75)
22195	BENCHMARK ENVIROANALYSITCAL INC	(96.00)
22201	FRONTIER 863-401-2708-011298-5	(78.01)
22198	DAWN WRIGHT	(67.71)

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(26,985.88)

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Deposit	09/24/2020	7,565.00
General Journal	01/15/2021	947.78
General Journal	02/23/2021	957.92
Deposit	02/26/2021	205.00
General Journal	03/15/2021	1,267.95

CITY OF EAGLE LAKE - UTILITY FUND  
ACCOUNT BALANCE

General Journal	03/29/2021	1,211.88
General Journal	03/30/2021	1,002.77
General Journal	03/31/2021	227.12
General Journal	03/31/2021	302.00

TOTAL OUTSTANDING DEPOSITS:	<u>13,687.42</u>
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REMAINING ACCOUNT BALANCE:	<u><u>1,553,843.30</u></u>
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**City of Eagle Lake-Utility Fund**  
**Balance Sheet**  
As of March 31, 2021

	Mar 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
101.108 · UNRESTRICTED CASH - ALL	
101.109 · CS- UTILITY FUND	1,553,843.30
<b>Total 101.108 · UNRESTRICTED CASH - ALL</b>	1,553,843.30
102.216 · PETTY CASH-DRAWER SET UP	50.00
150.001 · RESTRICTED CASH - ALL	
101.104 · CS STORMWATER UTILITY FUND	222,868.13
101.110 · CS- DEPOSIT FUND	254,066.48
101.111 · CS - WATER IMPACT FUND	10,461.07
101.112 · CS- SEWER IMPACT FUND	9,249.00
101.121 · CS- WATER IMPACT SAVINGS	790,104.33
101.122 · CS- SEWER IMPACT SAVINGS	546,918.69
101.215 · WATER METER PROJECT-BB&T	45,182.80
151.113 · CS- RUS FUND	47,371.23
151.114 · CS- SRF SINKING FUND	15,045.36
151.116 · CS- LIFT STATION FUND	21,140.79
<b>Total 150.001 · RESTRICTED CASH - ALL</b>	1,962,407.88
<b>Total Checking/Savings</b>	3,516,301.18
<b>Accounts Receivable</b>	
1200 · *Accounts Receivable	48,839.36
<b>Total Accounts Receivable</b>	48,839.36
<b>Other Current Assets</b>	
110.000 · Accounts Receivable, Net	
115.100 · Accounts Receivable	135,908.74
116.100 · Unbilled Accounts Receivable	52,421.16
116.110 · Utility Returned Checks Rec.	10,757.85
117.100 · Allowance for Bad Debts	-7,764.16
<b>Total 110.000 · Accounts Receivable, Net</b>	191,323.59
131.000 · Due From Other Funds	
131.250 · Due to/from General Fund	115,841.68
131.350 · Due From/To Gen.Fund - Other	3,342.84
207.100 · Due to General Fund-Payroll	-11,406.59
207.200 · Due to General Fund-Sani/Storm	15,772.00
<b>Total 131.000 · Due From Other Funds</b>	123,549.93
141.100 · Inventory of Supplies	10,749.32
1499 · Undeposited Funds	205.00
<b>Total Other Current Assets</b>	325,827.84
<b>Total Current Assets</b>	3,890,968.38
<b>Fixed Assets</b>	
160.900 · Fixed Assets, Net	
161.900 · Land-Water	28,526.62
164.900 · Water Plant	2,456,640.73
164.901 · Sewer Plant	5,589,632.51
164.902 · Stormwater Plant	1,913,068.76
166.900 · Furniture & Equipment - Water	459,676.60
166.901 · Furniture & Equipment - Sewer	116,195.16
167.900 · Accumulated Depreciation-Water	-1,704,443.45
167.901 · Accumulated Depr - Sewer	-3,214,640.63
167.902 · Accumulated Depr. - Stormwater	-469,818.23
<b>Total 160.900 · Fixed Assets, Net</b>	5,174,838.07
<b>Total Fixed Assets</b>	5,174,838.07

**City of Eagle Lake-Utility Fund**  
**Balance Sheet**  
As of March 31, 2021

	Mar 31, 21
<b>TOTAL ASSETS</b>	<b>9,065,806.45</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
202.100 · Accounts Payable	21,708.00
Total Accounts Payable	21,708.00
<b>Other Current Liabilities</b>	
202.500 · Polk County Utility Tax	2,165.42
202.501 · Bartow Sewer Impact Fee Payable	71,820.00
208.100 · DUE TO STATE-UNCLAIMED PROPERTY	-410.24
215.000 · Accrued Payroll and Benefits	11,634.99
217.000 · Accrued Compensated Absences	
217.100 · Accrued Sick Pay	54,534.00
217.200 · Accrued Vacation Pay	18,917.48
217.300 · Accrued Compensatory Time	4,720.62
Total 217.000 · Accrued Compensated Absences	78,172.10
220.100 · Customer Deposits	255,181.48
232.950 · Accrued Interest Payable	13,455.32
239.100 · OPEB LIABILITY	35,932.86
Total Other Current Liabilities	467,951.93
Total Current Liabilities	489,659.93
<b>Long Term Liabilities</b>	
203.100 · State Revolving Loan - SW	487,125.13
203.120 · RUS Water Revenue Bonds - 2007	490,631.00
203.130 · USDA - Water Meter Loan	105,489.00
203.140 · USDA LOAN - LIFT STATIONS	394,788.00
203.150 · CURRENT PORTION OF LONG TERM D	140,852.77
203.155 · LESS CURRENT PORTION OF LTD	-140,852.77
203.902 · PLATINUM BANK - HARRISON	0.01
Total Long Term Liabilities	1,478,033.14
Total Liabilities	1,967,693.07
<b>Equity</b>	
281.500 · Retained Earnings	6,377,866.51
Net Income	720,246.87
Total Equity	7,098,113.38
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>9,065,806.45</b>

**City of Eagle Lake-Utility Fund**  
**Profit & Loss Budget vs. Actual**  
**October 2020 through March 2021**

	Oct '20 - Mar 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
324.210 · Impact Fees-Water-residential	213,500.00			
324.211 · Impact Fees-Sewer-residential	138,431.74			
<b>343.000 · Charges for Services</b>				
343.300 · Water Charges / User Fee	272,173.36	510,000.00	-237,826.64	53.4%
343.310 · Water Taps	14,800.00	3,000.00	11,800.00	493.3%
343.311 · New Water Meters	41,910.00	5,000.00	36,910.00	838.2%
343.312 · Water Reconnect Fee	75.00	8,000.00	-7,925.00	0.9%
343.330 · Service Charge - 1/2	18,290.99	16,000.00	2,290.99	114.3%
343.360 · Customer Billing Fee - 1/3	29,922.00	52,000.00	-22,078.00	57.5%
<b>343.400 · Garbage Collection</b>				
343.410 · GARBAGE TOTE SALES	513.60			
343.400 · Garbage Collection - Other	242,040.75	410,000.00	-167,959.25	59.0%
<b>Total 343.400 · Garbage Collection</b>	<b>242,554.35</b>	<b>410,000.00</b>	<b>-167,445.65</b>	<b>59.2%</b>
343.500 · Sewer Charges / User Fee	350,740.14	663,000.00	-312,259.86	52.9%
343.510 · Tap Fees - Sewer	11,100.00	3,000.00	8,100.00	370.0%
343.520 · Polk County Utility Tax-CITY SH	59.94	100.00	-40.06	59.9%
343.900 · Stormwater Fees	32,503.00	60,000.00	-27,497.00	54.2%
349.000 · Late Fees - 1/2	17,710.00	30,000.00	-12,290.00	59.0%
<b>Total 343.000 · Charges for Services</b>	<b>1,031,838.78</b>	<b>1,760,100.00</b>	<b>-728,261.22</b>	<b>58.6%</b>
361.000 · Interest Income	2,450.48	3,600.00	-1,149.52	68.1%
<b>369.901 · Miscellaneous Income - 1/2</b>				
369.902 · Initial Set Up Fees Revenue	540.00			
369.901 · Miscellaneous Income - 1/2 - Other	24,693.59	2,000.00	22,693.59	1,234.7%
<b>Total 369.901 · Miscellaneous Income - 1/2</b>	<b>25,233.59</b>	<b>2,000.00</b>	<b>23,233.59</b>	<b>1,261.7%</b>
<b>Total Income</b>	<b>1,411,454.59</b>	<b>1,765,700.00</b>	<b>-354,245.41</b>	<b>79.9%</b>
<b>Gross Profit</b>	<b>1,411,454.59</b>	<b>1,765,700.00</b>	<b>-354,245.41</b>	<b>79.9%</b>
<b>Expense</b>				
<b>533.000 · Water</b>				
533.100 · Employee Benefits	25,575.68	66,000.00	-40,424.32	38.8%
533.120 · Salaries and Wages	62,197.17	123,568.00	-61,370.83	50.3%
533.125 · On Call Pay	4,152.61	8,200.00	-4,047.39	50.6%
533.140 · Overtime	867.90	3,500.00	-2,632.10	24.8%
<b>533.300 · Operating Expenses</b>				
533.240 · Insurance	1,174.06	3,000.00	-1,825.94	39.1%
533.310 · Engineering Services	20,529.33	5,000.00	15,529.33	410.6%
533.311 · Legal Services	17,363.43	1,500.00	15,863.43	1,157.6%
533.320 · Accounting & Auditing - WD	5,250.00	6,000.00	-750.00	87.5%
533.340 · Contractual Services	750.00	6,500.00	-5,750.00	11.5%
533.400 · Petroleum Products	2,011.63	10,000.00	-7,988.37	20.1%
533.410 · Communications Services	3,250.52	6,500.00	-3,249.48	50.0%
533.420 · Postage Supplies & Billing 1/3	3,063.28	8,500.00	-5,436.72	36.0%
533.430 · Utilities	17,825.22	57,000.00	-39,174.78	31.3%
533.450 · Insurance Auto & Equipment	6,415.78	15,000.00	-8,584.22	42.8%
533.460 · Repairs & Maint Svc (Equip/Veh)	9,561.46	25,000.00	-15,438.54	38.2%
533.480 · ADVERTISING	0.00	2,500.00	-2,500.00	0.0%
533.490 · Other Expenditures	834.31	1,200.00	-365.69	69.5%
533.521 · Supplies & Materials (Tools)	3,600.00	5,000.00	-1,400.00	72.0%
533.522 · Uniforms	248.59	900.00	-651.41	27.6%
533.540 · Education and Training	50.00	1,500.00	-1,450.00	3.3%
533.541 · Travel, Meetings, & Dues	75.47	1,200.00	-1,124.53	6.3%
533.555 · Chemicals	0.00	14,500.00	-14,500.00	0.0%
533.560 · POLK REGIONAL WATER COOPERATI...	517.92	2,500.00	-1,982.08	20.7%
533.581 · Transfer to General Fund/Adm	21,250.02	60,900.00	-39,649.98	34.9%
533.602 · Repairs & Maint Svc (Plants)	18,387.86	40,000.00	-21,612.14	46.0%
533.996 · Debt Service Rus Water	0.00	54,709.00	-54,709.00	0.0%
533.998 · Reserve/Contingency	0.00	63,100.00	-63,100.00	0.0%

**City of Eagle Lake-Utility Fund**  
**Profit & Loss Budget vs. Actual**  
**October 2020 through March 2021**

	Oct '20 - Mar 21	Budget	\$ Over Budget	% of Budget
Total 533.300 · Operating Expenses	132,158.88	392,009.00	-259,850.12	33.7%
533.600 · Capital Outlay - WD	3,500.00	40,000.00	-36,500.00	8.8%
533.900 · Bad Debt Expense - WD	3,284.76			
Total 533.000 · Water	231,737.00	633,277.00	-401,540.00	36.6%
534.000 · Solid Waste				
534.300 · Operating Expenses				
534.340 · Contract for Solid Waste	131,226.33	280,000.00	-148,773.67	46.9%
534.913 · Due to Gen Fund Admin S Waste	10,602.00	21,204.00	-10,602.00	50.0%
Total 534.300 · Operating Expenses	141,828.33	301,204.00	-159,375.67	47.1%
Total 534.000 · Solid Waste	141,828.33	301,204.00	-159,375.67	47.1%
535.000 · Sewer/Waste Water Services				
535.100 · Employee Benefits	27,013.15	60,000.00	-32,986.85	45.0%
535.120 · Salaries and Wages	64,575.57	125,498.00	-60,922.43	51.5%
535.125 · On Call Pay	4,307.34	8,500.00	-4,192.66	50.7%
535.140 · Overtime	714.55	3,000.00	-2,285.45	23.8%
535.300 · Operating Expenses				
535.240 · Insurance	1,149.16	2,500.00	-1,350.84	46.0%
535.310 · Engineering	2,278.68	5,000.00	-2,721.32	45.6%
535.311 · Legal Services	0.00	600.00	-600.00	0.0%
535.312 · NPDES Charges	0.00	1,000.00	-1,000.00	0.0%
535.320 · Accounting & Auditing - SW	5,250.00	11,000.00	-5,750.00	47.7%
535.340 · Contractual Services	1,200.00	4,000.00	-2,800.00	30.0%
535.400 · Petroleum Products	1,122.57	10,000.00	-8,877.43	11.2%
535.410 · Communications Services	1,514.98	4,000.00	-2,485.02	37.9%
535.420 · Postage Supplies & Billing 1/3	3,119.69	8,500.00	-5,380.31	36.7%
535.430 · Utilities	5,876.93	28,000.00	-22,123.07	21.0%
535.431 · Wastewater Treatment - SW	88,100.61	148,000.00	-59,899.39	59.5%
535.450 · Insurance Auto & Equip	8,174.46	29,500.00	-21,325.54	27.7%
535.460 · Repairs & Maint Svc (Equip/Veh)	1,783.70	5,000.00	-3,216.30	35.7%
535.490 · Other Expenditures	366.16	500.00	-133.84	73.2%
535.521 · Supplies & Materials (Tools)	0.00	1,500.00	-1,500.00	0.0%
535.522 · Uniforms	248.59	900.00	-651.41	27.6%
535.541 · Travel, Meetings & Dues	75.46	1,500.00	-1,424.54	5.0%
535.581 · Transfer Out - Other Funds	21,250.02	60,900.00	-39,649.98	34.9%
535.602 · Repairs & Maint-Syst (Lift Sta)	1,425.43	12,000.00	-10,574.57	11.9%
535.994 · Debt Service SRF 201 Planning	57,510.16	115,000.00	-57,489.84	50.0%
535.995 · Lift Station Debt Svc-Bond Pmt	17,085.18	21,721.00	-4,635.82	78.7%
535.998 · Reserve / Contingency	0.00	63,100.00	-63,100.00	0.0%
Total 535.300 · Operating Expenses	217,531.78	534,221.00	-316,689.22	40.7%
Total 535.000 · Sewer/Waste Water Services	314,142.39	731,219.00	-417,076.61	43.0%
535.600 · Capital Outlay	3,500.00	50,000.00	-46,500.00	7.0%
538.581 · Trnsfer of Stormwater Fees	0.00	50,000.00	-50,000.00	0.0%
Total Expense	691,207.72	1,765,700.00	-1,074,492.28	39.1%
Net Ordinary Income	720,246.87	0.00	720,246.87	100.0%
Net Income	720,246.87	0.00	720,246.87	100.0%

## CITY OF EAGLE LAKE - CRA

## ACCOUNT BALANCE

MAR 2021

<b>ACCOUNT BALANCE AS OF FEB 28, 2021</b>	211,154.57
DEPOSITS	44.27
CLEARED CHECKS	(4,052.26)
WITHDRAWALS/ACH	0.00
RETURNED CHECKS	0.00

<b>ACCOUNT BALANCE AS OF MARCH 31, 2021</b>	<b>207,146.58</b>
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**OUTSTANDING CHECKS:**

<b>TOTAL OUTSTANDING CHECKS</b>	<b>0.00</b>
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<b>REMAINING ACCOUNT BALANCE</b>	<b>207,146.58</b>
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**City of Eagle Lake CRA**  
**Balance Sheet**  
As of March 31, 2021

	<u>Mar 31, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
101.408 · PB- CRA COMMUNITY REDEVELOPMENT	207,146.58
Total Checking/Savings	207,146.58
Other Current Assets	
131.382 · DUE TO GENERAL FUND-ADMIN FEES	-11,934.94
Total Other Current Assets	-11,934.94
Total Current Assets	195,211.64
<b>TOTAL ASSETS</b>	<b><u>195,211.64</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
131.390 · DUE TO GENERAL FUND --LOAN PAY	16,000.00
Total Other Current Liabilities	16,000.00
Total Current Liabilities	16,000.00
Total Liabilities	16,000.00
<b>Equity</b>	
1110 · Retained Earnings	130,513.98
Net Income	48,697.66
Total Equity	179,211.64
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>195,211.64</u></b>



**City of Eagle Lake CRA**  
**Profit & Loss Budget vs. Actual**  
 October 2020 through March 2021

	<u>Oct '20 - M...</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>% of Budget</u>
<b>Income</b>				
<b>310.000 · Taxes-Other</b>				
311.100 · CRA Ad Valorem taxes - E.L.	20,000.00	20,000.00	0.00	100.0%
311.101 · Polk Cty.-tax increment EL-...	39,919.75	39,500.00	419.75	101.1%
<b>Total 310.000 · Taxes-Other</b>	59,919.75	59,500.00	419.75	100.7%
<b>361.100 · Interest Income</b>	230.40	270.00	-39.60	85.3%
<b>Total Income</b>	60,150.15	59,770.00	380.15	100.6%
<b>Gross Profit</b>	60,150.15	59,770.00	380.15	100.6%
<b>Expense</b>				
<b>510.000 · Operating Expenses</b>				
510.311 · Legal Services	0.00	2,000.00	-2,000.00	0.0%
510.313 · Planning Services	0.00	2,000.00	-2,000.00	0.0%
510.420 · Postage, Supplies & Materi...	0.00	100.00	-100.00	0.0%
510.430 · Utilities	835.30	2,000.00	-1,164.70	41.8%
510.460 · Repair & Maint Service	175.00	1,000.00	-825.00	17.5%
510.470 · Printing and Binding-CRA	0.00	500.00	-500.00	0.0%
510.480 · Advertising	59.00	500.00	-441.00	11.8%
510.510 · Office Supplies - CRA	381.19	500.00	-118.81	76.2%
510.520 · OPERATING SUPPLIES	0.00	500.00	-500.00	0.0%
510.541 · Travel, Meetings and Dues	0.00	100.00	-100.00	0.0%
510.832 · Facade Grant	0.00	4,000.00	-4,000.00	0.0%
510.991 · CRA CONTIGENCY	0.00	23,566.00	-23,566.00	0.0%
<b>Total 510.000 · Operating Expenses</b>	1,450.49	36,766.00	-35,315.51	3.9%
510.320 · Accounting & Auditing	0.00	3,000.00	-3,000.00	0.0%
510.581 · Transfer Out - Other Funds	10,002.00	20,004.00	-10,002.00	50.0%
<b>Total Expense</b>	11,452.49	59,770.00	-48,317.51	19.2%
<b>Net Income</b>	<b>48,697.66</b>	<b>0.00</b>	<b>48,697.66</b>	<b>100.0%</b>