

CITY OF EAGLE LAKE
REGULAR CITY COMMISSION MEETING
MONDAY, JUNE 7, 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 – City of Eagle Lake Centennial – June 26, 2021

VII. PUBLIC HEARINGS

- A. Consideration of the second 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”) effective upon reading

VIII. OLD BUSINESS

IX. NEW BUSINESS

- A. 2020/2021 Budget
- B. City’s Logo (Mayor Coler)
- C. Consideration of State Highway Lighting Maintenance, and Compensation Agreement Work Order & Exhibit “A” FY 2021/2022 Contract No. ASH59; Financial Project No.: 413557-1-78-02
- D. Consideration of staff recommendation for Playground Equipment

X. CONSENT AGENDA

- A. Approval of the Regular City Commission Minutes -----05/03/2021

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 TUESDAY, JUNE 1, 2021
BY CITY CLERK DAWN WRIGHT, MMC, FCRM, PHRP

Commission Report

04/26/2021 - 06/01/2021

Case #	Case Date	Name	Violation Address	Status	Follow up date	Violation(s)	Compliance Date	Case Disposition
210061	5/24/2021	WOODROW FOXHALL	640 E FINDLEY AVE	Open	6/3/2021	High Grass, Weeds, Overgrowth, junk, trash, debris, fence maint		
210060	5/24/2021	Shane A Rivet	826 E Eagle Ave	Open	6/3/2021	High Grass, Weeds, Overgrowth		
210059	5/24/2021	Janet J Studdard	580 N 9th St	Open	6/3/2021	Construction Debris at Curbside		
210058	5/20/2021	EMILY ROMBERG	521 VISTA WAY LN	Open	5/27/2021	Outside Storage(Junk & Trash) Derelict Vehicle		
210057	5/17/2021	Marc Wesley Eriksen, Jeanette Erina Eriksen & Michelle Erina Eriksen Metosh	1001 E Eagle Ave	Open	6/16/2021	Building Permit Required (Fence)		
210056	5/17/2021	Eduardo Molina Alvarez & Sylvia Milagros Mejia Merced	101 Fall Glo Rd	Open	6/1/2021	Building Permit Required (Fence)		
210055	5/17/2021	Judy Sherryl Martinez	560 W Assembly St	Closed	6/1/2021	RV Parking in front yard(Boat & Trl)	5/24/2021	Compliance by Property Owner
210054	5/4/2021	Kaitlyn Farmer & Austin Chaney	246 W Bay Ave	Closed	6/9/2021	BTR Required for home occupation	5/12/2021	Compliance by Property/Business Owner
210053	5/4/2021	Paul J McCrum & Lavonne McCrum	130 South Shore Dr	Open	5/7/2021	Building Permit Required (Roof)		

Total Records: 9

5/28/2021

Page: 1 of 1

FROM THE DESK OF THE CITY MANAGER

Memo To: Mayor and Commissioners

Date: June 7, 2021

Ref: Monthly Report

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100th Anniversary Celebration – A children’s parade down Eagle Ave from Third Street to the Lake has been added to the celebration. The parade will begin around 5:00 p.m.

County Road 540A – The County has purchased the property near Pinewood Elementary School for a future extension of 540A which would go from HWY 17 to Rifle Range Road. As part of this acquisition the County is thinking about relocating the fire station to this property.

Covid Testing – Central Florida Healthcare will use the Senior Center Parking lot for a mobile COVID testing site on June 30th from 9 a.m. to Noon.

Playground Bid – As part of the prep work for the new playground at the City Hall Park we have removed several large trees and will be removing some of the old playground equipment in the area adjacent to the basketball courts.

Recycling – Republic Services has effective the week of June 7th change our recycling day from Tuesday to Wednesday. This change is being made due to population growth within the county that has forced them to adjust a number of routes within the county. The residents should start receiving the day change post cards in the mail the week of the May 24th. Obviously, there will be some residents that no matter what will get their days wrong after this takes place but Republic will work with us to ensure everyone is serviced.

Time Clock – We are doing away with the old-time clocks and moving to an online version and have contracted with ExakTime to provide these services. We believe this will provide better efficiency, accuracy and ease of payroll preparation.

PROCLAMATION

City of Eagle Lake, Florida

WHEREAS, the incorporation of the City of Eagle Lake occurred in Regular Session of the Legislature of Florida at its Eighteenth Regular Session in 1921 (April 5 to June 3); and

WHEREAS, the prosperity and development that the City has enjoyed is a direct reflection of the leadership shown by its elected officials over the past 100 years; and

WHEREAS, the City Commission truly believes that the strength of a community rests with its citizenry and wishes to acknowledge the efforts of all who have worked to make Eagle Lake the city it is today; and

WHEREAS, it is fitting and appropriate that the City of Eagle Lake and all of its citizens join in the commemoration of the City of Eagle Lake's birthday;

NOW, THEREFORE, The City Commission of the City of Eagle Lake, Florida does hereby proclaim June 26, 2021 as the date to celebrate

EAGLE LAKE'S 100TH ANNIVERSARY

PASSED AND DULY ADOPTED in regular session this 7th day of June 2021.

CITY OF EAGLE LAKE, FLORIDA

CORY COLER, MAYOR

ATTEST:

DAWN WRIGHT, CITY CLERK

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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;

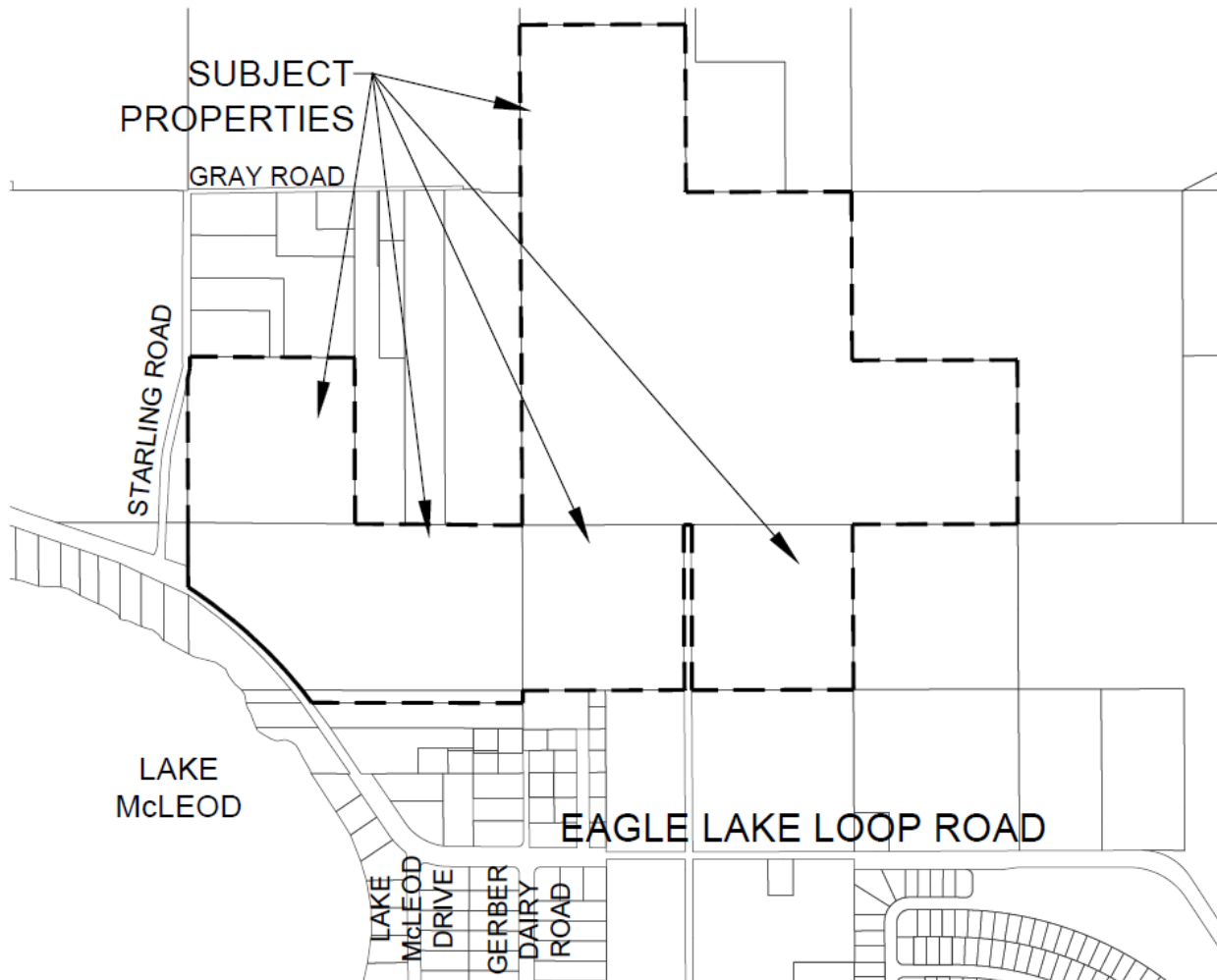
AND,

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

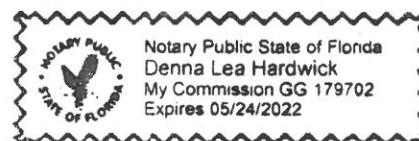
3-29-2021
Date

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		COSTS
	WHAT		BROUGHT
REQUESTED CHANGE(S)	APPLIES	COSTS	FORWARD
1. ANNEXATION		\$1,000.00	
2. ZONING AMENDMENT (w/or w/out) IMPACT STATEMENT)		\$750.00	
3. PLANNED UNIT DEVELOPMENT (INCL. IMPACT STATEMENT)*		\$600.00	
PLUS ACREAGE ADJUSTMENT (per acre)		\$4.00	
4. SUBDIVISION PLAT (10 OR LESS LOTS)**		\$500.00	
UTILITY/CONSTRUCTION PLANS		\$300.00	
OR			
SUBDIVISION PLAT (MORE THAN 10 LOTS)**		\$750.00	
UTILITY/CONSTRUCTION PLANS		\$500.00	
5. SITE PLAN REVIEWS* (do not chg. If chging for subdiv.plat)		\$350.00	
6. COMPREHENSIVE PLAN AMENDMENTS			
SMALL SCALE < 10 ACRES		\$500.00	
LARGE SCALE 10 ACRES +		\$1,000.00	
TEXT		\$500.00	
7. IMPACT STATEMENT (do not chg.if chgd.for zoning amend.)		\$500.00	
	TOTAL FEES DUE:		
*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.			
**Preliminary/Final Plat Approval - both are included in one-time only fee			

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

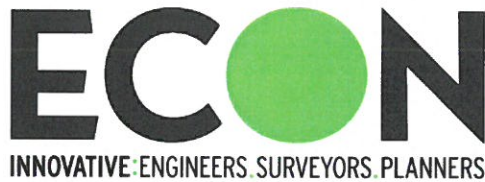
The prevailing circumstances under which the real property is annexed into the City of Eagle Lake will determine which categories of fees listed below are to be paid by the City and County.

<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
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WINTER HAVEN, FL 33884

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City of Eagle Lake

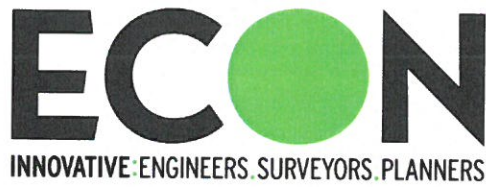
MEMO

1000 Oaks - Zoning


AUTHORIZED SIGNATURE



⑈001326⑈ ⑆063116261⑆ 1500031002⑈



LETTER OF TRANSMITTAL

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

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

WE ARE SENDING YOU THE FOLLOWING ITEMS:

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

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

RECEIVED BY: DATE:

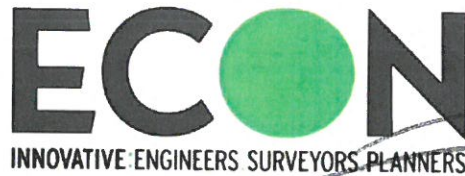
REMARKS:

COPY TO:

SIGNED:

Denna Hardwick
Office Manager

dhardwick@econsouth.com



LETTER OF TRANSMITTAL

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

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

WE ARE SENDING YOU THE FOLLOWING ITEMS:

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

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

RECEIVED BY: _____ DATE: _____

REMARKS:

COPY TO: _____

SIGNED: _____

Denna Hardwick
Office Manager

dhardwick@econsouth.com

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

BANK OF CENTRAL FLORIDA
LAKELAND, FL 33813

1324

63-1626/631

CHECK ARMOR
TRADE PROTECTION

2/16/2021

PAY TO THE ORDER OF City of Eagle Lake

\$ **500.00

Five Hundred and 00/100*****

DOLLARS

City of Eagle Lake

MEMO

1000 Oaks - Annexation


AUTHORIZED SIGNATURE



⑈001324⑈ ⑆063116261⑆ 1500031002⑈

CENTER STATE DEVELOPMENT, LLC
4900 DUNDEE RD
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1325

63-1626/631

CHECK ARMOR
TRADE PROTECTION

2/16/2021

PAY TO THE ORDER OF City of Eagle Lake

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Five Hundred and 00/100*****

DOLLARS

City of Eagle Lake

MEMO

1000 Oaks - Land Use Amendment


AUTHORIZED SIGNATURE



⑈001325⑈ ⑆063116261⑆ 1500031002⑈

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1326

63-1626/631

CHECK ARMOR
TRADE PROTECTION

2/16/2021

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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: Jarrah 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

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

I hereby authorize (See attached Letters of Authorization)

to act on my behalf on the following action:

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

Land Owner's Signature

Date

Print Name

Address of Land Owner

State of _____

County of _____

The foregoing instrument was acknowledged before me by _____

on this _____ day of _____, 200__.

Notary

S
E
A
L

EC N

LETTER OF AUTHORIZATION

PARCEL # 262907-676000-010801

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

Signature Vance Neal Littell

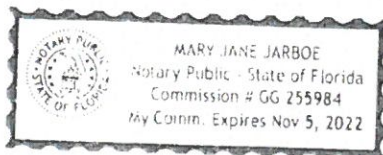
Printed Name: LITTRELL REVOCABLE TRUST

State of Florida

County of Polk

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

(Seal)



Mary Jane Jarboe
Signature of Notary

Mary Jane Jarboe
Print Name of Notary Public



LETTER OF AUTHORIZATION

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

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

Signature

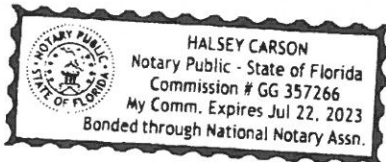
Printed Name: James T. Birge

State of Florida

County of Polk

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

(Seal)



Signature of Notary

Print Name of Notary Public

REVISED IMPACT STUDY - THOUSAND OAKS SUBDIVISION

PROJECT SUMMARY

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

ARTICLE 3: - REQUIRED INFORMATION—GENERAL

Sec. 4.7.3.10. - Provisions.

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

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

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

Consistency with City Comprehensive Plan:

FUTURE LAND USE ELEMENT

Policy 1.1 (k) Application is requesting Low Density Residential

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

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

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

Policy 9.1 – Proposed subdivision is not considered Urban Sprawl

TRANSPORTATION ELEMENT

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

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

HOUSING ELEMENT

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

INFRASTRUCTURE ELEMENT

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

RECREATION AND OPEN SPACE ELEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No adverse impacts are proposed to surrounding neighborhoods.

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

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

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

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

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

13. Describe the availability and suitability of other sites within the city suitable for the type of development proposed on land already zoned for such use(s)?

There are no other sites within the immediate surrounding area.

ARTICLE 4: - REQUIRED INFORMATION—SPECIFIC

Sec. 4.7.4.10. – Land use.

1. Describe each of the proposed land uses and identify the following where applicable:
 - A. The density, typical floor areas, and type and number of residential dwelling units;

LDR Land Use on 109.16 Acres +/- would allow 545 Dwelling units at maximum capacity. The proposed PD-H of 259 Dwelling units is a density of 2.37 DU p/Acre.

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

Only Low Density Residential (LDR) is proposed.

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

Not applicable

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

Total Land Area = 109.15 Acres +/-

Total Wetland Area = 23.27 Acres +/-

Total Upland Area = 75.91 Acres +/-

Sec. 4.7.4.20. - Population.

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

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

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

No seasonal population is proposed with this development.

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

Not applicable to this request.

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

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

Sec. 4.7.4.30. - Streets and access.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3,393 LBs of Solid Waste per Day

Sec. 4.7.4.60. - Level of services.

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

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

Sec. 4.7.4.70. - Taxes.

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

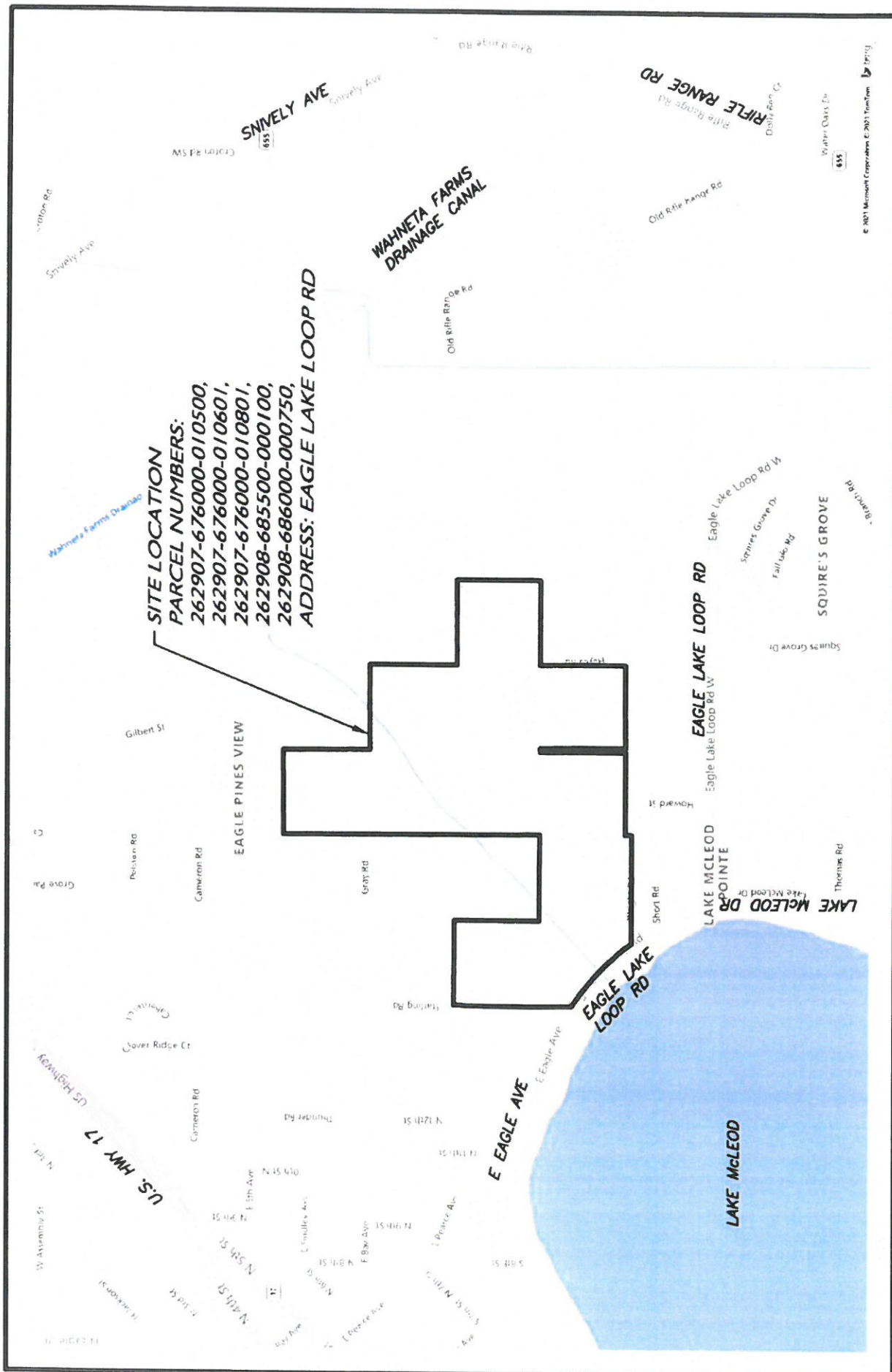
Sec. 4.7.4.80. - Required exhibits and maps.

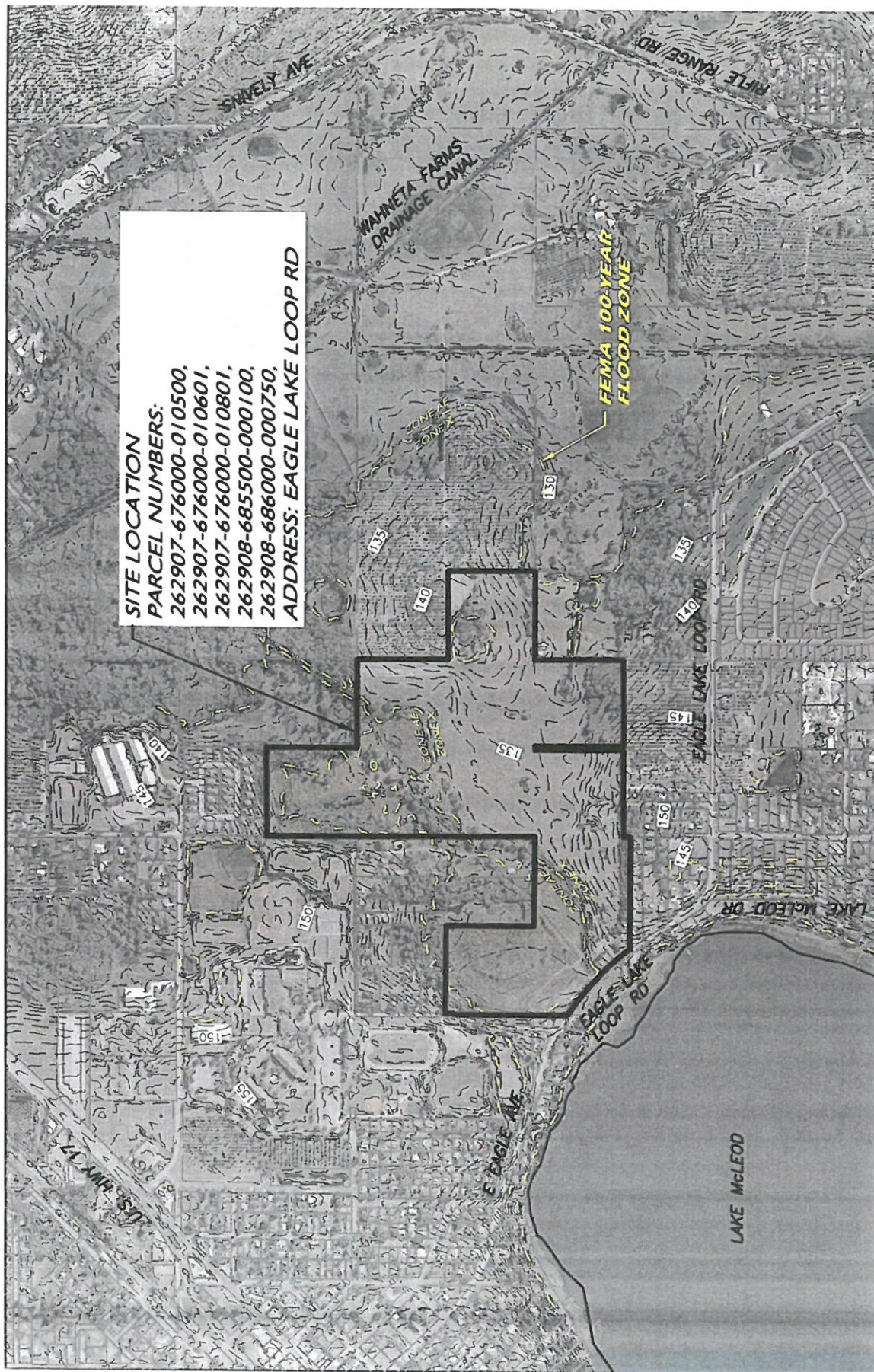
PLEASE SEE ATTACHED EXHIBITS

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

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

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





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

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

**EXHIBIT 2
TOPOGRAPHICAL MAP**

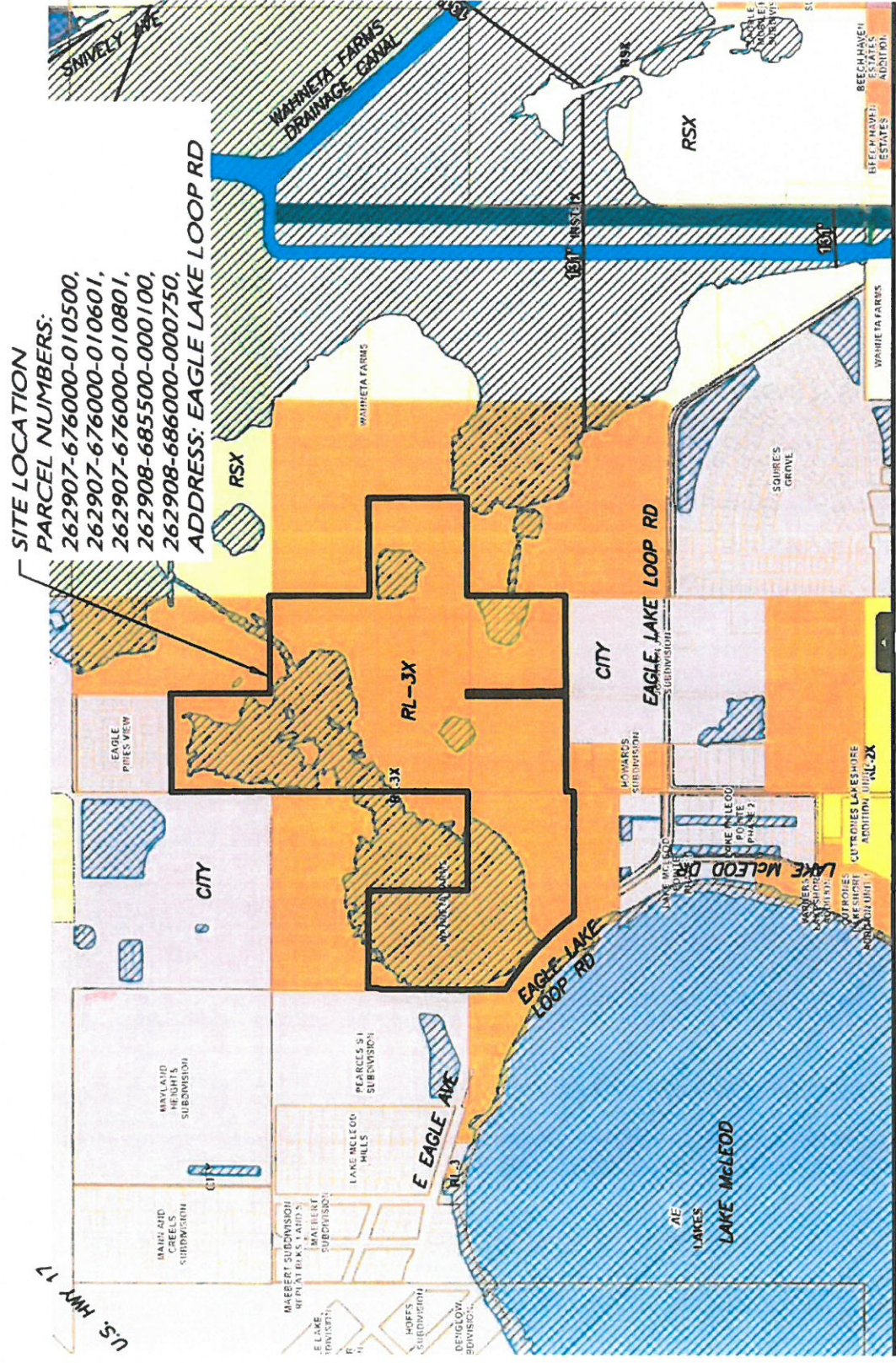


EXHIBIT 3-A COUNTY LAND USE MAP

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

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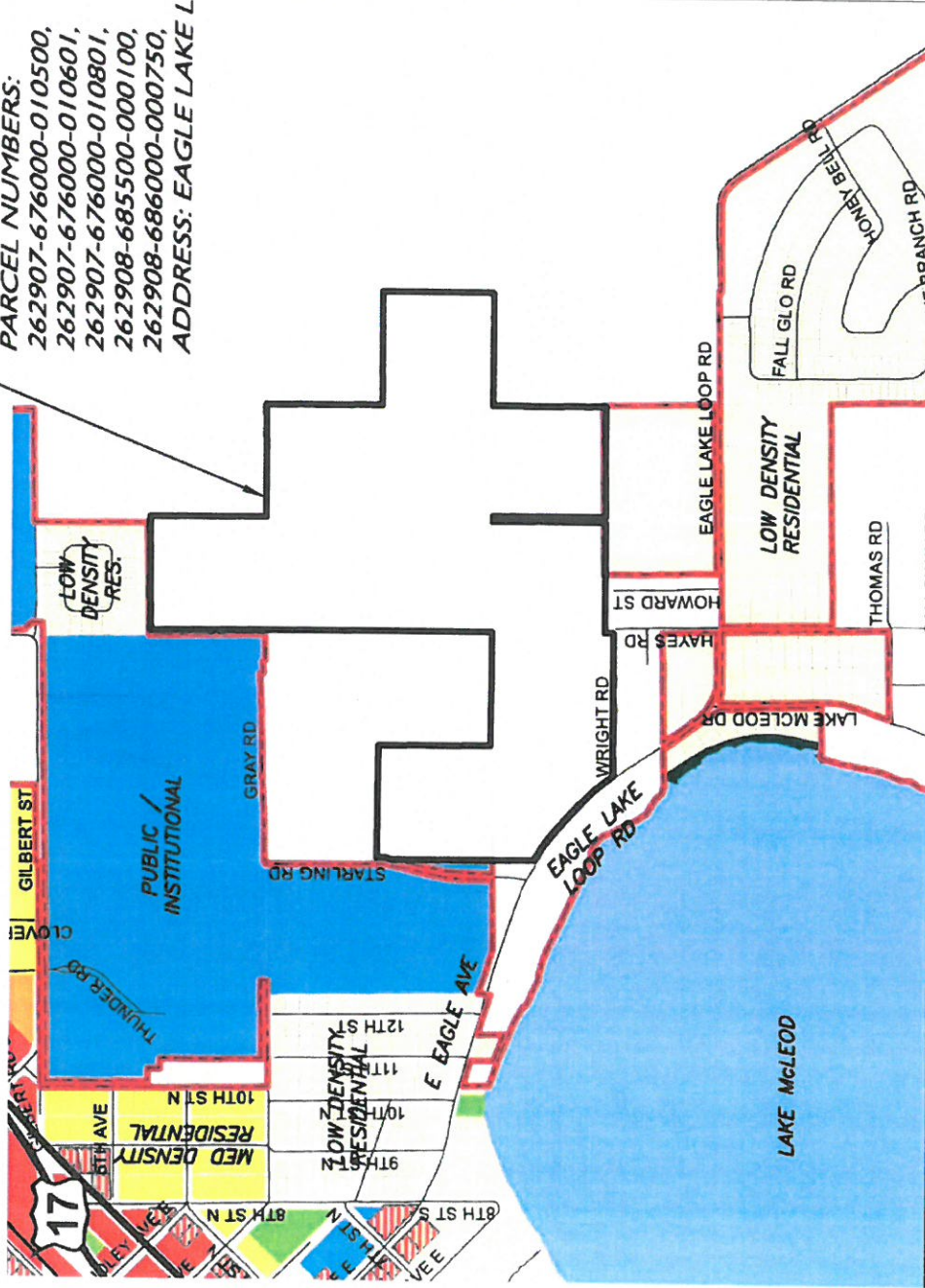


EXHIBIT 3-B CITY FUTURE LAND USE MAP

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

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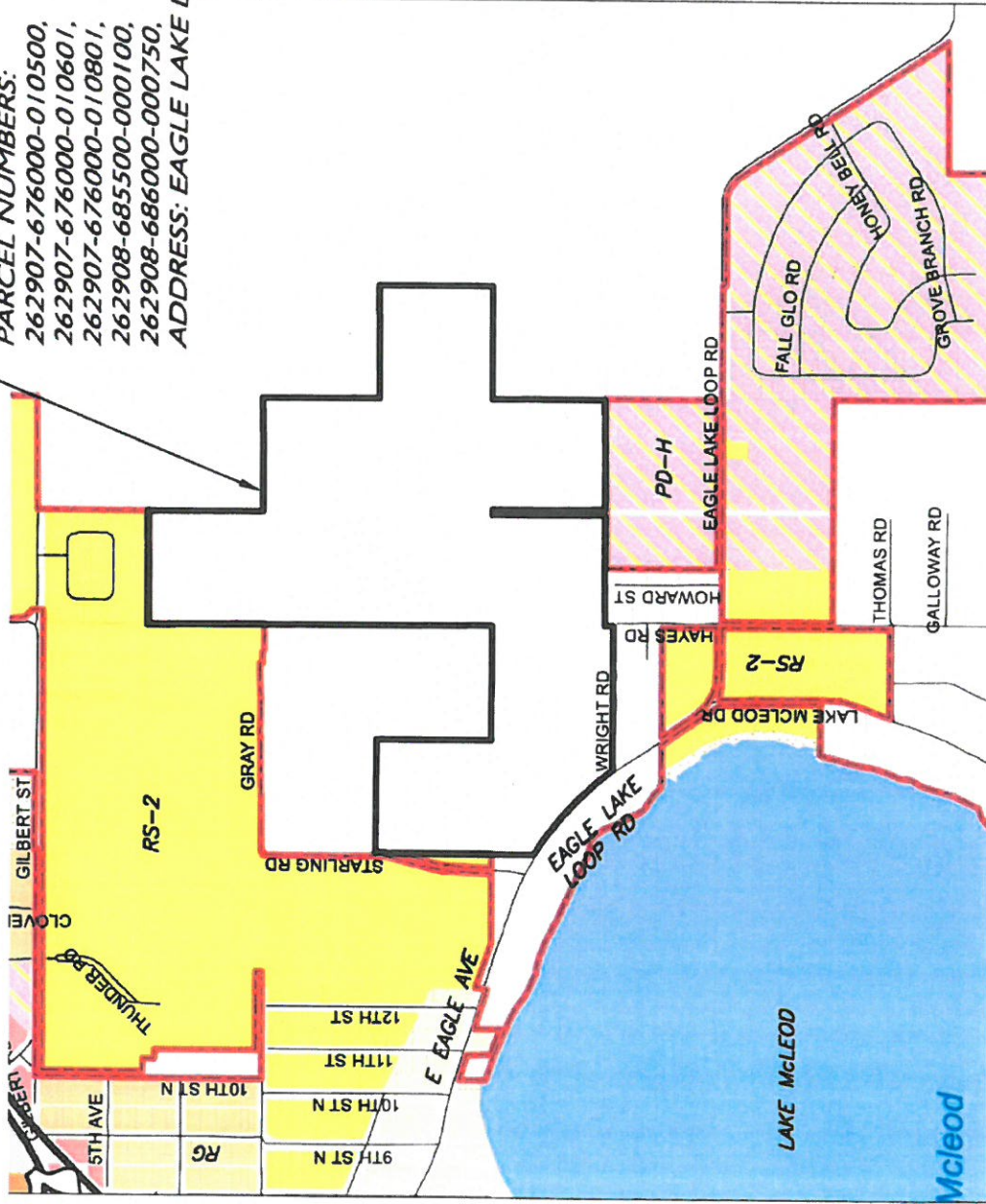


EXHIBIT 3-C CITY ZONING MAP

**THOUSAND OAKS
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CITY OF EAGLE LAKE, FL.

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

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

Table 2.104.2

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

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

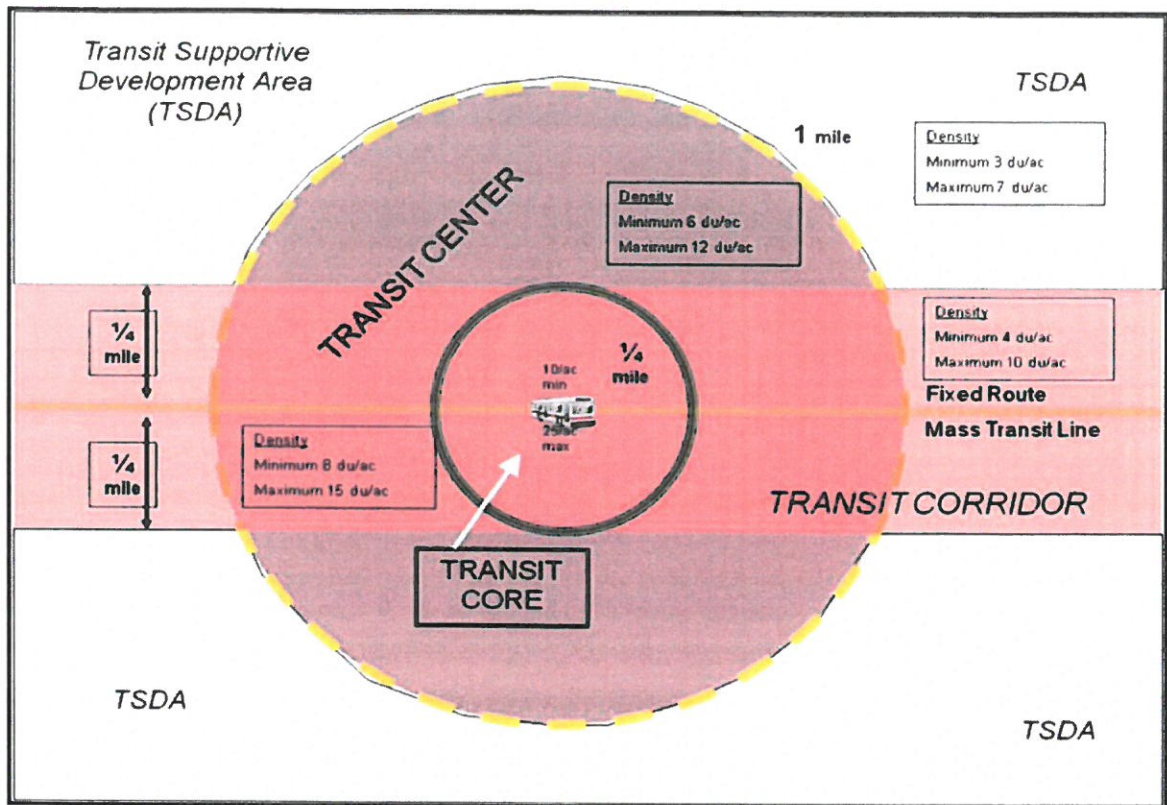


Figure 1 Residential Low (RL) densities within the TSDA and its Overlay Districts

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

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

SECTION 2.105 URBAN-GROWTH AREAS (UGA)

OBJECTIVE 2.105-A:

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

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

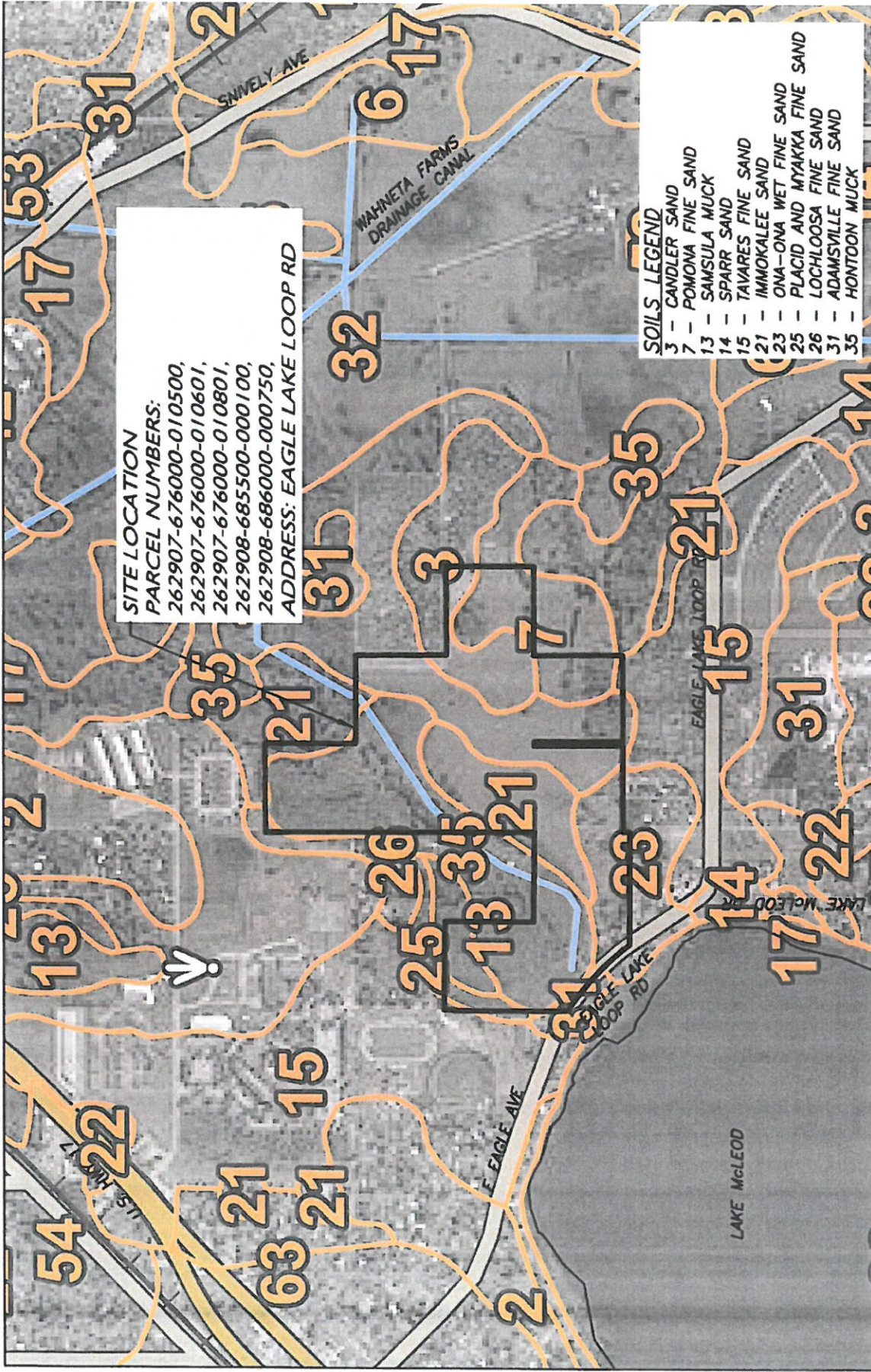


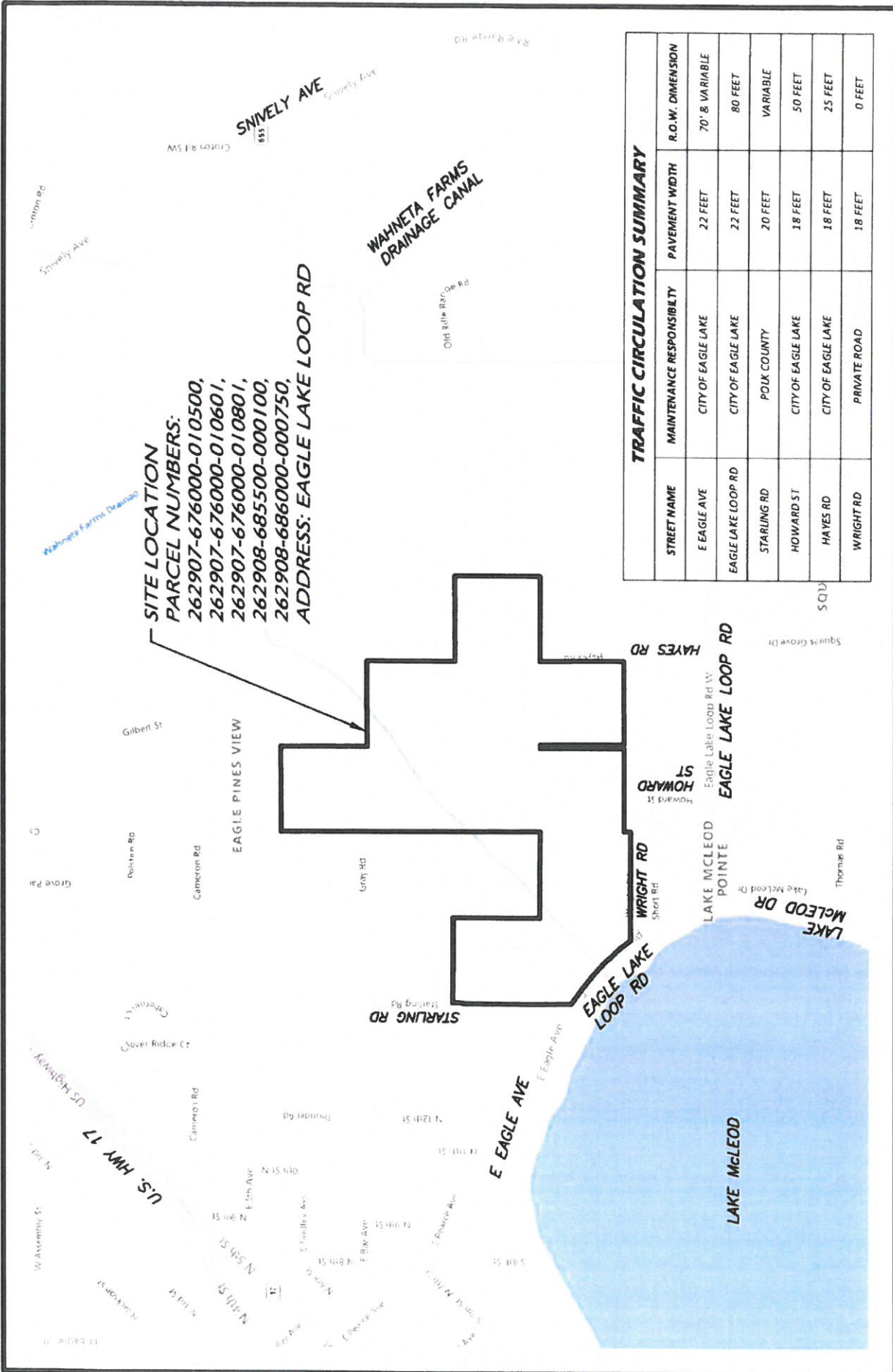
EXHIBIT 4 SOILS MAP

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

ECON

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

TRAFFIC CIRCULATION SUMMARY			
STREET NAME	MAINTENANCE RESPONSIBILITY	PAVEMENT WIDTH	R.O.W. DIMENSION
E EAGLE AVE	CITY OF EAGLE LAKE	22 FEET	70' & VARIABLE
EAGLE LAKE LOOP RD	CITY OF EAGLE LAKE	22 FEET	80 FEET
STARLING RD	POLK COUNTY	20 FEET	VARIABLE
HOWARD ST	CITY OF EAGLE LAKE	18 FEET	50 FEET
HAYES RD	CITY OF EAGLE LAKE	18 FEET	25 FEET
WRIGHT RD	PRIVATE ROAD	18 FEET	0 FEET

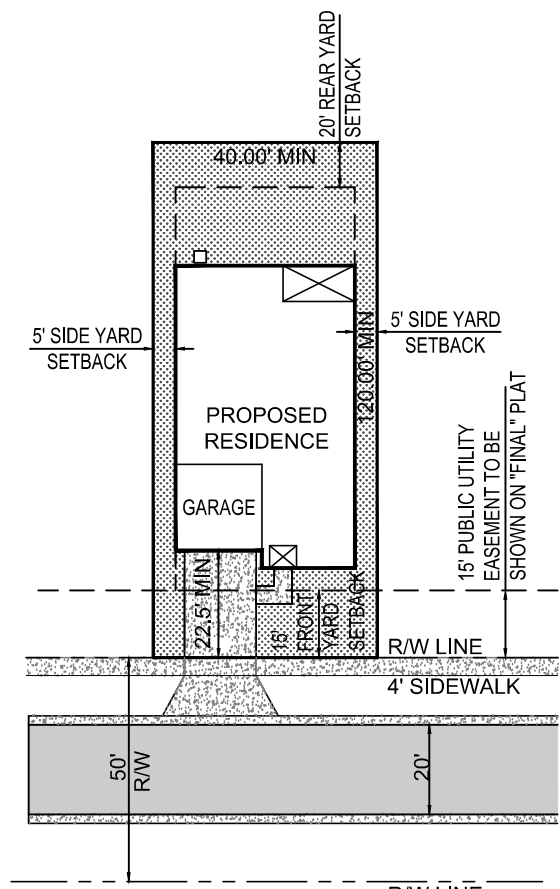
EXHIBIT 5 TRAFFIC CIRCULATION MAP

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



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

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



TYPICAL LOT LAYOUT

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

ABBREVIATIONS
MIN = MINIMUM
R/W = RIGHT OF WAY

LOT COUNT

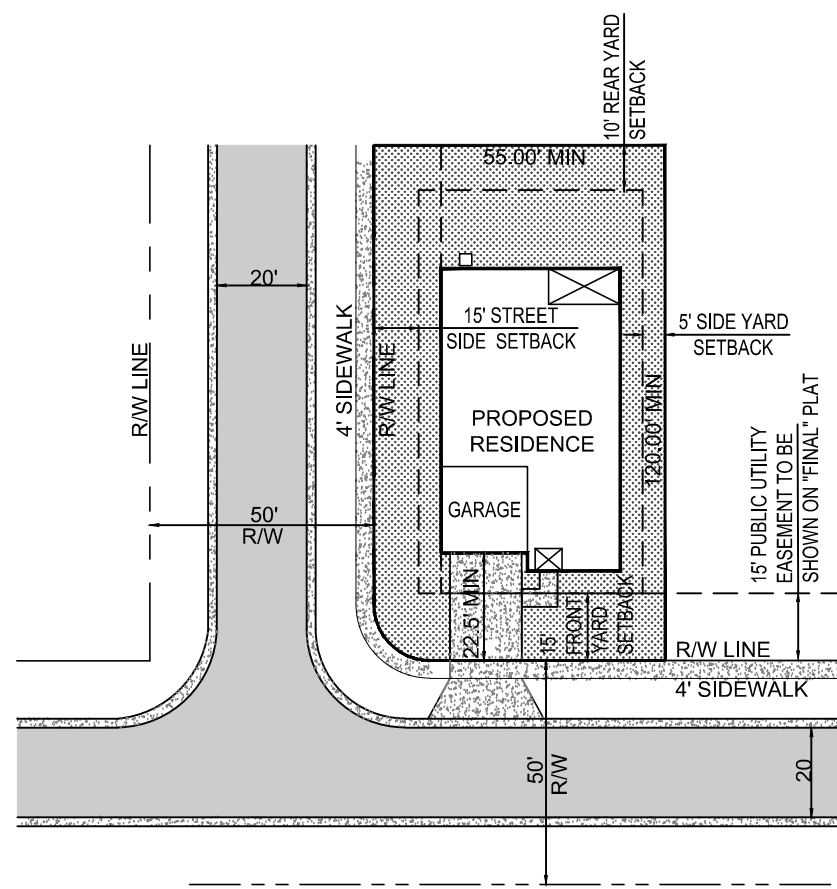
TOTAL LOTS:	264
SIZE	PROPOSED PERCENT
40 FT TO 50 FT	132 50%
50 FT OR GREATER	132 50%

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

DENSITY (264/109.16) = 2.42 LOTS/ACRE

LAND USE TABLES

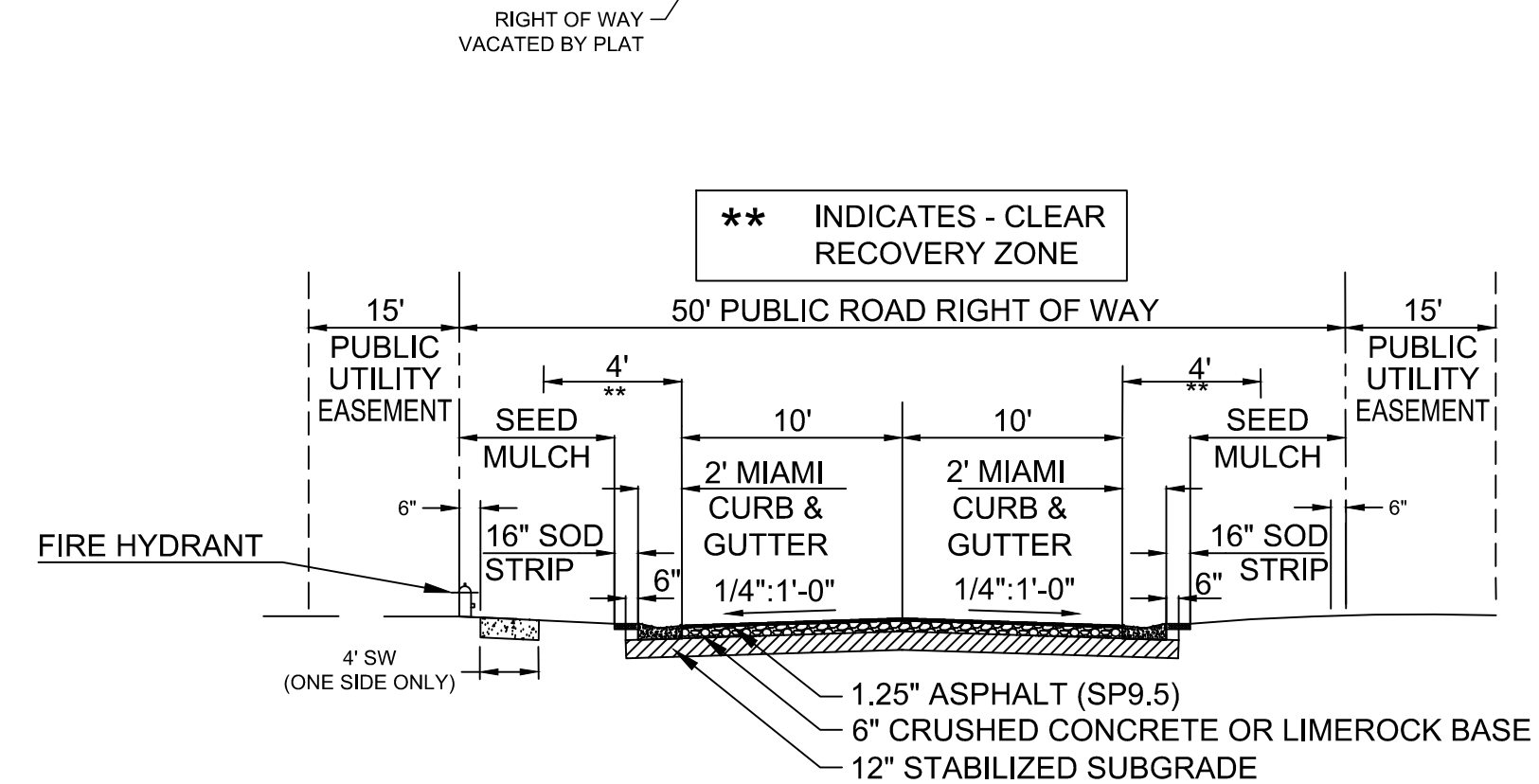
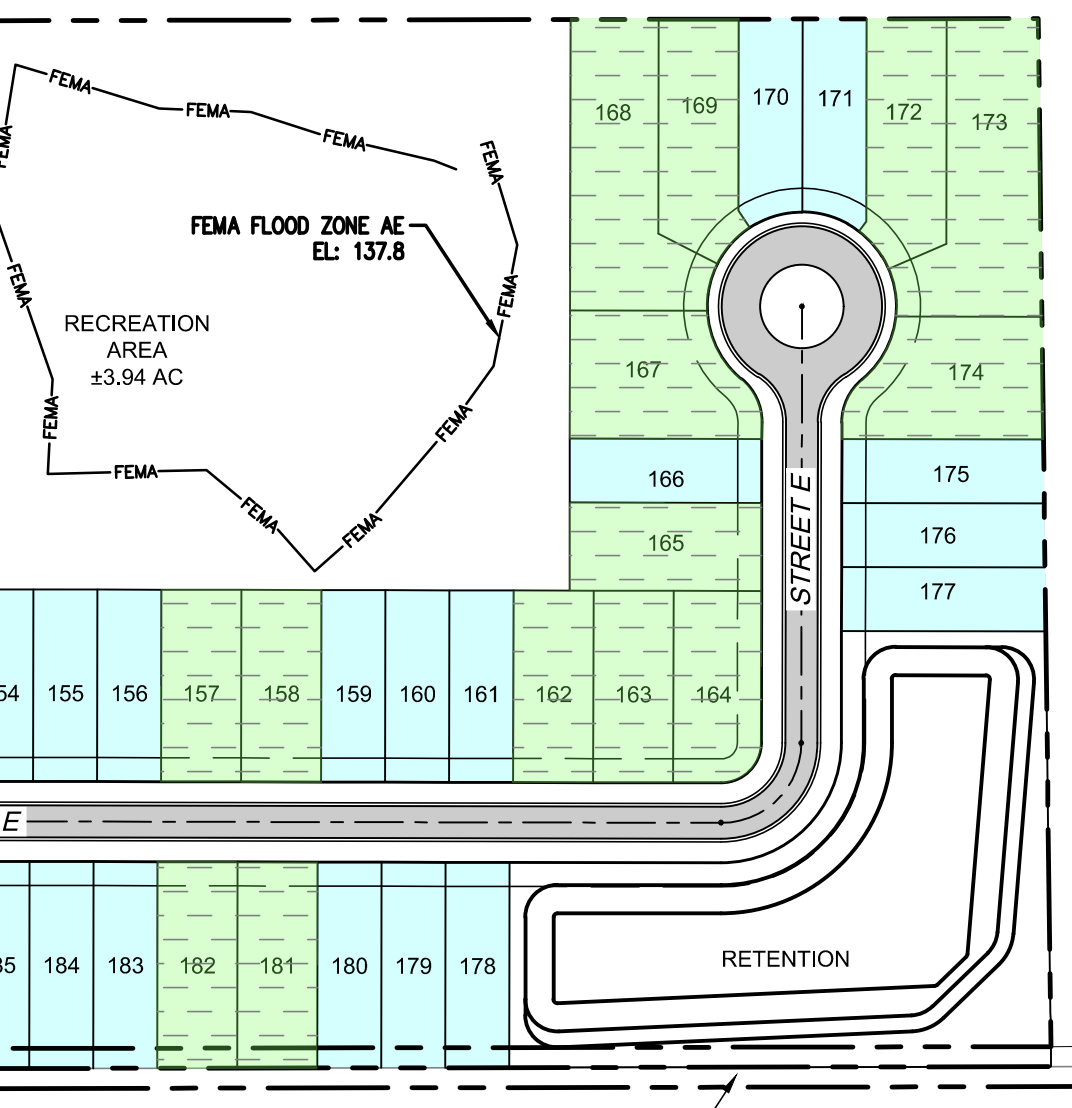
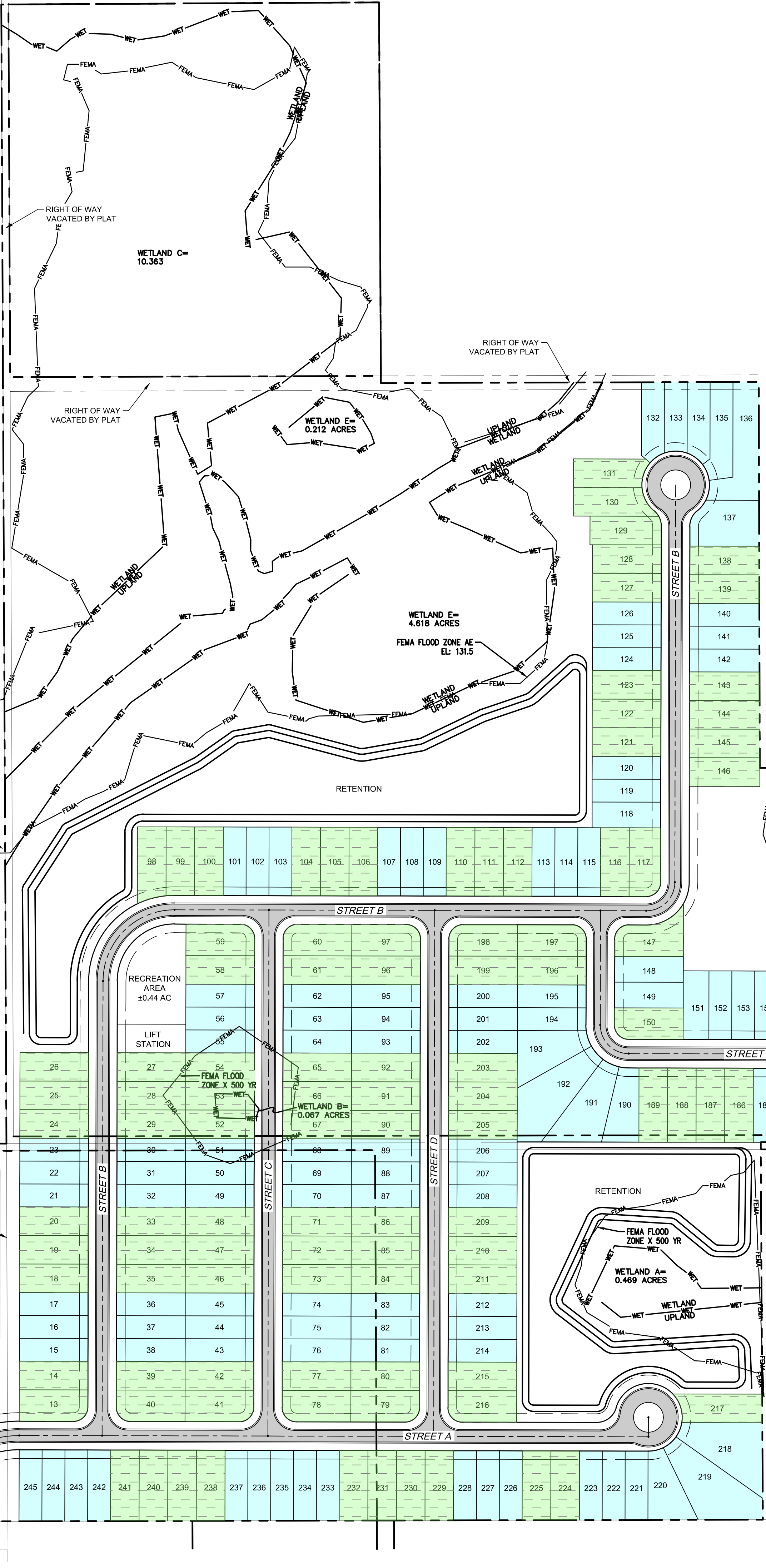
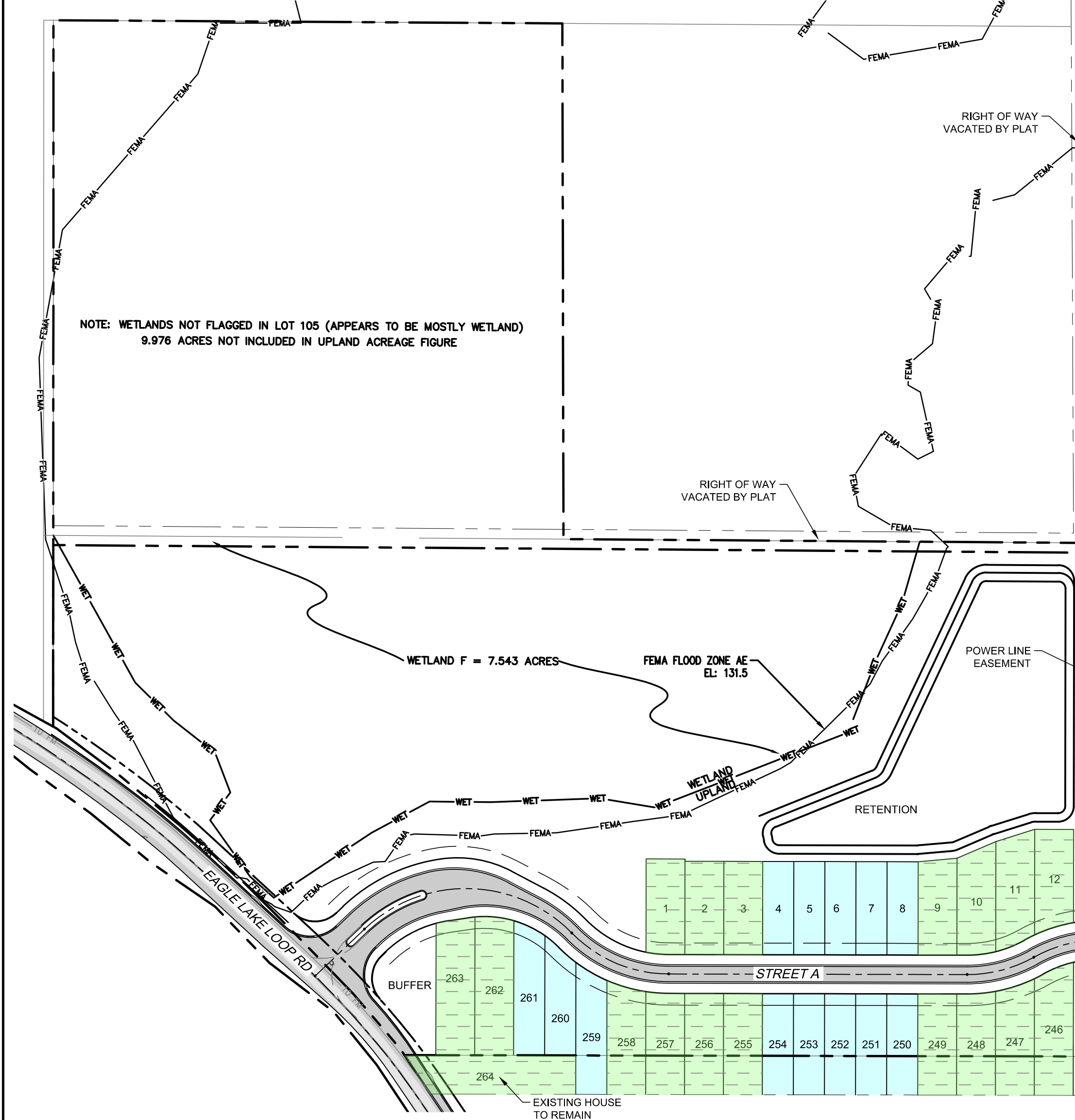
TOTAL LAND AREA (INCLUDING ROW TO BE VACATED)	= 109.16 ACRES +/-
TOTAL WETLAND AREAS	= 23.27 ACRES +/-
TOTAL WETLANDS TO BE DISTURBED	= 0.067 ACRES +/-
TOTAL UPLAND AREAS	= 75.91 ACRES +/-
TOTAL 100 YEAR FLOOD PLAIN	= 37.00 ACRES +/-
RECREATIONAL AREA	= 4.38 ACRES +/-



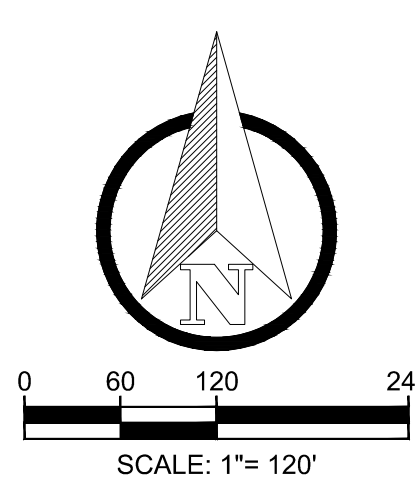
TYPICAL CORNER LOT

LEGEND

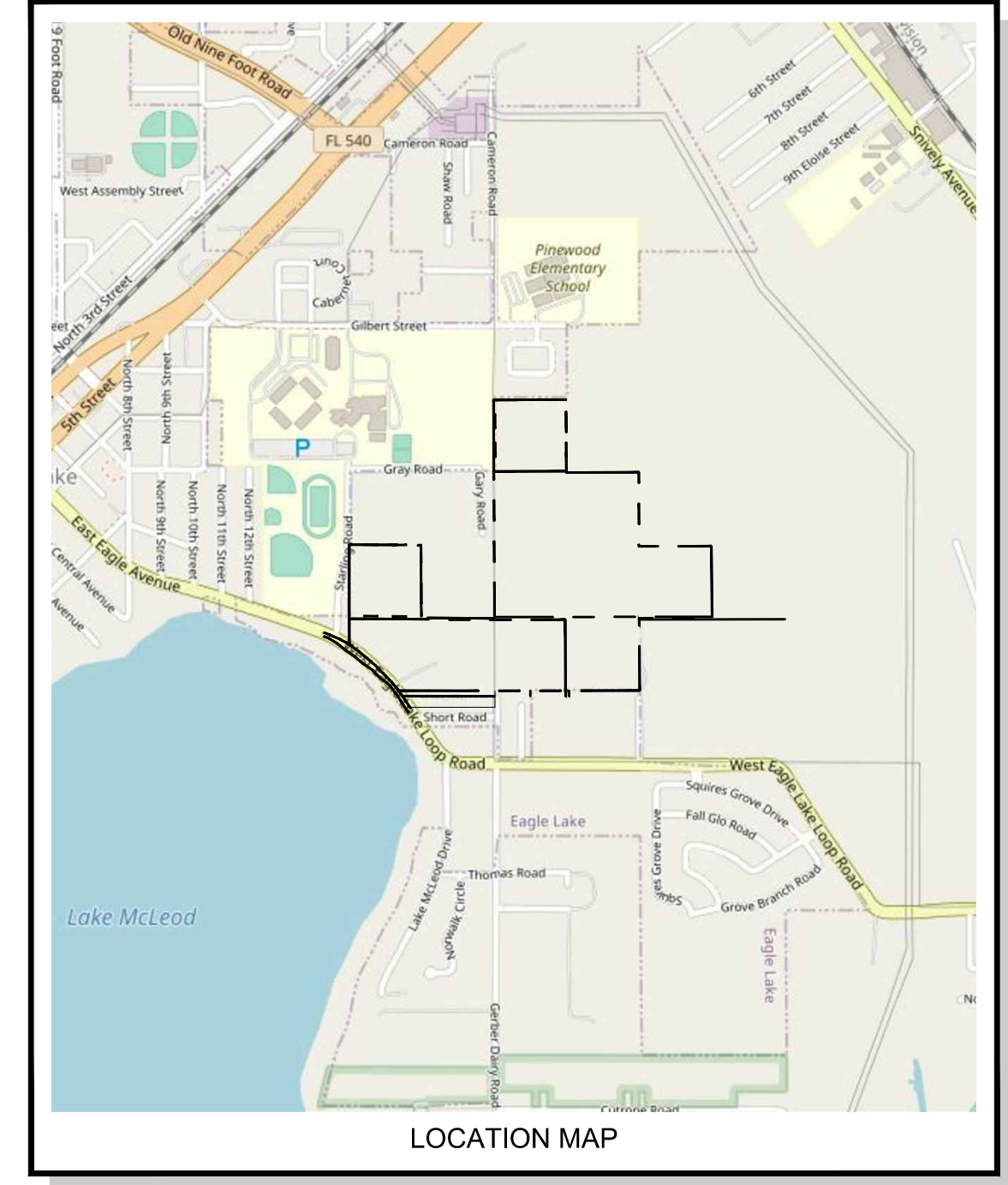
- LESS THAN 50 FT IN WIDTH, 40 FT OR GREATER LOT
- 50 FT WIDTH OR GREATER LOT



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.



REVISIONS

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
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NOT FOR CONSTRUCTION
FOR REVIEW ONLY

DATE
GLL 1.0
PROJECT # 1185.01

**STATE HIGHWAY LIGHTING MAINTENANCE, AND COMPENSATION AGREEMENT
WORK ORDER**

Contract Number: ASH59
Maintaining Agency: City of Eagle Lake
Financial Project No: 413557-1-78-02
Fiscal Year: 2021-2022

1.0 PURPOSE

This work order summarizes the method and limits of compensation to be made to the Maintaining Agency for FDOT fiscal year 21/22 for the maintenance of highway lighting on the State Highway System as prescribed in the original agreement executed on June 9, 2020.

2.0 COMPENSATION AND PAYMENT PROCESSING

For the satisfactory completion of all services detailed in the original agreement for the fiscal year starting July 1, 2021 and ending June 30, 2022, the DEPARTMENT will pay the MAINTAINING AGENCY a total lump sum amount of \$18,205.99. The basis of compensation is as described in Exhibit A.

The MAINTAINING AGENCY shall invoice the DEPARTMENT for services rendered at the end of the fiscal year in a format acceptable to the DEPARTMENT.

3.0 AUTHORIZATION

This Work Order for will not be considered as authorized unless it is signed and returned by the MAINTAINING AGENCY to the DEPARTMENT, whereby the DEPARTMENT'S final signature is required to fully authorize compensation for the services. The effective date will be the date of the final signature by the Department.

MAINTAINING AGENCY

BY: (signature) _____ Date: _____

Printed Name _____

Printed Title _____

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

BY: (signature) _____ Date: _____

Printed Name _____

Printed Title _____

Exhibit A
STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT
For Fiscal Year 2021-2022

1.0 PURPOSE

This exhibit defines the method and limits of compensation to be made to the **MAINTAINING AGENCY** for the services described in this Agreement and method by which payments will be made.

2.0 FACILITIES

The lighting or lighting systems listed below, or in an attached spreadsheet, or other electronic form are included with this Agreement and represent the Facilities to be maintained by the **MAINTAINING AGENCY**:

1. INVENTORY SPREADSHEET ATTACHED
2. _____
3. _____
4. _____
5. _____
6. _____

3.0 COMPENSATION

For the satisfactory completion of all services detailed in this Agreement, **FDOT** will pay the **MAINTAINING AGENCY** the Total Sum as provided in Section 2 of the Agreement. The **MAINTAINING AGENCY** will receive one single payment at the end of each fiscal year for satisfactory completion of service.

The per-light unit rate shall increase by 3% each fiscal year. E.g., the per-light unit rate of \$300.10 in fiscal year 2020-2021 shall increase to \$309.10 in fiscal year 2021-2022.

Total Payment Amount for each fiscal year is calculated by inputting the actual number of qualifying types of lights into the table below and multiplying by the unit rate and ____%. Example: 330 (lights) x \$309.10 (unit rate) x 95% = \$96,902.85

Type of Light	# of lights	LED or HPS	Unit rate	95%	Total
High Mast		HPS		0.00	0.00
Standard	53	HPS	309.10	0.95	\$15,563.19
Underdeck		HPS		0.00	0.00
Sign		HPS		0.00	0.00
High Mast		LED		0.00	0.00
Standard	9	LED	309.10	0.95	\$2,642.80
Underdeck		LED		0.00	0.00
Sign		LED		0.00	0.00

Highway Lighting Maintenance and Compensation Agreement Inventory
EXHIBIT 'A' ATTACHMENT

Agency Name: CITY OF EAGLE LAKE

State Road Number	County	Begin Milepost or Nearest Cross Road	End Milepost or Nearest Cross Road	Number of Lights Being Currently Maintained Within These Limits	Type of Light(s): High Mast, Standard, Underdeck, or Sign	LED or HPS
US 27	POLK	Gilbert Street	Spruce Road	9	STANDARD	LED
US 27	POLK	Gilbert Street	Spruce Road	53	STANDARD	HPS
			TOTAL # OF LIGHTS BEING MAINTAINED:	62		

To: Jamie.Schley@dot.state.fl.us

FLORIDA DEPARTMENT OF TRANSPORTATION FUNDS APPROVAL

ASH59

5/5/2021

CONTRACT INFORMATION

Contract:	ASH59
Contract Type:	AK - PROJ PARTICIPATION (PROJ PART)
Method of Procurement:	G - GOVERNMENTAL AGENCY (287.057,F.S.)
Vendor Name:	CITY OF EAGLE LAKE
Vendor ID:	F596000312001
Beginning Date of This Agreement:	07/01/2020
Ending Date of This Agreement:	06/30/2027
Contract Total/Budgetary Ceiling:	ct = \$34,951.57
Description:	PROJ PARTICIPATION

FUNDS APPROVAL INFORMATION

FUNDS APPROVED/REVIEWED FOR ROBIN M. NAITOVE, CPA, COMPTROLLER ON 5/5/2021

Action:	Supplemental
Reviewed or Approved:	*REVIEWED
Organization Code:	55014040110
Expansion Option:	A1
Object Code:	242059
Amount:	\$18,205.99
Financial Project:	41355717802
Work Activity (FCT):	787
CFDA:	
Fiscal Year:	2022
Budget Entity:	55150200
Category/Category Year:	088712/22
Amendment ID:	S001
Sequence:	00
User Assigned ID:	001
Enc Line (6s)/Status:	/04

Total Amount: \$18,205.99

*Reviewed Funds Approval and encumbrance processing is contingent upon Annual Legislative appropriation.

CITY OF EAGLE LAKE
REGULAR CITY COMMISSION MEETING
MONDAY, MAY 3, 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

The invocation was dispensed with as it was done at the previous meeting.

III. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance to the Flag was dispensed with as it was done at the previous meeting.

IV. ROLL CALL

PRESENT: Wilson, Metosh, Clark, Coler

ABSENT: Billings

City Clerk Wright advised Commissioner Billings wouldn't be able to attend the meeting tonight due to a family member being hospitalized.

MOTION was made by Commissioner Wilson and seconded by Commissioner Metosh 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 discussed room rentals and the need to increase rates; he advised these rates haven't been adjusted for decades. He advised staff did a cost analysis and the current cost do not cover the costs to get rooms ready and cleaned.

It was the consensus to raise room rental rates and have the City Attorney draft a resolution.

C. Proclamation - Municipal Clerks Week, May 2, 2021 through May 8, 2021.

Mayor Coler presented the Proclamation for Municipal Clerks Week May 2, 2021 – May 8, 2021

MOTION was made by Commissioner Wilson and seconded by Commissioner Metosh to approve the Proclamation for Municipal Clerks Week, May 2, 2021 – May 8, 2021.

There was no Commission or audience discussion.

The vote was as follows:

AYES: 4

NAYS: 0

D. Proclamation - National Public Works Week, May 16, 2021 through May 22, 2021.

Mayor Coler presented the Proclamation for National Public Works Week May 16, 2021 - May 22, 2021.

MOTION was made by Commissioner Metosh and seconded by Commissioner Clark to approve the Proclamation for National Public Works Week, May 16, 2021 – May 22, 2021.

There was no Commission or audience discussion.

The vote was as follows:

AYES: 4

NAYS: 0

E. Proclamation – National Police Officer Memorial Week, May 9, 2021 through May 15, 2021.

Mayor Coler presented the Proclamation for National Police Officer Memorial Week, May 9, 2021 - May 15, 2021.

MOTION was made by Commissioner Wilson and seconded by Commissioner Metosh to approve the Proclamation for National Police Officer Memorial Week, May 9, 2021– May 15, 2021.

There was no Commission or audience discussion.

The vote was as follows:

AYES: 4

NAYS: 0

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

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

MOTION was made by Commissioner Metosh and seconded by Commissioner Wilson 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 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

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 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

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

- 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”)

Attorney Dawson read Ordinance No.: O-21-04 by title only.

MOTION was made by Commissioner Wilson and seconded by Commissioner Metosh to approve Ordinance No.: O-21-04.

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

- 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”)

Attorney Dawson read Ordinance No.: O-21-05 by title only.

MOTION was made by Commissioner Wilson and seconded by Commissioner Metosh to approve Ordinance No.: O-21-05.

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

There was no new business.

X. CONSENT AGENDA

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

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 04/19/2021 and B. the Financials.

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 questioned that Thousand Oaks creating an enclave and stated we have a few others around the city and asked the City Manager to look into this.

Mayor Coler asked Tom about Fios?

Tom stated he spoke to Fios and they are currently working on another project.

Mayor Coler verified the date of May 10th at 1:30 pm for Centennial meeting with staff, Sheriff's Office, Justin Newberry and Brandon Blackburn.

XIV. ADJOURNMENT

MOTION was made by Commissioner Metosh and seconded by Commissioner Wilson to adjourn at 7:17 p.m.

The vote was as follows:

AYES: 4

NAYS: 0

MAYOR CORY COLER

ATTEST:

CITY CLERK DAWN WRIGHT