

CITY OF EAGLE LAKE  
REGULAR CITY COMMISSION MEETING  
MONDAY, MAY 6, 2024  
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 – National Police Officer Memorial Week, May 12, 2024 through May 18, 2024.
- D. Proclamation - National Public Works Week, May 18, 2024 through May 24, 2024

**VII. PUBLIC HEARINGS**

- A. Consideration of the second reading of **Ordinance No. O-24-06**, An Ordinance Amending the City of Eagle Lake, Florida 2030 Comprehensive Plan by Revising the Future Land Use Map Series to Change the Map Designation from Low Density Residential to Neighborhood Activity Center for One Parcel; Amending Ordinance Number O-20-19 by Changing the Zoning Designation for the Same Parcel from Planned Development – Housing (PD-H) to Planned Development – Commercial (PD-C); Repealing all Ordinances in Conflict Herewith; and Providing an Effective Date. (General Location: One Parcel of land totaling approximately 2.88 Acres in size, located southwest of the intersection of Bomber Road and Craftsman Road within the Ranches at Lake McLeod Planned Development, and a street address of 2926 Bomber Road, Winter Haven, Florida 33880) effective upon second reading
- B. Consideration of the second reading of **Ordinance No. O-24-07**, An Ordinance of the City Commission of the City of Eagle Lake, Florida, Amending the City of Eagle Lake Code of Ordinances, Chapter 16, Utilities, Article V. Billing Procedures, Fees and Deposits, Section 16-142 Customer Billing, Administration, Inspection and Service Fees; to Change the Time for Imposition of Service Fee for Service Turn Ons or Turn Offs from 4:00 p.m. to 3:00 p.m. and to Correct Scrivener's Errors; Providing for Codification; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. effective upon second reading
- C. Consideration of the second reading of **Ordinance No. O-24-08**, An Ordinance of the City Commission of the City of Eagle Lake, Florida; Amending Chapter 16, Utilities, by Replacing Section 16-145 in Its Entirety; to Authorize Water and Sewer Utility Liens; Providing for Exemptions; Providing for Collection of Liens; Providing for Codification; Providing for Conflicts; Providing for Severability; and Providing for an Effective Date. effective upon second reading

**VIII. OLD BUSINESS**

- A. Consideration of **Resolution No. R-24-06**, A Resolution of the City Commission of the City of Eagle Lake, Florida, Declaring the Public Purpose and Necessity for Exercising the Right and Power of Eminent Domain to Acquire Certain Real Property for Water System Improvements and Authorize the City Attorney to Institute Condemnation Proceedings.

**IX. NEW BUSINESS**

- A. Consideration of Development Agreement between the City of Eagle Lake and Sutton Preserve

**X. CONSENT AGENDA**

- A. Approval of the Regular City Commission Minutes -----04/15/2024
- B. Approval of Financials
- C. Approval of payment of 160-hours of compensatory time - Public Works Director Brian Fletcher
- D. Approval of Interlocal Agreement between the City of Eagle Lake and the Town of Lake Hamilton Regarding the Utilization of a Special Magistrate to Enforce Municipal Codes

**XI. CITY ATTORNEY**

**XII. CITY COMMISSION**

**XIII. 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, APRIL 30, 2024  
BY CITY CLERK DAWN WRIGHT, MMC, FCRM, PHRP

# FROM THE DESK OF THE CITY MANAGER

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Memo To: Mayor and Commissioners

Date: May 6, 2024

Ref: Monthly Report

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**2024/25 Budget** – I will be starting next year’s budget and hopefully will have a draft for your review at our June Meeting.

**Emails** – We are enacting a policy to delete city emails after 10 years for the City Manager and City Clerk and 6 years for all other staff. This follows the Florida State code for record retention.

**Green Acres Water Plant** – We have made our offer to the property on Cutrone and have not heard back yet. The offer was sent certified and regular mail to the new and former addresses and we have not received the green cards back yet.

**Water Cooperative** – We have prepared our latest water demand projection chart to reflect actual 2023 demand and projected demands through 2030. Due to exceptional growth, our demands are exceeding our previous projections and greatly exceeding SWFWMD's projections. If growth continues through 2024 like it did in 2023, we will be exceeding our permitted quantities by January 2025.

***PROCLAMATION***  
***City of Eagle Lake, Florida***

***National Police Officers Memorial Week***  
***May 12, 2024 – May 18, 2024***

**WHEREAS**, in 1962, President John F. Kennedy signed the first proclamation recognizing May 15<sup>th</sup> as Peace Officers Memorial Day and the week in which it falls as National Police Week; and

**WHEREAS**, our law enforcement officers are the guardians of life and property; defenders of the individual right to be free; warriors in the battle against crime; and are dedicated to the preservation of life and property;

**WHEREAS**, police officers' risk their lives each and every day in order to ensure public safety; and

**WHEREAS**, the City of Eagle Lake honors the valor, service, and dedication of all Police Officers, and publicly salutes the service of each and every one of our Polk County Sheriffs' Deputies;

**WHEREAS**, National Police Officer Week and National Peace Officers Memorial Day are opportunities to honor officers who have fallen in the line of duty, and recognize the sacrifices made by the families of those officers and the families of those who continue to protect and serve our communities;

**NOW, THEREFORE**, I, Suzy Wilson, do hereby recognize May 12-18, 2024, as **NATIONAL POLICE OFFICERS WEEK**, and May 15, 2024, as **NATIONAL PEACE OFFICERS MEMORIAL DAY** in Eagle Lake, and call upon our citizens to make every effort to express appreciation to these men and women who are willing to sacrifice their lives, if necessary, to guard us and our loved ones against all who would violate the law.

Dated this 6<sup>th</sup> day of May 2024 in City of Eagle Lake, Florida.

ATTEST:

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Mayor Suzy Wilson

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City Clerk Dawn Wright

# ***PROCLAMATION***

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

National Public Works Week Proclamation

May 18 – 24, 2024

“Advancing Quality of Life for All”

**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 2024 marks the 64<sup>th</sup> annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now,

**NOW, THEREFORE, I**, Suzy Wilson, Mayor of the City of Eagle Lake, do hereby designate the week May 18 – 24, 2024 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 6<sup>th</sup> day of May 2024 in City of Eagle Lake, Florida.

ATTEST:

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Mayor Suzy Wilson

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City Clerk Dawn Wright

ORDINANCE NO.: O-24-06

AN ORDINANCE AMENDING THE CITY OF EAGLE LAKE, FLORIDA 2030 COMPREHENSIVE PLAN BY REVISING THE FUTURE LAND USE MAP SERIES TO CHANGE THE MAP DESIGNATION FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD ACTIVITY CENTER FOR ONE PARCEL; AMENDING ORDINANCE NUMBER O-20-19 BY CHANGING THE ZONING DESIGNATION FOR THE SAME PARCEL FROM PLANNED DEVELOPMENT – HOUSING (PD-H) TO PLANNED DEVELOPMENT – COMMERCIAL (PD-C); REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND, PROVIDING AN EFFECTIVE DATE.(General Location: One parcel of land totaling approximately 2.88 acres in size, located southwest of the intersection of Bomber Road and Craftsman Road within the Ranches at Lake McLeod Planned Development, and a street address of 2926 Bomber Road, Winter Haven, Florida 33880)

**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;

**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 for a Comprehensive Plan Amendment (CPA/Zoning), dated February 13, 2024, to amend the City's 2030 Comprehensive Plan Future Land Use Map by changing the future land use designation from Low Density Residential to Neighborhood Activity Center for the parcel described in Exhibit A; and

**WHEREAS**, the City of Eagle Lake adopted Ordinance Number O-20-19 on August 3, 2020 to assign a Planned Development – Housing (PD-H) zoning for

approximately 280 acres, known as the Ranches at Lake McLeod and includes the 2.88 acre parcel identified in Exhibit A; and

**WHEREAS**, the application dated February 13, 2024 included a request to amend Ordinance Number O-20-19 to change the zoning for the parcel described in Exhibit A from Planned Development – Housing (PD-H) to Planned Development – Commercial (PD-C); 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 April 15, 2024, to consider making a recommendation to the City Commission regarding the application for an amendment to the Future Land Use Map and amending Ordinance Number O-20-19 to change the zoning from PD-H to PH-C; and

**WHEREAS**, pursuant to Section 163.3184, Florida Statutes, the Eagle Lake City Commission held a public hearing on April 15, 2024 and May 6, 2024 to consider the adoption of the proposed amendment to its Comprehensive Plan and Ordinance Number O-20-19; 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 2.88 +/- 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 Number 26-29-18-000000-042010.

3. Upon the legal effective date of this Ordinance, the Eagle Lake Future Land Use Map category for the amendment area will be designated as Neighborhood Activity Center as shown in Exhibit B, 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 legal effective date of this Ordinance, City Ordinance Number O-20-19 is amended to change the Zoning Classification for the amendment for the parcel from Planned Development – Housing (PD-H) to Planned Development - Commercial (PD-C) as shown in Exhibit C, attached hereto, pursuant to the provisions of the Eagle Lake Land Development Code

1. The Comprehensive Plan Amendment application requests an amendment to the Zoning Map designation on an amendment area that is 2.88 +/- acres in size.
2. The amendment area is identified as parcel number 26-29-18-0000000-042010 in the parcel records of the Polk County Property Appraiser's Office.
3. The amendment area is currently designated as Planned Development-Housing (PD-H) on the Zoning Maps pursuant to Ordinance Number O-20-19 adopted by the City Commission of the City of Eagle Lake, Florida.
4. Any development under this amendment will be required to meet the regulations and standards of the Eagle Lake Comprehensive Plan and Land Development Regulations.
5. The Planned Development-Commercial shall be subject to the following conditions:
  - A. Development of the PD-C shall generally conform to the Conceptual Plan submitted as part of the Comprehensive Plan Amendment/Zoning application dated February 6, 2024.
  - B. Land uses allowed include retail commercial and office uses according to the Neighborhood Commercial (CN) Zoning District as identified in Section 2.3.1.50 (Neighborhood Commercial), Article 2 (Table of Permitted Uses) and Chapter 5 (Dimensional Requirements) of the Eagle Lake Land Development Regulations.

### **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 \_\_\_\_\_, 2024

EAGLE LAKE CITY COMMISSION:

ATTEST:

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

BY: \_\_\_\_\_  
SUZY WILSON, MAYOR

Approved as to Form:

\_\_\_\_\_  
HEATHER R. MAXWELL, ESQ.  
CITY ATTORNEY

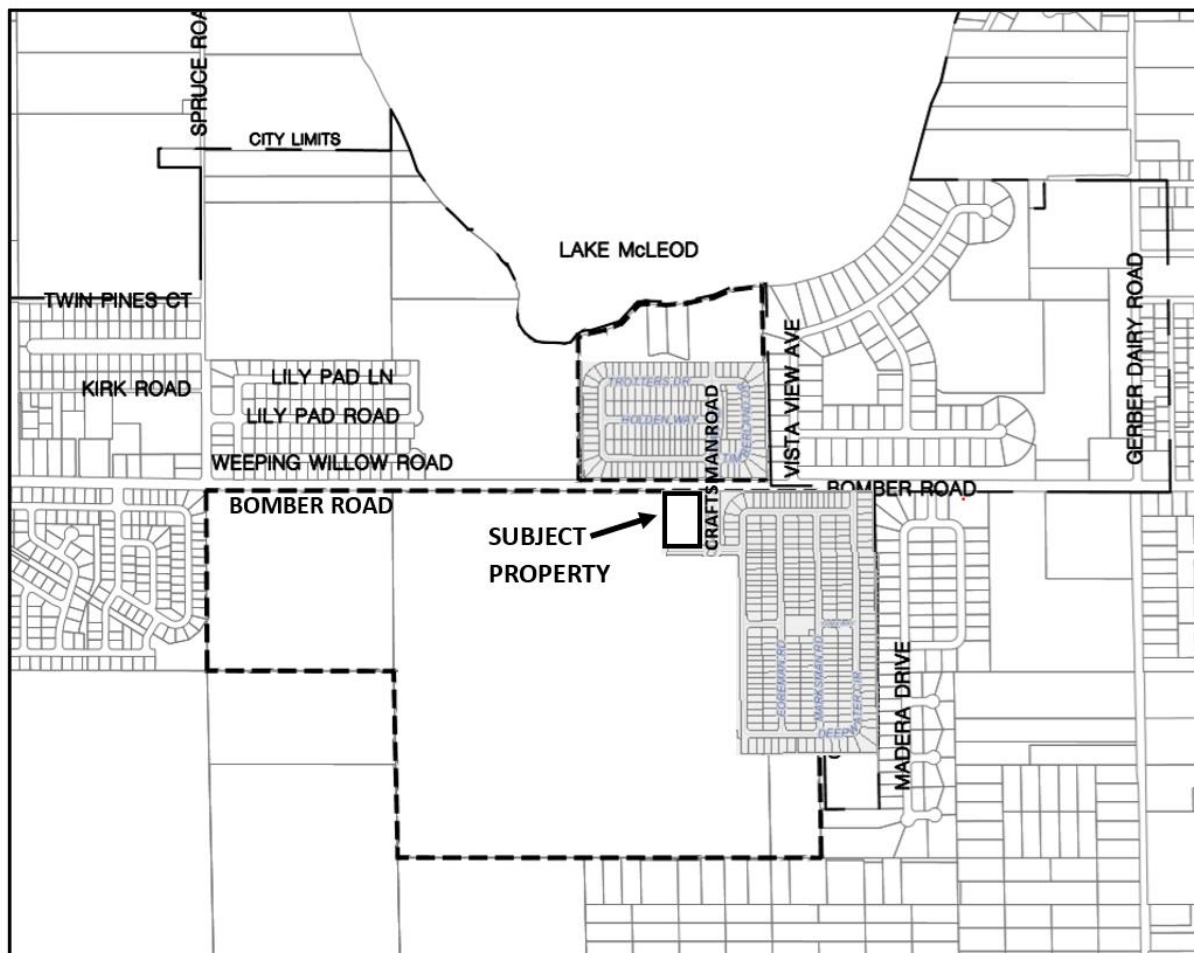
## EXHIBIT A – LEGAL DESCRIPTION AND LOCATION MAP

### LEGAL DESCRIPTION:

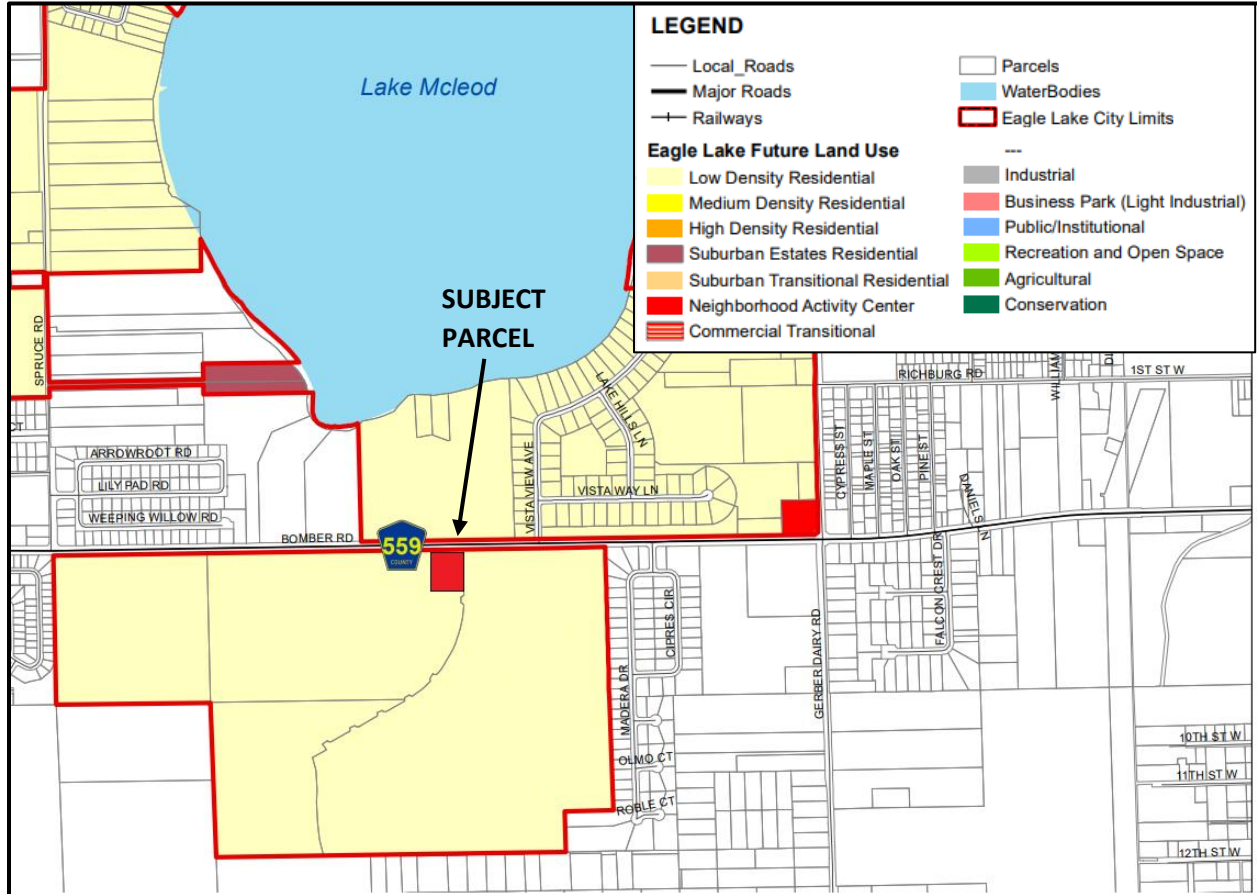
The South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  (also known as the South  $\frac{1}{2}$  of U.S. Government Lot 4 and all of U.S. Government Lot 5) in Section 18, Township 29 South, Range 26 East.

(Source: Topographic survey “Ranches at Lake McLeod Commercial Site” dated 1/28/ 2024 by Accurate Survey of Florida, Inc., 4206 National Guard Dr., Plant City, FL 33563)

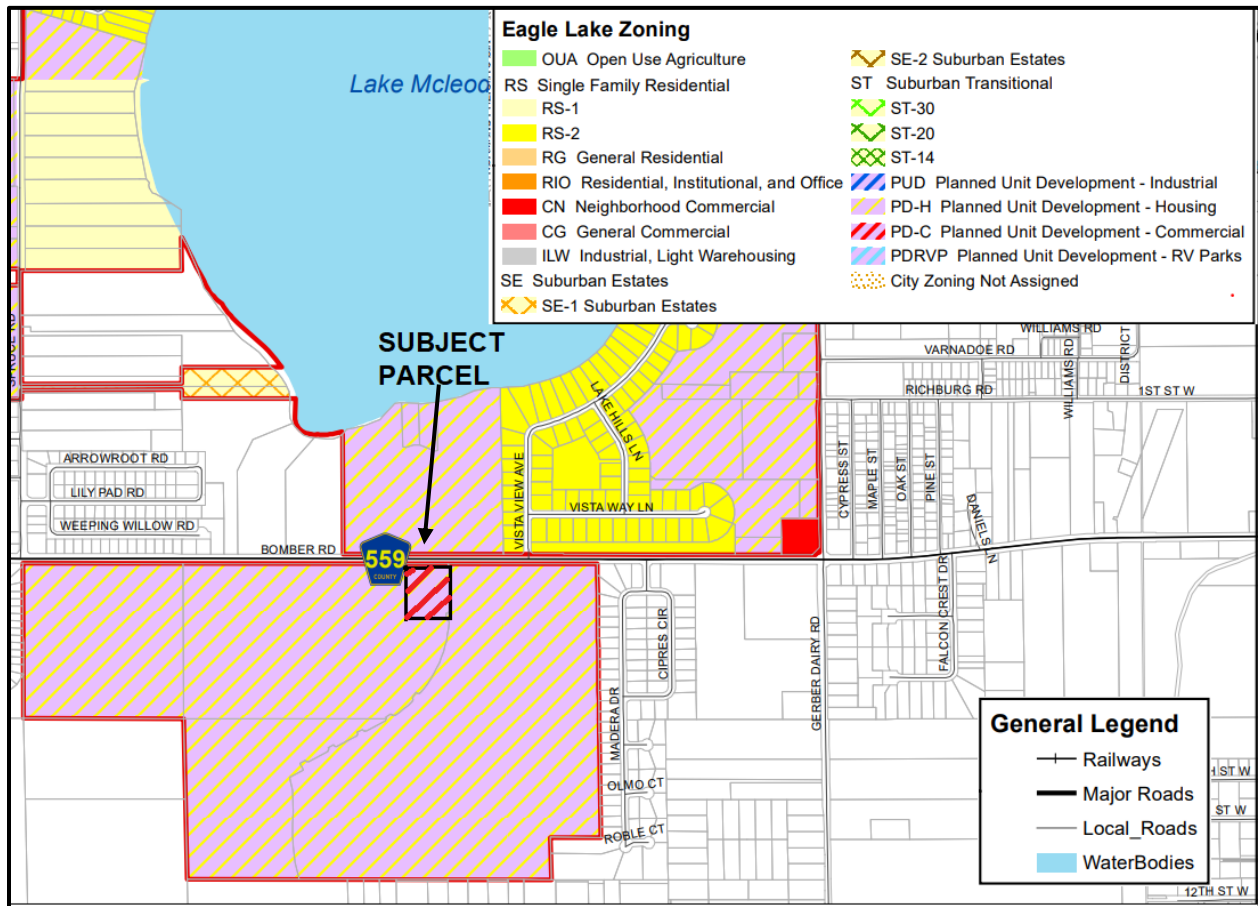
### LOCATION MAP:




## EXHIBIT B – FUTURE LAND USE MAP



## EXHIBIT C – ZONING MAP



## MEMORANDUM

TO: Tom Ernharth, City Manager, City of Eagle Lake  
FROM: Merle Bishop, FAICP, Senior Planner   
DATE: February 29, 2024  
SUBJECT: Ranches at Lake McLeod Commercial Site  
PROJECT: ELAKX23006 – Ranches at Lake McLeod Commercial

In response to the City's request, I have completed a review of the Comprehensive Plan Amendment (small scale map amendment) and zoning application submitted by Mr. Cody Bogart, PE, Newkirk Engineering, Inc. dated 2/06/24 and submitted 2/13/24 to the City of Eagle Lake for one parcel totaling approximately 2.882 acres and generally located immediately southwest of the intersection of County Road 559 (Bomber Road) and Craftsman Road within the Ranches at Lake McLeod Planned Development.

### BACKGROUND:

**Property Owner(s):** Ranches at Lake McLeod, LLC

**Applicant:** Newkirk Engineering, Inc.  
1420 Celebration Blvd., Suite 200  
Celebration, FL 34747

**Site Location:** SW of the intersection of CR 559 (Bomber Road) and Craftsman Road

**Parcel ID #:** 29-26-18-000000-042010

**Total Site Size:** 2.882 acres +/-

**Current Land Use:** Vacant

**Future Land Use Designation:** Low Density Residential Low

**Zoning Designations:** Planned Development – Housing (Ord. No. O-20-19)

**Proposed Future Land Use Designation:** Neighborhood Activity Center

**Proposed Zoning Districts:** Planned Development – Commercial (PD-C)

### BACKGROUND:

The applicant requests the City amend its Comprehensive Plan by changing the Future Land Use designation from Low Density Residential to Neighborhood Activity Center for a 2.882 +/- acres parcel, which qualifies as a small scale Comprehensive Plan amendment pursuant to §163.3187, F.S. (Process for Adoption of Small Scale Comprehensive Plan Amendment). Additionally, the applicant requests that the zoning designation of the parcel be changed from Planned Development – Housing (PD-H) to Planned Development – Commercial (PD-C). The change in zoning requires an amendment to Eagle Lake Ordinance No. O-20-19, which approved PD-H zoning for approximately 280 acres, known as the Ranches at Lake McLeod, and includes the subject parcel (see Exhibit D – Zoning Map). The requested PD-C zoning classification is consistent with the NAC future land use designation and will permit general retail commercial and office uses.

The parcel is located at the intersection of County Road 559 (Bomber Road), an urban collector road, and the main entrance road into the Ranches at Lake McLeod (Craftsman Road), a "local collector" road (see Exhibit A

– Location Map) . The parcel has approximately 300 feet of frontage on County Road 559 (Bomber Road) and approximately 400 feet of frontage on Craftsman Road. The conceptual site plan shows one access from Craftsman Road located on the east side of the parcel and one access from Wilder Road, a local road on the south boundary of the parcel. The proposed site development is a single two-story building totaling a maximum of 36,000 square feet located in the center of the parcel surrounded by the required parking and traffic drive isles. Proposed uses are a mixture of retail commercial and offices.

**SURROUNDING LAND USES:**

<b>NW</b> – Bomber Road Single family homes (Ranches at Lake McLeod PD – North Ranch) (City of Eagle Lake)	<b>N</b> – Bomber Road Single family homes (Ranches at Lake McLeod PD – North Ranch) (City of Eagle Lake)	<b>NE</b> – Bomber Road Single family homes (Ranches at Lake McLeod – North Ranch and Lake Meadows Sub.) (City of Eagle Lake)
<b>W</b> – vacant Wilder Road (Ranches at Lake McLeod – Central Ranch) (City of Eagle Lake)	<b>Subject Property (vacant)</b>	<b>E</b> – Craftsman Road Single family homes (Ranches at Lake McLeod - East Ranch) (City of Eagle Lake)
<b>SW</b> – vacant Wilder Road (Ranches at Lake McLeod – Central Ranch) (City of Eagle Lake)	<b>S</b> – vacant Wilder Road (Ranches at Lake McLeod – Central Ranch) (City of Eagle Lake)	<b>SE</b> – Craftsman Road/ stormwater retention pond single family homes (Ranches at Lake McLeod – East Ranch) (City of Eagle Lake)

**PUBLIC INFRASTRUCTURE:**

The conceptual site plan for the existing PD-H zoning (Ordinance No. O-20-19) designates the parcel as “Tract C” and is designated for “future development.” Assuming that the parcel is developed with the existing Future Land Use designation of low density residential (5 dwelling units/acre maximum density) and the residential density approved for the Ranches at Lake McLeod PD-H zoning (4.16 dwelling units per acre) the potential development of the parcel would be 12 dwelling units (4.16 du/acre X 2.882 acres).

The requested change to PD-C zoning and accompanying conceptual site plan is for a maximum of 36,000 square feet of mixed retail commercial and office uses. The recommendation for allowable uses is for the uses permitted within the Neighborhood Commercial (CN) Zoning District as identified in Section 2.3.1.50 (Neighborhood Commercial), Article 2 (Table of Permitted Uses) and Chapter 5 (Dimensional Requirements) of the Eagle Lake Land Development Regulations.

The applicant submitted a Utility Demand Calculation for the proposed project based on the FDEP demand calculations of 0.334 Equivalent Residential Units (ERU) per 1,000 square feet of commercial office building (add food service & retail space). Based on this report, which is signed and sealed by Cody A. Bogart, P.E. and dated 2/13/24, the total ERU for 36,000 square feet of commercial office/retail space is 12.024. Therefore, there is sufficient water and sewer capacity to serve the proposed development.

The applicant submitted traffic trip generation calculations, signed and sealed by Cody A. Bogart, P.E. and dated 1/26/24, which states that there the estimated PM Peak Hour traffic for the proposed development, assuming a 50/50 split for a strip retail plaza and general office uses, is 143 trips. for the proposed development

The City's Level of Service (LOS) for City facilities and services is established in the 2030 Comprehensive Plan. Impacts on LOS should be evaluated based on the impact resulting from a maximum development of 36,000 square feet of commercial uses. The incremental demand calculation is based on the difference between the potential development of the parcel for 12 single family homes using the existing Future Land Use and zoning designations and the proposed maximum of 36,000 square feet of commercial retail and office uses.

POTENTIAL INFRASTRUCTURE IMPACTS				
Current Available Capacity	Current Vested Demand	Total Demand	Incremental Demand <sup>6</sup>	Remaining Capacity
<b>Potable Water (LOS: 300 gpd<sup>1</sup>/ERC<sup>2</sup>)</b>				
1.584 mgpd	906,623 gpd	7,214 gpd	3,607 gpd	670,163 gpd
<b>Sanitary Sewer (LOS: 275 gpd<sup>1</sup>/ERC<sup>2</sup>)</b>				
750,000 gpd	622,297 gpd	5,411 gpd	2,705	122,292 gpd
<b>Recreation (LOS: 4.5 acres/1,000 population<sup>3</sup>)</b>				
17.45 acres	11.34 acres	0.00 acres	0.00	6.11 acres
<b>Transportation – C.R. 559 (Bomber Road) – LOS: C</b>				
720 trips <sup>4</sup> (PM Peak Hr.)	N/A	143 trips <sup>5</sup> (PM Peak Hr.)	132 trips (PM Peak Hr.)	588 trips

<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) for retail commercial is calculated based on 0.334 ERU/1,000 sq. ft.

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

<sup>4</sup> Polk TPO Roadway Database 2022 (Effective date: April 2022)

<sup>5</sup> ITE TripGen – Retail Shopping Plaza <40K Sq. ft. and General Office use (Trip Generation Manual, 11<sup>th</sup> Edition)

<sup>6</sup> The difference between the potential for 12 single family dwelling units and the proposed 36K sq. ft. mixed commercial/office use

Sufficient capacity exists for all of the infrastructure areas evaluated for a development of 36,000 square feet of retail commercial and office development without diminishing the adopted level of service.

#### 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 or complies with the following applicable policies.

##### A. FUTURE LAND USE ELEMENT

**Policy 2.8, Neighborhood Activity Centers:** *Neighborhood Activity Centers are intended to accommodate the shopping, business, and service needs of residents of the City and the adjacent surrounding population. Permitted uses include supermarkets, office, convenience store, service station, Post Office, and related commercial services. Neighborhood Activity Centers must be located at the intersections of major collectors and arterial roadways or along an arterial road.*

The requested Neighborhood Activity Center Future Land Use and CG zoning designation is located at the intersection of an Urban Collector road and a "local collector" road, which provides access to Bomber Road for the Ranches at Lake McLeod development. This location will provide a central location for commercial and office uses to meet the needs of the surrounding residential development. Additionally, the parcel has access to existing infrastructure with sufficient capacity for development of the property for commercial/office uses. There is no other commercial uses or land use located in the immediate



vicinity of the requested amendment. The closest commercial future land use designation and zoning is located approximately ½ mile to the west at the intersection of CR 559 (Bomber Road) and Gerber Dairy Road. The location of the requested NAC is a logical location for establishing a new NAC with connectivity to the regional roadway network and surrounding neighborhood residential development.

**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 property is located above the flood zone for Eagle Lake and has well-drained soils which are suitable for a low-rise multi-family development on the property. The Federal Emergency Management Agency (FEMA) flood maps indicated that there are no flood zones on the property.

The soil classification identified on the property by the USDA, Natural Resources Conservation Service, Soil Survey is Sparr sand which is well drained with the depth to water table greater than 80 inches and no flooding or ponding.

**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 location of the property will enable development to be served by public facilities and services that are currently available or will be available prior to the issuance of any 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 Neighborhood Activity Center Future Land Use and PD-C zoning will allow for commercial and office development to meet the needs of the surrounding residential development in the southern portion of Eagle Lake and along Bomber Road. This area currently has very limited options for commercial/office development resulting in residents having to travel outside of the area for commercial and office needs,

**Policy 12.2,** *The City shall enforce land development regulation criteria to achieve compatibility between adjacent land uses.*

The proposed Neighborhood Activity Center Future Land Use and PD-C zoning will allow commercial/office development on an urban collector highway. The parcel is separated from nearby single family residential home by roadways. The proposed development complies with the required setback and is centrally located on the parcel, which provides additional separation from residential uses. Additionally, the required landscape buffering will help to achieve compatibility.



**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 County Road 559 (Bomber Road), a County maintained urban collector road, via Craftsman Road, a new local collector road, which provides access to the Ranches at Lake McLeod development. Prior to final construction plan approval, the applicant will be required to coordinate a traffic analysis with Polk County.

**B. INFRASTRUCTURE ELEMENT**

The requested Neighborhood Activity Center Future Land Use and PD-C zoning will permit development consistent with several policies of the Infrastructure Element with respect to maximizing the use of existing facilities to ensure capacity is available for existing and proposed development throughout the City.

**CONCLUSION:**

The Eagle Lake Land Development Code requires that the Planning Commission shall consider the rezoning petition and base its recommendation to the City Commission upon a determination that the following conditions are satisfactorily met (Division VI, Article 2, Section 6.1.2.10(4) – Rezoning, General)

*The planning commission shall consider the rezoning petition and base its recommendation to the city commission upon a determination that the following conditions are satisfactorily met:*

- A. The rezoning petition is consistent with the City of Eagle Lake Comprehensive Plan, specifically the Land Use Element and requirements for establishing a new Neighborhood Activity Center Future Land Use district;
- B. The rezoning petition will not lower the adopted level of service below the minimum level of services 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 property;
- D. The need and justification for the change has been sufficiently described in the application and meets the requirements;
- E. The effect of the change, if any, on the particular property and on surrounding properties;
- F. The amount of undeveloped land in the general area and in the city having the same classification as that requested; and
- G. The proposed rezoning and all permitted uses are compatible with development on surrounding property; or compatibility can be achieved with a zoning district of lesser density or lesser intensity which is specified in the planning commission's recommendation.

The intended use of the property for 36,000 square feet of commercial/office uses must comply with the requirements of the land development code.

Based on this analysis, we find that the requested Neighborhood Activity Center Future Land Use designation and PD-C zoning are consistent with the applicable goals, objectives and policies of the Eagle Lake 2030 Comprehensive Plan, as amended. Additionally, the requested PD-C zoning is compatible with the surrounding single-family subdivisions.

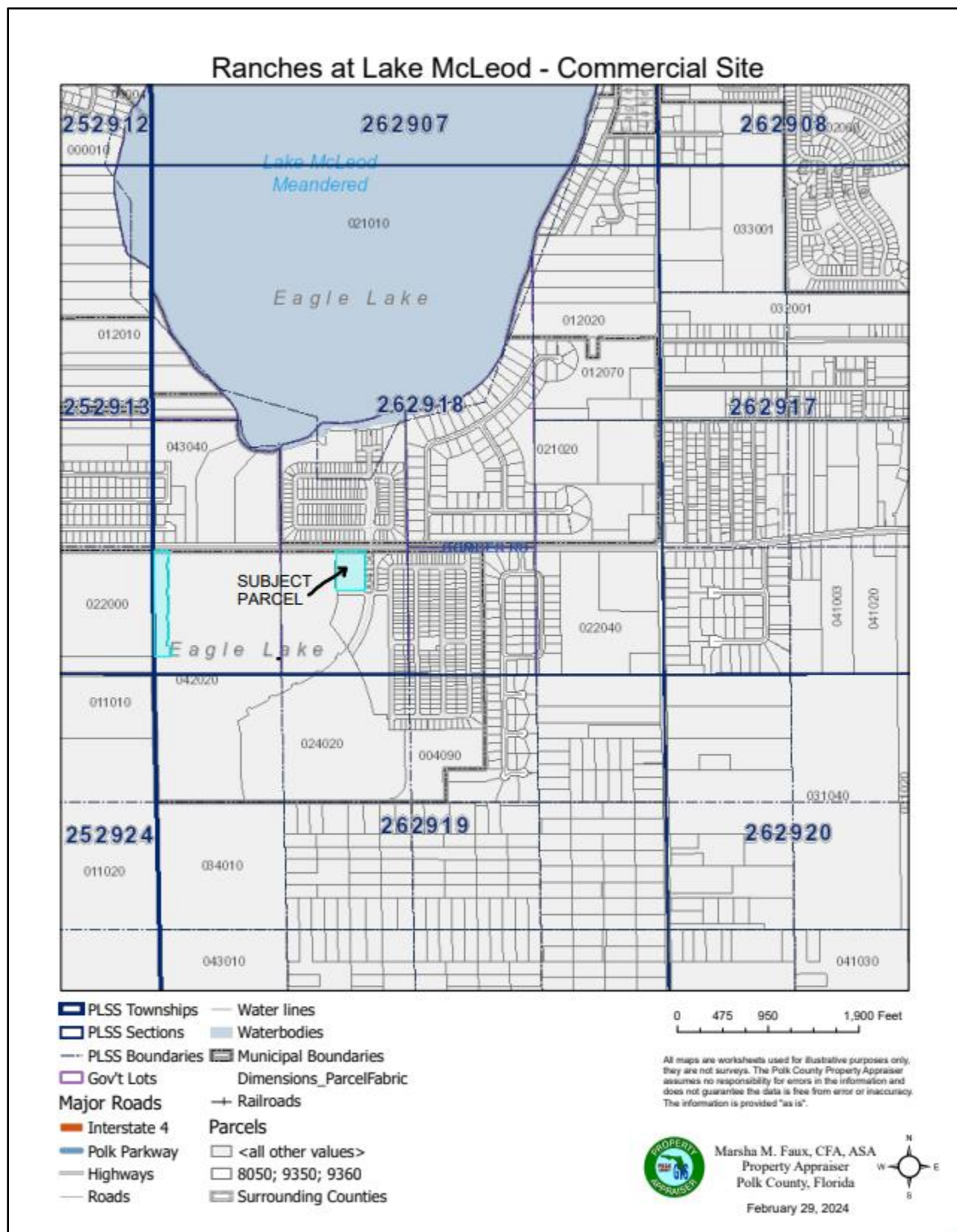
**RECOMMENDATION:**

1. The requested Comprehensive Plan Amendment to amend the Future Land Use Map from Low Density Residential to Neighborhood Activity Center and amendment to Ordinance No. O-20-19 to amend the zoning designation of the parcel from PD-H to PD-C is hereby recommended for approval subject to the following conditions:
  - A. Development of the PD-C shall generally conform to the Conceptual Plan submitted as part of the Comprehensive Plan Amendment/Zoning application dated February 6, 2024.
  - B. Land uses allowed include retail commercial and office uses according to the Neighborhood Commercial (CN) Zoning District as identified in Section 2.3.1.50 (Neighborhood Commercial), Article 2 (Table of Permitted Uses) and Chapter 5 (Dimensional Requirements) of the Eagle Lake Land Development Regulations.

**ATTACHMENTS:**

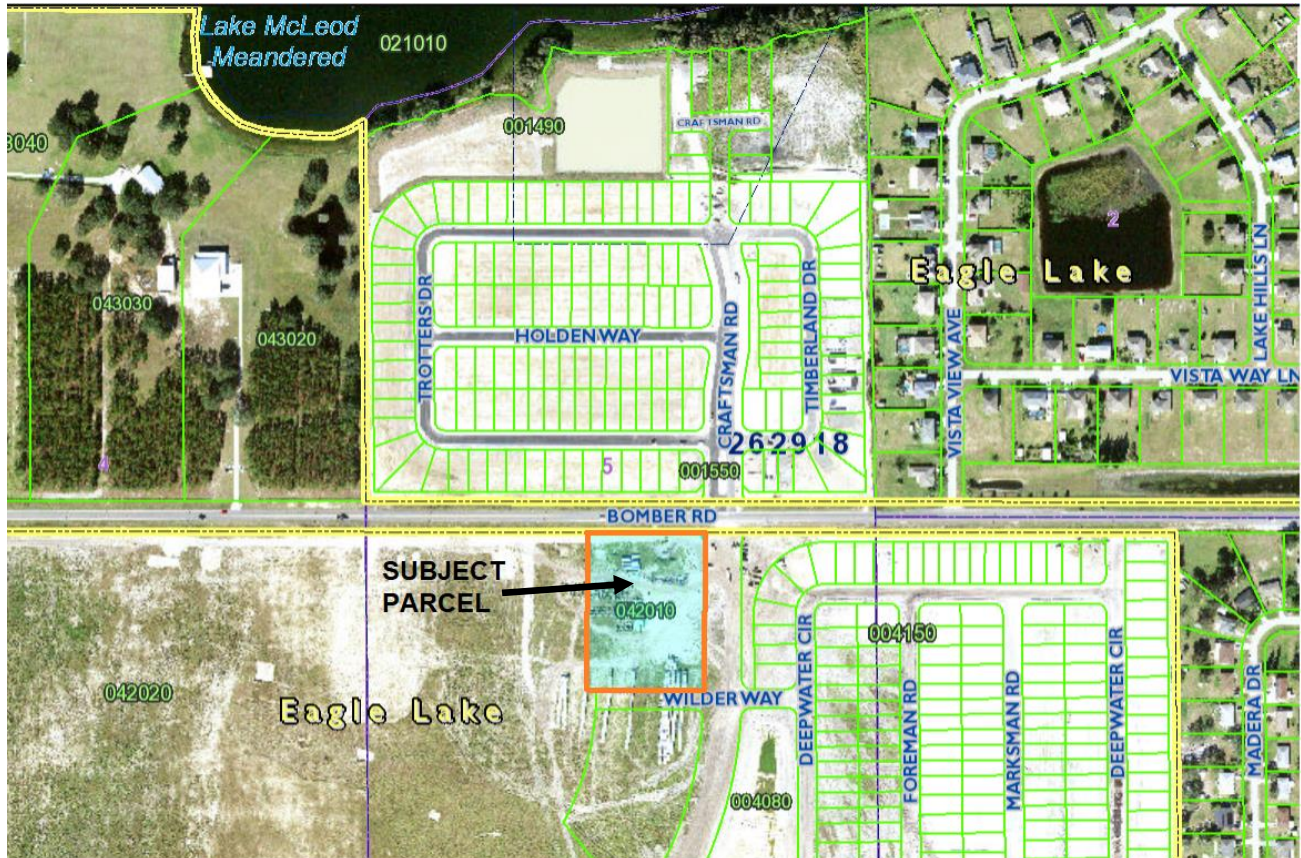
EXHIBIT A – Location Map  
EXHIBIT B – Aerial Photograph  
EXHIBIT C – Future Land Use  
EXHIBIT D – Zoning Map  
EXHIBIT E – Legal Description

## EXHIBIT A – LOCATION MAP

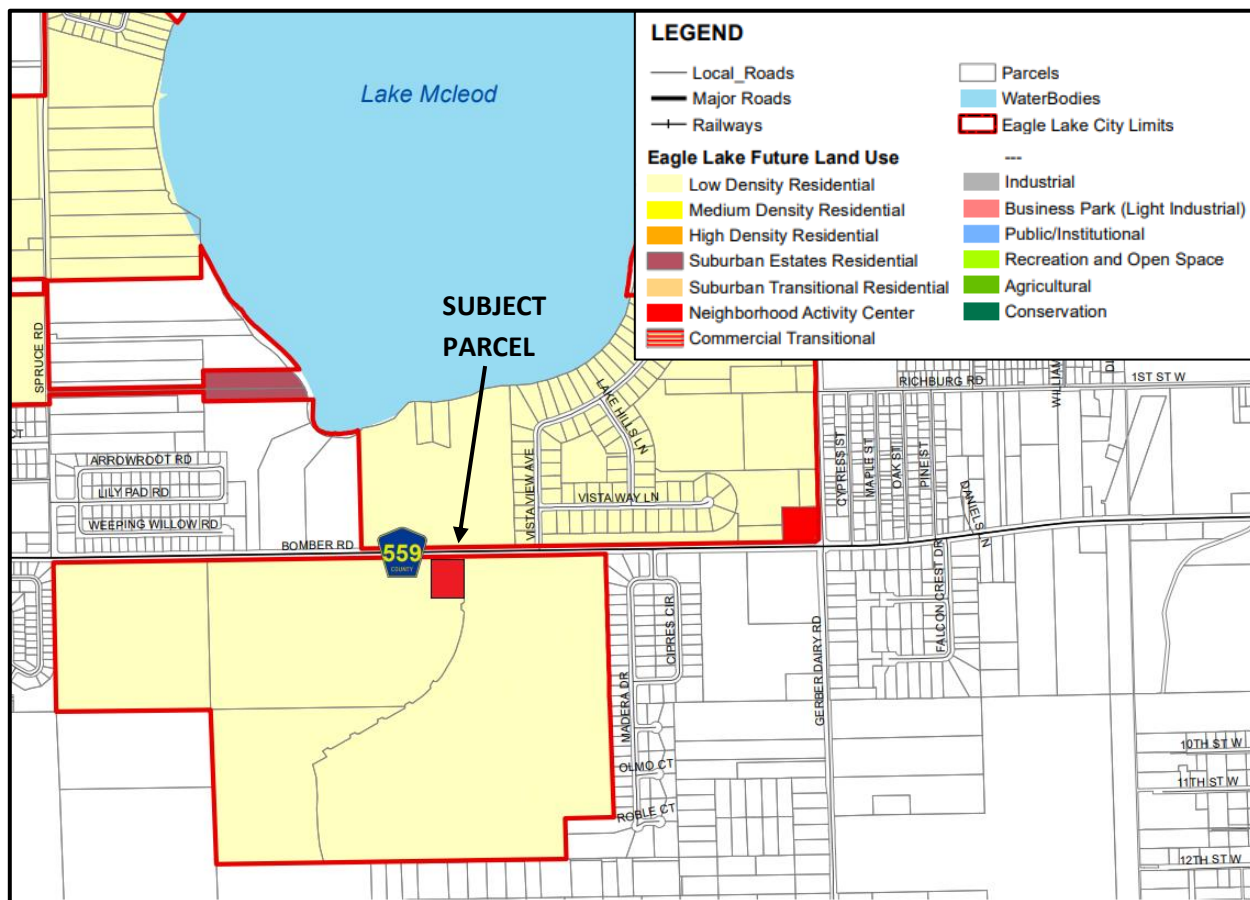




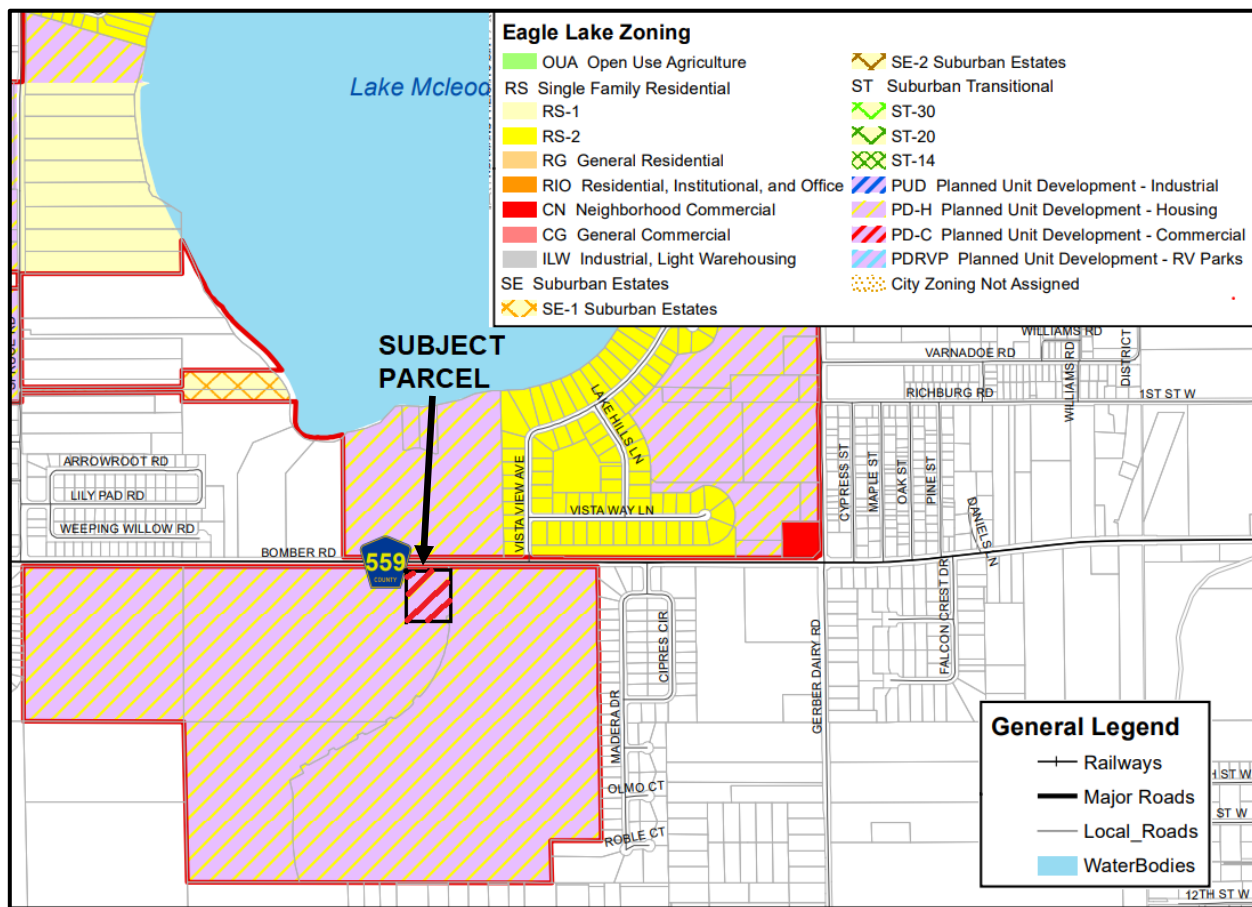
## EXHIBIT B – AERIAL PHOTOGRAPH



## EXHIBIT C – FUTURE LAND USE



## EXHIBIT D – ZONING MAP



## EXHIBIT E – LEGAL DESCRIPTION

### LEGAL DESCRIPTION:

The South ½ of the Southwest ¼ (also known as the South ½ of U.S. Government Lot 4 and all of U.S. Government Lot 5) in Section 18, Township 29 South, Range 26 East. (Source: Topographic survey “Ranches at Lake McLeod Commercial Site” dated 1/28/2024 by Accurate Survey of Florida, Inc., 4206 National Guard Dr., Plant City, FL 33563)

PARCEL ID NUMBER: 26-29-18-0000000-042010



ORDINANCE NO.: O-24-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EAGLE LAKE, FLORIDA, AMENDING THE CITY OF EAGLE LAKE CODE OF ORDINANCES, CHAPTER 16, UTILITIES, ARTICLE V. BILLING PROCEDURES, FEES AND DEPOSITS, SECTION 16-142 CUSTOMER BILLING, ADMINISTRATION, INSPECTION AND SERVICE FEES; TO CHANGE THE TIME FOR IMPOSITION OF SERVICE FEE FOR SERVICE TURN ONS OR TURN OFFS FROM 4:00 P.M. TO 3:00 P.M. AND TO CORRECT SCRIVENER'S ERRORS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Eagle Lake provides water and sewer services to customers within the territorial boundaries of the City and within its Chapter 180 service area imposes service charges and fees for such services.

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

1. Section 16-142 of the Code of Ordinances shall be amended and shall read as follows (~~striketrough~~ language deleted, underline language added):

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

The following fees are hereby imposed:

- (1) 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 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 including the reading of the water meter, and applies to all customers of the utility system including those that area on a temporary hold for any reason.
- (2) A fee of \$3.00 per month for customers with separate irrigation meters 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 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 these accounts and included on the customer's first monthly billing statement for such accounts.
- (4) A one-time commercial administration fee of \$45.00 for new commercial account set-up which shall be included on the customer's first monthly billing statement. If a customer establishes a separate irrigation meter 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.

- (5) A fee of \$25.00, along with an application for service, to have water turned on for a 24 hour period for inspection purposes.
- (6) A fee of \$75.00 to have serviceds turned on or off after ~~4:00~~ 3:00 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~~ 3:00 p.m.

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

3. All ordinances in conflict herewith are hereby repealed.

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 May 6, 2024.

INTRODUCED on first reading this 15<sup>th</sup> day of April, 2024.

PASSED on second reading this \_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF EAGLE LAKE, FLORIDA

\_\_\_\_\_  
SUZY WILSON, MAYOR

ATTEST

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

Approved as to form:

\_\_\_\_\_  
CITY ATTORNEY, HEATHER R. MAXWELL

## ORDINANCE O-24-08

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EAGLE LAKE, FLORIDA; AMENDING CHAPTER 16, UTILITIES, BY REPLACING SECTION 16-145 IN ITS ENTIRETY; TO AUTHORIZE WATER AND SEWER UTILITY LIENS; PROVIDING FOR EXEMPTIONS; PROVIDING FOR COLLECTION OF LIENS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Chapter 180 provides municipalities with the authority to establish and operate water utility systems; and

WHEREAS, as authorized by state law, there is hereby imposed a lien on each property that is served by the City's water and/or wastewater system to secure the payment of delinquent City utility services.

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

1. Section 16-145 of the Eagle Lake Code of Ordinances is deleted in its entirety and replaced in its entirety as follows (~~strike through~~ language deleted, underline language added):

~~Sec. 16-145.—Payment of attorney's fees in action for collection.~~

~~Any person who is supplied utility services by the city who becomes delinquent in the payment of a bill and against whom an action for collection is instituted in any court and concluded in favor of the city shall be required to pay, in addition to the unpaid bill, a reasonable attorney's fee to be made a part of the final judgment.~~

Sec. 16-145. – Liens and remedies for nonpayment of service.

Subject to the provisions of Section 180.135, Florida Statutes, if the fees, rates or charges for the services and facilities of the City of Eagle Lake water and/or wastewater systems shall not be paid as and when due, and shall be in default for thirty (30) days or more, then the unpaid balance thereof, together with attorneys' fees and costs, may be recovered by the city in a civil action, by recording a notice of lien, by referring the delinquent account to a collection agency, or a combination thereof. In the event the delinquent account holder is the owner of the property to which utility service was provided, a notice of lien, in such form as the city manager deems appropriate, may be filed in the office of the clerk of the circuit court of Polk County, Florida, and shall be recorded as liens are recorded. Any such lien, upon recording, shall be constructive notice of such lien and may be foreclosed or otherwise enforced by the city by action or suit in equity. Any lien provided in this section shall accrue interest at the statutory rate, as provided in Sections 687.01 and 55.03, Florida Statutes, as amended from time to time, from the date of recording. Such interest as

provided for in this section shall also constitute a lien against the property assessed of equal dignity to that of the underlying lien.

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

3. All ordinances in conflict herewith are hereby repealed.

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 \_\_\_\_\_, 2024.

INTRODUCED on first reading this \_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED on second reading this \_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF EAGLE LAKE, FLORIDA

\_\_\_\_\_  
SUZY WILSON, MAYOR

ATTEST

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

Approved as to form:

\_\_\_\_\_  
CITY ATTORNEY, HEATHER R. MAXWELL

provided for in this section shall also constitute a lien against the property assessed of equal dignity to that of the underlying lien.

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

3. All ordinances in conflict herewith are hereby repealed.

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 May 6<sup>th</sup>, 2024.

INTRODUCED on first reading this 15<sup>th</sup> day of April, 2024.

PASSED on second reading this \_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF EAGLE LAKE, FLORIDA

\_\_\_\_\_  
SUZY WILSON, MAYOR

ATTEST

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

Approved as to form:

\_\_\_\_\_  
CITY ATTORNEY, HEATHER R. MAXWELL

## RESOLUTION R-24-06

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EAGLE LAKE, FLORIDA, DECLARING THE PUBLIC PURPOSE AND NECESSITY FOR EXERCISING THE RIGHT AND POWER OF EMINENT DOMAIN TO ACQUIRE CERTAIN REAL PROPERTY FOR WATER SYSTEM IMPROVEMENTS AND AUTHORIZING THE CITY ATTORNEY TO INSTITUTE CONDEMNATION PROCEEDINGS.

**WHEREAS**, the City of Eagle Lake is in the process of planning for water system improvements, and needs to acquire certain real property in order to make such improvements; and

**WHEREAS**, certain property owners have not responded to the City's offer to purchase the property; and

**WHEREAS**, per chapter 73, Florida Statutes, the City of Eagle Lake is authorized to exercise the power of eminent domain for certain public uses and purposes; and

**WHEREAS**, the City's exercise of the power to condemn real property is for the purpose of the construction of water system improvements; and

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

**Section 1. Findings.** The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

**Section 2. Declaration of Necessity.** The City declares the public purpose and the necessity for that purpose of acquiring, through condemnation, by right of eminent domain, fee simple title and a temporary construction easement in the real property identified in the attached Exhibit "A" for the construction of water system improvements.

**Section 3. Acquisition of Fee Simple Title.** The City is authorized to acquire, through condemnation by right of eminent domain, fee simple title and a temporary construction easement in the real property identified in the attached Exhibit "A" for the construction of water system improvements from the owner and any other persons required by law to be joined in such proceedings.

**Section 4. Institution of Legal Proceedings.** The City Attorney is authorized to institute legal proceedings to acquire, through condemnation, by right of eminent domain, fee simple title and a temporary construction easement in the real property identified in the attached Exhibit "A" and is authorized to join the owners and any other persons required by law to be joined in such proceedings. The City Attorney is authorized to employ outside counsel to assist in the acquisition as necessary.

**Section 5.** To the extent there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the City Commission.

**PASSED AND ADOPTED** by the City Commission of the City of Eagle Lake, Polk County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF EAGLE LAKE, FLORIDA

\_\_\_\_\_  
SUZY WILSON, MAYOR

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
HEATHER R. MAXWELL

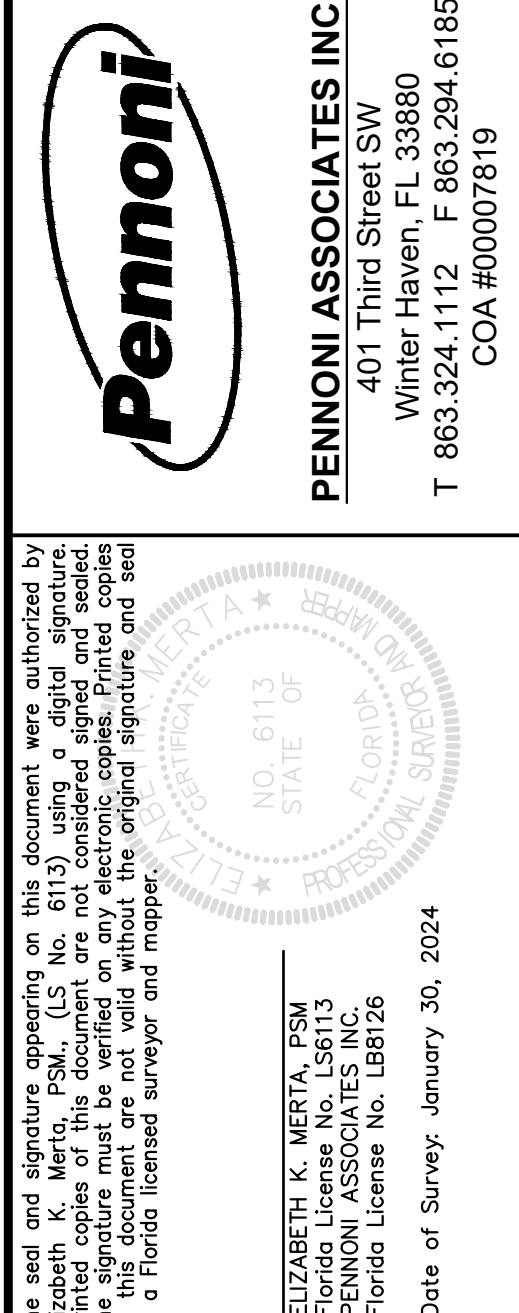
DESCRIPTION: (New Parcel)

A parcel of land being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commencing at the southeast corner of Lot 18, CUTRONE PARK SUBDIVISION, Plat Book 39, Page 22, Public Records of Polk County, Florida; thence North 89°49'39" East, 623.65 feet to the POINT OF BEGINNING; thence continue North 89°49'39" East, 699.42 feet to the westerly maintained right-of-way line of District Line Road, as recorded in Map Book 11, Page 74, Public Records of Polk County, Florida; thence along said westerly maintained right-of-way line for the following two (2) courses; (1) thence North 00°41'43" West, 81.27 feet to the point of curvature of a curve to the left having a radius of 60.00 feet, a central angle of 89°28'33", a chord bearing of North 45°26'00" West, and a chord distance of 84.46 feet; (2) thence Northwesterly along the arc of said curve 93.70 feet to the south right-of-way line of Cutrone Road, as shown on the plat of CUTRONE-PARK UNIT No. 2, Plat Book 41, Page 4, Public Records of Polk County, Florida; thence South 89°49'44" West, along said south right-of-way line, 639.97 feet; thence South 00°41'43" East, 140.75 feet to the POINT OF BEGINNING.

Said parcel containing 2.24 acres, more or less.





# BOUNDARY SURVEY

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

NO.	REVISIONS	DATE	BY
1	RELOCATE WEST BOUNDARY LINE, MODIFY LEGAL	02/13/2024	LSS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	ELAKX24002
DATE	2024/02/12
DRAWING SCALE	1" = 20'
DRAWN BY	LSS
APPROVED BY	EKM

**V-0201-2**

SHEET 1 OF 1

# LEGEND

	SYMBOL	SYMBOL	
A/C	Back Conditioning Unit	⊖	Fiber Optics Pedestal
AP	Aspirator	⊕	Fiber Optics Pedestal
AV	Box Flow Preventer	⊗	Fire Department Connection
B	Bench Mark	⊗	Fire Hydrant
BB	Bottom of Bunks	⊗	Flagpole
BC	Block of Curb	⊗	Flagpole
		⊗	Flagpole
(C)	Calculated Dimension	⊗	Force Main Light
CB	Chase Boring	⊗	Force Main Sub Out
CM	Concrete Monument	⊗	Force Main Whistle Post
CMA	Concrete Monument with disk	⊗	Fuel Filler Lid
CG	Concrete Monument	⊗	Fuel Filler Lid
CD	Certificate of Authorization	⊗	Fuel Pump
CE	Concrete	⊗	Fuel Pump
CP	Corrugated Plastic Pipe	⊗	Gas Manhole
		⊗	Gas Marker
(C)	Dead end or Described Dimension	⊗	Gas Marker
DB	Dead Bore	⊗	Gas Meter
DL	Drill Hole	⊗	Gas Meter
DOT	Ductile Iron Structure	⊗	Gas Meter
DPT	Dipole of Transportation	⊗	Gas Meter
D	Destination	⊗	Gas Meter
		⊗	Gas Meter
E	Electric	⊗	Gas Meter
EL/LEV	Elevation	⊗	Gas Meter
EXP	Exit of Pavement	⊗	Gas Meter
F	Flag	⊗	Gas Meter
FB	Flag Bore	⊗	Gas Meter
FD	Flagged Foot	⊗	Gas Meter
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1) Bearings based on the State of Florida, State Plane Coordinate System, North American Datum of 1983 (NAD 83), adjustment 1990, West Zone, the southerly right-of-way line of Cutrone Road being North 89°49'44" East.

- 2) The property shown herein lies in Zone "X", as shown on Flood Insurance Rate Map No. 12105C0530G, Community Panel Number 120261 0530 G, effective 12/22/2016, in Polk County, Florida, as prepared by the Federal Emergency Management Agency.

The above statement is for information only, and the undersigned assumes no liability for the correctness of the information in the cited map. In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

- 3) This survey was performed without the benefit of an abstract or title opinion. Therefore, it is subject to easements, restrictions, rights-of-way, encumbrances of record and of use, and other matters of title that may be found by a complete abstract or title opinion.
- 4) Underground improvements, if any, have not been located.
- 5) This description was prepared utilizing the last deed of record of the parent tract recorded as Instrument #2019059149 in Official Records Book 10787, Pages 1907 through 1908 of the Public Records of Polk County, Florida.

A parcel of land being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commencing at the southeast corner of Lot 18, CUTRONE PARK SUBDIVISION, Plat Book 39, Page 22, Public Records of Polk County, Florida; thence North 89°49'39" East, 62.635 feet to the POINT OF BEGINNING; thence North 89°49'39" East, 69.942 feet to the westerly line of the right-of-way line of the Line Road as recorded in Plat 11, Page 74, Public Records of Polk County, Florida; thence along the westerly line of the right-of-way line for the following two (2) courses; (1) thence North 00°41'43" East, 81.727 feet to the point of curvature of a curve to the left having a radius of 60.00 feet, a central angle of 89°28'33", a chord bearing of North 45°26'00" West, and a chord distance of 84.46 feet; (2) thence North 00°41'43" East, 140.75 feet to the POINT OF BEGINNING; thence along the westerly line of the right-of-way line of the Line Road of Cutrone Road, as shown on the plat of CUTRONE-PARK UNIT No. 2, Plat Book 41, Page 4, Public Records of Polk County, Florida; thence South 89°49'44" West, along said south right-of-way line, 639.97 feet; thence South 00°41'43" East, 140.75 feet to the POINT OF

Said parcel containing 2.24 acres, more or less.



## DEVELOPMENT AGREEMENT

THIS DEVELOPMENTAL AGREEMENT (this "Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2024 by and between Richmond American Homes of Florida, LP, a Colorado limited partnership (the "Developer") and the City of Eagle Lake, Florida, a municipal corporation created pursuant to the laws of the State of Florida (the "City"). This Agreement is intended to address issues related to City's reimbursement for infrastructure on Developer's property which is legally described at Exhibit "A" attached to here and made a part hereof (the "Property")

### RECITALS

1. The Property is located in the City of Eagle Lake, Florida.
2. The Developer proposes to develop a residential project on the Property (the "Project").
3. The Developer will require certain public improvements and infrastructure to facilitate the development of the Property.
4. In order correct an existing deficiency with the onsite wastewater lift station, it has been determined that significant upgrades are required and that it is in the City's best interest for these upgrades to be completed.
5. In return for the Developer's agreement to construct the lift station upgrade, the City has agreed to reimburse the Developer dollar for dollar for the cost of the construction of the lift station upgrades in the form of impact fee credits, direct payment towards its required payment of sewer connection fees or a direct reimbursement by the City to Developer of any remaining reimbursement funds owed to Developer following Developer's commencement of construction for Developer's final home in the Project (the "Lift Station Cost Reimbursement"). A description of the proposed improvements is provided in Exhibit "B" (the "Description of Work"). A detailed estimate of the proposed construction costs is provided in Exhibit "C" (the "Construction Costs").
6. The agreement of the City and the Developer to be bound by this Agreement, is a material assurance to the City and Developer, as applicable, to enter into this Agreement, and the City and Developer would not enter into this Agreement but for such mutual agreements and assurances by the City and Developer contained herein.

**ACCORDINGLY**, in consideration of mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**SECTION 1. RECITALS.** The above recitations are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part hereof.

**SECTION 2. AUTHORITY.** This Agreement is entered into under the authority of the Florida Constitution (including Article VIII, Section 2(b) thereof), the general powers conferred upon municipalities by statute and otherwise (including Chapter 163 and 166, Florida Statutes), and the City's Code of Ordinances. The parties specifically agree that this Agreement does not constitute a

"development agreement" under the Florida Local Government Development Agreement Act, Section 163.3220-163.3243, Fla. Stat., nor do the provisions of said supplemental act apply to this Agreement.

**SECTION 3. AGREEMENT BY THE CITY AND DEVELOPER.** Pursuant to the terms and conditions set forth in this Development Agreement, the Developer and the City hereby consent and agree as follows:

3.1 The Developer agrees to design, permit and construct the lift station upgrades. These upgrades shall be constructed by Developer in accordance with those certain plans prepared by JSK Consulting bearing Job# 1040.01B and approved by the City on 02/06/2024.

3.2 In consideration of the Developer designing, permitting, and constructing the lift station upgrades, the City shall reserve wastewater capacity for the Project. In addition, the City shall reimburse to Developer the Lift Station Cost Reimbursement for the costs incurred by the Developer in connection with the construction of the lift station upgrades in the form of impact fee credits towards its required payment of wastewater impact fees for houses to be constructed within the Project or in a form of reimbursement as provided for in Recital 5 above.

**SECTION 4. TERM.** Effective Date. This Agreement shall become effective on the date which the last party to this Agreement signs the Agreement.

**Section 5. Termination Date.** Unless otherwise terminated as discussed above, this Agreement shall terminate five (5) years from its Effective Date, unless the Development Code for the City is amended to allow development agreements for a longer term, and in such event, this Agreement shall terminate upon such later date.

**SECTION 6. DEFAULT; ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right to actual damages, injunctive relief and specific performance. ~~In the event it becomes necessary for either party to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all costs incurred, including reasonable attorney's fees incurred prior to litigation, during litigation, or appeals, and for unsuccessful dispute resulting from the non-prevailing party.~~

Formatted: Strikethrough

**SECTION 7. GOVERNING LAW AND VENUE.** This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any legal proceedings related to this Agreement shall be in Polk County, Florida.-

**SECTION 8. BINDING EFFECT.** This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. The parties hereby covenant they will enforce this Agreement and that it is a legal, valid binding agreement.

**SECTION 9. RECORDATION.** A copy of his Agreement shall be recorded by the Developer at the

Developer's expense, in the Public Records of Polk County, Florida, upon taking effect.

**SECTION 10. DISCLAIMER OF THIRD-PARTY BENEFICIARIES.** This Agreement is for the sole benefit of the parties hereto, and no right of action shall accrue upon or by any reason hereof, to or for the benefit of any third party. Nothing in this Agreement either expressed or implied is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**SECTION 11. ARMS LENGTH NEGOTIATION.** This Agreement is the result of mutual arm's length negotiations between the parties. Accordingly, this Agreement shall be construed equally between the parties.

**SECTION 12. WAIVER; REMEDIES.** No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereto, nor will any waiver on the part of either party of any right, power, or privilege hereunder operate as a waiver of any other right, power, or privilege hereunder, nor will any single or partial exercise of any right, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power, or privilege hereunder.

**SECTION 13. EXHIBITS.** The exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

**SECTION 14. NOTICE; PROPER FORM.** Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses:

**AS TO CITY:**

Thomas Ernharth, City Manager City of Eagle Lake  
P.O. Box 129  
Eagle Lake, FL 33839

COPY TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AS TO DEVELOPER:

Richmond American Homes of Florida, LP  
2822 Commerce Park Drive, Suite 100  
Orlando, Florida 32819  
Attn: Erin Delany

Email: [Erin.Delany@mdch.com](mailto:Erin.Delany@mdch.com)

with a copy to:

M.D.C. Holdings, Inc.  
4350 South Monaco Street, Suite 500  
Denver, Colorado 80237  
Attn: Bryan S. Blum  
Email: [Bryan.Blum@mdch.com](mailto:Bryan.Blum@mdch.com)

**SECTION 15. ENTIRE AGREEMENT.** This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the parties hereto, and superseded all prior and contemporaneous agreements, understandings, inducements and conditions, express or implied, oral or written, except as herein contained.

**SECTION 16. AMENDMENT.** Amendments to, and waivers to, the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

**SECTION 17. TIME OF THE ESSENCE.** Time is hereby declared of the essence in the performance of each and every provision of this Agreement.

SECTION 18. SOVEREIGN IMMUNITY. Nothing herein shall be deemed a waiver, express or implied, of the City's sovereign immunity under Section 768.28, Florida Statutes or considered a waiver of immunity or the limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other state statute. To the extent anything contained in this Agreement constitutes a waiver of sovereign immunity, such terms and conditions shall be interpreted to the fullest extent possible to effectuate the intent of the parties, but deleting any terms or conditions which would constitute a waiver of sovereign immunity.

**IN WITNESS WHEREOF,** the Agreement has been executed by the parties as of the date and year indicated below.

CITY OF EAGLE LAKE

By: \_\_\_\_\_  
\_\_\_\_\_ Mayor

Developer"

RICHMOND AMERICAN HOMES OF FLORIDA, L.P.  
a Colorado limited partnership

By: RAH OF FLORIDA, Inc., a Colorado corporation  
Its: General Partner

By: \_\_\_\_\_  
Name: Kelli Tolocka  
Title: Vice President of Land Acquisition

STATE OF FLORIDA COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_ day of \_\_\_\_\_, 2024 by Kelli Tolocka, as Vice President of Land Acquisition of Richmond American Homes of Florida, LP, a Colorado limited partnership, on behalf of the company, who is personally known to me or who produced \_\_\_\_\_ as identification.

EXHIBIT "A"

(Property)

Sutton Preserve Community as shown on Recorded Plat: Polk County PB: 193; Pages: 30-31  
(Copy of recorded plat attached)



INSTR # 2022201852  
BK 193 Pgs 30-31 PG(s)2  
RECORDED 07/25/2022 01:59:50 PM  
STACY M. BUTTERFIELD, CLERK OF COURT  
POLK COUNTY  
RECORDING FEES \$45.00  
RECORDED BY elizhovi

**Plat Name: SUTTON PRESERVE**

**Section           8**  
**Township       29 South**  
**Range           26 East**

STATE OF FLORIDA  
COUNTY OF POLK

**FILED FOR RECORD this 25<sup>th</sup> day of July 2022**

Recorded in Plat Book: **193**  
Page(s) ----- **30-31**

**Record verified 7/25/2022**

Stacy M. Butterfield  
Clerk of Circuit Court

By: Erin Valle  
Erin Valle  
Deputy Clerk



LEGAL DESCRIPTION

LOTS 5, 6, 7, 10, 11 AND 12, LESS THE NORTH 145 FEET OF THE EAST 13.9 FEET OF LOT 11, AND LESS THE WEST 86.1 FEET OF THE NORTH 145 FEET OF LOT 12, AND LESS THE SOUTH 235 FEET OF THE EAST 244.2 FEET OF LOT 12 OF J.A. JOHNSON'S SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 103, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THAT PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN O.R. BOOK 11645, PAGE 1398, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 12 OF J. A. JOHNSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 103, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALONG THE EAST BOUNDARY OF SAID LOT 12, A DISTANCE OF 235 FEET, THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 12, A DISTANCE OF 244.20 FEET, THENCE EAST ALONG SAID SOUTH BOUNDARY OF LOT 12, A DISTANCE OF 244.20 FEET TO THE POINT OF BEGINNING.

A/K/A  
LOTS 5, 6, 7, 10, 11 AND 12, LESS THE NORTH 145 FEET OF THE EAST 13.9 FEET OF LOT 11, AND LESS THE WEST 86.1 FEET OF THE NORTH 145 FEET OF LOT 12, OF J.A. JOHNSON'S SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 103, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THAT PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN O.R. BOOK 11645, PAGE 1398, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

LESS FROM THE ABOVE MAINTAINED RIGHT OF WAY AS SHOWN IN POLK COUNTY MAP BOOK 4, PAGE 223-228 AND RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 12345, PAGE 188-793 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA  
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT TBHG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "SUTTON PRESERVE" TO BE MADE AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER ALL ROADWAYS, TRACT "A", LIFT STATION AND PUBLIC UTILITY EASEMENT, IS HEREBY GRANTED TO THE CITY OF EAGLE LAKE, FLORIDA, ITS SUCCESSORS AND ASSIGNS, THE OWNER HEREBY STATED HEREON THE PLAT DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF EAGLE LAKE, ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE PRES. STORM WATER INLETS OR FLOW WAYS, SAID FACILITIES SHALL HOWEVER MAINTENANCE RESPONSIBILITIES SHALL NOT BE IMPOSED ON THE CITY OF EAGLE LAKE, ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE PRES. STORM WATER INLETS OR FLOW WAYS, SAID FACILITIES SHALL BE MAINTAINED BY THE SUTTON PRESERVE HOMEOWNERS ASSOCIATION, INC.; THERE IS HEREBY GRANTED TO THE CITY OF EAGLE LAKE, FLORIDA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE PERPETUAL INGRESS-EGRESS EASEMENT OVER TRACTS "B", "C" & "D", FOR ANY PUBLIC PURPOSES, THIS EASEMENT GRANT DOES NOT IMPOSE ANY MAINTENANCE RESPONSIBILITIES ON THE CITY FOR SAID TRACTS OR FOR THE MAINTENANCE OF STORMWATER DRAINAGE; THERE IS HEREBY GRANTED TO THE CITY OF EAGLE LAKE, FLORIDA, ITS SUCCESSORS AND ASSIGNS AND ALL PROVIDERS OF PUBLIC UTILITIES, A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT OVER, UNDER AND ACROSS ALL AREAS ON THIS PLAT SO DESIGNATED.

IN WITNESS WHERE OF I HAVE CAUSED MY HAND AND SEAL THIS 19 DAY OF July, 2022.  
SIGNED SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS  
SIGNED NAME: Michelle Brown  
PRINTED NAME: Michelle Brown

TBHG, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: [Signature]

WITNESS  
SIGNED NAME: Daniel Rivera  
PRINTED NAME: Daniel Rivera

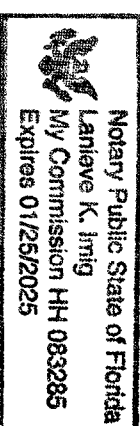
PRINTED NAME: Jason Prince  
TITLE: Manager

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR  
ONLINE NOTORIZATION, THIS 19 DAY OF July, 2022 BY Jason Prince

AS Manager OF TBHG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE  
COMPANY, WHO ✓ IS PERSONALLY KNOWN TO ME OR        HAS PRODUCED        AS  
IDENTIFICATION.

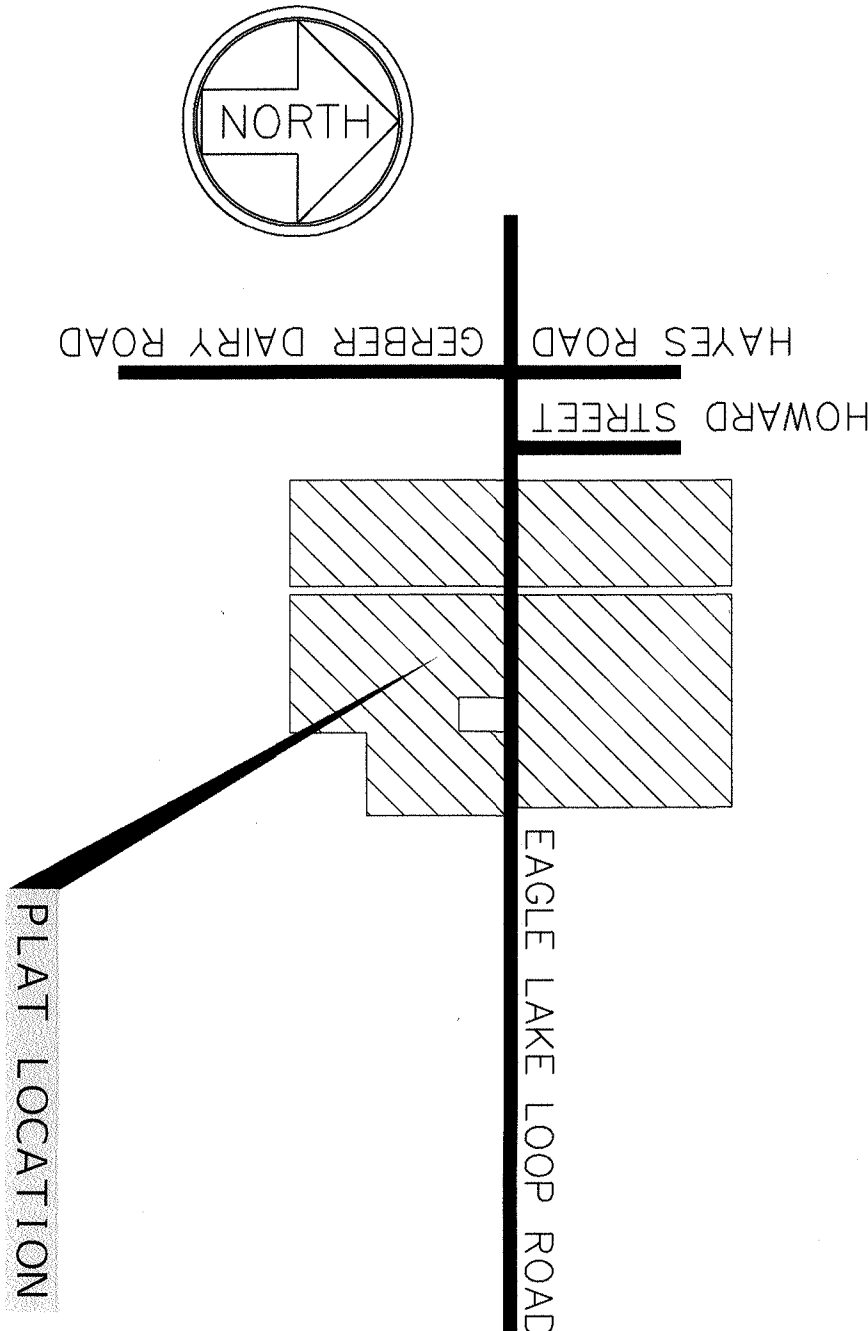


NOTARY PUBLIC  
PRINT NAME: Laurie King  
MY COMMISSION EXPIRES: 1/26/25

- SURVEYOR'S NOTES
- 1.) THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 25 BEING S 89°53'55" E, GRID BEARING AS MEASURED BEING 87K 0°5, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011) AND PROJECTED TO THE FLORIDA STATE PLANE WEST ZONE.
  - 2.) ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
  - 3.) ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
  - 4.) REPRODUCTION.
  - 5.) THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.
  - 6.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
  - 7.) UNLESS OTHERWISE NOTED, EACH LOT CORNER SHALL BE SET WITH A 1/2" REBAR AND "SGS INC. LB 8174" CAP.
  - 8.) UNDERLYING RIGHTS OF WAY, EASEMENTS OR PLATS AFFECTING SAID PROPERTY ARE AS FOLLOWS:  
1. ALL MATTERS CONTAINED ON THE PLAT OF J.A. JOHNSON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 103, PUBLIC RECORDS OF POLK COUNTY, AS SHOWN.  
2. EASEMENT, ORB 426, PG 792, EXISTING FACILITIES HAVE BEEN REMOVED AND THE EASEMENT WILL BE MAINTAINED.  
3. WATER CAPACITY RESERVATION, ORB 7347, PG 995, ORB 7973, PG 685 & ORB 10091, PG 967, NOT A SURVEY MATTER.  
4. EASEMENT AND RESTRICTION AGREEMENT RECORDED IN ORB 11645, PG 1400, AS SHOWN.
  - 9.) SUBJECT PROPERTY LIES IN FLOOD ZONE "X" AND IN FLOOD ZONE "AE" PER FEMA MAP NUMBER 12106005306, EFFECTIVE DATE: 12/22/2016.

SUTTON PRESERVE

SECTION 8, TOWNSHIP 29 SOUTH, RANGE 26 EAST  
A REPLAT OF A PORTION OF J.A. JOHNSON'S SUBDIVISION  
PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 103  
CITY OF EAGLE LAKE, POLK COUNTY, FLORIDA



VICINITY MAP (NOT TO SCALE)

SHEET INDEX  
SHEET 1 - COVER SHEET  
SHEET 2 - LOT DETAILS

JOINDER AND CONSENT

STATE OF FLORIDA  
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS CITIZENS BANK AND TRUST, A FLORIDA CORPORATION, MORTGAGEES OF THE LANDS SHOWN HEREON DOES HEREBY CONSENT TO AND JOIN WITH THE OWNER'S DEDICATION AS STATED HEREON.

WITNESS  
SIGNED NAME: Michelle Brown  
PRINTED NAME: Michelle Brown

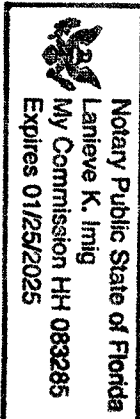
CITIZENS BANK AND TRUST, A FLORIDA CORPORATION  
BY: [Signature]  
PRINTED NAME: Jason Daniel  
TITLE: FVP

WITNESS  
SIGNED NAME: Daniel Rivera  
PRINTED NAME: Daniel Rivera

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR ☐ ONLINE  
NOTARIZATION, THIS 19 DAY OF July, 2022, BY Jason Daniel OF         
CITIZENS BANK AND TRUST, A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED        AS IDENTIFICATION.



NOTARY PUBLIC  
[Signature]  
NAME TYPED, PRINTED OR STAMPED  
MY COMMISSION EXPIRES: 1/26/25

NOTICE:

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

FLOOD HAZARD WARNING

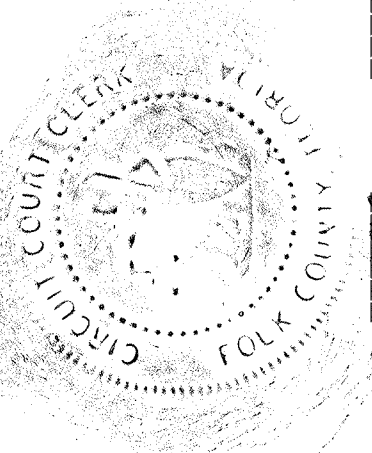
THIS PROPERTY MAY BE SUBJECT TO FLOODING, EVEN MEETING FEDERAL, STATE, OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

PLAT BOOK 193 PAGE 30  
SHEET 1 OF 2

CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA  
COUNTY OF POLK  
I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS 20th DAY OF July, A.D. 2022.

BY: Stacy M. Butterfield District 10 Clerk  
CLERK OF THE CIRCUIT COURT  
CITY COMMISSIONERS' APPROVAL:



THIS PLAT HAS RECEIVED APPROVAL THIS 17th DAY OF July, 2022 BY THE CITY COMMISSIONERS OF THE CITY OF EAGLE LAKE, POLK COUNTY, FLORIDA.

BY: [Signature] ATTEST: Dawn Wright  
TOM BERNHARTH, CITY MANAGER CITY CLERK

CITY SURVEYOR-CONSULTANT APPROVAL

STATE OF FLORIDA  
COUNTY OF POLK

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE REVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES RELATING TO THE MAKING OF MAPS AND PLATS

ROBERT F. DUBOIS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NUMBER LS 5293

DATE: 7/25/2022

SURVEYOR'S STATEMENT

STATE OF FLORIDA  
COUNTY OF POLK

I HEREBY STATE THAT THIS PLAT OF "SUTTON PRESERVE" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLETES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT THE PLAT REFLECTS THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT THE PLAT REFLECTS THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: [Signature]  
WILLIAM M. PYLE, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER: 6993

DATE: 7/19/22

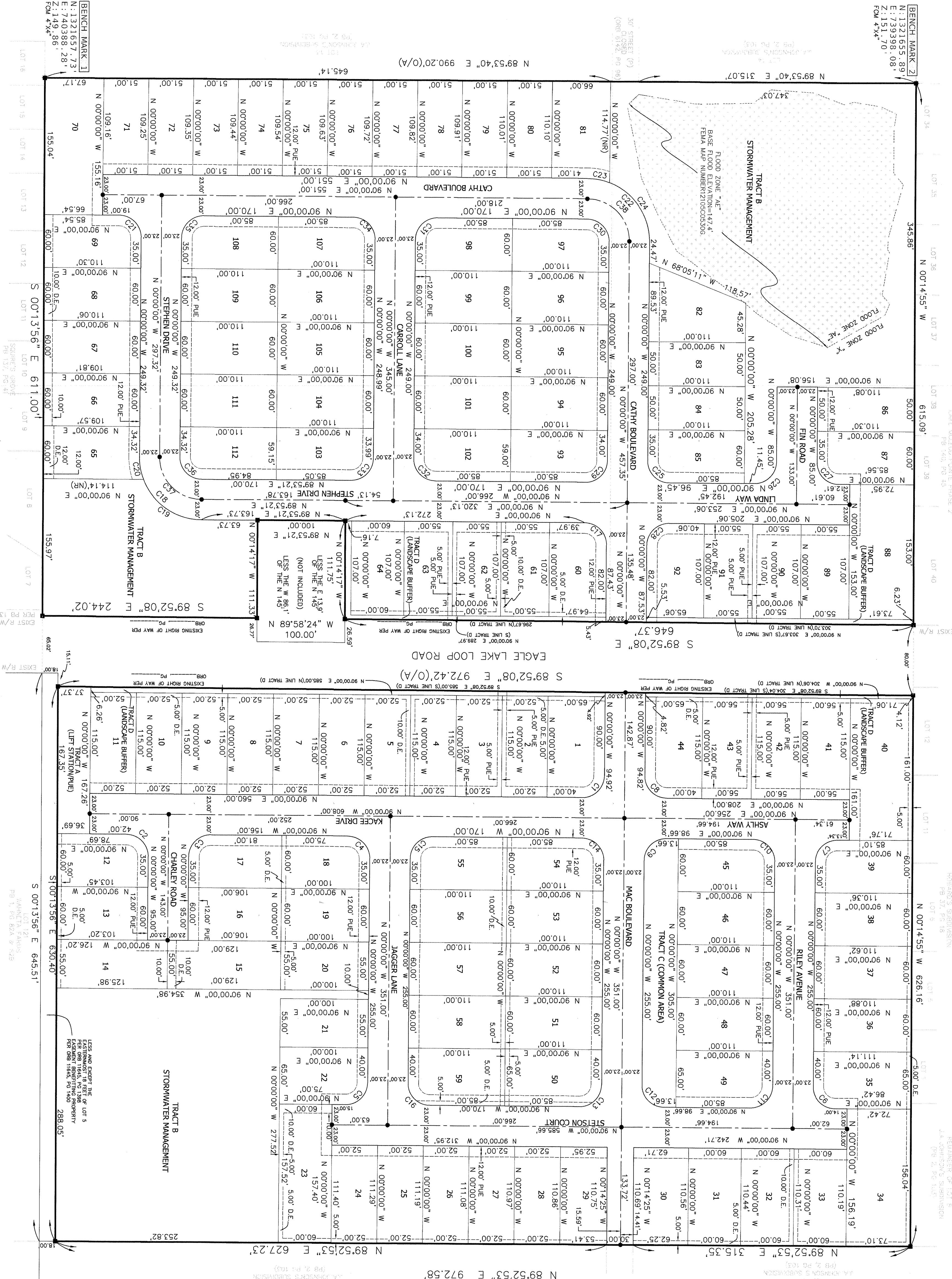
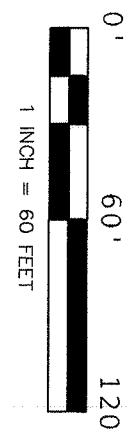
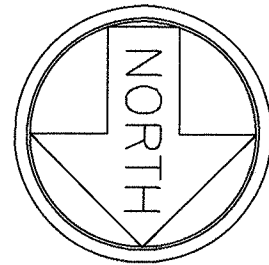
FLORIDA LICENSE NUMBER: 8174  
A07133738  
SEBRING, FL 33870



SUTTON PRESERVE

SECTION 8, TOWNSHIP 29 SOUTH, RANGE 26 EAST  
A REPLAT OF A PORTION OF J.A. JOHNSON'S SUBDIVISION  
PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 103  
CITY OF EAGLE LAKE, POLK COUNTY, FLORIDA

PLAT BOOK 193 PAGE 31  
SHEET 2 OF 2



NOTICE:

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

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING, EVEN  
MEETING FEDERAL, STATE, OR LOCAL STANDARDS DOES  
NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS  
STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE  
SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN  
CERTAIN RAIN EVENTS.

LEGEND	
A	ARC LENGTH
AK	ARC HEAD
CA	CALCULATED
CB	CHORD BEARING
CD	CHORD DISTANCE
CE	CENTERLINE
DE	DEED OR DESCRIPTION/DELTA ANGLE
EE	DRAINAGE EASEMENT
ET	EAST/EASTING
EL	ELEVATION
ET	EASEMENT TIE
FI	FIELD INFORMATION OR MEASUREMENT
FM	FEDERAL EASEMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FI	FOUND IRON PIPE
FI	FOUND IRON ROD NO ID
FIRC	FOUND IRON ROD AND CAP
N	NORTH/NORTHING
NR	NOT RADIAL
NR	NOT TANGENT
NR	NOTED RECORDS BOOK
NR	PLAT INFORMATION OR DIMENSION
NR	PLAT BOOK
NR	PAGE
NR	POINT OF BEGINNING
NR	POINT OF COMMENCEMENT
NR	POINT OF TANGENCY
NR	PUBLIC UTILITY EASEMENT
NR	RADIUS
NR	R/W
NR	SECTION
NR	SQUARE FEET
NR	STATE ROAD DEPARTMENT
NR	ELEVATION
NR	SET 4"x4" CONCRETE MONUMENT "SOS, INC. LB 8174
NR	PRM (PERMANENT REFERENCE MONUMENT) (UNLESS OTHERWISE NOTED)
NR	SET MAG NAIL AND "SOS INC LB 8174 PCP" DISK
NR	(PERMANENT CONTROL POINT)(UNLESS OTHERWISE NOTED)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27	25.00	90.0000°	N 45.0000° E	35.36
C2	39.27	25.00	90.0000°	N 45.0000° E	35.36
C3	39.27	25.00	90.0000°	N 45.0000° E	35.36
C4	39.27	25.00	90.0000°	N 45.0000° E	35.36
C5	39.27	25.00	90.0000°	N 45.0000° E	35.36
C6	39.27	25.00	90.0000°	N 45.0000° E	35.36
C7	39.27	25.00	90.0000°	N 45.0000° E	35.36
C8	39.27	25.00	90.0000°	N 45.0000° E	35.36
C9	39.27	25.00	90.0000°	N 45.0000° E	35.36
C10	39.27	25.00	90.0000°	N 45.0000° E	35.36
C11	39.27	25.00	90.0000°	N 45.0000° E	35.36
C12	39.27	25.00	90.0000°	N 45.0000° E	35.36
C13	39.27	25.00	90.0000°	N 45.0000° E	35.36
C14	39.27	25.00	90.0000°	N 45.0000° E	35.36
C15	39.27	25.00	90.0000°	N 45.0000° E	35.36
C16	39.27	25.00	90.0000°	N 45.0000° E	35.36
C17	39.27	25.00	90.0000°	N 45.0000° E	35.36
C18	39.27	25.00	90.0000°	N 45.0000° E	35.36
C19	39.27	25.00	90.0000°	N 45.0000° E	35.36
C20	39.27	25.00	90.0000°	N 45.0000° E	35.36
C21	39.27	25.00	90.0000°	N 45.0000° E	35.36
C22	39.27	25.00	90.0000°	N 45.0000° E	35.36
C23	39.27	25.00	90.0000°	N 45.0000° E	35.36
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C25	39.27	25.00	90.0000°	N 45.0000° E	35.36
C26	39.27	25.00	90.0000°	N 45.0000° E	35.36
C27	39.27	25.00	90.0000°	N 45.0000° E	35.36
C28	39.27	25.00	90.0000°	N 45.0000° E	35.36
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C30	39.27	25.00	90.0000°	N 45.0000° E	35.36
C31	39.27	25.00	90.0000°	N 45.0000° E	35.36
C32	39.27	25.00	90.0000°	N 45.0000° E	35.36
C33	39.27	25.00	90.0000°	N 45.0000° E	35.36
C34	39.27	25.00	90.0000°	N 45.0000° E	35.36
C35	39.27	25.00	90.0000°	N 45.0000° E	35.36
C36	39.27	25.00	90.0000°	N 45.0000° E	35.36
C37	39.27	25.00	90.0000°	N 45.0000° E	35.36
C38	39.27	25.00	90.0000°	N 45.0000° E	35.36

PLATTING SURVEYOR:  
WILLIAM H. PETERSON  
PROFESSIONAL SURVEYOR AND  
MAPPER  
FLORIDA LICENSE NUMBER: 6993  
SOS, INC.  
LICENSED BUSINESS NUMBER:  
8174 U.S. 27 S  
SEBRING, FL 33870

## EXHIBIT "B"

### (Description of Work)

The Lift Station upgrade will consist of taking the existing lift station off-line, removing the existing pumps, replacing with new larger capacity pumps, and upgrading the electrical service to the Lift Station. None of the Lift Station service panels need to be upgraded. This work will require close coordination with the Site Contractor – Garner Site Development, Barney's Pumps – Pump Supplier, TECO Energy – Electrical Provider, and the City of Eagle Lake Utility Department. The work will be set up to occur over a 48-hour period coordinated by the City of Eagle Lake and Developer.

EXHIBIT "C"

(Construction Costs)

Date	Vendor	Invoice No.	Description	Total
11/20/23	Prince & Sons/Garner	N/A	Check	\$ 131,985.96
02/23/24	JSK Consulting	0224-10	Invoice	\$ 2,460.00
3/21/2024	TECO/P&S		CC	\$ 5,921.94
				\$ -
				\$ 140,367.90

CITY OF EAGLE LAKE  
REGULAR CITY COMMISSION MEETING  
MONDAY, APRIL 15, 2024  
7:00 P.M.  
COMMISSION CHAMBERS  
675 E EAGLE AVE  
EAGLE LAKE, FLORIDA 33839

**I. CALL TO ORDER**

Mayor Wilson 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: Billings, Metosh, Freeze, Wilson

ABSENT: None

**V. AUDIENCE**

There were no comments from the audience.

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

**A. Staff Reports**

Code Enforcement Officer Nadeau updated the Commission regarding the Code Enforcement cases in the city and permits issued in the city. Mr. Nadeau advised the commission of the Code Enforcement class that is being put on for elected officials by Polk Association of Code Enforcement in May.

Sgt. Turner updated the Commission regarding the events that have occurred in the city.

Commission and Sgt. Turner discussed having a J.R. Sullivan Deputy of the Year Award. The Commission directed Sgt. Turner to work with the City Manager on establishing the award.

**B. City Manager Report**

City Manager Ernharth stated a local Girl Scout Troop has asked to use the Red Brick Building Monday, Tuesday, and Thursday from 4 pm to 7 pm to hold their meetings. They would be responsible for cleaning, locking up the building and turning off the air conditioning.

The Commisison had no objections to the Girl Scouts using the facility.

City Manager Ernharth advised the property that the City needs to expand the Green Acres Water Plant was appraised for \$93,100; he advised this is a 2-acres parcel.

**MOTION** was made by Metosh and seconded by Billings to make an official offer to the property owner in the amount of \$93,100 for the 2-acre parcel of land needed for the Green Acres Water Plant expansion and authorize the City Manager to sign paperwork.

Mayor Wilson asked for audience and commission discussion; there was none.

The vote was as follows:

AYES: Billings, Metosh, Freeze, Wilson

NAYS: None

**C. Proclamation - Municipal Clerks Week, May 5, 2024 through May 11, 2024.**

Mayor Wilson proclaimed May 5, 2024 through May 11, 2024 Municipal Clerks Week.

**D. Consideration of the appointment of Alternate Planning Commission member Joshua Macon to the open seat on the Planning Commission.**

**MOTION** was made by Commissioner Metosh and seconded by Commission Billings to approve the appointment of Joshua Macon to the open seat on the Planning Commission.

The vote was as follows:

AYES: 4

NAYS: 0

**E. Consideration of the appointment of Tiffany Crawford as an Alternate Member to the Planning Commission**

**MOTION** was made by Commissioner Metosh and seconded by Commission Billings to approve the appointment of Tiffany Crawford as an Alternate Member to the Planning Commission.

Ms. Crawford introduced herself to the City Commission.

The vote was as follows:

AYES: 4

NAYS: 0

**VII. PUBLIC HEARINGS**

**A. Consideration of the second reading of Ordinance No. O-24-03, An Ordinance of the City of Eagle Lake, Florida Extending the Corporate Limits of the City of Eagle Lake, to include Therein Additional Territory Lyng Contiguous and Adjacent to the Present boundaries of the City of Eagle Lake; Describing said Additional Territory; Repealing all Ordinances Conflicting Herewith and Providing an Effective Date. (General Location: Two parcels of land totaling approximately 5.0 acres in size, lying east of Gerber Dairy Road and north of Thomas Rd, with a street address of 0 Thomas Rd and 1409 Thomas Rd Winter Haven, Florida 33880) Thomas Property, effective upon second reading**

Attorney Maxwell read Ordinance No.: O-24-03 by title only.

**MOTION** was made by Commissioner Metosh and seconded by Commissioner Billings to approve Ordinance No.: O-24-03.

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

The roll call vote was as follows:

AYES: Billings, Metosh, Freeze, Wilson

NAYS: None

- B.** Consideration of the second reading of **Ordinance No. O-24-04**, An Ordinance of the City of Eagle Lake, Florida, amending the Eagle Lake Code of Ordinances; Chapter 6, Elections; Article 5, Canvassing; Protests and Contests; Section 6-111, Canvassing; Providing the Canvassing Board to Consist of the City Clerk, City Manager, and City Code Enforcement Officer, and Alternates as Appointed by the City Clerk; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing for an Effective Date. effective upon second reading

Attorney Maxwell read Ordinance No.: O-24-04 by title only.

**MOTION** was made by Commissioner Metosh and seconded by Commissioner Billings to approve Ordinance No.: O-24-04.

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

The roll call vote was as follows:

AYES: Billings, Metosh, Freeze, Wilson

NAYS: None

- C.** Consideration of the second reading of **Ordinance No. O-24-05**, An Ordinance Amending the City of Eagle Lake Code of Ordinances, More Specifically, Chapter 6 Elections, Article II Candidates, Section 6-51, Method of Qualifying; Fees, Petition; Providing that Write In Candidates Must File Required Qualifying Documentation and Statement with the City Clerk Before the End of the Normal Qualifying Period; Providing a Conflict Clause and Severability Clause and an Effective Date. effective upon second reading

Attorney Maxwell read Ordinance No.: O-24-05 by title only.

**MOTION** was made by Commissioner Metosh and seconded by Commissioner Billings to approve Ordinance No.: O-24-05.

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

The roll call vote was as follows:

AYES: Billings, Metosh, Freeze, Wilson

NAYS: None

- D.** Consideration of the first reading of **Ordinance No. O-24-06**, An Ordinance Amending the City of Eagle Lake, Florida 2030 Comprehensive Plan by Revising the Future Land Use Map Series to Change the Map Designation from Low Density Residential to Neighborhood Activity Center for One Parcel; Amending Ordinance Number O-20-19 by Changing the Zoning Designation for the Same Parcel from Planned Development – Housing (PD-H) to Planned Development –

Commercial (PD-C); Repealing all Ordinances in Conflict Herewith; and Providing an Effective Date. (General Location: One Parcel of land totaling approximately 2.88 Acres in size, located southwest of the intersection of Bomber Road and Craftsman Road within the Ranches at Lake McLeod Planned Development, and a street address of 2926 Bomber Road, Winter Haven, Florida 33880) The Ranches

Attorney Maxwell read Ordinance No.: O-24-06 by title only.

**MOTION** was made by Commissioner Metosh and seconded by Commissioner Billings to approve Ordinance No.: O-24-06.

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

The roll call vote was as follows:

AYES: Billings, Metosh, Freeze, Wilson

NAYS: None

- E. Consideration of the first reading of **Ordinance No. O-24-07**, An Ordinance of the City Commission of the City of Eagle Lake, Florida, Amending the City of Eagle Lake Code of Ordinances, Chapter 16, Utilities, Article V. Billing Procedures, Fees and Deposits, Section 16-142 Customer Billing, Administration, Inspection and Service Fees; to Change the Time for Imposition of Service Fee for Service Turn Ons or Turn Offs from 4:00 p.m. to 3:00 p.m. and to Correct Scrivener's Errors; Providing for Codification; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attorney Maxwell read Ordinance No.: O-24-07 by title only.

**MOTION** was made by Commissioner Metosh and seconded by Commissioner Billings to approve Ordinance No.: O-24-07.

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

The roll call vote was as follows:

AYES: Billings, Metosh, Freeze, Wilson

NAYS: None

- F. Consideration of the first reading of **Ordinance No. O-24-08**, An Ordinance of the City Commission of the City of Eagle Lake, Florida; Amending Chapter 16, Utilities, by Replacing Section 16-145 in Its Entirety; to Authorize Water and Sewer Utility Liens; Providing for Exemptions; Providing for Collection of Liens; Providing for Codification; Providing for Conflicts; Providing for Severability; and Providing for an Effective Date.

Attorney Maxwell read Ordinance No.: O-24-08 by title only.

**MOTION** was made by Commissioner Metosh and seconded by Commissioner Billings to approve Ordinance No.: O-24-08.

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

The roll call vote was as follows:

AYES: Billings, Metosh, Freeze, Wilson



NAYS: None

**VIII. OLD BUSINESS**

There was no old business.

**IX. NEW BUSINESS**

**A. Administrating Oath of Office to Randy Billings, Seat #1, Steven Metosh Seat #3 and Kristen Pita Seat #5**

City Clerk Wright administered the Oath of Office to Commissioner Randy Billings, Steven Metosh and Kristen Pita.

**B. Election of Mayor**

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

The vote was as follows:

AYES: 5

NAYS: 0

**C. Election of Vice Mayor**

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

The vote was as follows:

AYES: 5

NAYS: 0

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

**MOTION** was made by Commissioner Metosh and seconded by Commissioner Freeze 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.

The vote was as follows:

AYES: 5

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 Wilson and seconded by Commissioner Billings to appoint Commissioner Freeze as the Ridge League of Cities Board Member, Commissioner Metosh as the representative to the TPO Board and Commissioner Pita as the Sports Association Liaison.

The vote was as follows:

AYES: 5

NAYS: 0

**F. Consideration of Joint Project Agreement Between Polk County and City of Eagle Lake for Thompson Nursery Road Extension Project (Utility Work)**

**MOTION** was made by Metosh and seconded by Commissioner Billings to approve Joint Project Agreement between Polk County and City of Eagle Lake for Thompson Nursery Road Extension Project (Utility Work).

City Manager Ernharth stated due to state law the city must compensate the county for moving the lines and for that portion of the project design.

Mayor Wilson asked for discussion; there was none.

The vote was as follows:

AYES: 5

NAYS: 0

**G. Consideration of Polk County Library Cooperative Interlocal Agreement 2024**

**MOTION** was made by Commissioner Metosh and seconded by Commissioner Billings to approve Polk County Library Cooperative Interlocal Agreement 2024.

Mayor Wilson asked for discussion; there was none.

The vote was as follows:

AYES: 5

NAYS: 0

**H. Consideration of 2024 Resurfacing Project Bid Award Recommendation**

City Manager Ernharth stated staff is recommending the city increase the paving budget by approximately \$100,000, so that all the roads in the bid specifications can be repaired. He advised this is necessary due to the increased traffic on the roads.

**MOTION** was made by Commissioner Metosh and seconded by Commissioner Billings to approve 2024 Resurfacing Project Bid from AAA Paving in the amount of \$405,164.57.

Mayor Wilson asked for discussion; there was none.

The roll call vote was as follows:

AYES: 5

NAYS: 0

**X. CONSENT AGENDA**

- A. Approval of the Regular City Commission Meeting Minutes-----03/04/2024
- B. Approval of Financials – Jan.
- C. Approval of Financials – Feb.
- D. Approval of the Surplus List
- E. Approval of Bad Debt List ----- \$750.59

**MOTION** was made by Commissioner Metosh and seconded by Commissioner Billings to approve Consent Agenda item A. Regular City Commission Minutes of 03/04/2024, B. the Financials – Jan, C. the Financials – Feb, D. the Surplus list, E. the Bad Debt List in the amount of \$750.59.

The vote was as follows:

AYES: 5

NAYS: 0

**XI. CITY ATTORNEY**

Attorney Maxwell had no report.

**XII. CITY COMMISSION**

Commissioner Billings had no report.

Commissioner Freeze congratulated City Clerk Dawn Wright on being awarded the Home Rule Hero Award from the Florida League of Cities; she stated this is the 3<sup>rd</sup> time she received this recognition from the Florida League of Cities.

Commissioner Metosh stated that Lake McLeod boat ramp has turned into a party area on the weekends and asked Sgt. Turner to investigate this.

Commissioner Pita had no report.

Mayor Wilson welcomed Commissioner Pita to the Commission and congratulated Commissioner Billings and Metosh on being re-elected.

**XIII. ADJOURNMENT**

**MOTION** was made by Commissioner Metosh and seconded by Commissioner Billings to adjourn at 7:35 p.m.

The vote was as follows:

AYES: 5

NAYS: 0

\_\_\_\_\_  
MAYOR SUZY WILSON

ATTEST:

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

## CITY OF EAGLE LAKE - GENERAL FUND

## ACCOUNT BALANCE

MAR 2024

<b>ACCOUNT BALANCE AS OF FEBRUARY 29, 2024</b>	6,316,385.79
DEPOSITS	1,095,716.44
CLEARED CHECKS	(1,273,024.38)
WITHDRAWALS/ACH	0.00
RETURNED CHECKS	0.00
<b>ACCOUNT BALANCE AS OF MARCH 31, 2024</b>	<b>6,139,077.85</b>

**OUTSTANDING CHECKS:**

44428	CITY OF TAYLORS FALLS PCCA - REF	(100.00)
46364	DAVID FLOYD - REF	(125.00)
JE #3		(4,180.95)
46416	WEISS SEROTA HELFMAN COLE & BIERMAN PL	(10,000.00)
46403	POLK COUNTY BOCC PARKS & REC	(560.00)
46400	LOWE'S	(496.95)
46433	WANNEMACHER JENSEN ARCHITECTS INC	(17,516.20)
46423	HILL MANUFACTURING COMPANY INC	(397.76)
46435	FLORIDA BLUE	(21,079.33)
46443	ALBERT C GALLOWAY JR P.A.	(3,295.99)
46437	GUARDIAN	(599.46)
46439	LINCOLN FINANCIAL GROUP	(296.57)
46438	Liberty National Insurance Company QB	(230.53)
46440	MINNESOTA LIFE	(228.80)
46442	WASHINGTON NATIONAL INS CO	(220.94)
46446	SPECTRUM ENTERPRISE - 230804401	(219.98)
46447	WALMART - CAPITAL ONE	(120.15)
46436	Florida Municipal Insurance Trust QB	(117.35)
46444	AWARDS NETWORK	(50.00)
46441	New York Life Ins QB	(21.68)
JE #3		(5,855.97)

<b>TOTAL OUTSTANDING CHECKS:</b>	<b>(65,713.61)</b>
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03/28/2024	Deposit	31,838.08
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<b>TOTAL OUTSTANDING DEPOSITS:</b>	<b>31,838.08</b>
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<b>REMAINING ACCOUNT BALANCE:</b>	<b>6,105,202.32</b>
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**CITY OF EAGLE LAKE**  
**Profit & Loss Budget vs. Actual**  
**October 2023 through March 2024**

	Oct '23 - Mar 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>310.000 · Taxes</b>				
311.000 · Ad Valorem Taxes	1,711,344.62	1,788,490.00	-77,145.38	95.7%
<b>312.000 · Sales, Use &amp; Gas Taxes</b>				
312.300 · 9th Cent Gas Tax	9,123.06	17,500.00	-8,376.94	52.1%
312.410 · Local Option Gas Tax	49,557.54	100,327.00	-50,769.46	49.4%
312.412 · Local Gov.1/2 cent sales tax	134,783.58	262,851.00	-128,067.42	51.3%
312.420 · 5-cent Local Option Gas Tax	31,607.72	63,766.00	-32,158.28	49.6%
<b>Total 312.000 · Sales, Use &amp; Gas Taxes</b>	<b>225,071.90</b>	<b>444,444.00</b>	<b>-219,372.10</b>	<b>50.6%</b>
<b>314.000 · Utility Service Taxes</b>				
314.100 · Electric Utility Service Tax	147,600.34	225,000.00	-77,399.66	65.6%
314.150 · Water Utility Service Tax	44,787.35	45,000.00	-212.65	99.5%
314.400 · Natural Gas Service Tax	10.92	100.00	-89.08	10.9%
314.800 · Propane Service Tax	670.80	1,500.00	-829.20	44.7%
315.000 · Local Communications Serv. Tax	41,806.07	92,000.00	-50,193.93	45.4%
<b>Total 314.000 · Utility Service Taxes</b>	<b>234,875.48</b>	<b>363,600.00</b>	<b>-128,724.52</b>	<b>64.6%</b>
<b>323.000 · Franchise Fees</b>				
323.100 · Electric Franchise Fees	143,795.85	220,000.00	-76,204.15	65.4%
323.400 · Natural Gas Franchise Fees	2,262.61	2,000.00	262.61	113.1%
323.700 · Solid Waste Franchise Fee	10,000.00	25,000.00	-15,000.00	40.0%
<b>Total 323.000 · Franchise Fees</b>	<b>156,058.46</b>	<b>247,000.00</b>	<b>-90,941.54</b>	<b>63.2%</b>
<b>Total 310.000 · Taxes</b>	<b>2,327,350.46</b>	<b>2,843,534.00</b>	<b>-516,183.54</b>	<b>81.8%</b>
<b>330.000 · Intergovernmental Revenue</b>				
<b>335.000 · State Shared Revenues</b>				
335.120 · SRS Sales Tax	59,078.10	120,000.00	-60,921.90	49.2%
335.122 · SRS - Motor Fuel Tax	22,974.78	50,000.00	-27,025.22	45.9%
335.150 · Alcoholic Beverage Licenses	97.89	250.00	-152.11	39.2%
<b>Total 335.000 · State Shared Revenues</b>	<b>82,150.77</b>	<b>170,250.00</b>	<b>-88,099.23</b>	<b>48.3%</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	63,302.96	135,815.00	-72,512.04	46.6%
338.200 · Polk County Occupational Licens	1,226.30	1,500.00	-273.70	81.8%
<b>Total 338.800 · County Shared Revenue</b>	<b>77,029.26</b>	<b>162,315.00</b>	<b>-85,285.74</b>	<b>47.5%</b>
<b>Total 330.000 · Intergovernmental Revenue</b>	<b>159,180.03</b>	<b>332,565.00</b>	<b>-173,384.97</b>	<b>47.9%</b>
<b>340.000 · Charges for Services</b>				
341.200 · Zoning Fees	3,250.00	500.00	2,750.00	650.0%
341.300 · Copies/Certifications	18.35	75.00	-56.65	24.5%
342.900 · FDOT Roadway Maintenance	3,015.69	11,965.00	-8,949.31	25.2%
352.000 · Library Fines and Collections	808.51	1,500.00	-691.49	53.9%
<b>Total 340.000 · Charges for Services</b>	<b>7,092.55</b>	<b>14,040.00</b>	<b>-6,947.45</b>	<b>50.5%</b>
<b>350.000 · Fines &amp; Forfeitures</b>				
341.541 · Police Fines	4,040.03	8,000.00	-3,959.97	50.5%
350.100 · Other Fines and Forfeitures	0.00	100.00	-100.00	0.0%
<b>Total 350.000 · Fines &amp; Forfeitures</b>	<b>4,040.03</b>	<b>8,100.00</b>	<b>-4,059.97</b>	<b>49.9%</b>
<b>360.000 · Other Revenue</b>				
361.100 · Interest Income	3,839.91	6,500.00	-2,660.09	59.1%
362.100 · Facilities Rental	900.00			
362.201 · T-Mobile Tower Lease	11,250.00	38,000.00	-26,750.00	29.6%
<b>366.000 · Private Donations</b>				
366.101 · Donations for City Events	4,300.00			
366.000 · Private Donations - Other	0.00	4,000.00	-4,000.00	0.0%

**CITY OF EAGLE LAKE**  
**Profit & Loss Budget vs. Actual**  
**October 2023 through March 2024**

	Oct '23 - Mar 24	Budget	\$ Over Budget	% of Budget
Total 366.000 · Private Donations	4,300.00	4,000.00	300.00	107.5%
369.900 · Miscellaneous Income				
340.901 · Reimbursements				
340.910 · Reimbursement-Sports Assoc.	7,357.95			
Total 340.901 · Reimbursements	7,357.95			
369.310 · Misc Revenue - Engineering Fees	168,321.60			
369.996 · E-Rate Reimbursement	755.78			
369.900 · Miscellaneous Income - Other	17,999.59	100,000.00	-82,000.41	18.0%
Total 369.900 · Miscellaneous Income	194,434.92	100,000.00	94,434.92	194.4%
Total 360.000 · Other Revenue	214,724.83	148,500.00	66,224.83	144.6%
367.000 · Licenses and Permits				
322.000 · Building Permits Other				
322.050 · Subdivision Permit App.Fee	0.00	2,900.00	-2,900.00	0.0%
322.060 · Plan Review Fee	200,572.90	5,000.00	195,572.90	4,011.5%
322.070 · DCA BLDG Cert Charge 1%	682.56	50.00	632.56	1,365.1%
322.100 · DBPR Radon Surcharge-1%	929.74	50.00	879.74	1,859.5%
322.150 · Contractor's Registration	0.00	300.00	-300.00	0.0%
322.200 · Polk County Imp.Fees 3%	17,900.37	100.00	17,800.37	17,900.4%
322.300 · Building Inspection Fees	165,620.00	23,000.00	142,620.00	720.1%
322.400 · Building Permits	408,525.50	80,000.00	328,525.50	510.7%
324.610 · Parks and Rec Impact Fee	177,623.00			
324.611 · Public BLDG & Fac - Res	607,974.00			
Total 322.000 · Building Permits Other	1,579,828.07	111,400.00	1,468,428.07	1,418.2%
Total 367.000 · Licenses and Permits	1,579,828.07	111,400.00	1,468,428.07	1,418.2%
369.200 · CASH OVER/SHORT	-10.00			
382.000 · Transfers - IN	167,143.56	256,204.00	-89,060.44	65.2%
382.100 · CRA Transfer - IN	10,002.00	20,004.00	-10,002.00	50.0%
Total Income	4,469,351.53	3,734,347.00	735,004.53	119.7%
Gross Profit	4,469,351.53	3,734,347.00	735,004.53	119.7%
Expense				
510.000 · General Government				
511.000 · Commissioner Costs				
511.100 · Employee Benefits	276.48	650.00	-373.52	42.5%
511.110 · City Commission Fees/Salaries	3,764.75			
511.120 · Salaries and Wages - CC	0.00	9,036.00	-9,036.00	0.0%
511.300 · Operating Expenditures				
511.240 · Workers Compensation Insurance	1,388.25	75.00	1,313.25	1,851.0%
511.310 · Engineering Services	220,957.34	300,000.00	-79,042.66	73.7%
511.311 · Legal Services	18,190.00	12,000.00	6,190.00	151.6%
511.313 · Planning Services	2,970.00	5,000.00	-2,030.00	59.4%
511.320 · Accounting & Auditing	11,265.00	12,500.00	-1,235.00	90.1%
511.321 · Financial Reporting Svcs	18,093.02	15,000.00	3,093.02	120.6%
511.340 · Contractual Services	14,173.25	2,500.00	11,673.25	566.9%
511.341 · Election Fees	0.00	3,000.00	-3,000.00	0.0%
511.410 · Communication Services	3,093.03	6,000.00	-2,906.97	51.6%
511.420 · Postage	414.92	1,100.00	-685.08	37.7%
511.450 · Insurance Property	96,568.64	90,000.00	6,568.64	107.3%
511.460 · Repair & Maint Svcs Comm Bldg	0.00	10,500.00	-10,500.00	0.0%
511.470 · Printing and Binding/ Municipal	0.00	4,500.00	-4,500.00	0.0%
511.480 · Advertising / Promotions	1,738.75	5,000.00	-3,261.25	34.8%
511.490 · Other Current Charges	7,842.65	12,000.00	-4,157.35	65.4%
511.512 · Event Expenses	500.00	4,000.00	-3,500.00	12.5%
511.515 · Event Expenses - Donated Funds	3,609.20	0.00	3,609.20	100.0%
511.541 · Travel, Meetings, and Dues	684.13	5,000.00	-4,315.87	13.7%
511.991 · Contingency Fund	0.00	11,000.00	-11,000.00	0.0%

**CITY OF EAGLE LAKE**  
**Profit & Loss Budget vs. Actual**  
**October 2023 through March 2024**

	Oct '23 - Mar 24	Budget	\$ Over Budget	% of Budget
511.993 · CRA/Community Redevelopment Age	20,000.00	20,000.00	0.00	100.0%
511.998 · Reserve / Contingency	0.00	770,526.00	-770,526.00	0.0%
<b>Total 511.300 · Operating Expenditures</b>	<b>421,488.18</b>	<b>1,289,701.00</b>	<b>-868,212.82</b>	<b>32.7%</b>
511.600 · CAPITAL OUTLAY	117,514.03	50,000.00	67,514.03	235.0%
<b>Total 511.000 · Commissioner Costs</b>	<b>543,043.44</b>	<b>1,349,387.00</b>	<b>-806,343.56</b>	<b>40.2%</b>
<b>512.000 · CITY MANAGER</b>				
512.100 · Employee Benefits	16,482.77	36,000.00	-19,517.23	45.8%
512.120 · Salaries and Wages	58,565.60	116,771.00	-58,205.40	50.2%
512.300 · Operating Expenditures				
512.240 · Workers Compensation Insurance	42.15	750.00	-707.85	5.6%
512.340 · Contractual Services	70.00	500.00	-430.00	14.0%
512.410 · Communication Services	1,188.90	2,600.00	-1,411.10	45.7%
512.420 · Postage	105.78	650.00	-544.22	16.3%
512.490 · Other Expenditures	340.30	1,500.00	-1,159.70	22.7%
512.540 · Education & Training	1,430.50	3,500.00	-2,069.50	40.9%
512.541 · Travel, Meetings, and Dues	944.02	2,600.00	-1,655.98	36.3%
512.991 · Contingency Fund	0.00	2,000.00	-2,000.00	0.0%
<b>Total 512.300 · Operating Expenditures</b>	<b>4,121.65</b>	<b>14,100.00</b>	<b>-9,978.35</b>	<b>29.2%</b>
<b>Total 512.000 · CITY MANAGER</b>	<b>79,170.02</b>	<b>166,871.00</b>	<b>-87,700.98</b>	<b>47.4%</b>
<b>513.000 · Administration</b>				
513.100 · Employee Benefits	48,864.20	98,100.00	-49,235.80	49.8%
513.121 · Salaries and Wages	116,981.77	239,301.00	-122,319.23	48.9%
513.140 · Overtime	2,363.83	2,200.00	163.83	107.4%
513.300 · Operating Expenditures				
513.240 · Workers Compensation Insurance	85.95	4,600.00	-4,514.05	1.9%
513.340 · Contractual Svcs (Copier/Lease)	7,998.93	12,000.00	-4,001.07	66.7%
513.410 · Communication Services	1,766.52	15,000.00	-13,233.48	11.8%
513.420 · Postage	529.39	7,000.00	-6,470.61	7.6%
513.430 · Utility Services	904.13	3,500.00	-2,595.87	25.8%
513.460 · Repair & Maintenance	9.90	5,000.00	-4,990.10	0.2%
513.490 · Other Expenditures	1,637.08	9,500.00	-7,862.92	17.2%
513.510 · Office Supplies	2,303.83	5,000.00	-2,696.17	46.1%
513.540 · Education and Training	1,962.56	8,000.00	-6,037.44	24.5%
513.541 · Travel, Meetings, & Dues	1,217.91	6,500.00	-5,282.09	18.7%
513.991 · Contingency Fund	0.00	3,000.00	-3,000.00	0.0%
<b>Total 513.300 · Operating Expenditures</b>	<b>18,416.20</b>	<b>79,100.00</b>	<b>-60,683.80</b>	<b>23.3%</b>
<b>Total 513.000 · Administration</b>	<b>186,626.00</b>	<b>418,701.00</b>	<b>-232,075.00</b>	<b>44.6%</b>
<b>Total 510.000 · General Government</b>	<b>808,839.46</b>	<b>1,934,959.00</b>	<b>-1,126,119.54</b>	<b>41.8%</b>
<b>521.000 · Police Department</b>				
521.300 · Operating Expenditures - PD				
521.340 · Contractual Services - Sheriff	341,285.67	700,000.00	-358,714.33	48.8%
521.410 · Communication Services	696.12	2,000.00	-1,303.88	34.8%
521.430 · Utility Services	1,251.65	3,100.00	-1,848.35	40.4%
521.490 · Other Expenditures	476.00			
<b>Total 521.300 · Operating Expenditures - PD</b>	<b>343,709.44</b>	<b>705,100.00</b>	<b>-361,390.56</b>	<b>48.7%</b>
521.600 · Capital Outlay - PD	0.00	10,000.00	-10,000.00	0.0%
<b>Total 521.000 · Police Department</b>	<b>343,709.44</b>	<b>715,100.00</b>	<b>-371,390.56</b>	<b>48.1%</b>
<b>541.000 · Streets</b>				
541.100 · Employee Benefits	9,107.13	18,000.00	-8,892.87	50.6%
541.120 · Salaries and Wages	15,945.00	31,200.00	-15,255.00	51.1%



**CITY OF EAGLE LAKE**  
**Profit & Loss Budget vs. Actual**  
**October 2023 through March 2024**

	Oct '23 - Mar 24	Budget	\$ Over Budget	% of Budget
541.140 · Overtime	1,226.25	2,000.00	-773.75	61.3%
541.300 · Operating Expenditures - ST				
541.240 · Workers Compensation Insurance	826.00	750.00	76.00	110.1%
541.310 · Engineering	0.00	2,000.00	-2,000.00	0.0%
541.311 · NPDES Charges	124.00	0.00	124.00	100.0%
541.340 · Contractual Services	0.00	2,000.00	-2,000.00	0.0%
541.400 · Petroleum Products	592.33	1,000.00	-407.67	59.2%
541.410 · Communication Services	1,705.24	1,000.00	705.24	170.5%
541.430 · Utility Services	23,327.13	40,000.00	-16,672.87	58.3%
541.460 · Repair and Maintenance	3,251.73	12,000.00	-8,748.27	27.1%
541.490 · Other Expenditures	75.00	1,000.00	-925.00	7.5%
541.521 · Supplies & Materials	2,958.07	2,000.00	958.07	147.9%
541.522 · Uniforms	0.00	375.00	-375.00	0.0%
541.530 · Road Materials/Street Repair	8,164.64	2,500.00	5,664.64	326.6%
541.630 · Street Signs	341.00	15,000.00	-14,659.00	2.3%
Total 541.300 · Operating Expenditures - ST	41,365.14	79,625.00	-38,259.86	51.9%
541.600 · Capital Outlay - ST				
541.603 · Transfer Out-Restr. 5 Cent GasTx	0.00	200,000.00	-200,000.00	0.0%
Total 541.600 · Capital Outlay - ST	0.00	200,000.00	-200,000.00	0.0%
Total 541.000 · Streets	67,643.52	330,825.00	-263,181.48	20.4%
550.000 · Building and Code Enforcement				
550.100 · Employee Benefits	20,434.95	42,000.00	-21,565.05	48.7%
550.120 · Salaries and Wages	44,052.00	84,700.00	-40,648.00	52.0%
550.140 · Overtime	2,414.25	500.00	1,914.25	482.9%
550.300 · Operating Expenditures				
550.240 · Workers Compensation Insurance	527.60	750.00	-222.40	70.3%
550.311 · Legal Services & Magistrate	4,056.01	5,000.00	-943.99	81.1%
550.340 · Contractual Services (Code Enf)	932.69	23,000.00	-22,067.31	4.1%
550.345 · POLK COUNTY PLAN REV & INSPECT	239,545.69			
550.400 · Petroleum Products	602.65	1,500.00	-897.35	40.2%
550.410 · Communication Services	1,108.69	2,100.00	-991.31	52.8%
550.420 · Postage	675.80	1,000.00	-324.20	67.6%
550.460 · Repairs and Maintenance	532.40	200.00	332.40	266.2%
550.490 · Other Expenditures	179.06	550.00	-370.94	32.6%
550.491 · Code Enforcement Other	3,861.84	50,000.00	-46,138.16	7.7%
550.522 · Uniforms	0.00	300.00	-300.00	0.0%
550.540 · Education & Training	1,729.58	1,500.00	229.58	115.3%
550.541 · Travel, Meetings & Dues	150.00	2,000.00	-1,850.00	7.5%
Total 550.300 · Operating Expenditures	253,902.01	87,900.00	166,002.01	288.9%
550.600 · CAPITAL OUTLAY - CE	0.00	10,000.00	-10,000.00	0.0%
Total 550.000 · Building and Code Enforcement	320,803.21	225,100.00	95,703.21	142.5%
571.000 · Library				
571.100 · Employee Benefits	29,428.54	72,600.00	-43,171.46	40.5%
571.120 · Salaries and Wages	45,725.80	73,358.00	-27,632.20	62.3%
571.128 · Delivery Van Drivers	43,870.33	94,715.00	-50,844.67	46.3%
571.300 · Operating Expenditures				
571.240 · Workers Compensation Insurance	1,143.75	2,200.00	-1,056.25	52.0%
571.410 · Communication Services	1,286.25	3,300.00	-2,013.75	39.0%
571.420 · Postage	100.70	500.00	-399.30	20.1%
571.430 · Utility Services	904.12	3,300.00	-2,395.88	27.4%
571.460 · Repair and Maintenance	0.00	500.00	-500.00	0.0%
571.490 · Other Expenditures	754.06	500.00	254.06	150.8%
571.510 · Office Supplies	1,560.42	2,400.00	-839.58	65.0%
571.520 · Operating Expenses - LB	210.11	1,800.00	-1,589.89	11.7%
571.521 · Operating Expenses---LB Van Dri	102.00			

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Accrual Basis

**CITY OF EAGLE LAKE**  
**Profit & Loss Budget vs. Actual**  
**October 2023 through March 2024**

	Oct '23 - Mar 24	Budget	\$ Over Budget	% of Budget
571.660 · Books & Materials	4,004.23	20,000.00	-15,995.77	20.0%
<b>Total 571.300 · Operating Expenditures</b>	<b>10,065.64</b>	<b>34,500.00</b>	<b>-24,434.36</b>	<b>29.2%</b>
<b>Total 571.000 · Library</b>	<b>129,090.31</b>	<b>275,173.00</b>	<b>-146,082.69</b>	<b>46.9%</b>
<b>572.000 · Parks &amp; Rec</b>				
572.100 · Employee Benefits	9,076.20	24,000.00	-14,923.80	37.8%
572.120 · Salaries and Wages	16,560.01	32,940.00	-16,379.99	50.3%
572.140 · Overtime	171.32			
<b>572.300 · Operating Expenditures</b>				
572.240 · Workers Compensation Insurance	345.05	750.00	-404.95	46.0%
572.340 · Contractual Services	0.00	10,000.00	-10,000.00	0.0%
572.400 · Petroleum Products	487.65	6,000.00	-5,512.35	8.1%
572.410 · Communication Services	242.37	2,000.00	-1,757.63	12.1%
572.430 · Utility Services	35,356.16	49,000.00	-13,643.84	72.2%
572.460 · Repair & Maintenance	1,555.11	30,000.00	-28,444.89	5.2%
572.461 · Grounds-Bldg/Clean/Maint/Veh	25,193.69	24,000.00	1,193.69	105.0%
572.490 · Other Expenditures	696.25	500.00	196.25	139.3%
572.512 · Event Expenses	4,998.78	5,000.00	-1.22	100.0%
572.513 · Hometown Festival (Fireworks)	4,583.14	9,000.00	-4,416.86	50.9%
572.521 · Supplies & Materials	4,867.84	7,000.00	-2,132.16	69.5%
572.654 · Mistletoe Marketplace	3,272.30	3,000.00	272.30	109.1%
572.888 · Facilities Deposit Refunds - PR	125.00			
<b>Total 572.300 · Operating Expenditures</b>	<b>81,723.34</b>	<b>146,250.00</b>	<b>-64,526.66</b>	<b>55.9%</b>
<b>572.600 · Capital Outlay - PR</b>	<b>159,942.43</b>	<b>50,000.00</b>	<b>109,942.43</b>	<b>319.9%</b>
<b>Total 572.000 · Parks &amp; Rec</b>	<b>267,473.30</b>	<b>253,190.00</b>	<b>14,283.30</b>	<b>105.6%</b>
<b>6560 · Payroll Expenses</b>	<b>11.52</b>			
<b>Total Expense</b>	<b>1,937,570.76</b>	<b>3,734,347.00</b>	<b>-1,796,776.24</b>	<b>51.9%</b>
<b>Net Ordinary Income</b>	<b>2,531,780.77</b>	<b>0.00</b>	<b>2,531,780.77</b>	<b>100.0%</b>
<b>Net Income</b>	<b>2,531,780.77</b>	<b>0.00</b>	<b>2,531,780.77</b>	<b>100.0%</b>

**CITY OF EAGLE LAKE**  
**Balance Sheet**  
As of March 31, 2024

	Mar 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
100.000 · Cash & Cash Equivalents	
101.103 · CS - GENERAL FUND	6,105,202.32
102.216 · Petty Cash	150.00
102.217 · Petty Cash Library	15.00
Total 100.000 · Cash & Cash Equivalents	6,105,367.32
101.256 · CS - BUILDING/CODE ENFORCEMENT	461,688.08
101.257 · CS - PARKS & REC FUND	627,546.80
101.258 · CS - PUBLIC BUILDING FUND	2,705,386.10
101.259 · CS- TRANSPORTATION FUND	407,566.11
115.100 · Reclass FROM unrestricted cash	0.28
Total Checking/Savings	10,307,554.69
Accounts Receivable	
115.101 · *Accounts Receivable	114,197.75
Total Accounts Receivable	114,197.75
Other Current Assets	
115.108 · ACCOUNTS RECEIVABLE - CONTRA	-110,423.81
115.200 · A/R Due from Others	69,031.39
115.300 · A/R - Due from Governments	31,624.08
116.110 · Return Checks Receivable	80.00
130.000 · Due From (To) Utility/CRA Fund	
131.100 · Due From Utility Fund-Payroll	18,166.05
131.200 · Due From Utility-Sani/Storm	-15,772.00
131.250 · Due From/To Utility Daily Dep.	78,964.47
131.350 · Due To/From Utility Fund -OTHER	85,395.47
131.382 · DUE FROM CRA FUND-ADMIN FEES	35,586.19
131.390 · DUE FROM CRA	16,000.00
Total 130.000 · Due From (To) Utility/CRA Fund	218,340.18
149.900 · Undeposited Funds	215,938.96
2120 · Payroll Asset	0.01
Total Other Current Assets	424,590.81
Total Current Assets	10,846,343.25
Other Assets	
115.900 · LEASE RECEIVABLE	345,656.67
Total Other Assets	345,656.67
<b>TOTAL ASSETS</b>	<b>11,191,999.92</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
202.100 · Accounts Payable	881,932.35
Total Accounts Payable	881,932.35
Other Current Liabilities	
203.100 · Sales Tax Payable	311.83
205.000 · Polk County Impact Fees Payable	7,965.91
205.101 · POLK COUNTY SHERIFF EDUCATION	4,332.77
205.102 · POLK COUNTY FIRE REVIEW	6,071.87
205.200 · DBPR Fee Payable	6,262.03
205.201 · DCA PAYABLE	-11,007.29
208.101 · DUE TO STATE UNCLAIMED PROPERTY	-75.00
210.000 · Accrd Exp & Other Liabilities	

04/17/24

**CITY OF EAGLE LAKE**  
**Balance Sheet**  
As of March 31, 2024

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	Mar 31, 24
218.110 · Withholding Payable	-52.96
218.190 · Cobra Insurance Payable	156.94
<b>Total 210.000 · Accrd Exp &amp; Other Liabilities</b>	<b>103.98</b>
<b>2100 · Payroll Liabilities</b>	
2100.06 · UNITED WAY QB	30.00
2100.07 · EMPLOYEE FUND QB	75.00
2100.10 · LIBERTY LIFE QB	-0.07
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	34,498.08
240.200 · DEFERRED INFLOWS	338,035.69
<b>Total Other Current Liabilities</b>	<b>386,605.83</b>
<b>Total Current Liabilities</b>	<b>1,268,538.18</b>
<b>Total Liabilities</b>	<b>1,268,538.18</b>
<b>Equity</b>	
271.100 · Fund Balance	7,391,680.97
Net Income	2,531,780.77
<b>Total Equity</b>	<b>9,923,461.74</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>11,191,999.92</b>

## CITY OF EAGLE LAKE - UTILITY FUND

## ACCOUNT BALANCE

MAR 2024

<b>ACCOUNT BALANCE AS OF FEBRUARY 29, 2024</b>	4,748,538.01
DEPOSITS	462,649.97
CLEARED CHECKS	(555,390.00)
WITHDRAWALS/ACH	0.00
RETURNED CHECKS	0.00
<b>ACCOUNT BALANCE AS OF MARCH 31, 2024</b>	<b>4,655,797.98</b>

**OUTSTANDING CHECKS:**

20561	SHEILA PAGE - REF	(120.13)
21507	JESUS CANA MOHAMMED ALAM - REF	(31.23)
21682	WALTER O'BYRNE - REF	(50.88)
21667	HEATHER MCKENZIE - REF	(19.42)
21713	SHELBY DIAZ - REF	(55.65)
21740	ALFONSO ARCADIO ESTRADA - REF	(166.24)
21769	RESHEENA HARDY - REF	(29.33)
21793	PAULA TIERNEY - REF	(37.70)
21892	TOM PERRY ST - REF	(30.81)
21972	BRANDON GIBSON - REF	(31.01)
22523	FIDENCIO COSTILLA - REF	(15.62)
22568	VSP TAMPA LLC - REF	(124.38)
22550	JEANNIE SHANKS - REF	(27.47)
22671	RYAN RAMOS - REF	(76.87)
23081	JOHN SHELTON - REF	(120.85)
23232	GEOFFERY LOVERIDGE - REF	(103.14)
23380	JAMIE RIVERA - REF	(33.54)
23461	DEBORAH VASSER - REF	(85.69)
23488	JOSE RIOS-MENDEZ - REF	(91.80)
23599	VICTORIA HERNANDEZ - REF	(122.48)
23574	ANGEL VELEZ - REF	(25.58)
23638	G W OR SHIRLEY K LOSEY - REF	(67.94)
23648	ANGEL VELEZ - REF	(10.00)
23710	SHERDRICA BAZIL - REF	(16.48)
23798	JULIAN HILLS LLC - REF	(206.52)
23815	TACO STOP -REF	(96.85)
23805	MARY CARR - REF	(28.60)
23820	JULIAN HILLS LLC - REF	(14.23)
23837	MODDIE LOCKLEAR - REF	(2.36)
23866	MAKAYLA SHAVER -REF	(80.56)
23952	JULIAN HILLS LLC - REF	(150.00)
23989	SABRINA LOPEZ - REF	(6.92)
23990	YOLANDA CAMACHO - REF	(6.53)
24005	JULIAN HILLS LLC - REF	(150.00)

CITY OF EAGLE LAKE - UTILITY FUND  
ACCOUNT BALANCE

24020	KRISTONYA MOODY - REF	(12.26)
24027	CATHERINE PFLUG - REF	(30.40)
24048	RUSS JOHNSON - REF	(25.01)
24040	JUAN ZEPEDA - REF	(4.64)
24121	ARIEL URREA JR - REF	(16.04)
24151	RP HOMES 3 LLC - REF	(107.94)
24207	PETER STODDART - REF	(102.32)
24241	CITY ELECTRIC SUPPLY CO*	(68.86)
24307	DEMETRIO APARICIO - REF*	(68.92)
24302	AMANDA PRADO - REF	(68.92)
24326	BENJAMIN WESTBROOK - REF	(152.29)
24336	ENRIQUEZ LEIA - REF	(59.65)
24329	CHRISTOPHER DENMARK - REF	(10.00)
24361	ERIKA JUAREZ - REF	(4.10)
24402	ANIL KURTULDU - REF	(58.56)
24408	EMMANUEL OSIAS - REF	(25.26)
24420	VERONICA ROSADO - REF	(7.89)
24559	EDGAR OMAR VENEGAS - REF	(34.31)
24556	DEBORAH ARNETT-WILLIAMS - REF	(28.50)
24618	JAMES SHELTON - REF	(2.49)
24733	ERIC INGRAM - REF	(32.21)
24759	HUDSON HOMES MANAGEMENT LLC - REF	(115.45)
24788	LOWE'S	(2,020.23)
24827	PROCESS CONTROL SERVICES LLC	(1,065.00)
24831	SPECTRUM ENTERPRISE - 230292201	(219.98)
24828	ROBERT COVINGTON - REF	(30.90)
24830	SASHA PETROUS - REF	(14.45)
24853	ALLEN DYER - REF	(129.25)
24837	BRENNTAG MID-SOUTH INC	(1,815.50)
24848	WJHFL LLC - REF	(1,320.99)
24844	RMC 2023 LLC - REF	(284.52)
24846	VICTORIA HENNING - REF	(235.50)
24847	VILLAGE REALTY*-REF	(174.57)
24845	RP HOMES 3 LLC - REF	(115.45)
24840	DIEP LE* - REF	(115.45)
24843	MADDOX HOOD - REF	(107.28)
24839	D R HORTON* - REF	(94.22)
24838	CHANDRAKANT PATEL - REF	(38.43)
24842	JEFFREY ROBERGE - REF	(20.90)

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(11,075.45)

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General Journal	03/28/2024	1,027.93
Deposit	03/28/2024	1,100.00
General Journal	03/29/2024	559.87
General Journal	03/30/2024	290.73

CITY OF EAGLE LAKE - UTILITY FUND  
ACCOUNT BALANCE

General Journal	03/31/2024	527.18
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TOTAL OUTSTANDING DEPOSITS:	<u>3,505.71</u>
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REMAINING ACCOUNT BALANCE:	<u><u>4,648,228.24</u></u>
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**City of Eagle Lake-Utility Fund**  
**Profit & Loss Budget vs. Actual**  
**October 2023 through March 2024**

	Oct '23 - Ma...	Budget	\$ Over Bud...	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
324.210 · Impact Fees-Water-residential	1,563,725.70			
324.211 · Impact Fees-Sewer-residential	1,501,500.00			
330.000 · Intergovernmental Revenue				
331.000 · Federal/State Grants/CDBG	38,482.00			
<b>Total 330.000 · Intergovernmental Revenue</b>	<b>38,482.00</b>			
<b>343.000 · Charges for Services</b>				
343.300 · Water Charges / User Fee	541,377.42	690,000.00	-148,622.58	78.5%
343.310 · Water Taps	94,350.00	3,000.00	91,350.00	3,145.0%
343.311 · New Water Meters				
343.314 · HYDRANT METERS	1,507.49			
343.311 · New Water Meters - Other	355,420.00	5,000.00	350,420.00	7,108.4%
<b>Total 343.311 · New Water Meters</b>	<b>356,927.49</b>	<b>5,000.00</b>	<b>351,927.49</b>	<b>7,138.5%</b>
343.312 · Water Reconnect Fee	0.00	8,000.00	-8,000.00	0.0%
343.313 · ADMIN FEES	12,285.00			
343.330 · Service Charge - 1/2	24,539.31	16,000.00	8,539.31	153.4%
343.340 · Charges for Repairs	14,260.00			
343.360 · Customer Billing Fee - 1/3	43,731.00	60,000.00	-16,269.00	72.9%
343.400 · Garbage Collection				
343.410 · GARBAGE TOTE SALES	577.80			
343.400 · Garbage Collection - Other	434,921.43	600,000.00	-165,078.57	72.5%
<b>Total 343.400 · Garbage Collection</b>	<b>435,499.23</b>	<b>600,000.00</b>	<b>-164,500.77</b>	<b>72.6%</b>
343.500 · Sewer Charges / User Fee	729,533.97	900,000.00	-170,466.03	81.1%
343.510 · Tap Fees - Sewer	155,000.00	3,000.00	152,000.00	5,166.7%
343.520 · Polk County Utility Tax-CITY SH	490.76	200.00	290.76	245.4%
343.900 · Stormwater Fees	81,248.00	85,000.00	-3,752.00	95.6%
349.000 · Late Fees - 1/2	27,375.00	35,000.00	-7,625.00	78.2%
<b>Total 343.000 · Charges for Services</b>	<b>2,516,617.18</b>	<b>2,405,200.00</b>	<b>111,417.18</b>	<b>104.6%</b>
361.000 · Interest Income	9,354.87	5,000.00	4,354.87	187.1%
369.901 · Miscellaneous Income - 1/2	10,307.43	2,000.00	8,307.43	515.4%
<b>Total Income</b>	<b>5,639,987.18</b>	<b>2,412,200.00</b>	<b>3,227,787.18</b>	<b>233.8%</b>
<b>Gross Profit</b>	<b>5,639,987.18</b>	<b>2,412,200.00</b>	<b>3,227,787.18</b>	<b>233.8%</b>
<b>Expense</b>				
<b>533.000 · Water</b>				
533.100 · Employee Benefits	28,525.62	48,000.00	-19,474.38	59.4%
533.120 · Salaries and Wages	80,197.13	103,499.00	-23,301.87	77.5%
533.125 · On Call Pay	4,812.40	11,000.00	-6,187.60	43.7%
533.140 · Overtime	1,323.00	3,500.00	-2,177.00	37.8%
<b>533.300 · Operating Expenses</b>				
533.240 · Insurance	1,318.85	3,500.00	-2,181.15	37.7%
533.310 · Engineering Services	33,498.66	10,000.00	23,498.66	335.0%
533.311 · Legal Services	7,344.00	6,000.00	1,344.00	122.4%
533.320 · Accounting & Auditing - WD	5,750.00	6,500.00	-750.00	88.5%
533.340 · Contractual Services	14,213.04	15,000.00	-786.96	94.8%
533.400 · Petroleum Products	4,451.77	12,000.00	-7,548.23	37.1%
533.410 · Communications Services	3,428.23	7,000.00	-3,571.77	49.0%
533.420 · Postage Supplies & Billing 1/3	5,785.59	10,000.00	-4,214.41	57.9%
533.430 · Utilities	1,102.46	57,000.00	-55,897.54	1.9%
533.450 · Insurance Auto & Equipment	24,698.13	20,000.00	4,698.13	123.5%
533.460 · Repairs & Maint Svc (Equip/Veh)	15,025.43	26,000.00	-10,974.57	57.8%
533.480 · ADVERTISING	223.13	2,500.00	-2,276.87	8.9%
533.490 · Other Expenditures	4,368.33	2,000.00	2,368.33	218.4%
533.521 · Supplies & Materials (Tools)	6,264.01	10,000.00	-3,735.99	62.6%
533.522 · Uniforms	0.00	1,000.00	-1,000.00	0.0%
533.540 · Education and Training	0.00	250.00	-250.00	0.0%

**City of Eagle Lake-Utility Fund**  
**Profit & Loss Budget vs. Actual**  
**October 2023 through March 2024**

	Oct '23 - Ma...	Budget	\$ Over Bud...	% of Budget
533.541 · Travel, Meetings, & Dues	296.80	600.00	-303.20	49.5%
533.555 · Chemicals	13,875.50	16,000.00	-2,124.50	86.7%
533.560 · POLK REGIONAL WATER COOPERATIVE	164,816.91	160,344.00	4,472.91	102.8%
533.581 · Transfer to General Fund/Adm	53,270.78	75,190.00	-21,919.22	70.8%
533.602 · Repairs & Maint Svc (Plants)	191,328.57	40,000.00	151,328.57	478.3%
533.996 · Debt Service Rus Water	0.00	31,510.00	-31,510.00	0.0%
533.998 · Reserve/Contingency	0.00	109,827.00	-109,827.00	0.0%
<b>Total 533.300 · Operating Expenses</b>	<b>551,060.19</b>	<b>622,221.00</b>	<b>-71,160.81</b>	<b>88.6%</b>
533.600 · Capital Outlay - WD	101,411.78	95,000.00	6,411.78	106.7%
533.900 · Bad Debt Expense - WD	1,864.06			
<b>Total 533.000 · Water</b>	<b>769,194.18</b>	<b>883,220.00</b>	<b>-114,025.82</b>	<b>87.1%</b>
533.999 · AMERICAN RESCUE PLAN EXPENSE WD	14,475.00	200,000.00	-185,525.00	7.2%
534.000 · Solid Waste				
534.300 · Operating Expenses				
534.340 · Contract for Solid Waste	268,839.71	378,000.00	-109,160.29	71.1%
534.913 · Due to Gen Fund Admin S Waste	60,602.00	21,204.00	39,398.00	285.8%
<b>Total 534.300 · Operating Expenses</b>	<b>329,441.71</b>	<b>399,204.00</b>	<b>-69,762.29</b>	<b>82.5%</b>
<b>Total 534.000 · Solid Waste</b>	<b>329,441.71</b>	<b>399,204.00</b>	<b>-69,762.29</b>	<b>82.5%</b>
535.000 · Sewer/Waste Water Services				
535.100 · Employee Benefits	37,511.58	96,000.00	-58,488.42	39.1%
535.120 · Salaries and Wages	72,659.15	177,938.00	-105,278.85	40.8%
535.125 · On Call Pay	6,256.48	11,000.00	-4,743.52	56.9%
535.140 · Overtime	10,438.83	6,000.00	4,438.83	174.0%
535.300 · Operating Expenses				
535.240 · Insurance	698.65	3,000.00	-2,301.35	23.3%
535.310 · Engineering	10,736.91	15,000.00	-4,263.09	71.6%
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	8,985.00	11,000.00	-2,015.00	81.7%
535.340 · Contractual Services	5,186.02	10,000.00	-4,813.98	51.9%
535.400 · Petroleum Products	633.60	10,000.00	-9,366.40	6.3%
535.410 · Communications Services	4,533.80	4,500.00	33.80	100.8%
535.420 · Postage Supplies & Billing 1/3	6,036.66	9,500.00	-3,463.34	63.5%
535.430 · Utilities	34,762.51	50,000.00	-15,237.49	69.5%
535.431 · Wastewater Treatment - SW	84,262.78	160,000.00	-75,737.22	52.7%
535.450 · Insurance Auto & Equip	31,468.23	29,500.00	1,968.23	106.7%
535.460 · Repairs & Maint Svc (Equip/Veh)	5,862.26	5,000.00	862.26	117.2%
535.490 · Other Expenditures	574.29	500.00	74.29	114.9%
535.521 · Supplies & Materials (Tools)	1,936.40	25,000.00	-23,063.60	7.7%
535.522 · Uniforms	0.00	1,000.00	-1,000.00	0.0%
535.541 · Travel, Meetings & Dues	296.80	1,500.00	-1,203.20	19.8%
535.581 · Transfer Out - Other Funds	53,270.78	75,190.00	-21,919.22	70.8%
535.602 · Repairs & Maint-Syst (Lift Sta)	7,746.15	20,000.00	-12,253.85	38.7%
535.995 · Lift Station Debt Svc-Bond Pmt	17,085.78	21,721.00	-4,635.22	78.7%
535.998 · Reserve / Contingency	0.00	109,827.00	-109,827.00	0.0%
<b>Total 535.300 · Operating Expenses</b>	<b>274,076.62</b>	<b>563,838.00</b>	<b>-289,761.38</b>	<b>48.6%</b>
<b>Total 535.000 · Sewer/Waste Water Services</b>	<b>400,942.66</b>	<b>854,776.00</b>	<b>-453,833.34</b>	<b>46.9%</b>
535.600 · Capital Outlay	117,651.77	50,000.00	67,651.77	235.3%
535.999 · AMERICAN RESCUE PLAN EXPENSE SD	14,475.00			
538.000 · Stormwater				
538.910 · Stormwater Expenses - Operating	260,384.83	25,000.00	235,384.83	1,041.5%
<b>Total 538.000 · Stormwater</b>	<b>260,384.83</b>	<b>25,000.00</b>	<b>235,384.83</b>	<b>1,041.5%</b>
<b>Total Expense</b>	<b>1,906,565.15</b>	<b>2,412,200.00</b>	<b>-505,634.85</b>	<b>79.0%</b>

City of Eagle Lake-Utility Fund  
Profit & Loss Budget vs. Actual  
October 2023 through March 2024

	Oct '23 - Ma...	Budget	\$ Over Bud...	% of Budget
Net Ordinary Income	3,733,422.03	0.00	3,733,422.03	100.0%
Net Income	3,733,422.03	0.00	3,733,422.03	100.0%

## City of Eagle Lake-Utility Fund

## Balance Sheet

As of March 31, 2024

	Mar 31, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
101.108 · UNRESTRICTED CASH - ALL	
101.109 · CS- UTILITY FUND	4,648,228.24
101.108 · UNRESTRICTED CASH - ALL - Other	200.00
<b>Total 101.108 · UNRESTRICTED CASH - ALL</b>	<b>4,648,428.24</b>
102.216 · PETTY CASH-DRAWER SET UP	50.00
150.001 · RESTRICTED CASH - ALL	
101.104 · CS STORMWATER UTILITY FUND	521,083.33
101.110 · CS- DEPOSIT FUND	433,508.84
101.111 · CS - WATER IMPACT FUND	10,478.97
101.112 · CS- SEWER IMPACT FUND	9,264.76
101.121 · CS- WATER IMPACT SAVINGS	5,968,150.02
101.122 · CS- SEWER IMPACT SAVINGS	5,429,897.69
151.113 · CS- RUS FUND	50,033.14
151.116 · CS- LIFT STATION FUND	35,412.63
<b>Total 150.001 · RESTRICTED CASH - ALL</b>	<b>12,457,829.38</b>
<b>Total Checking/Savings</b>	<b>17,106,307.62</b>
<b>Accounts Receivable</b>	
1200 · *Accounts Receivable	11,187.46
<b>Total Accounts Receivable</b>	<b>11,187.46</b>
<b>Other Current Assets</b>	
110.000 · Accounts Receivable, Net	
115.100 · Accounts Receivable	254,659.69
116.100 · Unbilled Accounts Receivable	120,239.98
116.110 · Utility Returned Checks Rec.	38,642.84
117.100 · Allowance for Bad Debts	-3,410.23
<b>Total 110.000 · Accounts Receivable, Net</b>	<b>410,132.28</b>
131.000 · Due From Other Funds	
131.250 · Due to/from General Fund	410,143.22
131.350 · Due From/To Gen.Fund - Other	-83,827.68
207.100 · Due to General Fund-Payroll	-23,449.91
207.200 · Due to General Fund-Sani/Storm	15,772.00
<b>Total 131.000 · Due From Other Funds</b>	<b>318,637.63</b>
141.100 · Inventory of Supplies	10,749.32
1499 · Undeposited Funds	200.00
<b>Total Other Current Assets</b>	<b>739,719.23</b>
<b>Total Current Assets</b>	<b>17,857,214.31</b>
<b>Fixed Assets</b>	
160.900 · Fixed Assets, Net	
161.900 · Land-Water	28,526.62
164.900 · Water Plant	3,274,813.64
164.901 · Sewer Plant	5,843,224.65
164.902 · Stormwater Plant	1,913,068.76
166.900 · Furniture & Equipment - Water	847,981.45
166.901 · Furniture & Equipment - Sewer	336,598.48
167.900 · Accumulated Depreciation-Water	-2,084,630.15
167.901 · Accumulated Depr - Sewer	-3,468,995.73
167.902 · Accumulated Depr. - Stormwater	-632,734.52
<b>Total 160.900 · Fixed Assets, Net</b>	<b>6,057,853.20</b>
169.900 · Construction in Process	97,794.12

**City of Eagle Lake-Utility Fund**  
**Balance Sheet**  
As of March 31, 2024

	Mar 31, 24
Total Fixed Assets	6,155,647.32
Other Assets	
120.009 · ALLOWANCE UNCOLLECTIBLE MISC AR	-6,151.72
Total Other Assets	-6,151.72
<b>TOTAL ASSETS</b>	<b>24,006,709.91</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
202.100 · Accounts Payable	142,105.54
Total Accounts Payable	142,105.54
Other Current Liabilities	
202.500 · Polk County Utility Tax	11,805.23
202.501 · Bartow Sewer Impact Fee Payable	72,376.74
208.100 · DUE TO STATE-UNCLAIMED PROPERTY	-1,220.02
215.000 · Accrued Payroll and Benefits	19,655.88
217.000 · Accrued Compensated Absences	
217.100 · Accrued Sick Pay	63,246.00
217.200 · Accrued Vacation Pay	22,043.03
217.300 · Accrued Compensatory Time	3,466.03
Total 217.000 · Accrued Compensated Absences	88,755.06
220.100 · Customer Deposits	467,607.30
223.100 · UNEARNED REVENUE - ARPA GRANT	210,651.75
232.950 · Accrued Interest Payable	9,233.57
239.100 · OPEB LIABILITY	35,180.11
Total Other Current Liabilities	914,045.62
Total Current Liabilities	1,056,151.16
Long Term Liabilities	
203.120 · RUS Water Revenue Bonds - 2007	196,694.21
203.140 · USDA LOAN - LIFT STATIONS	374,087.00
203.150 · CURRENT PORTION OF LONG TERM D	30,454.50
203.155 · LESS CURRENT PORTION OF LTD	-30,454.50
203.902 · PLATINUM BANK - HARRISON	0.01
Total Long Term Liabilities	570,781.22
Total Liabilities	1,626,932.38
Equity	
281.500 · Retained Earnings	18,646,355.50
Net Income	3,733,422.03
Total Equity	22,379,777.53
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>24,006,709.91</b>

## CITY OF EAGLE LAKE - CRA

## ACCOUNT BALANCE

MAR 2024

ACCOUNT BALANCE AS OF FEBRUARY 29, 2024	341,714.07
DEPOSITS	21.53
CLEARED CHECKS	(5,975.84)
WITHDRAWALS/ACH	0.00
RETURNED CHECKS	0.00
ACCOUNT BALANCE AS OF MARCH 31, 2024	335,759.76
OUTSTANDING CHECKS:	
TOTAL OUTSTANDING CHECKS	0.00
REMAINING ACCOUNT BALANCE	335,759.76

11:40 AM

04/17/24

Accrual Basis

# City of Eagle Lake CRA Profit & Loss Budget vs. Actual

October 2023 through March 2024

	Oct '23 - Mar 24	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
310.000 · Taxes-Other				
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-CRA	59,467.05	52,000.00	7,467.05	114.4%
<b>Total 310.000 · Taxes-Other</b>	<b>79,467.05</b>	<b>72,000.00</b>	<b>7,467.05</b>	<b>110.4%</b>
361.100 · Interest Income	121.85	100.00	21.85	121.9%
<b>Total Income</b>	<b>79,588.90</b>	<b>72,100.00</b>	<b>7,488.90</b>	<b>110.4%</b>
<b>Gross Profit</b>	<b>79,588.90</b>	<b>72,100.00</b>	<b>7,488.90</b>	<b>110.4%</b>
<b>Expense</b>				
510.000 · Operating Expenses				
510.311 · Legal Services	225.00	2,000.00	-1,775.00	11.3%
510.313 · Planning Services	0.00	2,000.00	-2,000.00	0.0%
510.420 · Postage, Supplies & Materials	0.00	100.00	-100.00	0.0%
510.430 · Utilities	1,145.38	3,000.00	-1,854.62	38.2%
510.460 · Repair & Maint Service	2,695.87	1,000.00	1,695.87	269.6%
510.470 · Printing and Binding-CRA	0.00	500.00	-500.00	0.0%
510.480 · Advertising	54.25	500.00	-445.75	10.9%
510.490 · Other Expenditures	4,937.00			
510.510 · Office Supplies - CRA	0.00	500.00	-500.00	0.0%
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 CONTINGENCY	0.00	34,896.00	-34,896.00	0.0%
<b>Total 510.000 · Operating Expenses</b>	<b>9,057.50</b>	<b>49,096.00</b>	<b>-40,038.50</b>	<b>18.4%</b>
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>	<b>19,059.50</b>	<b>72,100.00</b>	<b>-53,040.50</b>	<b>26.4%</b>
<b>Net Income</b>	<b>60,529.40</b>	<b>0.00</b>	<b>60,529.40</b>	<b>100.0%</b>



11:40 AM

04/17/24

Accrual Basis

**City of Eagle Lake CRA**  
**Balance Sheet**  
As of March 31, 2024

	<u>Mar 31, 24</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
101.408 · PB- CRA COMMUNITY REDEVELOPMENT	335,759.76
Total Checking/Savings	335,759.76
Other Current Assets	
131.382 · DUE TO GENERAL FUND-ADMIN FEES	-35,586.19
Total Other Current Assets	-35,586.19
Total Current Assets	300,173.57
<b>TOTAL ASSETS</b>	<b><u>300,173.57</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
202.000 · Accounts Payable	884.43
Total Accounts Payable	884.43
Other Current Liabilities	
131.390 · DUE TO GENERAL FUND --LOAN PAY	16,000.00
Total Other Current Liabilities	16,000.00
Total Current Liabilities	16,884.43
Total Liabilities	16,884.43
Equity	
1110 · Retained Earnings	222,759.74
Net Income	60,529.40
Total Equity	283,289.14
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>300,173.57</u></b>

**From:** [Brian Fletcher](#)  
**To:** [Tom Ernharth](#)  
**Cc:** [Dawn Wright](#); [Jody Mcleod](#)  
**Subject:** Hours  
**Date:** Wednesday, April 17, 2024 6:58:36 AM

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Sir I'm requesting to be paid my comp hours I have accumulated over the last couple months or so. As y'all probably all ready know as we continue to get bigger the amount of calls for service has grown as well and we didn't have enough staff all ready. Let alone we are down to 3 people juggling everything right now. I feel like it's only fair to me to be compensated for all I'm having to do above and beyond my normal stuff especially as it appears this isn't gonna go away in the near future. I am continuing to try and fill these vacancies as fast as possible and will continue to do so. I've even considered calling a temp agency but I feel like with what we do it's gonna be more of a hassle than it would be worth but I might not have a choice at some point.

Thank ya sir  
Brian L Fletcher  
Sent from my iPad

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF EAGLE LAKE AND  
THE TOWN OF LAKE HAMILTON REGARDING THE  
UTILIZATION OF A SPECIAL MAGISTRATE  
TO ENFORCE MUNICIPAL CODES**

WHEREAS, local governments are authorized to enforce their codes and appoint a Code Enforcement Special Magistrate and Hearing Officer pursuant to Florida Statute 162, *et. seq.*; and Florida Statute 316.0083, *et. seq.*; and

WHEREAS, the Florida Attorney General, via AGO 2000-34, has approved of the use of Interlocal Agreements as an alternative means of enforcing codes; and

WHEREAS, local governments are encouraged to enter into agreements that will allow a more efficient use of their resources and to cooperate in matters of code enforcement.

WHEREAS, Joseph P. Mawhinney, an attorney licensed to practice law in the State of Florida and admitted to the Florida Bar, currently serves as the City of Eagle Lake's Code Enforcement Special Magistrate;

WHEREAS, the Town of Lake Hamilton has a need for a Code Enforcement Special Magistrate and Traffic Camera Hearing Officer to hear and adjudicate cases relating to code enforcement and other quasi-judicial matters, as more specifically set forth in various sections of the Lake Hamilton Code of Ordinances; and

WHEREAS, pursuant to Florida law, the Town of Lake Hamilton and City of Eagle Lake are authorized to enter into an Interlocal Agreement on the basis of mutual advantage; and

WHEREAS, the Town of Lake Hamilton desires to enter into an Interlocal Agreement with the City of Eagle Lake in order for Joseph P. Mawhinney to serve as its Code Enforcement Special Magistrate and Traffic Camera Hearing Officer.

NOW, THEREFORE, the City of Eagle Lake (hereafter “City”) and the Town of Lake Hamilton (hereafter “Town”), enter into this Interlocal Agreement in order to agree that Joseph P. Mawhinney, of Reed, Mawhinney and Link, may also serve as the Code Enforcement Special Magistrate and Traffic Camera Hearing Officer for the Town of Lake Hamilton in accordance with the terms of this Agreement as set forth hereinafter:

### **Section 1. Definition.**

*Municipality* – The City of Eagle Lake and the Town of Lake Hamilton.

### **Section 2. Authorization.**

(A) The Special Magistrate is hereby authorized to serve as Special Magistrate and Hearing Officer (hereinafter interchangeably referred to as “Special Magistrate” or “Hearing Officer”) as contemplated by Florida Statute 162, *et. seq.* and Florida Statute 316.0083 *et. seq.*, for the Town in the process of enforcing the Town’s Code of Ordinances.

(B) The Special Magistrate when exercising his/her authority as vested hereunder and by law, shall consider, apply and enforce the local and state laws which are applicable in the municipality where the alleged violation occurred and as otherwise provided herein.

### **Section 3. Special Magistrate Designation.**

The Special Magistrate shall be the individual, or individuals, as selected and determined by the City and Town with the qualifications set forth in the City and Town Codes of Ordinances and as otherwise set forth in Florida law. Nothing contained herein shall prevent and/or abridge the City's right to designate a different Special Magistrate, alternates or replacement therefore for the City's code enforcement matters, in accordance with its own criteria and time-line.

#### **Section 4. Conduct of Hearing.**

(A) The Special Magistrate shall conduct the Hearings in a manner the Special Magistrate deems appropriate.

(B) The Special Magistrate shall have the power to:

1. Adopt rules for the conduct of its Hearings.
2. Adopt rules for the conduct of its Hearings consistent with Chapter 162 of Florida Statutes and the requirements of due process.
3. Take testimony under oath.
4. Conduct Hearings for all purposes permitted by Chapter 162 *et. seq.*, and Chapter 316.0083 *et. seq.*, Florida Statutes.
5. To enter orders granting relief to the full extent permitted by law.

#### **Section 5. Withdrawal by Municipality.**

Any party to this Agreement may withdraw from this Agreement and its utilization of the Special Magistrate by providing no less than ten (10) days' written notice to the Clerk of each respective municipality with a copy to the Special Magistrate.

#### **Section 6. Funding.**

The expenses of the Special Magistrate shall be paid by the municipality utilizing the Special Magistrate's services. In this regard, the municipality utilizing the Special Magistrate shall pay the Special Magistrate directly and the Special Magistrate shall bill the municipality directly. Further, the Town of Lake Hamilton shall pay the Special Magistrate at an hourly rate of \$175 per hour.

#### **Section 7. Public Records.**

Except as otherwise provided by law, all of the records of the Special Magistrate shall be public records and available for public inspection.

#### **Section 8. Special Magistrate Hearings.**

The municipality requesting Special Magistrate services shall have the responsibility to provide, at the municipality's expense, the meeting room, secretary, staff and equipment necessary to conduct hearings in accordance with Florida law and the applicable Charter and Code provisions.

#### **Section 9. Modification.**

No modification of any of the terms of this Agreement shall be valid unless in writing and executed with the same formality as this Agreement by the same parties hereto.

#### **Section 10. Partial Invalidity.**

In the event any clause or portion of this Agreement shall be determined to be invalid by any Court, it is understood and agreed that such invalid clause or portion of this Agreement shall have no effect upon the validity of other portions of this Agreement, and all of the other provisions of this Agreement shall be valid and enforceable.

**Section 11. Effective Date.**

This Agreement shall take effect on the date immediately upon approval by the Town and City.

**IN WITNESS WHEREOF:** The parties hereto have approved this Agreement and caused such to be executed on the date indicated herein.

CITY OF EAGLE LAKE

By: \_\_\_\_\_  
Suzy Wilson, Mayor

Date Executed: \_\_\_\_\_

TOWN OF LAKE HAMILTON

By: Michael Kehoe  
Michael Kehoe, Mayor

Date Executed: 2-6-2024