

EAGLE LAKE PLANNING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 5, 2022 at 6:30 P.M.
TO BE HELD IN THE COMMISSION CHAMBERS
LOCATED AT 675 E EAGLE AVE
EAGLE LAKE, FLORIDA 33839

AGENDA

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE TO THE FLAG

IV. ROLL CALL

V. STAFF REPORTS

VI. PUBLIC HEARING

VII. OLD BUSINESS

VIII. NEW BUSINESS

A. Consideration of Windsor Reserve (Spruce/Tedder) Phase 3 Plan Review

IX. CONSENT AGENDA

A. Approval of the Planning Commission Minutes -----08/15/2022

X. AUDIENCE

XI. PLANNING COMMISSION

XII. ADJOURNMENT

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

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

POSTED AT CITY HALL AND THE EAGLE LAKE POST OFFICE ON
TUESDAY, NOVEMBER 29, 2022 BY CITY CLERK DAWN WRIGHT, MMC, FCRM, PHRP

November 16, 2022

ELAKX22019

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

RE: SPRUCE TEDDER PHASE 3 PRELIMINARY ENGINEERING PLAN REVIEW

Dear Tom,

We have completed a preliminary engineering review of the development plans for the Spruce Tedder Phase 3 project dated November 3, 2022. We have some comments and concerns as noted below.

Potable Water

1. All sides of a tee must have a gate valve. The plans only show gate valves on two sides of each tee.
2. The Engineer should revisit the fire hydrant spacing. It appears that more hydrants are being shown than necessary to meet the minimum spacing requirements.
3. The plan and profile sheets should show the separation between the potable water main and each crossing of sanitary or storm sewer. Some crossings seem to be missing.

Sanitary Sewer

1. The minimum allowed pipe slope for 8" gravity sanitary sewer is 0.40% without rounding up and the City's preference is that they be designed at 0.42% or steeper to allow for the inevitable construction issues that we seem to see. The following pipe segments do not meet the 0.40% minimum requirement.
 - a. P3-26 to P3-3
 - b. P3-8 to P3-9
 - c. P3-9 to P3-11
 - d. P3-11 to P3-13
 - e. P3-13 to P3-14
 - f. P3-19 to P3-20
 - g. P3-22 to P3-5

Stormwater

1. On Sheet C.6.00, there is overlapping text (CS-5 callout) and the callout for Structure 5-34 is missing.
2. On Sheet C.6.03, the callout for Structure 5-16A is missing and the callout for the pipe between structures 5-24 and 5-25 is missing.

3. On Sheet C.6.04, structure 5-45 is not shown and the callout for this structure is missing.
4. On Sheet C.6.05, The callout for the pipe between structures 5-16 and 5-18 is missing.
5. Additional profiles need to be shown on the plan and profile sheets or otherwise provided for the pipe segments listed below:
 - a. 5-36 to 5-37
 - b. 5-60 to CS-5
 - c. 5-61 to 5-62
 - d. 5-55 to 5-56
 - e. 5-58 to 5-61
 - f. 5-37 to 5-38
 - g. 5-47 to 5-48
 - h. 5-27 to 5-28
 - i. 5-23 to 5-16A
 - j. 5-16A to CS-6

We may have additional comments related to the site/lot layout when we see the profiles requested above.

The Developer can resubmit just the revised sheets for our re-review.

The City will not provide final approval for these Phase 3 construction plans until the onsite and US17 lift stations have been upgraded and the force main extension at the Bartow Airbase is complete and in service.

Sincerely,

PENNONI ASSOCIATES INC.



Steven C. Shealey, PE, MPA
Senior Consultant

Miscellaneous	
Potable Water Services	City of Eagle Lake
Wastewater Services	City of Eagle Lake
Electric Services	TECO
Fire Protection	Polk County
Average Daily Traffic	See Table This Sheet

General Site Data	
Project Site Area	38.45 Acres
Total Wetland Conservation Easements	1.19 Acres
Total Stormwater Provided	12.46 Acres
Net Developable Acres	24.80 Acres
Proposed Dwelling Units	169 Units
Proposed Density	4.38 Du/Ac
Zoning (Existing)	PD-H
Proposed Zoning	PD-H
Future Land Use (Existing)	2 DR

Building & Lot Data	
SF Detached	
Max. Building Height (2 stories)	35'-0"
Building Setbacks:	
Front	20'
Corner Lot	15'
Interior Side	5'
Rear	15'
Min. Lot Width	90'
Min. Lot Width Provided	90'
Min. Lot Depth	120'
Min. Lot Size Required	5,500 sf
Min. Lot Size Provided	5,500 sf

Phasing	The Project Shall Be Constructed In One (1) Phase.
Topographic Survey	Atlantic Surveying
Landscape	Landscape To Be In Accordance With City Of Eagle Lake LDC Chapter 4 Article 5
Garbage Pickup	City Of Eagle Lake

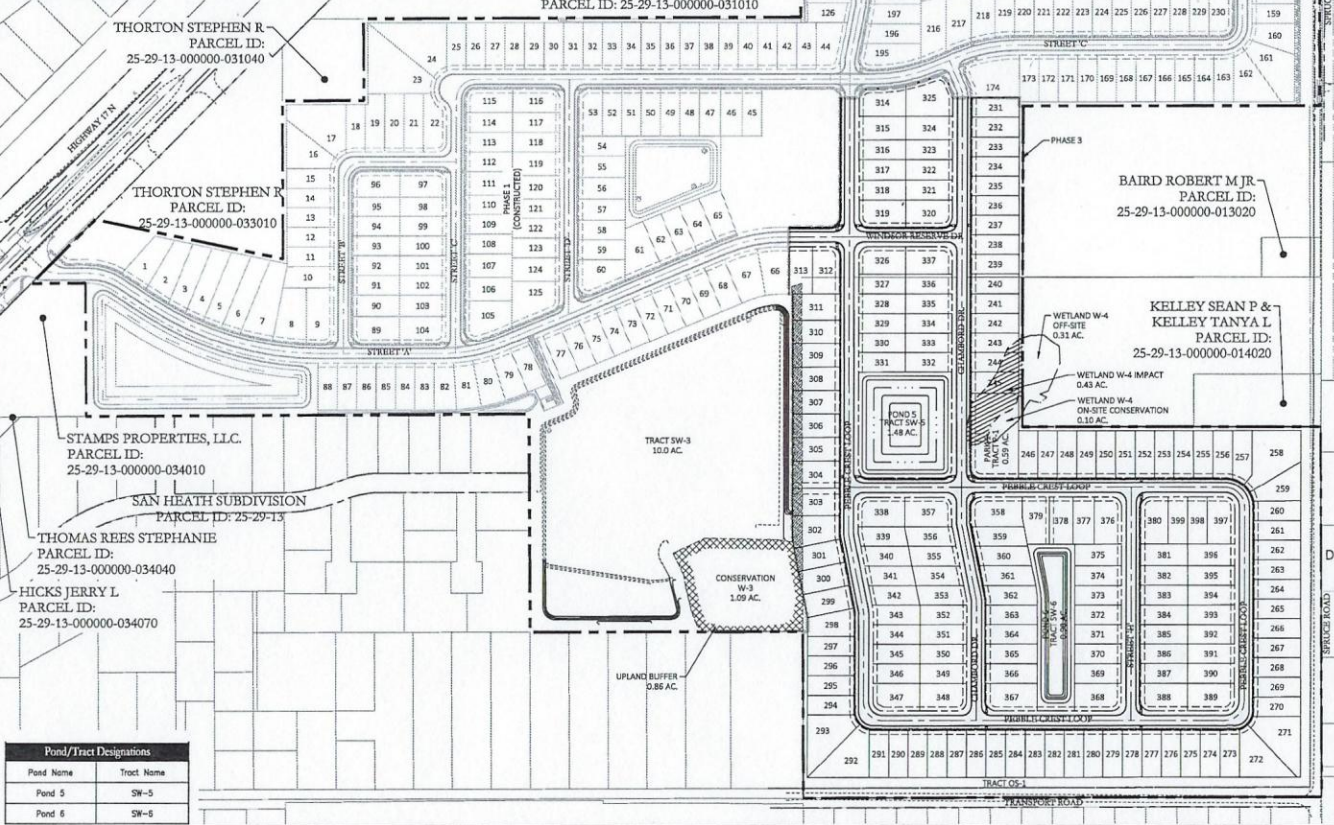
Public Works Streets & Drainage	Drainage Shall Meet City of Eagle Lake LDC 7.2.2.40
Lighting	Street Lighting Shall be Provided in Accordance with City of Eagle Lake LDC 4.2.8.2
Signage	Signage Shall Comply With City Of Eagle Lake LDC 4.3.2.90
Utilities	Water & Wastewater Lines Will Connect to Existing City of Eagle Lake Facilities Specific Improvements to Public Facilities, Including Line Extensions & points of Connection are Provided herein on Sheet C8.00 & C8.10 All Paved Lots Shall Indicate Typical Utility Easements Required By The City Of Eagle Lake LDC 4.2.3.30
Fire Protection	Fire Hydrants Shall be Installed in Accordance With City of Eagle Lake LDC 9.7.5.2 Fire Hydrants Shall be Placed No Further Than 1,000 Feet Apart, Measured Along the Roadway & No Hydrant Shall be More Than 500 Feet From A Fire Hydrant
Parking	A Minimum Of Two (2) Parking Spaces Shall be Provided For Each 3.57 Units Per City Of Eagle Lake LDC 4.6.2.10
Dust Control	Contractor To Coordinate With The City Of Eagle Lake On Provisions For Dust Control Per City Of Eagle Lake LDC 9.0.5.10
Stormwater Management	The Stormwater Management System is Designed in Accordance With SWMM2 & City of Eagle Lake As Stated in The Environmental Report By Homer Environmental Dated July 31, 2017, The Subject Property is Composed of Pasture, Historic Crops, Forested Wetlands, & Jurisdictional Wetlands
Vegetation	Recreation Facilities Shall be Private For The Use Of Community Residents & Owned And Maintained By The Homeowners Association
Tree Preservation	All Tree Removal Shall Be In Accordance With City Of Eagle Lake LDC Article 3, Section 401.04 J

General Notes					
Ownership / Maintenance					
Roadways	Public	City of Eagle Lake	Potable Water	Public	City of Eagle Lake
Drainage Easements	Public	City of Eagle Lake	Sidewalk in Public R/W	Public	City of Eagle Lake
Utility Easements	Public	City of Eagle Lake	Storm Water Management	Private	To be Owned & Maintained by The Home Owners Association with drainage easement dedicated to city of eagle lake
Wastewater	Public	City of Eagle Lake	Conservation Areas	Private	To be Owned & Maintained by The Home Owners Association with drainage easement dedicated to city of eagle lake

Miscellaneous	
Potable Water Services	City of Eagle Lake
Wastewater Services	City of Eagle Lake
Electric Services	TECO
Fire Protection	Polk County
Average Daily Traffic	See Table This Sheet

Traffic				
Use	ITE Code	Units	PM Peak Trips	Average Daily Trips (ADT)
Single Family Homes	210*	169	9.43	1641

* BASED ON ITE 11TH EDITION



EAGLE LAKE PLANNING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 15, 2022 at 6:30 P.M.
COMMISSION CHAMBERS
675 E EAGLE AVE
EAGLE LAKE, FLORIDA 33839

I. CALL TO ORDER

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

II. INVOCATION

Commissioner Eriksen gave the invocation.

III. PLEDGE OF ALLEGIANCE TO THE FLAG

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

IV. ROLL CALL

PRESENT: Spofford, Aleman, Eriksen, Roe, Metosh

ABSENT: None

ALTERNATE: Martinez

V. STAFF REPORTS

There were no Staff Reports.

VI. PUBLIC HEARING

- A. Consideration of Proposed Ordinance No.: O-22-12, An Ordinance Amending the City of Eagle Lake, Florida 2030 Comprehensive Plan by Revising the Future Land Use Map Series to Assign Neighborhood Activity Center Future Land Use to One (1) Annexed Parcel; Amending the City of Eagle Lake, Florida Zoning Map to Apply General Commercial (CG) Zoning to the Same Certain Parcel; Repealing all Ordinances in Conflict Herewith; and Providing an Effective Date. (General Location: One parcel of land totaling approximately 2.07 acres in size, lying southeast of U.S. Highway 17 and north of Cameron Road, with a street address of 11000 U.S. Highway 17, Eagle Lake, Florida 33839; A&E Auto Body Inc. Property)

Chairwoman Metosh read proposed Ordinance No.: O-22-12 by title only.

MOTION was made by Commissioner Eriksen and seconded by Commissioner Spofford to recommend approval of the Proposed Ordinance No. O-22-12 and forward to the City Commission for approval.

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

The roll call vote was as follows:

AYES: Spofford, Aleman, Eriksen, Roe, Metosh

NAYS: None

VII. OLD BUSINESS

There was no old business.

VIII. NEW BUSINESS

There was no new business.

IX. CONSENT AGENDA

A. Approval of the Planning Commission Minutes -----02/07/2022

MOTION was made by Commissioner Eriksen and seconded by Commissioner Spofford to approve the Planning Commission Meeting Minutes of 02/07/2022.

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

The vote was as follows:

AYES: 5

NAYS: 0

X. AUDIENCE

There were no comments from the audience.

XI. PLANNING COMMISSION

Chairwoman Metosh welcomed Commissioner Martinez to the Planning Commission.

XII. ADJOURNMENT

MOTION was made by Commissioner Eriksen and seconded by Commissioner Roe to adjourn at 6:36 p.m.

The vote was as follows:

AYES: 5

NAYS: 0

CHAIRWOMAN MICHELLE METOSH

ATTEST:

CITY CLERK DAWN WRIGHT