

CITY OF EAGLE LAKE
REGULAR CITY COMMISSION MEETING
MONDAY, FEBRUARY 7, 2022
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. Request from Narrow Path Outreach Incorporated for Use of Facility
- D. Presentation of Audit
- E. Presentation of Trending Analysis from Mike Brynjulfson

VII. **PUBLIC HEARINGS**

- A. Consideration of the second reading of **Ordinance No.: O-22-02**, An Ordinance Amending the City of Eagle Lake Comprehensive Plan to Revise and Update the Plan to Address Changes in Florida Statutes, to Update Dates for Completion of Specific Requirements, to Clean up Duplicate Sections, to Update Maps to Reflect City Limit Expansions, and to Remove the Administrative and Technical Support Sections from the Document; Repealing all Ordinances in Conflict Herewith and Providing an Effective Date. effective upon second reading
- B. Consideration of the first reading of **Ordinance No.: O-22-04**, An Ordinance of the City of Eagle Lake, Florida, providing for Implementation of Water Conservation Measures; Recommended by the Southwest Florida Water Management District; Providing Definitions; Providing for Efficient Indoor Plumbing Requirements; Providing for Landscape Design and Installation Standards; Providing for Irrigation System Design and Installation Standards; Providing for Enforcement; Providing for Codification; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.
- C. Consideration of the first reading of **Ordinance No.: O-22-05**, An Ordinance of the City of Eagle Lake, Florida Extending the Corporate Limits of the City of Eagle Lake, to Include therein Additional Territory Lying Contiguous and Adjacent to the Present Boundaries of the City of Eagle Lake; Describing said Additional Territory; Repealing all Ordinances Conflicting Herewith and Providing an Effective Date. (General Location: Two parcels of land totaling approximately 19.96 acres in size, lying West of N. Eagle Drive and East of Eagle Lake, with a Street Address of 0 Eagle Drive and 555 Eagle Drive, Eagle Lake, Florida 33839) Donley Property
- D. Consideration of the first reading of **Ordinance No.: O-22-06**, An Ordinance Amending the City of Eagle Lake, Comprehensive Plan by Revising the Future Land Use Map Series to Assign Medium-Density Residential Future Land Use to Two (2) Annexed Parcels; Amending the City of Eagle Lake, Florida Zoning Map to Apply General Residential (RG) Zoning to the Same Certain Parcels; Repealing all Ordinances in Conflict Herewith; and Providing an Effective

Date. (General Location: two parcels of land totaling approximately 19.96 acres in size, lying West of N. Eagle Drive and East of Eagle Lake, with a street address of 0 Eagle Drive and 555 Eagle Drive, Eagle Lake, Florida 33839) Donley Property

- E. Consideration of the first reading of **Ordinance No.: O-22-07**, An Ordinance of the City Commission of Eagle Lake, Florida, Consenting to the Inclusion of the Entire Territory Within the Municipal Boundaries of the City into a Polk County Municipal Service Benefit Unit; providing for Intent, Purpose and Effect; Providing for the Repeal of Laws in Conflict; Providing for Severability; and Providing an Effective Date.
- F. Consideration of the first reading of **Ordinance No.: O-22-08**, An Ordinance of the City of Eagle Lake, Florida Establishing the Eagle Hammock Community Development District Pursuant to Chapter 190, Florida Statutes (2021); Providing a Title; Providing Findings; Creating and Naming the District; Describing the External boundaries of the District; Designating Five Persons to Serve as the initial Members of the District's Board of Supervisors; Providing a Severability Clause; and Providing an Effective Date.

VIII. OLD BUSINESS

IX. NEW BUSINESS

- A. Consideration of Eagle Lake Municipal Election Administration Agreement
- B. Approval of Potential Election Poll Workers for the April Municipal Election
- C. Consideration of Development Agreement with Stanley Martin Homes, LLC (Spruce/Tedder)

X. CONSENT AGENDA

- A. Approval of the Regular City Commission Minutes -----01/03/2022
- B. Approval of Zambelli contract for Fireworks on June 25, 2022 in the amount of \$6,050.
- C. Approval of Financials
- D. Approval of Final Plat for Windsor Reserve Phase 1 (Spruce Tedder Property)

XI. AUDIENCE

XII. CITY ATTORNEY

XIII. CITY COMMISSION

XIV. ADJOURNMENT

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

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

POSTED AT CITY HALL AND THE EAGLE LAKE POST OFFICE ON TUESDAY, FEBRUARY 1, 2022
BY CITY CLERK DAWN WRIGHT, MMC, FCRM, PHRP

FROM THE DESK OF THE CITY MANAGER

Memo To: Mayor and Commissioners

Date: February 7, 2022

Ref: Monthly Report

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American Rescue Funds Rule Change – The Treasury Department adopted a Final Rule to expand the use of these funds to the following:

The State and Local Fiscal Recovery Funds program provides governments across the country with the resources needed to:

- Fight the pandemic and support families and businesses struggling with its public health and economic impacts,
- Maintain vital public services, even amid declines in revenue resulting from the crisis, and
- Build a strong, resilient, and equitable recovery by making investments that support long-term growth and opportunity.

Building Official – Donnie True has notified us that due to changes in staffing at Bartow he may need to go full time for them. As a result, he could be resigning effective March 1st. I have spoken with the county as well as looking at either full or part time employee to fill this position. Code Official are difficult to find so we maybe looking at a serious increase in the cost of this position.

Crystal Beach and US 17 – FDOT's Safety department has programmed a project for this intersection. The project's scope includes converting the full median opening to a directional median. The project has a letting date of 5/2/2022.

Eagle Hammock (Formerly Thousand Oaks) – Have submitted a petition to create a Community Development District to fund the project. This is similar to one that the Ranches created.

Impact Fees – We are looking into increasing our rates for play grounds and public buildings since these have not been increased since 2006.

Mistletoe Marketplace Volunteer – Penny Green has volunteered to head up bringing back Mistletoe Marketplace and has experience with getting volunteers to help out.

Postal Delivery Area – I have spoken with Congressman DeSoto's office about the changes to our postal delivery area and they indicated that they will look into it for us.

Project Update – We have a lot of projects going on now and here is a quick update. The Ruritan building has been removed and the paving completed. The playground is waiting for the soft surface to be delivered and the wall around the shop is just about completed. The automatic gates are on order.

SRF Funding Request – We submitted an application to the FDEP for a \$375,000 Planning Grant for an I and I study to investigate and develop a plan to eliminate fresh water infiltrating into our waste water system.

Trash and Recycling Totes - Due to the continuing supply chain shortages Republic Services cart manufacturer is delayed in receiving the necessary resin to manufacture all the carts they need at the moment to keep up with the city requests. Their contractor has resumed normal operations as far as MSW (trash) carts are concerned but are completely out of RECYCLE carts. They are hoping to have some soon but as of right now are not able to deliver carts to new homes or supply replacements or swaps.

Water Co-op – The PRWC is planning to provide raw water to Eagle Lake in the 2026 to 2027 timeframe. Winter Haven has been discussing a possible alternative with the PRWC consultants to deliver PRWC water to other member governments by “wheeling” water through the Winter Haven water system. This would obviously reduce the initial cost to all member governments.

Since we have been working on an emergency water system interconnect with Winter Haven at Cooley Road. There is a possibility to consider “wheeling” PRWC water from Winter Haven through this interconnect. This would defer the installation of the PRWC raw water transmission main from the new Pollard Road Water Treatment Plant to the city and defer any blending facilities that we might need to construct to accept PRWC raw water.

It seems inevitable that the city will have to participate in the PRWC by purchasing water and this may be a less expensive option. The only concern is that most of the City’s growth is in the southern part of the City’s service area and a much larger water main will be need from this interconnect to the City’s downtown 10” loop main. We may also need additional water main upgrades beyond that but would need to model the system with that interconnect as the primary source of water to know what else might be needed.

Commission Report

12/21/2021 - 01/24/2022

Case #	Case Date	Name	Violation Address	Status	Follow up date	Violation(s)	Compliance Date	Case Disposition
220006	1/5/2022	CITY OF EAGLE LAKE	City Vacant Lot	Closed	1/5/2022	Abandoned Vehicles	1/5/2022	Vehicles towed by City
220005	1/5/2022	JR Holding Group LLC & Polk Holding Group LLC	721 N 10TH ST	Closed	1/5/2022	Bldg. Permit Required (A/C)	1/5/2022	Invalid/Unfounded
220004	1/5/2022	FRANCES PARRISH	695 E Lake Ave	Closed	1/5/2022	Bldg. Permit Required (Roof)	1/5/2022	Invalid/Unfounded
220003	1/5/2022	Robert Grahm Trust	160 N 4th St	Closed	2/7/2022	Sight Triangle Obstruction	1/18/2022	Compliance by Property Owner
220002	1/5/2022	Nicole Sue Nelson & Ethel J Forant	257 W Eagle Ave	Closed	1/17/2022	Bldg. Permit Required (Shed)	1/21/2022	Compliance by Property Owner
220001	1/5/2022	Joel T Jones & Julie L Jones	83 2nd St N	Closed	1/17/2022	Accumulation of J & T	1/10/2022	Property owner
210123	12/28/2021	Jose Lazaro Ruiz or Jessika Xiomara Ruiz	725 E Findley Ave	Closed	12/29/2021	Bldg Permit Required (Roof)	1/4/2022	Unfounded/Invalid
210122	12/28/2021	Adre J Poleon	920 9th St.	Closed	12/29/2021	Bldg Permit Required (Roof)	12/22/2021	Compliance by Property Owner

**CITY OF EAGLE LAKE
VOLUNTEER OR GROUP
REQUEST FOR USE OF FACILITY OR OTHER SUPPORT**

Names of Volunteer or Group: Narrow Path Outreach Incorporated

Volunteer/Group Contact Person: ✓ Name: Dr. Queshonda Kudaisi

✓ Address: 3977 Warbler Drive
Winter Haven, Florida 33880

✓ Telephone: 863-877-5795

Purpose of Volunteers or Group: Free Tutoring and College and Career Prep for Students in the Area

Requested Facility or Support: The room that houses 34 people

Description of activity and public purpose to occur with use of facility or support requested:

Free Tutoring and College and Career Prep for Students in the Area, it is open to the public

Requested date(s) and time(s) for use of facility: Tuesdays and Thursdays, 3:30-6:30, until June 1

Applicant understands and acknowledges that the City of Eagle Lake, by action of the City Commission, may withdraw its approval of facilities or support and may otherwise terminate its approval of facilities or support, at any time without notice. Further the undersigned affirms that each volunteer or group will not receive payment for services rendered.

By: Narrow Path Outreach Incorporated

Name: Queshonda Kudaisi

Volunteer or Group Representative

Above Request Approved / Disapproved by City Commission on _____

Special Conditions: _____

City of Eagle Lake

By: _____

Name: _____

Title: _____



Report to the City Commissioners Results of the 2021 Audit

2021 Audit Results

- Report on 2021 audit of financial statements
 - Unmodified opinions
 - No disagreements with management

- Responsibilities under generally accepted auditing standards (GAAS)
 - Audit performed in accordance with GAAS
 - Objective is reasonable - not absolute - assurance that the financial statements are free of material misstatement

2021 Audit Results - Cont'd

- Responsibilities under *Government Auditing Standards*
 - Compliance with laws, regulations, contracts and grants
- Internal Accounting Control
 - Reviewed controls to extent necessary to render opinion on financial statements
 - No material weaknesses noted

Governmental Activities Assets

	September 30, 2021	September 30, 2020
Cash and cash equivalents	\$ 2,021,000	\$ 2,033,000
Restricted cash	1,373,000	954,000
Receivables		
Customer accounts, net	60,000	39,000
Intergovernmental	36,000	30,000
Franchise and public service taxes	28,000	52,000
Internal balances	(110,000)	(10,000)
Capital assets, net	1,450,000	1,512,000
Total assets	<u>\$ 4,858,000</u>	<u>\$ 4,610,000</u>

Governmental Activities

Liabilities and Net Position

	September 30, 2021	September 30, 2020
Accounts payable and accrued expenses	\$ 48,000	\$ 23,000
Accrued wages	24,000	19,000
Due to other governments	-	8,000
Accrued interest payable	-	14,000
Long-term obligations		
Due within one year	-	65,000
Due in more than one year	124,000	739,000
Total liabilities	196,000	868,000
Net position		
Net investment in capital assets	1,450,000	828,000
Restricted	1,336,000	925,000
Unrestricted	1,876,000	1,989,000
Total net position	\$ 4,662,000	\$ 3,742,000

Governmental Activities

Statement of Revenue and Expenses

	Year ended September 30, 2021	Year ended September 30, 2020
Program revenues		
Charges for services	\$ 712,000	\$ 543,000
Operating grant and contributions	8,000	5,000
Capital grant and contributions	386,000	264,000
Taxes	1,347,000	1,178,000
State shared revenue	122,000	106,000
Miscellaneous	113,000	66,000
Total revenues	2,688,000	2,162,000
Expenses		
General government	698,000	576,000
Building and code enforcement	106,000	56,000
Library	148,000	143,000
Community redevelopment	32,000	30,000
Law enforcement	554,000	544,000
Streets	119,000	119,000
Parks and recreation	192,000	166,000
Interest on long-term debt	32,000	29,000
Total expenses	1,881,000	1,663,000
Other income (expense)		
Investment earnings	6,000	7,000
Transfers	106,000	106,000
	112,000	113,000
Change in net position	\$ 919,000	\$ 612,000

Business-Type Activities

Assets

	September 30, 2021	September 30, 2020
Cash and cash equivalents	\$ 1,490,000	\$ 1,245,000
Restricted cash	3,614,000	1,709,000
Customer receivables, net	229,000	221,000
Inventory	11,000	11,000
Internal balances	110,000	10,000
Capital assets, net	5,027,000	5,175,000
Total assets	<u>\$ 10,481,000</u>	<u>\$ 8,371,000</u>

Business-Type Activities

Liabilities and Net Position

	September 30, 2021	September 30, 2020
Accounts payable and accrued expenses	\$ 94,000	\$ 54,000
Accrued wages	14,000	12,000
Unearned revenues	675,000	-
Customer deposits	266,000	250,000
Accrued interest payable	12,000	13,000
Long-term obligations		
Due within one year	155,000	141,000
Due in more than one year	1,123,000	1,523,000
Total liabilities	2,339,000	1,993,000
Net position		
Net investment in capital assets	3,940,000	3,697,000
Restricted	2,662,000	1,446,000
Unrestricted	1,540,000	1,235,000
Total net position	\$ 8,142,000	\$ 6,378,000

Business-Type Activities

Statement of Revenue and Expenses

	<u>Year ended September 30, 2021</u>	<u>Year ended September 30, 2020</u>
Program revenues		
Charges for services	\$ 2,236,000	\$ 2,015,000
Capital grant and contributions	<u>1,218,000</u>	<u>163,000</u>
Total revenues	3,454,000	2,178,000
Expenses		
Water utility	547,000	518,000
Wastewater utility	671,000	535,000
Sanitation	313,000	302,000
Stormwater management	<u>57,000</u>	<u>54,000</u>
Total expenses	<u>1,588,000</u>	<u>1,409,000</u>
Operating income	<u>1,866,000</u>	<u>769,000</u>
General Revenues		
Investment earnings	4,000	4,000
Transfers	<u>(106,000)</u>	<u>(106,000)</u>
	<u>(102,000)</u>	<u>(102,000)</u>
Change in net position	<u>\$ 1,764,000</u>	<u>\$ 667,000</u>



CITY OF EAGLE LAKE, FLORIDA

FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

City of Eagle Lake, Florida

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FINANCIAL SECTION



RIVERO, GORDIMER & COMPANY, P.A.

Member
American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

Herman V. Lazzara	Michael E. Helton
Sam A. Lazzara	Christopher F. Terrigino
Kevin R. Bass	James K. O'Connor
Jonathan E. Stein	David M. Bohnsack
Stephen G. Douglas	Julie A. Davis
Marc D. Sasser, of Counsel	
Cesar J. Rivero, in Memoriam (1942-2017)	

INDEPENDENT AUDITORS' REPORT

Honorable Mayor and
Members of the City Council
City of Eagle Lake, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of the City of Eagle Lake, Florida (the "City") as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the City of Eagle Lake, Florida as of September 30, 2021 and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

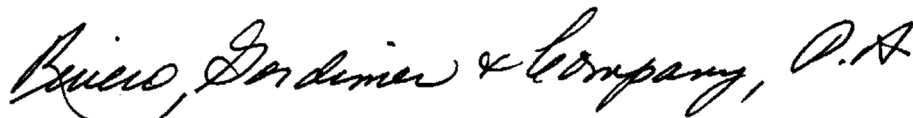
Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (pages 3 - 9) budgetary comparison information (pages 41 - 43) and other post-employment benefits schedule (page 44) to be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 21, 2022, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



Tampa, Florida
January 21, 2022

As management of the City of Eagle Lake, Florida (the City), we offer readers of the City's financial statements this management's discussion and analysis of the financial activities of the City for the fiscal year ended September 30, 2021. We encourage readers to consider the information presented here in conjunction with the basic financial statements beginning on page 11.

Financial Highlights

- The assets of the City exceeded its liabilities at the close of the most recent fiscal year by \$12,803,059 (net position). Of this amount, \$3,415,889 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors.
- The government's total net position increased by \$2,682,674 as a result of operations during the year ended September 30, 2021 compared to an increase of \$1,278,748 in the prior year.
- As of the close of the current fiscal year, the City's general fund (governmental fund level) reported ending fund balance of \$3,154,721 an increase from the prior year balance of \$2,900,032. Of this total amount, \$1,977,246 is available for spending at the government's discretion (unassigned fund balance). Unassigned fund balance was \$2,104,794 at the end of the prior fiscal year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains required supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements: The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner like a private-sector business.

The statement of net position presents information on all the City's assets, liabilities, and deferred inflows and outflows of resources with the residual measure reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported in a manner like the approach used by private-sector business in that revenue is recognized when earned or established criteria are satisfied, and expenses are reported when incurred. Accordingly, revenues are reported even when they may not be collected for several months after the end of the year, and expenses are reported even though they may not have used cash during the current fiscal year.

Both government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, building and code enforcement, law enforcement, streets, library, parks and recreation and community redevelopment. The business-type activities of the City include the water, wastewater, stormwater management and sanitation departments.

Overview of the Financial Statements (concluded)

The government-wide financial statements can be found by referencing the table of contents of this report.

Fund financial statements: Funds are a group of self-balancing accounts. Funds are used to account for specific activities of the City, rather than reporting on the City as a whole. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the funds of the City can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental funds: Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains two individual governmental funds, the general fund and the community redevelopment agency (the CRA) fund. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances.

Proprietary funds: The City utilizes one type of proprietary fund, an enterprise fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses an enterprise fund to account for its water, wastewater, stormwater management and sanitation departments. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

Fiduciary Funds: Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reported in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The City maintains one fiduciary fund type; a custodial fund. The custodial fund report resources, not in a trust, that are held by the City for other parties outside of City's reporting entity.

The governmental, proprietary, and fiduciary fund financial statements can be found by referencing the table of contents of this report.

All the city's funds are considered major funds.

Notes to the financial statements: The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other information: In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's general fund and community redevelopment fund's budgetary comparisons and changes in the other postemployment benefits obligation.

Government-wide Financial Analysis

The following is a summary of the information presented in the Statement of Net Position which can be found by referencing the table of contents of this report.

Statement of Net Position (Summary) as of September 30,

	Governmental Activities		Business-type Activities		Total Primary Government	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
Assets:						
Current and other assets	\$ 3,408,084	\$ 3,097,381	\$ 5,454,182	\$ 3,195,970	\$ 8,862,266	\$ 6,293,351
Capital assets	1,449,530	1,512,728	5,026,703	5,174,838	6,476,233	6,687,566
Total assets	4,857,614	4,610,109	10,480,885	8,370,808	15,338,499	12,980,917
Liabilities:						
Current liabilities	72,419	63,889	1,215,619	469,836	1,288,038	533,725
Non-current liabilities	123,997	803,702	1,123,405	1,523,105	1,247,402	2,326,807
Total liabilities	196,416	867,591	2,339,024	1,992,941	2,535,440	2,860,532
Net position:						
Net investment in capital assets	1,449,530	827,728	3,939,522	3,696,805	5,389,052	4,524,533
Restricted	1,336,155	925,752	2,661,963	1,445,978	3,998,118	2,371,730
Unrestricted	1,875,513	1,989,038	1,540,376	1,235,084	3,415,889	3,224,122
Total net position	\$ 4,661,198	\$ 3,742,518	\$ 8,141,861	\$ 6,377,867	\$ 12,803,059	\$ 10,120,385

Forty-two percent (42%) of the City's net position reflect its investment in capital assets (e.g., land, buildings, water and wastewater system, machinery, and equipment); less any related debt used to acquire those assets that is still outstanding. This is a decrease from forty-five percent (45%) as of the prior year-end. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Thirty-one percent (31%) of the City's net position represents resources that are subject to external restrictions on how they may be used and are reported as restricted net position. This is an increase from twenty-three (23%) as of the prior year-end. The remaining balance of unrestricted net position may be used to meet the government's ongoing obligations to citizens and creditors.

Government-wide Financial Analysis (cont...)

The following is a summary of the information presented in the Statement of Activities which can be found by referencing the table of contents of this report.

Statement of Activities (Summary)						
For the year ended September 30,						
	Governmental Activities		Business-type Activities		Total Primary Government	
	2021	2020	2021	2020	2021	2020
Revenues:						
<i>Program Revenues:</i>						
Charges for services	\$ 711,913	\$ 543,318	\$ 2,235,637	\$ 2,014,744	\$ 2,947,550	\$ 2,558,062
Operating grants/contrib.	7,645	4,500	-	-	7,645	4,500
Capital grants/contrib.	385,969	264,263	1,217,711	163,125	1,603,680	427,388
<i>General revenues:</i>						
Property taxes - General	828,305	696,375	-	-	828,305	696,375
Property taxes - CRA	59,920	59,311	-	-	59,920	59,311
Pub svc tax/franchise fees	458,808	421,878	-	-	458,808	421,878
State shared revenue	121,724	105,824	-	-	121,724	105,824
Other	118,697	72,755	3,760	4,097	122,457	76,852
Total revenues	2,692,981	2,168,224	3,457,108	2,181,966	6,150,089	4,350,190
Expenses:						
<i>Governmental activities:</i>						
General government	697,554	575,747	-	-	697,554	575,747
Building and code enf.	105,823	55,918	-	-	105,823	55,918
Library	147,493	142,692	-	-	147,493	142,692
Community redevelopment	32,090	29,861	-	-	32,090	29,861
Law enforcement	554,025	544,253	-	-	554,025	544,253
Streets	118,730	119,430	-	-	118,730	119,430
Parks and recreation	192,371	165,604	-	-	192,371	165,604
Interest on long-term debt	32,419	29,175	-	-	32,419	29,175
<i>Business-type activities:</i>						
Water utility	-	-	546,512	517,389	546,512	517,389
Wastewater utility	-	-	670,482	535,050	670,482	535,050
Sanitation	-	-	313,111	302,018	313,111	302,018
Stormwater management	-	-	56,805	54,305	56,805	54,305
Total expenses	1,880,505	1,662,680	1,586,910	1,408,762	3,467,415	3,071,442
Transfers in (out)	106,204	106,205	(106,204)	(106,205)	-	-
Change in Net Position	918,680	611,749	1,763,994	666,999	2,682,674	1,278,748
Net position - Beginning	3,742,518	3,130,769	6,377,867	5,710,868	10,120,385	8,841,637
Net position - Ending	\$ 4,661,198	\$ 3,742,518	\$ 8,141,861	\$ 6,377,867	\$ 12,803,059	\$ 10,120,385

Government-wide Financial Analysis (concluded)

Governmental activities: Governmental activities' change in net position was an increase of \$918,680 for 2021 as compared to an increase of \$611,749 for the prior year. The main reasons for the increase are as follows:

- Total revenue increased by approximately \$524,757 or 24% mainly due to the following:
 - Capital grants and contributions increased by \$121,706 or 46% mainly due to increased impact fee revenue driven by strong residential construction within the City.
 - General revenue increased by \$429,854 or 24% mainly due to increased State shared revenues caused by improved economic activity and increased property values which increased ad valorem tax revenue by \$132,539 or 19%.
- Total expenses increased by \$217,825 or 13% mainly due to increased costs to monitor, oversee and manage the residential construction activity within the City which has increased during 2021.

Business-type activities: Business-type activities increased the City's net position by \$1,763,994 in 2021 compared to an increase of \$666,999 in 2020. The main reasons for the increase are as follows:

- Total revenue increased by \$1,275,142 or 58% mainly due to increased capital grants and contributions of \$1,054,586 related to increased impact fee revenue driven by strong residential construction within the City.
- Total expenses increased by \$178,148 or 13% mainly driven by an increase in wastewater utility expenses of \$135,432 or 25% due to increased wastewater treatment, engineering and repair and maintenance expenses.

Financial Analysis of the Government's Funds

Governmental funds: The focus of the City's governmental funds statements is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. Unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds (the general fund and CRA) reported ending fund balances of \$3,313,401, an increase of \$282,855 in comparison with the previously reported balance in the prior year. Of this total, \$1,977,246 for the general fund constitutes unassigned fund balance, which is available for spending at the government's discretion. The remainder of fund balance is restricted by enabling legislation or contract and can only be spent on the purposes for which it is intended.

Financial Analysis of the Government's Funds (concluded)

Activity during the current fiscal year included the following key components:

- Total governmental funds revenue increased by \$535,684 (25%) mainly due the following:
 - A \$181,405 increase in overall tax revenue,
 - \$56,171 increase in licenses and permits, \$75,262 increase in charges for services and \$169,689 increase in other revenue (mainly caused by increased impact fee revenue) all driven higher by increased residential construction within the City.
- Total governmental funds expenditures increased by \$625,950 (34%) mainly due increased debt service as the City paid off the Series 2010 Public Improvements Bond with a lump sum payment that increased debt service expenditures by approximately \$640,000 when compared to the prior year.

Proprietary funds: The City's proprietary fund provides the same type of information found in the government-wide financial statements, but in more detail. The major changes between 2021 and 2020 are discussed above under the "business-type activities" heading.

General Fund Budgetary Highlights

Actual resources were more than budgeted resources by \$625,250 and actual charges to appropriations were \$29,804 less than budgeted resulting in an overall positive budget variance of \$655,054. The budget for the year ended September 30, 2021 was amended by the City Commission increasing budgeted expenditures by \$640,000 to reflect the decision to fully payoff the Series 2010 Public Improvements Bond rather than to pay the minimum required payment as originally budgeted.

Capital Assets and Debt Administration

Capital assets: The city's investment in capital assets for its governmental and business type activities as of September 30, 2021, amounts to \$6,476,233 (net of accumulated depreciation) which is a decrease of 3%. This decrease is the result of current year depreciation expense in excess of current year additions.

Information on the City's capital assets is summarized in the following table.

Capital Assets Activity (net of accumulated depreciation) as of September 30,						
	Governmental Activities		Business-type Activities		Total Primary Government	
	2021	2020	2021	2020	2021	2020
Land	\$ 259,714	\$ 259,714	\$ 28,527	\$ 28,527	\$ 288,241	\$ 288,241
Buildings and improvements	717,806	744,134	4,748,171	4,914,571	5,465,977	5,658,705
Equipment	66,118	90,224	250,005	231,740	316,123	321,964
Infrastructure	405,892	418,116	-	-	405,892	418,116
Construction in progress	-	540	-	-	-	540
Total	<u>\$ 1,449,530</u>	<u>\$ 1,512,728</u>	<u>\$ 5,026,703</u>	<u>\$ 5,174,838</u>	<u>\$ 6,476,233</u>	<u>\$ 6,687,566</u>

Additional information on the City's capital assets can be found in note 6 of the notes to financial statements.

Long-Term Debt: As shown in the table below, the City had total long-term debt outstanding of \$1,087,181 which represents a decrease of approximately 50% over the prior year due to scheduled debt payments and due to the early payoff of the Series 2010 Public Improvements Bond (\$685,000) as well as the decision to pay an additional \$250,000 towards the principal due on the business-type activities' Series 2007 Water System Revenue Bonds.

Outstanding Debt as of September 30,						
	Governmental Activities		Business-type Activities		Total Primary Government	
	2021	2020	2021	2020	2021	2020
Bonds and notes payable	\$ -	\$ 685,000	\$ 1,087,181	\$ 1,478,033	\$ 1,087,181	\$ 2,163,033
Total	<u>\$ -</u>	<u>\$ 685,000</u>	<u>\$ 1,087,181</u>	<u>\$ 1,478,033</u>	<u>\$ 1,087,181</u>	<u>\$ 2,163,033</u>

Additional information on the City's long-term debt and other noncurrent liabilities can be found in note 7 of the notes to financial statements.

Economic Factors and Next Year's Budgets and Rates

It is anticipated that the following significant items will affect the 2022 fiscal year:

- The City's millage rate in effect for the fiscal year ended September 30, 2021 remains consistent at 7.6516 but because of increased property values, the expected ad valorem tax revenue is expected to increase by 15%.
- In September 2021, the City received \$727,239 in fiscal recovery funds under the American Rescue Plan Act signed into law by the President of the United States on March 11, 2021. Approximately \$675,000 of this amount remains unspent on September 30, 2021. It is the intent of management to utilize these funds for water and sewer infrastructure improvements, many of which are planned to take place in the fiscal year ending September 30, 2022.

These significant factors were considered in preparing the City's budget for the 2021-22 fiscal year and are expected to influence the City's fiscal year 2021-22 financial results.

Requests for information

This financial report is designed to provide a general overview of the City of Eagle Lake, Florida, finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of Eagle Lake, P.O. Box 129, Eagle Lake, Florida 33839.

CITY OF EAGLE LAKE, FLORIDA

Statement of Net Position

September 30, 2021

	Primary Government		
	Governmental	Business-type	
	Activities	Activities	Total
ASSETS			
Cash and cash equivalents	\$ 2,021,436	\$ 1,490,017	\$ 3,511,453
Receivables, current:			
Customer accounts, net	59,569	228,642	288,211
Intergovernmental	36,518	-	36,518
Franchise and public service taxes	27,636	-	27,636
Inventory and prepaids	-	10,749	10,749
Internal balances	(110,357)	110,357	-
Restricted assets:			
Cash and cash equivalents	1,373,282	3,614,417	4,987,699
Capital assets:			
Non-depreciable	259,714	28,527	288,241
Depreciable, net	1,189,816	4,998,176	6,187,992
TOTAL ASSETS	4,857,614	10,480,885	15,338,499
LIABILITIES			
Accounts payable and accrued expenses	48,583	93,874	142,457
Accrued wages	23,836	13,972	37,808
Unearned revenue	-	674,460	674,460
Accrued interest payable	-	11,800	11,800
Customer deposits	-	266,194	266,194
Long-term obligations:			
Due within one year	-	155,319	155,319
Due in more than one year	123,997	1,123,405	1,247,402
TOTAL LIABILITIES	196,416	2,339,024	2,535,440
NET POSITION			
Net investment in capital assets	1,449,530	3,939,522	5,389,052
Restricted for:			
Debt service	-	117,322	117,322
Water system improvements	-	1,297,734	1,297,734
Wastewater system improvements	-	988,347	988,347
Stormwater management	-	258,560	258,560
Building code enforcement	71,954	-	71,954
Transportation infrastructure	103,418	-	103,418
Public building improvements	789,280	-	789,280
Parks and recreation facilities	212,823	-	212,823
Community redevelopment	158,680	-	158,680
Unrestricted	1,875,513	1,540,376	3,415,889
TOTAL NET POSITION	\$ 4,661,198	\$ 8,141,861	\$ 12,803,059

The accompanying notes are an integral part of these financial statements

CITY OF EAGLE LAKE, FLORIDA
Statement of Activities
for the year ended September 30, 2021

FUNCTIONS/PROGRAMS	Program Revenues				Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grant and Contributions	Capital Grant and Contributions	Governmental Activities	Business-Type Activities	Total
PRIMARY GOVERNMENT:							
Governmental activities:							
General government	\$ 697,554	\$ 95,674	\$ 1,000	\$ 194,432	\$ (406,448)	\$ -	\$ (406,448)
Building and code enforcement	105,823	205,208	-	-	99,385	-	99,385
Library	147,493	1,398	3,070	134,501	(8,524)	-	(8,524)
Community redevelopment	32,090	-	-	-	(32,090)	-	(32,090)
Law enforcement	554,025	4,521	-	-	(549,504)	-	(549,504)
Streets	118,730	386,931	-	-	268,201	-	268,201
Parks and recreation	192,371	18,181	3,575	57,036	(113,579)	-	(113,579)
Interest on long-term debt	32,419	-	-	-	(32,419)	-	(32,419)
Total governmental activities	1,880,505	711,913	7,645	385,969	(774,978)	-	(774,978)
Business-type activities							
Water utility	546,512	869,588	-	676,279	-	999,355	999,355
Wastewater utility	670,482	812,984	-	541,432	-	683,934	683,934
Sanitation	313,111	489,932	-	-	-	176,821	176,821
Stormwater management	56,805	63,133	-	-	-	6,328	6,328
Total business-type activities	1,586,910	2,235,637	-	1,217,711	-	1,866,438	1,866,438
TOTAL PRIMARY GOVERNMENT	\$ 3,467,415	\$ 2,947,550	\$ 7,645	\$ 1,603,680	(774,978)	1,866,438	1,091,460
GENERAL REVENUES							
Taxes:							
Property taxes, levied for general purposes					828,305	-	828,305
Property taxes, levied for community redevelopment purposes					59,920	-	59,920
Public service taxes and franchise fees					458,808	-	458,808
State shared revenue					121,724	-	121,724
Investment earnings					6,178	3,760	9,938
Miscellaneous					112,519	-	112,519
TRANSFERS					106,204	(106,204)	-
Total general revenues and transfers					1,693,658	(102,444)	1,591,214
CHANGE IN NET POSITION					918,680	1,763,994	2,682,674
NET POSITION, beginning of year					3,742,518	6,377,867	10,120,385
NET POSITION, end of year					\$ 4,661,198	\$ 8,141,861	\$ 12,803,059

The accompanying notes are an integral part of these financial statements

CITY OF EAGLE LAKE, FLORIDA
Balance Sheet – Governmental Funds
September 30, 2021

	General Fund	Community Redevelopment Agency	Total Governmental Funds
ASSETS			
Cash and cash equivalents	\$ 2,021,436	\$ 195,807	\$ 2,217,243
Receivables, net			
Customer accounts, net	59,569	-	59,569
Intergovernmental	36,518	-	36,518
Franchise and public service taxes	27,636	-	27,636
Due from community redevelopment fund	37,127	-	37,127
Restricted assets:			
Cash and cash equivalents	1,177,475	-	1,177,475
TOTAL ASSETS	\$ 3,359,761	\$ 195,807	\$ 3,555,568
LIABILITIES			
Accounts payable	\$ 48,583	\$ -	\$ 48,583
Accrued wages and benefits	23,836	-	23,836
Due to general fund	-	37,127	37,127
Due to enterprise fund	110,357	-	110,357
TOTAL LIABILITIES	182,776	37,127	219,903
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue	22,264	-	22,264
FUND BALANCE			
Restricted for:			
Building code enforcement	71,954	-	71,954
Transportation infrastructure	103,418	-	103,418
Public building improvements	789,280	-	789,280
Parks and recreation facilities	212,823	-	212,823
Community redevelopment	-	158,680	158,680
Unassigned:			
General fund	1,977,246	-	1,977,246
TOTAL FUND BALANCES	3,154,721	158,680	3,313,401
TOTAL LIABILITIES AND FUND BALANCE	\$ 3,359,761	\$ 195,807	\$ 3,555,568

The accompanying notes are an integral part of these financial statements

CITY OF EAGLE LAKE, FLORIDAReconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position
September 30, 2021

Amounts reported for governmental activities in the statement of net position are different because:

FUND BALANCES - TOTAL GOVERNMENTAL FUNDS	\$ 3,313,401
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Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds.	1,449,530
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Revenues not received within the "availability" period are deferred at the fund level and recognized in the statement of activities	22,264
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Long-term liabilities (including bonds, notes and leases payable, compensated absences liability and the other postemployment benefit liability) are not due and payable in the current period and, therefore are not reported in the governmental funds.	
This is the amount of the long-term liabilities	(123,997)

NET POSITION OF GOVERNMENTAL ACTIVITIES	<u>\$ 4,661,198</u>
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The accompanying notes are an integral part of these financial statements

CITY OF EAGLE LAKE, FLORIDAStatement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds
for the year ended September 30, 2021

	General Fund	Community Redevelopment Agency	Total
REVENUES:			
Taxes	\$ 1,427,278	\$ 59,920	\$ 1,487,198
Licenses and permits	131,715	-	131,715
Intergovernmental revenue	463,589	-	463,589
Charges for services	202,152	-	202,152
Fines and forfeitures	4,998	-	4,998
Other	377,474	336	377,810
Total revenues	2,607,206	60,256	2,667,462
EXPENDITURES:			
Current:			
General government	619,899	-	619,899
Public safety	656,328	-	656,328
Economic environment	-	32,090	32,090
Transportation	99,543	-	99,543
Culture/recreation	300,524	-	300,524
Capital outlay	51,208	-	51,208
Debt service			
Principal	685,000	-	685,000
Interest	46,219	-	46,219
Total expenditures	2,458,721	32,090	2,490,811
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	148,485	28,166	176,651
OTHER FINANCING SOURCES (USES)			
Transfers in	106,204	-	106,204
TOTAL OTHER FINANCING SOURCES (USES)	106,204	-	106,204
NET CHANGE IN FUND BALANCE	254,689	28,166	282,855
FUND BALANCE, beginning of year	2,900,032	130,514	3,030,546
FUND BALANCE, end of year	\$ 3,154,721	\$ 158,680	\$ 3,313,401

The accompanying notes are an integral part of these financial statements

CITY OF EAGLE LAKE, FLORIDA**Reconciliation of The Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities**for the year ended September 30, 2021

Amounts reported for governmental activities in the statement of net activities are different because:

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS	\$	282,855
Governmental funds report capital outlay as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense.		
This is the amount of capital assets recorded in the current period.		39,730
This is the amount of depreciation recorded in the current period.		(89,145)
This is the book value of dispositions recorded in the current period.		(13,783)
Revenue not received within the "availability" period are not reported as revenues at the fund level and are recognized as revenue in the statement of activities.		
This represents the change caused by the "availability" criterion		5,518
Long-term obligations including bonds and notes payable, compensated absences and the other postemployment benefits liabilities are reported as liabilities in the government-wide statement of net position but are not reported as liabilities in the governmental funds because they do not require the use of current financial resources:		
This is the repayment of long-term debt principal reported as expenditures in governmental funds.		685,000
This is the change in accrued interest payable on long-term debt.		13,800
This is the change in accrued compensated absences during the year.		(3,692)
This is the change in the total other postemployment benefit liability during the year.		(1,603)
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	\$	918,680

The accompanying notes are an integral part of these financial statements

CITY OF EAGLE LAKE, FLORIDA

Statement of Net Position – Proprietary Fund

September 30, 2021

	Enterprise Fund
ASSETS	
Current assets:	
Cash and cash equivalents	\$ 1,490,017
Receivables:	
Customers, net	228,642
Inventory	10,749
Due from general fund	110,357
Total current assets	<u>1,839,765</u>
Noncurrent assets:	
Restricted assets:	
Cash and cash equivalents	3,614,417
Capital assets:	
Non-depreciable	28,527
Depreciable, net	4,998,176
Total noncurrent assets	<u>8,641,120</u>
TOTAL ASSETS	<u>10,480,885</u>
LIABILITIES	
Current liabilities:	
Accounts payable	93,874
Accrued wages	13,972
Unearned revenue	674,460
Bonds and notes payable, current	155,319
Total current liabilities	<u>937,625</u>
Noncurrent liabilities:	
Liabilities payable from restricted assets:	
Customer deposits	266,194
Interest payable	11,800
Due to other governments	71,820
Compensated absences	82,788
Post employment obligation payable	36,935
Bonds and notes payable, noncurrent portion	931,862
Total noncurrent liabilities	<u>1,401,399</u>
TOTAL LIABILITIES	<u>2,339,024</u>
NET POSITION	
Net investment in capital assets	3,939,522
Restricted for:	
Water system improvements (expendable)	1,297,734
Wastewater system improvements (expendable)	988,347
Stormwater management (expendable)	258,560
Revenue bond retirement (expendable)	117,322
Unrestricted	1,540,376
TOTAL NET POSITION	<u>\$ 8,141,861</u>

The accompanying notes are an integral part of these financial statements

CITY OF EAGLE LAKE, FLORIDAStatement of Revenues, Expenses and Changes in Fund Net Position – Proprietary Fund
for the year ended September 30, 2021

	Enterprise Fund
OPERATING REVENUES:	
Charges for services	
Water and wastewater customer user fees	\$ 1,682,572
Sanitation customer user fees	489,932
Stormwater customer user fees	63,133
Total charges for services	2,235,637
Total operating revenues	2,235,637
OPERATING EXPENSES:	
Personnel services	394,437
Operating expenses	845,326
Depreciation	242,215
Total operating expenses	1,481,978
OPERATING INCOME (LOSS)	753,659
NONOPERATING REVENUE (EXPENSE)	
Interest revenue	3,760
Interest expense	(44,537)
Loss on disposal of property	(63,906)
Other, net	3,511
Total nonoperating revenues (expense)	(101,172)
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	652,487
CAPITAL CONTRIBUTIONS	
Capital grants and contributions	72,779
Impact fees	1,144,932
Total capital contributions	1,217,711
TRANSFERS IN (OUT)	(106,204)
CHANGE IN NET POSITION	1,763,994
NET POSITION, beginning of year	6,377,867
NET POSITION, end of year	\$ 8,141,861

The accompanying notes are an integral part of these financial statements

CITY OF EAGLE LAKE, FLORIDAStatement of Cash Flows - Proprietary Funds
for the year ended September 30, 2021

	Enterprise Fund
CASH FLOWS FROM OPERATING ACTIVITIES:	
Receipts from customers	\$ 2,244,193
Payments to suppliers	(805,528)
Payments for salaries and benefits	(386,482)
Net cash flows from operating activities	<u>1,052,183</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:	
Transfers (to) from other funds, net of change in due to/from	(206,139)
Net cash flows from noncapital financing activities	<u>(206,139)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Acquisition and construction of capital assets, net of related payables	(157,986)
Principal paid on notes, bonds and lease obligations	(410,852)
Interest paid on borrowings and other debt costs	(46,192)
Proceeds from long-term debt	20,000
Capital contributions and impact fees received, net of change in related receivables	<u>1,892,171</u>
Net cash flows from capital and related financing activities	<u>1,297,141</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest on invested funds	3,760
Other nonoperating payments	<u>3,511</u>
Net cash flows from investing activities	<u>7,271</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	2,150,456
CASH AND CASH EQUIVALENTS, beginning of year	<u>2,953,978</u>
CASH AND CASH EQUIVALENTS, end of year	<u><u>\$ 5,104,434</u></u>
As shown in the Accompanying Financial Statements	
Equity in pooled cash and cash equivalents	\$ 1,490,017
Restricted equity in pooled cash and cash equivalents	<u>3,614,417</u>
Total cash and cash equivalents	<u><u>\$ 5,104,434</u></u>
Noncash financing and investing activities:	
None	<u><u>\$ -</u></u>

Continued...

The accompanying notes are an integral part of these financial statements

CITY OF EAGLE LAKE, FLORIDA

Statement of Cash Flows - Proprietary Funds - Concluded
for the year ended September 30, 2021

	<u>Enterprise Fund</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:	
Operating income (loss)	\$ 753,659
Adjustments to reconcile operating income to net cash provided (used) by operating activities:	
Depreciation expense	242,215
(Increase) decrease in accounts receivable	(7,821)
Increase (decrease) in accounts payable	39,798
Increase (decrease) in customer deposits	16,377
Increase (decrease) in accrued wages and compensated absences	6,953
Increase (decrease) in the other postemployment benefit obligation	<u>1,002</u>
Net cash flows from operating activities	<u>\$ 1,052,183</u>

The accompanying notes are an integral part of these financial statements

CITY OF EAGLE LAKE, FLORIDA

Statement of Fiduciary Net Position – Fiduciary Fund

September 30, 2021

	Custodial Fund
ASSETS	
Cash and cash equivalents	\$ 206,185
TOTAL ASSETS	206,185
LIABILITIES	
Due to other governments	206,185
TOTAL LIABILITIES	206,185
NET POSITION	
TOTAL NET POSITION	\$ -

The accompanying notes are an integral part of these financial statements

CITY OF EAGLE LAKE, FLORIDA**Statement of Changes in Fiduciary Net Position – Fiduciary Fund
for the year ended September 30, 2021**

	Custodial Fund
ADDITIONS:	
Fees collected on behalf of other governments	\$ 969,816
Total additions	<u>969,816</u>
DEDUCTIONS:	
Remittance of fees to other governments	<u>969,816</u>
Total deductions	<u>969,816</u>
NET INCREASE (DECREASE)	-
NET POSITION - beginning of year	<u>-</u>
NET POSITION - end of year	<u><u>\$ -</u></u>

The accompanying notes are an integral part of these financial statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its statements (GASBS) and Interpretations (GASBI). The more significant accounting policies established in GAAP and used by the City are discussed below.

REPORTING ENTITY

The City of Eagle Lake, Florida (the "City") is a Municipal Corporation incorporated in 1921 by Chapter 8943, Laws of Florida. The Corporation operates under a charter form of government created by an unnumbered City Ordinance dated November 11, 1975, and most recently recodified and readopted by Ordinance No. 596 in 1978 and again in 1993 by Ordinance No. 93-7. The City is governed by a board of five elected commissioners. These financial statements include all of the funds, organizations, agencies, and departments of the City (the "primary government") and any "legally separate entities ("component units") required by generally accepted accounting principles to be included in the reporting entity.

The accompanying financial statements present the City's primary government and component units over which the City exercises significant influence. Criteria for determining if other entities are potential component units of the City which should be reported with the City's basic financial statements are identified and described in the GASB Codification of Governmental Accounting and Financial Reporting Standards. The application of these criteria provides for identification of any entities for which the City is financially accountable and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's basic financial statements to be misleading or incomplete. A blended component unit, although legally separate, is in substance part of the City's operations and presented in the financial statements as "blended" components. Blending refers to the fact that the component unit's funds are combined with those of the primary government for financial reporting purposes.

Based on these criteria, the entity included as a blended component unit of the primary government is the Eagle Lake Community Redevelopment Agency ("CRA"), created by Ordinance 00-06, because the CRA exclusively benefits the primary government. The CRA does not issue a separately audited Component Unit Financial Statement (CUFS).

The financial reporting entity does not include the assets of the employee defined contribution pension plans, which were determined not to be assets of the City.

BASIS OF PRESENTATION

The basic financial statements consist of the government-wide financial statements and fund financial statements.

Government-wide Financial Statements - The required government-wide financial statements are the Statement of Net Position and the Statement of Activities, which report information on all of the nonfiduciary activities of the City. The effects of interfund activity have been removed from these statements. The City's fiduciary fund is excluded from the government-wide financial statements since by definition these assets are being held for the benefit of a third party and cannot be used to fund activities or obligations of the government.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont...)

BASIS OF PRESENTATION (cont....)

Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from Business-type activities, which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment, including depreciation. The City does not allocate the interest expense of governmental fund debt or indirect costs such as finance, personnel, legal, etc. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Fund Financial Statements - The financial transactions of the City are recorded in individual funds. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, fund balances, revenues and expenditures/expenses. The emphasis in fund financial statements is on the major funds in either the governmental or business-type activities categories. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. GASB Cod. Sec 2200 sets forth minimum criteria (percentage of the assets, liabilities, revenues or expenditures/expenses of either fund category or the governmental and enterprise combined) for the determination of major funds. Non-major funds by category are summarized into a single column. Due to the City's fund structure, there were no non-major funds. The various funds are reported by type within the financial statements.

Funds are classified into three categories: governmental, proprietary and fiduciary. The funds used by the City are as follows:

Governmental Funds - The focus of the governmental funds' measurement (in the fund statements) is upon determination of financial position and changes in financial position (sources, uses, and balances of financial resources) rather than upon net income. The following is a description of the governmental funds of the City;

- **General Fund** is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.
- **Eagle Lake Community Redevelopment Agency** (the "CRA") was created by City Ordinance No. 00-06 pursuant to Florida Statutes Chapter 163. Due to its profile in the community, the City electively added the Eagle Lake CRA as a major fund. The CRA has the power to levy taxes or appropriate funds to preserve and enhance the downtown Eagle Lake area. The CRA receives the incremental ad valorem taxes generated in future years by the increase in property values in the redevelopment area. The CRA's property taxes are levied under the taxing authority of the City and are included as part of the City's total tax levy. The City commission also serves as the CRA's Board of Directors along with two additional appointed board members.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont...)

BASIS OF PRESENTATION (concluded)

Proprietary Funds - The focus of proprietary fund measurement is upon determination of operating income, changes in net position, overall financial position, and cash flows. The generally accepted accounting principles applicable are those similar to businesses in the private sector. The following is a description of the proprietary funds of the City:

- **Enterprise funds** are required to be used to account for operations for which a fee is charged to external users for goods or services and the activity (a) is financed with debt that is solely secured by a pledge of the net revenues, (b) has third party requirements that the cost of providing services, including capital costs, be recovered with fees and charges, or (c) establishes fees and charges based on a pricing policy designed to recover similar costs. The City has one Enterprise Fund which accounts for the activities associated with providing potable water, sanitary sewer/wastewater collection, stormwater management and sanitation services to area residents.

Fiduciary Fund - The City also reports one fiduciary fund type; a custodial fund, which is used to account for impact fees collected on behalf of Polk County, Florida (the "County"). These funds are collected on behalf of the County as new construction takes place within the City and remitted to the County monthly.

BASIS OF ACCOUNTING AND MEASUREMENT FOCUS

The government-wide financial statements and the proprietary fund financial statements reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisition under capital leases are reported as other financing sources.

Property taxes are recognized as revenues in the year for which they are levied. Franchise and public service taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual as revenue of the current period.

Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont...)

BASIS OF ACCOUNTING AND MEASUREMENT FOCUS (concluded)

Imposed nonexchange resources (property taxes, fines) are reported as deferred inflows if received before the tax is levied or before the date when use is first permitted. Government mandated nonexchange transactions and voluntary nonexchange transactions are reported as liabilities until the eligibility requirements (excluding time requirements) are met and as deferred inflows if received before time requirements are met and all other eligibility requirements have been satisfied.

Proprietary fund operating revenues generally result from producing or providing goods and services related to sanitation, water and wastewater services and stormwater management. Operating expenses for these operations include all costs related to providing the service or product. These costs include billing and collection, personnel and purchased services, repairs and maintenance, depreciation, materials and supplies, and other expenses directly related to costs of services. All other revenue and expenses not meeting these definitions are reported as nonoperating revenues and expenses.

CASH AND CASH EQUIVALENTS

The financial caption "cash and cash equivalents" includes all bank demand deposits, certificates of deposit, money-market and savings accounts and all short-term, highly liquid investments that are both readily convertible to known amounts of cash and have an original maturity of three months or less when purchased. On September 30, 2021, all of the City's cash and investments met this definition.

RESTRICTED CASH AND CASH EQUIVALENTS

Include cash and cash equivalents that are legally restricted to specific uses by external parties or enabling legislation. The City generally uses restricted resources first when an expense is incurred for which both restricted and unrestricted resources are available.

RECEIVABLES

The City accrues the unbilled service of its enterprise fund which represents the estimated value of service from the last billing date to year end and totaled \$54,953 on September 30, 2021. A reserve for doubtful accounts is maintained in the enterprise fund equal to the value of the utility customer receivables that are not expected to be collected. On September 30, 2021, such reserves totaled \$5,695.

INTERFUND BALANCES

To the extent any current interfund balances exist, management anticipates that they will be settled in cash as opposed to a permanent transfer.

INVENTORY

Enterprise fund inventories are valued at the lower of cost or market determined on a first-in, first-out basis.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont...)**PREPAID ITEMS**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The Cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

CAPITAL ASSETS

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., utility systems and roads), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial estimated useful life in excess of one year and individual cost of more than \$1,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same as in the government-wide statements.

Donated assets are recorded at acquisition cost. Depreciation of exhaustible fixed assets used by these funds is charged as an expense against operations and, accumulated depreciation is reported on the statement of net position of the funds in which the assets are capitalized. Depreciation has been provided over the estimated useful life of each asset using the straight-line method. The range of estimated useful lives of capital assets are:

<u>Asset Type</u>	<u>Years</u>
Buildings and improvements	20-40
Utility plant in service	38-49
Machinery and equipment	3-15
Infrastructure	20-30

INTEREST COSTS

Interest costs incurred before the end of a construction period is a financing activity separate from the related capital asset and interest costs incurred before the end of the construction period are recognized as an expense in the period in which the cost is incurred. These interest costs are not capitalized as part of the historical cost of the capital asset.

DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and will *not* be recognized as an outflow of resources (expense/expenditure) until that time.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont...)

DEFERRED OUTFLOWS/INFLOWS OF RESOURCES (concluded)

In addition to liabilities, the statement of net position will sometimes report a section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applied to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time.

LONG-TERM OBLIGATIONS

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the bonds outstanding method. Debt issuance costs are reported as an expense in the period incurred. Bond premiums and discounts are reported, net of amortization, in the related debt balances shown in the financial statements. For current refundings and advance refundings resulting in defeasance of debt reported by governmental activities, business-type activities, and proprietary funds, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources or a deferred inflow of resources and recognized as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is the shorter. Long-term debt for governmental funds is not reported as liabilities in the fund financial statements; rather the debt proceeds are reported as other financing sources and payments of principal and interest are reported as expenditures.

COMPENSATED ABSENCES

Employees accumulate vacation days ranging from 6 to 20 days per year to a maximum total of 30 days (15 days for permanent part-time employees). Accrued vacation is paid by the City upon retirement or termination at the employee's current hourly rate of pay. Accrued vacation paid upon the death of an active employee is not subject to the 15 or 30 day maximum.

Employees accumulate sick days ranging from 6 to 12 days per year without limitation. The City pays accrued sick leave to employees retiring or terminating with continuous service of at least two years at 25 percent to 50 percent of accrued sick leave depending on their years of service up to a maximum of 800 paid hours for employees hired prior to September 25, 2006 and 400 paid hours for employees hired thereafter.

INTERFUND TRANSFERS

Interfund transactions are reflected as either loans, services provided, reimbursements or transfers. Loans are reported as receivables and payables as appropriate, are subject to elimination upon consolidation and are referred to as either "due to/from other funds". Any residual balances outstanding between the governmental activities and the business-type activities are reported in the government-wide financial statements as "internal balances".

Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental and proprietary funds are netted as part of the reconciliation to the government-wide presentation.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont...)

CONNECTION FEES AND IMPACT FEES

Water and wastewater connection fees represent reimbursement of the costs incurred to perform the connection of the respective utilities and are recorded as operating revenue when received. Impact fees, which are not considered connection fees since they substantially exceed the cost of connection, are recorded as capital contributions when received. Prepaid impact fees received, which reserve capacity in the City's future water or wastewater facilities, are deferred and reported as capital contributions when the requirements of the developer agreements are met by the City.

EQUITY CLASSIFICATIONS

Government-wide Statements - The difference between (a) assets and deferred outflows of resources and (b) liabilities and deferred inflows of resources is classified as net position and displayed in three components:

- a) *Net investment in capital assets* - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b) *Restricted net position* - Consists of restricted assets reduced by liabilities related to those assets. Net position is reported as restricted only when restricted by outside parties or enabling legislation.
- c) *Unrestricted net position* - Consists of the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position.

When both restricted and unrestricted net position is available for use, it is the City's policy to use restricted net position first, and then unrestricted net position as they are needed.

Fund Statements - The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the City is bound to honor the constraints on the specific purposes for which amounts in those funds can be spent. Spendable resources are to be shown as restricted, committed, assigned and unassigned as considered appropriate in the City's circumstances. The following classifications describe the relative strength of the spending constraints:

- a) *Nonspendable* - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. These amounts also include long-term interfund receivables.
- b) *Restricted* - amounts that can be spent only for specific purposes stipulated by (a) external resource providers such as creditors (by debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (concluded)

EQUITY CLASSIFICATIONS (concluded)

- c) *Committed* - amounts constrained to specific purposes by formal action (ordinance) of the City using its highest level of decision-making authority (the City Commission). To be reported as committed, amounts cannot be used for any other purpose unless the City Commission takes the same highest-level action (ordinance) to remove or change the constraint.
- d) *Assigned* - amounts that are constrained by the City's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the City Commission or through the City Commission delegating this responsibility to the City Manager through the budgetary process. The City Commission has not established a formal policy regarding authorization to assign fund balance amounts for a specific purpose.
- e) *Unassigned* - all other spendable amounts.

The City uses restricted fund balances first, followed by committed resources, and then assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend unassigned resources first to defer the use of these other classified funds.

USE OF ESTIMATES

The preparation of the basic financial statements in conformity with generally accepted accounting principles, as applicable to government entities, requires management to make use of estimates that affect the reported amounts in the basic financial statements. Actual results could differ from estimates.

NOTE 2 - PROPERTY TAX CALENDAR

Under Florida Law, the assessment of all properties and the collection of all county, municipal and school board property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector. The tax levy of the City is established by the City commission prior to October 1 of each year and the Polk County Property Appraiser incorporates the millages into the total tax levy, which includes the municipalities, the County, independent districts and the County School Board tax requirements. State statutes permit cities to levy property taxes at a rate of up to 10 mills. The City's millage rate in effect for the fiscal year ended September 30, 2021 was 7.6516.

All taxes are due and payable on November 1 (levy date) of each year and unpaid taxes become delinquent on April 1 following the year in which they are assessed. Discounts are allowed for early payment as follows: 4% in November, 3% in December, 2% in January, 1% in February. The taxes paid in March are without discount. Delinquent taxes on real and personal property bear interest of 18% per year. On or prior to June 1 following the tax year, certificates are sold for all delinquent taxes on real property.

NOTE 3 - BUDGETARY LAW AND PRACTICE

The budget is adopted by Ordinance on a City-wide basis for all City funds on or before October 1 of each year as required by State Statute. City Ordinance establishes the legal level of budgetary control at the individual fund level. Expenditures may not exceed appropriations at this level. Within these control levels, management may transfer appropriations subject to notification of the City commission; however, any revisions that alter the total expenditure of any fund must be approved by Ordinance. Budgets for all funds are adopted on the basis of cash receipts and disbursements which differs from the basis used for financial reporting purposes. These differences are usually not significant for the governmental funds, however they are for the enterprise fund as the budget includes capital outlay and debt principal repayments as expenses and does not include depreciation.

During the year and subsequent to year-end, the City Commission may adopt an amended budget approving such additional expenditures/expenses. A budgetary comparison schedule is presented as required supplementary information for the general fund and the community redevelopment agency special revenue fund.

All final budget amounts presented in the accompanying supplementary information have been adjusted for legally authorized amendments.

NOTE 4 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Compliance with Finance Related Legal and Contractual Provisions - the City had no material violations of finance related legal and contractual provisions.

Deficit Fund Balance or Net Position of Individual Funds - As of September 30, 2021, no individual fund had a deficit fund balance or net position deficit.

Excess of Expenditures Over Budget Appropriations in Individual Funds - For the year ended September 30, 2021, no budgetary fund had an excess of expenditures over appropriations.

NOTE 5 - DEPOSITS AND INVESTMENTS

On September 30, 2021, the carrying amount of the City's deposits and investments is summarized below:

Cash and cash equivalents:

Cash on hand	\$ 2,821
Cash deposits in financial institutions:	
Insured or fully collateralized bank deposits	8,496,331
Total cash and cash equivalents	<u>\$ 8,499,152</u>

Investments:

None	<u>\$ -</u>
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DEPOSITS IN FINANCIAL INSTITUTIONS

All of the City's public deposits are held in qualified public depositories pursuant to Florida Statutes, Chapter 280. Qualified public depositories are required to pledge collateral to the Chief Financial Officer, State of Florida ("CFO") with a market value equal to 50% of the average daily balance of all public deposits in excess of any federal deposit insurance. In addition, to the extent that total public deposits exceed the total amount of the regulatory capital accounts of a bank or the regulatory net worth of a savings association, the required collateral shall have a market value equal to 125% of the deposits. In event of default by a qualified public depository, all claims for public deposits would be satisfied by the CFO from the proceeds of federal deposit insurance, pledged collateral of the public depository in default and, if necessary, a pro rata assessment to the other qualified public depositories in the collateral pool. Therefore, all cash and time deposits held by banks are considered fully insured or collateralized.

INVESTMENTS

The types of investments in which the City may invest are governed by State Statutes and City Policy. According to State Statutes, the City is authorized to invest in the following instruments: Local Government Surplus Funds Trust Fund, or any intergovernmental investment pool authorized through the Florida Interlocal Cooperation Act; S.E.C. registered money market funds with the highest credit quality rating from a nationally recognized rating agency; interest-bearing time deposits and savings accounts in qualified public depositories or direct obligations of the U.S. Treasury.

NOTE 6 - CAPITAL ASSETS

Capital assets activity for the year ended September 30, 2021, was as follows:

	Balance October 1, 2020	Increases	Decreases	Balance September 30, 2021
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land	\$ 259,714	\$ -	\$ -	\$ 259,714
Construction in process	540	-	(540)	-
Total capital assets, not being depreciated	260,254	-	(540)	259,714
Capital assets, being depreciated:				
Buildings and improvements	2,957,181	35,000	(5,000)	2,987,181
Equipment	263,497	4,730	(89,494)	178,733
Infrastructure	488,916	-	-	488,916
Total capital assets, being depreciated	3,709,594	39,730	(94,494)	3,654,830
Less accumulated depreciation for:				
Buildings and improvements	(2,213,047)	(61,328)	5,000	(2,269,375)
Equipment	(173,273)	(15,593)	76,251	(112,615)
Infrastructure:	(70,800)	(12,224)	-	(83,024)
Total accumulated depreciation	(2,457,120)	(89,145)	81,251	(2,465,014)
Total capital assets being depreciated, net	1,252,474	(49,415)	(13,243)	1,189,816
Governmental activities capital assets, net	\$ 1,512,728	\$ (49,415)	\$ (13,783)	\$ 1,449,530
<u>Business-type activities:</u>				
Capital assets, not being depreciated:				
Land	\$ 28,527	\$ -	\$ -	\$ 28,527
Total capital assets, not being depreciated	28,527	-	-	28,527
Capital assets, being depreciated:				
Buildings, utility plant and improvements	9,959,342	97,122	(102,250)	9,954,214
Equipment	575,870	60,864	(1,602)	635,132
Total capital assets, being depreciated	10,535,212	157,986	(103,852)	10,589,346
Less accumulated depreciation for:				
Buildings, utility plant and improvements	(5,044,771)	(199,616)	38,344	(5,206,043)
Equipment	(344,130)	(42,599)	1,602	(385,127)
Total accumulated depreciation	(5,388,901)	(242,215)	39,946	(5,591,170)
Total capital assets being depreciated, net	5,146,311	(84,229)	(63,906)	4,998,176
Business-type activities capital assets, net	\$ 5,174,838	\$ (84,229)	\$ (63,906)	\$ 5,026,703

NOTE 6 - CAPITAL ASSETS (concluded)

Depreciation expense was charged to the following programs and functions:

Governmental Activities:

General government	\$	40,044
Law enforcement		2,577
Streets		20,080
Library		455
Parks and recreation		25,989
Total depreciation expense - governmental activities	\$	<u>89,145</u>

Business-type Activities:

Water	\$	98,049
Wastewater		89,861
Stormwater		54,305
Total depreciation expense - business-type activities	\$	<u>242,215</u>

NOTE 7 - LONG-TERM OBLIGATIONS

The following is a summary of changes in long-term obligations for the year ended September 30, 2021:

	Balance October 1, 2020	Increases	Decreases	Balance September 30, 2021	Amounts Due within One Year
Governmental Activities:					
Long-term debt:					
Revenue bonds:					
Public Improvements, Series 2010	\$ 685,000	\$ -	\$ (685,000)	\$ -	\$ -
Total long-term debt	685,000	-	(685,000)	-	-
Other liabilities:					
Other postemployment benefits	50,123	-	1,603	51,726	-
Compensated absences	68,579	54,159	(50,467)	72,271	-
Total other liabilities	118,702	54,159	(48,864)	123,997	-
Total long-term obligations	\$ 803,702	\$ 54,159	\$ (733,864)	123,997	\$ -
Less amounts due in one year				-	
Total noncurrent obligations due in more than one year				\$ 123,997	
Business-type Activities:					
Long-term debt:					
Bonds and notes payable:					
CS12090401P installment note to DEP	\$ 487,126	\$ -	\$ (103,665)	\$ 383,461	\$ 106,231
Water System Revenue Bonds, Series 2007	490,632	-	(260,696)	229,936	21,776
Water System Revenue Bonds, Series 2010	105,489	-	(19,770)	85,719	20,413
Wastewater System Revenue Bonds, Series 2015	394,786	-	(6,721)	388,065	6,899
DW530910 installment note to DEP	-	20,000	(20,000)	-	-
Total long-term debt	1,478,033	20,000	(410,852)	1,087,181	155,319
Other liabilities:					
Other postemployment benefits	35,933	1,002	-	36,935	-
Compensated absences	78,172	30,393	(25,777)	82,788	-
Prepaid impact fees due to City of Bartow, Florida	71,820	-	-	71,820	-
Total other liabilities	185,925	31,395	(25,777)	191,543	-
Total long-term obligations	\$ 1,663,958	\$ 51,395	\$ (436,629)	1,278,724	\$ 155,319
Less amounts due in one year				(155,319)	
Total noncurrent obligations due in more than one year				\$ 1,123,405	

Notes to Long-Term Obligations Table

Long term liabilities, including accumulated compensated absences are typically liquidated by the individual fund to which the liability is directly associated.

All the City's long-term debt arose through direct borrowings or direct placements.

NOTE 7 - LONG-TERM OBLIGATIONS (cont...)

Governmental Activities:

- The 2010 Public Improvement Revenue Bonds were secured by all of the non advalorem revenues of the City. The bonds were payable semi-annually as to interest on October 1 and April 1 and annually on April 1 as to principal. The bonds had an effective interest of 4% and were issued to refund the Series 1999 Public Improvement Revenue Bonds. The City made a lump-sum payment to fully satisfy this liability during the year ended September 30, 2021.

Business-Type Activities:

- The 2001 State of Florida Department of Environmental Protection ("FDEP) Revolving Fund Water and Sewer Revenue Certificates (CS 12090401P) are secured by water and wastewater revenues and were used to fund the construction of collection and transmission facilities of the City's wastewater system. The loan is payable semiannually with principal and interest payments due on January 15 and July 15. The loan bears interest at a weighted average rate of 2.453% with a final maturity of January 15, 2025. The loan agreement requires that funds be deposited into a sinking fund monthly at amounts which will fully fund the next succeeding principal and interest payments when due.

In the event of default and subject to the rights of superior liens on the pledged revenues, the lender may request a court to appoint a receiver to manage the water and sewer systems, intercept the delinquent amount from any unobligated funds due to the City under any revenue or tax sharing fund established by the State of Florida, impose a penalty in the amount not to exceed a rate of 18 percent per annum on the amount due, notify financial market credit rating agencies and potential creditors, sue for payment of amounts due and may accelerate the repayment schedule or increase the interest rate on the unpaid principal on the loan to as much as 3.333 times the loan interest rate.

The City was in compliance with all significant requirements of the loan agreement as of September 30, 2021.

- The City entered into loan agreement DW530910 with FDEP to borrow \$20,000 to fund improvements to the City's water treatment system. This loan was fully received by the City during the year ended September 30, 2021 and fully paid-off in the same year.
- The USDA Rural Utilities Service Series 2007 and Series 2010 Water Revenue Bonds are secured by the net revenues of the water system. The series 2007 bonds bear interest at 4.125% with a final maturity of September 1, 2046. The series 2010 bonds bear interest at 3.250% with a final maturity of September 1, 2025. The 2007 bond proceeds were used to construct extensions and improvements to the water system and the 2010 bond proceeds were used to replace the City's aging water meters. The bonds require the maintenance of sinking, reserve and renewal and replacement funds.

In the event of default, the bond holders have the right to take whatever action necessary to collect the amounts due including the appointment of a receiver to manage the water system.

The City was in compliance with all significant requirements of the loan resolutions as of September 30, 2021.

NOTE 7 - LONG-TERM OBLIGATIONS (concluded)

- The USDA Rural Utilities Service Series 2015 Wastewater System Revenue Bonds are secured by the net revenues of the wastewater system. The bonds bear interest at 2.625% with a final maturity of November 19, 2055. The bond proceeds were used for lift station improvements to the wastewater system. The bonds require the maintenance of sinking, reserve and short-lived asset reserve funds.

In the event of default, the bond holders have the right to take whatever action necessary to collect the amounts due including the appointment of a receiver to manage the water system.

The City was in compliance with all significant requirements of the loan resolutions as of September 30, 2021.

- The amount due to City of Bartow, Florida represent the portion of wastewater impact fees paid in advance that are due to the City of Bartow in accordance with their wastewater service agreement with the City of Eagle Lake. In accordance with the agreement, these amounts are due when a utility customer connects to the City's wastewater system and were paid in advance by a property developer in September 2007.

Annual debt service requirements as of September 30, 2021, are as follows:

Fiscal Year Ending	Business-type Activities	
	Principal	Interest
2022	\$ 155,319	\$ 31,892
2023	159,719	27,492
2024	164,250	22,960
2025	111,408	18,294
2026	33,372	15,619
2027-2031	152,781	57,740
2032-2036	47,105	40,111
2037-2041	53,621	33,595
2042-2046	61,036	26,180
2047-2051	69,479	17,737
2052-2056	79,091	8,125
Total	<u>\$ 1,087,181</u>	<u>\$ 299,745</u>

NOTE 8 - INTERFUND TRANSACTIONS

Interfund receivables and payables as of September 30, 2021 consisted of:

Receivable Fund	Payable Fund	Amount
Enterprise fund	General fund	\$ 110,357
General fund	Community Redevelopment Fund	37,127

Interfund receivables represent expenditures paid by those funds on behalf of another fund that were not repaid until after year end.

Interfund transfers for the year ended September 30, 2021, consisted of:

Receiving Fund	Paying Fund	Amount
General fund	Enterprise fund	\$ 106,204

The transfer from the enterprise fund to the general fund is the budgeted annual transfer to finance services accounted for in the general fund.

NOTE 9 - OTHER POSTEMPLOYMENT BENEFITS

Plan Description – The Other Postemployment Benefits Plan (OPEB Plan) is a single employer defined benefit plan administered by the City. The OPEB Plan allows employees who retire and meet retirement eligibility requirements under the City’s defined contribution plan to continue medical insurance coverage as a participant in the City’s health insurance plan.

Pursuant to the provisions of Section 112.0801, Florida Statutes, former employees who retire from the City are eligible to participate in the City’s healthcare and life insurance benefits. The City subsidizes the premium rates paid by retirees by allowing them to participate in the OPEB Plan at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the OPEB Plan on average than those of active employees. The City does not offer any explicit subsidies for retiree coverage. The City doesn’t issue a stand-alone report for the OPEB Plan, and the OPEB Plan is not included in the annual report of a public employee retirement system or another entity.

There are currently 13 active plan members and no inactive plan members who are receiving benefits.

Funding Policy – OPEB Plan benefits are pursuant to the provisions of Section 112.0801, Florida Statutes. The City has not advance-funded or established a funding methodology for the annual other postemployment benefit (OPEB) costs or the OPEB obligation, and the OPEB Plan is financed on a pay-as-you-go basis.

Benefits Provided – The benefits provided are the same as those provided for active employees. Spouses and dependents of eligible retirees are also eligible for medical coverage. All employees of the City who meet the eligibility requirements of the City’s defined contribution plan are eligible to receive postemployment health care benefits. All retiree, spouse and dependent coverage is at the expense of the retiree.

Total OPEB Liability – The City’s total OPEB liability was determined by an actuarial valuation as of October 1, 2019 updated to September 30, 2021 (measurement date) using the assumptions below. The actuarial assumptions used in the October 1, 2019 valuation were as follows:

Inflation	2.50%
Salary Increases	2.50%
Discount Rate	2.43%
Initial Trend Rate	7.50%
Ultimate Trend Rate	4.00%
Year to Ultimate Trend Rate	55

For all lives, mortality rates were PubG-2010 Mortality Tables projected to the valuation date using projection scale MP-2019.

Discount Rate – The discount rate was based on a high-quality municipal bond rate of 2.43%. The high-quality bond rate was based on the week closest but not later than the measurement date of the S&P Municipal Bond 20 Year High Grade Rate Index as published by S&P Dow Jones Indices. The S&P Municipal Bond 20 Year High Grade Rate Index consists of bonds in the S&P Municipal Bond Index with a maturity of 20 years. Eligible bonds must be rated AA by Standard and Poor’s Ratings Services, Aa2 by Moody’s or AA by Fitch, if there are multiple ratings, the lowest rate is used.

NOTE 9 - OTHER POSTEMPLOYMENT BENEFITS (concluded)

OPEB Expense – For the year ended September 30, 2021, the City recognized OPEB expense of \$7,606.

Changes in Total OPEB Liability:

	Total OPEB Liability
Reporting period ending September 30, 2020	\$ 86,056
Changes for the year:	
Service cost	7,176
Interest	1,954
Changes of assumptions	(2,554)
Benefit payments	(3,971)
Net changes	<u>2,605</u>
Reporting period ending September 30, 2021	<u><u>\$ 88,661</u></u>

Sensitivity of the Total OPEB Liability to changes in the discount rate - The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

	1% Decrease (1.43%)	Discount Rate (2.43%)	1% Increase (3.43%)
Total other postemployment benefits liability	\$ 97,916	\$ 88,661	\$ 80,583

Sensitivity of the Total OPEB Liability to changes in the healthcare cost trend rates – The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	1% Decrease (3.00% to 6.50%)	Discount Rate (4.00% to 7.50%)	1% Increase (5.00% to 8.50%)
Total other postemployment benefits liability	\$ 78,477	\$ 88,661	\$ 100,580

NOTE 10 - DEFINED CONTRIBUTION PENSION PLAN

The City commission has established by Resolution an Internal Revenue Code Section 457 and a 401(a) defined contribution pension plan covering all full-time employees and permanent part-time employees who have completed one year of employment. The plan trust is administered by the Florida League of Cities, Inc. and the assets of the plans are not considered part of the City's reporting entity. Benefits vest at a rate of 20% per year of service up to 100% vesting upon completion of the sixth year of service. Participation is voluntary, and the employee determines the amount of their contribution. The City contributes seven percent of the employees' compensation regardless of the employee contribution. Most employees of the City were eligible and did participate in the plan during the year ended September 30, 2021. Pension costs are accrued and funded on a current basis and all required contributions for the year were made. Contributions for the fiscal year ended September 30, 2021 totaled \$84,097 which consisted of \$39,019 contributed by employees and \$45,078 contributed by the City. The City's payroll totaled approximately \$760,000 of which pension contributions were provided on approximately \$644,000.

NOTE 11 - RISK MANAGEMENT

During the ordinary course of its operations, the City is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions, injuries to employees, and natural disasters. The City maintains commercial insurance coverage in amounts management feels is adequate to protect and safeguard the assets of the City. There have been no significant reductions in coverage nor have settlement amounts exceeded the City's coverage during the year ended September 30, 2021 or the previous two fiscal years. In the opinion of the City's management and legal counsel, legal claims and litigation are not anticipated to have material impact on the financial position of the City. The City's workers compensation coverage is provided through a nonassessable, nonprofit, tax-exempt risk sharing pool. Settled claims resulting from these risks have not exceeded insurance coverage.

NOTE 12 - COMMITMENT AND CONTINGENCIES

The City participates in several programs that are fully or partially funded by grants received from Federal, state, or county agency sources. Expenditures financed by grants are subject to audit by the appropriate grantor government/agency. If expenditures are disallowed due to non-compliance with grant program regulations, the City may be required to reimburse the grantor government/agency. As of September 30, 2021, the City believes that disallowed expenditures discovered in subsequent audits, if any, will not have a material effect on any of the individual funds or the overall financial position of the City.

NOTE 13 - SEGMENT INFORMATION FOR ENTERPRISE FUND

The City has outstanding debt secured by its water and wastewater system revenues. The water and wastewater operations are accounted for in a single enterprise fund along with sanitation and stormwater management. Because many of the assets and liabilities of the enterprise fund are not separately identifiable with any one operating segment (e.g. cash, accounts receivable, accounts payable, etc.), it is not possible to present segment information disclosures for some components of net position, revenues and cash flows. Segment financial information that can be separately identified for the water and wastewater system operations as of and for the year ended September 30, 2021, is presented below:

	Water System	Wastewater System	Combined Water & Wastewater System
Condensed statement of revenues, expenses and changes in net position:			
Operating revenues	\$ 869,588	\$ 812,984	\$ 1,682,572
Operating expenses	(428,477)	(495,675)	(924,152)
Depreciation	(98,049)	(89,861)	(187,910)
Nonoperating revenues (expenses):			
Interest income	3,760	-	3,760
Interest expense	(23,497)	(21,040)	(44,537)
Other nonoperating expense	3,511	-	3,511
Loss on disposal of property	-	(63,906)	(63,906)
Capital contributions	676,279	541,432	1,217,711
Transfers	(42,500)	(42,500)	(85,000)
Change in net position	<u>\$ 960,615</u>	<u>\$ 641,434</u>	<u>\$ 1,602,049</u>
Summary information from statement of net position:			
Capital assets, net	<u>\$ 1,270,715</u>	<u>\$ 2,367,044</u>	<u>\$ 3,637,759</u>
Long-term debt	<u>\$ 315,655</u>	<u>\$ 771,526</u>	<u>\$ 1,087,181</u>

NOTE 14 - FUTURE REVENUES THAT ARE PLEDGED

The City has pledged various future revenue sources for various debt issues. For the water and wastewater systems, the City has pledged future revenues, net of certain operating expenses. The following table provides a summary of the pledged revenues for the City's outstanding debt issues. Additional information regarding the City's pledged revenue can be found in note 7.

Pledged Revenue	Revenue Pledged Through	Total Principal and Interest Outstanding	Current Year Principal and Interest Paid	Current Year Net Revenue	Percentage of Net Revenues to Principal and Interest Paid
Water and wastewater system net revenue	11/19/2055	\$ 1,386,926	\$ 457,044	\$ 1,907,112	417.27%

NOTE 15 – JOINT VENTURE

The Polk Regional Water Cooperative (PRWC) was created on April 1, 2016 by a interlocal agreement between the City of Eagle Lake, City of Auburndale, City of Bartow, City of Davenport, City of Fort Meade, City of Frostproof, City of Haines City, City of Lake Alfred, City of Lakeland, City of Lake Wales, City of Mulberry, Polk City, City of Winter Haven, Town of Dundee, Town of Lake Hamilton and Polk County in accordance with Chapters 163 and 373 of the Florida Statutes. These local government units are collectively considered the Member Governments. The PRWC is a separate legal entity organized under the laws of the State of Florida, and the City Member Governments have no equity ownership in the PRWC.

The PRWC is devoted to encouraging the development of fully integrated, robust public water supply systems comprised of diverse sources managed in a manner that take full advantage of Florida's intense climatic cycles to ensure reliable, sustainable and drought resistant systems which maximize the use of alternative water supplies to the greatest extent practicable. The PRWC will evaluate, plan and implement water projects and coordinate partnerships with other water users.

The terms of the interlocal agreement require each Member Government to contribute their proportionate share of the PRWC's annual working capital needs which are established annually by a resolution of the PRWC's Board of Directors. For the year ended September 30, 2021, the total annual working capital needs of the PRWC was \$198,000 of which the City's proportionate share was \$1,036.

Complete financial statements of the PRWC may be obtained from the PRWC's Executive Director at 330 W. Church Street, P.O. Box 9005, Drawer CA01, Bartow, FL 33831-9005.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF EAGLE LAKE, FLORIDA
**Budgetary Comparison Schedule – General Fund
for the year ended September 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final	(Budgetary basis)	Favorable (Unfavorable)
RESOURCES (inflows):				
Taxes	\$ 1,400,832	\$ 1,400,832	\$ 1,447,278	\$ 46,446
Licenses and permits	20,900	20,900	131,715	110,815
Intergovernmental revenue	414,232	414,232	463,589	49,357
Charges for services	109,284	109,284	202,152	92,868
Fines and forfeitures	8,600	8,600	4,998	(3,602)
Other	20,500	20,500	377,474	356,974
Transfers in	163,008	163,008	135,400	(27,608)
Total revenues	2,137,356	2,137,356	2,762,606	625,250
CHARGES TO APPROPRIATIONS (outflows):				
General government	638,989	638,989	669,095	(30,106)
Public safety	671,671	671,671	656,328	15,343
Transportation	122,906	122,906	99,543	23,363
Culture/recreation	331,055	331,055	300,524	30,531
Capital outlay	42,000	42,000	51,208	(9,208)
Debt service	91,100	731,100	731,219	(119)
Total expenditures	1,897,721	2,537,721	2,507,917	29,804
EXCESS OF RESOURCES OVER				
CHARGES TO APPROPRIATIONS	239,635	(400,365)	<u>\$ 254,689</u>	<u>\$ 655,054</u>
Surplus carried forward to subsequent fiscal year	-	-		
NET CHANGE IN FUND BALANCE	<u>\$ 239,635</u>	<u>\$ (400,365)</u>		

Continued...

CITY OF EAGLE LAKE, FLORIDA**Budgetary Comparison Schedule – General Fund - Concluded
for the year ended September 30, 2021**

Reconciliation of the budgetary comparison schedule – general to the statement of revenues, expenditures and changes in fund balances – governmental funds.

Explanation of differences between budgetary inflows and outflows of GAAP Revenues and Expenditures:**Sources/inflows of resources**

Actual amounts (budgetary basis) "available for appropriation" from the budgetary comparison schedule.	\$ 2,762,606
Differences - budget to GAAP:	
Budgetary inflows representing interfund reimbursements that are recorded as expenditures for financial reporting purposes.	(29,196)
Budgetary outflows representing interfund transactions that are recorded as revenues for financial reporting purposes.	(20,000)
Total revenues and other financing sources as reported on the statement of revenues, expenditures and changes in fund balances - governmental funds	<u><u>\$ 2,713,410</u></u>

Uses/outflows of resources

Actual amounts (budgetary basis) "total charges to appropriation" from the budgetary comparison schedule.	\$ 2,507,917
Differences - budget to GAAP:	
Budgetary inflows representing interfund reimbursements that are recorded as expenditures for financial reporting purposes.	(29,196)
Budgetary outflows representing interfund transactions that are recorded as revenues for financial reporting purposes.	(20,000)
Total expenditures as reported on the statement of revenues, expenditures and changes in fund balances - governmental funds	<u><u>\$ 2,458,721</u></u>

CITY OF EAGLE LAKE, FLORIDA

Budgetary Comparison Schedule – Community Redevelopment Agency
for the year ended September 30, 2021

	Budgeted Amounts		Actual Amounts (Budgetary basis)	Variance with Final Budget Positive (Negative)
	Original	Final		
RESOURCES (inflows):				
Taxes	\$ 59,500	\$ 59,500	\$ 59,920	\$ 420
Other	270	270	336	66
Total resources	59,770	59,770	60,256	486
CHARGES TO APPROPRIATIONS (outflows)				
Economic environment	36,204	36,204	32,090	4,114
Total charges to appropriations	36,204	36,204	32,090	4,114
EXCESS (DEFICIENCY) OF RESOURCES OVER CHARGES TO APPROPRIATIONS	23,566	23,566	<u>\$ 28,166</u>	<u>\$ 4,600</u>
Surplus carried forward to subsequent year	(23,566)	(23,566)		
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>		

CITY OF EAGLE LAKE, FLORIDASchedule of Changes in the Total Other Post-Employment Benefits Liability and Related Ratios
Last 10 Fiscal Years

Measurement date	9/30/2021	9/30/2020	9/30/2019	9/30/2018
Reporting period ending	9/30/2021	9/30/2020	9/30/2019	9/30/2018
Total OPEB Liability				
Service cost	\$ 7,176	\$ 7,727	\$ 6,302	\$ 6,584
Interest	1,954	3,494	3,412	2,895
Change in assumptions	(2,554)	(12,605)	4,879	(4,200)
Differences between expected and actual experience	-	3,828	-	-
Benefit payments	(3,971)	(4,821)	(2,976)	(2,743)
Net change in total pension liability	2,605	(2,377)	11,617	2,536
Total OPEB liability, beginning	86,056	88,433	76,816	74,280
Total OPEB liability, ending	<u>\$ 88,661</u>	<u>\$ 86,056</u>	<u>\$ 88,433</u>	<u>\$ 76,816</u>
Covered payroll	\$ 602,680	\$ 587,981	\$ 508,213	\$ 495,818
Total OPEB liability as a percentage of covered-employee payroll	14.71%	14.64%	17.40%	15.49%

Notes to Schedule:

No assets are being accumulated in a trust to pay for plan benefits.

Information is not available for years preceding fiscal year 2018.

Changes in Assumptions:

- For measurement date September 30, 2021 the discount rate was 2.43%
- For measurement date September 30, 2020 the discount rate was 2.14%
- For measurement date September 30, 2019 the discount rate was 3.58%
- For measurement date September 30, 2018 the discount rate was 4.18%
- For measurement date September 30, 2017 the discount rate was 3.64%



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OTHER INFORMATION

CITY OF EAGLE LAKE, FLORIDAData Elements required by Section 218.32(1)(e), *Florida Statutes*September 30, 2021

<u>Data Element</u>	<u>Reference</u>	<u>Comment</u>
The total number of CRA employees compensated in the last pay period of the CRA's fiscal year being reported	Section 218.32(1)(e)(2)(a)	The CRA has no employees.
The total number of independent contractors to whom nonemployee compensation was paid in the last month of the CRA's fiscal year being reported.	Section 218.32(1)(e)(2)(b)	1
All compensation earned by or awarded to CRA employees, whether paid or accrued, regardless of contingency.	Section 218.32(1)(e)(2)(c)	The CRA has no employees.
All compensation earned by or awarded to CRA nonemployee independent contractors, whether paid or accrued, regardless of contingency.	Section 218.32(1)(e)(2)(d)	\$2,894
Budget variance report based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the CRA amended a final adopted budget under Section 189.016(6), Florida Statutes.	Section 218.32(1)(e)(3)	See page 46 of this annual financial report. The CRA did not amend their budget for 2021.
Each construction project with a total cost of at least \$65,000 approved by the CRA that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project.	Section 218.32(1)(e)(2)(e)	None

OTHER REPORTS



RIVERO, GORDIMER & COMPANY, P.A.

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Marc D. Sasser, of Counsel	
Cesar J. Rivero, in Memoriam (1942-2017)	

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS

Honorable Mayor and
Members of the City Council
City of Eagle Lake, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities and each major fund of the City of Eagle Lake, Florida (the "City") as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated January 21, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

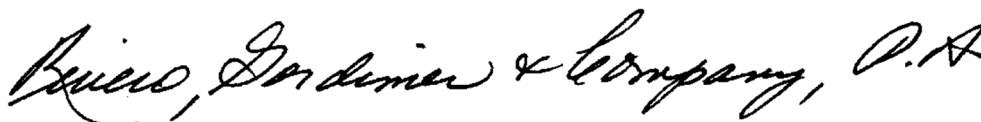
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Buicio, Gordinier & Company, P.A." The signature is written in a cursive, flowing style.

Tampa, Florida
January 21, 2022



RIVERO, GORDIMER & COMPANY, P.A.

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**INDEPENDENT ACCOUNTANTS' REPORT ON
COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES**

Honorable Mayor and
Members of the City Council
City of Eagle Lake, Florida

Report on Compliance

We have examined City of Eagle Lake, Florida's investment policy compliance with the requirements of Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for City of Eagle Lake, Florida's compliance with those requirements. Our responsibility is to express an opinion on City of Eagle Lake, Florida's compliance based on our examination.

Scope

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants, and, accordingly, included examining, on a test basis, evidence about City of Eagle Lake, Florida's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on City of Eagle Lake, Florida's compliance with specified requirements.

Opinion

In our opinion, City of Eagle Lake, Florida complied in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

Tampa, Florida
January 21, 2022

Rivero, Gordimer & Company, P.A.



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MANAGEMENT LETTER BASED ON RULE 10.554 OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Honorable Mayor and
Members of the City Council
City of Eagle Lake, Florida

Report on the Financial Statements

We have audited the financial statements of the City of Eagle Lake, Florida (the "City"), as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated January 21, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, *Rules of the Auditor General*.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on Compliance with the Requirements of Section 218.415, Florida Statutes on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated February 7, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. No findings or recommendations were made in the preceding financial audit report.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report the results of our determination as to whether or not the City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

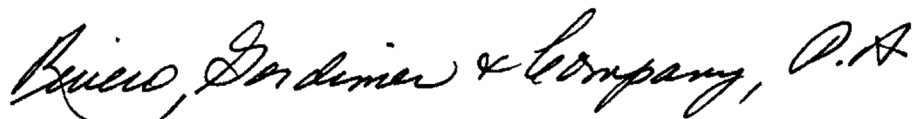
The City of Eagle Lake, Florida has included certain information required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General for the Eagle Lake Community Redevelopment Agency in Other Information included on page 48.

Additional Matters

Section 10.554(1)(i)3, Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, Members of the City's Board of Directors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "Benito, Gordinier & Company, P.A." The signature is written in a cursive, flowing style.

Tampa, Florida
January 21, 2022

SUMMARY OF FINANCIAL INDICATORS

THROUGH FISCAL YEAR ENDED SEPTEMBER 30, 2021

DATA PORTRAYED IN THIS GRAPHIC PRESENTATION WAS DERIVED FROM THE TOWN'S FINANCIAL STATEMENTS. THE FOLLOWING DATA SHOULD BE TAKEN IN CONJUNCTION WITH THOSE FINANCIAL STATEMENTS AND THE AUDITOR'S REPORT THEREON.

City of Eagle Lake

Prepared by:



City of City Eagle Financial Indicators		
	Indicator Title	Formula
<i>Revenues:</i>		
1, 2 & 3	Revenues per Capita	$\frac{\text{Total Revenue \& Transfers (Constant \$)}}{\text{Population}}$
4	Intergovernmental Revenues	$\frac{\text{Intergovernmental Revenues}}{\text{Operating Revenues \& Transfers}}$
5	Operating Transfers from Other Funds	$\frac{\text{Operating Transfers from Other Funds}}{\text{Operating Revenues \& Transfers}}$
<i>Expenditures:</i>		
6 & 7	Operating Revenue/Expense per Capita - Proprietary	$\frac{\text{Operating Revenue or Expense (Constant \$)}}{\text{Population}}$
8, 9 & 10	Total Expenditures/Expenses per Capita	$\frac{\text{Total Expenditures/ Expenses (Constant \$)}}{\text{Population}}$
<i>Operating Position:</i>		
11	Excess of Revenues Over Expenditures - Governmental Funds	$\frac{\text{General Fund Operating Deficits / Excesses}}{\text{Total Revenue}}$
12	Unassigned + Assigned Fund Balance & Net Position	$\frac{\text{Unassigned+Assigned Fund Balance \& Unrestricted Net Position(Constant \$)}}{\text{Total Revenue}}$
13 & 14	Unassigned + Assigned Fund Balance or Net Position	$\frac{\text{Unassigned+Assigned Fund Balance or Unrestricted Net Position (Constant \$)}}{\text{Total Revenue}}$
15	Unassigned + Assigned Fund Balance to Expenditures	$\frac{\text{Unassigned+Assigned Fund Balance}}{\text{Total Expenditures}}$
16	Enterprise Net Income / Loss	$\frac{\text{Enterprise Net Position Gain / Loss (Constant \$)}}{\text{Total Operating Revenues}}$
17	Enterprise Operating Profit	$\frac{\text{Operating Income (Loss)}}{\text{Total Operating Revenues}}$
18	Governmental Fund Balances	$\frac{\text{Govt. Funds Unassigned + Assigned Fund Balance}}{\text{Total Revenue}}$
19	Enterprise Net Position	$\frac{\text{Enterprise Unrestricted Net Position}}{\text{Operating Revenue}}$
20	Governmental Liquidity	$\frac{\text{Governmental Current Assets}}{\text{Governmental Current Liabilities}}$
21	Enterprise Liquidity	$\frac{\text{Enterprise Current Assets}}{\text{Enterprise Current Liabilities}}$
22, 23 & 24	Monthly Coverage	$\frac{\text{Cash \& Investments}}{(\text{Total Expenditures} / 12)}$
25 & 26	Current Liabilities	$\frac{\text{Current Liabilities}}{\text{Operating Revenues \& Transfers}}$
27	General Long-term Debt Per Capita - Governmental Activities	$\frac{\text{Long-term Debt - Govt. Activities}}{\text{Total Revenue}}$
28	Debt Service to Expenditures	$\frac{\text{Net Debt Service}}{\text{Total Expenditures}}$
29	Level of Capital Outlay	$\frac{\text{Capital Outlay from Operating Funds}}{\text{Total Expenditures}}$
30	Depreciation	$\frac{\text{Depreciation Expense}}{\text{Cost of Depreciable Assets}}$
31, 32, & 33	Unrestricted Cash & Investments	$\frac{\text{Unrestricted Cash \& Investments (Constant \$)}}{\text{Total Revenue}}$
<i>Cash Flow Position:</i>		
34	Cash Current Debt Service Coverage	$\frac{\text{Cash Flows from Operations}}{\text{Current Debt + Interest Expense}}$
35	All In Coverage (Standard and Poors) - Proprietary	$\frac{\text{Cash Flow from Operations - Transfer}}{\text{Cash Paid for Debt Service (Principal + Interest)}}$

City of City Eagle Data Values						
	2016	2017	2018	2019	2020	2021
Governmental Funds:						
Cash & investments - unrestricted	466,879	841,570	1,402,794	1,721,277	2,032,539	2,021,436
Cash & investments - restricted	312,505	431,994	635,310	972,425	795,238	1,373,282
Current assets (total fund level less rest. assets)	630,338	976,028	1,664,101	1,810,261	2,312,565	2,145,159
Inventory	-	-	-	-	-	-
Current liabilities	71,407	53,835	305,772	124,961	60,511	182,776
Long-term obligations	1,000,583	965,240	906,416	863,651	803,702	123,997
Long-term debt	925,000	870,000	810,000	750,000	685,000	-
Unassigned + Assigned fund balance	456,187	874,103	1,288,114	1,710,384	2,104,794	1,977,246
Total fund balance	871,436	1,354,187	1,993,639	2,657,725	3,030,546	3,313,401
Taxes	980,753	1,064,688	1,145,428	1,218,603	1,305,493	1,487,198
Intergovernmental revenues	368,622	371,188	437,924	428,695	408,921	463,589
Transfers in	(27,027)	106,204	106,204	97,354	106,205	106,204
Total fund revenues (excluding transfers in)	1,595,818	1,706,317	2,006,787	2,088,621	2,131,478	2,667,462
Capital outlay	7,139	7,251	59,423	67,645	257,307	51,208
Net debt service	103,881	92,462	95,235	92,805	95,375	731,219
Tranfers out	-	-	-	-	-	-
Total fund expenditures	1,225,951	1,329,770	1,473,539	1,521,889	1,864,862	2,490,811
Excess revenues over / (under) expenses	369,867	376,547	533,248	566,732	266,616	176,651
Proprietary Funds:						
Cash & investments - unrestricted	-	198,250	536,685	884,824	1,244,728	1,490,017
Cash & investments - restricted	1,254,701	1,401,503	1,338,530	1,458,651	1,709,250	3,614,417
Depreciable assets - cost	10,393,334	10,393,334	10,402,504	10,447,179	10,535,212	10,589,346
Current assets	156,082	404,518	720,067	1,113,036	1,486,720	1,839,765
Inventory	10,749	10,749	10,749	10,749	10,749	10,749
Current liabilities	289,144	338,167	182,924	293,894	206,564	937,625
Non-current liabilities	2,183,466	2,077,138	2,009,685	1,899,909	1,786,377	1,401,399
Current portion of LTD	149,921	222,686	133,487	137,119	140,853	155,319
Total long-term debt	2,045,701	1,971,326	1,748,639	1,615,152	1,478,033	1,087,181
Unrestricted net position	(96,680)	102,003	508,623	782,083	1,235,084	1,540,376
Total net position	5,051,893	5,227,088	5,433,760	5,710,868	6,377,867	8,141,861
Operating revenues	1,281,541	1,492,138	1,574,645	1,697,833	2,014,744	2,235,637
Capital grants and contributions	255,594	41,082	127,182	36,443	163,125	1,217,711
Total revenues	1,539,320	1,535,632	1,704,681	1,742,950	2,186,543	3,460,619
Operating expenses	1,003,598	1,168,475	1,152,483	1,313,561	1,365,046	1,481,978
Depreciation expense	259,890	277,348	277,770	279,463	247,979	242,215
Interest expense	63,451	62,745	56,420	54,927	48,293	44,537
Tranfers out	(27,027)	106,204	106,204	97,354	106,205	106,204
Total expenses (operating + interest)	1,311,604	1,254,233	1,360,855	1,368,488	1,413,339	1,526,515
Operating income / (loss)	33,388	323,663	422,162	384,272	649,698	753,659
Increase / (decrease) in net position	1,969,521	175,195	237,622	277,108	666,999	1,763,994
Cash flow from operations	296,757	563,999	727,759	792,963	818,650	1,052,183
Earnings before interest (excludes impact fees)	35,573	303,062	273,064	392,946	658,372	697,024
Capital expenditures (current year additions)	281,773	-	9,170	44,675	89,833	157,986
Average annual debt maturity for next 5 years	195,664	205,655	187,210	187,210	175,709	148,065
Cash flows from operations after debt service	101,093	358,344	540,549	605,753	642,941	904,118
Cash flows after Debt Svc and Transfer	128,120	252,140	434,345	508,399	536,736	797,914
Cash available for All In Coverage	323,784	457,795	621,555	695,609	712,445	945,979
Debt service used for All In Coverage	194,205	213,359	279,819	189,144	186,162	457,044
Combined						
Total revenue	3,135,138	3,241,949	3,711,468	3,831,571	4,318,021	6,128,081
Total expenditures	2,537,555	2,584,003	2,834,394	2,890,377	3,278,201	4,017,326
Total cash & investments	2,034,085	2,873,317	3,913,319	5,037,177	5,781,755	8,499,152
Total long-term debt	3,108,466	2,947,138	2,819,685	2,649,909	2,471,377	1,401,399
Total unassigned+assigned fund balance & unrestricted net position	359,507	976,106	1,796,737	2,492,467	3,339,878	3,517,622
Total fund balance & net position	5,923,329	6,581,275	7,427,399	8,368,593	9,408,413	11,455,262
General Data						
Population	2,437.00	2,525.00	2,574.00	2,649.00	2,649.00	3,191.00
Taxable property value	68,078,905	74,035,573	79,318,919	94,148,755	94,148,755	111,731,591
Millage	7.6516	7.6516	7.6516	7.6516	7.6516	7.6516
Price Index	1.00	1.03	1.07	1.07	1.08	1.20

City of City Eagle Financial Indicators						
Indicator Title	2016	2017	2018	2019	2020	2021
Revenues:						
1 Revenues per Capita - Total	1,286.47	1,246.54	1,347.58	1,351.80	1,509.31	1,600.36
2 Revenues per Capita - Governmental	654.83	656.09	728.63	736.88	745.03	696.61
- Revenues per Capita - Governmental (Peer Group)	561.00	631.00	572.00	948.00	1,093.00	
- Revenues per Capita - Governmental (Local Peer Group)	989.00	1,102.00	1,074.00	1,006.00	1,007.00	
3 Revenues per Capita - Proprietary	631.65	590.46	618.94	614.92	764.28	903.74
4 Intergovernmental Revenues	23.50%	20.48%	20.73%	19.61%	18.27%	16.71%
- Intergovernmental Revenues (Peer Group)	27.90%	29.78%	27.02%	36.39%	27.28%	
- Intergovernmental Revenues (Local Peer Group)	12.94%	13.74%	13.61%	13.60%	9.48%	
5 Operating Transfers from Other Funds	-1.69%	6.22%	5.29%	4.66%	4.98%	3.98%
Expenditures:						
6 Operating Expenses per Capita - Proprietary	411.82	449.28	418.45	463.43	477.14	387.02
7 Operating Revenues per Capita - Proprietary	525.87	573.73	571.73	599.00	704.23	583.84
8 Total Expenses per Capita - Total	1,041.26	993.56	1,029.12	1,019.74	1,145.86	1,049.13
9 Total Expenses per Capita - Governmental	503.06	511.30	535.02	536.93	651.84	650.48
- Total Expenses per Capita - Governmental (Peer Group)	682.00	762.00	698.00	1,106.00	986.00	
- Total Expenses per Capita - Governmental (Local Peer Group)	815.00	966.00	1,164.00	1,106.00	1,019.00	
10 Total Expenses per Capita - Proprietary	538.20	482.26	494.11	482.81	494.02	398.65
Operating Position:						
11 Excess of Revenues Over Expenditures	23.18%	22.07%	26.57%	27.13%	12.51%	6.62%
- Excess of Revenues Over Expenditures (w/o capital outlay)	23.62%	22.49%	29.53%	30.37%	24.58%	8.54%
- Excess of Revenues Over Expenditures (Peer Group)	-27.26%	-24.54%	-26.26%	-22.85%	9.16%	
- Excess of Revenues Over Expenditures (Local Peer Group)	17.27%	12.54%	-5.37%	-6.55%	-0.06%	
12 Unassigned+Assigned Fund Balance + Unrestricted Net Position	359,507	947,676	1,679,193	2,329,408	3,092,480	2,931,352
- U+UA Fund Balance + Unrestricted Net Position (Peer Group)	2,093,497	2,104,774	1,773,300	2,307,425	2,628,932	
- U+UA Fund Balance + Unrestricted Net Position (Local Peer Group)	1,566,489	1,856,533	2,218,236	2,537,190	2,321,770	
13 Governmental Unassigned+Assigned Fund Balance	456,187	848,644	1,203,845	1,598,490	1,948,883	1,647,705
14 Proprietary Unrestricted Net Position	(96,680)	99,032	475,349	730,919	1,143,596	1,283,647
15 Governmental Unassigned+Assigned FB to expenses	37.21%	65.73%	87.42%	112.39%	112.87%	79.38%
- Governmental Unassigned + Assigned FB to Expenditures (Peer Group)	36.98%	40.61%	41.80%	35.51%	54.39%	
- Governmental Unassigned + Assigned FB to Expenditures (Local Peer Group)	64.53%	59.17%	50.63%	62.81%	59.65%	
16 Proprietary Net Position Earnings / Loss	5,051,893	5,074,843	5,078,280	5,337,260	5,905,432	6,784,884
17 Proprietary Operating Profit	2.61%	21.69%	26.81%	22.63%	32.25%	33.71%
- Proprietary Operating Profit (Peer Group)	5.98%	0.98%	-0.01%	-2.64%	-4.73%	
- Proprietary Operating Profit (Local Peer Group)	10.27%	22.75%	21.01%	8.97%	14.59%	
18 Unreserved/Unassigned+Assigned FB / Total Revenues	28.59%	51.23%	64.19%	81.89%	98.75%	74.12%
- Unreserved/Unassigned+Assigned FB / Total Revenues - Peer Group	48.70%	45.22%	47.56%	36.46%	45.54%	
- Unreserved/Unassigned+Assigned FB / Total Revenues - Local Peer Group	53.73%	52.37%	53.85%	58.50%	54.94%	
19 Proprietary Net Position/Total Operating Revenues	-7.54%	6.84%	32.30%	46.06%	61.30%	68.90%
- Proprietary Net Position/Total Operating Revenues - (Peer Group)	59.32%	54.88%	49.73%	53.89%	49.56%	
- Proprietary Net Position/Total Operating Revenues - (Local Peer Group)	33.71%	38.61%	38.50%	35.89%	28.50%	
20 Governmental Liquidity	10.91	23.66	6.67	21.56	46.73	18.57
- Governmental Liquidity (Peer Group)	22.70	20.45	40.05	13.39	18.41	
21 Enterprise Liquidity	4.34	4.73	10.25	7.97	14.30	5.44
- Enterprise Liquidity (Peer Group)	4.07	3.36	3.66	4.29	3.05	
22 Monthly Coverage - Total	2.21	4.83	8.21	10.82	12.00	10.49
23 Monthly Coverage - Governmental	4.57	7.59	11.42	13.57	13.08	9.74
- Monthly Coverage - Governmental (Peer Group)	6.13	5.64	6.37	4.85	9.13	
- Monthly Coverage - Governmental (Local Peer Group)	10.45	7.34	9.61	12.11	13.45	
24 Monthly Coverage - Proprietary	-	2.04	5.59	8.08	10.94	12.07
- Monthly Coverage - Proprietary (Peer Group)	11.68	7.67	8.59	9.41	8.26	
- Monthly Coverage - Proprietary (Local Peer Group)	13.97	10.62	6.66	7.78	7.68	
25 Current Liabilities - Governmental (Current Liab / Total Revenues)	4.47%	3.16%	15.24%	5.98%	2.84%	6.85%
- Current Liabilities - Governmental (Current Liab / Total Revenues) - Peer Group	11.11%	6.43%	7.17%	6.21%	5.27%	
26 Current Liabilities - Proprietary (Current Liab/Operating Rev.)	22.56%	22.66%	11.62%	17.31%	10.25%	41.94%
- Current Liabilities - Proprietary (Current Liab/Operating Rev.) - Peer Group	25.54%	24.24%	29.77%	24.20%	27.28%	
27 General Long-term Debt per Capita	379.57	334.52	294.10	264.60	239.43	-
- General Long-term Debt per Capita (Peer Group)	64.00	60.00	64.00	438.00	269.00	
- General Long-term Debt per Capita (Local Peer Group)	446.00	397.00	326.00	446.00	579.00	
28 Debt Service to Expenditures	8.47%	6.95%	6.46%	6.10%	5.11%	29.36%
- Debt Service to Expenditures (Peer Group)	4.63%	2.65%	2.88%	5.49%	3.16%	
- Debt Service to Expenditures (Local Peer Group)	5.53%	4.65%	16.51%	5.19%	4.94%	
29 Level of Capital Outlay	0.58%	0.55%	4.03%	4.44%	13.80%	2.06%
30 Depreciation	2.50%	2.67%	2.67%	2.68%	2.35%	2.29%
31 Unrestricted Cash & Investments - Governmental	466,879	817,058	1,311,022	1,608,670	1,881,981	1,684,530
Unrestricted Cash & Investments - Governmental - Nominal Amount	466,879	841,570	1,402,794	1,721,277	2,032,539	2,021,436
32 Unrestricted Cash & Investments - Proprietary	-	192,476	501,575	826,938	1,152,526	1,241,681
Unrestricted Cash & Investments - Proprietary - Nominal Amount	-	198,250	536,685	884,824	1,244,728	1,490,017
33 Unrestricted Cash & Investments - Total	466,879	1,009,534	1,812,597	2,435,608	3,034,506	2,926,211
Unrestricted Cash & Investments - Total - Nominal Amount	466,879	1,039,820	1,939,479	2,606,101	3,277,267	3,511,453
Cash Flow Position:						
34 Cash Current Debt Service Coverage	1.39	1.98	3.83	4.13	4.33	5.26
35 All-In Coverage (Standard and Poors)	1.67	2.15	2.22	3.68	3.83	2.07

Local peer group = Polk City, Dundee and Lake Hamilton

**City of City Eagle
Indicator 1, 2 & 3**

REVENUES PER CAPITA (TOTAL, GOVERNMENTAL, PROPRIETARY)

Warning Trend:

Decreasing Operating Revenues per
Capita (Constant Dollar)

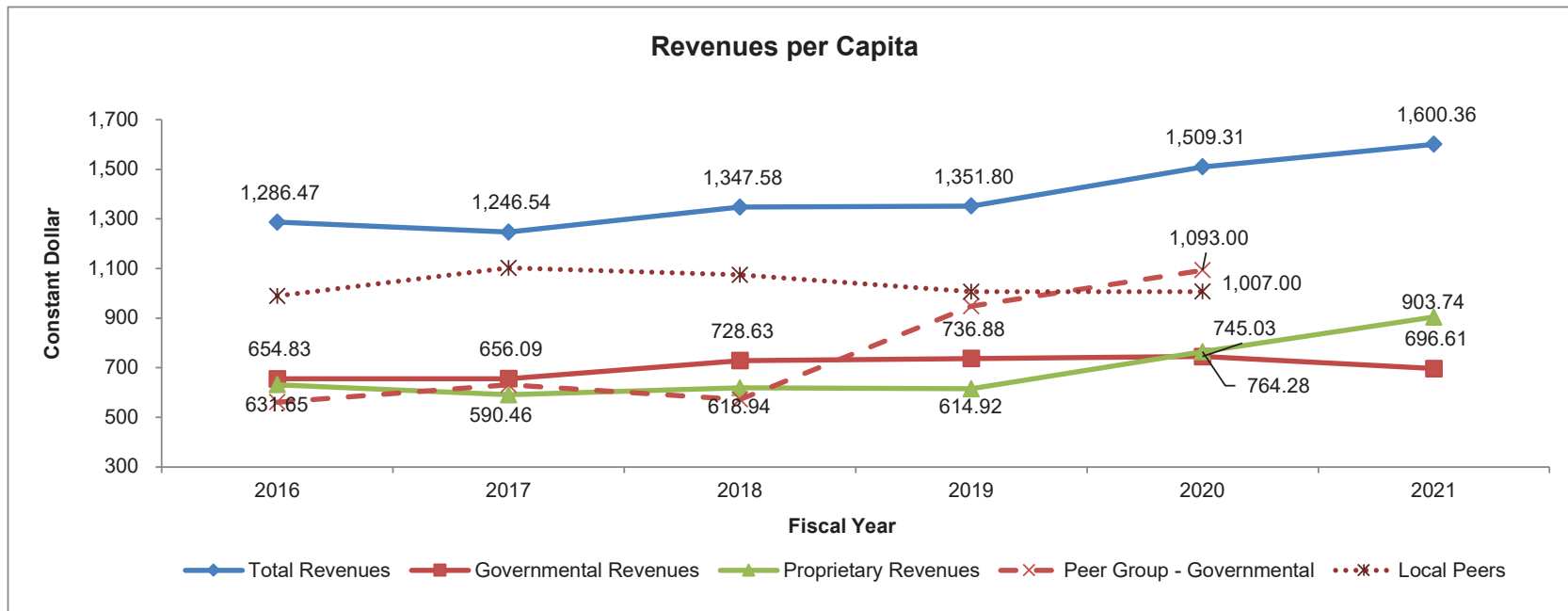
Formulation:

Operating Revenues & Transfers (Constant \$)

Population

Description:

Examination of per capita revenue shows how revenues are changing relative to changes in the population level and rate of inflation. As population or the number of households increase, it might be expected that the needs for services would increase proportionately, and therefore the level of per capita revenues should remain at least constant in real terms. If per capita or per household revenues are decreasing, it could be that the City will be unable to maintain existing service levels unless it were to find new revenue sources or ways to save money. This reasoning assumes that the cost of services is directly related to population or household level.



Florida Peer Group: 1,093.00

Current Year Actual:

Governmental Revenues

696.61

Local Peer Group: 1,007.00

**City of City Eagle
Indicator 4**

INTERGOVERNMENTAL REVENUES

Warning Trend:

Increasing Amount of Intergovernmental Revenues as a Percentage of Operating Revenues & Transfers

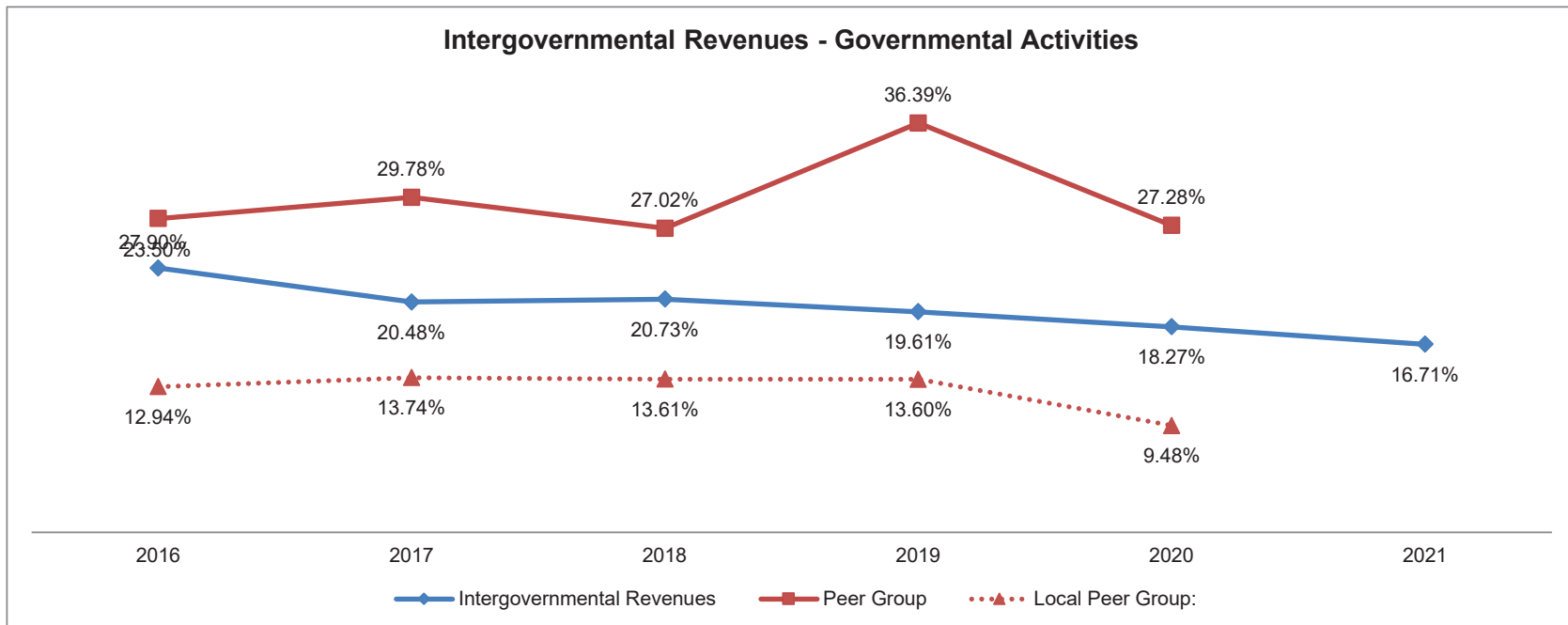
Formulation:

Intergovernmental Revenues

Total Revenue + Transfers In

Description:

Intergovernmental revenues are any revenues received from another governmental entity. They are important to analyze because an overdependence on intergovernmental revenues can have an adverse impact on financial conditions. The conditions or "strings" that the external source attaches to these revenues may prove too costly, especially if these conditions change in the future after the City has developed a dependence on the revenues for a program. In addition, the external source may withdraw or decrease the funds and leave the City with the dilemma of cutting programs or funding them from General Fund revenues.



Peer Group:

Intergovernmental Revenues

27.28%

Local Peer Group:

9.48%

Current Year Actual:

Intergovernmental Revenues

16.71%

**City of City Eagle
Indicator 5**

OPERATING TRANSFERS FROM OTHER FUNDS - GOVERNMENTAL FUNDS

Warning Trend:

Increasing Use of Operating Transfers From Other Funds as a Percentage of Operating Revenues and Transfers

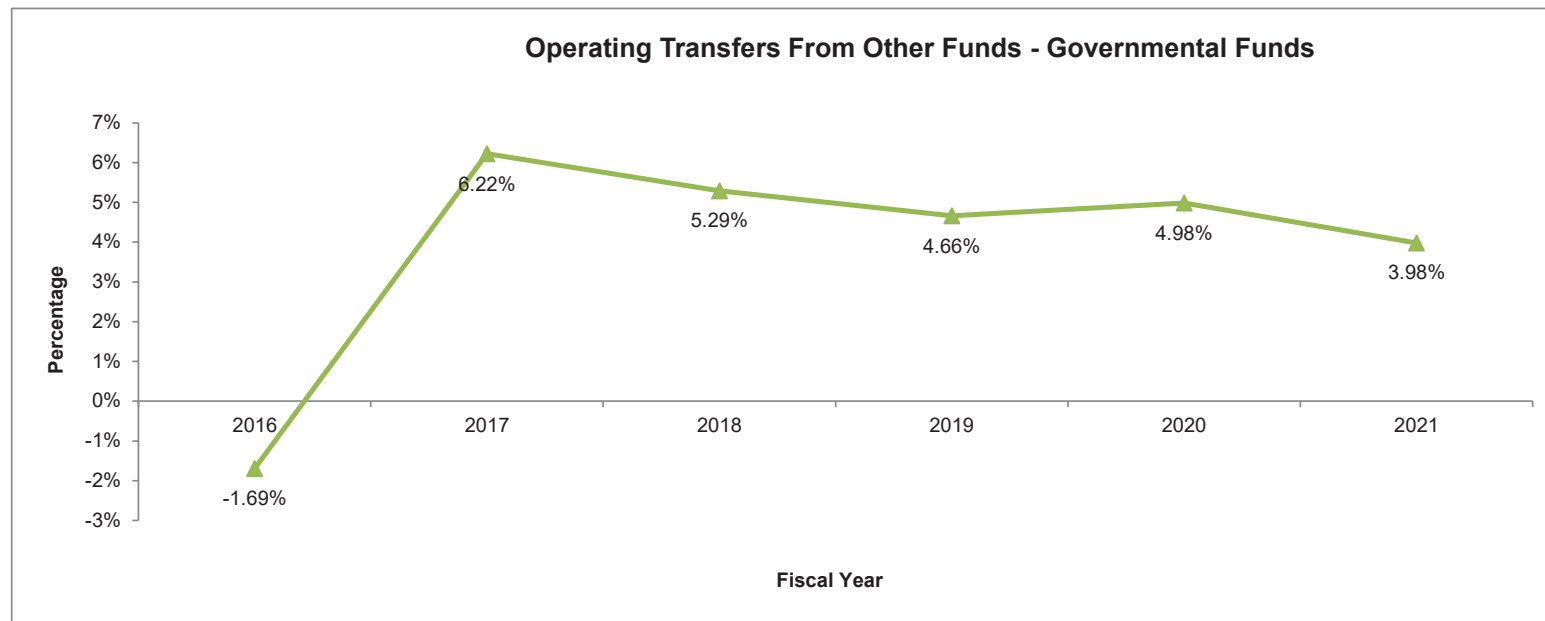
Formulation:

Operating Transfers from Other Funds

Total Revenue

Description:

Operating Transfers are received from other departments to partially offset expenditures in the General Fund. A distinction can be made between cities which use operating transfers into the General Fund and those which do not follow this practice. While there is some concern about too heavy of a reliance on operating transfers as a revenue source, it can be argued that the sources and basis of operating transfers for various cities is more relevant than the amounts. Most of the city's transfers represent a reimbursement for services such as self insurance (for services provided by the Finance Department), public improvement transfers (services on capital projects provided by the General Fund portion of Public Works), and purchasing acquisitions (services provided by the purchasing department of the General Fund for inventory purchases).



Peer Group:

Operating Transfers In

NA

Current Year Actual:

Operating Transfers In

3.98%

**City of City Eagle
Indicator 6 & 7**

OPERATING REVENUE AND EXPENSE PER CAPITA - PROPRIETARY FUNDS

Warning Trend:

Increasing Operating Expenditures (constant dollar) per Capita and/or Decreasing Operating Revenue (constant dollar) per Capita

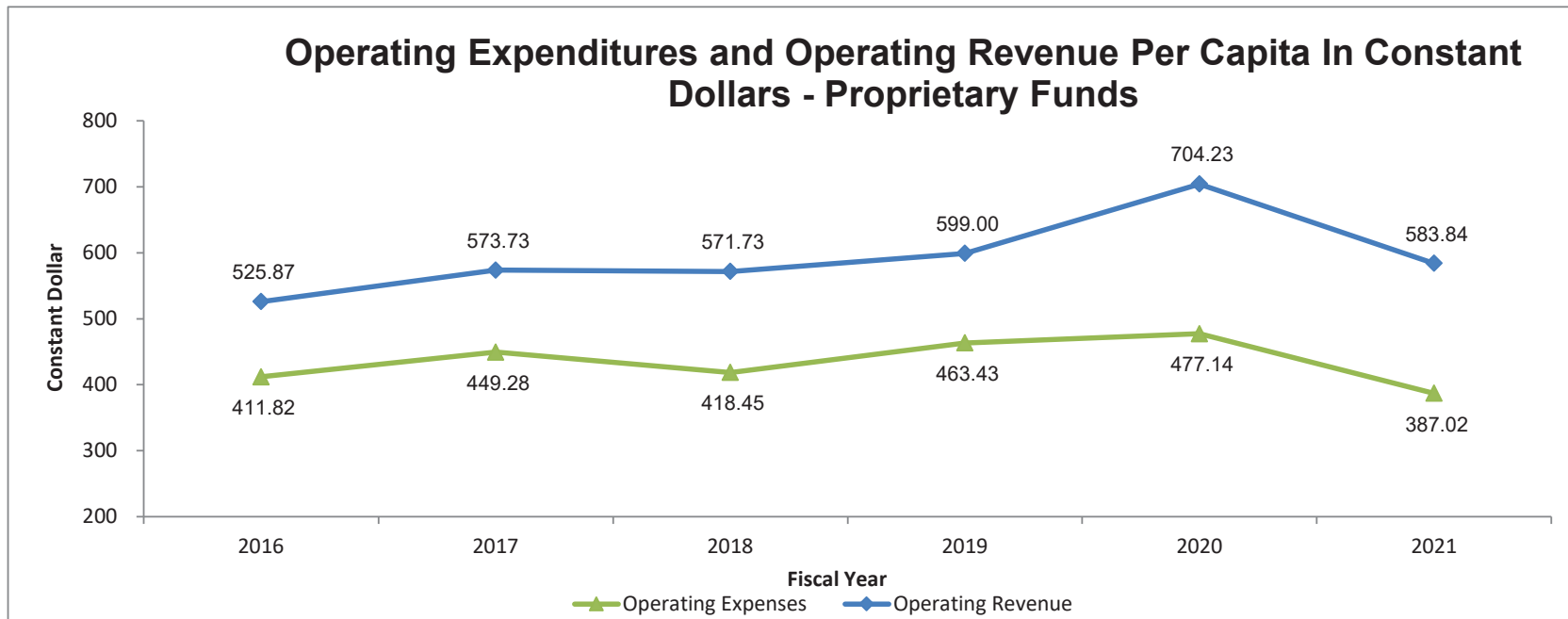
Formulation:

Operating Revenue or Operating Expenses

Population

Description:

Operating revenues and expenses per capita reflect changes in these elements relative to changes in population. Increasing per capita expenditures and/or decreasing per capita revenue can indicate that the cost of providing services is increasing at a pace beyond the community's ability to pay. In addition, if increases are occurring which cannot be explained by the addition of other services, it may indicate declining productivity - spending more to deliver the same level of service.



Peer Group:

Operating expenditures per capita	NA
Operating revenue per capita	NA

Current Year Actual:

Operating expenditures per capita	387.02
Operating revenue per capita	583.84

**City of City Eagle
Indicator 8, 9, & 10**

TOTAL EXPENDITURES PER CAPITA

Warning Trend:

Increasing Total Expenditures (constant dollar) per Capita

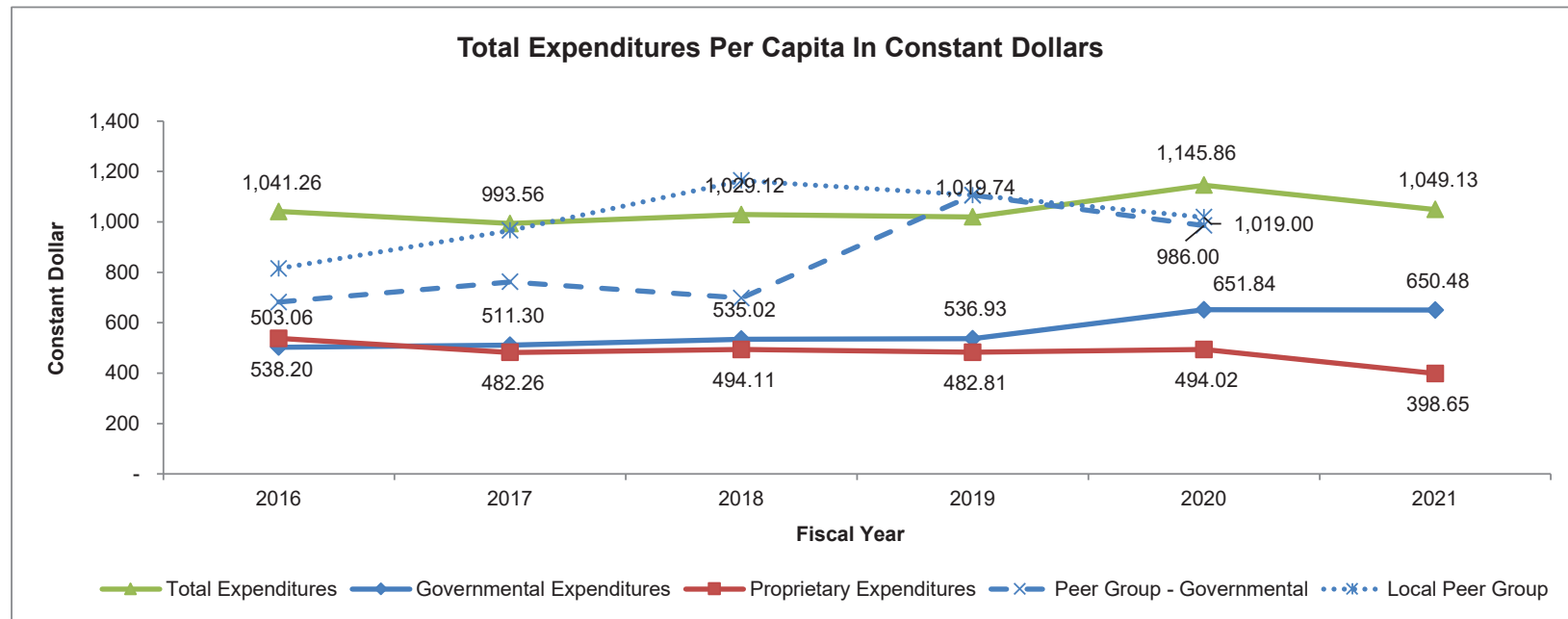
Formulation:

Total Expenditures (constant dollar)

Population

Description:

Expenditures per capita reflect changes in expenditures relative to changes in population. Increasing per capita expenditures can indicate that the cost of providing services is increasing at a pace beyond the community's ability to pay. In addition, if increases are occurring which cannot be explained by the addition of other services, it may indicate declining productivity - spending more to deliver the same level of service.



Peer Group:

Governmental Expenditures 986.00

Current Year Actual:

Governmental Expenditures 650.48

Local Peer Group:

Governmental Expenditures 1,019.00

**City of City Eagle
Indicator 11**

EXCESS OF REVENUES OVER EXPENDITURES - GOVERNMENTAL FUNDS

Warning Trend:

Increasing Amount of General Fund Operating Deficits as a Percent of Total Revenue

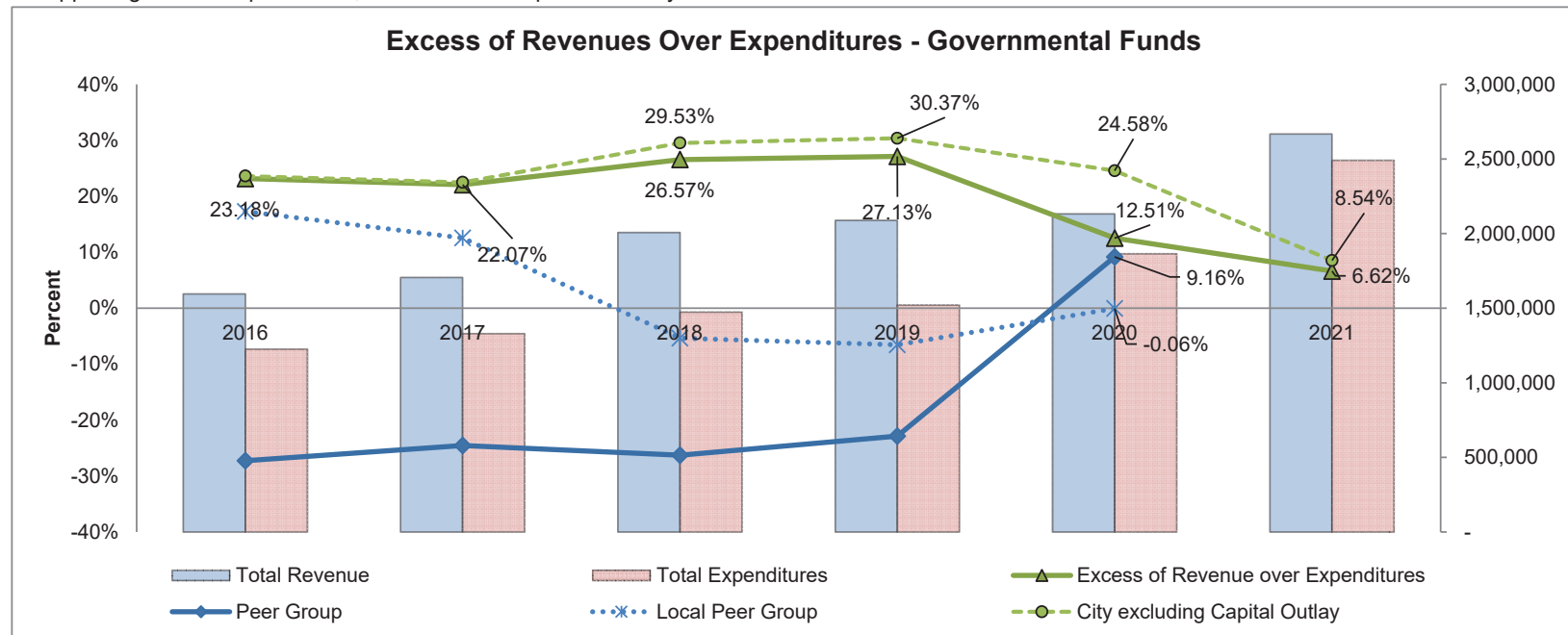
Formulation:

$$\frac{\text{Excess of Revenues Over (Under) Expenditures}}{\text{Total Revenue}}$$

Description:

An operating deficit will occur as operating expenditures exceed operating revenues. However, this does not necessarily mean the budget will be out of balance. Reserves (fund balances) and transfers are sometimes used to cover the differences. Continuing use of reserves and the unjustifiable transfer of funds to balance the deficit may indicate a revenue/expenditure problem.

The existence of an operating deficit in one year is not cause for concern, but frequent and increasing deficits can indicate that current revenues are not supporting current expenditures, and that serious problems may lie ahead.



Peer Group:

Excess of Revs over Expenditures 9.16%

Local Peer Group:

Excess of Revs over Expenditures -0.06%

Current Year Actual:

Excess of Revs over Expenditures 6.62%

**City of City Eagle
Indicator 12, 13 & 14**

UNASSIGNED + ASSIGNED FUND BALANCE & UNRESTRICTED NET POSITION

Warning Trend:

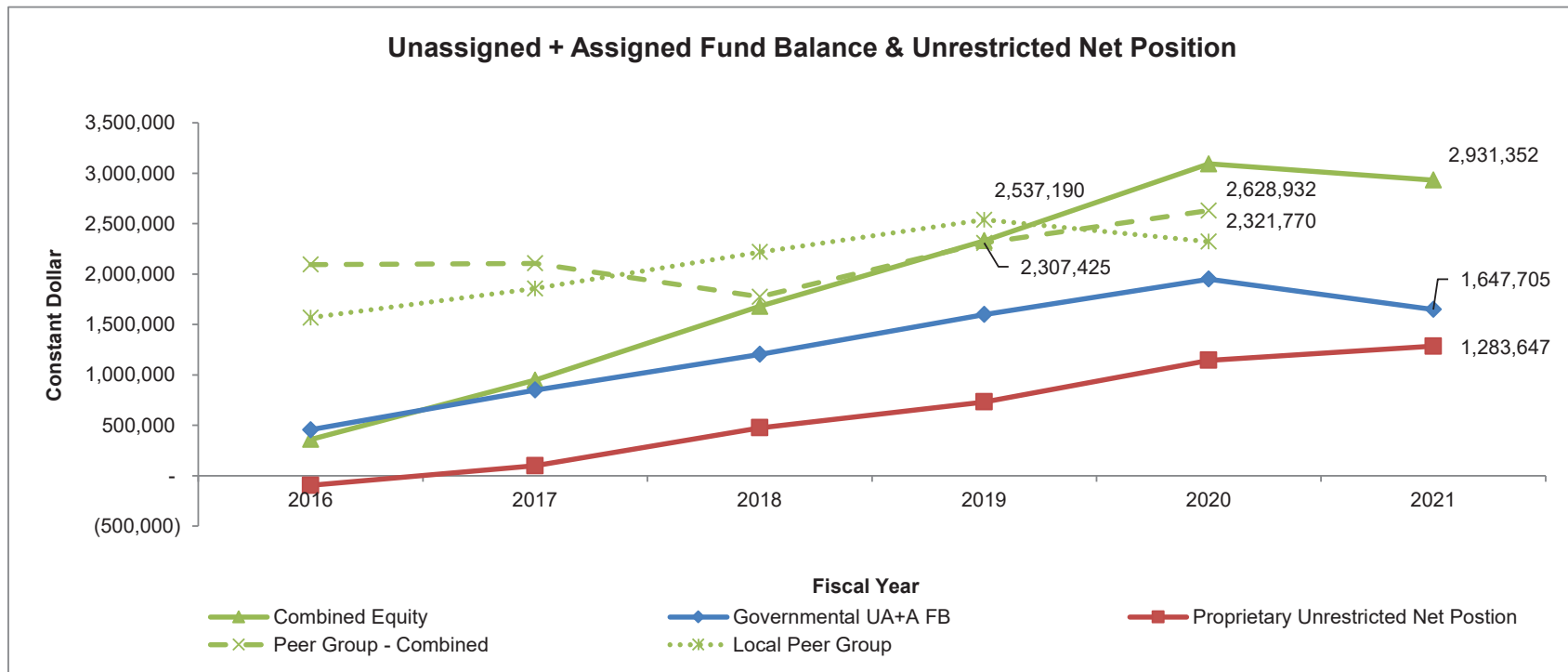
Decreasing Unassigned + Assigned Fund Balance & Unrestricted Net Position (Constant Dollars)

Formulation:

Unassigned + Assigned Fund Balance + Unrestricted Net Position (constant dollars)

Description:

Unassigned & Assigned (governmental funds) or unrestricted (proprietary funds) equity reflect changes in reserves expendable for future periods. Increasing unreserved equity can indicate that the entity is saving prior period surpluses for future expenditures. In addition, if decreases are occurring which cannot be explained by the addition of other services, it may indicate declining productivity - spending more to deliver the same level of service.



Peer Group:

Combined Unreserved Equities 2,628,932

Local Peer Group:

Combined Unreserved Equities 2,321,770

Current Year Actual:

Combined Unreserved Equities 2,931,352

**City of City Eagle
Indicator 15**

GOVERNMENTAL UNASSIGNED+ASSIGNED FUND BALANCE TO TOTAL EXPENDITURES

Warning Trend:

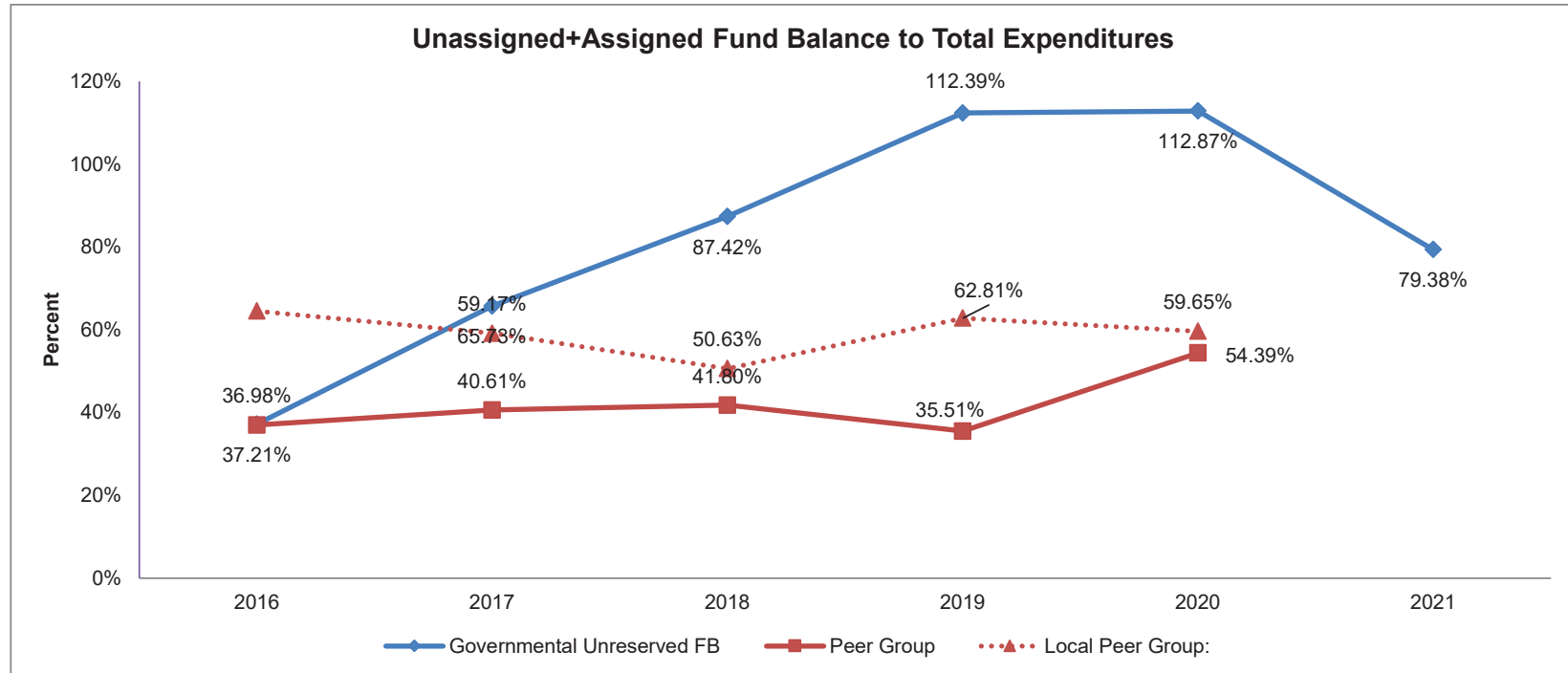
Decreasing Unassigned + Assigned Fund Balance as a Percent of Total Expenditures

Formulation:

$$\frac{\text{Governmental Unassigned+Assigned Fund Balance}}{\text{Total Expenditures}}$$

Description:

Unreserved equity reflect changes in reserves expendable for future periods. Increasing unreserved equity can indicate that the entity is saving prior period surpluses for future expenditures. In addition, if decreases are occurring which cannot be explained, spending or the use of unreserved surpluses may indicate declining productivity - spending more to deliver the same level of service.



Peer Group:

Unassigned+Assigned FB to Expenditures 54.39%

Local Peer Group:

59.65%

Current Year Actual:

Unassigned+Assigned FB to Expenditures 79.38%

**City of City Eagle
Indicator 16**

PROPRIETARY NET POSITION GAINS / LOSSES

Warning Trend:

Consistent Proprietary Losses (Constant Dollars)

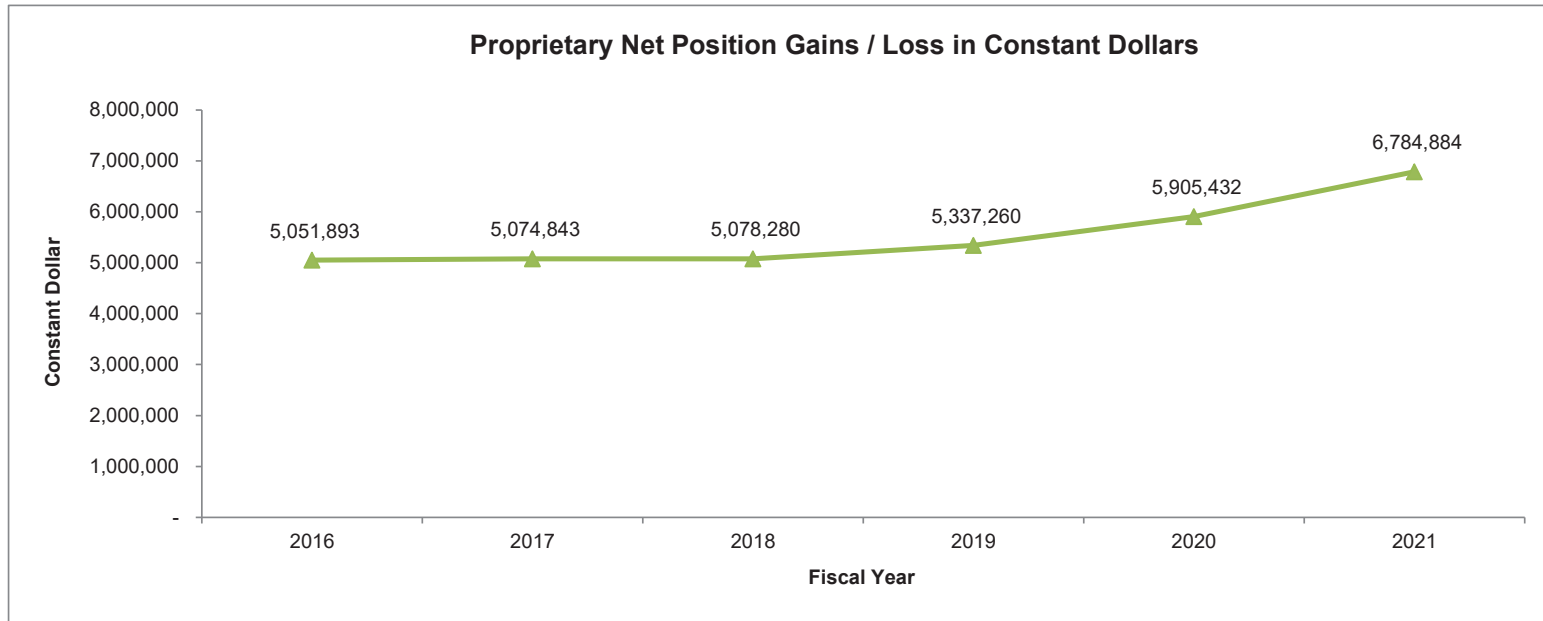
Formulation:

Proprietary Net Position Gains / Losses (constant dollar)

Description:

Proprietary losses are a special and highly visible type of operating deficit. Losses indicate problems since enterprises are expected to function as if they were commercially operated as a "for-profit" entity, as opposed to a "not-for-profit" entity. In times of economic strain, most cities can usually raise taxes to support general fund programs. For the enterprise fund programs, however, the situation can be different. Administration may raise rates, but find that revenues do not increase accordingly since the user of the service may cut back on use. Enterprises are typically more subject to the market laws of supply and demand.

In addition, enterprise operations are also usually capital intensive and often need to issue Revenue Bonds to finance necessary capital improvements and additions. The interest rates and covenants associated with the issuance of such bonds can be significantly affected by the operating position of the Enterprise.



Peer Group:

Proprietary Net Position NA

Current Year Actual:

Proprietary Net Position 6,784,884

**City of City Eagle
Indicator 17**

PROPRIETARY OPERATING PROFIT / LOSS

Warning Trend:

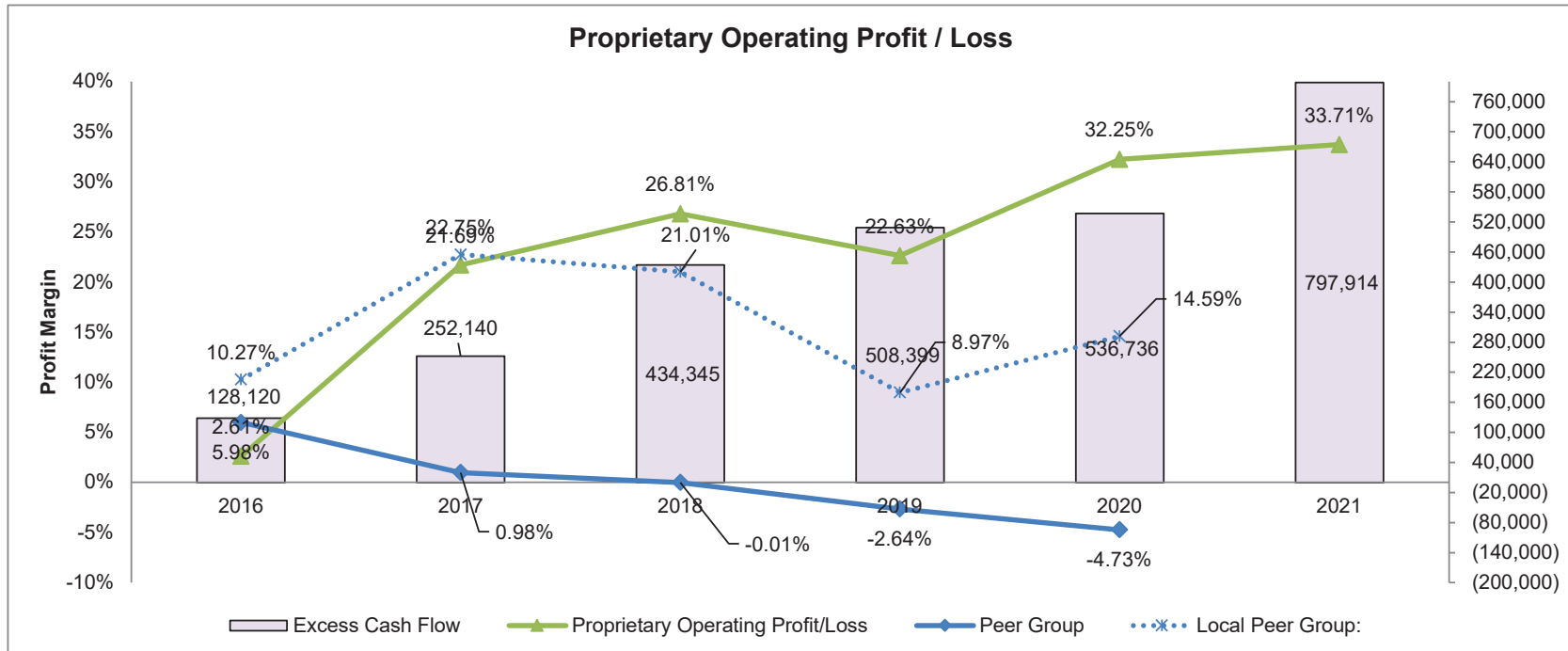
Decreasing Operating Profit Margins

Formulation:

$$\frac{\text{Operating Profit / Loss}}{\text{Operating Revenues}}$$

Description:

Proprietary operations are operating like a "for-profit" entity and as such, are concerned with meeting operating profit margins. This is the measurement of the profits realized through operations to the amount of revenue it took to generate those profits. A declining operating profit margin can indicate declining efficiencies or the of revenue generation of the services provided.



Peer Group:

Operating Profit Margin -4.73%

Current Year Actual:

Operating Profit Margin 33.71%

Local Peer Group:

Operating Profit Margin 14.59%

City of City Eagle
Indicator 18 & 19

NET POSITION

Warning Trend:

Decreasing Unrestricted Net Position as a Percent of Operating Revenues

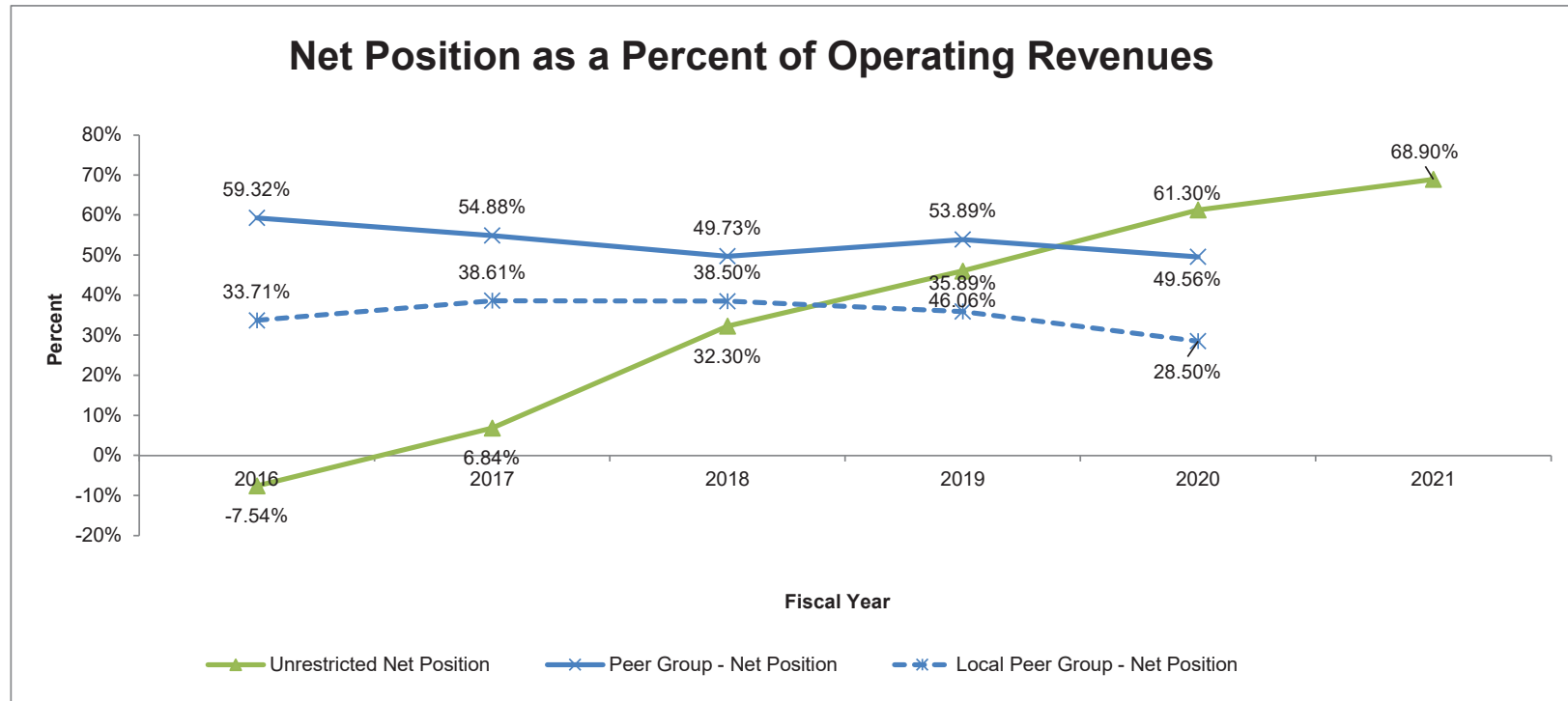
Formulation:

Unrestricted Net Position

Operating Revenue

Description:

Most communities maintain some type of reserves in order to meet unforeseen contingencies. There exist no set rules for determining at what levels these reserves should be maintained. Much depends on such factors as the kind of natural disasters or hardships the City is subject to, the flexibility of the City's revenue base, national economic conditions, and the City's overall financial health.



Peer Group:

Unrestricted Net Position

49.56%

Unrestricted Net Position

68.90%

Local Peer Group:

Unrestricted Net Position

28.50%

City of City Eagle
Indicator 20 & 21

LIQUIDITY

Warning Trend:

Quick Ratio on Cash, Marketable Securities and Accounts
Receivable to Current Liabilities of Less than One Year

Formulation:

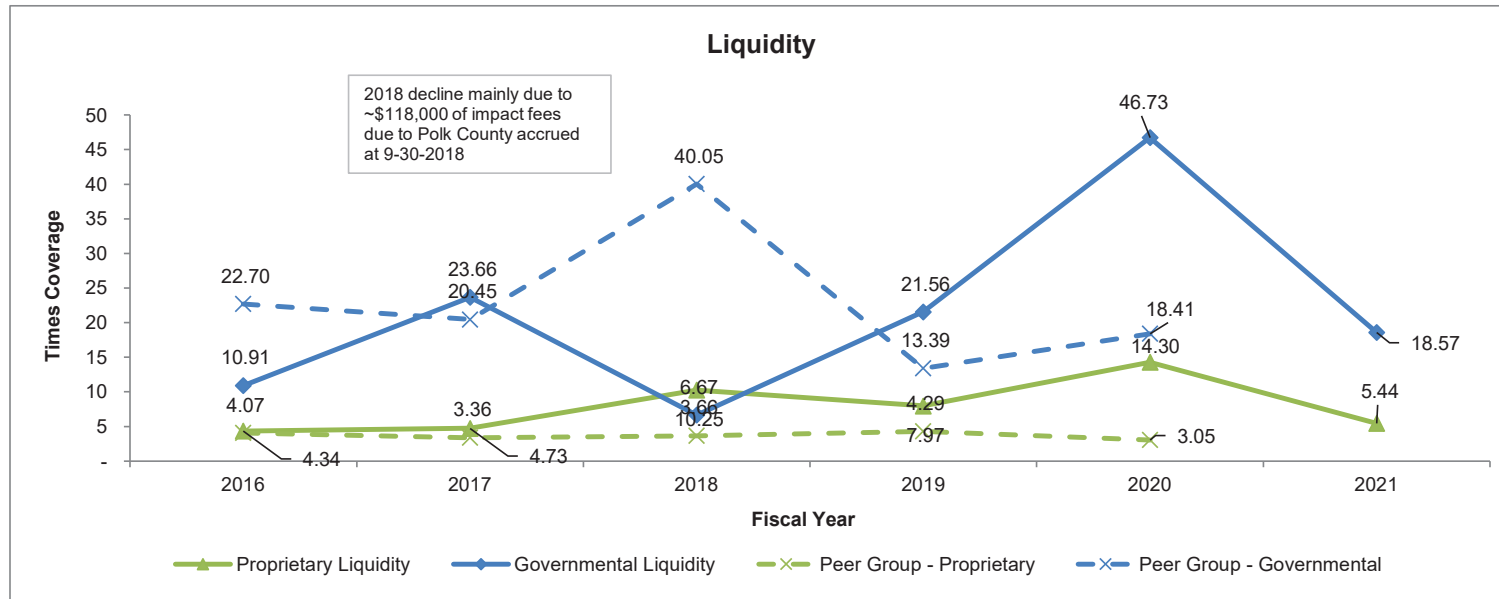
Cash, Marketable Securities & Accounts Receivable

Current Liabilities

Description:

A good measure of a city's short-run financial condition is its cash position. "Cash position" includes cash, marketable securities, as well as other assets that can quickly be converted into cash. The level of such assets is referred to as liquidity. Liquidity is a measure of a city's ability to pay its short-term obligations. The immediate effect of insufficient liquidity is inability to pay bills in a timely manner. This can jeopardize the city's relationship with its vendors and can reduce the effectiveness and savings of the competitive bidding process associated with purchasing.

Low or steadily declining liquidity can indicate that a city has, or is, overextending itself in the long run, the first sign being a cash shortage. A standard ratio of liquidity used to analyze commercial entities is the quick ratio, or "acid test;" that is, cash, marketable securities, and accounts receivable (within 30 days) divided by current liabilities. If the ratio is approaching one, or less than one, the commercial entity is considered to be facing liquidity problems



Peer Group:

Governmental Liquidity 18.41
Proprietary Liquidity 3.05

Current Year Actual:

Governmental Liquidity 18.57
Proprietary Liquidity 5.44

**City of City Eagle
Indicator 22, 23 & 24**

MONTHLY COVERAGE

Warning Trend:

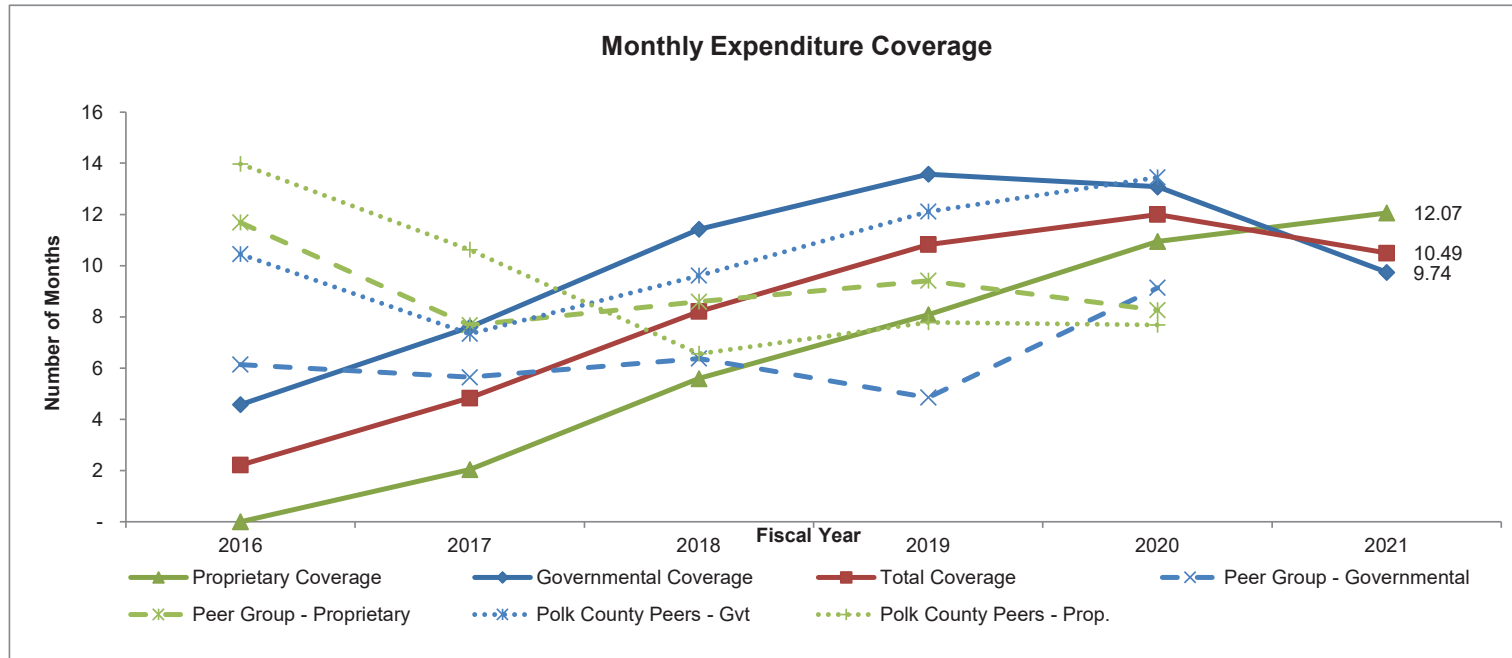
Decreasing Ratio of Highly Liquid Assets to Monthly Operating Expenditures

Formulation:

$$\frac{\text{Cash \& Investments}}{\text{Operating Expenditures} / 12}$$

Description:

The monthly coverage ratio determines the number of months highly liquid assets (cash and investments) will cover if no additional revenues are received. There are no set levels of desired coverage for Governmental or Proprietary Funds, however, there are benchmarks that have been derived from like-sized municipalities to help measure the coverage ratio.



Peer Group:

Governmental Monthly Coverage 9.13
Proprietary Monthly Coverage 8.26

Current Year Actual:

Governmental Monthly Coverage 9.74
Proprietary Monthly Coverage 12.07

Local Peer Group:

Governmental Monthly Coverage 13.45
Proprietary Monthly Coverage 7.68

City of City Eagle
Indicator 25 & 26

CURRENT LIABILITIES

Warning Trend:

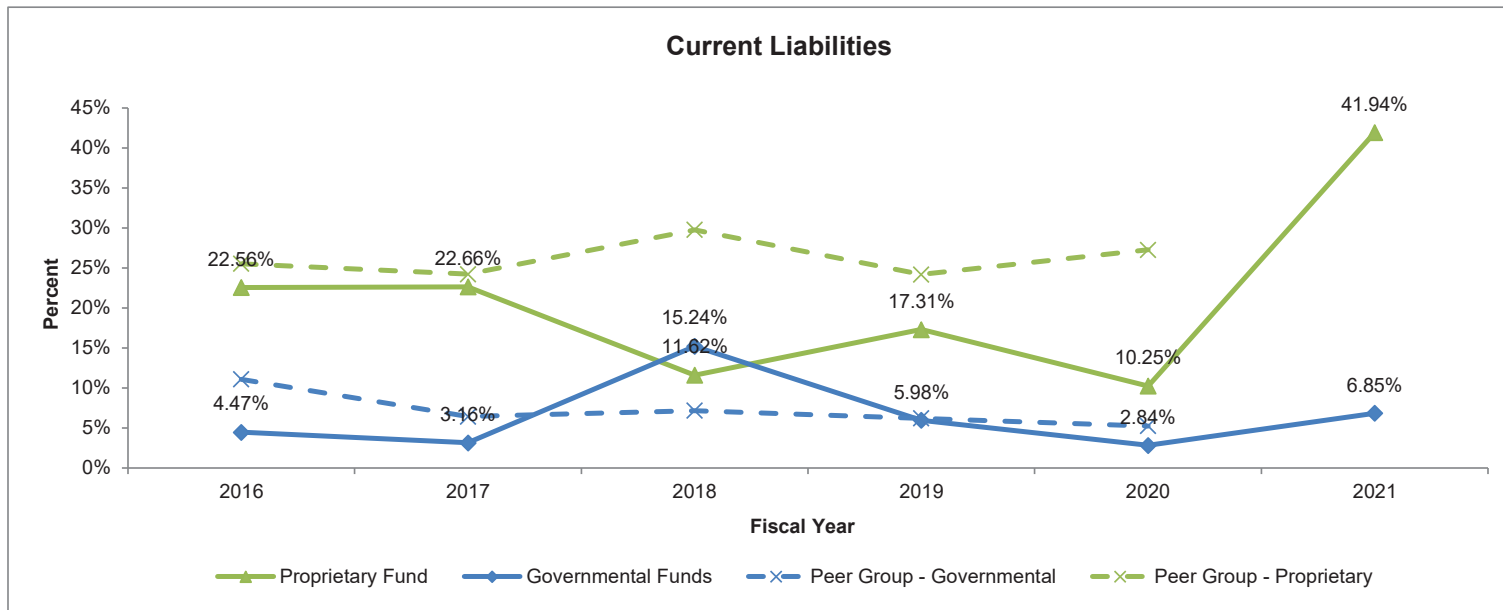
Increasing Current Liabilities as a Percent of Operating Revenues

Formulation:

$$\frac{\text{Current Liabilities}}{\text{Total Revenues or Operating Revenues}}$$

Description:

Current liabilities are defined as the sum of all liabilities which come due within a one-year period. Current liabilities could include short-term debt, the current portion of long-term debt, accounts payable, accrued payroll and other current liabilities.



Peer Group:

Governmental Liquidity 5.27%
Proprietary Liquidity 27.28%

Current Year Actual:

Governmental Liquidity 6.85%
Proprietary Liquidity 41.94%

City of City Eagle
Indicator 27

GENERAL LONG-TERM DEBT PER CAPITA

Warning Trend:

Increasing Amount of Net General Long-term Debt Outstanding per Capita

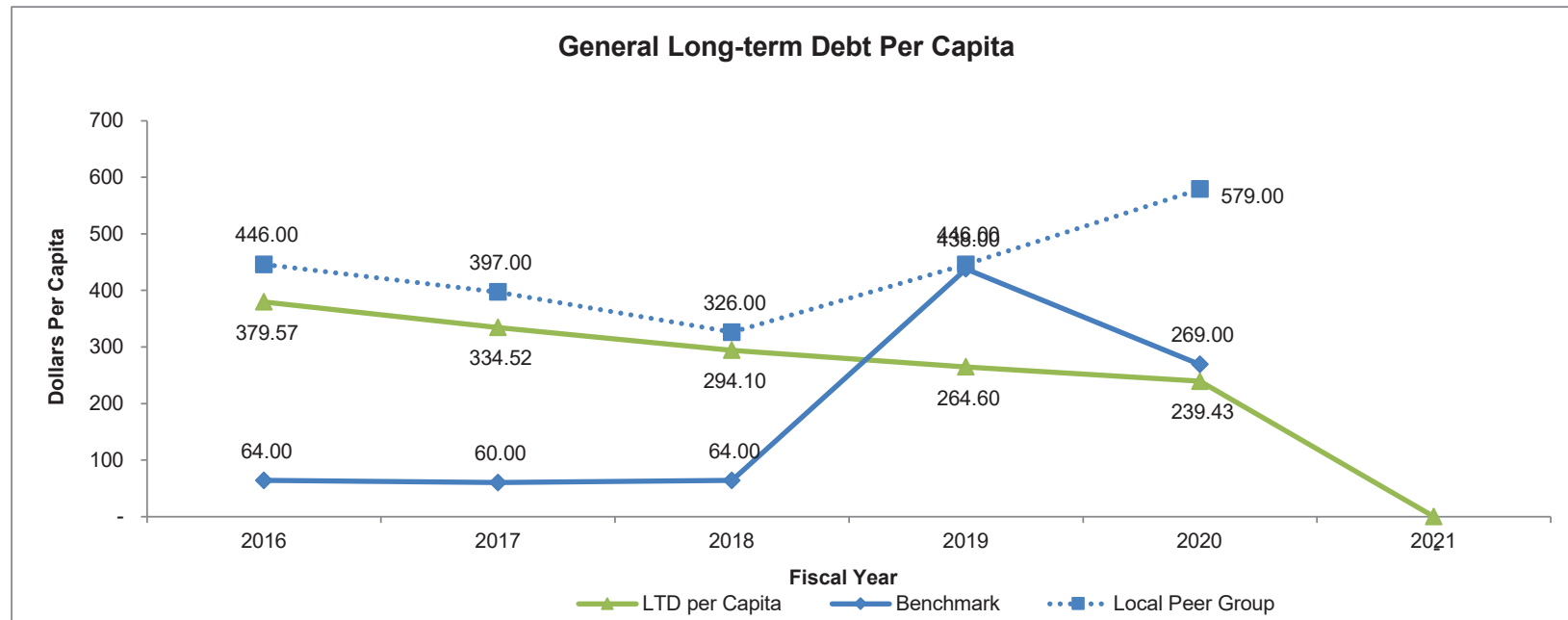
Formulation:

Long-term Debt - Governmental

Population

Description:

General obligation debt is where the City has pledged its full-faith-and-credit taxing powers. One way to monitor this obligation is on a per capita basis. This is an especially useful measure for cities that do not rely heavily on the property tax. The per capita measure shows how outstanding debt is changing in relation to changes in population. As population or households increase, it would be expected that capital needs increase, and hence, long-term debt needs would increase.



Peer Group:

General Long-term Debt per Capita

269.00

Local Peer Group:

579.00

Current Year Actual:

General Long-term Debt per Capita

-

**City of City Eagle
Indicator 28**

DEBT SERVICE TO EXPENDITURES - GOVERNMENTAL FUNDS

Warning Trend:

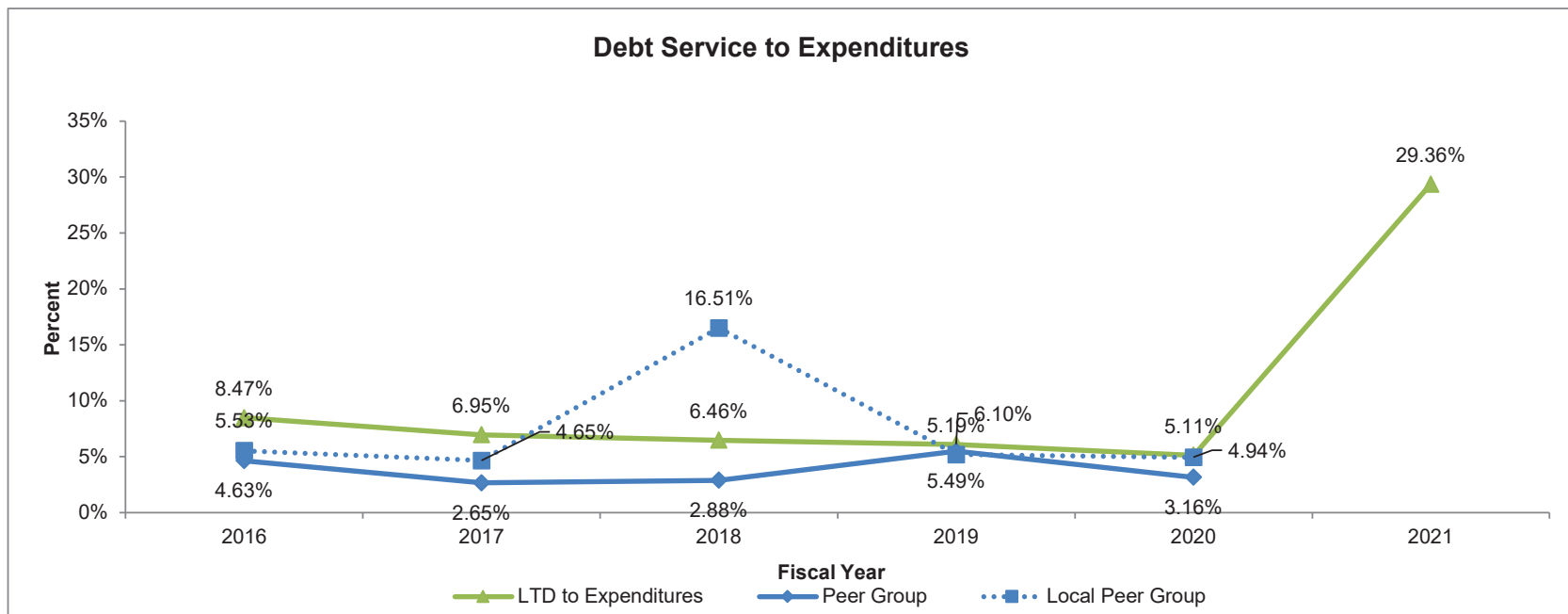
Increasing Amount of Total Debt Service as a Percent of
Operating Revenues and Transfers of General Fund

Formulation:

$$\frac{\text{Total Debt Service - Governmental Funds}}{\text{Total Expenditures}}$$

Description:

Debt service here is defined as the amount of principal and interest that a city must pay each year on its long-term debt. As debt service increases, it adds to the city's fixed obligations and reduces its expenditure flexibility. Debt service can be a major part of a city's fixed costs, and excessive increases can indicate excessive debt and fiscal strain.



Peer Group:

Debt Service to Expenditures 3.16%

Current Year Actual:

Debt Service to Expenditures 29.36%

Local Peer Group:

Debt Service to Expenditures 4.94%

**City of City Eagle
Indicator 29**

CAPITAL OUTLAY - GOVERNMENTAL FUNDS

Warning Trend:

A Steady Long-term Decline in Capital Outlays as a Percent of Operating Expenditures

Formulation:

Capital Outlays from Operating Funds

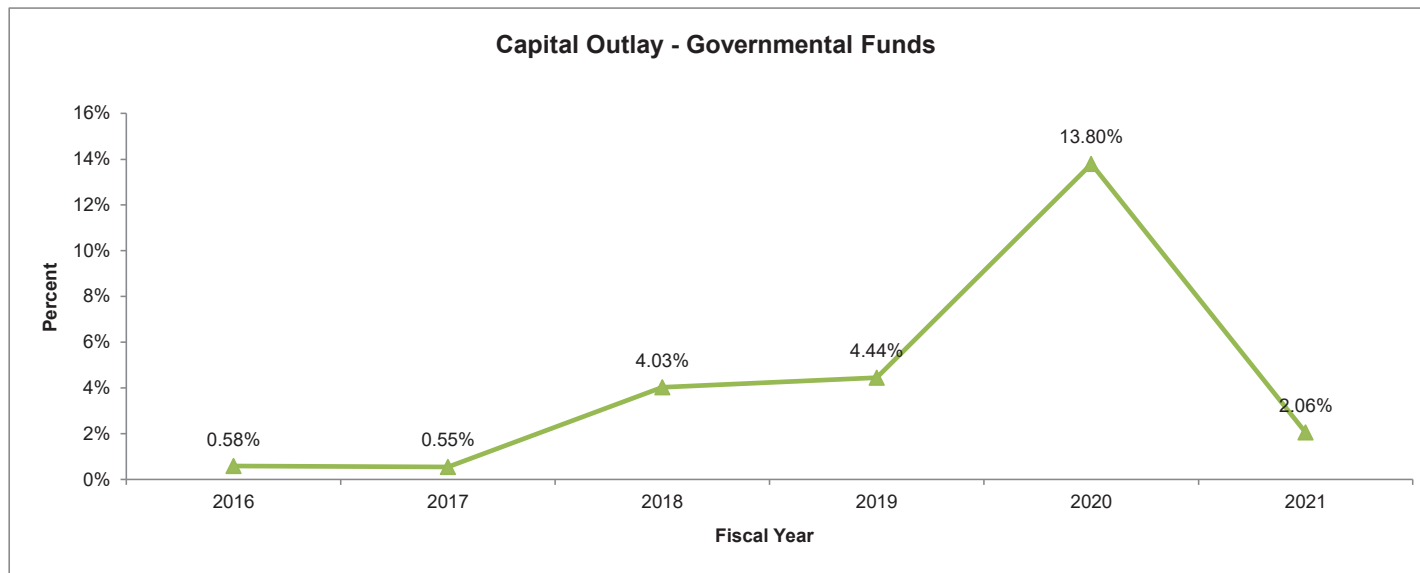
Net Operating Expenditures

Description:

The expenditure for operating equipment purchased from the operating budget is usually referred to as capital outlay. Normally, it would include equipment with an estimated useful life in excess of one year, and have an initial cost of a minimum of \$5,000. Capital outlay does not include capital budget expenditures for construction of capital facilities such as streets or bridges.

The purpose of capital outlay in the operating budget is to replace worn-out equipment or add new equipment to enhance operations on a regular basis. The level of capital outlay is a rough indicator of whether or not the City's stock of equipment is being maintained in good condition. However, this does not account for the adequacy of routine repair and maintenance. Over a number of years, the relationship between capital outlay needs and operating expenditures should remain about the same.

If the ratio is declining in the short-run (one to three years), it could mean that the City's needs have temporarily been satisfied since most equipment lasts more than one year. If the decline persists for more than three (3) years, it may indicate that capital outlays are being deferred. Such a practice can result in the use of obsolete or inefficient equipment and the creation of future unfunded liabilities.



Peer Group:

Capital Outlay

NA

Current Year Actual:

Capital Outlay

2.06%

City of City Eagle
Indicator 30

DEPRECIATION - PROPRIETARY FUNDS

Warning Trend:

Declining Amount of Depreciation Expenses as a Percent of
Total Depreciable Assets for Proprietary Funds

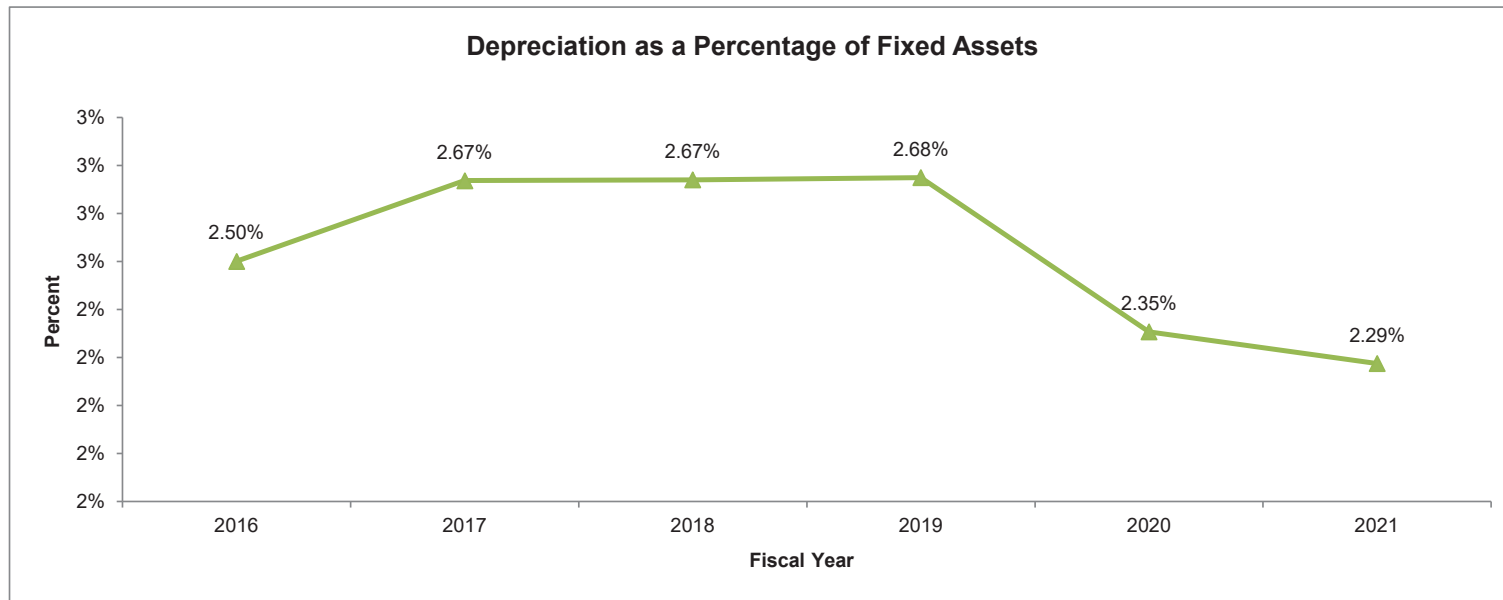
Formulation:

$$\frac{\text{Depreciation Expense}}{\text{Cost of Depreciable Assets}}$$

Description:

Depreciation is the mechanism by which a cost is associated with the use of a fixed asset over its estimated useful life. Depreciation will only be recorded in proprietary funds. Total depreciation expense typically remains a relatively stable proportion of the cost of the entity's fixed assets. The reason is that older assets, which are fully depreciated, are continually being replaced with newer assets.

If depreciation costs are steadily declining as a percentage of fixed asset cost, the assets on hand are probably being used beyond their estimated useful lives, and thus are fully depreciated. If the ratio is declining for this reason, it can indicate that the proprietary funds lack the resources to remain financially solvent.



Peer Group:

Depreciation

N/A

Current Year Actual:

Depreciation

2.29%

**City of City Eagle
Indicator 31, 32 & 33**

UNRESTRICTED CASH & INVESTMENTS

Warning Trend:

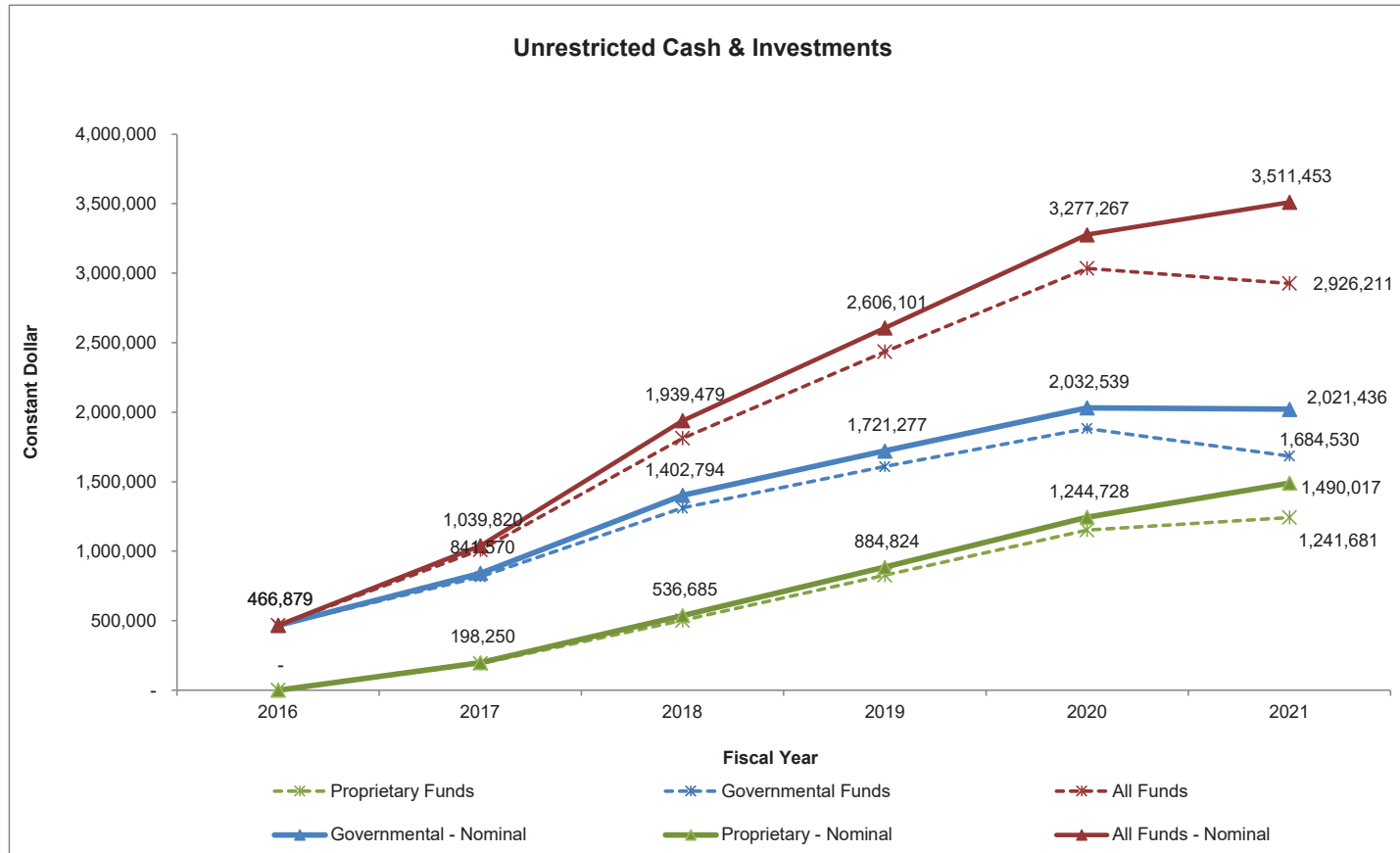
Decreasing Unrestricted Cash & Investments

Formulation:

Unrestricted Cash & Investments (constant dollar)

Description:

Unrestricted cash & investments is the amount of highly liquid funds that can be used for any purpose of the City. A decreasing trend in these highly liquid funds can indicate the inability of the City to meet operating needs and a deteriorating financial condition. A positive factor of increasing unrestricted cash & investments indicates the ability of the City to meet current needs and reserve funds for future purposes.



Peer Group

Unrestricted - Governmental	NA
Unrestricted - Proprietary	NA

Current Year Actual:

Unrestricted - Governmental	1,684,530
Unrestricted - Proprietary	1,241,681

**City of City Eagle
Indicator 34**

CASH CURRENT DEBT COVERAGE

Warning Trend:

A Steady Decline in Current Debt to Cash Flow From Operations

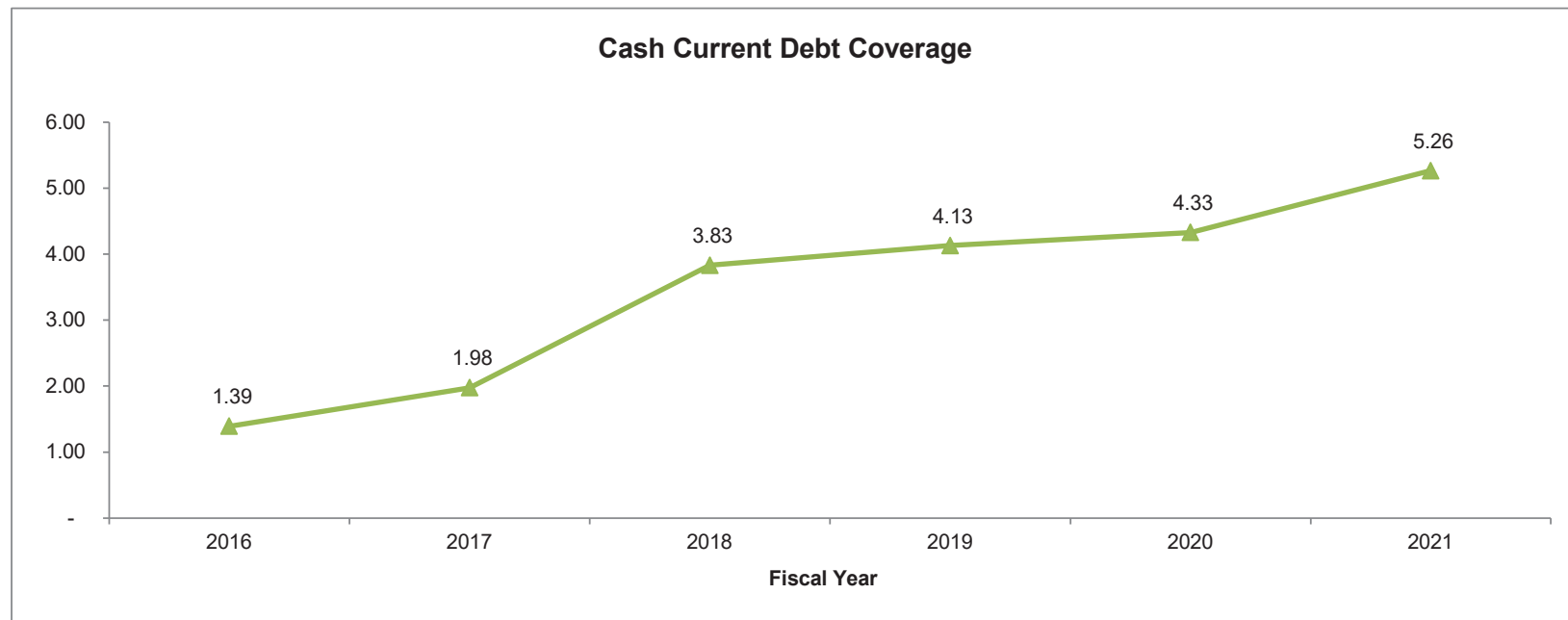
Formulation:

Cash Flow From Operations (Proprietary Fund)

Current Portion of Long-Term Debt + Interest Expense

Description:

The Cash Current Debt Coverage ratio shows the correlation of the City's ability to meet its current debt requirements. As with the interest coverage ratio, the current debt coverage ratio indicates the City's ability to carry debt comfortably. The higher the multiple, the higher the comfort level.



Peer Group:

Current Debt Coverage

NA

Current Year Actual:

Current Debt Coverage

5.26

**City of City Eagle
Indicator 35**

ALL IN COVERAGE (STANDARD AND POORS)

Warning Trend:

A Steady Decline in the All In Coverage Ratio

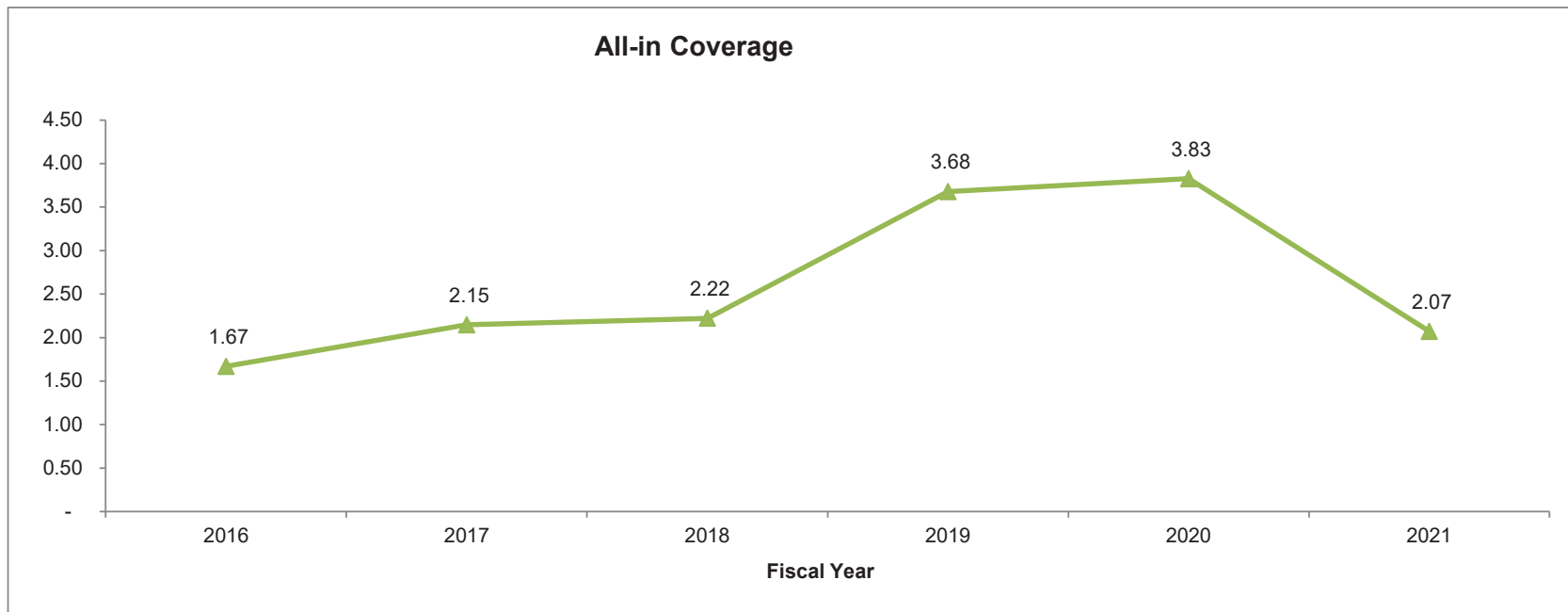
Formulation:

Cash Flow From Operations - Net Transfer

Cash Paid for Debt Service (Principal and Interest)

Description:

While there are a variety of metrics that measure the ratio of revenues to revenue requirements, including financing obligations, Standard and Poors believe that all-in coverage best gauges a utility's true total financial capacity. The All-in coverage metric best tracks the use of every dollar of utility operating revenues, regardless of accounting treatment or ultimate purpose. An all-in coverage ratio is considered highest rated if it is over 1.60x and lowest if below 1.00x with an average of 1.20x



Peer Group:

Current Debt Coverage

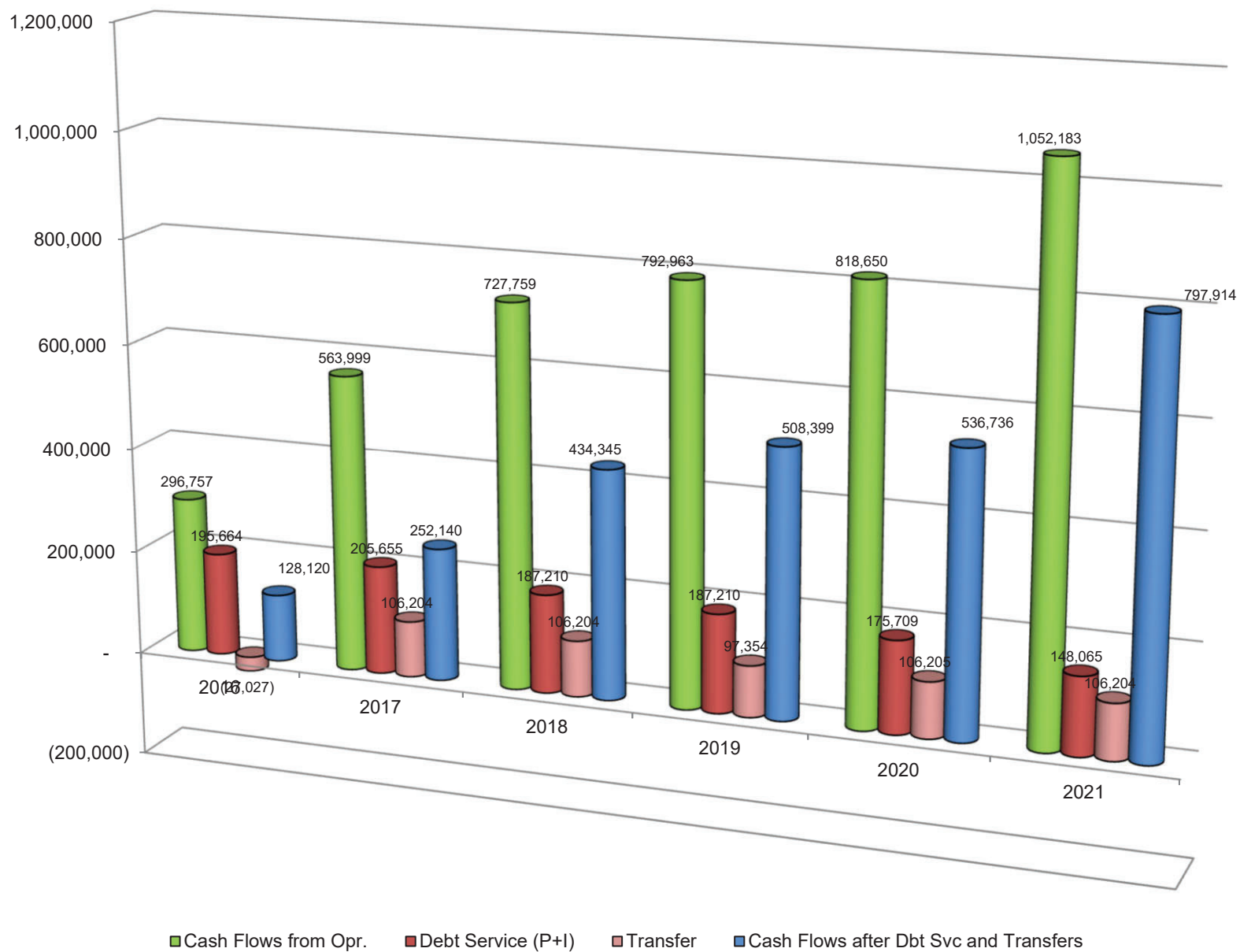
NA

Current Year Actual:

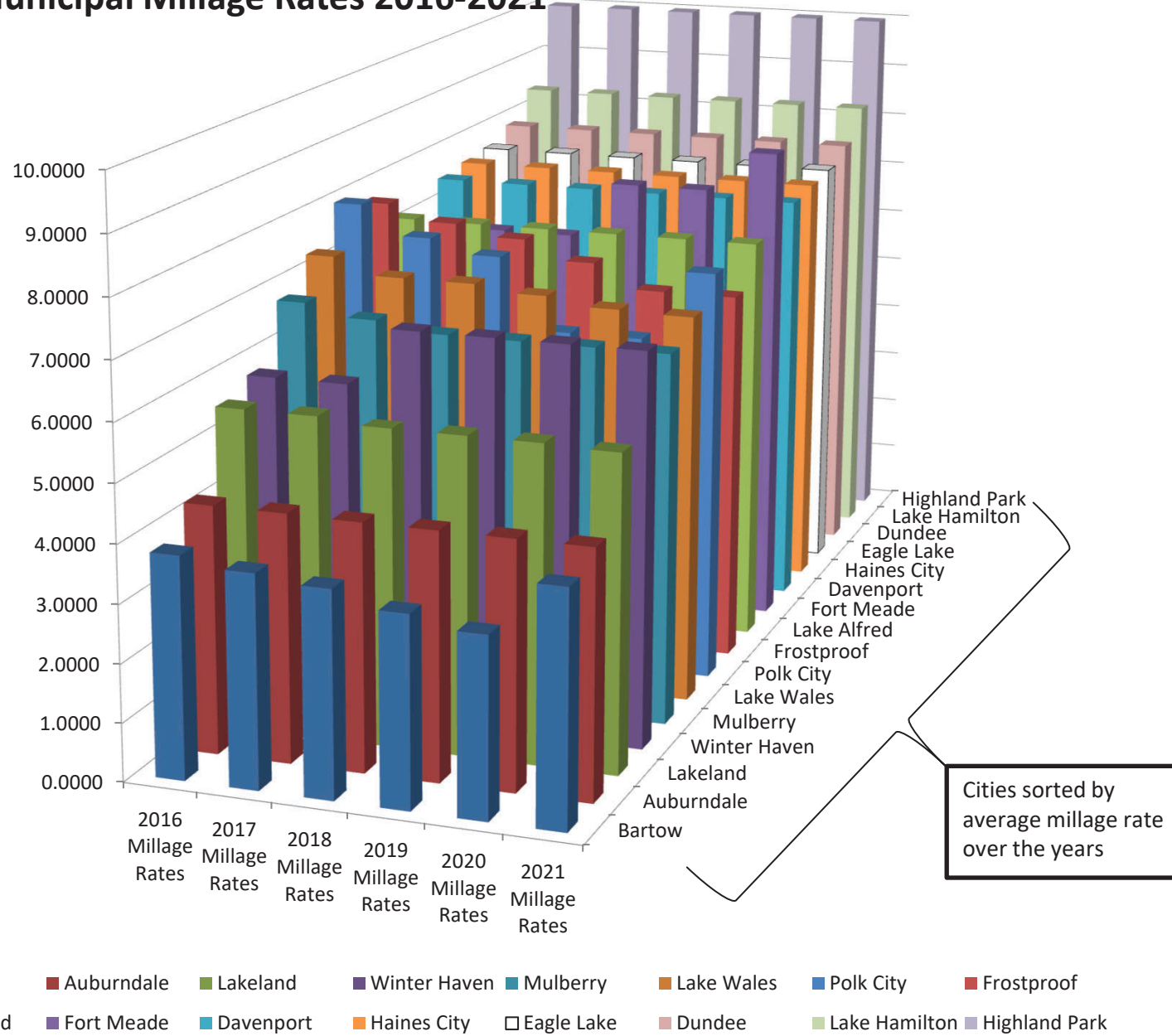
Current Debt Coverage

2.07

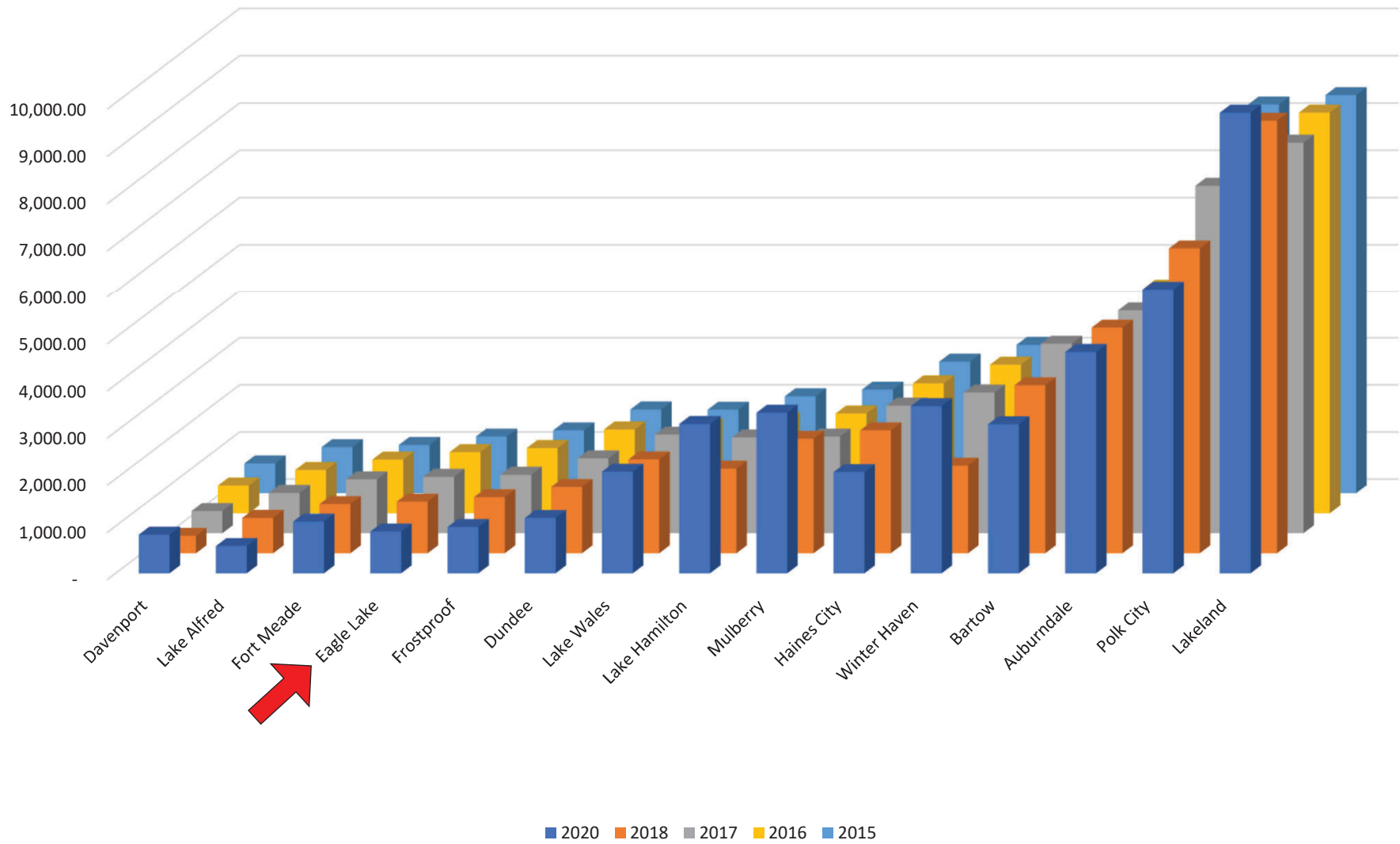
Enterprise Fund Cash Flows



Polk County Municipal Millage Rates 2016-2021



Long-Term Obligations per Capita



STATE-WIDE PEERS

Entity	Tax Prop Value	Millage Rate	Population
M00600 - Apalachicola, City of	170.9332	9.0001	2,350
M04600 - Bushnell, City of	169.8217	3.7220	2,566
M05200 - Carrabelle, City of	122.8596	9.0000	2,640
M06000 - Chiefland, City of	137.9077	7.9075	2,217
M06100 - Chipley, City of	150.8221	7.0000	3,601
M09500 - Eagle Lake, City of	112.0315	7.6516	2,785
M11700 - Frostproof, City of	146.5409	6.5530	3,454
M15000 - Hilliard, Town of	106.3865	2.5000	3,076
M19400 - Lake Helen, City of	116.7009	6.8500	2,849
M30600 - Polk City, City of	182.8220	6.0000	2,490
M36700 - Umatilla, City of	160.3286	7.1089	4,196
M38800 - Williston, City of	110.6339	6.5000	2,906

Note: Taxable Property Value is in millions

2020 Figures for Benchmark M45 - Governmental/Proprietary Funds, Pop 2,000 - 4,999, & TPV \$100,000,000 - \$199,999,999



ORDINANCE No.: O-22-02

AN ORDINANCE AMENDING THE CITY OF EAGLE LAKE COMPREHENSIVE PLAN TO REVISE AND UPDATE THE PLAN TO ADDRESS CHANGES IN FLORIDA STATUTES, TO UPDATE DATES FOR COMPLETION OF SPECIFIC REQUIREMENTS, TO CLEAN UP DUPLICATE SECTIONS, TO UPDATE MAPS TO REFLECT CITY LIMIT EXPANSIONS, AND TO REMOVE THE ADMINISTRATIVE AND TECHNICAL SUPPORT SECTIONS FROM THE DOCUMENT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulations Act, Chapter 163, Florida Statutes, provides for comprehensive plan implementation through the enactment of certain ordinances; and

WHEREAS, the City of Eagle Lake has adopted a Comprehensive Plan known as the City of Eagle Lake 2030 Comprehensive Plan, adopted on April 18, 2011, and as may have been subsequently amended; and

WHEREAS, the City of Eagle Lake is committed to planning and managing the future growth and development of the City; and

WHEREAS, the City Commission desires to amend the Eagle Lake Comprehensive Plan to revise and update the plan to address changes in Florida Statutes, to update dates for completion of specific requirements, to clean up duplicate sections, to update maps to reflect City limit expansions, and to remove the administrative and technical support sections from the Comprehensive Plan; and

WHEREAS, the City of Eagle Lake Planning Commission having been duly designated as the Local Planning Agency held a public hearing on December 6, 2021, to consider this amendment to the Comprehensive Plan and recommended the proposed amendment be approved by the City Commission; and

WHEREAS, the City Commission of the City of Eagle Lake held public hearings to consider this amendment, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF EAGLE LAKE, AS FOLLOWS:

Section 1. The recitals set forth above are hereby adopted as the legislative findings of the City Commission of the City of Eagle Lake, Florida.

Section 2. Comprehensive Plan Amendment. The City of Eagle Lake Comprehensive Plan, and ordinances which adopted and amended said Comprehensive Plan, are hereby amended as forth in Exhibit “A” hereto (~~strike through~~ language deleted; underline language added).

Section 3. Conflicts. Any ordinance in conflict with this Ordinance is hereby repealed to the extent of such conflict.

Section 4. Effective Date. The foregoing Ordinance shall become effective 31 days after adoption if no challenge is filed.

INTRODUCED on first reading this 6th day of December, 2021.

PASSED on second reading this _____ day of February, 2022.

CITY OF EAGLE LAKE

Cory Coler, Mayor

ATTEST:

Dawn Wright, City Clerk

APPROVED AS TO FORM:

Heather R. Maxwell, City Attorney



City of Eagle Lake Polk County, Florida

2030 Comprehensive Plan



"Growing with people in mind."



Adopted: April 18, 2011

Updated: February 7, 2022

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City of Eagle Lake 2030 Comprehensive Plan

Adopted: April 18, 2011

Updated: February 7, 2022

FUTURE LAND USE ELEMENT

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FLU Map 2 – Historic Resources

FLU Map 3 – Wetlands

FLU Map 4 – Floodplains

FLU Map 5 – Soils

FLU Map 6 – 2030 Energy Conservation

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TE Map 1 – 2030 Future Functional Classification and Maintenance Responsibility

TE Map 2 – 2030 Future Number of Lanes

TE Map 3 – 2030 Future Level of Service

TE Map 4 – 2030 Future Traffic Circulation

TE Map 5 – 2030 Evacuation Routes

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INFRASTRUCTURE ELEMENT

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INF Map 2 – Floridan Aquifer Recharge Areas

CONSERVATION ELEMENT

RECREATION AND OPEN SPACE ELEMENT

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5-Yr Schedule of Capital Improvements

PUBLIC SCHOOL FACILITIES ELEMENT

PSFE Map 1 – School District Facilities

PSFE Map 2 – Elementary Schools: 2009/2010 Attendance Areas

PSFE Map 3 – Middle Schools: 2009/2010 Attendance Zones

PSFE Map 4 – High Schools: 2009/2010 Attendance Zones

DEFINITIONS AND ACRONYMS

FUTURE LAND USE ELEMENT

PURPOSE:

The Future Land Use Element and Map Series will direct the pattern of future development and growth within the City through the 2030 planning horizon.

The purpose of this Element is to establish the reasonable framework for providing compatible development opportunities for future residents and the business/development community while protecting those already living in the City and the lifestyle each has selected for themselves.

GOAL: **PROVIDE FOR ORGANIZED AND COMPATIBLE LAND USES THAT ARE SENSITIVE TO THE ENVIRONMENT, FISCALLY RESPONSIBLE, MEET THE SOCIAL, ECONOMIC, AND PHYSICAL NEEDS OF PRESENT AND FUTURE RESIDENTS AND PROTECT THE ANTICIPATED QUALITY OF LIFE AS A RESULT OF CHOOSING TO LIVE IN THE CITY.**

OBJECTIVE 1: **LAND DEVELOPMENT REGULATIONS.**

FUTURE GROWTH AND DEVELOPMENT SHALL BE DIRECTED AND MANAGED THROUGH THE PREPARATION, ADOPTION, IMPLEMENTATION AND ENFORCEMENT OF LAND DEVELOPMENT REGULATIONS.

Policy 1.1: The City shall enforce the adopted Land Development Regulations that contain provisions to implement the adopted Comprehensive Plan which will, at a minimum:

- a. Regulate the use of land consistent with the Future Land Use Element, the Future Land Use Map, and the Zoning and Future Land Use Compatibility Matrix attached as an exhibit to the Future Land Use Element, and provide for open space;
- b. Protect lands designated for conservation on the Future Land Use Map and in the Conservation Element;
- c. Protect and regulate areas subject to seasonal and periodic flooding and provide for drainage and storm water management;
- d. Provide for reasonable regulation of appearance and compatibility of land uses, including signs and related improvements;
- e. Protect potable water well fields and aquifer recharge areas;

- f. Ensure safe and convenient on-site traffic flow and vehicle parking;
- g. Provides innovative land development techniques which offer options such as planned unit development, transfer of development rights, and cluster development;
- h. Regulate the subdivision of land;
- i. Provide for a comprehensive site plan review process for all development;
- j. Provide that development orders and permits will not be issued which reduce the adopted level of service for the affected public facilities and service; and
- k. Provide for the inclusion of very low-, low-, and moderate-income housing and manufactured housing;

Policy 1.2: The City shall use its Land Development Regulations to implement the Future Land Use Element and Map. Regulations shall address at a minimum, (1) consistency with the Future Land Use Element; (2) protection of lands designated for conservation; (3) regulation of lands subject to seasonal and periodic flooding; (4) provision for adequate drainage and storm water management; (5) protection of potable water wells and aquifer recharge areas; (6) safe and convenient on-site traffic flow and vehicle parking needs; (7) development of regulations which provide methods for utilizing new and innovative land development techniques; (8) the subdivision of land; (9) development of a thorough and systematic site plan review process; (10) provisions that development orders will not be issued which result in a reduction below the adopted level of service; and (11) establishment of densities and intensities of use for each land use category.

Policy 1.3: The City shall coordinate Land Development Regulation and its Future Land Use Map with Polk County to the maximum extent feasible.

Policy 1.4: The City shall require the developer/owner of any site seeking a development order to be responsible for on-site management of storm water runoff in a manner which ensures post development runoff rates, volumes, and pollutant loads do not exceed predevelopment runoff rates and conditions.

Policy 1.5: Land Development Regulations shall protect private property rights. If such regulations are determined to severely limit the practical use of real property, the property owner will be subject to compensation within guidelines established by Florida Law. A private property owner with property having land use

classification(s) applied in a manner which is determined to constitute a taking through the unreasonable exercise of legislated police power shall be subject to compensation according to Florida law in an amount to be established by judicial proceeding.

OBJECTIVE 2: FUTURE LAND USE MAP.

THE FUTURE LAND USE MAP SHALL CONTAIN THOSE LAND USE CLASSIFICATIONS NECESSARY TO ADEQUATELY PLAN AND PREPARE FOR THE FUTURE GROWTH AND DEVELOPMENT OF THE CITY.

Policy 2.1: The following Future Land Use classifications are hereby established for the purpose of managing future development and redevelopment activities:

1. Agricultural;
2. Suburban Estates Residential;
3. Suburban Transitional Residential;
4. Low Density Residential;
5. Medium Density Residential;
6. High Density Residential;
7. Neighborhood Activity Center;
8. Commercial Transitional;
9. Business Park (Light Industrial);
10. Industrial;
11. Public/Institutional;
12. Recreation and Open Space; and
13. Conservation

Policy 2.2: Agricultural

The Agricultural Future Land Use classification applies to all lands classified by the Polk County Property Appraiser as "Agriculture." The maximum allowable residential density shall be 1 dwelling unit per 5 acres. Requirements to connect to Central Water and Sewer Service may be waived by the City Commission if said utilities are not available to the site as defined by Chapter 381, Florida Statutes and Chapter 64E-6 of the Florida Administrative Code.

Maximum Density: 1 dwelling unit per 5 acres

Policy 2.3: Suburban Estates Residential

Suburban Estates Residential shall be applied to those properties that serve as a transitional area between established rural/agricultural uses and more intense suburban uses. As the City expands its boundaries, this category will serve as a reasonable land use alternative near the edges of its service area that are adjacent to County rural/agricultural uses. Allowances shall be made for limited agricultural/rural uses within this district such as hobby farming, animal breeding, and dog kennels. Detached single family dwellings shall be the primary use within this district with limited agricultural/rural accessory uses permitted as well. Suburban Estates is also appropriate in high recharge areas for the aquifer due to its higher percentage of pervious area and open space. Requirements to connect to Central Water and Sewer Service may be waived by the City Commission if said utilities are not available to the site as defined by Chapter 381, Florida Statutes and Chapter 64E-6 of the Florida Administrative Code.

Maximum Density: 0 to 1 dwelling unit per acre

Policy 2.4: Suburban Transitional Residential

The Suburban Transitional Residential classification shall be applied to lands that act as a transition between suburban estates uses and more intense residential and non-residential land use districts. No agricultural/rural uses shall be permitted as primary or accessory uses. This district is established to accommodate development of detached single-family homes on large lots.

Maximum Density: 0 to 3 dwelling units per acre

Policy 2.5: Low Density Residential

Low Density Residential has been applied to those areas that primarily consist of existing low-density single-family detached dwellings established over the past years. As the City expands its boundaries, this classification will have considerable

application. The primary type of dwelling is suited for this classification is the free standing or single family detached dwelling unit.

Maximum Density: 0 - 5 dwelling units per acre

Policy 2.6: Medium Density Residential

The primary intent of the Medium Density Residential classification is to encourage the continuation of mixtures of housing types. These units should include one- and two-story apartments, townhouses, duplexes, and single-family dwellings. Development activities within the intent of this classification can be achieved where such requirements as minimum land areas are met, open space provided, public facilities and services are available, and access to principal streets is safe and convenient

Maximum Density: > 5 but < 10 dwelling units per acre.

Policy 2.7: High Density Residential

The intent of the High-Density Residential classification is to encourage various dwelling unit mixes, including apartments, townhouses, low-rise multiple family dwellings and certain single family type structures. Densities up to 14 dwellings per acre currently do not exist in the City. Such densities will require a high demand for public facilities and services and direct access to principal streets. It is anticipated that this classification will be used as the City expands its corporate limits. However, this will not preclude its use within the present corporate limits if adequate land parcels can be assembled for such users.

Maximum Density: > 10 but < 14 dwelling units per acre.

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 floor area ratio in the Neighborhood Activity Center classification shall not exceed 0.7.

Policy 2.9: Commercial Transitional

The primary function of the Commercial Transitional classification is to provide for infill development and a gradual transition of existing development during the planning horizon from residential and commercial uses to interconnected residential, commercial, office, institutional, and civic uses within the Community Redevelopment Area of the City, adjacent to US 17 and East Eagle Avenue. The Commercial Transitional classification shall encourage pedestrian friendly and transit-oriented design, in keeping with the Community Redevelopment Area requirements. The Commercial Transitional classification shall be served by central water and wastewater services. Residential uses shall be consistent with the densities allowed in the Low Density and Medium Density Future Land Uses. Residential densities shall not exceed a gross density of 9.99 dwelling units per acre. Floor area ratios for non-residential uses shall not exceed 1.0. The City's Community Redevelopment Area guidelines, which are located in the Land Development Regulations, serve as a master plan for the Commercial Transitional area including but not limited to public parking areas, pedestrian access, architectural standards, and signage.

Maximum Density: 9.99 dwelling units per acre

Maximum Intensity: FAR 1.0

The following percentage distribution among the mix of land uses shall be achieved over the planning horizon.

- a. Residential 20 to 40%
- b. Commercial 40 to 65%
- c. Office 20 to 40%
- d. Institutional 10 to 40%
- e. Public/Civic 10 to 20%

Policy 2.10: Business Park Centers (Light Industrial)

Business Park Centers may be located within Eagle Lake providing that the necessary public facilities and services are available or scheduled to be available at the time of issue of any development order. Business Park Centers are intended to provide locations for the placement of establishments to accommodate light assembly (nonmanufacturing) and wholesale employment needs of the residents of Eagle Lake and the adjacent areas. General characteristics of Business Park Centers are:

Location: Intersection of arterial roads or along arterial roads and preferably with rail access.

Percent of Lot Coverage:	50 percent.
Usable Site Area:	5 acres or more.
Gross Floor Area:	50,000 to 300,000 square feet.
Maximum FAR:	0.5
Min. Population Served:	4,000 or more people.
Service Area Radius:	5 miles or more.
Typical Lead Tenant:	One or more light assembly plants, or warehouse facility, employing at least 10 people.
Other Typical Tenant:	Office, distributors, research and development.

Policy 2.11: Industrial

The primary function of the Industrial classification is to accommodate light industrial. Permitted light industrial uses include light manufacturing and assembly, truck and bus terminal facilities, warehousing and storage facilities excluding uses generating potentially harmful nuisance impacts. Floor area ratios for industrial structures shall not exceed 1.0.

Maximum FAR: 1.0

Policy 2.12: Public/Institutional

The primary function of the Public/Institutional classification is to provide for areas for existing or future government-owned or leased buildings or grounds including schools, government buildings, fire and police stations, libraries, medical facilities, other non-recreational public properties; and private buildings or grounds such as hospitals, camps, clubs, private schools, museums, and similar land uses. Floor area ratios for structures in this category shall not exceed 2.0.

Maximum FAR: 2.0

Policy 2.13: Recreation and Open Space

The primary function of the Recreation and Open Space classification is to indicate areas of existing or future public and/or privately owned parks and open space areas. Permitted uses include publicly- or privately-owned properties which are open to recreational use by the public. Other uses may include conservation uses, open space, or environmentally sensitive areas. Stormwater management areas to service the parks and recreation facilities are permitted. The Floor Area Ratio is 0.01 for public parks.

Maximum FAR: 0.01

Policy 2.14: Conservation

The Conservation Future Land Use classification applies to all lands designated for conservation purposes within the City and applies to those areas identified as wetlands within the corporate limits.

Policy 2.15: Electric Distribution Substations

Electric distribution substations are allowed in all land use classifications, but not in historic neighborhoods. Land Development Regulations shall be adopted to establish compatibility standards, including setback and buffering standards, and to establish procedures for the review of applications for locating electric substation sites.

OBJECTIVE 3: NATURAL FEATURES AND RESOURCES.

THE FUTURE LAND USES DESCRIBED ON THE FUTURE LAND USE MAP SHALL BE LOCATED IN AREAS DETERMINED BY THEIR PHYSICAL TOPOGRAPHY AND OTHER NATURAL FEATURES AND RESOURCES OF LAND.

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.

Policy 3.2: Site plan review procedures shall require proposed development to provide soils, topographic, vegetation, natural features, and resources information at a level of detail and specificity to determine the suitability of the proposed development for the site. All cost associated with the provision of this information shall be the responsibility of the owner/developer submitting the proposed project for review.

- Policy 3.3:** The City shall designate on the Future Land Use Map Series, in the form of overlays or other graphic format, those natural resources such as water well fields and cones of influence, conservation and preservation areas identified as part of the Conservation Element, areas subject to flooding, lakes and soils.
- Policy 3.4:** Areas of prime recharge to the Floridan Aquifer and cones of influence for municipal water wells shall be identified and included on the Future Land Use Map series and environmental map series.
- Policy 3.5:** The City shall enforce protection standards for cones of influence for each public supply potable water wellfield within the City's jurisdiction. The City shall not approve land uses which are incompatible with the designated interim protection zones. The City shall not approve the use or storage of hazardous substances within interim protection zones. The City shall update the existing cones of influence map located in the Technical Support document and add the map to the Future Land Use Map series by December 2012. Assistance from the SWFWMD and/or the FDEP shall also be requested to accomplish this task.
- OBJECTIVE 4:** **PUBLIC FACILITIES AND SERVICES.**
- THE FUTURE LAND USES DESCRIBED ON THE FUTURE LAND USE MAP SHALL BE LOCATED IN AREAS WHERE PUBLIC FACILITIES AND SERVICES ARE AVAILABLE OR ARE PLANNED TO BE AVAILABLE AT THE TIME OF DEVELOPMENT.**
- Policy 4.1:** The City shall direct development to areas where public facilities and services are available or shall be available at the time of development. High density/intensity land uses shall be directed to areas where the greatest level of 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 Improvement Element.
- Policy 4.3:** The City shall encourage infill development by providing utilities and related services to developments that take place in areas already served by public facilities and services on a first priority basis.
- Policy 4.4:** The City shall condition the issuance of all development orders on the availability of required public facilities and services concurrent with the impacts of the proposed development and the adopted level of service. Development orders shall not be issued if such proposed development will result in public facilities and/or services being reduced below their adopted level of service at the time of need.

Policy 4.5: The adopted site plan review procedures shall require a determination of availability of public facilities and services and quantify the specific needs of the proposed development.

Policy 4.6: Development orders shall be conditioned to City established levels of service (LOS) for public facilities and services and to the availability of required facilities and services concurrent with the impacts of the development.

Policy 4.7: The City shall cooperate with the Polk County School District to identify property for additional public-school facilities and permit school uses and facilities based on identified needs.

The City will allow public school uses in all Land Use Designations and Zoning Districts (exception for conservation), proximate to urban residential areas and will seek to co-locate public facilities, such as parks, libraries, and community centers, with the schools to the extent possible.

The following criteria will be used for school locations:

1. Schools are encouraged to locate with such facilities as parks, libraries, and community centers.
2. Where a joint agreement to share facilities is reached, schools may be constructed on smaller parcels.
3. Where possible, the City will jointly use schools for community facilities.
4. Utilize Polk County School District guidelines for determining school size and land area requirements.
5. Schools should be centrally located within their intended attendance zones, to the extent possible, consistent with established walking distance and bus travel time standards.
6. School sites should be of sufficient size to ensure that buildings, ancillary facilities and future expansions can be located away from flood plains, flood prone areas, wetlands, and other environmentally sensitive areas, and will not interfere with historic or archaeological resources.
7. Public utilities should be available to the site or can be accommodated onsite.

8. Ingress and egress should not create detrimental impacts on roads adjacent to the site.
9. Access to the site shall be provided in a manner that is should be safe for pedestrians, bicycles, cars, and buses.
10. Adequate landscape buffering must be provided from residential area.

Policy 4.8: All new development and redevelopment shall comply with the water conservation policies contained in the Infrastructure Element.

Policy 4.9: In support of the 2035 Polk County Mobility Plan, the City shall require new development and redevelopment to conform with the following criteria:

1. Provide access to transit facilities;
2. Connect to centralized potable water and wastewater systems;
3. Incorporate design features that promote green building principles;
4. Integrate pedestrian-oriented features, including sidewalks, trail, or walkways into all development including pedestrian shelters or awnings;
5. Provide accesses to civic space, parks, green areas, and open space and other amenities;
6. Be supported by public safety (fire, EMS, law enforcement); and
7. Have access to public schools.

Policy 4.10: The City shall encourage and incentivize mixed land uses and higher density and intensities within the US 17 Corridor to promote energy efficient land use patterns and the reduction of infrastructure costs, vehicle miles traveled, and greenhouse gas emissions.

OBJECTIVE 5: **LAND FOR PUBLIC FACILITIES.**

INCLUDE LAND ON THE FUTURE LAND USE MAP FOR PUBLIC FACILITIES TO SUPPORT PROJECTED FUTURE DEVELOPMENT.

Policy 5.1: The Future Land Use Map shall indicate those land areas that will be needed for additional public facilities.

OBJECTIVE 6: **TRANSPORTATION.**

LAND USES, INCLUDING DENSITY AND INTENSITY OF USES, SHALL BE LOCATED ON THE ADOPTED FUTURE LAND USE MAP BASED ON EXISTING AND PROJECTED AVAILABILITY OF ADEQUATE TRANSPORTATION FACILITIES.

Policy 6.1: Permitted future development shall not result in the reduction of adopted levels of service for the traffic circulation system as contained in the Transportation Element.

Policy 6.2: The City shall coordinate the implementation of the Future Land Use Map and the Transportation Element to ensure that land development is supported by existing and new transportation facilities or improvements.

OBJECTIVE 7: HISTORICAL RESOURCES.

PROTECT HISTORICAL RESOURCES BY CONDUCTING SELECTED PROPERTY EVALUATIONS AND CONSIDERING ORGANIZING A HISTORICAL ADVISORY COMMITTEE.

Policy 7.1: Eagle Lake shall seek state and federal funds to conduct a survey of historically significant properties within the City limits.

Policy 7.2: The City shall consider the establishment of a local historical advisory committee composed of residents within the community and Polk County.

Policy 7.3: Criteria for local designation of historically significant properties will be developed in the Land Development Regulations. All sites listed on the Florida Master Site File or National Register shall be considered for local designation. Local designation of sites or structures, as well as authorization for the demolition or alteration of locally designated sites or structures, shall be by action of the City Commission. This procedure does not replace or diminish established procedures for the alteration or demolition of structures or sites in the City, but is an additional safeguard to protect structures and sites designated by the City Commission as meriting protection.

OBJECTIVE 8: CONCURRENCY

GUIDE NEW DEVELOPMENT BASED ON THE AVAILABILITY OF SUPPORTING PUBLIC FACILITIES AND SERVICES, AND APPROPRIATE SOIL CONDITIONS AND TOPOGRAPHY THROUGH THE ADOPTION AND ENFORCEMENT OF LAND DEVELOPMENT REGULATIONS AND A CONCURRENCY MANAGEMENT SYSTEM.

Policy 8.1: Direct higher densities and intensity of use to areas where public facilities and services are available or are projected to be available. Limit the density and intensity of use in areas where public facilities and services are not available.

- Policy 8.2:** Ensure that development orders or permits for future development and redevelopment are issued only if the public facilities and services necessary to meet the adopted level of service standards are available concurrent with the impacts of the development as required by the Concurrency Management System and established within all Elements of the Comprehensive Plan, including the level of service standards listed within the following Elements:
1. Infrastructure Element
 2. Transportation Element
 3. Capital Improvements Element
 4. Public School Facilities Element
- OBJECTIVE 9:** **DESIRED URBAN GROWTH PATTERN**
- PROMOTE AN URBAN GROWTH PATTERN THAT IS ORDERLY, COMPACT, CONSISTENT WITH THIS COMPREHENSIVE PLAN, AND COMPATIBLE WITH THE EXISTING AND PROPOSED LAND USES AND CHARACTER OF THE CITY.**
- Policy 9.1:** The City shall locate Future Land Uses at densities and intensities that will discourage urban sprawl and leap-frog development patterns in order to maximize the use of existing public facilities and services.
- Policy 9.2:** The City shall encourage development techniques such as on-site traffic control, limitation of driveways onto arterial and collector roads, and cluster development.
- Policy 9.3:** The City shall specify the development review processes, conditions, and criteria for the utilization of appropriate development techniques in the land development regulations.
- OBJECTIVE 10:** **URBAN SPRAWL.**
- DISCOURAGE URBAN SPRAWL BY WORKING WITH POLK COUNTY TO COORDINATE ALL DEVELOPMENT ACTIVITIES OUTSIDE THE CORPORATE LIMITS AND WITHIN THE CITY OF EAGLE LAKE SERVICE AREA WHICH REQUIRE MUNICIPAL SERVICES.**
- Policy 10.1:** The City shall give first priority to those property owners located within the corporate limits prior to extending facilities and services to properties located in the unincorporated area of the County.
- Policy 10.2:** The City shall utilize the Florida Interlocal Cooperation Act of 1969, Chapter 163.01, Florida Statutes, with the County and other local governments to

coordinate the provision of any public facilities and services outside the corporate limits.

Policy 10.3: The City shall implement the Urban Service district which will be that area serviced by the City with portable water and sewer services based upon planned extensions of those facilities meeting concurrency requirements and joint City/County land use coordination.

OBJECTIVE 11: **REDEVELOPMENT OF BLIGHTED AREAS.**

PROMOTE THE REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS WITHIN THE CORPORATE LIMITS AND COOPERATE WITH POLK COUNTY FOR ASSISTANCE IN SECURING FUNDS FOR SUCH WORK.

Policy 11.1: The City shall work with the Polk County Housing and Neighborhood Development to secure Community Development Block Grants and other funds and related assistance in the redevelopment and improvement of blighted areas.

Policy 11.2: The City shall work with other agencies in securing financial assistance in redeveloping and renewing blighted areas.

Policy 11.3: Implement Housing Element directives for the renewal and revitalization of substandard housing.

Policy 11.4: The City shall encourage replatting of old undeveloped subdivisions by amending the Land Development Regulations during the Planning Horizon to provide a streamlined process for replatting and small-scale subdivision.

Policy 11.5: The City shall evaluate the use of the provisions contained in Chapter 163, Part III, Community Redevelopment, F.S. – in consideration of funding and incentive programs when seeking to revitalize the downtown area.

Policy 11.6: The City shall discourage deterioration of structures and properties by using Code Enforcement and other city resources to make property owners aware of programs and funds available for correcting deficiencies in blighted areas and promote investment and reinvestment in older neighborhoods.

Policy 11.7: Encourage the re-platting of vacant lots in old subdivisions in order to provide additional development opportunities.

OBJECTIVE 12: **ELIMINATION OF INCOMPATIBLE USES**

ELIMINATE EXISTING LAND USES, CONDITIONS, AND ZONING THAT ARE INCONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PROPOSED FUTURE LAND USES AS DEPICTED ON THE FUTURE LAND USE MAP.

Policy 12.1: Identify, reevaluate, and work toward the elimination of existing land uses that are inconsistent with the City's character and the proposed future land uses.

Policy 12.2: The City shall, enforce Land Development Regulation criteria to achieve compatibility between adjacent land uses.

OBJECTIVE 13: CORRIDOR DEVELOPMENT.

USE THE LAND DEVELOPMENT REGULATIONS TO PROVIDE DEVELOPMENT OPPORTUNITIES FOR LAND ALONG HIGHWAY CORRIDORS WITH GREATER EMPHASIS ON DEPTH AND LESS ON LINEAR EXPANSION.

Policy 13.1: The City shall provide for performance standards in its Land Development Regulations which permit commercial and industrial planned developments, landscaping and related esthetic requirements, mixed land uses with emphasis on compatibility between such uses, open spaces between uses, and setback lines from highway right-of-way.

Policy 13.2: The City shall make provisions in its Land Development Regulations which permit and encourage the use of cluster development by owners of individual small parcels of land who may or may not be able to combine their lands with adjoining parcel owners for purposes of development.

OBJECTIVE 14: VISUAL DESIGN STANDARDS.

UTILIZE LAND DEVELOPMENT IMPACT FEES IN A MANNER WHICH WILL OFFER INCENTIVES TO DEVELOPERS TO CONNECT TO EXISTING INFRASTRUCTURES.

Policy 14.1: An evaluation shall be conducted for preparation of a major street tree-planting plan and coordinated with the Bartow office of the Florida Department of Transportation in an effort to improve the visual impact on the public traveling through the City on US Highway 17.

OBJECTIVE 15: FISCAL RESPONSIBILITY.

CONSIDER APPROVING PROPOSED DEVELOPMENT PLANS THAT ARE IN KEEPING WITH ITS FISCAL ABILITY AND THE MOST RECENTLY ADOPTED CAPITAL IMPROVMENTS PLAN TO PROVIDE PUBLIC FACILITIES AND SERVICES TO THE PROPOSED DEVELOPMENT.

- Policy 15.1:** Development orders requiring public facilities and services shall be approved only when such orders are consistent with the City's ability to deliver such facilities and services as provided for in its 5-year Capital Improvement Element.
- Policy 15.2:** The City shall review each request for a development order to determine public facility and service needs, the City's ability to deliver and the time frame for delivery, and the required payment for such facilities and services.
- Policy 15.3:** The City shall not provide public facilities and services to any proposed development if the Capital Improvement Element contains no provisions for delivery of these facilities and services.
- OBJECTIVE 16:** **IMPACT FEES.**
- UTILIZE LAND DEVELOPMENT IMPACT FEES IN A MANNER WHICH WILL OFFER INCENTIVES TO DEVELOPERS TO CONNECT TO EXISTING INFRASTRUCTURE.**
- Policy 16.1:** The City will periodically review impact fee schedules to determine if they in fact do cover the cost of facility improvements and consider other facilities which are impacted by new development but currently do not require impact fee collection.
- OBJECTIVE 17:** **COORDINATION.**
- COORDINATE PROPOSED FUTURE LAND USE ACTIVITIES WITH APPROPRIATE RESOURCE AND MANAGEMENT PLANS PREPARED PURSUANT TO CHAPTER 380, FLORIDA STATUTES.**
- Policy 17.1:** The City shall review applicable Chapter 380, Florida Statute, requirements when making land use decisions for areas addressed in the Future Land Use Plan and Map in an effort to reduce potential conflicts.
- OBJECTIVE 18:** **TRAINING AND EDUCATION.**
- WORK TO PROVIDE TRAINING AND EDUCATIONAL OPPORTUNITIES TO KEEP EMPLOYEES AND OTHER CITY OFFICIALS CURRENT WITH GROWTH MANAGEMENT AND FISCAL RESPONSIBILITIES.**
- Policy 18.1:** The City shall, on an annual basis, actively promote and budget for employees, advisory bodies, and elected officials to attend and conduct training programs and seminars addressing growth management issues and solutions. The City shall utilize the services and programs offered by the Florida Institute of Government/Polk Community College, Florida League of Cities, and related organizations for these purposes.

OBJECTIVE 19: Property Rights

Consider private property rights in making local decisions.

Policy 19.1: The City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 19.2: The City shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 19.3: The City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 19.4: The City shall consider the right of a property owner to dispose of his or her property through sale or gift.

TRANSPORTATION ELEMENT

PURPOSE:

The purpose of this Element is to plan for the future transportation needs of residents and nonresidents who travel in and through the City. The Future Land Use Map together with existing land uses and the development of new land uses will have the greatest influence on the requirements for improvements to the City's transportation system. Therefore, the planning effort must address a linkage between land use and mobility, which includes both motorized and non-motorized traffic circulation systems. Sidewalks, bicycle ways and multi-use trails for non-motorized traffic are considered a part of transportation planning.

GOAL: PROVIDE A SAFE, EFFICIENT, AND CONVENIENT MEANS OF MOTORIZED AND NON-MOTORIZED TRAFFIC MOVEMENT FOR RESIDENTS AND NON-RESIDENTS IN AND THROUGH THE CITY.

OBJECTIVE 1: SAFE, CONVENIENT, AND EFFICIENT TRANSPORTATION SYSTEM.

PROVIDE A SAFE AND ADEQUATE MOTORIZED TRAFFIC CIRCULATION SYSTEM FOR ALL CITY RESIDENTS AND USERS.

Policy 1.1: The City of shall coordinate with the Polk Transportation Planning Organization (TPO) and the Central Florida Regional Planning Council to adopt and apply multi-modal levels of service (LOS) which shall be the minimum acceptable standards for Federal, State, County, and local roads within the City limits of Eagle Lake. Said multi-modal LOS standards shall promote transit by lowering levels of service where transit is available. The City hereby adopts multi-modal levels of service.

For roadways outside the multi-modal service area, the City hereby adopts the following peak season/peak hour standards as the minimum level of service (LOS) standard:

Figure 1.1.1:

	Highway Minimum Standard	Highway Minimum Duration	Transit	Pedestrian	Bicycle
M1	LOS "D" peak direction	Average of two highest peak hours	60-minute headway	Sidewalk access to bus stop	Bike racks on buses
M2	LOS "E" peak direction	Average of two highest peak hours	30-minute headway	Sidewalk access to bus stop	Bike racks on buses Bike route/system

*Does not supersede SIS LOS Standard a set by Rule 14-94, F.A.C.

Figure 1.1.2: BASE HIGHWAY LEVEL OF SERVICE STANDARDS⁽¹⁾

Facility Type	Level of Service
Principal arterial roadways: SIS facilities Non-SIS facility	C* D
Minor arterial roadways	D
All other roadways	D
⁽¹⁾ LOS is measured for peak hour/peak direction using the average of the two highest peak hours. * Or Standard Set by the Department of Transportation)	

Policy 1.2: The City will implement the established 5-year maintenance schedule for all municipal streets under City jurisdiction.

OBJECTIVE 2: **CONTINUE TO WORK TO PROVIDE A SAFE AND ADEQUATE NON-MOTORIZED AND PEDESTRIAN TRAFFIC CIRCULATION SYSTEM.**

Policy 2.1: The City will encourage energy efficiency and savings; alternative modes of transportation shall be accommodated to create a community that is not solely reliant on the automobile for all transportation trips. At a minimum, this will address conceptual designs to accommodate: transit, pedestrians, bicycles, and alternative vehicles (i.e. electric vehicles, etc.)

Policy 2.2: The City will locate facilities for non-motorized traffic within the existing wide right-of-way throughout the City based on the Traffic Circulation Master Plan.

Policy 2.3: The City will require new commercial and residential developments to provide and dedicate sidewalks. Where feasible, new sidewalks should be linked to Eagle Lake's existing sidewalk system.

Policy 2.4: The City shall prioritize new sidewalk construction for those areas of the City lacking an existing sidewalk network.

Policy 2.5: Pedestrian ways and bikeways shall be combined where practical and feasible to keep cost of improvements to a minimum.

OBJECTIVE 3: **FUTURE LAND USE.**

ENFORCE REGULATIONS THAT REQUIRE A TRAFFIC CIRCULATION SYSTEM WITHIN FUTURE LAND USES ADEQUATE TO MEET THE NEEDS OF THE PROJECTED USERS.

Policy 3.1: The City shall evaluate the Land Development Regulations to determine what changes, if any, are needed to meet the required transportation needs of the existing and projected population.

Policy 3.2: The City shall review existing off street parking requirements for all land uses to determine their adequacy to meet current parking needs and amended where necessary.

Policy 3.3: The City shall permit development only in areas where a peak hour LOS as outlined in Policies 1.1 and 1.2 can be met or exceeded consistent with the requirements of the Florida Community Planning Act.

Policy 3.4: The City shall coordinate with the Florida Department of Transportation, the Polk Transportation Planning Organization, and the Central Florida Regional Planning Council to ensure through the Land Development Regulations, transportation improvement plans, and the Concurrency Management System that no road segment will be permitted to deteriorate to a LOS below those established in Policies 1.1 and 1.2.

OBJECTIVE 4: POLK TRANSPORTATION PLANNING ORGANIZATION

COORDINATE TRAFFIC CIRCULATION PLANS WITH THOSE OF THE POLK TRANSPORTATION PLANNING ORGANIZATION (PTPO).

Policy 4.1: The City shall coordinate City transportation plans with those of the FDOT including the adopted Transportation Improvement Program (TIP) and the Long Range Transportation Plan (LRTP) of the PTPO.

Policy 4.2: When reviewing proposals for the development of properties abutting or impacting traffic on State or County-maintained roadways, the City will coordinate with the Florida Department of Transportation and the Polk Transportation Planning Organization to ensure consistency with state, regional, and county standards, and determine impacts on adopted levels of service.

Policy 4.3: The City shall seek the cooperation and utilize the resources of the PTPO for prioritization and funding of roadway improvements eligible for Federal and State funding.

OBJECTIVE 5: PRESERVATION OF RIGHTS OF WAY.

PROTECT EXISTING AND FUTURE RIGHTS OF WAY FROM BUILDING ENCROACHMENT AND OTHER FORMS OF DEVELOPMENT THAT WOULD HINDER ROADWAY IMPROVEMENTS WHEN NEEDED.

- Policy 5.1:** Prevent the building encroachment and hinderance of righ-of-way utilization for street expansion through street setback requirements in the Land Development Regulation.
- Policy 5.2:** The City shall require a street setback along all principal arterials, County urban collectors, and City urban collectors.
- OBJECTIVE 6:** **IDENTIFY REQUIRED RIGHT-OF-WAY NEEDS TO ACCOMMODATE PROJECTED TRAVEL DEMANDS ON THE STATE, REGIONAL, AND CITY TRANSPORTATION CORRIDORS.**
- Policy 6.1:** The City shall work with representatives of the PTPO and the FDOT to identify the applicable State, regional, and City transportation corridor right of way needed for future transportation improvements.
- Policy 6.2:** The City shall request the Florida Department of Transportation or Polk County to submit any proposed facility plans affecting segments of state and/or county-maintained roadways within the city limits of Eagle Lake for consistency review.
- OBJECTIVE 7:** **COORDINATE LAND DEVELOPMENT ORDERS WITH APPLICABLE STATE AGENCIES.**
- Policy 7.1:** Driveway access permit requirements shall be a part of the Land Development Regulations and shall require that land developments be coordinated with FDOT and Polk County, as applicable.
- Policy 7.2:** The City shall adopt by reference the FDOT Access Management Standards for the State Highway System.
- OBJECTIVE 8:** **SUPPORT OF PUBLIC TRANSIT**
- The City will promote access to and ridership on the countywide public transit system, including the coordination of locate transit stops near major trip generators and employment centers, and coordination with the multi-modal plans of Polk County for transit supportive development, areas which include transit cores, transit centers, and transit corridors.
- Policy 8.1:** The City will promote the development of future major trip generators and employers on transit routes, to decrease the number of vehicle trips within the City, and to accommodate the transportation disadvantaged, including the elderly and those without a vehicle.
- Policy 8.2:** The City will coordinate with the Polk Transit Authority and participate in the planning process in order to provide Eagle Lake with improved transit connectivity with other parts of Polk County as well as regional transportation hubs and facilities.

Policy 8.3: The City shall support the Polk County multi-modal transportation system by being designated as a Transit Supportive Development Area (TSDA), which includes transit centers along travel corridors connecting Eagle Lake to other TSDAs.

Policy 8.4: The City will coordinate with the TPO, FDOT, and transit providers to implement plans for park-and-ride lots, as identified in Transportation Improvement Plans and Long-Range Transportation Plans, as updated.

HOUSING ELEMENT

PURPOSE.

The purpose of this Element is not only to meet the minimum requirements of the Florida Community Planning Act, Chapter 163, Part II, Florida Statutes, but to establish a reasonable framework for providing affordable housing opportunities for the present and future residents of the City. Both public and private resources will be essential to realize this purpose. The private sector, builders and developers, will continue to be responsive to the market demands and opportunities provided development regulations are reasonable. Public resources will not necessarily be solely generated locally but may involve available assistance from Federal, State and County sources.

GOAL: **PRESERVE AND PROTECT THE QUALITY OF LIFE IN EAGLE LAKE, AND PROVIDE OPPORTUNITIES FOR DECENT, SAFE, SANITARY, AND AFFORDABLE HOUSING OF A TYPE, SIZE, LOCATION, AND COST TO MEET THE NEEDS AND REQUIREMENTS OF CURRENT AND FUTURE RESIDENTS, WHILE RECOGNIZING THE PRIVATE SECTOR AS THE PRIMARY PROVIDER OF HOUSING.**

OBJECTIVE 1: **HOUSING NEEDS**

ASSIST PRIVATE ENTERPRISE AND THE NONPROFIT HOUSING PROVIDERS IN SECURING ADDITIONAL DWELLING UNITS NEEDED BY AFFORDABLE FORM TO ACCOMMODATE THE PROJECTED POPULATION EXPECTED TO RESIDE IN THE CITY..

Policy 1.1: The City shall seek funding assistance from Federal, State, County, and private sources to assist in meeting the housing needs of the existing and projected additional households.

Policy 1.2: The City shall develop a monitoring program to measure the efficiency and effectiveness of the private/nonprofit housing delivery process in meeting established future housing needs.

Policy 1.3: The City shall develop and maintain a liaison with the Builders Association to encourage and promote the benefits of locating within the City in order to provide the needed housing units for the projected population.

Policy 1.5: The City shall adopt current Standard Building Codes and updates adopted by the Southern Building Code Congress International (SBCCI) on a systematic basis and review such codes for applicability on an annual basis.

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- OBJECTIVE 2:** **PROVIDE HOUSING CONSERVATION, REHABILITATION, AND CODE ENFORCEMENT PROGRAMS WHICH ADDRESS THE NEEDS OF SEASONAL AGRICULTURAL WORKERS AND YEAR-ROUND HOUSING UNITS AND WHICH WILL, AT A MINIMUM, STABILIZE DETERIORATED AND BLIGHTED AREAS.**
- Policy 2.1:** The City shall enforce the minimum housing code.
- Policy 2.2:** The City shall seek Federal, State, and county funding for the demolition or rehabilitation of substandard housing units as identified through the City's code enforcement program.
- Policy 2.3:** The City shall work through the Polk County Housing and Neighborhood Services Division to seek financial assistance for property owners seeking to make improvements to any neighborhood or area, including those housing seasonal farm workers, in order to meet minimum code requirements.
- Policy 2.4:** The City shall work with private enterprise to establish a public/private partnership to assist in the conservation and/or rehabilitation of substandard housing units and construction of low and moderate income and special needs housing.
- Policy 2.5:** The City shall coordinate with the Polk County Housing and Neighborhood Development Division to establish an information and referral system to make available technical assistance and information on housing maintenance and rehabilitation programs for City residents.
- OBJECTIVE 3:** **ENFORCE REGULATIONS WHICH PERMIT NEW HOUSING ONLY IN AREAS WHERE INFRASTRUCTURE IS ALREADY IN PLACE, UNDER CONSTRUCTION, OR WHERE FUNDS ARE AVAILABLE AND COMMITTED FOR SUCH IMPROVEMENTS.**
- Policy 3.1:** The City shall implement development and site plan review procedures to ensure that all housing construction permits are issued only in areas either already served by necessary infrastructure meeting required levels of service or will be at the time of issue of the certificate of occupancy.
- Policy 3.2:** The City shall coordinate development standards with Polk County for residential developments located in unincorporated Polk County and within the City's municipal service area so that acceptable minimum standards will be met should they later become a part of the City.
- OBJECTIVE 4:** **ENCOURAGE COMPATIBILITY OF INSTITUTIONAL USES WITH CONVENTIONAL RESIDENTIAL USES.**
- Policy 4.1:** The Future Land Use Element shall provide for the inclusion of licensed foster care facilities and group homes as a part of the land uses considered compatible in the appropriate residential land use classifications.
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- Policy 4.2:** The City shall ensure that licensed group homes and foster care facilities are permitted or permissible in areas of residential character.
- Policy 4.3:** The City shall maintain criteria for the location of sites suitable for foster care facilities and group homes.
- OBJECTIVE 5:** **MAINTAIN REGULATIONS WHICH WILL PROVIDE ADEQUATE OPPORTUNITIES FOR SITTING AFFORDABLE HOUSING FOR VERY LOW-, LOW-, AND MODERATE-INCOME FAMILIES AND MANUFACTURED HOUSING RESIDENTS.**
- Policy 5.1:** The Future Land Use Element shall provide for the inclusion of very low, low, and moderate-income housing and manufactured housing as a part of the applicable residential land use classifications.
- Policy 5.2:** The City shall promote a mix of housing types, densities, and affordable housing through the Land Development Regulations.
- Policy 5.3:** The City shall periodically review, and if necessary, revise, the Land Development Regulations to ensure that provision is made to provide adequate sites for very low-, low-, and moderate-income housing and manufactured housing.
- Policy 5.4:** The City shall identify and map existing and candidate sites for affordable and workforce housing serviceable by adequate infrastructure and accessible to transit corridors as part of a comprehensive strategy to promote sustainable housing and neighborhoods.
- Policy 5.5:** The City shall develop location criteria for sites suitable for very low, low, and moderate-income housing including the required infrastructure and related public facilities.
- Policy 5.6:** The City shall develop location criteria for sites suitable for manufactured housing including the required infrastructure and related public facilities.
- Policy 5.7:** The City shall continue to implement zoning regulations which provide inducements to increase the supply of affordable housing including density bonuses and the consideration of accessory dwelling units for those sites specifically identified by the City as suitable for very-low and low income families. No additional density shall be granted that exceeds the maximum density of the Future Land Use designation without a corresponding Future Land Use Amendment.
- Policy 5.8:** The City will solicit the involvement, including partnerships, of local government with private and non-profit groups, and with economic development groups, for the utilization of job training, job creation, and economic solutions in order to

prepare its citizens for home ownership, and in order to take advantage of any affordable housing programs within the jurisdiction of the City.

OBJECTIVE 6: ESTABLISH A PROGRAM WHICH WILL PROVIDE FOR THE IDENTIFICATION AND CONSERVATION OF HISTORICALLY SIGNIFICANT HOUSING.

Policy 6.1: The City shall develop a program for identification and inspection of historically significant housing.

Policy 6.2: The City shall develop qualification criteria and a program for seeking financial assistance for the preservation and rehabilitation of historically significant housing.

OBJECTIVE 7: DEVELOP A PROGRAM TO PROVIDE ASSISTANCE TO THOSE HOUSEHOLDS DISPLACED AS A RESULT OF FEDERAL, STATE, AND LOCAL PROGRAMS INCLUDING CODE ENFORCEMENT ACTIONS.

Policy 7.1: The City shall develop a program and qualification criteria designed to assist low- and moderate-income households required to relocate as a result of minimum housing code enforcement actions.

Policy 7.2: The City shall work through the Polk County Housing and Neighborhood Development Division in seeking financial assistance for relocation housing for families displaced as a result of minimum housing code enforcement actions.

OBJECTIVE 8: SUPPORT ENERGY EFFICIENCY AND THE USE OF RENEWABLE ENERGY RESOURCES IN EXISTING HOUSING AND IN DESIGN AND CONSTRUCTION OF NEW HOUSING TO PROMOTE THE REDUCTION OF GREENHOUSE GASES AND INCREASE IN ENERGY EFFICIENCY.

Policy 8.1: The City shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally recognized, high performance green building rating system as recognized by the Florida Department of Management Services.

Policy 8.2: The City shall allow for the appropriate placement of photovoltaic panels, including the development and adoption of review criteria to establish standards for the appropriate placement of photovoltaic panels.

Policy 8.3: The City shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

Policy 8.4: The City shall encourage higher residential density, for pedestrian-oriented urban neighborhoods having convenient access to regional transit stops where

the mix of activity provides access to a full range of residential services and amenities, and opportunities for people to live within walking distance of employment.

INFRASTRUCTURE ELEMENT

GOAL 1: **NEEDED PUBLIC FACILITIES SHALL BE PROVIDED IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITY AND PROMOTES ORDERLY, COMPACT URBAN GROWTH.**

OBJECTIVE 1.1: **ENFORCE PROCEDURES TO ENSURE THAT AT THE TIME OF A BUILDING OR DEVELOPMENT PERMIT IS ISSUED, ADEQUATE FACILITY CAPACITY IS AVAILABLE OR WILL BE AVAILABLE WHEN NEEDED TO SERVE THE DEVELOPMENT.**

Policy 1.1.1: The following level of service standards are hereby adopted and shall be used as a basis for determining the availability of facility capacity and the demand generated by a development:

FACILITY	LEVEL OF SERVICE STANDARD
Potable Water	Average Water Consumption Rate 110 gallons per capita per day
Sanitary Sewer	Average Sewage Generation Rate 110 gallons per capita per day
Solid Waste	Average Solid Waste Generation Rate 8.0 lbs per day
Drainage Facilities	At the time of development or redevelopment, the City shall require a Drainage Level of Service Standard based on requirements as established in the Land Development Regulations. At a minimum, no system shall be designed at less than the following standards: 1, Drainage Structures: Ability to handle a 25-year frequency, 24-hour duration; 2. Stormwater Facilities: 25-year, 24-hour storm event at top of bank or berm; 3. Storm sewers: Capacity to handle a 25-year storm event

- Policy 1.1.2:** All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.
- Policy 1.1.3:** The Public Works Department and the City Planner shall jointly develop procedures to update facility demand and capacity information as development / building permits or orders are issued.
- Policy 1.1.4:** The City shall prepare annual summaries of capacity and demand information for each facility and service area.
- Policy 1.1.5:** The City shall periodically review current fee structures and ordinances and shall institute or increase fees as required.
- OBJECTIVE 1.2:** **MAINTAIN A FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENT NEEDS FOR PUBLIC FACILITIES, TO BE UPDATED ANNUALLY IN CONFORMANCE WITH THE REVIEW PROCESS FOR THE CAPITAL IMPROVEMENT ELEMENT OF THIS PLAN.**
- Policy 1.2.1:** Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:
- Level One – whether the project is needed to protect public health and safety, to fulfill the City’s legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- Level Two – whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.
- Level Three – whether the project represents a logical extension of facilities and services within a designated service area.
- GOAL 2:** **PROVIDE SAFE DRINKING WATER TO ALL USERS AT ADEQUATE QUANTITY AND QUALITY, INCLUDING FIRE FLOW REQUIREMENTS.**
- OBJECTIVE 2.1:** **PROVIDE ADEQUATE QUALITY WATER IN COMPLIANCE WITH ENVIRONMENTAL PROTECTION AGENCY AND FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION REQUIREMENTS AND PROVIDE AN ADEQUATE QUANTITY OF WATER TO ALL PORTIONS OF THE SYSTEM UNDER ALL APPLICABLE CONDITIONS, INCLUDING FIRE FLOW.**
- Policy 2.1.1:** The City shall comply with EPA requirements for lead in drinking water.
- Policy 2.1.2:** The City shall enforce ordinances encouraging water conservation and requiring water conservation measures in new construction.
- OBJECTIVE 2.2:** **PROTECT AND CONSERVE ITS POTABLE WATER RESOURCES THROUGH VARIOUS CONSERVATION METHODS.**
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- Policy 2.2.1:** Landscaping Design for all new development and redevelopment shall utilize drought tolerant and native plants and water conserving features, including efficient irrigation design.
- Policy 2.2.2:** The City shall evaluate the potential and financial feasibility for water reuse every five years and coordinate with the Southwest Florida Water Management District and the Florida Department of Environmental Protection to implement a reuse program when feasible.
- Policy 2.2.3:** The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures.
- Policy 2.2.4:** The City shall periodically review its utility rate structure ordinance, and revise the ordinance as necessary, to ensure that the reductions in water use to be achieved by the ordinance are met.
- Policy 2.2.5:** Rain sensors or soil moisture sensors shall be installed on new irrigation systems to override automatic sprinkler operations when sufficient soil moisture is present to meet landscaping needs.
- Policy 2.2.6:** Periodically inventory land transitioning from agricultural to urban uses, and work with landowners and the Southwest Florida Water Management District to reallocate a portion of the water originally permitted for agricultural use by the District to public supply use.
- Policy 2.2.7:** The City shall coordinate with the Southwest Florida Water Management District, other local governments in Polk County, and water supply utilities, as appropriate, to evaluate alternative water supply options and implement or participate with other entities to implement alternative water supply projects and programs to meet the City's water supply needs for the long-term planning time frame established in the Comprehensive Plan.
- Policy 2.2.8:** When the City amends its Comprehensive Plan to modify future land uses, the City will analyze future water demand and the available water sources to meet this demand as part of the facilities availability analysis required to support a Comprehensive Plan Amendment.
- Policy 2.2.9:** The City shall continue to participate in the regional water supply planning process and other water supply development, water conservation and protection programs of the South Florida Water Management District and will implement a water shortage plan should the need arise.
- OBJECTIVE 2.3:** **MAXIMIZE THE USE OF EXISTING FACILITIES TO ENSURE CAPACITY IS AVAILABLE FOR EXISTING AND PROPOSED DEVELOPMENT.**

- Policy 2.3.1:** The City's annual water consumption will be equal to or less than the amount allocated under the District-issued consumptive use permit.
- GOAL 3:** **PROVIDE ADEQUATE SANITARY SEWER (WASTEWATER) SERVICE TO ALL RESIDENTS IN COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.**
- OBJECTIVE 3.1:** **ENSURE THAT LONG-TERM ARRANGEMENTS ARE MADE FOR WASTEWATER DISPOSAL.**
- Policy 3.1.1:** The City shall maintain contingency plans for wastewater treatment in the event of cancellation of an existing agreement.
- OBJECTIVE 3.2:** **REDUCE OPERATIONS AND MAINTENANCE REQUIREMENTS FOR THE EXISTING SANITARY SEWER (WASTEWATER) SYSTEM.**
- Policy 3.2.1:** The City shall maintain the routine, on-going program of sanitary sewer inspection, and cleaning.
- GOAL 4:** **COMPLY WITH THE FLORIDA SOLID WASTE MANAGEMENT ACT AND PROVIDE AN ACCEPTABLE LEVEL OF SERVICE TO ALL RESIDENTS.**
- OBJECTIVE 4.1:** **CONTINUE TO PROMOTE RECYCLING OF WASTE MATERIALS.**
- Policy 4.1.1:** The City shall continue to implement an educational program advising residents of the provisions of the Solid Waste Management Act and the benefits of recycling.
- OBJECTIVE 4.2:** **CONTINUE TO PROMOTE THE PROPER DISPOSAL OF HAZARDOUS AND BIOHAZARDOUS MATERIALS.**
- Policy 4.2.1:** The City shall implement an annual Amnesty Day for the collection of small quantities of household hazardous wastes, independently or through local agreements with other local governments.
- Policy 4.2.2:** The City shall adopt the applicable FDEP and Florida Department of Health and Rehabilitative Services (FDHRS) regulations by reference.
- OBJECTIVE 4.3:** **IN ORDER TO IMPLEMENT EFFICIENT RECYCLING EFFORTS TO RETURN VALUABLE MATERIALS TO PRODUCTIVE USE, CONSERVE ENERGY, AND PROTECT NATURAL RESOURCES, THE CITY SHALL CONTINUE TO COORDINATE WITH POLK COUNTY AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN MEETING THE COUNTY'S AND STATE'S GOALS FOR RECYCLING.**

- Policy 4.3.1:** To increase public participation in recycling efforts, the City shall take part in countywide public education efforts and—provide information to Eagle Lake citizens on the location of facilities for the disposal of oil, tires, and other recyclable materials.
- Policy 4.3.2:** Continue recycling efforts consistent with the Polk County Solid-Waste Management and Resource-Recovery Master Plan.
- GOAL 5:** **PROVIDE ADEQUATE PROTECTION OF EXISTING STORMWATER MANAGEMENT SYSTEMS AND RECEIVING WATER BODIES AND TO PROTECT THE NATURAL FUNCTION OF AQUIFER RECHARGE AREAS WITHIN THE CORPORATE LIMITS OF EAGLE LAKE AND TO ASSURE A SAFE AND AMPLE SUPPLY OF GROUNDWATER TO ITS RESIDENTS.**
- OBJECTIVE 5.1:** **CONTINUE TO REGULATE STORMWATER DISCHARGES TO PREVENT FLOODING OF EXISTING AND PROPOSED STORMWATER FACILITIES.**
- Policy 5.1.1:** The City shall require FDOT drainage permits for all new construction drainage to the FDOT drainage system.
- Policy 5.1.2:** The City shall require all new construction, except single family and duplex residencies, to provide storage sufficient to ensure that post-development peak discharges during a 25-year/24-hour storm do not exceed pre-development peak discharge rates.
- Policy 5.1.3:** The City shall review on a case-by-case basis any additional impervious construction in existing drainage problem areas until improvements are constructed.
- Policy 5.1.4:** The City shall maintain a stormwater management master plan. This plan will cover only those areas of the City which do not utilize the DOT drainage facilities. This plan will review the adequacy of existing facilities and outline required improvements.
- Policy 5.1.5:** Proposed land uses which are incompatible with designated prime groundwater aquifer recharge areas shall be disapproved. The use or storage of hazardous substances within designated prime groundwater aquifer recharge areas shall be regulated through enforcement of the City's Land Development Regulations.
- Policy 5.1.6:** Continue to enforce the City's Land Development Regulations related to minimum development standards for retention and detention areas and for the amount of impervious surface material permitted in developments. The City shall encourage the use of porous pavement and grid and modular pavement for new development located in identified high aquifer recharge areas.

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- Policy 5.1.7:** Coordinate with the Southwest Florida Water Management District and Polk County in regard to regional aquifer recharge objectives.
- OBJECTIVE 5.2:** **ENFORCE STRUCTURAL AND NON-STRUCTURAL MEASURES TO REDUCE POLLUTANT LOADINGS TO EAGLE LAKE, LAKE MCLEOD, AND MILLSITE LAKE.**
- Policy 5.2.1:** The City shall continue to enforce present requirements for the treatment of runoff from the first inch of rainfall for all new construction, except single-family and duplex residences in existing platted subdivisions.
- Policy 5.2.2:** The City shall require all new construction, except as noted in Policy 5.2.1, to obtain either a SWFWMD permit or exemption.
- Policy 5.2.3:** The City shall evaluate active treatment and/or management practices to determine the most feasible means of reducing pollutant discharges to the lakes.
- Policy 5.2.4:** The City shall require erosion and sediment control during construction.
- GOAL 6:** **PROTECT THE CITY’S EXISTING GROUNDWATER SUPPLY.**
- OBJECTIVE 6.1:** **CONTINUE TO PROTECT THE EXISTING RECHARGE CAPABILITIES OF THE AREA.**
- Policy 6.1.1:** The City shall implement impervious coverage requirements for all new land development placed on upland soils through the City’s Land Development Regulations.
- OBJECTIVE 6.2:** **ENFORCE THE PROGRAM TO PROTECT THE EXISTING POTABLE WATER WELLS’ CONE OF INFLUENCE.**
- Policy 6.2.1:** The City shall use the Land Development Regulations to prohibit industrial or commercial development with high pollution potential within the wells’ cone of influence.
- Policy 6.2.2:** The City shall continue to prohibit septic tanks within the cone of influence.
- Policy 6.2.3:** The City shall continue to implement sanitary sewer construction standards to reduce the possibility for pollution within the cone of influence.
- GOAL 7:** **IMPROVE THE COORDINATION OF WATER SUPPLY AND LAND USE PLANNING BY MAINTAINING A WATER SUPPLY FACILITIES WORK PLAN (WSFWP) THAT ADDRESSES THE WATER SUPPLY FACILITIES NECESSARY TO SERVE THE EXISTING AND FUTURE DEVELOPMENT THAT OCCURS WITHIN THE CITY’S WATER SERVICE AREA TO 2024.**
- OBJECTIVE 7.1:** **MAINTAIN A WATER SUPPLY FACILITIES WORK PLAN (WSFWP) FOR AT LEAST 10 YEARS AS REQUIRED BY AND IN ACCORDANCE WITH FLORIDA STATUTES THAT ADDRESSES THE WATER**

**SUPPLY FACILITIES THAT ARE NECESSARY TO SERVE EXISTING AND FUTURE DEVELOPMENT
WITHIN THE CITY'S WATER SERVICE AREA.**

Policy 7.1.1: The most recently adopted City of Eagle Lake Water Supply Facilities Work Plan shall be incorporated in the Technical Support Document of the Comprehensive Plan.

Policy 7.1.2: The City shall participate in updates of the SWFWMD water supply assessments and updates of the District Water Supply Plan to enable the City to design and implement an effective water supply plan.

Policy 7.1.3: The WSWFP shall be updated within eighteen (18) months following the Southwest Florida Water Management District's approval of its Regional Water Supply Plan (Section 163.3177(6)©3, Florida Statutes.

**GOAL 8: ENSURE THE PROVISION OF ADEQUATE WATER RESOURCES TO MEET THE
NEEDS OF ALL RESIDENTS, VISITORS, AND BUSINESSES IN THE CITY OF EAGLE
LAKE.**

**OBJECTIVE 8.1: PROVIDE SUFFICIENT AMOUNTS OF SAFE, HIGH-QUALITY WATER TO MEET THE NEEDS OF
CURRENT AND FUTURE USERS THROUGH THE YEAR 2030.**

Policy 8.1.1: The City shall maintain water sources capable of supplying a minimum of 110 gallons per person per day.

Policy 8.1.2: Through its Concurrency Management System sufficient sources of water shall be in place or scheduled to be in place to serve new development prior to the approval of final construction plans.

Policy 8.1.3: Prior to issuing a building permit or its functional equivalent, the City shall consult with the water supplier to determine whether adequate water supplies will be available to serve the new development, no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

Policy 8.1.4: The City shall annually evaluate population projections to verify whether actual growth has followed projected growth. When necessary, population projections shall be adjusted to reflect observed conditions.

OBJECTIVE 8.2: TAKE DIRECT ACTIONS TO CONSERVE EXISTING POTABLE WATER RESOURCES.

Policy 8.2.1: Every five years undertake a systematic calibration of all major water meters as necessary to eliminate unaccounted water.

Policy 8.2.2: The City will continue to replace stopped meters as needed.

- Policy 8.2.3:** Adopt any update to the water conservation plan approved by the Southwest Florida Water Management District (SWFWMD).
- Policy 8.2.4:** Coordinate with SWFWMD to enforce water restrictions within the City and coordinate with Polk County to enforce water restrictions in the unincorporated portions of the utility service area.
- Policy 8.2.5:** Periodically evaluate and test the potable water distribution system for leaks to reduce the amount of unaccounted water.
- OBJECTIVE 8.3:** **WORK WITH SURROUNDING GOVERNMENTS AND SWFWMD TO EXPLORE THE DEVELOPMENT OF REGIONAL WATER SUPPLY SYSTEMS IN ORDER TO MEET FUTURE POTABLE WATER NEEDS.**
- Policy 8.3.1:** The 2020 SWFWMD Regional Water Supply Plan for the Heartland Region is hereby adopted by reference.
- GOAL 9:** **WORK TOWARDS REDUCING THE AMOUNT OF POTABLE WATER USE FOR IRRIGATION AND OTHER NON-DOMESTIC USES WITHIN THE CITY.**
- OBJECTIVE 9.1:** **REDUCE THE AMOUNT OF POTABLE WATER USED FOR IRRIGATION BY 2030.**
- Policy 9.1.1:** By June 2024, the Land Development Code shall be amended to require the use of Florida friendly landscaping for all developments.
- Policy 9.1.2:** When possible, discourage homeowners associations from enacting deed restrictions precluding the use of Florida friendly landscaping by homeowners.
- OBJECTIVE 9.2:** **WORK WITH LARGE COMMERCIAL AND INDUSTRIAL WATER USERS TO EVALUATE THEIR WATER NEEDS AND SOURCES.**
- Policy 9.2.1:** Require high use commercial and industrial water users to prepare water conservation plans.
- Policy 9.2.2:** Periodically offer water efficiency audits to all water users within the City.
- GOAL 10:** **REDUCE THE IMPACT OF WATER USAGE ON NATURAL SYSTEMS INCLUDING AREA LAKES, RIVERS, WETLANDS, AND GROUND WATER SYSTEMS.**
- OBJECTIVE 10.1:** **REDUCE THE EFFECTS OF GROUNDWATER WITHDRAWALS ON NATURAL SYSTEMS TO THE GREATEST EXTENT POSSIBLE.**
- Policy 10.1.1:** When locating new public water supply wells, ensure that the well's cone of influence will not adversely affect any lake or major wetland system.

CONSERVATION ELEMENT

PURPOSE:

The purpose of this Element is to establish goals, objectives, and policies whereby present natural resources can be managed and conserved for current and future use by City residents.

GOAL 1: **CONSERVE, PROTECT, AND MANAGE NATURAL RESOURCES WITHIN EAGLE LAKE IN A MANNER APPROPRIATE TO ENSURE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE FOR CURRENT AND FUTURE RESIDENTS.**

OBJECTIVE 1.1: **AIR QUALITY**

MEET THE APPLICABLE MINIMUM AIR QUALITY STANDARDS SET BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND THE ENVIRONMENTAL PROTECTION AGENCY (EPA).

Policy 1.1.1: The City shall enforce air quality standards through the use of industrial performance standards in the Land Development Regulations.

Policy 1.1.2: amend the Land Development Regulations when appropriate to include new regulations promulgated and adopted by the FDEP and the EPA.

Policy 1.1.3: The City shall work with the State in testing for possible violations of air quality standards.

Policy 1.1.4: The City will adopt provisions in its Land Development Regulations which will contain best management practices for minimizing unconfined emissions generated by construction activity.

OBJECTIVE 1.2: **SURFACE WATER.**

CONSERVE, APPROPRIATELY USE, AND PROTECT THE QUALITY AND QUANTITY OF SURFACE WATER RESOURCES. THIS SHALL BE ACCOMPLISHED THROUGH THE CONTINUED ENFORCEMENT OF LAND DEVELOPMENT REGULATIONS AND THROUGH COORDINATION WITH AGENCIES THAT MONITOR USE AND CONDITIONS OF SURFACE WATER OR REGULATE SURFACE WATER QUALITY STANDARDS.

Policy 1.2.1: The City will implement regulations and procedures for the enforcement of state water quality standards.

Policy 1.2.2: Stormwater run-off from new developments shall be directed to retention systems that will provide treatment that meets FDEP and SWFWMD minimum requirements.

- Policy 1.2.3:** The requirements for stormwater retention systems shall be incorporated into the site plan review process within the City Land Development Regulations in compliance with State water quality standards as defined in Chapters 62-4, 62-302 and 62-303 FAC. Section 17-3, FAC.
- Policy 1.2.4:** The City shall direct requests for development orders within the corporate limits to the FDEP, DNR, SWFWMD, and the County to improve compliance with the dredge and fill permitting process.
- Policy 1.2.5:** The City shall enforce impervious surface definitions and standards, including the percent permitted by development type as included in its Land Development Regulations.
- Policy 1.2.6:** The City shall promote educational programs which address the importance of conserving and protecting available water resources.
- Policy 1.2.7:** Cooperate with the Polk County Parks and Natural Resources Department, the Florida Lakewatch Program, the Department of Environmental Protection, and the Southwest Florida Water Management District, to ensure that all lakes with historic surface areas of ten acres or more within the city limits are monitored adequately for standard water quality parameters.
- Policy 1.2.8:** The City of Eagle Lake shall abide by the Florida Department of Environmental Protection Best Management Practices program which monitors point source discharges into lakes. Adopt and enforce Land Development Regulations that require shoreline buffer zones adjacent to lakes to preserve natural vegetation, and general design and construction standards for on-site stormwater management systems for new development and redevelopment to ensure that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.
- Policy 1.2.9:** Seek all available grants, funds, and assistance from government agencies or private organizations for the enhancement, improvement, or restoration of lakes within the City.
- OBJECTIVE 1.3:** **FLOODPLAINS**
- PROTECT THE NATURAL HYDROLOGIC AND ECOLOGICAL FUNCTIONS OF FLOODPLAINS DEVELOPMENT REGULATIONS THAT PROTECT THE NATURAL FUNCTIONS OF THE 100-YEAR FLOODPLAIN AROUND THE LAKES AND WITHIN WETLANDS WILL CONTINUE TO BE ENFORCED.**
- Policy 1.3.1:** The City shall adopt and enforce Land Development Regulations that provide protection measures for floodplains from development activities. This shall be accomplished by:

1. Requiring new development to locate on non-sensitive portions of development site;
2. Requiring developers to adhere to applicable Southwest Florida Water Management District or Florida Department of Environmental Protection stormwater management standards;
3. Requiring the clustering of dwelling units away from sensitive portions of site;
4. Disapproval of proposed development which would fragment large ecological communities;
5. Requiring buffering of sensitive areas; and
6. The provision of conservation easements.

Policy 1.3.2: Request that the Southwest Florida Water Management District establish regulatory lake levels for named lakes within the city limits as part of the district's Lake Levels Project.

Policy 1.3.3: The City shall designate 100-year floodplains as "environmentally sensitive lands" and protect them in accordance with the Goals, Objectives, and Policies of this Element.

Policy 1.3.4: The City shall enforce the Special Flood Hazard Area identified on the Flood Insurance Rate Map to protect life and property and to protect and preserve natural open spaces and lakes.

Policy 1.3.5: The Special Flood Hazard Area shall meet the most current requirements of the National Flood Insurance Program regulations.

OBJECTIVE 1.4: **GROUNDWATER AND POTABLE WATER RESOURCES**

PROTECT THE QUANTITY AND QUALITY OF EAGLE LAKE'S GROUNDWATER FROM DEGRADATION.

Policy 1.4.1: The City shall ensure that groundwater quality and levels are monitored in cooperation with and under FDEP guidelines.

Policy 1.4.2: The City shall enforced regulations to protect water recharge areas.

Policy 1.4.3: The City shall promote the reduction of domestic wastewater below an average daily per capita generation of 100 gallons by promoting various water conservation practices.

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- OBJECTIVE 1.5:** **CONTINUE TO WORK TO DECREASE PER CAPITA DOMESTIC WATER USAGE DURING THE PLANNING TIMEFRAME.**
- Policy 1.5.1:** In cooperation with the Southwest Florida Water Management District, develop and implement a water shortage contingency plan for dealing with temporary severe water shortages. A local water shortage plan shall be developed for response to emergency water supply interruptions. Provisions for cooperative agreements with neighboring jurisdictions, back-up water supplies and storage facilities, and organized procedures for emergency response shall be included in the plan.
- Policy 1.5.2:** Development orders approving land and water uses shall give favorable consideration to plans for domestic wastewater systems which use gray water as a source for black water uses and such other uses which do not require potable water.
- Policy 1.5.3:** The City shall adopt the provisions of the Florida Water Conservation Act by reference.
- OBJECTIVE 1.6:** **LAND AND WATER USE APPROVALS SHALL ENCOURAGE USE OF NATIVE VEGETATION IN RESIDENTIAL, COMMERCIAL, PUBLIC AND OTHER FORMS OF LANDSCAPING TO REDUCE WATER REQUIREMENTS.**
- Policy 1.6.1:** The City shall enforce the landscape ordinance that provides for use of native vegetation where applicable through a system of performance incentives and requires the protection and/or replacement of existing trees at the time of development permits are issued.
- Policy 1.6.2:** The City shall enforce the irrigation ordinance which encourages the use of efficient water conservation technology and practices through a system of incentives.
- GOAL 2:** **ASSESS PROJECTED WATER NEEDS AND SOURCES FOR AT LEAST A TEN-YEAR PLANNING PERIOD BY MAINTAINING A WATER SUPPLY FACILITIES WORK PLAN (WSFWP). THE WSFWP SHALL MAXIMIZE THE EFFICIENT USE OF GROUNDWATER AND WHERE POSSIBLE SUBSTITUTE ALTERNATIVE WATER SOURCES FOR THE USE OF GROUND WATER.**
- OBJECTIVE 2.1:** **WATER CONSERVATION**
- ESTABLISH, PROMOTE AND REQUIRE WATER CONSERVATION TECHNIQUES AND PROGRAMS WHERE FEASIBLE FOR CURRENT AND FUTURE DEVELOPMENT. THESE TECHNIQUES AND PROGRAMS ARE IDENTIFIED IN THE WATER SUPPLY FACILITIES WORK PLAN.**

- Policy: 2.1.1:** In cooperation with the Southwest Florida Water Management District, develop and implement a water shortage contingency plan for dealing with temporary severe water shortages. A local water shortage plan shall be developed for response to emergency water supply interruptions. Provisions for cooperative agreements with neighboring jurisdictions, back-up water supplies and storage facilities, and organized procedures for emergency response shall be included in the plan.
- OBJECTIVE 2.2:** **MINERALS AND SOILS.**
- ENFORCE THE LAND DEVELOPMENT REGULATION’S DEVELOPMENT STANDARDS AND OTHER ACTIVITIES DESIGNED TO CONSERVE, APPROPRIATELY USE, AND PROTECT THE QUALITY AND QUANTITY OF MINERALS AND SOILS.**
- Policy 2.2.1:** The City shall protect, conserve, and regulate the appropriate use of land annexed into the City and identified as suitable for mineral extraction.
- Policy 2.2.2:** The City shall establish development regulations which will protect and conserve while permitting reasonable use of lands suitable for mineral extraction.
- Policy 2.2.3:** The City shall utilize the services of and coordinate with state agencies such as DEP and the water management district to ensure that any development orders issued for mining shall minimize the effects of resource extraction on ground water and surface waters.
- Policy 2.2.4:** Enforce development guidelines to minimize soil erosion and prevent sedimentation in the adjacent lakes.
- OBJECTIVE 2.3:** **PLANTS AND ANIMALS.**
- PROTECT NATIVE VEGETATION, INCLUDING FORESTS; AND WILDLIFE HABITATS, INCLUDING FISHERIES.**
- Policy2.3.1:** At the time lands are annexed into the City, an evaluation of such properties shall be required from the property owner to determine if rare, endangered, threatened and special concern species and their habitats exist on site and if so, applicable State and Federal regulations shall be applied to provide protection for the species and/or habitats.
- Policy 2.3.2:** The City shall protect all rare, endangered, threatened, and special concern species and their habitats known to exist in the City as a result of annexation of land and water areas.
- Policy 2.3.3:** The Florida Fish and Wildlife Commission shall serve as a review agency when appropriate to ensure compliance with these provisions.

- Policy 2.3.4:** Adopt, as part of Land Development Regulations, standards to maintain and restore a canopy of native trees and to require the use of Florida friendly landscaping.
- Policy 2.3.5:** Develop a plan, in cooperation with individual property owners and volunteer organizations, to plant native trees and to maintain trees in parks, rights-of-way, and other city property.
- Policy 2.3.6:** The City shall require any developer to consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a land use approval which would adversely affect endangered and threatened species.
- Policy 2.3.7:** The City shall establish consistent regulations with Polk County and adjacent municipalities regarding conservation, appropriate use, and protection of unique vegetative communities which may cross the boundaries of neighboring jurisdictions.
- OBJECTIVE 2.4:** **LAKES AND FISHERIES.**
- WORK WITH THE FLORIDA GAME AND FRESH WATER FISH COMMISSION AND THE SWFWMD TO PROTECT THE WATER LEVELS AND WATER QUALITY OF THE LAKES WITHIN THE CITY LIMITS AND TO ENHANCE FISHERIES.**
- Policy 2.4.1:** The City shall work with the Florida Game and Fresh Water Fish Commission to assist in monitoring activities on the lakes that might cause harm and/or destruction to the fisheries.
- Policy 2.4.2:** The City shall work with SWFWMD to assist in monitoring the water use consumption activities on the lakes that may cause a lowering of the lake levels.
- OBJECTIVE 2.5:** **EXISTING ACCESS WILL CONTINUE TO BE MADE AVAILABLE ON LAKES WITHIN THE CITY FOR THE USE OF THE PUBLIC.**
- Policy 2.5.1:** The City shall cooperate with the County in providing access to the lakes for swimming, boating, fishing and where applicable, skiing and related water activities.
- Policy 2.5.2:** The City shall maintain the public park on the south side of Lake Eagle.
- OBJECTIVE 2.6:** **WETLANDS.**
- WETLANDS AND THE NATURAL FUNCTIONS OF WETLANDS SHALL BE PROTECTED AND CONSERVED ON ALL DEVELOPMENT ORDERS INVOLVING WETLANDS. THE CITY WILL ENSURE THAT NO NET LOSS OF WETLANDS OCCURS.**

- Policy 2.6.1:** Coordinate with the appropriate Federal and state agencies to protect and conserve wetlands .
- Policy 2.6.2:** The City shall adopt and enforce Land Development Regulations that protect wetlands, native vegetative communities and wildlife habitat within the City boundaries from development activities that would adversely affect their quality and survival, or the survival of any endangered or threatened species of wildlife which may exist within the City. This shall be accomplished by:
1. Requiring developers to restore and mitigate disturbed natural resources;
 2. Encouraging cluster of development outside of natural vegetative communities;
 3. Requiring buffers from sensitive ecological areas; and
 4. Encouraging the provision of conservation easements.
- Policy 2.6.3:** Future land uses, which are incompatible with the protection and conservation of wetlands and wetland functions, shall be directed away from wetlands. The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of wetland are land use factors which shall be considered when directing incompatible land uses away from wetlands.
- Policy 2.6.4:** Land uses shall be distributed in a manner that minimizes the effect and impact on wetlands. The protection of wetlands by the direction of incompatible land uses away from wetlands shall occur in combination with other goals, objectives and policies in the Eagle Lake Comprehensive Plan: Where incompatible land uses are allowed to occur; mitigation shall be considered as one means to compensate for loss of wetlands functions.
- Policy 2.6.5:** The City shall accept title to wetlands set aside as a result of density transfers as part of consideration for issuing development orders.
- OBJECTIVE 3:** **HAZARDOUS WASTE**
- ELIMINATE THE IMPROPER DISPOSAL OF HOUSEHOLD HAZARDOUS WASTES.**
- Policy 3.1:** Participate in Amnesty Days program sponsored by the Florida Department of Environmental Regulation for the periodic collection and disposal of household hazardous wastes.

Policy 3.2: Enter into an agreement with Polk County for the cooperative use of educational materials developed as part of a proposed education program for all generators of hazardous waste.

OBJECTIVE 4: **INTEGRATED GREEN INFRASTRUCTURE**

ENCOURAGE THE INTEGRATION OF PUBLIC AND PRIVATE INVESTMENTS IN GREEN INFRASTRUCTURE (INTERCONNECTED NETWORK OF OPEN SPACES AND NATURAL AREAS).

Policy 4.1: The City will encourage the acquisition or conservation of an interconnected network of open spaces, natural areas, and agricultural lands. The network will provide for:

- a. Protection of natural resources and wildlife habitat;
- b. Habitat corridors through linked open spaces;
- c. Protection of historic and cultural resources;
- d. Recreational opportunities;
- e. Community health benefits;
- f. Economic development opportunities; and
- g. Multi-use trails connecting population centers to natural areas.

Policy 4.2: The City will coordinate with Polk County to establish a process for the maintenance and update of the Polk Green District overlay as well as the development and implementation of policies to acquire, conserve, or construct green infrastructure.

Policy 4.3: The City will coordinate with Polk County and municipalities within the County to coordinate future trails connecting Eagle Lake to other parts of the county.

RECREATION AND OPEN SPACE ELEMENT

PURPOSE:

The purpose of this Element is to provide for the protection, maintenance, and enhancement of existing recreation and open space resources and to plan for the needs of future populations, based on established level of service standards.

GOAL 1: PROVIDE RECREATION FACILITIES AND OPEN SPACE WHICH WILL SATISFY THE NEEDS OF ALL PRESENT AND PROJECTED FUTURE RESIDENTS OF THE CITY.

OBJECTIVE 1: PUBLIC ACCESS.

PROVIDE PUBLIC ACCESS TO ALL PUBLIC RECREATION SITES INCLUDING WATER BODIES WITHIN ITS CORPORATE LIMITS.

Policy 1.1: The City shall maintain public access to the parks and park lands located within its boundaries.

Policy 1.2: Locate new parks and recreation lands so as to provide easy access for residents not previously served.

Policy 1.3: On an annual basis, City staff shall evaluate access to public parks and recreation lands and make recommendations to the City Commission for improvements. The City shall consider (1) the adequacy of motor vehicle parking, (2) impediments to bicycle access, (3) impediments to pedestrian access.

Policy 1.4: As part of the Transportation Element, identify and designate bicycle and/or pedestrian routes along local streets linking public recreational facilities. In addition, provide the appropriate signage along such routes to improve accessibility.

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

Policy 1.6: The City may work to identify and establish incentives, guidelines, and potential funding for the development of community gardens.

OBJECTIVE 2: ADEQUACY OF PARKS AND RECREATION FACILITIES.

IMPLEMENT A PROGRAM FOR FUNDING FUTURE EXPANSION AND IMPROVEMENTS OF THE PARK SYSTEM AND RECREATION FACILITIES.

Policy 2.1: The City shall enforce recreation impact fees for all residential development in a manner consistent with the requirements of the Florida Statutes.

OBJECTIVE 3: **OPEN SPACE.**

REQUIRE NEW RESIDENTIAL DEVELOPMENT TO PROVIDE FOR THE PROVISION OF OPEN SPACE AREAS WITHIN THE DEVELOPMENT

Policy 5.1 The City shall amend the Land Development Regulation by 2025 to require new residential planned developments to set aside a minimum percentage of open space areas within the development. The open space areas may include but not be limited to: wetlands, floodplain areas, natural areas, parks & recreation, buffer areas, etc.

Policy 5.2: The City shall enforce impervious surface definitions and standards, including the percent permitted, by the development type in the Land Development Regulations.

Policy 5.3: The City shall enforce criteria and standards for setbacks for all building and development from water bodies as incorporated its Land Development Regulations.

OBJECTIVE 6: **STANDARDS.**

ALLOCATION OF PARK AND RECREATION LAND.

AT A MINIMUM MAINTAIN THE EXISTING SYSTEM OF PUBLIC PARK AND RECREATION LANDS.

Policy 6.1: The following level of service standard for parks and recreation is hereby established:

4.5 acres per 1,000 population

Any land permanently dedicated or available to the public for recreation, regardless of provider, may be used to meet the level of service standard.

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

OBJECTIVE 7: **PARK DEFICIENCIES.**

MAINTAIN EXISTING RECREATION FACILITIES IN A SAFE AND FUNCTIONAL CONDITION THROUGH USE OF ADEQUATE ANNUAL OPERATING BUDGETS AND PROPER MAINTENANCE AND MANAGEMENT TECHNIQUES.

Policy 7.1: The City shall complete a physical assessment of recreation equipment.

Policy 7.2: **The City shall periodically evaluate the physical conditions of improvements to the park system to determine when and what degree of maintenance will be required to keep the facilities operational.**

OBJECTIVE 8: COORDINATION WITH OTHER RECREATION PROVIDERS

INCREASE THE RECREATION OPPORTUNITIES AVAILABLE TO THE RESIDENTS OF EAGLE LAKE THROUGH COORDINATION AND COOPERATION WITH OTHER RECREATION PROVIDERS.

Policy 8.1: The City Manager or a designated person shall coordinate annually with Polk County to suggest improvements or additions to the county park and recreation system that are desired by the residents of Eagle Lake, based on the recommendations of the City Commission.

Policy 8.2: The City Manager shall periodically meet with the appropriate officials of adjoining municipalities to explore ways that local, county, and state entities can cooperate in the provision of parks and recreation.

Policy 8.3: The City will coordinate with the County and municipalities to coordinate future trails connecting Eagle Lake to other parts of the county.

INTERGOVERNMENTAL COORDINATION ELEMENT

PURPOSE.

The purpose of this element is to identify principles and guidelines to be used in coordinating the Comprehensive Plan with the plans of the school board, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, with the comprehensive plans of adjacent municipalities and the county. This element demonstrates consideration of the particular effects of the comprehensive plan on the development of adjacent municipalities and the county.

GOAL: **COORDINATE, AS DETERMINED TO BE REQUIRED AND/OR NECESSARY, THOSE PUBLIC AND PRIVATE SERVICE AND DEVELOPMENT ACTIVITIES IN THE CITY WITH OTHER AFFECTED LOCAL GOVERNMENTS AND AGENCIES; TO MORE EFFICIENTLY AND EFFECTIVELY MANAGE AVAILABLE RESOURCES BY MINIMIZING DUPLICATION OF EFFORTS IN ORDER TO PRESERVE AND PROTECT THE QUALITY OF LIFE IN EAGLE LAKE.**

OBJECTIVE 1: **STATE COMPREHENSIVE PLAN.**

MAINTAIN AN ADOPTED COMPREHENSIVE PLAN WHICH NOT ONLY MEETS LOCAL NEEDS BUT FURTHERS THE PURPOSE AND INTENT OF THE STATE COMPREHENSIVE PLAN AND THE REGIONAL POLICY PLAN.

Policy 1.1: The City shall maintain an adopted Comprehensive Plan which meets the needs of the local residents and furthers the purposes and intent of the applicable provisions of the State Comprehensive Plan and the Regional Policy Plan.

OBJECTIVE 2: **COMPREHENSIVE PLAN COORDINATION.**

COORDINATE THE VARIOUS ELEMENTS OF THE COMPREHENSIVE PLAN WITH THE EFFECTED ADJACENT LOCAL GOVERNMENTS AND DEPARTMENTS WITHIN THE LOCAL GOVERNMENTS, THE SCHOOL BOARD AND APPROPRIATE REGULATORY AGENCIES.

Policy 2.1: The City shall maintain written guidelines defining which local governments, departments and/or agencies will receive copies of the City's Comprehensive Plan and amendments for their review and use.

Policy 2.2: The City shall utilize the "Memorandum of Understanding" with the County to participate in a formal exchange of planning data and service-related information.

Policy 2.3: The City shall utilize the "Memorandum of Understanding" with the City of Winter Haven to participate in the exchanging of planning data and service-related information.

- Policy 2.4:** The City shall develop and adopt a set of annexation policies and criteria to be coordinated with the County and the City of Winter Haven.
- Policy 2.5:** The City shall utilize the “Memorandum of Understanding” in cooperation with the County and the City of Winter Haven, to develop and adopt a process of exchange, review, and comment on the Comprehensive Plans or elements thereof for each jurisdiction at the time of mandated reviews.
- OBJECTIVE 3:** **PLAN IMPACTS.**
- REVIEW AND ASSESS POTENTIAL IMPACTS OF ANY PROPOSED DEVELOPMENT OR PROPOSED AMENDMENTS CONTAINED IN ITS COMPREHENSIVE PLAN ON THE COUNTY, WINTER HAVEN, THE REGION, AND THE STATE.**
- Policy 3.1:** The City shall develop, as a part of its site plan and impact statement review process, a listing of the appropriate local governments, departments, and agencies to be notified requesting their review of development orders when a predetermined set of criteria or a threshold has been reached by a proposed development, and a timing mechanism for response.
- Policy 3.2:** The City shall notify to the School Board of all requests for residential development orders.
- Policy 3.3:** The City shall utilize the “Memorandum of Understanding”, in cooperation with the County to develop and adopt a coordination process notify and be notified of Comprehensive Plan Element amendments, particularly land use, recreation, and infrastructure.
- Policy 3.4:** The City shall institute, in cooperation with the City of Winter Haven, a “Memorandum of Understanding” for the purpose of developing and adopting a coordination process to notify and be notified of Comprehensive Plan Element amendments, particularly land use, recreation, and infrastructure.
- Policy 3.5:** The City shall adopt a review process of its own Comprehensive Plan to evaluate compatibility with the Plans of adjacent local governments and record how and where they are or are not compatible
- Policy 3.6:** The City shall adopt the Regional Planning Council’s mediation process as its initial recourse to resolve disputes between any other local government on matters relating to the Comprehensive Plan.
- Policy 3.7:** The City shall participate with the Region in increasing public participation in the implementation of the Central Florida Regional Policy Plan.
- Policy 3.8:** The City will coordinate with Polk County and municipalities to promote the implementation of consistent land use policies and mobility strategies with the

County Transit Corridors and Centers Overlays to ensure a seamless transportation system.

Policy 3.9: The City will coordinate with the PTPO and the Polk Transit Authority for the provision of major transportation facilities and mass transit.

Policy 3.10: The City will forward notice of proposed future land use plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population, to the Central Florida Regional Planning Council (CFRPC) and the Polk County Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes. The City will coordinate with the Polk County Emergency Management Department to locate hurricane shelters and evacuation routes in the City.

Policy 3.11: The City will coordinate with Polk Vision, myregion.org's How Shall We Grow – Growth Scenario, and the Heartland 2060 Vision.

Policy 3.12: The City will coordinate with Polk County to establish a process for the maintenance and update of the PolkGreen Overlay, as well as the development and implementation of policies to acquire, conserve, or construct green infrastructure.

OBJECTIVE 4: **INTERLOCAL AGREEMENTS.**

UTILIZE INTERLOCAL AGREEMENTS AS THE PRIMARY TOOL TO ASSIST IN THE IMPLEMENTATION OF THE GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN AND FOR SECURING SERVICES IN A COOPERATIVE MANNER FROM OTHER LOCAL GOVERNMENTS, AGENCIES, AND PRIVATE ENTITIES.

Policy 4.1: The City shall use current interlocal agreements with other local governments and agencies that are of benefit to the residents of Eagle Lake.

Policy 4.2: The City shall use the provisions of Chapter 163.01, Florida Interlocal Cooperation Act of 1969, Florida Statutes, to govern the agreements made between the City and other local governments, agencies, and private parties.

Policy 4.3: The City shall enter into interlocal agreements with any local government, agency, and/or private entities when beneficial services can be attained for the betterment of the quality of life for Eagle Lake residents.

OBJECTIVE 5: **LEVEL OF SERVICE COORDINATION.**

COORDINATE, AS APPROPRIATE, ANY CHANGES IN ESTABLISHED LEVEL OF SERVICE STANDARDS FOR PUBLIC FACILITIES.

- Policy 5.2:** The City shall establish procedures whereby affected governmental entities within Eagle Lake's Planning Area may comment on any proposed changed in level of service standards.
- Policy 5.2:** The City, when notified by other governmental entities of proposed changes in their level of services standards, shall review and respond as appropriate.
- OBJECTIVE 6:** **SCHOOL FACILITIES.**
- INTEGRATE LAND USE AND SCHOOL FACILITY PLANNING IN POLK COUNTY THROUGH A SERIES OF PLANNING, COORDINATION, AND IMPLEMENTATION ACTIVITIES WHICH ENSURE CAPITAL FACILITIES AND INFRASTRUCTURE NECESSARY FOR SCHOOL FACILITIES ARE AVAILABLE TO PUBLIC SCHOOLS.**
- Policy 6.1:** Through development review processes, consider the possible need for expansion of existing school facilities or the provision of new facilities with land use planning.
- Policy 6.2:** Coordinate with the School Board to participate in an annual joint review of the capital plans for the school board and the local government.
- Policy 6.3:** Coordinate with the School Board to plan and locate new school facilities in areas where student population growth is expected due to new development approvals and/or agreed-upon area specific population projections.
- Policy 6.4:** The City of Eagle Lake shall coordinate with the efforts of Polk County and the School Board to provide emergency shelter, in accordance with Florida Statutes, when the construction of new facilities, or rehabilitation or expansion of existing facilities is being considered.
- OBJECTIVE 7:** **SCHOOL SITING.**
- PROVIDE FOR THE LOCATION AND EXPANSION OF EXISTING SCHOOLS IN A COORDINATED MANNER ENSURING THE PLANNING, CONSTRUCTION, AND OPENING OF EDUCATION FACILITIES ARE COORDINATED IN TIME AND PLACE, CONCURRENT WITH NECESSARY SERVICES AND INFRASTRUCTURE, AND TO ENSURE COMPATIBILITY AND CONSISTENCY WITH THE COMPREHENSIVE PLAN.**
- Policy 7.1:** The City will provide the School Board with potential sites for consideration when notified by the School Board of the need for new school facilities in accordance with the Interlocal Agreement.
- Policy 7.2:** The City will coordinate with the School Board to ensure that proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plan and will consider each site as it relates to

environmental, health, safety and welfare concerns, effects on adjacent property and other guidelines as outlined in the Interlocal Agreement.

- Policy 7.3:** The City shall coordinate with the School Board and other jurisdictions for planning and siting of new school facilities to ensure appropriate timing of necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.
- Policy 7.4:** The City will include sufficient land use designations for schools approximate to residential development to meet the projected needs by clearly identifying in the Future Land Use Element and Land Development Regulations the land use and zoning categories in which schools are allowable uses.
- Policy 7.5:** The City will collaborate with the School Board and other jurisdictions to jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement, if necessary, as to the timing, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.
- Policy 7.6:** The City shall protect schools from the intrusion of incompatible land uses by providing an opportunity for School Board representatives to participate in the review process for all proposed developments adjacent and in proximity to schools.
- Policy 7.7:** The preferred locations for public schools, elementary, middle, or high schools, are within the City's Utility Service Areas.
- Policy 7.8:** The City shall expeditiously process any amendments to the Future Land Use Map upon the approval of a new school site.
- Policy 7.9:** The City shall participate in the School Site Selection process following the terms and limitations established in the School Interlocal Agreement.
- Policy 7.10:** The City shall collaborate with the School Board and other jurisdictions to ensure the provision of supporting infrastructure as required by the Interlocal Agreement and applicable Florida Statutes.
- Policy 7.11:** The City shall coordinate with School Board staff in identifying and securing potential school sites to the extent practical. This could include:
- A. Consideration of school siting during the completion of area wide studies;
 - B. Encouragement to developers to contribute towards the provision of school facilities.

- OBJECTIVE 8:** ENHANCE COMMUNITY AND NEIGHBORHOOD DESIGN THROUGH EFFECTIVE SCHOOL EDUCATIONAL FACILITY DESIGN, SCHOOL SITING STANDARDS, COMPATIBILITY WITH SURROUNDING LAND USES, SCHOOLS AS FOCAL POINTS FOR COMMUNITY PLANNING, AND MAKING SCHOOLS A CENTRAL COMPONENT, GEOGRAPHICALLY OR OTHERWISE, TO NEIGHBORHOOD-LEVEL PLANNING.
- Policy 8.1:** Work with the School Board to identify new school sites that would be in locations to provide logical focal points for community activities and serve as the cornerstone for innovative urban design standards.
- Policy 8.2:** Provide school sites and facilities within planned neighborhoods, unless precluded by existing development patterns.
- Policy 8.3:** Support and encourage the location of new elementary and middle schools internal to residential neighborhoods and/or near other civic land uses, within the limits of School Board mandated desegregation.
- Policy 8.4:** Coordinate with the School Board to identify locations for new high schools based upon need and availability of viable properties within the search area identified by the School board.
- Policy 8.5:** Support and coordinate with School Board efforts to locate new elementary schools within reasonable walking distance to residential neighborhoods.
- Policy 8.6:** In cooperation with the School Board, develop and adopt design standards for school bus stops and turnarounds in new developments.
- Policy 8.7:** Support the School Board in its efforts to locate appropriate school services, such as administrative offices, night classes, and adult education on-site or in alternative locations, such as but not limited to, commercial plazas, shopping malls, and community centers.
- Policy 8.8:** The City shall coordinate with School Board staff on preliminary design plans for new schools, generally seeking to maximize land via multi-story facilities, incorporating design elements which are community-friendly, such as allowing for a shared media and/or meeting center and/or play fields on campus, respecting environmental features of a site, respecting the need to provide noise or visual buffers from adjacent owners, providing connectivity for pedestrians at multi-school properties, pedestrian, bicycle, and other connectivity to the surrounding residential community.
- Policy 8.9:** The City will cooperate with the School Board and Polk County to reduce capital expenditures via cost-effective design criteria and shared facilities.

CAPITAL IMPROVEMENTS ELEMENT

PURPOSE

The purpose of the Capital Improvements Element is to evaluate the need for and the location of public facilities as identified in the Comprehensive Plan Elements in order to encourage the efficient use of such facilities for at least a 5-year period. The Capital Improvements Element provides an estimate of the cost of improvements for which the City has fiscal responsibility, including a delineation of when such facilities are necessary to implement the Comprehensive Plan; to analyze the fiscal capability of the City to finance and construct improvements; and to schedule the funding and construction of improvements in a manner necessary to ensure that such improvements are provided when required based on needs identified in the other Comprehensive Plan Elements. This Element becomes the measure of the financial feasibility of the Comprehensive Plan and focuses on the capital outlay required to meet existing deficiencies and to maintain adopted levels of service standards for public facilities contained in the Plan.

GOAL: **PROVIDE THE NECESSARY PUBLIC FACILITIES FOR THE CITY RESIDENTS AND PLANNED GROWTH IN A MANNER THAT IS FISCALLY RESPONSIBLE, COST EFFECTIVE, AND PROTECTIVE OF THE PUBLIC HEALTH, SAFETY, AND WELFARE THROUGH A CALCULATED FISCAL MANAGEMENT PROCESS AND SERVICE DELIVERY SYSTEM.**

OBJECTIVE 1: **CAPITAL FACILITIES CONSTRUCTION**

USE THE CAPITAL IMPROVEMENT PROCESS AS ADOPTED, AND ANNUALLY UPDATED, AS THE MEANS TO CORRECT EXISTING DEFICIENCIES, TO ACCOMMODATE PLANNED GROWTH, AND TO REPLACE OBSOLETE AND/OR WORN-OUT FACILITIES AS CONTAINED IN THE 5-YEAR CAPITAL IMPROVEMENTS SCHEDULE.

Policy 1.1: The City shall annually evaluate and rank capital improvement projects for the succeeding 5-years according to the following priority level criteria and funding feasibility:

A. Level One.

Whether the project is needed to protect public health, safety and welfare, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

B. Level Two.

Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes infill development.

C. Level Three.

Whether the project represents a logical extension of facilities and services consistent with the Future Land Use Plan, to areas within a designated service area or is compatible with plans of the County, State or water management district.

Policy 1.2: The Capital Improvement Element shall be a five-year program that is updated annually and may be amended, if required through the comprehensive plan amendment process. .

Policy 1.3: The Capital Improvements Element shall be integrated into the Capital Improvement Program process and the first year of the Capital Improvement Program will represent the Capital budget that is adopted by the City Commission.

OBJECTIVE 2: CAPITAL IMPROVEMENTS/LAND USE COORDINATION

COORDINATE LAND USE DECISIONS (INCLUDING FUTURE LAND USE MAP AMENDMENTS AND ALL DEVELOPMENT ORDERS) WITH THE CITY'S FINANCIAL ABILITY TO EXPAND OR IMPROVE FACILITIES AS DESCRIBED IN THE 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR THE PURPOSES OF PROVIDING FACILITIES THAT SERVE EXISTING AND FUTURE DEVELOPMENT AT THE ADOPTED LEVEL OF SERVICE STANDARDS.

Policy 2.1: The City shall include provisions in its Land Development Regulations for the land dedication or payment-in-lieu of dedication as a part of land development or land subdivision for the purpose of securing easements for utility systems, setbacks for traffic circulation systems, parks and open space, and for meeting all adopted levels of service standards.

Policy 2.2: The City staff shall certify that all development orders are consistent with the Land Development Regulations, Comprehensive Plan, and the 5-Year Schedule of Capital Improvements.

Policy 2.3: The City shall approve development orders only when the levels of service for needed facilities can be reasonably met, or will be available concurrent with occupancy or use of such developed land.

Policy 2.4: The City shall utilize the level of service standards (LOS) identified in this plan to evaluate and permit new development in order to maintain adopted level of service standards for existing and future needs.

Policy 2.5:

The following level of service (LOS) standards are established and shall be maintained for previously approved but unexecuted development orders and for all new development or redevelopment in the City or as applicable in the City's utility service area:

- a. Traffic Circulation.
- b. Potable Water.
- c. Sanitary Sewer.
- d. Solid Waste.
- e. Drainage.
- f. Recreation.

A. Traffic Circulation. *

The City of Eagle Lake shall coordinate with the Polk Transportation Planning Organization (TPO) and the Central Florida Regional Planning Council to adopt and apply multi-modal levels of service (LOS) which shall be the minimum acceptable standards for State, County, and local roads within the City limits of Eagle Lake. Said multi-modal LOS standards shall promote transit by lowering levels of service where transit is available. The City hereby adopts multi-modal levels of service.

Figure 2.5.1:

	Highway Minimum Standard	Highway Minimum Duration	Transit	Pedestrian	Bicycle
M1	LOS "D" peak direction	Average of two highest peak hours	60-minute headway	Sidewalk access to bus stop	Bike racks on buses
M2	LOS "E" peak direction	Average of two highest peak hours	30-minute headway	Sidewalk access to bus stop	Bike racks on buses Bike route/system

*Does not supersede SIS LOS Standard as set by Rule 14-94, F.A.C.

For roadways outside the multi-modal service area, the City hereby adopts the following peak season/peak hour standards as the minimum level of service (LOS) standard:

Figure 2.5.2: BASE HIGHWAY LEVEL OF SERVICE STANDARDS ⁽¹⁾

Facility Type	Level of Service
Principal arterial roadways: SIS facilities	C*
Non-SIS facility	D

Minor arterial roadways	D
All other roadways	D
⁽¹⁾ LOS is measured for peak hour/peak direction using the average of the two highest peak hours. * (Or Standard Set by the Department of Transportation)	

B. Potable Water.

Average water consumption rate:

110 gallons per capita per day

C. Sanitary Sewer.

Average sewage generation rate;

110 gallons per capita per day

D. Solid Waste.

Average solid waste generation rate:

8.0 lbs. per capita per day

E. Drainage.

At the time of development or redevelopment, the City shall require a Drainage Level of Service Standard based on requirements as established in the Land Development Regulations. At a minimum, no system shall be designed at less of the following standards:

1. Drainage Structures:
Ability to handle 25-year, 24-hour storm event
2. Stormwater Facilities:
25-year, 24-hour storm event at top of bank or berm
3. Storm sewers:
Capacity to handle a 25-year storm event

F. Recreation.

4.5 acres per 1,000 population

Any land permanently dedicated or available to the public for recreation, regardless of provider, may be used to meet the level of service standard.

G. Public School Facilities:

Consistent with Policy 2-B-1 and Policy 2B-2 of the Public-School Facilities Element and the Interlocal Agreement for Public School Facilities planning, the uniform district-wide level-of service standards are established as a percent of permanent Florida Inventory of School Houses (FISH) capacity. Permanent capacity cannot be increased by adding relocatables. The LOS standards are set as follows:

TIERED LEVEL OF SERVICE – SCHOOL YEAR 2011-2015					
Facility Type	Year	Year	Year	Year	Year
	2010-11	2011-12	2012-13	2013-14	2014-15
Elementary	115%	100%	100%	100%	100%
Middle	110%	100%	100%	100%	100%
High School	105%	100%	100%	100%	100%

1. Magnet and School of Choice: One hundred percent (100%) of enrollment quota as established by the School Board or court ordered agreements and as adjusted by the school board annually.
2. Other: K-8, 6th grade centers, 9th grade centers, 6-12th grade schools are at one hundred percent (100%) of permanent DOE FISH capacity.
3. Special Facilities: Including alternative education or special programmatic facilities are designed to serve the specific population on a countywide basis or for temporary need and are not zoned to any specific area. Therefore, they are not available or used for concurrency determinations.
4. Conversion Charter Schools: The capacity is set during contract negotiations and the School Board has limited control over how many students the schools enroll.

The City of Eagle Lake shall apply the LOS standards set forth herein consistently with Polk County, all local jurisdictions, and the School Board

on a district-wide basis within the adopted concurrency service areas for each school type in accordance with the policies of the Public-School Facilities Element and the Interlocal Agreement for Public School Facilities Planning.

Policy 2.6: The City adopts by reference, the most recently approved Florida Department of Transportation (FDOT) and Polk County Transportation Improvement Plan, as approved by the Polk Transportation Planning Organization (Polk TPO) as part of and the City's 5-Year Schedule of Capital Improvements.

Policy 2.7: The City adopts, by reference, the most recently approved Polk County School District Five-Year Facilities Work Program, as approved by the Polk County School Board as part of it's the City's Schedule of Capital Improvements.

OBJECTIVE 3: CAPITAL IMPROVEMENTS COST SHARING

UTILIZE THE METHODOLOGY ESTABLISHED IN THE LAND DEVELOPMENT REGULATIONS TO ENSURE THAT ALL FUTURE DEVELOPMENT PAYS ALL COST ASSOCIATED WITH THE DEMANDS GENERATED AS A RESULT OF THE INDIVIDUAL DEVELOPMENT FOR EXISTING AND FUTURE FACILITY NEEDS.

Policy 3.1: The City shall amend its Land Development Regulations to require that any proposed development or redevelopment that will utilize components of the existing infrastructure system that has been determined to need replacement within 5 years to maintain the adopted level of service standards, shall be required to replace or pay the proportionate costs for the replacement.

Policy 3.2: The City shall implement a cost sharing formula for assessing new development a pro rata share of expenses necessary to finance public facility improvements created by development in order to maintain adopted levels of service standards.

Policy 3.3: The City shall develop and adopt impact fees that contain incentive rates, based on the length of extension, degree of public facility improvement required, degree of reuse of existing facilities or improvements required for older facilities to serve proposed developments.

Policy 3.4: The City shall not permit the use of small satellite water, wastewater, solid waste, and hazardous waste facilities by proposed developments by requiring, as part of the development approval process, that such facilities and services be provided only by the City or City/other local governments as applicable, primarily in appropriately located public centers.

Policy 3.5: The City shall not allow exceptions for developments of de minimis impacts.

OBJECTIVE 4: IMPLEMENTATION.

IDENTIFY AND ESTABLISH THE SOURCES(S) FOR FUNDING THE NEEDED CAPITAL IMPROVEMENTS IDENTIFIED IN THE SEVERAL PLANNING ELEMENTS.

Policy 4.1: The 5-Year Schedule of Capital Improvements shall reflect the facility improvements, including replacement and renewal, determined to be necessary in the several elements of the Comprehensive Plan in order to establish and/or maintain the adopted level of service standards.

Policy 4.2: Capital improvement projects shall be evaluated prior to incorporation into the Five-year Capital Improvement Budget, upon the following criteria: the impact of the project on the total capital budget; the City Manager's evaluation of the condition of public facilities; the relative priority of the project as compared to other capital needs; the financial feasibility of the project; whether the project is necessary to correct a level of service deficiency and the established plans of FDOT.

OBJECTIVE 5: MANAGING DEVELOPMENT TO PROVIDE NEEDED CAPITAL IMPROVEMENTS.

USE THE LAND DEVELOPMENT REVIEW PROCESS ENSURE THAT COST OF FACILITY IMPROVEMENTS GENERATED AS A RESULT OF PRIOR DEVELOPMENT ORDERS AND PROPOSED DEVELOPMENT DO NOT EXCEED THE CITY'S ABILITY TO FUND SUCH IMPROVEMENTS.

Policy 5.1: The City shall use a Concurrency Management System for making determinations on public facility availability and shall not issue any development order unless the level of service standards for all public facilities are:

- A. Available at the adopted level of service standards concurrently with the impacts of development;
- B. The development is phased so that public facilities and related services needed to operate the facilities are available concurrently with the impacts of development;
- D. The Concurrency Management System Plan adopted by the City ensures that the public facilities will be built when needed by the proposed development; or
- E. Determined by the City Staff to not be overburdened.

OBJECTIVE 6: EXISTING DEVELOPMENT ORDERS.

THE CITY WILL MAKE AVAILABLE ON A PRIORITY BASIS THOSE PUBLIC FACILITIES NEEDED FOR DEVELOPMENTS APPROVED PRIOR TO ADOPTION OF THE COMPREHENSIVE PLAN.

Policy 6.1: Projects approved with development orders issued prior to adoption of the Comprehensive Plan shall be provided needed public facilities on a first priority basis, provided the developer pays the applicable impact fees and other associated cost in order to maintain the adopted level of service standards. Other associated cost necessary to maintain adopted level of service standards shall be established by the City Staff.

OBJECTIVE 7: BUDGETARY PROCEDURES.

REVIEW AND UPDATE THE CAPITAL IMPROVEMENTS ELEMENT ANNUALLY TO REFLECT EXISTING AND PROJECTED CAPITAL NEEDS IN CONCERT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR THE PURPOSE OF ASSESSING THE COST OF THOSE NEEDS AGAINST PROJECTED REVENUES AND EXPENDITURES.

Policy 7.1: The 5-year capital improvement plan shall be incorporated into the annual budget in order to establish funds for future capital facilities.

Policy 7.2: The City shall continue to collect impact fees for the purpose of offsetting the cost of public facility improvements. [9J-5.016(3)(c)2.]

Policy 7.3: The City shall plan for and provide needed capital facilities that are within the fiscal capability of the City through the adoption of a Capital Improvements Program (CIP).

Policy 7.4: The City shall reserve and designate Enterprise Fund surpluses for major capital expenditures.

Policy 7.5: The City shall establish an annual systematic research program of grants that may be available through local, State and Federal assistance programs to offset cost that would normally be utilized from the City's general fund

Policy 7.6: All new development which has a direct or indirect impact on the level of services established in the several elements of the City Comprehensive Plan shall continue to be subject to impact fees which shall be spent to benefit those from whom they were collected.

Policy 7.7: The City shall periodically evaluate, current impact fee schedules and consider requiring additional impact fee classifications and fee schedules to pay for all new public facilities and services generated as a result of new development.

Policy 7.8: The City shall evaluate the cost of and consider establishing a computer-based land development data management system. The system shall consist of a data

Adopted
Updated

April 18, 2011
February 7, 2022

base, GIS mapping, and any other systems for the purpose of monitoring and managing growth.

PUBLIC SCHOOL FACILITIES ELEMENT

GOAL 1: **COORDINATE WITH THE POLK COUNTY SCHOOL BOARD (SCHOOL BOARD) AND OTHER JURISDICTIONS TO ENSURE QUALITY EDUCATIONAL FACILITIES AND SUPERIOR EDUCATIONAL OPPORTUNITIES WHICH IN TURN ENCOURAGES ECONOMIC GROWTH FOR INDIVIDUALS, FAMILIES AND COMMUNITIES IN POLK COUNTY.**

OBJECTIVE 1-A: **IMPLEMENT THE APPROVED INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING (HEREAFTER REFERRED TO AS THE INTERLOCAL AGREEMENT) AS AMENDED TO MAXIMIZE OPPORTUNITIES TO SHARE INFORMATION.**

Policy 1-A1: Elected Officials Annual Meeting (aka “Schools Summit”).

The City shall meet at least annually with the School Board and other jurisdictions to review issues related to the Public-School Facilities Element and the Interlocal Agreement and to determine the need to revise these documents.

Policy 1-A-2: Planners Working Group Annual Meetings.

The Planners Working Group as established in the Interlocal Agreement shall meet at least twice a year to set direction, plan for the annual meeting as described in Policy 1-A1, formulate recommendations and discuss issues related to this element and the Interlocal Agreement as well as ancillary infrastructure improvements needed to support schools and ensure safe access to school facilities.

Policy 1-A3: Population Projections.

The City shall coordinate with the School Board and other jurisdictions to base plans on consistent projections, including population projections that are developed in coordination with the School Board, and student enrollment projections district-wide and by planning areas which are agreed upon by the Planners Working Group. The School Board’s student enrollment projections shall consider the impacts of development trends and data required to be reported in accordance with the Interlocal Agreement.

Policy 1-A4: The City shall at least annually report on growth and development trends within its jurisdiction to the School Board. The City shall provide the information as specified in the Interlocal Agreement. The School Board will use the information to distribute student enrollment by concurrency service area to make the most efficient use of public-school facilities.

- Policy 1-A5:** Support School Board efforts to identify long-range school site needs and select sites based on the criteria established in this element and the Interlocal Agreement.
- Policy 1-A6:** The City shall seek and consider School Board comments on relevant comprehensive plan amendments and other land use decisions which may impact schools, as provided for in Florida Statute.
- Policy 1-A7:** The City shall review their annually updated copy of the Polk County School Board's Five-Year Program of Work and other reports from the School Board including a general educational facilities report with information outlined in the Interlocal Agreement.
- Policy 1-A8:** The City shall appoint a representative selected by the School Board to serve at a minimum as an ex-officio member of their local planning agency but could be a full member with voting rights.
- OBJECTIVE 1-B:** **ENCOURAGE PARTNERSHIPS THAT WILL ENSURE ADEQUATE EDUCATIONAL FACILITIES WHICH IN TURN WILL ENCOURAGE ECONOMIC GROWTH AND PROVIDE FOR A TRAINED AND STABLE LABOR FORCE, RESULTING IN A HIGHER QUALITY OF LIFE.**
- Policy 1-B1:** Support and encourage community and business partnerships for educational support services, to include, but not be limited to, magnet programs, work training, and job placement in order to improve productivity, earning potential, standard of living, and retention of labor force.
- Policy 1-B2:** Consider the economic impact of school locations on neighborhoods such as, but not limited to the following factors: infrastructure, property and housing values, as well as surrounding land uses.
- Policy 1-B3:** Encourage public/private partnerships between schools, business community, and other employers through mentoring programs, and Adopt-A-School programs with employees.
- OBJECTIVE 1-C:** **ESTABLISH NEW AND REVIEW EXISTING COORDINATION MECHANISMS RELATING TO SCHOOL FACILITY PLANNING THAT EVALUATES AND ADDRESSES THE COMPREHENSIVE PLAN'S EFFECTS ON ADJACENT LOCAL GOVERNMENTS, THE SCHOOL BOARD, AND OTHER UNITS OF LOCAL GOVERNMENT PROVIDING SERVICES BUT NOT HAVING REGULATORY AUTHORITY OVER USE OF LAND AND THE STATE.**
- Policy 1-C1:** The City shall cooperate with the School Board and other local jurisdictions to implement the Interlocal Agreement, as required by Section 1013.33, Florida Statutes, which includes procedures for:
- A. Coordination and Sharing of Information;

- B. Planning Processes;
- C. School Siting Procedures;
- D. Site Design and Development Plan Review;
- E. School Concurrency Implementation;
- F. Implementation and Amendments; and
- G. Resolution of Disputes.

Policy 1-C2: The coordination of school siting shall be conducted in accordance with the Interlocal Agreement taking into consideration the needs identified in the current School Board Five-Year Program of Work and the annual general education facilities report.

Policy 1-C3: In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the Polk County School District, the Board of County Commissioners, School Board, and Commissions from other jurisdictions shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- A. Coordinated submittal and review of the annual capital improvement program of Polk County and the City of Eagle Lake, the annual educational facilities report and Five-Year Program of Work of the School Board.
- B. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
- C. Coordinated review of residential planned developments or mixed use planned developments involving residential development.
- D. Use of a unified data base including population (forecasts of student population), land use and facilities.
- E. Assistance from Polk Leisure Services (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

GOAL 2: **IMPLEMENT PUBLIC SCHOOL FACILITIES CONCURRENCY UNIFORMLY WITH OTHER LOCAL JURISDICTIONS IN ORDER TO ENSURE THE AVAILABILITY OF PUBLIC SCHOOL FACILITIES CONSISTENT WITH AN ADOPTED LEVEL OF SERVICE PROVIDING ADEQUATE SCHOOL CAPACITY AND ELIMINATING OVERCROWDED CONDITIONS IN EXISTING AND FUTURE SCHOOLS.**

OBJECTIVE 2-A: **ESTABLISH A MINIMUM LEVEL OF SERVICE FOR SCHOOLS AND CONSIDER SCHOOL CAPACITY WITHIN DEVELOPMENT IMPACT REVIEWS, E.G. FOR PLANNED DEVELOPMENTS, RE-ZONING REQUESTS, SITE PLANS, DRIS, OR WHERE THERE ARE SPECIFIC DEVELOPMENT PLANS PROPOSED.**

Policy 2-A1: The City shall use its development plan review procedures for all residential and mixed-use development proposals in order to implement school concurrency.

Policy 2-A3: The City shall collaborate with the School Board to identify methods to achieve targeted school utilization that include:

- A. Improvements to existing school facilities (shared facilities, redistricting, expansion or remodeling, etc.);
- B. Retrofitting of existing structures;
- C. New school construction;
- D. Encouraging multi-story school facilities in an urban environment; and
- E. Exploring re-use of former non-residential centers as potential urban school sites.

OBJECTIVE 2-B: **LEVEL OF SERVICE STANDARDS**

ENSURE THAT THE CAPACITY OF SCHOOLS IS SUFFICIENT TO SUPPORT STUDENTS AT THE ADOPTED LEVEL OF SERVICE (LOS) STANDARDS WITHIN THE PERIOD COVERED BY THE FIVE-YEAR WORK PLAN. THESE STANDARDS SHALL BE CONSISTENT WITH THE INTERLOCAL AGREEMENT.

Policy 2-B1: The City shall apply the LOS standards set forth herein consistently with all local jurisdictions and the School Board on a district-wide basis within the adopted concurrency service areas for each school type.

Policy 2-B2: Consistent with the Interlocal Agreement, the uniform district-wide level-of service standards are established as a percent of Florida Department of Education (FDOE) Florida Inventory of School Houses (FISH) capacity. Permanent capacity cannot be increased by adding relocatable units. The LOS standards are set as follows:

- A. Magnet and School of Choice: One hundred percent (100%) of enrollment quota as established by the School Board or court ordered agreements and as adjusted by the school board annually.
- B. Other: K-8, 6th grade centers, 9th grade centers, 6-12th grade schools are at one hundred percent (100%) of permanent DOE FISH capacity.
- C. Special Facilities: Including alternative education or special programmatic facilities are designed to serve the specific population on a countywide basis or for temporary need and are not zoned to any specific area. Therefore, they are not available or used for concurrency determinations.
- D. Conversion Charter Schools: The capacity is set during contract negotiations and the School Board has limited control over how many students the schools enroll.

Policy 2-B3: The City shall coordinate with the School Board to achieve an acceptable LOS at identified overcapacity schools as part of a financially feasible concurrency management program. In addition, the City shall coordinate with the School Board to identify long-term solutions for schools with chronic concurrency concerns.

OBJECTIVE 2-C: SCHOOL CONCURRENCY SERVICE AREAS

ESTABLISH SCHOOL CONCURRENCY SERVICE AREAS (SCA) WITHIN WHICH A DETERMINATION IS MADE OF WHETHER ADEQUATE SCHOOL CAPACITY IS AVAILABLE BASED ON THE ADOPTED LEVEL OF SERVICE STANDARDS.

Policy 2-C1: The School Concurrency Service Areas (CSAs) for the Polk County School District, as agreed in the Interlocal Agreement, shall be based on school attendance zones (excluding attendance “spot zones”). When a proposed adjustment to the established school attendance zones is to be considered by the School Board, Polk County and the City shall coordinate with the School Board to provide technical and public input prior to an official public hearing. The school attendance CSAs are hereby adopted by reference and included in the Public Schools Facility Element data and analysis.

Policy 2-C2: Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards, taking into account minimizing transportation costs, limiting maximum student travel times, the effect of desegregation plans, achieving socioeconomic and diversity objectives as required by the Florida Department of Education, and recognizing the capacity commitments resulting from the local governments’ within Polk

County's and the City of Eagle Lake's development approvals for the CSA and for contiguous CSAs.

Policy 2-C3: Concurrency service areas shall be designed so that the adopted level of service will be able to be achieved and maintained within the bounds of the School Board's requirement for a financially feasible five-year capital facilities plan.

OBJECTIVE 2-D: PROCESS FOR SCHOOL CONCURRENCY IMPLEMENTATION

IN COORDINATION WITH THE SCHOOL BOARD, ESTABLISH A PROCESS FOR IMPLEMENTATION OF SCHOOL CONCURRENCY WHICH INCLUDES CAPACITY DETERMINATIONS AND AVAILABILITY STANDARDS. Policy 2-D1: Final subdivision and site plan approvals for residential development shall be conditioned upon the availability of adequate school capacity as per the adopted level of service standards (LOS) of this element and as required by Section 163.3180(13), F.S.

Policy 2-D2: School concurrency shall apply only to residential development or a phase of residential development that generate students requiring a final development approval including subdivision plat approval, site plan, or its functional equivalent, proposed or established after the effective date of this element.

Policy 2-D3: The City shall prepare a report on the development projects not subject to school concurrency at the time of the adoption of the Public-School Facilities Element.

Policy 2-D4: The City o, in consultation with Polk County School Board staff, will develop and adopt land development regulations which establish application procedures and processes for evaluating school capacity and making concurrency determinations consistent with the Interlocal Agreement.

Policy 2-D5 (a): The City may provide a non-binding schools concurrency decision earlier in the approval process, such as at the time of preliminary plan approvals, if requested by the applicant. The School Board must approve the concurrency determination, allocations of capacity, and school concurrency mitigation commitments, as provided herein.

Policy 2-D5 (b): School concurrency decisions should support and not be in conflict with the local goals and objectives of the comprehensive plan regarding growth management, as articulated in the other elements of the local comprehensive plan.

Policy 2-D6: The City will issue a concurrency determination based on the School Board's concurrency review findings and recommendations consistent with the Interlocal Agreement. The School Board's findings and recommendations shall

address whether adequate capacity exists for elementary, middle, and high schools, based on the level of service standards, or if adequate capacity does not exist, whether appropriate mitigation can be accepted, and if so, acceptable options for mitigation consistent with the policies set forth herein.

Policy 2-D7:

The City shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

- A. The School Board's findings indicate adequate school facilities will be in place or under actual construction within three (3) years after the recording of the subdivision plat or permitting of site plan for each level of school;
- B. Adequate school facilities are available in the relevant CSA or adjacent CSA where the impacts of development can be shifted to that area; or
- C. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan.

Policy 2-D8:

In the event that there is not sufficient capacity in the affected concurrency service area based on the adopted level of service standard to address the impacts of a proposed development, and the availability standard for school concurrency cannot be met, one of the following shall apply:

- A. The project shall provide capacity enhancement(s) sufficient to meet its impact through proportionate share or other school board approved mitigation; or,
- B. The project shall be delayed to a date when the level of service can be ensured through capital enhancement(s) or planned capacity increases; or,
- C. A condition of approval of the subdivision or site plan shall be that the project's impact shall be phased, and each phase shall be delayed to a time when capacity enhancement and level of service can be ensured; or,
- D. The project shall not be approved.

Policy 2-D9:

If the impact of the project will not occur until years 2 or 3 or later in year 1 of the School Board's financially feasible Five-Year Program of Work, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the level of service analysis.

If the impact of the project will not be felt until years 4 or 5 of the Five-Year Program of Work, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is ensured through School Board funding to accelerate the project, through school concurrency mitigation, or some other means.

OBJECTIVE 2-E: SCHOOL CONCURRENCY MITIGATION

ALLOW FOR MITIGATION ALTERNATIVES THAT ARE FINANCIALLY FEASIBLE AND WILL ACHIEVE AND MAINTAIN THE ADOPTED LEVEL OF SERVICE STANDARD CONSISTENT WITH THE ADOPTED SCHOOL BOARD'S FINANCIALLY FEASIBLE FIVE-YEAR PROGRAM OF WORK.

Policy 2-E1: Mitigation shall be allowed where the adopted level of service standards cannot be met. Mitigation options shall include options listed below for which the School District assumes operational responsibility through incorporation in the adopted School Board's financially feasible Five-Year Program of Work and which will maintain adopted level of service standards.

- A. The donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities created by the proposed development; and,
- B. The creation of mitigation banking based on the construction of a public-school facility in exchange for the right to sell capacity credits.

Policy 2-E2: Mitigation shall not be required if the needed capacity for the development is available in one or more contiguous concurrency service areas and the impacts of the development can be shifted to that concurrency service area and where such is consistent with the other provisions of this Element.

Policy 2-E3: Mitigation shall be directed to permanent capacity improvement projects on the School Board's financially feasible Five Year Program of Work that will satisfy the demand created by that development approval consistent with the adopted level of service standards, and shall be assured by a legally binding development agreement between the School Board, Polk County, the City of Eagle Lake and the applicant executed prior to the issuance of the subdivision plat or the site plan as required by the local government. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its Five-Year Work Plan in a timely manner. However, if a new development triggers the need for additional capacity which can only be met by a new school and such new school would not otherwise be needed for more than five years, the mitigation agreement shall not trigger concurrency nor a change to the Five-Year Work Plan until the time at which conditions for the agreement are acceptable to the School Board. The development agreement shall include the landowner's commitment to

continuing renewal of the development agreement upon its expiration.
Relocatable classrooms will not be accepted as mitigation.

Policy 2-E4: The amount of mitigation required for each school level shall be determined by multiplying the number of new student stations required to serve the new development by the average costs per student station applicable to the Polk County School District. The average cost per student station shall include school facility development costs and land costs, as determined by the Interlocal Agreement.

Policy 2-E5: As provided in the Interlocal Agreement, the student generation rates used to determine the impact of a particular development application on public schools, shall be reviewed and updated as apparent and necessary in accordance with professionally accepted methodologies at a minimum of five (5) years.

OBJECTIVE 2-F: **IN COORDINATION WITH OTHER JURISDICTIONS, ENSURE EXISTING DEFICIENCIES AND FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS.**

Policy 2-F1: The City, in coordination with other jurisdictions, shall ensure that future development pays a proportionate share of the costs of the capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

Policy 2-F2: The City hereby incorporates by reference the School Board's financially feasible Five-Year Program of Work

Policy 2-F3: The City shall work with developers and other entities to investigate the feasibility of alternative funding sources for additional public schools.

GOAL 3: **PARTNER WITH THE SCHOOL BOARD AND OTHER JURISDICTIONS TO PROMOTE SCHOOLS AS FOCAL POINTS OF EXISTING AND FUTURE NEIGHBORHOODS THROUGH SITING FOR NEW SCHOOLS, REDEVELOPMENT OF EXISTING SCHOOL FACILITIES, AND CO-LOCATION AND SHARED USE OF FACILITIES AND SERVICES.**

OBJECTIVE 3-A: **IN COLLABORATION WITH THE SCHOOL BOARD AND OTHER JURISDICTIONS, PROVIDE FOR THE LOCATION AND EXPANSION OF EXISTING SCHOOLS IN A COORDINATED MANNER ENSURING THE PLANNING, CONSTRUCTION, AND OPENING OF EDUCATIONAL FACILITIES ARE COORDINATED IN TIME AND PLACE, CONCURRENT WITH NECESSARY SERVICES AND INFRASTRUCTURE, AND TO ENSURE COMPATIBILITY AND CONSISTENCY WITH THE COMPREHENSIVE PLAN.**

- Policy 3-A1:** The City will provide the School Board with potential sites for consideration when notified by the School Board of the need for new school facilities in accordance with the Interlocal Agreement.
- Policy 3-A2:** The City will coordinate with the School Board to ensure that proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plan and will consider each site as it relates to environmental, health, safety and welfare concerns, effects on adjacent property and other guidelines as outlined in the Interlocal Agreement.
- Policy 3-A3:** The City shall coordinate with the School Board and other jurisdictions on the planning and siting of new school facilities to ensure appropriate timing of necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.
- Policy 3-A4:** The City will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools. Schools are an allowable land use in all current and future land use plan categories as depicted in the zoning/land use matrix. The City shall clearly identify in the Future Land Use Element and Land Development Regulations the land use and zoning categories in which schools are allowable uses.
- Policy 3-A6:** The City will collaborate with the School Board and other jurisdictions to jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement, if necessary, as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.
- Policy 3-A7:** The City shall protect schools from the intrusion of incompatible land uses by providing the School Board representatives the opportunity to participate in the review process for all proposed developments adjacent and in proximity to schools.
- Policy 3-A8:** The preferred locations for public schools, whether elementary, middle or high schools are within the Utility Service Area for utility services and expansions.
- Policy 3-A9:** The City shall process amendments to the Future Land Use Map upon the approval of a new school site, where necessary. The processing of any amendments shall be at no cost to the School Board.
- Policy 3-A10:** The City shall participate in the School Site Selection process following the terms and limitations established in the Interlocal Agreement.

- Policy 3-A11:** The City shall collaborate with the School Board, Polk County and other jurisdictions to ensure the provision of supporting infrastructure as required by the Interlocal Agreement and applicable Florida Statutes.
- Policy 3-A12:** The City shall establish an effective process for reserving, with conceptual School Board staff approval, school sites which could include:
- A. Consideration of school siting during the completion of area wide studies;
 - B. Encouragement to developers to contribute towards the provision of school facilities.
- OBJECTIVE 3-B:** **ENHANCE COMMUNITY AND NEIGHBORHOOD DESIGN THROUGH EFFECTIVE SCHOOL EDUCATIONAL FACILITY DESIGN, SCHOOL SITING STANDARDS, COMPATIBILITY WITH SURROUNDING LAND USES, SCHOOLS AS FOCAL POINTS FOR COMMUNITY PLANNING, AND MAKING SCHOOLS A CENTRAL COMPONENT, GEOGRAPHICALLY OR OTHERWISE, TO NEIGHBORHOOD-LEVEL PLANNING.**
- Policy 3-B1:** Work with the School Board to identify new school sites that would be in locations to provide logical focal points for community activities and serve as the cornerstone for innovative urban design standards.
- Policy3-B2:** Support and encourage the provision of school sites and facilities within planned neighborhoods, unless precluded by existing development patterns.
- Policy 3-B3:** Support and encourage the location of new elementary and middle schools internal to residential neighborhoods and/or near other civic land uses.
- Policy 3-B4:** Coordinate with the School Board to identify locations for new high schools based upon need and availability of viable properties within the search area identified by the School Board.
- Policy 3-B5:** Support and coordinate with School Board efforts to locate new elementary schools within reasonable walking distance to residential neighborhoods.
- Policy3-B6:** In cooperation with the School Board, develop and adopt design standards for school bus stops and turnarounds in new developments.
- Policy 3-B7:** Support the School Board in its efforts to locate appropriate school services, such as administrative offices, night classes and adult education on-site or in alternative locations, such as but not limited to commercial plazas, shopping malls, and community centers.

- Policy 3-B8:** The City shall coordinate with School Board staff on preliminary design plans for new schools, generally seeking to maximize land via multi-story facilities, incorporating design elements which are community-friendly such as allowing for a shared media and/or meeting center and/or play fields on campus, respecting environmental features of a site, respecting the need to provide noise or visual buffers from adjacent owners, providing connectivity for pedestrians at multi-school properties, pedestrian, bicycle and other connectivity to the surrounding residential community.
- Policy 3-B9:** Reduce capital expenditures for the City and the School Board via cost-effective design criteria and shared facilities.
- OBJECTIVE 3-C:** **PLAN FOR THE EXPANSION AND/OR REHABILITATION OF EXISTING SCHOOL FACILITIES TO MAINTAIN AND IMPROVE NEIGHBORHOODS AND COMMUNITIES.**
- Policy 3-C1:** Where existing schools are proposed to be expanded, substantially renovated or new schools are proposed to be built, the City shall request that school board staff, local school-based faculty, and advisory councils coordinate with County staff and relevant neighborhood groups/leaders, and residents to integrate school facilities and activities with neighborhood planning and community development activities.
- Policy 3-C2:** Coordinate with the School Board, Florida Department of Transportation (FDOT), the Polk Transportation Planning Organization (TPO), and other jurisdictions to ensure that both existing educational facilities and proposed public school sites are accessible from, and integrated into, a planned system of sidewalks, trails, and bikeways and observe adopted local access management principles. Seek or assist the School Board in seeking grant funding to enhance access and inter-modal connectivity to and between schools, their co-located facilities, neighborhoods, and proximate community facilities such as parks.
- OBJECTIVE 3-D:** **IMPLEMENT PROVISIONS OF THE INTERLOCAL AGREEMENT BY COORDINATING THE LOCATION OF EDUCATIONAL FACILITIES AND THE CO-LOCATION OF OTHER PUBLIC FACILITIES.**
- Policy 3-D1:** The City will review future school and ancillary facility plans and identify opportunities for future co-location or joint use projects. The School Board will be notified of potential projects in a timely manner.
- Policy 3-D2:** Encourage the location of parks, recreation and community or civic facilities in new and existing communities in conjunction with school sites. Seek out other co-location and joint use opportunities as outlined in the Interlocal Agreement that will benefit existing neighborhoods or redevelopment efforts.

- Policy 3-D3:** Where financially feasible, the City will provide funding within their Capital Improvements Element to allow for identified and potential co-location projects.
- OBJECTIVE 3-E:** **STRENGTHEN EXISTING NEIGHBORHOODS AND ENHANCE COMMUNITY AND NEIGHBORHOOD DESIGN THROUGH THE CO-LOCATION AND JOINT USE OF EDUCATIONAL FACILITIES.**
- Policy 3-E1:** The City , in cooperation with the School Board and other jurisdictions, shall whenever possible coordinate the co-location and shared use of school facilities, parks, community facilities, and other facilities compatible with schools.
- Policy 3-E2:** The City and other jurisdictions in cooperation with the School Board shall jointly plan jurisdictional co-location or joint use projects which overlap boundaries within areas defined for civic purposes. Civic uses near or adjacent to schools shall be a preferred land use in regard to land use decisionmaking.
- Policy 3-E3:** Utilize joint use agreements between the School Board, Polk County, the City of Eagle Lake, and other relevant agencies regarding shared use of facilities, including schools, community centers, libraries, parks, and other compatible facilities. Agreements shall include shared costs where feasible.
- Policy 3-E4:** Support and encourage community-based programs for children's athletics, performing arts, and after-school enrichment in conjunction with school facilities. This may include exploring and supporting economically feasible multi-modal transportation system options that will enhance such opportunities.
- Policy 3-E5:** Each year upon adoption of the School Board's Five-Year Work Program, and as coordinated by Polk County and the School Board, the City will participate in meetings of relevant agencies to discuss planning and budgeting for possible co-located facilities. The coordination may include staff from the affected local government's planning, parks and recreation, library, police/law enforcement, civic groups, and other government agencies as necessary. This coordination meeting should occur several years prior to commencement of school construction in order to achieve maximum co-location opportunities.
- Policy 3-E6:** Encourage the business community, developers, and other private organizations to coordinate with the City and the School Board to jointly fund and design community-based services and facilities in conjunction with existing and proposed school sites.
- GOAL 4:** **MAINTAIN AND ENHANCE INTERGOVERNMENTAL COORDINATION AND JOINT PLANNING EFFORTS WITH THE SCHOOL BOARD AND OTHER JURISDICTIONS TO**

ENSURE PUBLIC INFRASTRUCTURE AND OTHER NECESSARY SERVICES ARE AVAILABLE IN A MULTI-JURISDICTIONAL ENVIRONMENT FOR PUBLIC SCHOOL FACILITIES.

OBJECTIVE 4-A: **INTEGRATE LAND USE AND SCHOOL FACILITY PLANNING IN THE CITY THROUGH A SERIES OF PLANNING, COORDINATION AND IMPLEMENTATION ACTIVITIES WHICH ENSURE CAPITAL FACILITIES AND INFRASTRUCTURE NECESSARY FOR SCHOOL FACILITIES ARE AVAILABLE TO PUBLIC SCHOOLS.**

Policy 4-A1: Through development review processes, consider the possible need for expansion of existing school facilities or the provision of new facilities with land use planning.

Policy 4-A2: Develop a process for an annual joint review of the capital plans for the school board and the local government.

Policy 4-A3: Plan and locate new school facilities in areas where student population growth is expected due to new development approvals and/or agreed-upon area specific population projections.

Policy 4-A4: The City, in cooperation with the School Board, Polk County and other municipalities in Polk County, shall identify issues related to public school emergency preparedness, such as:

- a. The determination of evacuation zones, evacuation routes and shelter locations;
- b. The design and use of public schools as emergency shelters; and
- c. The designation of sites other than public schools as long-term shelters, to allow school to resume normal operations following emergency events.

OBJECTIVE 4-B: **SUPPORT SCHOOL BOARD PROGRAMS TO EFFECTIVELY AND EFFICIENTLY MANAGE EXISTING CAPITAL AND OPERATIONAL FUNDS AND RESOURCES.**

Policy 4-B1: The City shall cooperate with the School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public school issues.

Policy 4-B2: Support School Board efforts to ensure sufficient capacity and operational resources for current and future school enrollment by partnering in the identification of capital needs, operational needs, and available funding sources for various campuses and school programs.

Policy 4-B3: Give priority in scheduling City programs and capital improvements which are consistent with, and which meet the capital needs identified in the school facility planning program(s).

- Policy 4-B4:** Coordinate and provide input to the School Board to ensure the appropriate methodology (i.e., student generation rates) is utilized to evaluate the impact of different types of residential units on student populations, school facilities, and fiscal impacts to schools.
- Policy 4-B5:** Consider joint funding for expanding appropriate school facilities to function as community service centers.
- Policy 4-B6:** Encourage the private sector to identify and implement creative solutions in developing adequate school facilities in residential developments. Creative solutions may include combining mitigation needs of several developments, creating or enhancing co-location opportunities, and/or conversion of structures to a school setting as long as they meet State Requirements for Educational Standards (SREF).
- Policy 4-B7:** The City, in consultation with the School Board on a case-by-case basis, shall consider incentives such as, but not limited to, density bonus points, tax credits, waiver of fees or other innovative means to encourage developers to contribute to the provision of school facilities by:
- A. donating school site(s),
 - B. reserving or selling sites at pre-development prices,
 - C. constructing new facilities or renovating existing facilities, and
 - D. providing access to public transit.
- Policy 4-B8:** Support School Board efforts to allow the private sector to construct school facilities and/or lease land or facilities to the School Board.
- Policy 4-B:** The City shall identify infrastructure projects within the City's Capital Improvement Program which will permanently or temporarily impact an existing campus due to proximity or serviceability to a campus.
- GOAL 5:** **MONITORING, EVALUATION, AND IMPLEMENTATION**
- OBJECTIVE 5-A:** **IMPLEMENT THE OBJECTIVES AND POLICIES OF THE PUBLIC-SCHOOL FACILITIES ELEMENT IN COORDINATION WITH THE SCHOOL BOARD AND LOCAL MUNICIPALITIES.**

- Policy 5-A1:** The City Manager, or designee, shall be responsible for implementing the educational facilities objectives and policies included in the City of Eagle Lake Comprehensive Plan.
- Policy 5-A2:** The City shall adopt development regulations as necessary to implement the objectives and policies of the Public-School Facilities Element.
- Policy 5-A3:** The City shall maintain intergovernmental agreements with other local governments in order to attain common objectives within the Public-School Facilities Element.
- Policy 5-A4:** The City shall establish contact with other governmental agencies and private organizations, as needed, to carry out Public School Facilities Element objectives and policies.
- Policy 5-A5:** The City shall revise permitting or permit-related procedures, as necessary, to carry out the objectives and policies of the Public-School Facilities Element.
- Policy 5-A6:** The City shall develop and implement programs or methodology, and conduct any studies required by the Public-School Facilities Element.
- Policy 5-A7:** The City shall determine from the School Board the inventories required by the Public-School Facilities Element.
- Policy 5-A8:** The City shall continue to enforce existing regulations where specified within the Public-School Facilities Element.
- Policy 5-A9:** Any conflicts related to issues covered by the Public-School Facilities Element and Interlocal Agreement shall be resolved in accordance with governmental conflict resolution procedures specified in Florida Statute.

DEFINITIONS

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ACT: Means Section 163.01 and Part II of Chapter 163, Florida Statutes as amended from time to time.

ADEQUATE PUBLIC FACILITIES: Public facilities available to serve a development in a manner to meet the levels of service set forth in the Capital Improvements Element and the Concurrency Management System.

ADJACENT MUNICIPALITIES: Those municipalities that could have an immediate effect on land use decisions.

ADJACENT SCHOOL SERVICE AREAS: School Service Areas which have a contiguous (coterminous) boundary.

ADAPTIVE USE: The process of converting a building to a use other than that for which it was originally designed.

AFFECTED LOCAL GOVERNMENT: (a) in the case of a proposed School Facility or school site, any party hereto who has land development jurisdiction over the proposed Facility or site, or provides water or wastewater utility service to the service area encompassing the Facility or site, (b) in the case of Residential Development, any party hereto who has land development jurisdiction over the property upon which the Residential Development is proposed, and (c) in the case of any proposed modification of a School Service Area, any party hereto who has land development jurisdiction over all or a portion of the School Service Area or an adjacent School Service Area.

AFFORDABLE HOUSING: Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.0004, F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either the United States Department of Housing and Urban Development or the State of Florida may be used by local governments if such programs are implemented by the local government to provide affordable housing.

AGRICULTURAL USES: Activities within land areas which are predominantly used for the cultivation of crops and livestock including: crop land; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

AMNESTY DAYS: A period time authorized by the state for the purpose of purging small quantities of hazardous waste, free of charge, from the possession of homeowners, farmers, schools, state agencies, and small businesses.

ANNEXATION: The adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality.

AQUIFER: A water-bearing stratum of permeable rock, sand, or gravel.

ARTERIAL ROAD: A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

AVAILABILITY OR AVAILABLE: With regard to the provision of facilities and services concurrent with the impacts of development, means that at a minimum the facilities and services will be provided in accordance with the .

AVAILABLE SCHOOL CAPACITY: A circumstance in which there is sufficient school capacity based on adopted LOS standards to accommodate the demand created by a proposed development.

~ B ~

BEST MANAGEMENT PRACTICE (BMP): A practice or combination of practices that are determined to be the most effective, practical means of preventing or reducing the amount of pollution generated by nonpoint sources to a level compatible with water quality goals.

BICYCLE AND PEDESTRIAN WAYS: Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

BLIGHTED AREAS: Developed areas which have deteriorated through neglect or abandonment, and which could benefit the community if redeveloped.

BUFFER: An area or strip of land established to separate and protect one type of land use from another with which it is incompatible. A buffer area typically is landscaped and contains vegetative plantings, berms, and/or walls or fences to create a visual and/or sound barrier between the two incompatible uses.

BUILDING: A structure created to shelter any form of human activity. This may refer to a house, barn, garage, church, hotel, packing house, or similar structure. Buildings may refer to a historically or architecturally-related complex, such as a house or jail, or a barn.

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CAPACITY: Defined in the FISH (Florida Inventory of School Houses) Manual as: The number of students that may be housed in a facility at any given time based on a utilization percentage of the total number of existing satisfactory student stations

CAPITAL BUDGET: The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year.

CAPITAL IMPROVEMENT: Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets

which have been identified as existing or projected needs in the individual Comprehensive Plan Elements shall be considered capital improvements.

CAPITAL IMPROVEMENT PROGRAM (CIP): A five-year listing of proposed capital improvement projects.

CAPITAL IMPROVEMENTS ELEMENT (CIE): The Capital Improvements Element of the City.

CERTIFICATE OF CONCURRENCY: A certificate which constitutes proof that public facilities and services are or will be available, consistent with the adopted LOS set forth in the CIE and shall specify the public facilities and services which are to be constructed, timing of and responsibility for construction. Certification of Concurrency shall cause the reservation of capacity in the public facilities and services which are or will be available, until the Certification of Concurrency is utilized, amended or expired.

CHANGES TO CAPACITY: Additions, deletions, remodeling, or change of use to the physical plant which increase or decrease the FISH student stations.

CLASS SIZE AMMENDMENT: A provision to ensure that no later than the 2010 school year, there are a sufficient number of classrooms in a public school so that:

- a. The maximum number of students assigned to each teacher teaching in a public-school classroom(s) for pre-kindergarten through grade 3 does not exceed 18 students.
- b. The maximum number of students assigned to each teacher teaching in a public-school classroom(s) for grades 4 through 8 does not exceed 22 students: and
- c. The maximum number of students assigned to each teacher teaching in a public-school classroom(s) for grades 9 through 12 does not exceed 25 students.

CLUSTER DEVELOPMENT: A development pattern - for residential, commercial, industrial, institutional, or combinations of such uses - in which the uses are grouped or "clustered" through a density transfer, rather than spread evenly throughout a parcel as a conventional lot-by-lot development.

CO-LOCATION: The placing of two (2) or more public use facilities such as but not limited to schools, libraries, parks, fire, police, and EMS on the same or adjacent parcel(s) of land.

COLLECTOR ROAD: A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

COMMERCIAL USES: Activities within land areas which are predominantly connected with the sale, rental, and distribution of products, or performance of services.

COMMUNITY BASED SERVICES: Services and facilities that include, but are not limited to, civic uses, parks, libraries, fire, EMS, law enforcement, health clinics, and /or community centers.

COMMUNITY PARK: A park between 16 and 100 acres in size designed to serve more than one neighborhood.

COMPREHENSIVE PLAN: The Comprehensive Plan of the City, including the various Elements, as adopted and amended.

CONCURRENCY: The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

CONCURRENCY MANAGEMENT SYSTEM: The procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

CONCURRENCY SERVICE AREA: The designation of an area within which the level of service will be measured when an application for a residential subdivision or site plan is reviewed.

CONE OF INFLUENCE: An area around one or more major water wells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

CONSERVATION USES: Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality and/or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

CONSISTENCY: Compatible with and furthering the goals, objectives, and policies of the Comprehensive Plan Elements and the Interlocal Agreement for Public Schools Facilities Planning.

CONTIGUOUS SCHOOL SERVICE AREAS: School Service Areas which have an adjacent (conterminous) boundary.

CORE: Common area(s) used by all occupants. For purposes of this agreement, it will be limited to the reading room stacks portion of the media center, dining area, and kitchen.

CRITICAL HABITAT: The specific area within a geographical area occupied by plant or animal species listed by the Florida Department of Agriculture and Consumer Services, Florida Game and Freshwater Fish Commission, or U.S. Fish and Wildlife Service as endangered, threatened, or species of special concern on which are found those physical or biological features (a) essential to the conservation of the species and (b) which may require special management considerations or protection.

CURRENTLY AVAILABLE REVENUE SOURCES: An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum.

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DEMOLITION: The complete or constructive removal of any or part or whole of a building or structure upon any site when same will not be relocated intact to a new site.

DEVELOPER: Any person, including a governmental agency, undertaking any development. (§380.031, F.S.)

DEVELOPMENT: The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

The following activities or uses shall be taken to involve "development":

A reconstruction, alteration of the size, or material change in the external appearance of a structure on land; a change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land; alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal construction"; commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land; demolition of a structure; clearing of land as an adjunct of construction; deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The following operations or uses shall not be taken to involve "development":

Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way; work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, powerlines, towers, poles, tracks, or the like; work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure; the use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling; the use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products, raising livestock, or for other agricultural purposes; a change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class; a change in the ownership or form of ownership of any parcel or structure; the creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in land.

"Development" as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. (§380.04, F.S.)

DEVELOPMENT AGREEMENT: An agreement entered into between the City and a developer, corporation, or other legal entity in connection with the approval of a development order pursuant to the requirements of Chapter 163.3220-163.3243, F.S., or an agreement on a development order issued pursuant to Chapter 380, F.S.

DEVELOPMENT AGREEMENT (PUBLIC SCHOOLS FACILITIES) – A local development agreement authorized pursuant to Section 163.3221 of the Act, a participation agreement or reimbursement agreement, or other legally enforceable agreement to be entered into among the School Board, an Affected Local Government, and a developer pursuant to Article VI, hereof.

DEVELOPMENT OF REGIONAL IMPACT (DRI): Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

DEVELOPMENT ORDER: Any order granting, denying, or granting with conditions an application for a development permit. (*§380.031, F.S.*)

DEVELOPMENT PERMIT: Includes any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development. (*§380.031, F.S.*)

DEVELOPMENT PERMIT (PUBLIC SCHOOLS FACILITIES): Any amendment to the text of a Local Government's Land Development Code or Official Zoning Map (rezoning), conditional use, special use, planned development, site plan/final subdivision plan, subdivision, building permit, special exception, preliminary plat, plat or any other official action of a Local Government having the effect of permitting the development of land or the specific use of the land.

DEVELOPMENT REVIEW: See site plan review.

DISTURBANCE: Digging, excavating, and similar activity conducted at an archaeological site.

DRAINAGE BASIN: The area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

DRAINAGE DETENTION STRUCTURE: A structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.

DRAINAGE FACILITIES: A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

DRAINAGE RETENTION STRUCTURE: A structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

DWELLING UNIT: A structure in which occupants live and eat separately from anyone else, and have direct access to the outside (e.g. to a hallway or street) of the unit.

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ECOLOGICAL COMMUNITIES: See Vegetative Communities.

EDUCATIONAL FACILITY: The public buildings and equipment, structures and special educational use areas constructed, installed or established to serve educational purposes only.

EDUCATIONAL PLANT SURVEY: A systematic study of educational and ancillary plants of an educational agency conducted at least every five (5) years, to evaluate existing facilities and to plan for future facilities to meet proposed program needs.

EDUCATIONAL USES: Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

ENVIRONMENTALLY SENSITIVE LAND: Wetlands, floodplains, cones of influence, aquifer recharge areas, or critical habitat for plant or animal species listed by the Florida Department of Agriculture and Consumer Services, Florida Game and Freshwater Fish Commission, or U.S. Fish and Wildlife Service as endangered, threatened, or species of special concern.

EVACUATION ROUTES: Routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.

EXISTING SCHOOL FACILITIES: School facilities constructed and operational at the time a School Concurrency Application is submitted to Polk County.

EXTREMELY LOW INCOME PERSONS: One or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

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FAMILY DAY CARE HOME: An occupied residence in which child care is regularly provided to no more than five preschool children from more than one unrelated family and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. The maximum number of five preschool children living in the home and preschool children received for day care who are not related to the resident caregiver. Elementary school siblings of the preschool children received for day care may also be cared for outside of school hours provided the total number of children, including the caregiver's own and those related to the caregiver, does not exceed 10.

FINAL DEVELOPMENT APPROVAL: The approval of a final plat, site plan, or building permit for development.

FINANCIALLY FEASIBLE PLAN: Sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned

funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. A comprehensive plan shall be deemed financially feasible for transportation and school facilities throughout the planning period addressed by the capital improvements schedule if it can be demonstrated that the level-of-service standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by s. 163.3180, F.S.

FINANCIAL FEASIBILITY: An assurance that sufficient revenues are readily available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5 year capital improvement schedule.

FIVE YEAR PROGRAM OF WORK: The financially feasible Five Year School District Facilities Work Program adopted pursuant to section 1013.35, F.S.. Financial feasibility shall be determined using professionally accepted methodologies. The financially feasible plan excludes the unfunded portion of the Five Year Program of Work.

FLOODPLAINS: Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

FLOODWAYS: The channel of a stream plus any adjacent flood plain areas that must be kept free of encroachment in order that the 100-year flood may be carried without substantial increases in flood heights.

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) CAPACITY: The report of the permanent capacity of existing public school facilities. The FISH capacity is the number of students that may be housed in a facility (school) at any given time as determined by the Florida Department of Education, Office of Educational Facilities. In Polk County, permanent capacity does not include temporary classrooms unless they meet the standards for long-term use pursuant to Section 1013.20, Florida Statutes.

FOSTER CARE FACILITY: A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents and serving either children or adult foster care residents.

FRONTAGE ROAD: A road designed to parallel a major roadway, thereby allowing the major roadway to function as a limited-access facility while providing access to lands adjacent to the roadway (sometimes designated a "service road".)

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GOAL: The long term end toward which programs or activities are ultimately directed.

GREEN INFRASTRUCTURE: Open spaces, natural areas, greenways, wetlands, parks, forests, treed roadway corridors, and similar areas that naturally sequester carbon dioxide and reduce the heat island effect in urban areas.

GROUP HOME: A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

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HAZARDOUS MATERIAL: Any hazardous chemical, toxic chemical, or extremely hazardous substance, as defined in s. 329 of Title III. (§252.82, F.S.)

HAZARDOUS WASTE: Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

HIGH RECHARGE AREA: Geographic areas designated by a Florida Water Management District where, generally, water enters the aquifer system at a rate of greater than ten inches per year.

HISTORIC RESOURCES: All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

HURRICANE SHELTER: A structure designated by local officials as a place of safe refuge during a storm or hurricane.

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IMPACT FEE: Any fee levied by appropriate governmental agencies, by ordinance, or other publicly accepted method upon the issuance of Certificate of Occupancy for new Development in order to fund School Facilities needed to serve such Development.

INCOMPATIBLE LAND USES: Land uses which, if occurring adjacent to one another, have a detrimental effect on one or both of the uses.

INTERLOCAL AGREEMENT: The Interlocal Agreement for Public Schools Facilities Planning executed by the Polk County School Board, Polk County Board of County Commissioners, and all non-exempt local governments with in Polk County.

INDUSTRIAL USES: Activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

INFRASTRUCTURE: Those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

INTENSITY: The degree to which land is used, referring to levels of concentration or activity in uses such as residential, commercial, industrial, recreation, or parking.

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LAND DEVELOPMENT REGULATIONS (LDR): Includes local zoning, subdivision, building, and other regulations controlling the development of land. (§380.031, F.S.)

LAND USE: The development that has occurred on land. (§380.031, F.S.)

LEVEL OF SERVICE (LOS): means ~~a~~ An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

LEVEL OF SERVICE – PUBLIC SCHOOL FACILITIES (LOS): A standard established to measure utilization within a School Service Area Boundary or Concurrency Service Area.

LIMITED ACCESS FACILITY: A roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

LOCAL COMPREHENSIVE PLAN: Any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, as amended. (§380.031, F.S.)

LOCAL ROAD: A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

LOW-INCOME PERSONS: One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. (§420.00004, F.S.)

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MAJOR TRIP GENERATORS OR ATTRACTORS: Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

MANUFACTURED HOME: A mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act. (§320.01, F.S.)

MINERALS: All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

MOBILE HOME: A structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. For tax purposes, the length of a mobile home is the distance from the exterior of the wall nearest to the drawbar and coupling mechanism to the exterior of the wall at the opposite end of the home where such walls enclose living or other interior space. Such distance includes expandable rooms, but excludes bay windows, porches, drawbars, couplings, hitches, wall and roof extensions, or other attachments that do not enclose interior space. In the event that the mobile home owner has no proof of the length of the drawbar, coupling, or hitch, then the tax collector may in his or her discretion either inspect the home to determine the actual length or may assume 4 feet to be the length of the drawbar, coupling, or hitch. (§320.01, F.S.)

MODERATE-INCOME PERSONS: One or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. (§420.00004, F.S.)

MULTI-MODAL TRANSPORTATION SYSTEM: A Multi-Modal transportation System in a system that incorporates the movements of people and goods with connections using two or more modes. These modes include air, car, rail, boat, public transit, and non-motorized transportation.

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NATURAL DRAINAGE FEATURES: The naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes and wetlands.

NATURAL RESERVATIONS: Areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.

NATURAL RESOURCES: Land, air, water, groundwater, drinking water supplies, fish and their habitats, wildlife and their habitats, biota, and other such resources belonging to, managed by, held in trust by, appertaining to, or otherwise controlled by the State of Florida and situated in an area of critical state concern or offshore from an area of critical state concern. (§380.0558 F.S.)

NEIGHBORHOOD PARK: A park between one and fifteen acres in size that serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

NONCONFORMING USE: Uses of land and structures, and characteristics of uses, which are prohibited under the terms of a zoning ordinance but were lawful at the date of the ordinance's enactment.

NONPOINT SOURCE POLLUTION: Any source of water pollution that is not a point source.

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OBJECTIVE: A specific, measurable, intermediate end that is achievable and marks progress toward a goal.

OPEN SPACE: Undeveloped lands suitable for passive recreation or conservation uses.

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PARCEL OF LAND: Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit. (§380.031, F.S.)

PERMANENT CLASSROOM: A permanent not movable area, within a school designed and constructed to provide instructional space for the maximum number of students in core-curricula courses assigned to a teacher, based on the constitutional amendment for class size reduction (including, but not limited to, classroom additions which have received covered walkways and technology upgrades).

PERMANENT CORE CAPACITY: Common area(s) used by all occupants. For purposes of this agreement, it will be limited to the reading room stacks portion of the media center, dining area, and kitchen with capacity as determined by the State Requirements for Educational Facilities.

PERMANENT STUDENT STATION CAPACITY (PSSC): Capacity based on the State mandated square footage per student of permanent classroom space required to house a student in an instructional program.

PLANNED SCHOOL FACILITIES: School facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Program of Work.

PLANNED UNIT DEVELOPMENT (PUD): A form of development characterized by a unified site design for a number of housing units, clustering buildings, and providing common open space, density increases, and a mix of building types and land uses. It permits the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis. Also, a process in which public officials have considerable involvement in determining the nature of de

velopment through site plan review. It includes aspects of both subdivision and zoning regulation and usually is administered either through a special permit or a rezoning process.

PLANT SURVEY: A systematic study of educational and ancillary plants of an educational agency conducted at least every five (5) years, to evaluate existing facilities and to plan for future facilities to meet proposed program needs.

PLAYGROUND: A recreation area with play apparatus.

POINT SOURCE POLLUTION: Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

POLICY: The way in which programs and activities are conducted to achieve an identified goal.

POLLUTION: The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

POLKGREEN OVERLAY: An interconnected Network of Open Spaces, Natural Areas, and Agricultural Land. The overlay will provide a framework for land use policies and community investments that provide:

- a. protection of natural resources and wildlife habitat;
- b. habitat corridors through linked open spaces;
- c. protection of historic and cultural resources;
- d. recreational opportunities;
- e. community health benefits;
- f. economic development opportunities; and
- g. multi-use trails connecting population centers to natural areas.

POTABLE WATER: Water suitable for human consumption and which meets water quality standards determined by the Department of Health and Rehabilitative Services, provided through a public system or by private well.

POTABLE WATER FACILITIES: A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

PRIVATE RECREATION SITES: Sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.

PROGRAM OF WORK: See Five Year Program of Work.

PUBLIC ACCESS: The ability of the public to physically reach, enter or use recreation sites including beaches and shores.

PUBLIC BUILDINGS AND GROUNDS: Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

PUBLIC FACILITIES: Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities, and public health systems or facilities.

PUBLIC HURRICANE SHELTER: A structure designated by local emergency management officials and the American Red Cross as a shelter during a hurricane. (§308.032, F.S.)

PUBLIC SCHOOL: A facility owned and maintained by the Polk County School District.

PUBLIC-SUPPLY WATER SYSTEM: A public water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents. (§403.852, F.S.)

PUBLIC RECREATION SITES: Sites owned or leased on a long term basis by a federal, state, regional or local government agency for purposes of recreational use.

PUBLIC TRANSIT: Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

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RECONSTRUCTION: The authentic reproduction of a building or site that once existed, but disappeared or was demolished.

RECREATION FACILITY: A component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

RECREATIONAL USES: Activities within areas where recreation occurs.

REDEVELOPMENT: Undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan. (§163-340, F.S.)

REGIONAL PARK: A park which is designed to serve two or more communities.

RELOCATABLE CLASSROOM: A movable, temporary classroom facility also known as a portable.

RELOCATION HOUSING: Those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe, and sanitary and within the financial means of the families or individuals displaced.

RESERVED CAPACITY: The setting aside of an agreed upon quantity of a public facility or service to be used for a specific project having been assigned a development order.

RESIDENT POPULATION: Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

RESIDENTIAL USES: Activities within land areas used predominantly for housing.

REASONABLE WALKING DISTANCE: A walking distance defined by the Polk County School Board as less than 2 miles for purposes of bussing students; however, local governments may establish a lesser distance such as a 1 or ½ mile distance for other purposes such as park planning and neighborhood planning purposes.

RESOURCE PLANNING AND MANAGEMENT COMMITTEE OR COMMITTEE: A committee appointed pursuant to s.380.045. (§380.031, F.S.)

RESTORATION: The creation of an authentic reproduction beginning with existing parts of an original object or building.

REVITALIZATION: The imparting of new economic and community life in an existing neighborhood, area, or business district while at the same time preserving the original building stock and historic character.

RIGHT-OF-WAY: Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

ROADWAY FUNCTIONAL CLASSIFICATION: The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

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SANITARY SEWER FACILITIES: Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

SANITARY SEWER INTERCEPTOR: A sewerage conduit which connects directly to, and transmits sewage to, a treatment plant.

SANITARYSEWERTRUNKMAIN: A sewerage conduit which connects directly to, and transmits sewage to, an interceptor.

SCHOOL BOARD: The Polk County School Board

SCHOOL CONCURRECNY MITIGATION: A developer improvement or contribution identified in a binding and enforceable agreement between the Developer, the School Board and the local government with jurisdiction over the approval of the development order to provide compensation for the additional demand on deficient public school facilities created through the residential development of the property, as set forth in Section 163.3180(13)(e).F.S.

SCHOOL DISTRICT FACILITIES WORK PROGRAM: Polk County School District's annual comprehensive planning document, that includes long range planning for facility needs over a five-year, ten-year and twenty-year planning horizon.

SCHOOL LEVEL: The grade make up of a school, usually K-5 elementary, 6-8 middle, and 9-12 senior high. There could be various combinations of the K-12 or Pre K-12 grades.

SCHOOL TYPE: Schools providing the same level of education, i.e. elementary, middle, or high school.

SEASONAL POPULATION: Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

SEPTIC TANK: A watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system. (§10D-6, F.A.C.)

SERVICES: The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

SHARED USE – Two or more governmental agencies using all or part of a facility under the terms set forth in an interlocal agreement.

SITE: The location of a significant event, activity, building, structure, or archaeological resource.

SITE PLAN: A plan, to scale, showing uses and structures proposed for a parcel of land as required by land development regulations. It includes lot lines, streets, building sites, reserved open spaces, buildings, major landscape features - both natural and man-made - and, depending on requirements, the locations of proposed utility lines.

SITE PLAN REVIEW: The process whereby local officials review the site plans and maps of a developer to assure that they meet the stated purposes and standards of land development regulations, provide for the necessary public facilities, and protect and preserve topographical features and adjacent properties through appropriate siting of structures and landscaping.

SOLID WASTE: Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

RESIDENTIAL WASTES: Mixed household wastes, excluding yard wastes, generated by the general population.

COMMERCIAL WASTES: Waste generated by the commercial and institutional sectors. Physical characteristics of these wastes are similar to those of residential wastes, in that they consist largely of combustible materials in the form of paper and food wastes from offices, restaurants, retail establishments, schools, motels, and churches.

INDUSTRIAL WASTES: Wastes generated by industrial processes and manufacturing operations, excluding hazardous wastes. These wastes also include general industrial housekeeping and support activity wastes.

SPECIAL WASTES: Wastes having special characteristics or requiring special handling. These wastes include oversize bulky wastes, such as mattresses, and materials generated in demolition and construction projects.

SOLID WASTE FACILITIES: Structures or systems designed for the collection, processing, or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

LANDFILL: A landfill is a waste facility which provides for final disposal of solid waste by burying the waste. Landfills are classified for regulatory purposes according to the characteristics of the wastes they are permitted to receive. Currently, all three of the County's operating landfills are identified as Class 1 landfills, which can receive the solid waste typically generated in the City.

SOLID WASTE PROCESSING PLANT: A facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.

SOLID WASTE TRANSFER STATION: A facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

SPOTZONE: An area zoned to a particular school that is not in the immediate neighborhood of that school facility in order to facilitate desegregation and balance socio-economic diversity.

STANDARD HOUSING: Dwelling units that meet the federal Minimum Housing Quality Standards as established for the HUD Section 8 Program.

STORMWATER: The flow of water which results from a rainfall event.

STRUCTURE: Anything constructed, installed, or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing,

business, commercial, agricultural, or office purposes either temporarily or permanently. Structure also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs. (§380.031, F.S.)

SUBDIVISION: Any tract or plot of land divided into two or more lots or parcels less than one acre in size for sale, lease or rent for residential, industrial or commercial use, regardless of whether the lots or parcels are described by reference to recorded plats, metes and bounds description, or by any other legal method. (§10D-6, F.A.C.)

SUBSTANDARD HOUSING: Dwelling units that do not meet the federal Minimum Housing Quality Standards as established for the HUD Section 8 Program.

SUPPORT DOCUMENTS: Any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan.

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TEMPORARY CLASSROOM: A movable classroom facility also known as relocatable or portable.

TIERED LEVEL OF SERVICE: A graduated level of service, used to achieve an adequate and desirable level of service at the end of a specified period of time, as permitted by the Florida Statutes.

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URBAN SPRAWL: Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development.

UTILIZATION: The comparison of the total number of students enrolled to the total number of student stations (FISH) at a facility within a School Concurrency Service Area.

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VEGETATIVE COMMUNITIES: Ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.

VERY-LOW-INCOME PERSONS: One or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area

(MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

VESTED RIGHT: A right is vested when it has become absolute and fixed and cannot be defeated or denied by subsequent conditions or change in regulations, unless it is taken and paid for. There is no vested right to an existing zoning classification or to have zoning remain the same forever. However, once development has been started or has been completed, there is a right to maintain that particular use regardless of the classification given the property. In order for a nonconforming use to earn the right to continue when the zoning is changed, the right must have vested before the change. If the right to complete the development was not vested, it may not be built, no nonconforming use will be established, and the new regulations will have to be complied with.

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WATER RECHARGE AREAS: Land or water areas through which groundwater is replenished.

WATER WELLS: Wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

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ZERO LOTLINE: A development approach in which a building is sited on one or more lot lines having no yard with the intent to allow more flexibility in site design and to increase the amount of usable open space on the lot.

ACRONYMS

AASHTO	American Association of State Highway and Transportation Officials
ADF	Average daily flow
BMP	Best Management Practice
CIE	Capital Improvements Element
CIP	Capital Improvement Program
CRA	Community Redevelopment Area
CSA	School Concurrency Service Areas
DCA	The Florida Department of Community Affairs
DOE	Department of Education
DRI	Development of Regional Impact
EDB	Ethylene Dibromide
EPA	United States Environmental Protection Agency
FAC	Florida Administrative Code
FDEP (DEP)	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency
FISH	Florida Inventory of School Houses
FS	Florida Statutes
GPCD	Gallons per capita per day
GPD	Gallons per day
HRS	Florida Department of Health and Rehabilitative Services
HUD	United States Department of Housing and Urban Development
HWA	Heartland Water Alliance
LDR	Land Development Regulations
LOS	Level of Service
MGD	Million gallons per day
PSI	Pounds per square inch
PUD	Planned Unit Development
SREF	State Requirements for Educational Facilities
SWFWMD	Southwest Florida Water Management District
TPO	Polk County Transportation Planning Organization
TSDA	Transit Supportive Development Area

ADMINISTRATION SECTION

Section I

The City is required by Rule 9J-5.0055 of the Florida Administrative Code to prepare and adopt a Concurrency Management Systems plan as part of the tools to implement the Comprehensive Plan. Section I contains the applicable requirements of this Rule and Section II contains the concurrency management system for the City.

I. RULE 9J-5 REQUIREMENTS.

1. Level of Service Standards.

- (a) For the purpose of the issuance of development orders and permits, the City must adopt level of service standards for public facilities and services located within the area for which the City has authority to issue development orders and permits. For the purposes of concurrency, public facilities and services include the following for which level of service standards must be adopted under Chapter 9J-5, F.A.C.:
 - 1. Roads, Rule 9J-5.007(3)(c)1.
 - 2. Sanitary Sewer, Rule 9J-5.011(2)(c)2.a.
 - 3. Solid Waste, Rule 9J-5.011(2)(c)2.b.
 - 4. Drainage, Rule 9J-5.011(2)(c)2.c.
 - 5. Potable Water, Rule 9J-5.011(2)(c)2.d.
 - 6. Parks and Recreation, Rule 9J-5.014(3)(c)4.
 - 7. Mass Transit, Rule 9J-5.008(3)(c)1., if applicable
 - 8. Public Schools
- (b) The Capital Improvements Element must set forth a financially feasible plan which demonstrates that the City can achieve and maintain the adopted level of service standards.
- (c) In analyzing and establishing its level of service standards for roads, the City must, to the maximum extent feasible as determined by the City, adopt level of service standards for state roads that are compatible with the level of service standards established by the Florida Department of Transportation for such roads.

Level of Service shall be based upon existing facilities or improvements or expansions if the improvements or expansions are funded within the first three years of the Capital Improvements Plan of the Capital Improvements Element.

2. Minimum Requirements for Concurrency.

A Concurrency Management Systems must be developed and adopted to ensure that public facilities and services needed to support development are available concurrent with the impacts of such developments.

(a) For potable water, sewer, solid waste, and drainage: at a minimum, provisions in a comprehensive plan that ensure that the following standards will be met will satisfy the concurrency requirement:

1. The necessary facilities and services are in place at the time a development permit is issued; or
2. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
3. The necessary facilities are under construction at the time a permit is issued; or
4. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Rules 9J-5.005(2)(a)1.-3 of this Chapter. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S. The agreement must guarantee that the necessary facilities and the services will be in place when the impacts of the development occur.

(b) For parks and recreation, the City may satisfy the concurrency requirement by complying with the standards in Rules 9J-5.0055(2)(a)1.-4 of this Chapter or by including in the comprehensive plan provisions that ensure that the following standards will be met:

1. At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit; or
2. The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the

actual construction of the facilities or the provision of services within one year of the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

- (c) For roads designated in the adopted plan, the City may satisfy the concurrency requirement by complying with the standards in Rules 9J-5.0055(2)(a)1.-4. and (2)b)1. and 2. of this Chapter. In addition, in areas in which the City has committed to provide the necessary public facilities and services in accordance with its five-year schedule of capital improvements, the City may satisfy the concurrency requirements for roads by the adoption and implementation of a concurrency management system based upon an adequate capital improvements program and schedule and adequate implementing regulations which, at a minimum, include the following provisions:
1. A Capital Improvements Element and a five-year schedule of capital improvements which, in addition to meeting all of the other statutory and rule requirements, must be financially feasible. The Capital Improvements Element and schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.
 2. A five-year schedule of capital improvements which must include both necessary facilities to maintain the adopted levels of service standards to serve the new development proposed to be permitted and the necessary facilities required to eliminate those portions of existing deficiencies which are a priority to be eliminated during the five-year period under the City's schedule of capital improvements pursuant to Rule 9J-5.016(4)(a)1. of this Chapter.
 3. A realistic, financially feasible funding system based on currently available revenue sources which must be adequate to fund the public facilities required to serve the development authorized by the development order and development permit and which public facilities are included in the five-year schedule of capital improvements.
 4. A five-year schedule of capital improvements which must include the estimated date of commencement of actual construction and the estimated date of project completion.
 5. A five-year schedule of capital improvements which must demonstrate that the actual construction of the road facilities and the provision of services are scheduled to commence in or before the third year of the five-year schedule of capital improvements.

6. A provision that a plan amendment would be required to eliminate, defer or delay construction of any road facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of improvements.
 7. A requirement the City must adopt development regulations which, in conjunction with the Capital Improvements Element, ensure that development orders and permits are issued in a manner that will assure that the necessary public facilities and services will be available to accommodate the impact of that development.
 8. A provision that a monitoring system shall be adopted which enables the City to determine whether it is adhering to the adopted level of service standards and its schedule of capital improvements and that the City has a demonstrated capability of monitoring the availability of public facilities and services.
 9. A clear designation within the adopted comprehensive plan of those areas within which facilities and services will be provided by the City with public funds in accordance with the five-year capital improvements schedule.
- (d) In determining the availability of services or facilities, a developer may propose and the City may approve developments in stages or phases so that facilities and services needed for each phase will be available in accordance with the standards required by Rules 9J-5.0055(2)(a), (2)(b) and (2)(c) of this Chapter.
- (e) For the requirements of Rules 9J-5.0055(2)(a), (2)(b), and (2)(c) of this Chapter, the City must develop guidelines for interpreting and applying level of service standards to applications for development orders and permits and determining when the test for concurrency must be met. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit, which contains a specific plan for development, including the densities and intensities of development.

II. CONCURRENCY MANAGEMENT SYSTEM.

1. Purpose.

The Concurrency Management Systems shall measure the impact of any proposed development or expansion to an existing development for which a development order is required, upon the established level of service for a roadway, sanitary sewer, solid waste, drainage, potable water and parks/recreation public facility or service. The most current available information and data regarding the above public facilities shall be utilized for concurrency evaluations. No final development order shall be approved

unless adequate public facilities and services are available as determined by the concurrency management system.

2. Definitions.

The definitions of words and terms in the Concurrency Management System shall be the same as those which are set forth in Chapter 163, F.S. and Rule 9J-5, F.A.C., unless a word or term is defined differently in the Definitions Section of the Comprehensive Plan.

3. Applicability.

- (a) **General.** The concurrency management system shall become effective March 1, 1991. Any application for a development order that is pending or submitted after March 1, 1991 shall be subject to the concurrency management system. A development order refers to any building permit, zoning approval, subdivision approval (including either preliminary or final plat approval), site plan approval, impact statement approval, special exception, variance or land use amendment. Once a development order for a particular development expires, so does concurrency certification.
- (b) **Extraterritorial Services.** Adopted water and sewer levels of service shall be maintained in the unincorporated areas of the County where these facilities are provided by the City if a determination of concurrency or similar action is either required or requested from the County. The City may enter into an interlocal agreement with the County with respect to the administration or enforcement of concurrency requirements for potable water and/or sewer facilities, in accordance with Florida law.
- (c) **Annexation.** If land is annexed into the City and, prior to annexation, was subject to development orders approved by the County, then the last development order issued by the County shall continue to comply with the County concurrency requirements and any subsequent development orders issued by the City. However, the developer, property owner or their agent(s) may request at the time of annexation that the property be subject to the provisions of the requirements contained in the City Concurrency Management System. For any land subject to this paragraph, any development orders which are issued by the City after five years of the date of annexation shall be subject to the provisions of the City Concurrency Management System.
- (d) **Exemptions.** Development permits for construction of a single family dwelling unit on an individual lot or parcel in solitary ownership and additions to or the erection of structures in which the addition or erection does not exceed 1,000 square feet and are utilized for nonresidential purposes are deemed to be exempt from the concurrency rule. An Exemption Determination shall be issued to any landowner whose property is classified as being exempt from the concurrency provisions of this Chapter. However, the City shall maintain

capacity demand records for all such construction and combine such data with that required for monthly and annual updates.

- (e) **Transferability.** An Exemption Determination, Certificate of Concurrency or reserved capacity may be transferred from one property owner to another, but not from one parcel of land to another.

4. Effect.

Receipt of a Certification of Concurrency shall constitute proof that public facilities are or will be available, consistent with adopted levels of service and conditions set forth in this Chapter and shall specify the public facilities and services which are to be constructed, timing of construction and responsibility for construction. Certification of Concurrency shall reserve capacity in the public facilities which are available, until the Certificate of Concurrency is fulfilled, amended or expired.

5. Amendments of Certification.

An amendment to a Certificate of Concurrency shall be required in order to amend any development order for which such certification has been made, if the amendment would increase or decrease the demand for any public facility or service. The amendment of the Certification shall require evaluation and reservation of capacity only for any additional demand for public facilities and services which would be created by the amendment to the development order. Furthermore, the amendment to the Certification shall be approved if the amendment to the development order is exempt from concurrency requirements in accordance with the provisions of this Chapter.

6. Availability ~~Of~~ Public Facilities.

Except as provided otherwise, no development order which is submitted after the effective date shall be approved unless public facilities are or will be available to serve a proposed development, such that the adopted levels of service are maintained, concurrent with the impacts of the proposed development. For public facilities and services to be determined to be available as such, the following conditions shall be met, given the proposed timing and phasing of the proposed development:

- (a) For potable water, sewer, solid waste, and drainage, which are required improvements according to the Subdivision Regulations:
 - 1. The necessary facilities and services are in place at the time a development permit is issued; or
 - 2. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or

3. The necessary facilities are under construction at the time a permit is issued; or
 4. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of 6.(a),(1)-(3) of this Chapter. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S. The agreement shall guarantee that the necessary facilities and services will be in place when the impacts of the development occur.
- (b) For parks and recreation, concurrency requirement may be satisfied by complying with the standards set forth in Paragraphs 1.-4. immediately above, or by complying with the following standards:
1. At the time the development permit is issued, the necessary public facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required public facilities or the provision of service within one year of the issuance of the development permit; or
 2. The necessary public facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the public facilities or the provision of services within one year of the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.
- (c) For roads designated in the adopted Comprehensive Plan, the City may satisfy the concurrency requirement by complying with the standards set forth in 6.(a),(1)-(4) above.
- (d) Public School Facilities
1. Public School Facilities shall be based upon the Polk County School Board's ability to maintain the minimum level of service standards.
 2. The applicant for a Development Order or Development Permit which includes any residential component provides a determination of capacity by the Polk County School Board showing that the proposed development will meet the public-school facilities level of service standards. A determination by the School District is not required for any residential development or project exempt from concurrency in

accordance with the Interlocal Agreement for Public School Facilities Planning.

7. Standards.

- (a) The Capital Improvements Element (CIE) of the City Comprehensive Plan serves as the baseline standard for the concurrency management system. The CIE establishes level of service standards for each public facility or service and proposes a schedule for funding applicable improvements to these facilities. The City shall maintain the level of service standards established in the Capital Improvements Element and related Elements.

8. City Resources and Monitoring System.

- (a) **City Resources.** All departments and agencies that provide and maintain public facilities or services in the City shall be requested by the Administrative Official (or designee) to provide data and information that will be necessary to make concurrency determinations. Primary service providers are considered departments within the City that have a direct responsibility for maintaining a public facility or provide a public service. These departments will provide specific information on existing usage, system capacity, generation factors, and the status of planned facility expansions. The data and information provided by these departments will be the basis for determining how much capacity is available for new development while maintaining the adopted level of service standards. Primary service providers are:

PRIMARY SERVICE PROVIDER	PUBLIC FACILITY OR SERVICE
City Utilities Department	Potable water and sewer
City Public Works Department	Drainage, solid waste and traffic circulation
City Parks and Recreation Department	Recreation and open space
City Planning and Engineering Department	Traffic circulation

Secondary service providers are those entities outside the City that have a role in providing or maintaining a public facility or service in the City. These entities shall be requested to provide the City with evaluations on how their operating conditions and future plans impact the City adopted level of service standards. The information gathered from these entities will be long range in nature and less specific than information gathered from the primary service providers. Secondary service providers include:

SECONDARY SERVICE PROVIDER	FACILITY OR SERVICE
Polk County Health Department	Potable water, sanitary sewer
Southwest Florida Water	Drainage

Management District	
Polk County	Solid waste
Florida Department of Transportation	Traffic circulation
Polk County School Board	Recreation and open space

- (b) **Monitoring System.** The City shall maintain written or computerized records of all public facility and service capacities or volumes which are committed for the developments as a result of development orders issued by the City. This process will require coordination between the service providers and the Administrative Official in order to establish and maintain an accurate accounting system that systematically tracts development approvals. At a minimum, the monitoring process must ensure that each service provider accounts, or the impact and demand generated by all development orders issued by the City.

Accountability shall be established by reserving capacity from the total available capacity for all approved development orders. Once capacity is reserved for a specific development, it cannot be allocated to another development. Capacity reservations shall be renewed no later than June 30 on a yearly basis in order for facility improvements or services to be entered into or accounted for in the annual budgetary process. Upon the expiration of a development order with concurrency standing which is not constructed or deemed by the City to having been abandoned by an applicant, the capacity allocated to that proposed development shall be deleted. Deleted capacity shall then be available for use, reservation, or allocation to other proposed developments on a first come, first serve basis. A priority "waiting list" shall be established for the purpose of allocating deleted capacity. Reserved capacity may be transferable from one property owner to another, but not from one lot or parcel of land to another. When determining how much capacity is available for new proposed developments, the City shall take into account all capacity that is reserved for approved development orders.

Development orders that remain valid through March 1, 1991 (as determined by the City) shall remain exempt from meeting concurrency requirements, but the development impacts will be added cumulatively to existing capacities and volumes for each affected public facility or service in order to establish total committed and available capacity. Development orders issued by governmental jurisdiction outside the City shall also be accounted for if the development order is issued within the service area of a City service provider.

- (c) **Annual System Adjusted.** At a minimum, the database component shall be updated as a part of the City's annual schedule of capital improvements update. Necessary adjustments include: updating information generated by service providers; making changes (deletions or reservations) to available facility capacities; adding or deleting capital projects; using new or enhanced revenue sources; moving projects ahead of schedule; and delaying projects due to revenue shortfalls. The Administrative Official must ensure that all relevant

information is updated on a regular basis by conducting a monthly inventory of development orders issued by the City requiring primary service providers to maintain current records.

9. Administration.

- (a) **Administration.** Once a specific development application is accepted as complete, information on: (a) type of development proposed, (b) number of new or additional dwelling units or non-residential units, (c) densities or intensities of uses, (d) types of uses or units, and (e) specific boundaries of the proposed development must be documented and verified. This information shall be collected from the original development application submitted by the applicant. The Administrative Official will then calculate the projected public facility and service demands of the proposed development and identify the public facilities and/or services that will be affected.

If the demands generated by the proposed development, when deducted from the available capacity, fall below the minimum established level of service standard thresholds, the proposal will be found in compliance and capacity will be reserved for needed facilities or services. If a proposed development causes established thresholds to exceed the adopted LOS standards, the Administrative Official shall prepare an impact statement and forward copies to all affected primary service providers. Primary service providers will review impact statements and determine how much capacity will be available to service the proposed development.

- (b) **City Staff Review Meetings.** Each service provider that received an impact statement shall determine if and when adequate public facilities and/or services will be available to serve the proposed development and present written findings during City Staff Review Meetings. If a service provider determines that adequate public facilities and/or services exist to serve the proposed development, the Administrative Official shall render a finding of concurrence and capacity will be reserved for that particular facility and/or service for the proposed development. If a service provider determines that public facilities and/or services will not be available as a result of lowering the level of service standards below thresholds, the Administrative Official shall render a finding of non-concurrency.

Within 15 days of the City Staff meeting and receipt of service provider reports, the Administrative Official shall review the reports and application to determine whether the application complies with the provisions of this Chapter. If the application complies with the provisions of this Chapter, the Administrative Official shall issue a Certificate of Concurrence and capacity shall be reserved. The Certificate of Concurrence shall specify the public facilities which are to be constructed, timing of construction and responsibility for construction. The reservation shall be valid for a period of one year after issuance of a

development order. An applicant may renew the reservation on an annual basis, with the renewal period to be no later than June 30 of each year shall not be required to renew the reservation until the following June.

In case of a finding of concurrency the applicant shall be so notified, and then may pursue the mitigation process.

(c) **Mitigation.** If levels of service standards fall below thresholds due to the demands generated by the proposed development, the applicant will be provided the following mitigation options:

1. Phasing the development in accordance with planned facility improvements,
2. Scaling back or reducing the development size in accordance with available public facilities and/or services, or
3. Executing an enforceable development agreement which guarantees the contractions of all necessary public facilities and/or services at the time the impacts of development occur.

If a mitigation solution is agreed upon by the City and applicant, the Administrative Official shall render a finding of compliance and capacity will be reserved. If an applicant refuses to mitigate in a manner acceptable to the City, the Administrative Official will render a finding of non-compliance and a final development order shall be withheld. An applicant may appeal the City's finding and determination to the City's Council.

(d) **Appeals.** The decision of the Administrative Official is final but may be appealed in writing to the City Commission by either the applicant or the City Staff by filing notice of the appeal within 30 calendar days of the rendering of the Administrative Official for further review. The decision of the City Commission shall be based upon the concurrency requirement and accepted engineering and planning principles and shall be rendered within 45 days after the close of the City Commission hearing on the appeal.

(e) **Liberal Construction, Severability and Penalties.** The provisions of this Chapter shall be liberally constructed to effectively carry out its purpose in the interest of the public health, safety, welfare and convenience.

Should any section, paragraph, sentence, clause, part or provision of this Chapter be declared invalid or unenforceable by a court of competent jurisdiction, the same shall not affect the validity of this Chapter as a whole, or any part thereof other than the part declared to be invalid.

A violation of this Chapter shall be a misdemeanor punishable according to law; however, in addition to or in lieu of any criminal prosecution, the City shall have the power to sue in civil court to enforce the provisions of this Chapter.

Section II

Monitoring and Evaluation

I. MONITORING AND EVALUATION SYSTEM.

1. Purpose.

The City is required by Rule 9J-5.005(7) of the Florida Administrative Code to prepare and adopt a systematic monitoring and evaluation process for the purpose of evaluating and appraising the implementation of the Comprehensive Plan.

2. Monitoring.

Monitoring the Comprehensive Plan will be the responsibility of the Administrative Official, who will utilize the City staff for data gathering and analysis. The findings and recommendations shall be presented to the Planning Commission acting as the Local Planning Agency (LPA) for the City ~~Council~~ Commission. The extent and complexity of this on-going process requires that procedures be established to ensure a continuum of action throughout the planning horizon. Described below are the procedures the City shall follow to monitor plan implementation.

- (a) In order to effectively monitor implementation of the plan, the baseline data will need to be updated on a periodic basis. Depending on the data and its application, the update may occur continuously if needed for concurrency management, annually, or at less frequent intervals. As the time following the date of plan adoption increases, it may be necessary to obtain new baseline data in addition to updating the data contained in the current technical support documents of the plan in order to adequately evaluate the effectiveness of the plan. The City Staff shall be responsible for updating and analyzing the baseline data and submitting the results and recommendations to the Administrative Official. This information shall then be presented to the LPA.
- (b) Based upon the findings and recommendations of the Administrative Official, the LPA shall prepare and submit to the City Commission an annual progress report on implementation of the Comprehensive Plan.
- (c) As required by State regulations, the preparation and adoption of an evaluation and appraisal report (EAR) shall be prepared by the City Commission. Data gathered, analyzed, and recommendations made as a result of the annual progress reports of the implantation of the Comprehensive Plan shall comprise the majority of the EAR. The EAR shall meet the requirements of Chapter 163.3191, Florida Statutes.

3. Evaluation and Appraisal.

Adoption of the EAR shall not constitute an amendment to the Comprehensive Plan, rather, recommended amendments or updates to individual elements will be developed and adopted by separate action. The EAR shall be transmitted to the state land planning agency with proposed amendments to the plan when such amendments are transmitted pursuant to Chapter 163.3184, F.S.

Section III

Public Participation

I. CHAPTER 163.3181, F.S. REQUIREMENTS.

Chapter 163.3181, F.S., requires the City Commission and Local Planning Agency to adopt procedures to provide for and encourage public participation in the comprehensive planning process. These procedures must include:

- 1.** Provisions to notify real property owners of official actions that will regulate the use of their property.
- 2.** Provisions keep the general public informed throughout the planning process.
- 3.** Provisions to assure that the public has opportunities to provide written comments.
- 4.** Provisions to assure that required public hearings are held.
- 5.** Provisions to assure the consideration of and response to public comments.

II. PUBLIC PARTICIPATION POLICIES.

To ensure that the public has adequate opportunities for input to the comprehensive planning process, the City hereby adopts the following policies.

Legal Requirements

The State of Florida, pursuant to s. 163.3181, Florida Statutes and s. 9J-5.004 FAC has established the following requirements to assure citizen participation in the local government planning process:

1. Public Participation in the Comprehensive Planning Process, s. 163.3181, FS

- (a)** It is the intent of the Legislature that the public participates in the comprehensive planning process to the fullest extent possible. Towards this end, Local Planning Agencies and local government units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions which will regulate the use of their property. The

provisions and procedures required in this act are set out as the minimum requirements towards this end.

- (b) During consideration of the proposed plan or amendments thereto by the Local Planning Agency or by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings as provided herein, provisions for open discussion, communications programs, information services, and consideration of and response to public comments.

2. Public Participation, s. 9J-5.004 FAC

- (a) The local governing body and the Local Planning Agency shall adopt procedures to provide for and encourage public participation in the planning process, including consideration of amendments to the Comprehensive Plan and Evaluation and Appraisal Reports.
- (b) The procedures shall include the following:
 - 1. Provisions to assure that real property owners are put on notice, through advertisement in a newspaper of general circulation in the area or other method adopted by the local government, of official actions that will affect the use of their property;
 - 2. Provisions for notice to keep the general public informed;
 - 3. Provisions to assure that there are opportunities for the public to provide written comments;
 - 4. Provisions to assure that the required public hearings are held; and
 - 5. Provisions to assure the consideration of and response to public comments.
- (c) Public Participation Procedures:

The State of Florida, under Section 9J-5.004, Florida Administrative Code, requires that local governments adopt procedures that provide for and encourage public participation in the local comprehensive planning process. The adopted procedures shall also allow for participation in the consideration of comprehensive plan amendments and evaluation and appraisal reports.

To ensure compliance with these requirements, the City of Eagle Lake assessed its existing public participation procedures and made the following determinations:

1. The City of Eagle Lake currently has locally adopted procedures which assure that real property owners are put on notice of any official action which will affect the use of their land. The City places advertisements of any official action in a newspaper of local circulation.
2. The City of Eagle Lake has locally adopted procedures which assure that all meetings of the City Commission and the Planning and Zoning Commission are advertised in a newspaper of local circulation. Also, the City advertises all planning or planning related workshops and presentations.
3. City of Eagle Lake has reviewed and understands the requirements of Subsection 163.3184, Florida Statutes, concerning required public hearings. The City will adhere to all state and local requirements and public notices.

3. Public Participation in the Development of the City of Eagle Lake Comprehensive Plan

All of the requirements of Chapter 9J-5 FAC and Chapter 163 FS regarding public participation in the development of the Town of Dundee Comprehensive Plan and its update have been met.

All meetings of the Planning and Zoning Commission and the City Commission were advertised in a local newspaper, or had notice posted at the City Hall. Local newspapers were notified of all meetings. All meetings allowed public input, discussion, and questions regarding the Comprehensive Plan. Written comments were expressly mentioned as desirable and appropriate and were appropriately discussed.

It is the opinion of the City of Eagle Lake that adequate notice was given of all meetings, and adequate advertisements given of public hearings; that real property owners were adequately put on notice through mailing notices, newspaper advertisements, press coverage, and properly posted notices; that the general public was similarly given adequate opportunity to be informed of the Comprehensive Plan proceedings; that the public was adequately invited to submit written comments; that the required public hearings were held with appropriate advertisement; that the adoption public hearing will be held with appropriate advertisement; that public comments were received and discussed with appropriate action taken on such comments; and that sufficient information and draft copies of the Comprehensive Plan or portions thereof were distributed and otherwise made available to property owners and the general public of the Town of Dundee.

4. Ongoing Public Participation

Public participation shall continue as the City of Eagle Lake Comprehensive Plan is amended and refined over time. The public shall be encouraged to participate in amendments to the plan. All meetings or workshops will be publicly held, with adequate notice given through newspaper advertisements, posted notices, or other appropriate means. Public comments shall be encouraged at public meetings or in writing. Due consideration shall be given to all comments received. At a minimum, notices and other public participation procedures shall meet the requirements as established in Chapter 163, FS and other applicable statutes regarding public meetings, and all applicable implementing rules of the State of Florida.

ORDINANCE NO.: O-22-04

AN ORDINANCE OF THE CITY OF EAGLE LAKE, FLORIDA, PROVIDING FOR IMPLEMENTATION OF WATER CONSERVATION MEASURES RECOMMENDED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT; PROVIDING DEFINITIONS; PROVIDING FOR EFFICIENT INDOOR PLUMBING REQUIREMENTS; PROVIDING FOR LANDSCAPE DESIGN AND INSTALLATION STANDARDS; PROVIDING FOR IRRIGATION SYSTEM DESIGN AND INSTALLATION STANDARDS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southwest Florida Water Management District (District) has the responsibility under Chapter 373, Florida Statutes (F.S.), for regulating the consumptive use of water; and

WHEREAS, the District has provided recommendations to certain local governments regarding implementing requirements for efficient indoor plumbing, landscape design and installation, and irrigation system design and installation, in order to promote more efficient water usage; and

WHEREAS, the City Commission of the City of Eagle Lake has determined adoption of water efficiency measures recommended by the District are in the public interest of the community; and

WHEREAS, the City Commission desires to adopt a water efficiency ordinance as encouraged by the District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF EAGLE LAKE, FLORIDA, AS FOLLOWS:

Section 1. INTENT AND PURPOSE

It is the intent and purpose of this Ordinance to implement procedures that promote water conservation through the efficient use of landscape irrigation.

Section 2. DEFINITIONS

For the purpose of this Ordinance, the following terms, phrases, words, and their derivatives shall have the meaning listed below. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural.

- (1) “Address” means the “house number” (a numeric or alphanumeric designation) that, together with the street name, describes the physical location of a specific

property. This includes “rural route” numbers, but excludes post office box numbers. If a lot number in a mobile home park or similar community is used by the U.S. Postal Service to determine a delivery location, the lot number shall be the property’s address. If a lot number in a mobile home park or similar residential community is not used by the U.S. Postal Service (e.g., the park manager sorts incoming mail delivered to the community’s address), then the community’s main address shall be the property’s address. If a property has no address, it shall be considered “even-numbered.”

- (2) “Athletic Play Area” means all golf course fairways, tees, roughs, greens, and other athletic play surfaces; including, football, baseball, soccer, polo, tennis, and lawn bowling fields, and rodeo, equestrian, and livestock arenas.
- (3) “Consumptive Use Permit” (CUP) means a permit issued pursuant to Chapter 40E-2, F.A.C., authorizing the consumptive use of water.
- (4) “District” means the Southwest Florida Water Management District, a government entity created under Chapter 373, F.S.
- (5) “Even Numbered Address” means an address ending in the numbers 0, 2, 4, 6, 8, or rights-of-way or other locations with no address, or the letters A-M.
- (6) “Existing landscaping” means any landscaping which has been planted and in the ground for more than ninety (90) days.
- (7) “Landscaping” means shrubbery, trees, lawns, sod, grass, ground covers, plants, vines, ornamental gardens, and such other flora not intended for resale, which are situated in such diverse locations as residential landscapes, recreation areas, cemeteries, public, commercial, and industrial establishments, public medians, and rights-of-way, except athletic play areas, as defined in Section 2(2).
- (8) “Landscape Irrigation” means the outside watering of shrubbery, trees, lawns, sod, grass, ground covers, plants, vines, ornamental gardens, and such other flora not intended for resale, which are planted and situated in such diverse locations as residential landscapes, recreation areas, cemeteries, public, commercial, and industrial establishments, public medians, and rights-of-way, except athletic play areas.
- (9) “Law Enforcement Officials” means City or Polk County Sheriff’s Office deputies, as the case may be.
- (10) “Low Volume Hand Watering” means the watering of landscape by one (1) person, with one (1) hose, fitted with a self-canceling or automatic shutoff nozzle.

- (11) “Low Volume Irrigation” means the use of equipment and devices specifically designed to allow the volume of water delivered to be limited to a level consistent with the water requirement of the plant being irrigated, and to allow that water to be placed with a high degree of efficiency in the root zone of the plant. The term also includes water used in mist houses and similar establishments for plant propagation. Overhead irrigation and flood irrigation are not included.
- (12) “Micro-irrigation” means the application of small quantities of water on or below the soil surface as drops or tiny streams of spray through emitter or applicators placed along a water delivery line. Micro-irrigation includes a number of methods or concepts, such as bubbler, drip, trickle, mist or microspray, and subsurface irrigation.
- (13) “New landscaping” means any landscaping which has been planted in the ground for ninety (90) days or less.
- (14) “Odd Numbered Address” means an address ending in the numbers 1, 3, 5, 7, 9, or the letters N-Z.
- (15) “Reclaimed Water” means wastewater that has received at least secondary treatment and basic disinfection, and is reused after flowing out of a wastewater treatment facility as defined by Rule 62-40.210, F.A.C.
- (16) “User” means any person, individual, firm, association, organization, partnership, business trust, corporation, company, agent, employee, or other legal entity whether natural or artificial, the United States of America, and the State and all political subdivisions, regions, districts, municipalities, and public agencies thereof, which directly or indirectly takes water from the water resource, including uses from private or public utility systems, uses under water use permits issued pursuant to Chapter 40E-2, F.A.C., or uses from individual wells or pumps.
- (17) “Wasteful and Unnecessary” means allowing water to be dispersed without any practical purpose to the water use; for example, excessive landscape irrigation, leaving an unattended hose on a driveway with water flowing, allowing water to be dispersed in a grossly inefficient manner regardless of the type of water use; for example, allowing landscape irrigation water to unnecessarily fall onto pavement, sidewalks, and other impervious surfaces; or allowing water flow through a broken or malfunctioning water delivery or landscape irrigation system.
- (18) “Water Resource” means any and all water on or beneath the surface of the ground, including natural or artificial watercourses, lakes, ponds, or diffused surface water,

and water percolating, standing, or flowing beneath the surface of the ground.

- (19) “Water Shortage” means when the District determines there is the possibility that insufficient water will be available to meet the present and anticipated needs of the users, or when conditions are such as to require a temporary reduction in total use within a particular area to protect water resources from serious harm. A water shortage usually occurs due to drought.
- (20) “Water Shortage Emergency” means when the District determines the provisions listed in Part II of Chapter 40E-21, F.A.C., are not sufficient to protect the public health, safety, or welfare, the health of animals, fish, or aquatic life, a public water supply, or commercial, industrial, agricultural, recreational, or other reasonable-beneficial uses.

Section 3. APPLICABILITY

The provisions of this Ordinance shall apply to each user, as defined in Section 2(16), providing landscape irrigation from all water resources within the boundaries of the City of Eagle Lake with the following exceptions:

- (a) The use of reclaimed water, which may or may not be supplemented from another source;
- (b) Irrigation at agricultural and nursery operations; and
- (c) Irrigation of athletic play areas.

Section 4. YEAR-ROUND LANDSCAPE IRRIGATION CONSERVATION MEASURES

The City of Eagle Lake adopts the rules of the South Florida Water Management District, listed in Subsection 40E-24.201 (1)-(6), F.A.C., including subsequent additions or corrections which are set out as follows:

- (1) The year-round landscape irrigation conservation measures contained in this Ordinance are applicable to all users including permitted and exempt users under Chapter 40E-2, F.A.C., unless otherwise indicated. These conservation measures apply to all water resources, unless otherwise indicated. In addition to the requirements of this Section, all permitted users under Chapter 40E-2, F.A.C., are required to maintain compliance with all CUP conditions and terms, including requirements to implement water conservation practices.
- (2) It shall be the duty of each user to keep informed as to the landscape irrigation conservation measures within this Ordinance which affect each particular water use.
- (3) In addition to the specific conservation measures, all wasteful and unnecessary water use, as defined in Section 2(17), is prohibited.
- (4) The following requirements shall apply to all users, unless specified in Section 3 or Section 5.
 - (a) Landscape irrigation shall be prohibited between the hours of 10:00 a.m. and 4:00 p.m., except as otherwise provided.
 - (b) Irrigation of existing landscaping shall comply with the following provisions:

- i. Even addresses, as defined in Section 2(5), installations with irrigation systems that irrigate both even and odd addresses within the same zones, such as multi-family units and homeowners' associations, and rights-of-way or other locations with no address shall have the opportunity to accomplish necessary landscape irrigation two (2) days a week, only on Thursday and/or Sunday.
 - ii. Odd addresses, as defined in Section 2(13), shall have the opportunity to accomplish necessary landscape irrigation two (2) days a week, only on Wednesday and/or Saturday.
- (c) Irrigation of new landscaping shall comply with the following provisions:
 - i. New landscaping may be irrigated once on the day it is installed without regard to the listed watering days and times. Irrigation of the soil immediately prior to the installation of the new landscaping is allowed without regard to the normal watering days and times.
 - ii. A ninety (90) day establishment period begins on the day the new landscaping is installed. The new landscaping shall be installed within a reasonable time from the date of purchase, which may be demonstrated with a dated receipt or invoice.
 - iii. Irrigation of new landscaping which has been in place for thirty (30) days or less may be accomplished on Monday, Tuesday, Wednesday, Thursday, Saturday, and/or Sunday.
 - iv. Irrigation of new landscaping which has been in place for thirty-one (31) to ninety (90) days may be accomplished on Monday, Wednesday, Thursday, and/or Saturday.
 - v. Irrigation of new landscaping is limited to areas only containing the new landscaping. An entire zone of an irrigation system shall only be utilized for landscape irrigation under this Subsection if the zone contains at least 50% new landscaping. If a zone contains less than 50% new landscaping, or if the new landscaping is in an area that will not typically be irrigated by an irrigation system, only the individual new plantings are eligible for additional irrigation. Targeted watering may be accomplished by low volume hand watering, as defined in Section 2(10), or any appropriate method which isolates and waters only the new landscaping.
- (5) Any water shortage, as defined in Section 2(19), restrictions or other measures declared pursuant to Chapter 40E-21, F.A.C., or related District Governing Board or Executive Director orders which are more restrictive than a measure contained within this Ordinance, shall supersede this Ordinance for the duration of the applicable water shortage declaration.

Section 5. EXCEPTIONS TO THE LANDSCAPE IRRIGATION SCHEDULES

Landscape irrigation scheduling shall be subject to the following exceptions:

- (1) Landscape irrigation systems may be operated during restricted days and/or times for cleaning, maintenance, and repair purposes with an attendant on site in the area being tested. Landscape irrigation systems may routinely be operated for such purposes no more than once per week, and the run time for any one (1) test should not exceed ten (10) minutes per zone.
- (2) Landscape irrigation for the purpose of watering-in fertilizers, insecticides, pesticides, fungicides and herbicides, where such watering-in is recommended by the manufacturer, or by federal, state or local law, or best management practices, shall be allowed under the following conditions:
 - (a) Such watering-in shall be limited to one (1) application, unless the need for more than one (1) application is stated in the directions for application specified by the manufacturer; and
 - (b) Such watering-in shall be accomplished during normally allowable watering days and times set forth in Subsection 4(4)(a) and (b), unless a professional licensed applicator has posted a temporary sign containing the date of application and the date(s) of needed watering-in activity.
- (3) Any plant material may be watered using low volume irrigation, as defined in Section 2(11), micro-irrigation, as defined in Section 2(12), low volume hand watering method, rain barrels, cisterns, or other similar rain-harvesting devices without regard to the watering days or times allowed pursuant to this Section.

Section 6. ADDITIONAL REQUIREMENTS

Any user who purchases and installs an automatic landscape irrigation system shall properly install, maintain, and operate technology that inhibits or interrupts operation of the system during periods of sufficient moisture in accordance with Section 373.62, F.S.

Section 7. VARIANCES

- (1) A variance from the specific day or days identified in Subsection 4(4)(b) may be granted by the City of Eagle Lake if strict application of the restrictions would lead to unreasonable or unfair result; provided the applicant demonstrates with particularity that compliance with the schedule will result in substantial economic, health, or other hardship on the applicant or those served by the applicant. If granted, the applicant shall be required to post a notice at each parcel to which the variance pertains. Relief may be granted only upon a demonstration that such hardship exists, is peculiar to the person or the affected property, is not self-imposed, and further demonstrates that granting the variance would be consistent with the general intent and purpose of this division.
- (2) The City of Eagle Lake recognizes all irrigation variances or waivers issued by the District under Rule 40E-24.501, F.A.C.

Section 8. DECLARATION OF WATER SHORTAGE OR WATER SHORTAGE EMERGENCY

Declaration of a water shortage condition and/or water shortage emergency, as defined in Section

2(20), within all or parts of the City of Eagle Lake by the District's Governing Board or Executive Director shall supersede this Ordinance for the duration of the applicable water shortage declaration. A water shortage usually occurs due to drought.

Section 9. ENFORCEMENT

- (1) In the absence of a declaration of water shortage or water shortage emergency within all or any part of the City by the District's Governing Board or Executive Director, the listed landscape irrigation restrictions shall be subject to enforcement action. Any violation of the provisions of Section 4 and 5 shall be a violation of this Section.
- (2) The City of Eagle Lake authorizes law enforcement officials, as defined in Section 2(9), having jurisdiction in the area governed by this Ordinance, to enforce the provisions of this Ordinance. In addition, the City Commission or City Manager may delegate this Ordinance's enforcement responsibility to agencies and departments within the City government.

Section 10. PENALTIES

Violations of any provision of this Ordinance may be punished pursuant to Section 162.21, F.S., as amended, as a civil infraction as set forth in the code enforcement citation ordinance of City Ordinance as may be amended from time to time.

Section 11. CODIFICATION

Codification of this Ordinance is directed and authorized.

Section 12. ORDINANCES REPEALED.

Any conflicting rules or Ordinances of the City of Eagle Lake are hereby repealed to the extent of such conflict.

Section 13. SEVERABILITY

If any Section, Subsection, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 14. EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption.

PASSED AND DULY ADOPTED by the City Commission of the City of Eagle Lake, Florida
on this _____ day of _____ 2022.

CITY OF EAGLE LAKE

Cory Coler, Mayor

ATTEST WITH SEAL:

Dawn Wright, City Clerk

APPROVED AS TO FORM:

Heather Maxwell, City Attorney

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*
*
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*
*
*
*

(space for recording)

ORDINANCE NO. O-22-05

AN ORDINANCE OF THE CITY OF EAGLE LAKE, FLORIDA
EXTENDING THE CORPORATE LIMITS OF THE CITY OF
EAGLE LAKE, TO INCLUDE THEREIN ADDITIONAL
TERRITORY LYING CONTIGUOUS AND ADJACENT TO
THE PRESENT BOUNDARIES OF THE CITY OF EAGLE
LAKE; DESCRIBING SAID ADDITIONAL TERRITORY;
REPEALING ALL ORDINANCES CONFLITING HERewith
AND PROVIDING AN EFFECTIVE DATE. (General Location:
Two parcels of land totaling approximately 19.96 acres in size,
lying West of N. Eagle Drive and east of Eagle Lake, with a
street address of 0 Eagle Drive and 555 Eagle Drive, Eagle
Lake, Florida 33839) Donley Property

WHEREAS, the owner of the property to be annexed, have filed a petition for
voluntary annexation pursuant to Section 171.044, Florida Statutes; and

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

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

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

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

That property described in Composite Exhibit "A", consisting of one page, including a legal description, and a location map.

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

INTRODUCED on first reading this _____ day of _____. 2022.

PASSED on second reading this _____ day of _____. 2022.

CITY OF EAGLE LAKE, FLORIDA

CORY COLER, MAYOR
COMMISSIONER

ATTEST:

DAWN WRIGHT, CITY CLERK

APPROVED AS TO FORM:

HEATHER R. MAXWELL, CITY ATTORNEY

EXHIBIT "A"

Legal Description:

LAWTEY & THOMPSONS SUB PB 1 PG 18 LYING IN SECTION 1, TOWNSHIP 29, RANGE 25, AND SECTION 6, TOWNSHIP 29, RANGE 26, LOT 4 EAST 640 FEET & LOT 5 LESS NORTH 130 FEET & LESS SOUTH 10 FEET OF EAST 640 FEET.

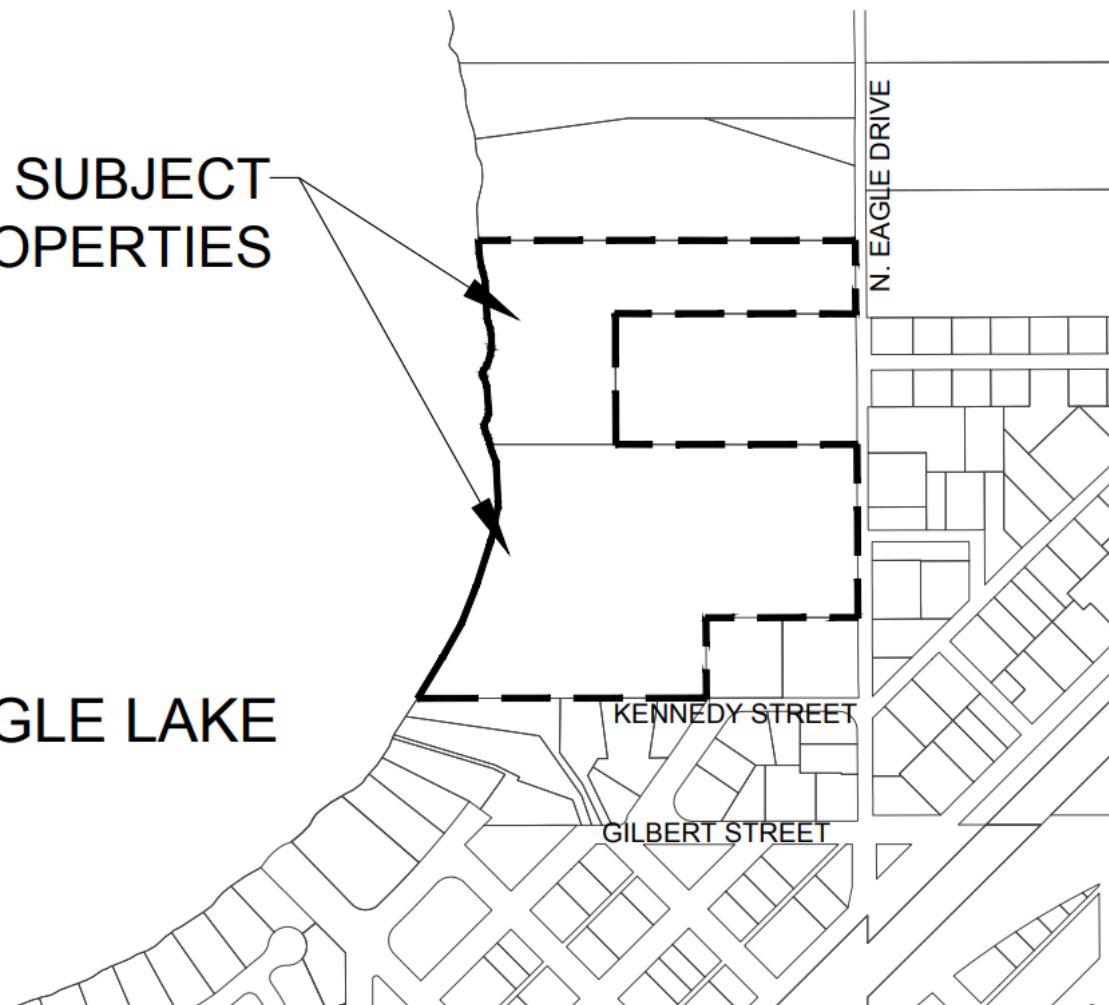
AND

LAWTEY & THOMPSONS SUB PB 1, PG 18, SECTION 1, TOWNSHIP 29, RANGE 26 LOTS 2 & 3 LESS 1 ACRE IN SE CORNER OF 2 & LESS COMM SE CORNER OF LOT 2 N89-30-00W 208.71 FEET TO POB N89-30-00W 209.78 FEET N00-01-27W 207.53 FEET S89-30-00E 209.78 FEET S00-01-27E 207.76 TO POB.

Location Map:

SUBJECT
PROPERTIES

EAGLE LAKE



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

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

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

LEGAL DESCRIPTION: SEE ATTACHED DEEDS

ADDRESS OF PROPERTY TO BE ANNEXED: SEE ATTACHED DEEDS

SIZE IN ACRES: 0.81 + 13.16 (19.97) ^{PLUS OR MINUS} POPULATION AT TIME OF ANNEXATION: 0

NUMBER AND ADDRESS OF ALL DWELLINGS/COMMERCIAL/INDUSTRIAL,

INSTITUTIONAL USES: N/A

CURRENT POLK COUNTY FUTURE LAND USE & ZONING CLASSIFICATION: RES. LOW/RL-2

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

REQUIRED: MAP OF AREA 8 (check if enclosed)

LEGAL DESCRIPTION BY METES AND BOUNDS _____ (check if enclosed)

PROPOSED CITY FUTURE LAND USE: RES. MEDIUM & ZONING CLASSIFICATION: R6

SIGNATURE OF PETITIONER(S):

JOHN R. DONLEY

Name
154 2nd ST. SW, APT #9

Address
WINTER HAVEN, FL 33881

City State Zip
863-528-2521

Telephone

1/3/2022
Date

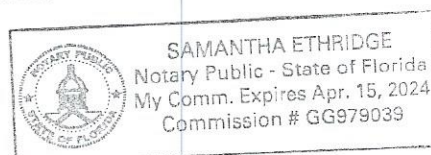
Accepted by

Samantha Ethridge

NOTARY:

This is to certify that this is an original document.

City Clerk



This Instrument Prepared By:
Kyle H. Jensen, Esquire
Clark, Campbell & Lancaster & Munson, P.A.
500 South Florida Avenue, Suite 800
Lakeland, Florida 33801

Warranty Deed

This Indenture made this 25th day of March, 2021, by and between **THE PENINSULAR FLORIDA DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, INC.**, a Florida corporation not-for-profit, whose post office address is 1437 East Memorial Boulevard, Lakeland, Florida 33801 ("Grantor"), and **JOHN R. DONLEY**, an individual, whose post office address is 118 Wyndham Drive, Winter Haven, Florida 33884 ("Grantee").

Witnesseth that said Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Parcel Identification Numbers: 26-29-06-673000-000042 and 26-29-06-673000-000041

This Conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2021 and subsequent years.


and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


- SIGNATURE APPEARS ON SUBSEQUENT PAGE -

"Grantor" and "Grantee" are used for singular or plural, as context requires.

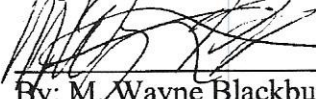
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


Witness #1
Print Name: Miranda Martinez


Witness #2
Print Name: Kyle Jensen

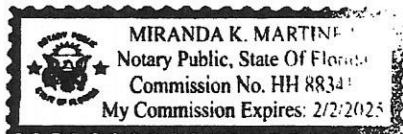
**THE PENINSULAR FLORIDA
DISTRICT COUNCIL OF THE
ASSEMBLIES OF GOD, INC., a Florida
corporation not-for-profit**

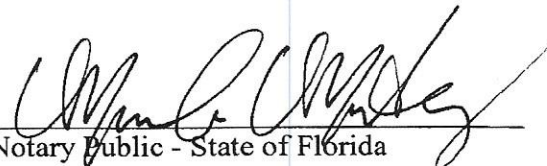

By: M. Wayne Blackburn
Its: Treasurer

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 25th day of March, 2021, by M. Wayne Blackburn, as the Treasurer of The Peninsular Florida District Council of the Assemblies of God, Inc., a Florida corporation not-for-profit, and (✓) who is personally known to me or () who produced _____ as identification.

[NOTARY SEAL]




Notary Public - State of Florida
Printed Name: _____
My Commission Expires: _____

[Signatures continue onto next page.]

Signed, sealed and delivered
in our presence:

THE PENINSULAR FLORIDA
DISTRICT COUNCIL OF THE
ASSEMBLIES OF GOD, INC., a Florida
corporation not-for-profit

Miranda Martinez
Witness #1
Print Name: Miranda Martinez

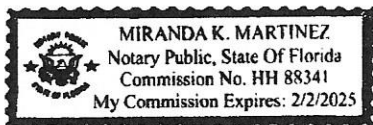
Steven L. Powell
By: Steven L. Powell
Its: Secretary

Kyle Jensen
Witness #2
Print Name: Kyle Jensen

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of (✓) physical presence
or () online notarization this 25th day of March, 2021, by Steven L. Powell, as the Secretary of
The Peninsular Florida District Council of the Assemblies of God, Inc., a Florida corporation not-
for-profit, and () who is personally known to me or (✓) who produced
Driver License as identification.

[NOTARY SEAL]



Miranda Martinez
Notary Public - State of Florida
Printed Name: _____
My Commission Expires: _____

Exhibit A
Legal Description

Lot 4, LESS the East 640 feet and Lot 5, LESS the North 130 feet and LESS the South 10 feet of the East 640 feet, LAWTEY & THOMPSON'S, according to the map or plat thereof as recorded in Plat Book 1, Page 18, Public Records of Polk County, Florida.

and

The East 640 feet of Lot 4 and the South 10 feet of the East 640 feet of Lot 5, LAWTEY & THOMPSON'S, according to the map or plat thereof as recorded in Plat Book 1, Page 18, Public Records of Polk County, Florida.

INSTR # 2020240424
BK 11450 Pgs 0454-0455 PG(s)2
11/10/2020 07:52:28 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 5,880.00

This Document Prepared By and Return to:
Linda Holewinski
Real Estate Title Services, Inc.
32 3rd St., SW
Winter Haven, FL 33880
20-0683

Parcel ID Number: 062926-673000-000020

Warranty Deed

This Indenture, Made this 3rd day of November, 2020 A.D. Between
CHARLSIE L. GATLIN, the unmarried surviving spouse of GARY L. GATLIN,
deceased
of the County of POLK, State of FLORIDA, grantor, and
JOHN R. DONLEY, a single man

whose address is: 118 Wyndham Dr., WH, FL 33884

of the County of POLK, State of FLORIDA, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS.
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of POLK, State of FLORIDA to wit:

TRACT 1:

THAT PART OF LOTS 2 AND 3 OF LAWTEY AND THOMPSON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 18,
PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS:
STARTING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST,
ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 315.01 FEET; THENCE NORTH 89 DEGREES 30 MINUTES
WEST, 542.94 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 32 SECONDS EAST 48.85 FEET TO A CONCRETE MARKER
FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, 150.0 FEET TO A
CONCRETE MARKER; THENCE NORTH 88 DEGREES 55 MINUTES 32 SECONDS WEST, PASSING A CONCRETE MARKER AT
375.77 FEET, A TOTAL DISTANCE OF 449 FEET, MORE OR LESS, TO THE WATERS OF EAGLE LAKE; THENCE
SOUTHWESTERLY, ALONG SAID WATERS, 154 FEET, MORE OR LESS, TO A LINE BEARING NORTH 88 DEGREES 55 MINUTES
32 SECONDS WEST FROM SAID POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 55 MINUTES 32 SECONDS EAST ALONG
SAID LINE, PASSING A CONCRETE MARKER AT 110 FEET, MORE OR LESS, A TOTAL DISTANCE OF 486 FEET, MORE OR
LESS, TO THE SAID POINT OF BEGINNING. SUBJECT TO AN EASEMENT TO TAMPA ELECTRIC COMPANY, BEING THAT PART
OF LOTS 2 AND 3 OF LAWTEY AND THOMPSON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 18, PUBLIC
RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS: STARTING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED
PARCEL, THEN NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, 48.85 FEET FOR THE POINT OF BEGINNING; THENCE
NORTH 89 DEGREES 30 MINUTES WEST, 28.54 FEET; THENCE SOUTH 21 DEGREES 31 MINUTES 32 SECONDS WEST, 51.82
FEET TO THE SOUTHERLY LINE OF SAID PARCEL; THENCE NORTH 88 DEGREES 55 MINUTES 32 SECONDS WEST, ALONG
SAID SOUTHERLY LINE, 26.68 FEET; THENCE NORTH 21 DEGREES 31 MINUTES 32 SECONDS EAST, 99.74 FEET; THENCE
SOUTH 89 DEGREES 30 MINUTES EAST, 37.63 FEET TO THE EASTERLY LINE OF SAID PARCEL; THENCE SOUTH 00
DEGREES 00 MINUTES 32 SECONDS EAST, ALONG SAID EASTERLY LINE, 45.0 FEET TO THE SAID POINT OF BEGINNING.

(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written

Signed, sealed and delivered in our presence:

JENNIFER L. BARKER
Witness

CHARLSIE L. GATLIN
P.O. Address: P.O. BOX 716, EAGLE LAKE, FL 33839

(Seal)

Warranty Deed - Page 2

Parcel ID Number: 062926-673000-000020

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, BEING THAT PART OF LOTS 2 AND 3 OF LAWTEY AND THOMPSON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS: STARTING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 315.01 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 30 MINUTES WEST, 542.94 FEET TO THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, ALONG SAID EASTERLY LINE, 45.0 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES EAST, 542.94 FEET TO THE EASTERLY LINE OF SAID LOT 3; THENCE SOUTH 00 DEGREES 00 MINUTES 32 SECONDS EAST, ALONG THE EASTERLY LINES OF SAID LOTS 3 AND 2, A DISTANCE OF 45.0 FEET TO THE SAID POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

TRACT 2:

LOTS 2 AND 3 OF LAWTEY AND THOMPSON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS AND EXCEPT ONE (1) SQUARE ACRE IN THE SOUTHEAST CORNER OF SAID LOT 2; LESS AND EXCEPT THAT PART OF SAID LOTS 2 AND 3 DESCRIBED AS: STARTING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 315.01 FEET; THENCE NORTH 89 DEGREES 30 MINUTES WEST, 542.94 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 32 SECONDS EAST 48.85 FEET TO A CONCRETE MARKER FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, 150.0 FEET TO A CONCRETE MARKER; THENCE NORTH 88 DEGREES 55 MINUTES 32 SECONDS WEST, PASSING A CONCRETE MARKER AT 375.77 FEET, A TOTAL DISTANCE OF 449 FEET, MORE OR LESS, TO THE WATERS OF EAGLE LAKE; THENCE SOUTHWESTERLY, ALONG SAID WATERS, 154 FEET, MORE OR LESS, TO A LINE BEARING NORTH 88 DEGREES 55 MINUTES 32 SECONDS WEST FROM SAID POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 55 MINUTES 32 SECONDS EAST ALONG SAID LINE, PASSING A CONCRETE MARKER AT 110 FEET, MORE OR LESS, A TOTAL DISTANCE OF 486 FEET, MORE OR LESS, TO THE SAID POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS, BEING THAT PART OF LOTS 2 AND 3 OF LAWTEY AND THOMPSON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS: STARTING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 315.01 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 30 MINUTES WEST, 542.94 FEET TO THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST ALONG THE EASTERLY LINE, 45.0 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES EAST, 542.94 FEET TO THE EASTERLY LINE OF SAID LOT 3; THENCE SOUTH 00 DEGREES 00 MINUTES 32 SECONDS EAST, ALONG THE EASTERLY LINES OF SAID LOTS 3 AND 2, A DISTANCE OF 45.0 FEET TO THE SAID POINT OF BEGINNING. SUBJECT TO AN EASEMENT TO TAMPA ELECTRIC COMPANY BEING THAT PART OF LOTS 2 AND 3 OF LAWTEY AND THOMPSON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS: STARTING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 315.01 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 30 MINUTES WEST, 571.48 FEET; THENCE SOUTH 21 DEGREES 31 MINUTES 32 SECONDS WEST 73.17 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 32 SECONDS WEST, 303.18 FEET; THENCE NORTH 01 DEGREES 04 MINUTES 28 SECONDS EAST, 20.0 FEET TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 88 DEGREES 55 MINUTES 32 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 283.96 FEET; THENCE NORTH 21 DEGREES 31 MINUTES 32 SECONDS EAST, 99.74 FEET, THENCE SOUTH 89 DEGREES 30 MINUTES EAST, 580.57 FEET TO THE EASTERLY LINE OF SAID LOT 3; THENCE SOUTH 00 DEGREES 00 MINUTES 32 SECONDS EAST, ALONG THE EASTERLY LINES OF SAID LOTS 3 AND 2, A DISTANCE OF 45.0 FEET TO THE SAID POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

LESS AND EXCEPT:

A PORTION OF LOT 2, LAWTEY AND THOMPSON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 OF SAID LAWTEY AND THOMPSON'S SUBDIVISION; THENCE N 89 DEGREES 30 MINUTES 00 SECONDS W, ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 208.71 FEET TO THE SOUTHWEST CORNER OF THE "SOUTHEAST ACRE OF LOT 2" AS DESCRIBED IN OFFICIAL RECORDS BOOK 5354, PAGE 1208 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE CONTINUE N 89 DEGREES 30 MINUTES 00 SECONDS W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 209.78 FEET; THENCE N 00 DEGREES 01 MINUTES 27 SECONDS W, PARALLEL WITH THE WEST LINE OF SAID "SOUTHEAST ACRE OF LOT 2", A DISTANCE OF 207.53 FEET; THENCE S 89 DEGREES 30 MINUTES 00 SECONDS E, ALONG A LINE PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE 209.78 FEET; THENCE S 00 DEGREES 01 MINUTES 27 SECONDS E, 207.76 FEET TO THE POINT OF BEGINNING.

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes subsequent to December 31st, 2019.



FEEES PAID

NAME OF APPLICANT _____

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

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

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

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

FEES COLLECTED BY: _____

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

Receipt No. _____

MEMORANDUM

TO: Tom Ernharth, City Manager, City of Eagle Lake
FROM: Merle Bishop, FAICP, Senior Planner
DATE: January 24, 2022
SUBJECT: Donley property annexation/Comprehensive Plan Amendment
PROJECT: ELAKX22001

In response to the City's request, we have completed our review of the annexation/Comprehensive Plan (Map) Amendment application submitted by Mr. John Donley on 1/03/22 to the City of Eagle Lake for two parcels totaling approximately 19.96 acres and generally located on the west side of North Eagle Drive on the eastern shore of Eagle Lake.

BACKGROUND:

Applicant/Owner: John R. Donley
154 2nd Street, SW
Winter Haven, FL 33881

Site Location: O and 555 N. Eagle Drive (Old 9-Foot Road)
Eagle Lake, FL 33839

Parcels: 262906-673000-000020 (13.15 acres)
262906-673000-000041 (6.81 acres)

Total Site Size: 19.96 acres +/-

Current Land Use: Vacant; one single family house.

Future Land Use Designation: Polk County – Residential Low (RL-2)

Zoning Designations: Polk County – Residential (RL-2)

Proposed Future Land Use Designation: Medium Density Residential (5.01 to 9.99 dwelling units/acre)

Proposed Zoning Districts: General Residential (RG) (single-family, duplex, multi-family)

The applicant requests the City annex the parcels and amend its Comprehensive Plan by adding the parcels to the Future Land Use Map as Medium Density Residential. Additionally, the applicant request that the parcels be assigned a zoning designation of General Residential. There is no site development plan proposed for the property at the time of the application.

The parcels have a combined total of approximately 520 feet frontage on N. Eagle Drive (aka Old Nine Foot Road), an urban collector maintained by the Polk County Board of County Commissioners. The existing right-of-way for N. Eagle Drive varies from approximately 30 to 40 feet. Any new access to this road will require a roadway access permit from Polk County and development of the property will require the donation of property for additional right-of-way pursuant to Polk County Land Development Regulations. Additionally, the parcels have approximately 1,370 feet of shoreline along the eastern shore of Eagle Lake.

SURROUNDING LAND USES:

NW – Eagle Lake	N – Single-family houses	NE – Vacant parcel; citrus grove
W – Eagle Lake	Subject Property (vacant/sf house)	E – Church; single family houses
SW – Eagle Lake	S – Single family houses	SE – single family houses

PUBLIC INFRASTRUCTURE:

The existing RS-2 zoning would permit approximately 40 dwelling units. The requested Residential Medium Future Land Use and RG zoning would potentially permit a maximum of approximately 180 dwelling units, an increase or difference of 140 dwelling units. This also equals a potential increase in population of approximately 360 persons (based on an average household size of 2.57 persons as identified in the Eagle Lake 2030 Comprehensive Plan).

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 actual development proposed rather than impact resulting from the incremental increase in demand since the potential dwelling units (and population) are not vested for concurrency.

POTENTIAL INFRASTRUCTURE IMPACTS			
Current Available Capacity	Current Vested Demand	Demands from 180 DU	Remaining Capacity
Potable Water (LOS: 300 gpd¹/ERC²)			
1.584 mgpd	670,187 gpd	54,000 gpd	859,813 gpd
Sanitary Sewer (LOS: 275 gpd¹/ERC²)			
750,000 gpd	412,164 gpd	49,500 gpd	288,336 gpd
Recreation (LOS: 4.5 acres/1,000 population³)			
17.45 acres	11.34 acres	0.81 acres	5.3 acres
Transportation – Eagle Drive – LOS: B			
792 trips ⁴ (PM Peak Hr.)	N/A	104 trips ⁵ (PM Peak Hr.)	688 trips (87% of capacity remaining)
Solid Waste (LOS: 8.0 lbs. per capita per day⁶)			
N/A (Polk Co. Land Fill)	N/A	2,302 lbs./day	NA

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

²Equivalent Residential Connection (dwelling unit)

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

⁴Polk TPO Roadway Database 2020 (Effective date: March 16, 2020)

⁵ITE TripGen Single Family Residential (Trip Generation Manual, 10th Edition)

⁶City of Eagle Lake 2030 Comprehensive Plan, Infrastructure Element, Policy 1.1.1 (page1)

⁷Polk County School Board

⁸Housing Generation Rates for Public School, Polk County School Board, Modified 2015

Sufficient capacity exists in all of the infrastructure areas evaluated for a proposed 180 multi-family 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 2.6, Medium Density Residential: *The primary intent of the Medium Density Residential classification is to encourage the continuation of mixtures of housing types. These units should include one and two-story apartments, townhouses, duplexes, and single-family dwellings. Development activities within the intent of this classification can be achieved where such requirements as minimum land areas are met, open space provided, public facilities and services are available, and access to principal streets is safe and convenient*

Maximum Density: > 5 but < 10 dwelling units per acre.

The requested Medium Density Residential Future Land Use and RG zoning designation is located on an urban collector roadway with access to existing infrastructure with sufficient capacity for development of the property for low-rise (one and two story) multi-family residential. The requested medium density future land use is consistent with the existing medium density of the adjacent parcel west of Eagle Drive. The property is of sufficient size to allow for the development of low-rise multi-family housing and provide sufficient buffers from adjacent single-family homes. Multi-family development will enable the continuation of a mixture of housing units within the City.

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 of a low-rise multi-family development on the property.

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 Residential Medium Density Future Land Use and RG zoning will allow for residential development that is tantamount to infill development with existing residential development on three sides of the property, along Eagle Avenue.

B. TRANSPORTATION ELEMENT

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

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

C. HOUSING ELEMENT

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

The proposed Comprehensive Plan Amendment will allow for the development of additional single-family and/or multi-family housing that creates opportunity for a mix of housing types and densities consistent with this policy

D. RECREATION AND OPEN SPACE ELEMENT

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

The property is of sufficient size that future development can incorporate open space and on-site recreational amenities to satisfy recreational demand. Additionally, the property has a significant amount of lake frontage that provides opportunity for a unique recreation/open space amenity.

E. CONCLUSION

The requested Future Land Use Map Amendment to assign Residential Medium Land Use and assign General Residential (RG) zoning to the property are consistent with the Eagle Lake Comprehensive Plan. Additionally, the Residential Medium Future Land Use and RG zoning is consistent with the future land use designation and zoning of the adjacent parcel, west of Eagle Avenue.

Based on this analysis, we find that the requested Residential Medium Future Land Use designation and RG zoning are consistent with the applicable goals, objectives and policies of the Eagle Lake 2030 Comprehensive Plan. All City requirements must be met related to the future development of the property.

CONCLUSION:

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

- A. The rezoning petition is consistent with the City of Eagle Lake Comprehensive Plan.
- B. The rezoning petition will not result in a lowering of the adopted level of service below the minimum level of service as set forth in the Comprehensive Plan for any public facilities or services; unless binding commitments for mitigation to maintain the adopted level(s) of service established in the comprehensive plan have been or will be written into a developer's agreement between the city and applicant;

- C. The proposed rezoning and all permitted uses within the category sought will be compatible with the development of surrounding properties;
- D. The need and justification for the change has been satisfactorily demonstrated by the applicant;
- E. There will be no detrimental effect of the change on the property and on surrounding properties;
- F. There is not sufficient undeveloped land in the general area and in the City with the same classification as the request to allow for the proposed development;
- G. The proposed rezoning and all permitted uses are compatible with development on surrounding property; or compatibility can be achieved.

RECOMMENDATION:

The requested Comprehensive Plan Amendment to amend the Future Land Use Map and assign Residential Medium to the subject parcels and assign General Residential (RG) zoning is hereby recommended for approval

ATTACHMENTS:

EXHIBIT A – Location Map

EXHIBIT B – Aerial Photograph

EXHIBIT C – Future Land Use

EXHIBIT D – Legal Description

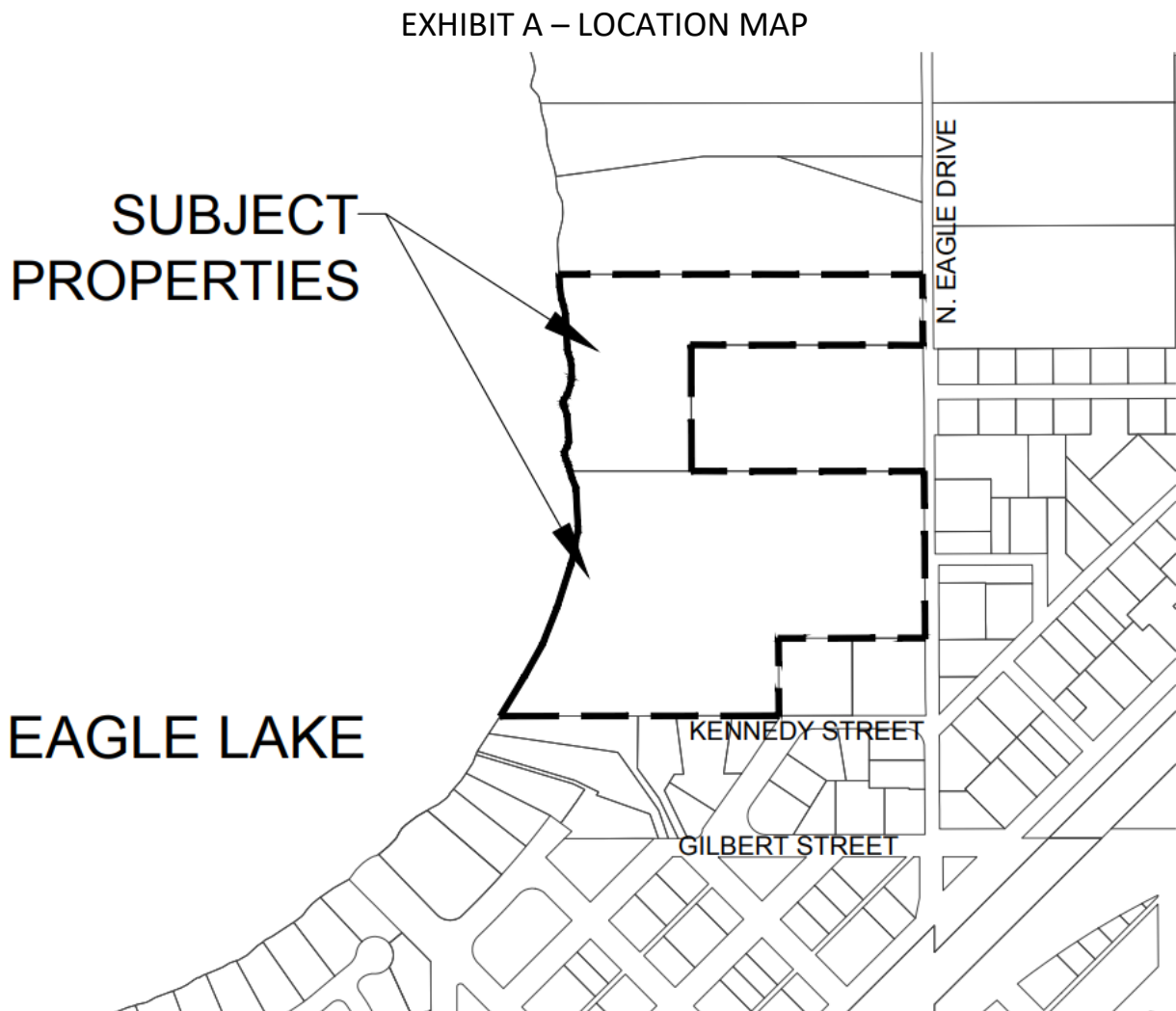


EXHIBIT B – AERIAL PHOTOGRAPH

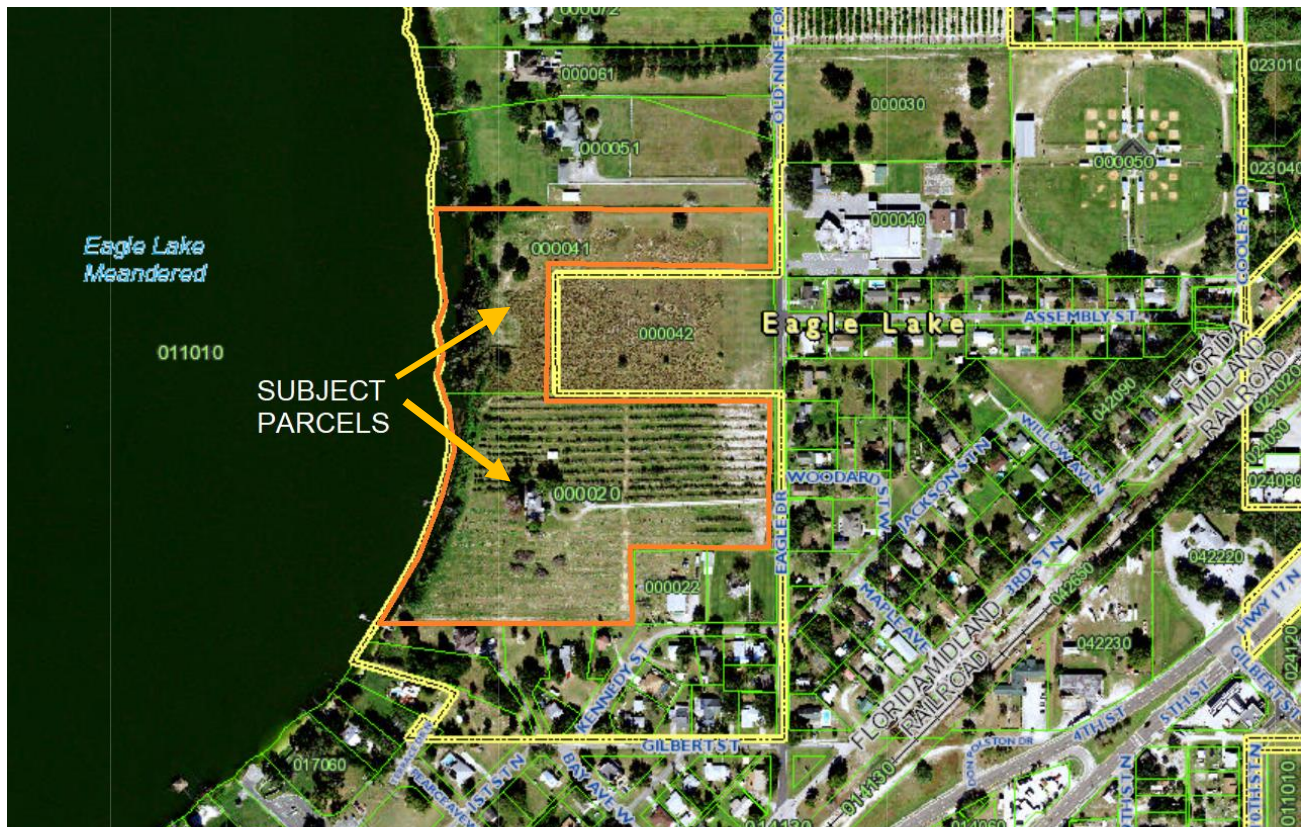


EXHIBIT C – FUTURE LAND USE

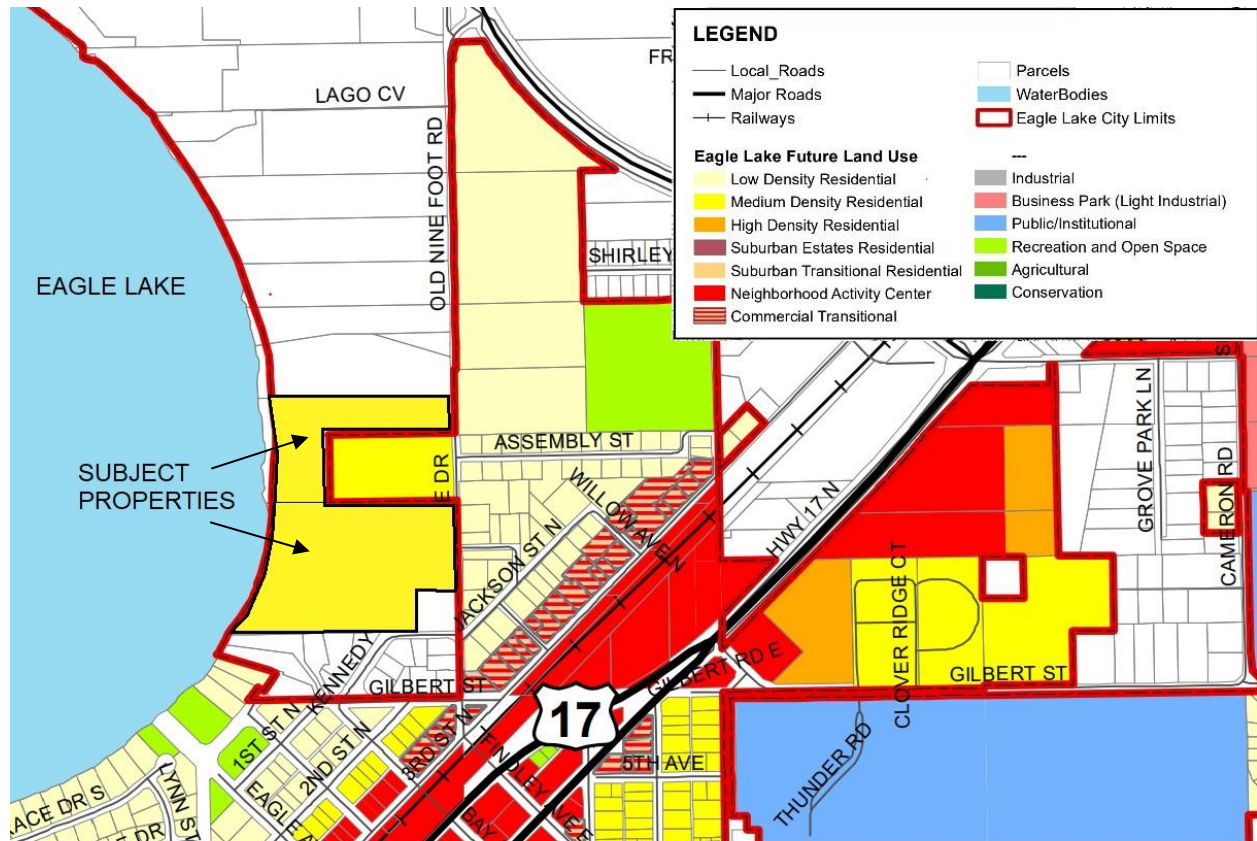


EXHIBIT D – LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LAWTEY & THOMPSONS SUB PB 1 PG 18 LYING IN SECTION 1, TOWNSHIP 29, RANGE 25, AND SECTION 6, TOWNSHIP 29, RANGE 26, LOT 4 EAST 640 FEET & LOT 5 LESS NORTH 130 FEET & LESS SOUTH 10 FEET OF EAST 640 FEET.

AND

LAWTEY & THOMPSONS SUB PB 1, PG 18, SECTION 1, TOWNSHIP 29, RANGE 26 LOTS 2 & 3 LESS 1 ACRE IN SE CORNER OF 2 & LESS COMM SE CORNER OF LOT 2 N89-30-00W 208.71 FEET TO POB N89-30-00W 209.78 FEET N00-01-27W 207.53 FEET S89-30-00E 209.78 FEET S00-01-27E 207.76 TO POB.

ORDINANCE NO.: O-22-06

AN ORDINANCE AMENDING THE CITY OF EAGLE LAKE, FLORIDA 2030 COMPREHENSIVE PLAN BY REVISING THE FUTURE LAND USE MAP SERIES TO ASSIGN MEDIUM-DENSITY RESIDENTIAL FUTURE LAND USE TO TWO (2) ANNEXED PARCELS; AMENDING THE CITY OF EAGLE LAKE, FLORIDA ZONING MAP TO APPLY GENERAL RESIDENTIAL (RG) ZONING TO THE SAME CERTAIN PARCELS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND, PROVIDING AN EFFECTIVE DATE. (General Location: two parcels of land totaling approximately 19.96 acres in size, lying West of N. Eagle Drive and east of Eagle Lake, with a street address of 0 Eagle Drive and 555 Eagle Drive, Eagle Lake, Florida 33839) Donley Property

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

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

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

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

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

WHEREAS, the City of Eagle Lake City Commission duly annexed the property described herein and identified as the amendment area into the corporate limits of the City of Eagle Lake on March 7, 2022; and

WHEREAS, the City of Eagle Lake received an application for Annexation, Comprehensive Plan Amendment and Zoning, dated January 3, 2022, to amend the 2030

Comprehensive Plan Future Land Use Map by assigning a Residential Medium (RM) Future Land Use designation and assign General Residential (RG) zoning to the property described herein; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, and Division VI of the Eagle Lake Land Development Code, after due public notice the City of Eagle Lake Planning Commission, as the “Local Planning Agency,” held a public hearing on February 7, 2022 to consider making a recommendation to the City Commission regarding the application for an amendment to the Future Land Use Map and RG zoning; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Eagle Lake City Commission held a public hearing on February 7, 2022 to consider the adoption of the proposed amendment to its Comprehensive Plan and Zoning Map and transmittal of the amendment to the Florida Department of Economic Opportunity, as the State Planning Agency; and

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

NOW, THEREFORE, BE IT ORDANDED 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 19.96 +/- acres.
2. The amendment area is specifically described by a legal description and location map attached hereto as Exhibit “A” and includes the following Parcel Identification Numbers: 262906-673000-000020, and 262906-673000-000041.
3. Prior to annexation by the amendment area was designated Residential Low (RL-2) on the Polk County Comprehensive Plan Future Land Use Map Series adopted by the Board of County Commissioners, Polk County, Florida.

4. Upon the legal effective date of this Ordinance, the Eagle Lake Future Land Use Map category for the amendment area will be designated as Medium Density Residential 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 legally effective date of this Ordinance, the Zoning Classification for the amendment area will be designated as General Residential (RG) as shown in Exhibit 3, attached hereto, pursuant to the provisions of the Eagle Lake Land Development Code

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. EFFECTIVE DATE.

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

ADOPTED ON THIS _____, 2022

EAGLE LAKE CITY COMMISSION:

ATTEST:

DAWN WRIGHT
CITY CLERK

BY: _____
CORY COLER, MAYOR

Approved as to Form:

HEATHER R. MAXWELL, ESQ.
CITY ATTORNEY

EXHIBIT A – LEGAL DESCRIPTION AND LOCATION MAP

LEGAL DESCRIPTION:

LAWTEY & THOMPSONS SUB PB 1 PG 18 LYING IN SECTION 1, TOWNSHIP 29, RANGE 25, AND SECTION 6, TOWNSHIP 29, RANGE 26, LOT 4 EAST 640 FEET & LOT 5 LESS NORTH 130 FEET & LESS SOUTH 10 FEET OF EAST 640 FEET.

AND

LAWTEY & THOMPSONS SUB PB 1, PG 18, SECTION 1, TOWNSHIP 29, RANGE 26 LOTS 2 & 3 LESS 1 ACRE IN SE CORNER OF 2 & LESS COMM SE CORNER OF LOT 2 N89-30-00W 208.71 FEET TO POB N89-30-00W 209.78 FEET N00-01-27W 207.53 FEET S89-30-00E 209.78 FEET S00-01-27E 207.76 TO POB.

LOCATION MAP:

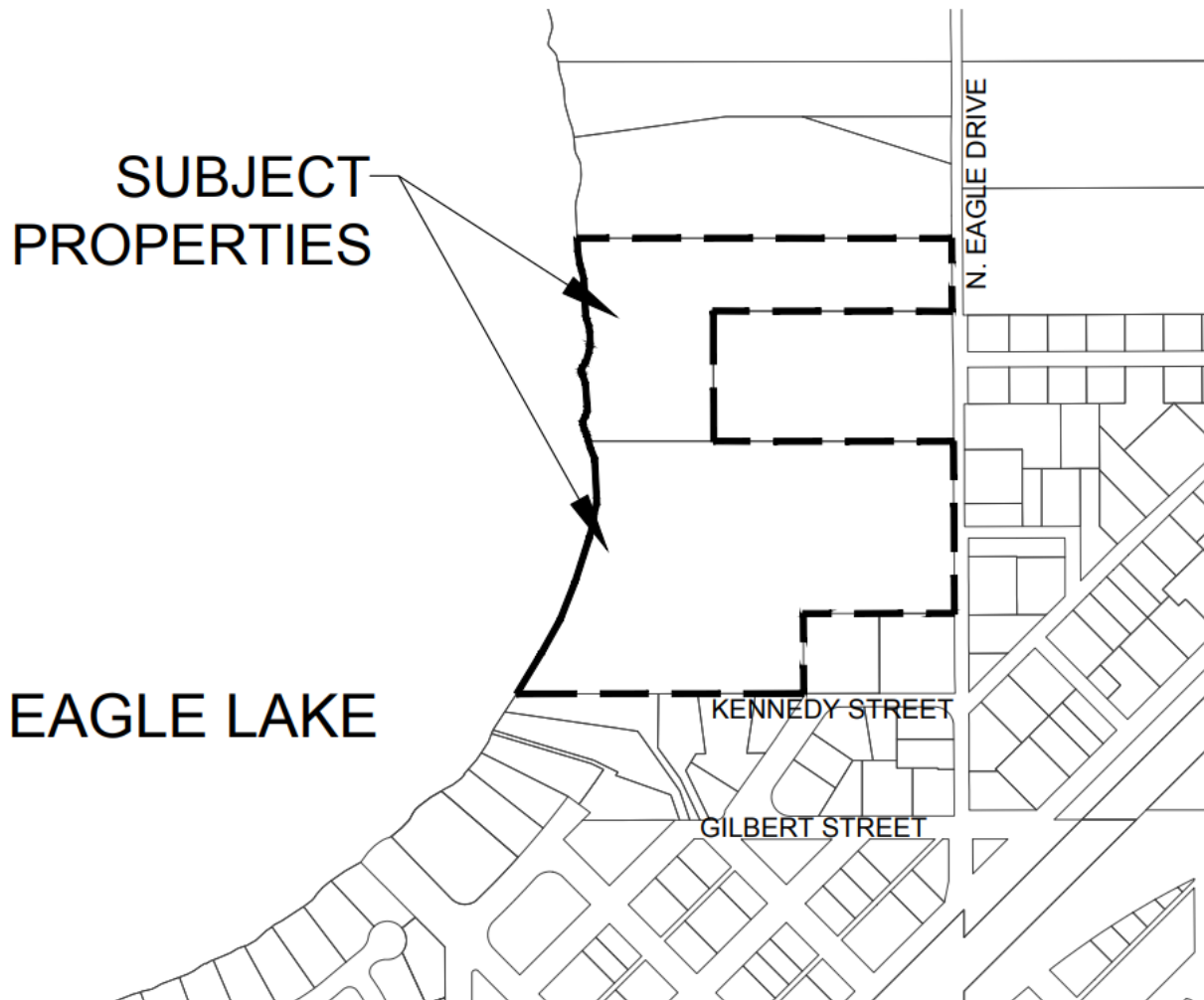
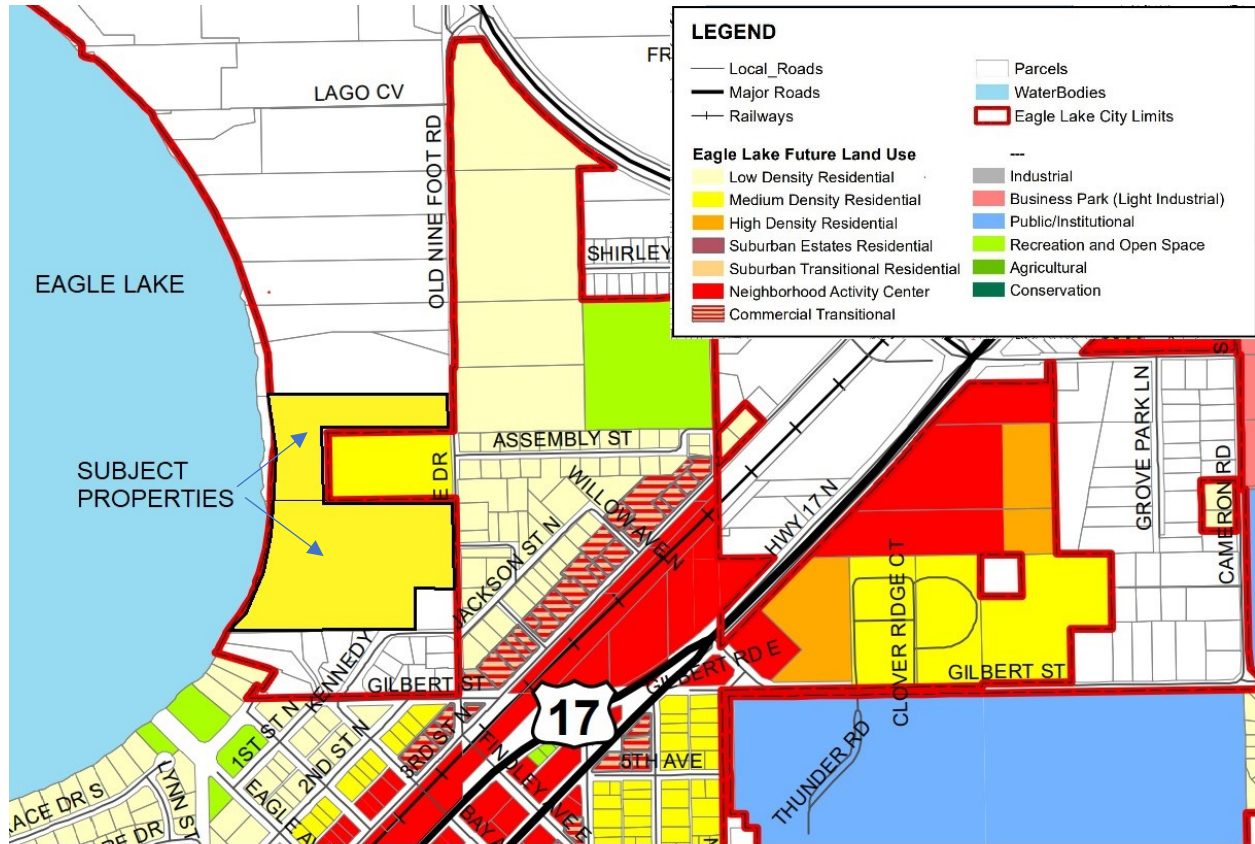


EXHIBIT B – FUTURE LAND USE MAP



ORDINANCE NO. O-22-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EAGLE LAKE, FLORIDA, CONSENTING TO THE INCLUSION OF THE ENTIRE TERRITORY WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY INTO A POLK COUNTY MUNICIPAL SERVICE BENEFIT UNIT; PROVIDING FOR INTENT, PURPOSE AND EFFECT; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 125.01(1)(q) and (r), Florida Statutes, the Florida Legislature has empowered counties to establish Municipal Service Benefit Units (MSBU), wherein a County may levy non-ad valorem assessments to cover the cost of providing for certain municipal services, including the provision of fire services; and

WHEREAS, pursuant to Section 125.01(1)(q), Florida Statutes, The Florida Legislature has provided that any municipality or portion thereof may be included in a County MSBU provided the municipality consents to same annually or for a period of years; and

WHEREAS, a municipality's consent to the inclusion of its territory within a MSBU must be authorized by the enactment of an ordinance of the governing body of a municipality; and

WHEREAS, the City of Eagle Lake City Commission is the governing body of the City of Eagle Lake; and

WHEREAS, Polk County has created the Polk County Fire Services District as a MSBU to provide fire services within the boundaries of Polk County and within cities requesting and consenting to County fire services; and

WHEREAS, the City desires to consent to inclusion in the Polk County Fire Service MSBU for purposes of providing fire services within the municipal boundaries of the City for a term of ten (10) years.

NOW THEREFORE, be it ordained by the City Commission of the City of Eagle Lake, Florida, as follows:

Section 1. Intent, Purpose and Effect.

It is the intent of this Ordinance to comply with the provisions of Section 125.01(1)(q), Florida Statutes. The City Commission hereby consents to the inclusion of the land within its municipal boundaries, as they may be amended from time to time, into the Polk County Fire Services District MSBU for a period of ten (10) years from the effective date of this ordinance for the sole and exclusive purpose of subjecting the properties therein to non-ad valorem assessments for the provision of Polk County fire services within the territorial limits of the City, including inspections

and enforcement of the Florida Fire Prevention Code and Polk County Local Amendments thereto. The MSBU has been established pursuant to enabling legislation adopted by the Board of County Commissioners of Polk County.

Section 2. Repeal of Laws in Conflict.

All other ordinances in conflict with any of the provisions of this ordinance are hereby repealed to the extent of the conflict.

Section 3. Severability.

If any section, paragraph, sentence, clause, phrase or word in this ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this ordinance.

Section 4. Term.

This ordinance shall remain in full effect for ten (10) years or until such time as the City repeals this ordinance following procedures set out in Florida Statutes, Section 166.041. Notice of the proposed repeal of this ordinance shall be provided in writing to Polk County no later than March 1 of the year in which the City intends to terminate County fire services to avoid imposition of non-ad valorem assessments for that tax year.

Section 5. Effective Date.

The provisions of this Ordinance shall become effective immediately upon passage.

This ordinance was read for the first time at the meeting of the City Commission held on February 7, 2022, when it was voted on by members of the City Commission, as follows:

Yeas_____ Nays_____ Absent_____

This ordinance was read for a second and final time at the meeting of the City Commission held on March 7, 2022, when it was voted on by members of the City Commission, as follows:

Yeas_____ Nays_____ Absent_____

ATTEST:

CITY OF EAGLE LAKE, FLORIDA

Dawn Wright, City Clerk

Cory Coler, Mayor

Approved as to Form:

Heather R, Maxwell, City Attorney

ORDINANCE NO. 0-22-08

AN ORDINANCE OF THE CITY OF EAGLE LAKE, FLORIDA ESTABLISHING THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2021); PROVIDING A TITLE; PROVIDING FINDINGS; CREATING AND NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Eagle Hammock of Eagle Lake, LLC, a Florida limited liability company ("Petitioner") has filed a Petition to Establish the Eagle Hammock Community Development District (the "Petition") with the City Commission of the City of Eagle Lake (the "City Commission") pursuant to Section 190.005(2)(a), *Florida Statutes*, to adopt an ordinance establishing the Eagle Hammock Community Development District (the "District") pursuant to Chapter 190, *Florida Statutes* (2021); and

WHEREAS, Petitioner is a Florida limited liability company authorized to conduct business in the State of Florida, whose address is 4900 Dundee Road, Winter Haven, Florida 33884; and

WHEREAS, the owners of one hundred percent (100%) of the real property to be included in the District have consented to the establishment of the District; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the City Commission on March 7, 2022, pursuant to Section 190.005(2)(b), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that duly noticed hearing, the City Commission has considered the record of the public hearing and the statutory factors set forth in section 190.005(2)(c), *Florida Statutes*, in making its determination to grant or deny the Petition; and

WHEREAS, the City Commission, pursuant to the information contained within the Petition and based on an investigation conducted by staff and otherwise being fully advised as to the facts and circumstances contained within the request of the District, finds as follows:

- (1) The statements within the Petition are true and correct; and
- (2) The Petition is complete in that it meets the requirements of Section 190.005(2)(a), *Florida Statutes* (2021); and
- (3) The appropriate City of Eagle Lake staff have reviewed the Petition for establishment of the District on the proposed land and have advised the City Commission that said Petition is complete and sufficient; and
- (4) Establishment of the District by this Ordinance is subject to and not inconsistent with any applicable element or portion of the state comprehensive plan or the City Comprehensive Plan; and

- (5) The area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional, interrelated community; and
- (6) The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and
- (7) The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
- (8) The area that will be served by the District is amenable to separate special-district government.

WHEREAS, pursuant to the information stated above, the City Commission has decided to grant the Petition to establish the Eagle Hammock Community Development District; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition; and

WHEREAS, the establishment of the District shall not act to amend any land development approvals governing the land area to be included within the District; and

WHEREAS, upon the effective date of this establishing Ordinance, the Eagle Hammock Community Development District, as created by general law, will be duly and legally authorized to exist on the proposed property and to exercise all of its general and special powers as limited by law.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF EAGLE LAKE, FLORIDA:

SECTION 1. TITLE. This Ordinance shall be known and may be cited as the "Eagle Hammock Community Development District Establishment Ordinance."

SECTION 2. BOARD FINDINGS. The Board findings set forth in the recitals to this Ordinance are hereby incorporated in this Ordinance.

SECTION 3. AUTHORITY. This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

SECTION 4. CREATION OF DISTRICT; DISTRICT NAME. The Petition filed to create the Eagle Hammock Community Development District is hereby granted and there is hereby created a community development district, which is situated within the City of Eagle Lake, Florida, which District shall be known as the "Eagle Hammock Community Development District."

SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference, the overall boundaries encompassing 108.77 acres, more or less. There are no parcels within the external boundaries of the District that are to be excluded from the District.

SECTION 6. FUNCTIONS AND POWERS. The District is limited to the performance of those powers and functions as described in Chapter 190, *Florida Statutes*. The District is also authorized to exercise additional powers to finance, fund, plan, establish, acquire, construct,

reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural, and educational uses as authorized and described in Section 190.012(2)(a), *Florida Statutes*; and security powers, including but not limited to walls, fences, and electronic intrusion detection, as authorized and described in Section 190.012(2)(d), *Florida Statutes*. In the exercise of its powers, the District shall comply with all applicable governmental laws, rules, regulations and policies including, but not limited to, all City of Eagle Lake ordinances and policies governing land planning and permitting of the development to be served by the District. The District shall not have any zoning or permitting powers governing land development or the use of land. No debt or obligation of the District shall constitute a burden on any local general purpose government.

SECTION 7. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Brent Elliott, Wendy Kerr, Halsey Carson, Dorothy T. Mobley, and Branden Eckenrode. All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

SECTION 8. SEVERABILITY. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be illegal, invalid, or unenforceable, such provision shall be deemed severable and the remaining provisions shall continue remain in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall be effective immediately upon adoption.

INTRODUCED AND PASSED on first reading at the regular meeting of the City Commission of Eagle Lake, Florida, held this 7th day of February 2022.

PASSED AND ADOPTED on second reading at the regular meeting of the City Commission of Eagle Lake, Florida, held this 7th day of March 2022

CITY OF EAGLE LAKE

Cory Coler, Mayor

ATTEST

Dawn Wright, City Clerk

APPROVED AS TO FORM:

Heather R. Maxwell, City Attorney

EXHIBIT A
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA AND CONTAINING ALL OR PARTS OF LOTS 75, 78, 79, 101, 102, 103, 105, 106, 107, AND 108, AND CERTAIN PLATTED, UNOPENED RIGHTS-OF-WAY AROUND AND BETWEEN SAID LOTS, ALL OF WAHNETA FARMS AS RECORDED IN PLAT BOOK 1, PAGES 82A AND 82B OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND CONTAINING ALL OF LOTS 1, 2, 3, AND 4, AND CERTAIN PLATTED, UNOPENED RIGHTS-OF-WAY AROUND AND BETWEEN SAID LOTS, ALL OF J.A. JOHNSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 103, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 7; THENCE NORTH 00°15'06" WEST ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 8, AND THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 1992.22 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE AFOREMENTIONED LOT 75, WAHNETA FARMS; THENCE NORTH 89°40'06" EAST, ALONG SAID EXTENSION AND THE NORTH LINE OF SAID LOT 75, A DISTANCE OF 660.70 FEET TO THE EAST LINE THEREOF; THENCE SOUTH 00°07'26" EAST ALONG SAID EAST LINE, A DISTANCE OF 667.66 FEET TO THE CENTERLINE OF THAT PLATTED, UNOPENED RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED LOT 79; THENCE NORTH 89°40'41" EAST ALONG SAID CENTERLINE, A DISTANCE OF 661.86 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE AFORESAID LOT 79; THENCE SOUTH 00°12'51" EAST ALONG SAID EXTENSION AND THE SAID EAST LINE OF LOT 79, A DISTANCE OF 674.79 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 15.00 FEET OF THE AFOREMENTIONED LOT 101; THENCE NORTH 89°52'46" EAST ALONG SAID SOUTH LINE OF THE NORTH 15.00 FEET OF LOT 101, A DISTANCE OF 659.19 FEET TO A POINT ON THE EAST LINE OF SAID LOT 101; THENCE SOUTH 00°41'43" EAST ALONG THE EAST LINE OF SAID LOT 101, A DISTANCE OF 655.14 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED NORTHWEST 1/4 OF SECTION 8; THENCE SOUTH 89°53'50" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 665.40 FEET TO THE EAST LINE OF THE AFOREMENTIONED LOT 1, J.A. JOHNSON'S SUBDIVISION; THENCE SOUTH 00°19'33" EAST ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF THE AFOREMENTIONED LOT 4 OF J.A. JOHNSON'S SUBDIVISION, A DISTANCE OF 605.95 FEET TO A POINT WHICH LIES 54.58 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING SAID EAST LINE, SOUTH 24°19'20" WEST, A DISTANCE OF 59.95 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 4 AT A POINT WHICH LIES 25.00 FEET WEST OF THE AFOREMENTIONED SOUTHEAST CORNER OF LOT 4; THENCE SOUTH 89°53'44" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 3 OF J.A. JOHNSON'S SUBDIVISION, A DISTANCE OF 1295.69 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE AFOREMENTIONED LOT 108 OF WAHNETA FARMS; THENCE SOUTH 00°11'56" EAST ALONG THE EAST LINE OF SAID LOT 108, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID LOT 8; THENCE NORTH 89°53'07" WEST ALONG SAID SOUTH LINE OF THE NORTH 50 FEET, A DISTANCE OF 645.01 FEET TO THE WEST LINE OF THE EAST 645 FEET OF THE NORTH 50 FEET OF SAID LOT 108; THENCE NORTH 00°11'56" WEST ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID LOT 108 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 107, WAHNETA FARMS; THENCE NORTH 89°53'07" WEST ALONG THE SOUTH LINE OF SAID LOT 107 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 106, A DISTANCE OF 50.61 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 106, NORTH 00°07'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°53'07" WEST, 20.00 FEET NORTH OF AND PARALLEL TO THE AFORESAID SOUTH LINE OF LOT 106, A DISTANCE OF 195.93 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF EAGLE LAKE LOOP ROAD AS RECORDED IN MAP BOOK 4, PAGE 223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1.) NORTH 40°28'10" WEST, 77.36 FEET; THENCE 2.) NORTH 44°06'55" WEST, 109.56 FEET; THENCE 3.) NORTH 45°00'53" WEST, 100.56 FEET; THENCE 4.) NORTH 48°32'46" WEST, 100.10 FEET; THENCE 5.) NORTH 50°22'41" WEST, 100.01 FEET; THENCE 6.)

NORTH 53°15'12" WEST, 102.85 FEET; THENCE 7.) NORTH 61°07'59" WEST, 4.86 FEET TO THE WEST LINE OF THE AFORESAID LOT 106 OF WAHNETA FARMS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 00°01'42" EAST ALONG THE WEST LINE OF SAID LOT 106 AND THE WEST LINE OF THE AFOREMENTIONED LOT 105, A DISTANCE OF 908.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 105; THENCE SOUTH 89°39'01" EAST ALONG THE NORTH LINE OF SAID LOT 105, A DISTANCE OF 654.79 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°06'38" EAST ALONG THE EAST LINE OF SAID LOT 105, A DISTANCE OF 663.31 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 89°34'42" EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 7, A DISTANCE OF 668.79 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING: 108.77 ACRES, MORE OR LESS.

PETITION TO ESTABLISH EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

SUBMITTED BY:

KE LAW GROUP, PLLC
Roy Van Wyk, Esq.
Florida Bar No. 631299
roy@kelawgroup.com
Post Office Box 6386
Tallahassee, Florida 32314
Attorney for Petitioner

DECEMBER 27, 2021

CITY COMMISSION OF THE CITY OF EAGLE LAKE, FLORIDA

BEFORE THE BOARD OF CITY COMMISSIONERS OF THE CITY OF EAGLE LAKE, FLORIDA

PETITION TO ESTABLISH EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Eagle Hammock of Eagle Lake, LLC, a Florida limited liability company (hereafter "Petitioner"), hereby petitions the City Commission of the City of Eagle Lake, Florida pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, to establish a community development district (hereafter "District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District will be located entirely within the City of Eagle Lake, Florida (hereafter "City"). **Exhibit 1** depicts the general location of the project. The proposed District covers 108.77 acres of land, more or less. The legal description that forms the external boundaries of the proposed District along with a depiction of the boundaries is set forth in **Exhibit 2**.

2. Landowner Consent. Petitioner has obtained written consent to establish the District from the owner of one hundred percent (100%) of the real property located within the District. Documentation of consent to the establishment of the District is contained in **Composite Exhibit 3**.

3. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Brent Elliot
Address: 4900 Dundee Rd
 Winter Haven, Florida 33884

Name: Wendy Kerr
Address: 4900 Dundee Road
 Winter Haven, Florida 33884

Name: Halsey Carson
Address: 4900 Dundee Rd
Winter Haven, Florida 33884

Name: Dorothy T. Mobley
Address: 4900 Dundee Rd
Winter Haven, Florida 33884

Name: Branden Eckenrode
Address: 4900 Dundee Road
Winter Haven Florida 33884

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

4. Name. The proposed name of the District is the Eagle Hammock Community Development District.

5. Existing and Future Land Uses. **Exhibit 4** shows the existing use for the lands contained in the proposed District and surrounding areas. The distribution, location, and extent of the public and private land uses proposed for the District by the future land use plan element of the City's Future Land Use Plan are also depicted in **Exhibit 5**. The proposed land uses for lands contained within the proposed District are consistent with the approved City's Future Land Use Plan.

6. Major Water and Wastewater Facilities. **Composite Exhibit 6** indicates the location of major outfall canals and drainage basins for the lands within the proposed District as well as the location of existing major trunk water mains, reuse water mains and wastewater interceptors within the currently undeveloped lands proposed to be included within the District.

7. District Facilities and Services. The District is presently expected to finance, construct, and install improvements and facilities to benefit the lands within the District in a single phase over a two (2) year period from 2021-2022. **Composite Exhibit 7** describes the estimated

construction timeline and the types of facilities the District presently expects to finance, construct, and install, as well as the entities anticipated for future ownership, operation, and maintenance. The estimated costs of construction are also identified in **Composite Exhibit 7**. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs ("SERC"), prepared in accordance with the requirements of Section 120.541, *Florida Statutes* (2021). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

9. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Roy Van Wyk, Esq. whose mailing address is Post Office Box 6386, Tallahassee, Florida 32314, as its authorized agent. See **Exhibit 9** - Authorization of Agent. Copies of all correspondence and official notices should be sent to:

Roy Van Wyk, Esq.
KE Law Group, PLLC
PO Box 6386
Tallahassee, Florida 32314

10. This petition to establish the Eagle Hammock Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioners respectfully request the City Commission of the City of Eagle Lake, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes* (2021);

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes* (2021);

c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, enlarge or extend, equip, operate, and maintain systems and facilities for: parks and facilities for indoor and outdoor recreation, cultural, and educational uses and for security, including, but not limited to walls, fences and electronic intrusion detection all as authorized and described by Section 190.012(2)(a) and (d), *Florida Statutes*.

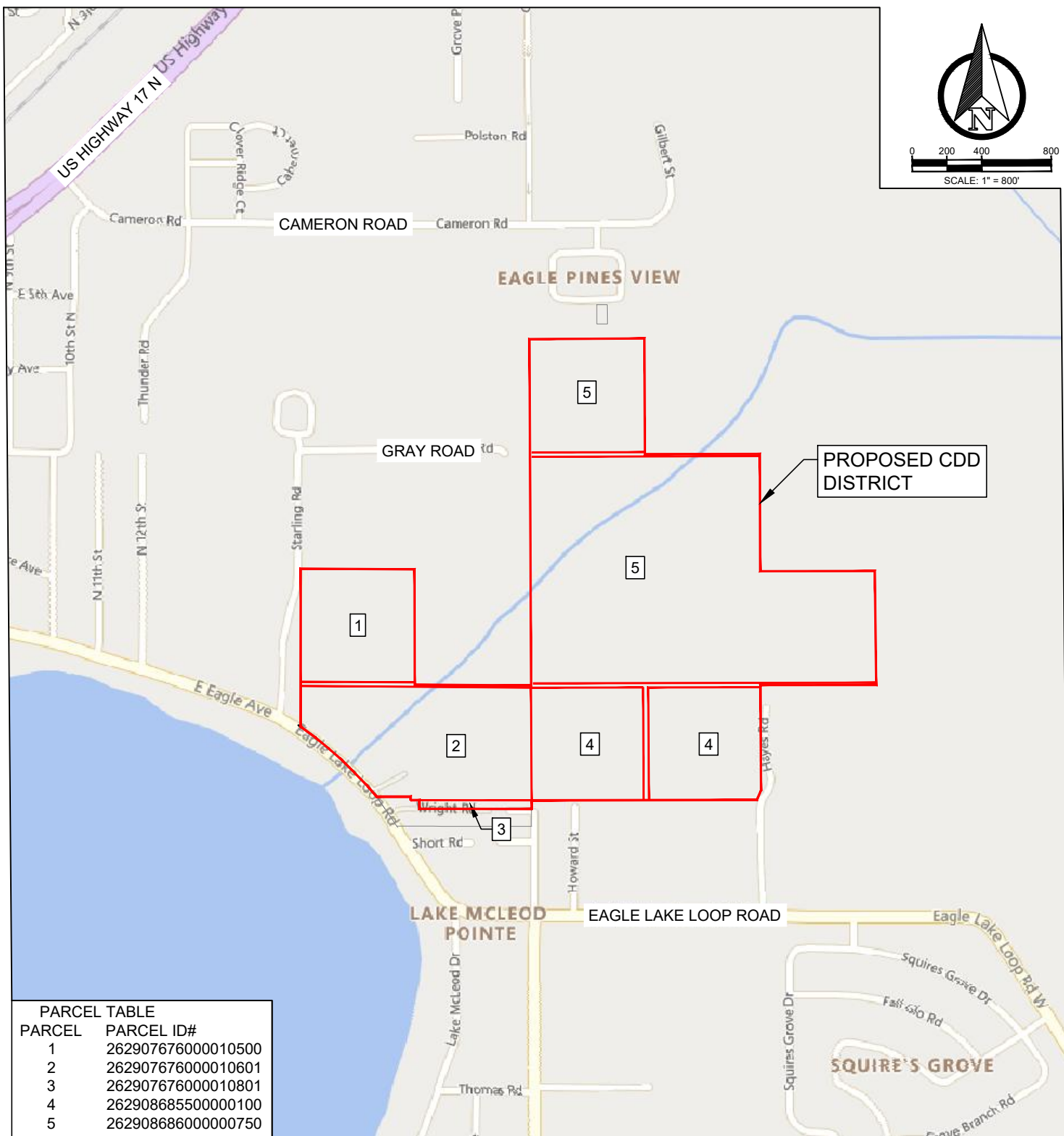
RESPECTFULLY SUBMITTED, this 7th day of January, 2022.

KE LAW GROUP, PLLC

/s/ Roy Van Wyk
Roy Van Wyk, Esq.
roy@kelawgroup.com
Florida Bar No. 631299
KE Law Group, PLLC
PO Box 6386
Tallahassee, Florida 32314
(850) 566-7618 (telephone)
Attorney for Petitioner

EXHIBIT 1

x:\PROJECTS\1185.01 - CENTER STATE DEV - 1000 Oaks\DRAWINGS\ENGINEERING\1185.01 - CDD EXHIBIT.dwg



**GADD
& ASSOCIATES**
CIVIL ENGINEERING & CONSULTING
1925 US HWY 98 S, SUITE 201
LAKELAND, FL 33801
PHONE: (863) 940-9979
Certificate of Authorization #30194
www.GaddCivil.com

EXHIBIT 1

EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

1065 EAGLE LAKE LOOP ROAD
EAGLE LAKE, FL 33839

LOCATION MAP

EXHIBIT 2

LEGAL DESCRIPTION

(BY SURVEYOR)

EAGLE HAMMOCK CDD
POLK COUNTY, FLORIDA
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA AND CONTAINING ALL OR PARTS OF LOTS 75, 78, 79, 101, 102, 103, 105, 106, 107, AND 108, AND CERTAIN PLATTED, UNOPENED RIGHTS-OF-WAY AROUND AND BETWEEN SAID LOTS, ALL OF WAHNETA FARMS AS RECORDED IN PLAT BOOK 1, PAGES 82A AND 82B OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND CONTAINING ALL OF LOTS 1, 2, 3, AND 4, AND CERTAIN PLATTED, UNOPENED RIGHTS-OF-WAY AROUND AND BETWEEN SAID LOTS, ALL OF J.A. JOHNSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 103, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 108.77 ACRES, MORE OR LESS.

EXHIBIT 2

EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

1065 EAGLE LAKE LOOP ROAD
EAGLE LAKE, FL 33839

LEGAL DESCRIPTION



EXHIBIT 3

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Eagle Hammock of Eagle Lake, LLC ("Petitioner") intends to submit an application to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of the Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 4 day of November, 2021.

Signed, sealed and delivered
in the presence of:

Eagle Hammock of Eagle Lake, LLC,
a Florida limited liability company

By: **Center State Development 2, LLC**
Its: Manager

By: **HRB Land Investments, LLC**
Its: Manager

And

By: **RJA Land and Development LLC**
Its: Manager

[Signature]
Print Name: Brent Elliott

[Signature]
By: Harold R. Baxter, as Manager of
HRB Land Investments, LLC

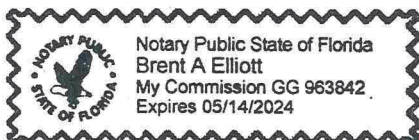
[Signature]
Print Name: Halsey Carson

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me ☒ physical presence or ☐ online
notarization this 4 day of November, 2021, by Harold R. Baxter as Manager of HRB Land
Investments, LLC, Manager of Center State Development 2, LLC, as Manager of Eagle Hammock
of Eagle Lake, LLC, on behalf of the limited liability companies. He is personally known to me or
has produced _____ as identification.

[notary seal]

[Signature]
Print Name: Brent Elliott
Notary Public, State of Florida



{SIGNATURE PAGE CONTINUES}

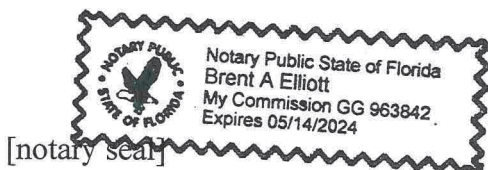
Brent Elliott
Print Name: _____

Robert J. Adams
By: Robert J. Adams, as Manager of
RJA Land and Development, LLC

Halsey Carson
Print Name: _____

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me ☒ physical presence or ☐ online notarization this 4 day of November, 2021, by Robert J. Adams as Manager of RJA Land and Development, LLC, Manager of Center State Development 2, LLC, as Manager of Eagle Hammock of Eagle Lake, LLC, on behalf of the limited liability companies. He is personally known to me or has produced _____ as identification.



Brent Elliott
Print Name: _____
Notary Public, State of Florida

Exhibit A: Property Description

EXHIBIT A

LEGAL DESCRIPTION

(BY SURVEYOR)

EAGLE HAMMOCK CDD
POLK COUNTY, FLORIDA
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA AND CONTAINING ALL OR PARTS OF LOTS 75, 78, 79, 101, 102, 103, 105, 106, 107, AND 108, AND CERTAIN PLATTED, UNOPENED RIGHTS-OF-WAY AROUND AND BETWEEN SAID LOTS, ALL OF WAHNETA FARMS AS RECORDED IN PLAT BOOK 1, PAGES 82A AND 82B OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND CONTAINING ALL OF LOTS 1, 2, 3, AND 4, AND CERTAIN PLATTED, UNOPENED RIGHTS-OF-WAY AROUND AND BETWEEN SAID LOTS, ALL OF J.A. JOHNSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 103, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 7; THENCE NORTH 00°15'06" WEST ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 8, AND THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 1992.22 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE AFOREMENTIONED LOT 75, WAHNETA FARMS; THENCE NORTH 89°40'06" EAST, ALONG SAID EXTENSION AND THE NORTH LINE OF SAID LOT 75, A DISTANCE OF 660.70 FEET TO THE EAST LINE THEREOF; THENCE SOUTH 00°07'26" EAST ALONG SAID EAST LINE, A DISTANCE OF 667.66 FEET TO THE CENTERLINE OF THAT PLATTED, UNOPENED RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED LOT 79; THENCE NORTH 89°40'41" EAST ALONG SAID CENTERLINE, A DISTANCE OF 661.86 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE AFORESAID LOT 79; THENCE SOUTH 00°12'51" EAST ALONG SAID EXTENSION AND THE SAID EAST LINE OF LOT 79, A DISTANCE OF 674.79 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 15.00 FEET OF THE AFOREMENTIONED LOT 101; THENCE NORTH 89°52'46" EAST ALONG SAID SOUTH LINE OF THE NORTH 15.00 FEET OF LOT 101, A DISTANCE OF 659.19 FEET TO A POINT ON THE EAST LINE OF SAID LOT 101; THENCE SOUTH 00°41'43" EAST ALONG THE EAST LINE OF SAID LOT 101, A DISTANCE OF 655.14 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED NORTHWEST 1/4 OF SECTION 8; THENCE SOUTH 89°53'50" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 665.40 FEET TO THE EAST LINE OF THE AFOREMENTIONED LOT 1, J.A. JOHNSON'S SUBDIVISION; THENCE SOUTH 00°19'33" EAST ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF THE AFOREMENTIONED LOT 4 OF J.A. JOHNSON'S SUBDIVISION, A DISTANCE OF 605.95 FEET TO A POINT WHICH LIES 54.58 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING SAID EAST LINE, SOUTH 24°19'20" WEST, A DISTANCE OF 59.95 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 4 AT A POINT WHICH LIES 25.00 FEET WEST OF THE AFOREMENTIONED SOUTHEAST CORNER OF LOT 4; THENCE SOUTH 89°53'44" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 3 OF J.A. JOHNSON'S SUBDIVISION, A DISTANCE OF 1295.69 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE AFOREMENTIONED LOT 108 OF WAHNETA FARMS; THENCE SOUTH 00°11'56" EAST ALONG THE EAST LINE OF SAID LOT 108, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID LOT 8; THENCE NORTH 89°53'07" WEST ALONG SAID SOUTH LINE OF THE NORTH 50 FEET, A DISTANCE OF 645.01 FEET TO THE WEST LINE OF THE EAST 645 FEET OF THE NORTH 50 FEET OF SAID LOT 108; THENCE NORTH 00°11'56" WEST ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID LOT 108 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 107, WAHNETA FARMS; THENCE NORTH 89°53'07" WEST ALONG THE SOUTH LINE OF SAID LOT 107 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 106, A DISTANCE OF 50.61 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 106, NORTH 00°07'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°53'07" WEST, 20.00 FEET NORTH OF AND PARALLEL TO THE AFORESAID SOUTH LINE OF LOT 106, A DISTANCE OF 195.93 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF EAGLE LAKE LOOP ROAD AS RECORDED IN MAP BOOK 4, PAGE 223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1.) NORTH 40°28'10" WEST, 77.36 FEET; THENCE 2.) NORTH 44°06'55" WEST, 109.56 FEET; THENCE 3.) NORTH 45°00'53" WEST, 100.56 FEET; THENCE 4.) NORTH 48°32'46" WEST, 100.10 FEET; THENCE 5.) NORTH 50°22'41" WEST, 100.01 FEET; THENCE 6.) NORTH 53°15'12" WEST, 102.85 FEET; THENCE 7.) NORTH 61°07'59" WEST, 4.86 FEET TO THE WEST LINE OF THE AFORESAID LOT 106 OF WAHNETA FARMS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 00°01'42" EAST ALONG THE WEST LINE OF SAID LOT 106 AND THE WEST LINE OF THE AFOREMENTIONED LOT 105, A DISTANCE OF 908.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 105; THENCE SOUTH 89°39'01" EAST ALONG THE NORTH LINE OF SAID LOT 105, A DISTANCE OF 654.79 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°06'38" EAST ALONG THE EAST LINE OF SAID LOT 105, A DISTANCE OF 663.31 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 89°34'42" EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 7, A DISTANCE OF 668.79 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING: 108.77 ACRES, MORE OR LESS.



EAGLE HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT

1065 EAGLE LAKE LOOP ROAD
EAGLE LAKE, FL 33839

LEGAL DESCRIPTION OF PROPERTY

EXHIBIT 4

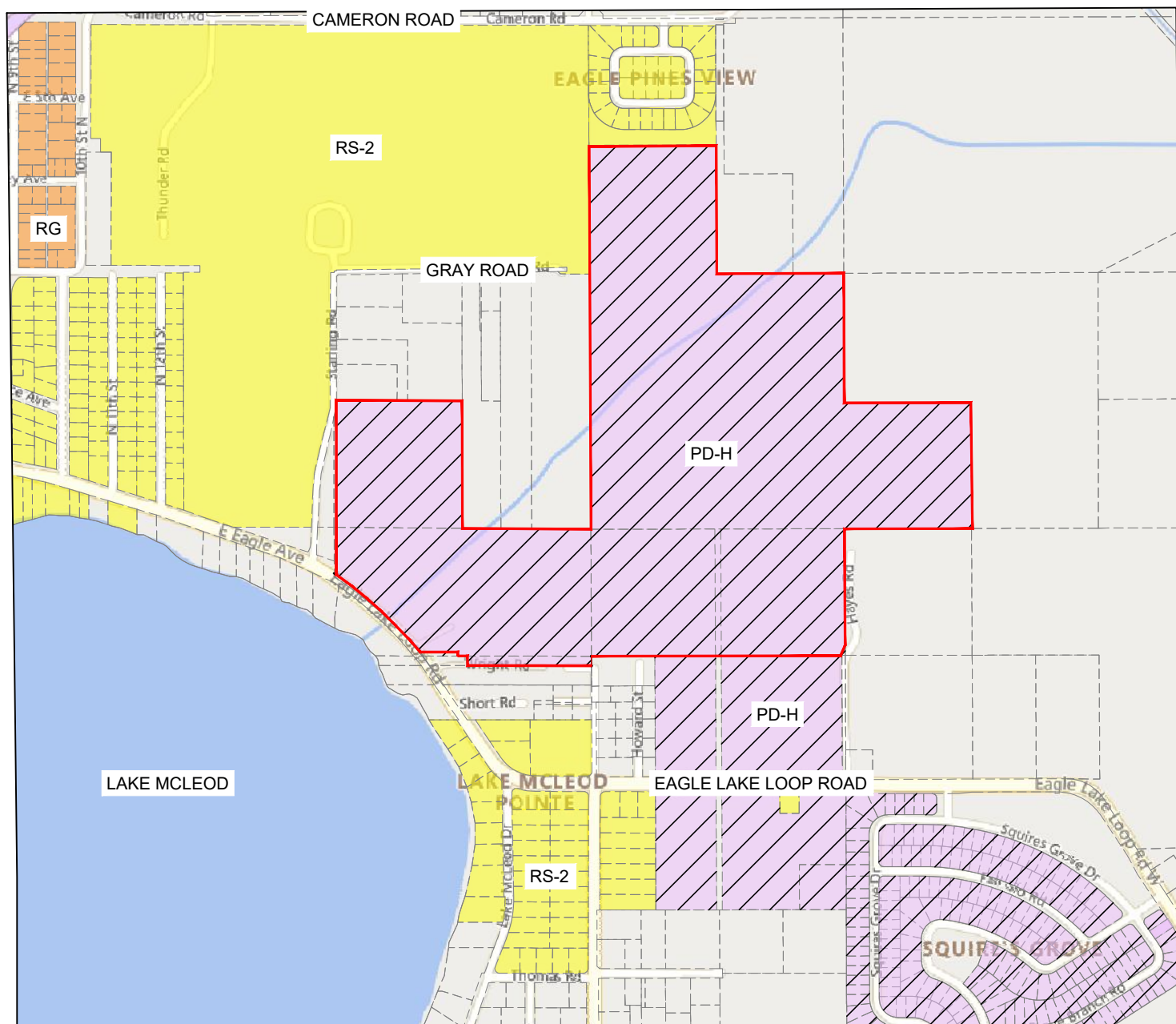
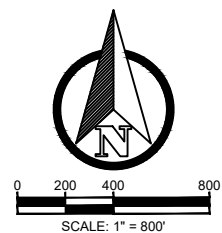
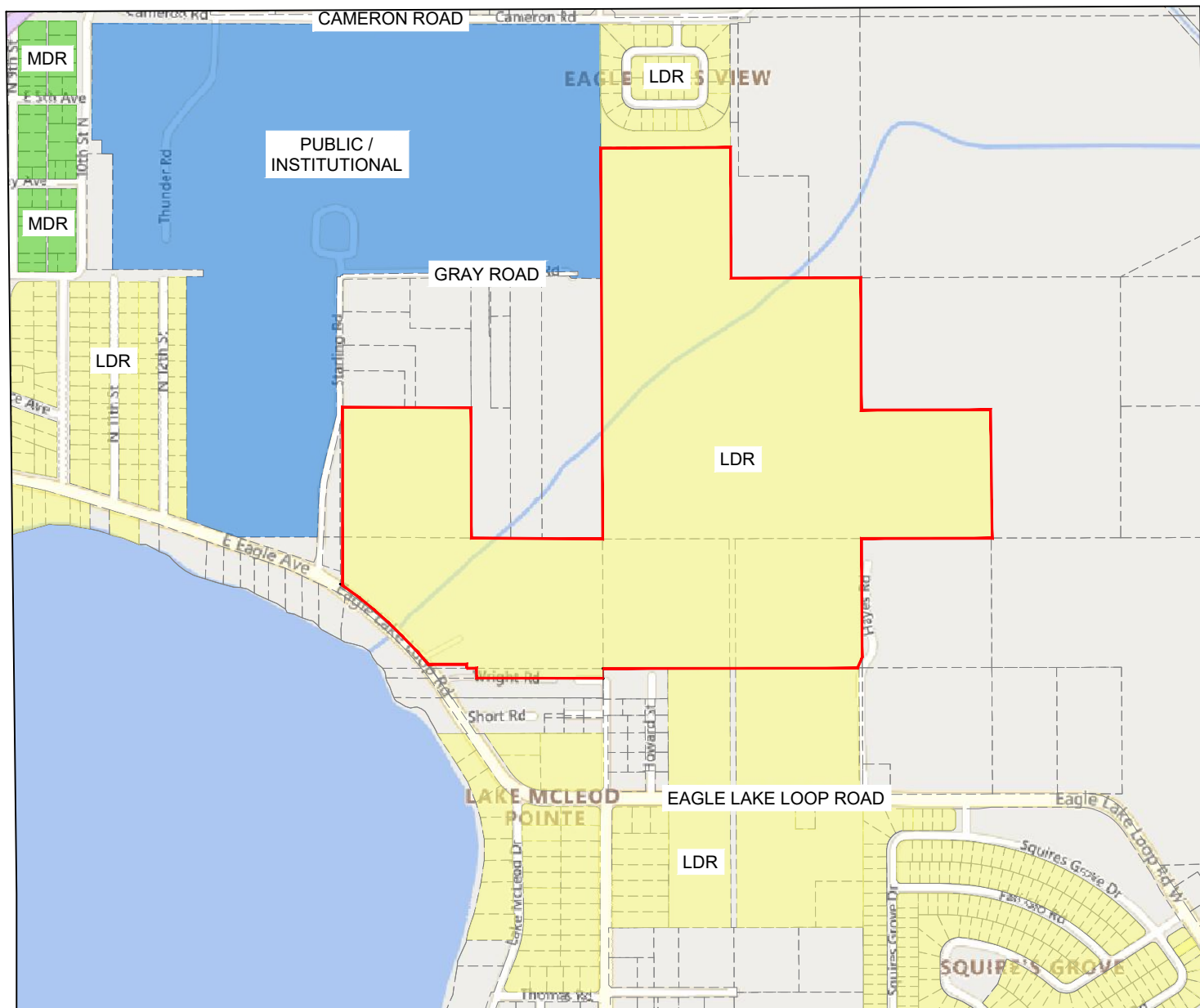
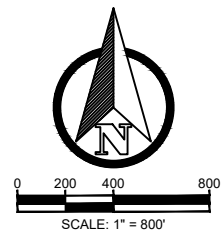


EXHIBIT 4

1065 EAGLE LAKE LOOP ROAD
EAGLE LAKE, FL 33839

EXHIBIT 5



LEGEND

LDR LOW DENSITY RESIDENTIAL
MDR MID DENSITY RESIDENTIAL



**GADD
& ASSOCIATES**
CIVIL ENGINEERING & CONSULTING
1925 US HWY 98 S, SUITE 201
LAKELAND, FL 33801
PHONE: (863) 940-9979
Certificate of Authorization #30194
www.GaddCivil.com

EXHIBIT 5

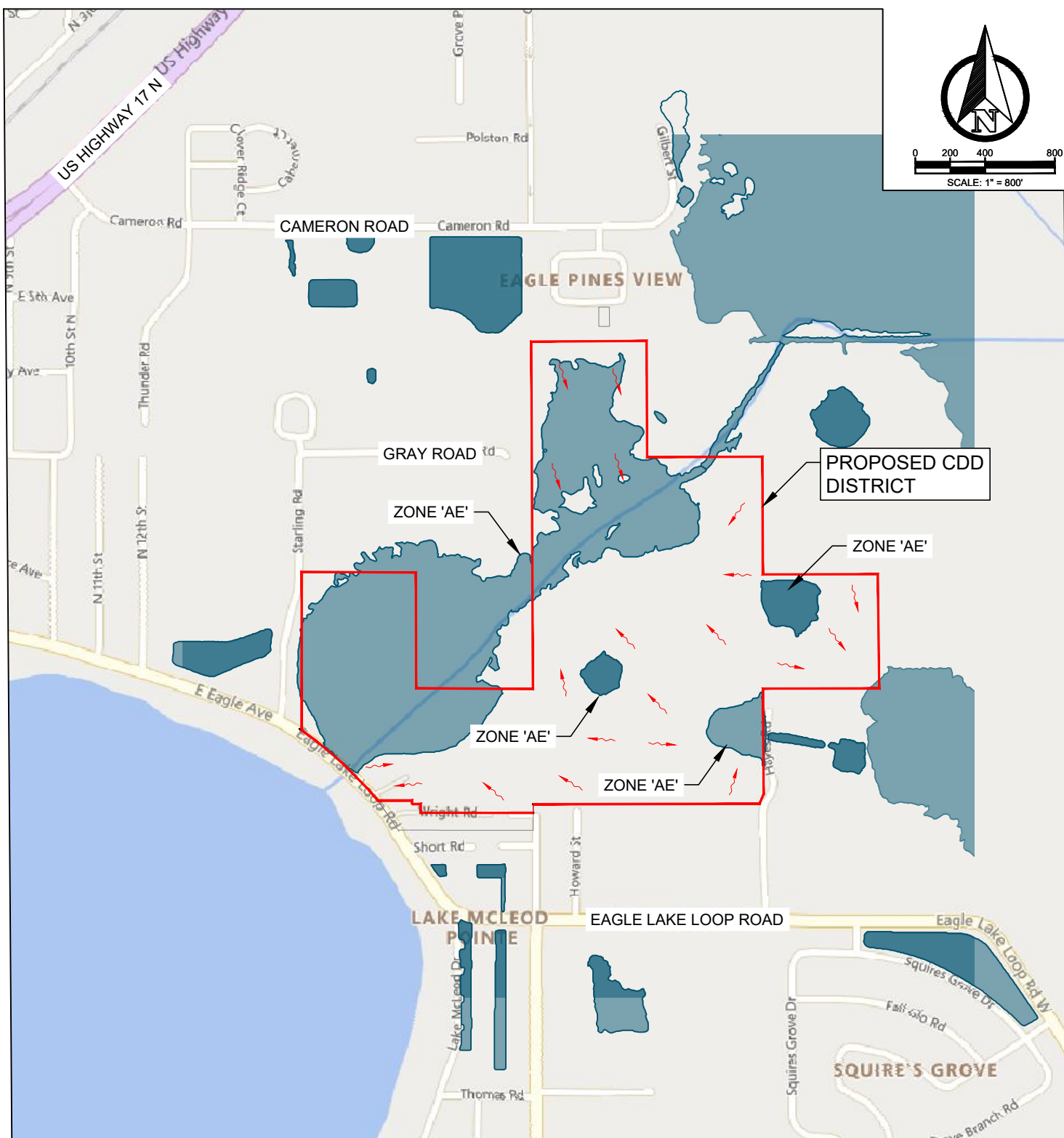
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

1065 EAGLE LAKE LOOP ROAD
EAGLE LAKE, FL 33839

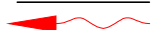
FUTURE LAND USE MAP

COMPOSITE EXHIBIT 6

x:\PROJECTS\1185.01 - CENTER STATE DEV - 1000 Oaks\DRAWINGS\ENGINEERING\1185.01 - CDD EXHIBIT.dwg



LEGEND



FLOW DIRECTION



**GADD
& ASSOCIATES**
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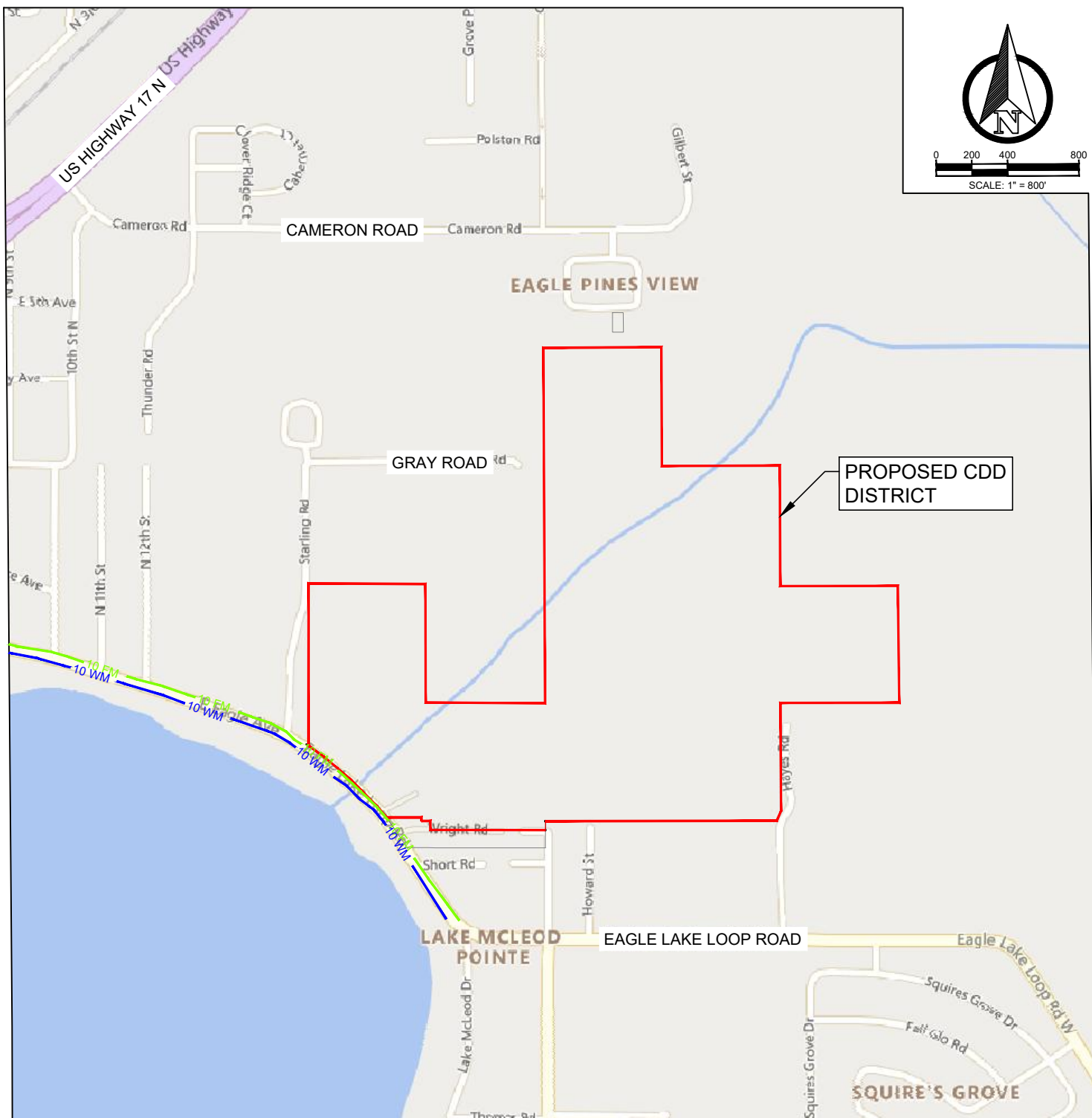
COMPOSITE EXHIBIT 6

**EAGLE HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**



1065 EAGLE LAKE LOOP ROAD
EAGLE LAKE, FL 33839

DRAINAGE MAP

x:\PROJECTS\1185.01 - CENTER STATE DEV - 1000 Oaks\DRAWINGS\ENGINEERING\1185.01 - CDD EXHIBIT.dwg



LEGEND

-  EXISTING 10" WATER MAIN
-  EXISTING 10" FORCE MAIN



GADD & ASSOCIATES
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COMPOSITE EXHIBIT 6
EAGLE HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT
1065 EAGLE LAKE LOOP ROAD
EAGLE LAKE, FL 33839
WATER & WASTEWATER MAP

COMPOSITE EXHIBIT 7

Composite Exhibit 7
Eagle Hammock
Community Development District
Summary of Proposed District Facilities

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	Polk County	District Bonds	Polk County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Eagle Lake	District Bonds	City of Eagle Lake
Street Lighting/Conduit	District	**District	District Bonds	**District
Onsite Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

*Costs not funded by bonds will be funded by the developer.

** Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Tampa Electric Company.

Composite Exhibit 7
Eagle Hammock CDD
SUMMARY OF OPINION OF PROBABLE COSTS

Number of Lots	<u>263</u>
Infrastructure ⁽¹⁾	
Offsite Road Improvements ^{(5) (6)}	\$ 364,250
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$ 1,897,500
Utilities (Water, Sewer, Elect. & Street Lighting) ⁽⁵⁾⁽⁶⁾	\$ 2,076,500
Internal Roadways ⁽⁴⁾⁽⁵⁾⁽⁶⁾	\$ 1,072,500
Entry Feature & Signage ⁽⁶⁾⁽⁷⁾	\$ 200,000
Park and Recreational Facilities ⁽⁶⁾	\$ 550,000
Contingency	\$ 616,075
TOTAL	\$ 6,776,825

Notes:

1. Infrastructure consists of public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction and in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 cost
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Tampa Electric for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Internal Sidewalk shall be constructed along common areas only
10. The improvements will be on land that upon acquisition of the improvements by the District, is owned by, or subject to permanent easement in favor of, the district or another government entity.

EXHIBIT 8

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to establish the **Eagle Hammock Community Development District** (the “District”). The proposed District comprises approximately 108.77 acres of land located within the City of Eagle Lake, Florida (“The City”). The project is planned for approximately 263 residential units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

1.2 Overview of the Eagle Hammock Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 108.77 acres.

The Development plan for the proposed lands within the District includes approximately 263 residential units to be constructed in multiple phases. Such uses are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments. The scope of this SERC is limited to evaluating the consequences of approving the petition to establish the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the

rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency¹, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties defined by Section 120.52, Florida Statutes. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 of this SERC.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

As noted above, the Eagle Hammock Community Development District is a community designed for approximately 263 residential units. Formation of the District would put all of these units under the jurisdiction of the District. Prior to sale of any units, all of the land owned by the developer and any other landowner will also be under the jurisdiction of the District.

¹ For the purposes of this SERC, the term “agency” means City of Eagle Lake and the term “rule” means the ordinance(s) which Eagle Lake will enact in connection with the creation of the District.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass under 2500 acres, therefore the City is the establishing entity under sections 190.005(2), (2)(e), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the proposed District must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

City of Eagle Lake

The City and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the filing fee required by Chapter 190, Florida Statutes, is anticipated to cover the costs for review of the petition for establishment.

These costs to the City are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new or additional staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than is the petition to establish a community development district.

The annual costs to the City because of the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City. Furthermore, the City will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the City and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct

infrastructure or facilities, or for any other reason, are not debts of the State of Florida or the City. In accordance with Florida law, debts of the District are strictly the District's own responsibility.

5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that the entry feature and signage; master stormwater management system; sewer and water systems; street lighting/conduit; roadway improvements; parks & recreational facilities; and offsite improvements will be financed by the District.

**Table 1.
Summary of Proposed District Facilities**

District Infrastructure	Construction	Ownership	Capital Financing*	Operation and Maintenance
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Eagle Lake	District Bonds	City of Eagle Lake
Street Lighting/Conduit	District	District*	District Bonds	District**
Onsite Road Construction	District	District	District Bonds	District
Offsite Improvements	District	Polk County	District Bonds	Polk County
Entry Feature & Signage	District	District	District Bonds	District
Recreation Facilities/Amenities	District	District	District Bonds	District

*costs not funded by bonds will be funded by the Developer

**Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Tampa Electric Company.

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are shown in Table 2 below. Total development costs for these facilities are estimated to be approximately \$6,776,825. The District may issue special assessment bonds or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all developable properties only within the District that benefit from the District's capital improvement program

Table 2.
Cost Estimate for District Facilities

<u>Number of Lots</u>	<u>1056</u>
<u>Infrastructure</u>	
Offsite Road Improvements	\$364,250
Stormwater Management	\$1,897,500
Utilities (Water, Sewer, & Street Lighting)	\$2,076,500
Internal Roadways	\$1,072,500
Entry Feature and Signage	\$200,000
Parks and Recreation Facilities	\$550,000
Contingency	\$616,075
Total	\$6,776,825

Landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operation and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of property within the District choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having a higher level of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community facilities and services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and/or bank loans.

In considering these costs it shall be noted that the lands to be included within the District will receive four major classes of benefits.

First, the property in the District will receive a higher level of public services sooner than would otherwise be the case.

Second, a district is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a district is the sole form of governance which allows district landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the City's overall requirements.

Fourth, a district has the ability to maintain infrastructure better than a Homeowners' Association ("HOA") because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, Florida Statutes.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.

There will be no adverse impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts, affording small businesses the opportunity to bid on District work, and may also result in a need for additional retail and commercial services that afford small businesses and opportunity for growth.

The City of Eagle Lake has an estimated population of less than 10,000 according to the most recent federal census (2020). Therefore, the City is defined as a "small" City according to Section 120.52 of the Florida Statutes. However, as noted above, there will be no adverse impact on the City due to the creation of the District. The District will provide infrastructure facilities and services to the property located within the District. These facilities and services will help make this property developable. Development of the property within the District will increase the value of this property and, consequently, increase the property taxes that accrue to the City. These increased property taxes (along with other direct and indirect revenues accruing to the City as a result of the development of the land within the District) will offset any new staff, facilities, or equipment the City adds to provide services to the property owners within the District.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There have been no good faith written proposals submitted to the agency as described in section 120.541(1)(a), Florida Statutes.

*Prepared by:
Governmental Management Services - Central Florida, LLC*

EXHIBIT 9

Authorization of Agent

This letter shall serve as a designation of Roy Van Wyk, Esq. and Sarah S. Warren, Esq. whose address is 2016 Delta Boulevard, Suite 101, Tallahassee, Florida 32303, to act as agents for Eagle Hammock of Eagle Lake, LLC, a Florida limited liability company, with regard to any and all matters pertaining to the petition to the City Council of the City of Eagle Lake, Florida to establish a community development district pursuant to Chapter 190, *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

Signed, sealed and delivered
in the presence of:

Dated: 11/4/21

Eagle Hammock of Eagle Lake, LLC,
a Florida limited liability company

By: **Center State Development 2, LLC**
Its: Manager

By: **HRB Land Investments, LLC**
Its: Manager

And

By: **RJA Land and Development LLC**
Its: Manager

[Signature]
Print Name: Brent Elliott

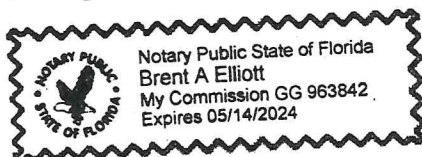
[Signature]
By: Harold R. Baxter, as Manager of
HRB Land Investments, LLC

[Signature]
Print Name: Halsey Carson

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me ☒ physical presence or ☐ online notarization this 4 day of November, 2021, by Harold R. Baxter as Manager of HRB Land Investments, LLC, Manager of Center State Development 2, LLC, as Manager of Eagle Hammock of Eagle Lake, LLC, on behalf of the limited liability companies. He is personally known to me or has produced _____ as identification.

[notary seal]



[Signature]
Print Name: Brent Elliott
Notary Public, State of Florida

Brent Elliott
Print Name: Brent Elliott

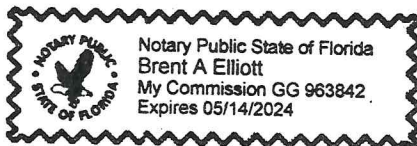
Robert J. Adams
By: Robert J. Adams, as Manager of
RJA Land and Development, LLC

Halsey Carson
Print Name: Halsey Carson

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me ☒ physical presence or ☐ online
notarization this 4 day of November, 2021, by Robert J. Adams as Manager of RJA Land
and Development, LLC, Manager of Center State Development 2, LLC, as Manager of Eagle
Hammock of Eagle Lake, LLC, on behalf of the limited liability companies. He is personally
known to me or has produced _____ as identification.

[notary seal]



Brent Elliott
Print Name: Brent Elliott
Notary Public, State of Florida

CITY OF EAGLE LAKE MUNICIPAL ELECTION ADMINISTRATION AGREEMENT

This agreement made and entered into this _____ day of _____, 2022, by and between LORI EDWARDS, SUPERVISOR OF ELECTIONS OF POLK COUNTY, FLORIDA, a constitutional officer of the State of Florida, (hereafter "Elections Supervisor"), and the CITY OF EAGLE LAKE, FLORIDA, a Florida municipal corporation, (hereafter "City").

ARTICLE I. PURPOSE

The purpose of this Agreement is to provide for the administration of the City's Election to be held on the 5th day of April, 2022, for the purpose of electing three (3) City Commission Members. The parties have determined it to be in their best interest and that of the public that the duties and responsibilities of each party concerning this election are agreed upon and set forth in a formal agreement.

ARTICLE II. DATE OF ELECTION

The Election shall be held and conducted on Tuesday, April 5, 2022.

ARTICLE III. ELECTIONS SUPERVISOR'S RESPONSIBILITIES

1. The Elections Supervisor shall prepare a file for ballot printing and audio ballots, based on information received from the City Clerk, and the Elections Supervisor shall arrange for the printing, preparation, receipt and testing of the ballots to be used in the City's election.
2. The Elections Supervisor shall provide the City Clerk with a list of election workers who may be available for hire.
3. The Elections Supervisor shall schedule the training and arrange the placement of election workers and alternates for each polling location.
4. The Elections Supervisor shall train election workers in accordance with Section 102.014, Florida Statutes.
5. The Elections Supervisor shall prepare poll lists, automatic tabulating equipment and other polling place supplies and issue them to the precinct clerk.
6. The Elections Supervisor shall prepare audio ballots to accommodate voters with disabilities.
7. The Elections Supervisor shall prepare and cause to be timely published the notice required by Section 101.5612(2), Florida Statutes, of the time and place of the test of the automatic tabulating equipment used by the Elections Supervisor to ascertain that the equipment will correctly count the votes cast in the election.
8. The Elections Supervisor shall conduct the testing of the automatic tabulating equipment as required by Section 101.5612(1), Florida Statutes, at the Election Operations Center in Winter Haven, in the presence of the City Canvassing Board, candidate(s) and other parties.
9. *The Elections Supervisor shall mail and receive mail ballots for the City's election.*

CITY OF EAGLE LAKE MUNICIPAL ELECTION ADMINISTRATION AGREEMENT

10. The Elections Supervisor shall notify voters with information regarding the opportunity to "cure" their vote-by-mail envelopes or provisional ballots, as determined by the City.
11. The Elections Supervisor shall tally mail ballots as directed by the Canvassing Board and supply the Canvassing Board with results, as well as any ballots rejected by the tabulation unit.
12. The Elections Supervisor shall provide walk-in voting at Election Headquarters, 250 S. Broadway Ave., Bartow, Florida and the Election Operations Center, 70 Florida Citrus Blvd., Winter Haven, Florida beginning Monday, March 21, 2022 and ending Monday, April 4, 2022. Hours of operation will be from 8:30 AM to 4:30 PM weekdays.
13. The Elections Supervisor shall provide staff support (on site or by phone) to assist election workers at the polling locations on Election Day.
14. The Elections Supervisor shall provide staff assistance to support the City Canvass Board meeting on April 5, 2022, at the Election Operations Center in Winter Haven.
15. The Elections Supervisor shall provide a cellular phone to the precinct clerk.
16. The Elections Supervisor shall not charge the City for any services, staff time, equipment rental or supply usage.

ARTICLE IV. CITY RESPONSIBILITIES

1. The City Clerk is responsible for the conduct of this election and shall act as the sole qualifying official. Upon completion of qualifying of the candidates, the City Clerk will, no later than 5:00 PM on Friday, February 11, 2022, provide to the Elections Supervisor the list of qualified candidates for the City offices to be voted upon in the election, as well as official title and language for referendums (if applicable) and the official election title. Title and full text of referendums must also be supplied in Spanish.
2. Within 24 hours of receipt, the City shall review, sign and return the ballot proof sheet, signifying correctness, before printing will commence.
3. The City shall determine how many ballots will be ordered and will provide payment for printing costs directly to the ballot printer.
4. The City shall provide pronunciation guidelines of the qualified candidates to be used with the audio ballot for the visually impaired.
5. The City shall publish a Sample Ballot in a newspaper of general circulation and mail a Sample Ballot to all registered voters or households containing a registered voter.
6. The City shall mail a notice of change of polling place to each registered voter or household containing a registered voter as required by Section 101.71, Florida Statutes.
7. The City shall reimburse the Elections Supervisor for the cost of postage, envelopes, secrecy sleeves and inserts for the City election vote-by-mail ballots at a rate of \$2.00 for each ballot mailed and \$0.60 for each ballot returned.

CITY OF EAGLE LAKE MUNICIPAL ELECTION ADMINISTRATION AGREEMENT

8. The City Clerk or Canvassing Board shall be responsible for reviewing all returned mail ballot envelopes and verifying voters' signatures. The City Clerk or Canvassing Board shall determine which mail ballot envelopes have not been signed, and which have signatures that may not match, requiring a cure opportunity letter to be sent to said voters.
9. The City shall cause to be timely published all public notices required by Florida Statutes, with the exception of the Notice of Testing of Automatic Tabulating Equipment.
10. The City shall notify candidates of the time and place of Logic and Accuracy testing as per Florida Statutes 101.5612(2).
11. The City shall arrange for the use of polling location(s) on Election Day and is responsible for site agreements, if necessary.
12. The City shall inform the Elections Supervisor of polling locations no later than Tuesday, February 1, 2022.
13. The City shall deliver to the Elections Supervisor, no later than 5:00 PM on Friday, February 11, 2022, a final list of addresses that are included inside the city limits, which have been certified as correct by the City Clerk or governing board of the City.
14. The City shall have all election workers and alternates hired for the City's election no later than Wednesday, March 16, 2022 in accordance with Section 102.012, Florida Statutes.
15. The City shall be responsible for collecting employee paperwork and creating copies of all necessary documentation with regard to election workers' employment.
16. The City shall compensate election workers for training and working on Election Day, based on a rate agreed between the City and the election workers.
17. The City shall pick up voting booths and other large supply items from the Election Operations Center; 70 Florida Citrus Blvd. Winter Haven, on Monday, April 4, 2022, and return them on Wednesday, April 6, 2022. The City shall assume financial responsibility for the repair or replacement of any voting booths, voting equipment or other electronics lost or damaged either in transit or while in the City's custody.
18. The City Charter shall designate the Canvassing Board for the City's election, which shall convene in publicly noticed meetings open to the public in accordance with Section 286.011, Florida Statutes and Section 102.141 (2), Florida Statutes.
19. The City Canvassing Board shall meet on April 5, 2022, at the Election Operations Center, 70 Florida Citrus Blvd. Winter Haven to canvass mail ballot envelopes and precinct returns. The Canvassing Board will remain until unofficial results are documented.

CITY OF EAGLE LAKE MUNICIPAL ELECTION ADMINISTRATION AGREEMENT

20. The City Canvassing Board shall meet on April 7, 2022 at Eagle Lake City Hall to canvass the results of the Election, executing or causing the execution of the Certification of the Election.
21. Following Certification of the Election, the City will conduct a manual audit of the voting system as specified in Section 101.591, Florida Statutes.

ARTICLE V.

1. In accordance with Florida Statutes, in its capacity as the Canvassing Board for the City's election, the governing body of the City shall receive and dispose of any protest, challenge or contest and shall be responsible for any responses to any legal actions brought before a court or administrative agency of any level of government challenging the results of the election and defend the results of the election.
2. The City shall hold harmless and defend the Elections Supervisor against all claims upon the City's or its employees' negligent, unconstitutional, or criminal conduct or conduct of the City or its employees that violate elections laws that may be brought or filed against the Elections Supervisor's participation or assistance with the City's election.
3. Any duty or responsibility of the Elections Supervisor as provided for in this Agreement, or as may be required by the Florida Election Code may, to the extent not prohibited by this Agreement or Florida Law, be carried out by any duly authorized employee, agent, or designee of the Elections Supervisor.

WHEREFORE, the parties hereto have agreed and set their hands as of the date set forth above.

APPROVED:

SIGNATURE

TITLE

DATED: _____

WITNESSED:

SIGNATURE

TITLE

DATED: _____

APPROVED:

LORI EDWARDS

SUPERVISOR OF ELECTIONS
POLK COUNTY, FLORIDA

DATED: _____

WITNESSED:

SIGNATURE

TITLE

DATED: _____

Certificate	Last_Name	First_Name	Worker_Alias	BirthDate	Party	Precinct	Mailing_Address	Mailing_City_State	Mailing_Zip_Country	email	HomePhone	WorkPhone	MobilePhone	Languages
118699080	Agosto Padilla	Gilia		10/6/1980	NPA	327.1	895 Summer Glen Dr	Winter Haven FL	33880	gilia28@hotmail.com	(863)269-9519		(863)332-4175	Spanish
116776154	Barton	Colleen		9/29/1961	DEM	338.1	4102 Shaw Rd	Eagle Lake FL	33839	gunzboot@gmail.com			(863)709-5211	
113562479	Bowden	Rhonda		6/1/1965	REP	225.2	2415 Exchange Ave	Lakeland FL	33801	rhonda.bowden@baycare.org		(863)291-6749	(863)289-9601	
123760583	Carter	Gerald	Robert	9/15/1975	Npa	510.2	114 Madera Dr	Winter Haven FL	33880	grcj37@gmail.com	(863)651-4706			
113491624	Cooper	Kathy		4/10/1959	REP	334.2	216 W Lake Ave	Eagle Lake FL	33839	kathydbdc@gmail.com	(863)293-6257			
124694628	Dokmadjian	Sirarpy		4/25/1950	REP	334.1	15 Mullins Rd	Winter Haven FL	33880	siirarpy2002@yahoo.com				
110437513	Dunnam	Robin		10/15/1961	Rep	334.1	725 S Terrace Dr	Eagle Lake FL	33839	spiritlove@verizon.net				
113503949	Eljaan	Lee		6/7/1950	REP	338.1	118 7th Eloise St	Winter Haven FL	33880	leefla77@gmail.com			(863)877-6021	
123657745	Eriksen	Marc		1/12/1955	DEM	338.3	1001 E Eagle Ave	Eagle Lake FL	33839	ibehe57@gmail.com			(813)340-5654	
121909086	Ippolito Jr	Joseph		12/8/1959	DEM	338.3	618 E Central Ave	Eagle Lake FL	33839	bulldog1259@gmail.com	(863)514-8668		(863)969-7191	
113611555	Johnson	Donna		2/17/1966	DEM	334.2	368 W Eagle Ave	Eagle Lake FL	33839	lizalde33839@icloud.com			(863)241-3143	
113534934	Julius	Althea		3/2/1954	DEM	510.2	4814 Cynthia St	Bartow FL	33830	altheajulius1954@yahoo.com			(863)205-9592	
113422178	Pollard	Florence		8/22/1938	DEM	338.1	714 Cameron Rd	Eagle Lake FL	33839	florence.pollard@earthlink.net	(863)245-1911			
116007108	Samuel	Ladonna		2/10/1987	DEM	338.3	399 Squires Grove Dr	Winter Haven FL	33880	Lpsamuel11@gmail.com			(786)556-1343	
107211347	Setser	Donna		10/10/1939	REP	338.1	2576 Rifle Range Rd	Winter Haven FL	33880		(863)324-3144		(865)712-2583	
113843760	Smith	Meagan		12/20/1987	REP	510.2	575 Patton LOOP	Bartow FL	33830	meaganesmith87@gmail.com	(863)224-7003		(863)224-7003	
125483785	Stevens	Leroy		8/29/1957	DEM	327.1	810 Cinnamon Dr E	Winter Haven FL	33880	stevensleroy146@gmail.com	(407)749-3000		(407)970-7958	Spanish
113500237	Thornhill	William	Bill	1/17/1939	REP	334.2	PO BOX 38	Eagle Lake FL	33839	wthornhill34@yahoo.com	(863)294-5730		(863)651-7463	
113537455	Tucker	Carl		12/18/1966	REP	338.3	82 Lake Mcleod Dr	Eagle Lake FL	33839	crtucker731@hotmail.com	(863)969-5531		(570)313-3171	
113474245	White	Peggy	Peg	3/16/1946	REP	334.1	4504 Crystal Beach Rd	Winter Haven FL	33880	wladyangler@tampabay.rr.com			(863)206-3572	
119249951	Willcut	Homer		10/28/1948	REP	338.1	1402 E Eagle Ave	Eagle Lake FL	33839	gwillcut@yahoo.com	(863)268-8540		(863)224-5553	
113503965	Wolfe	Keith		6/12/1954	REP	334.2	PO BOX 401	Eagle Lake FL	33839	WOLFEKEITHD@YAHOO.COM			(863)585-5809	

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into this ____ day of _____, 2021, by and between **Stanley Martin Homes, LLC**, a Delaware limited liability company (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 completion of infrastructure for utilization by Developer's property which is legally described at **Exhibit "A"** attached hereto 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 fix an existing deficiency in the City's sanitary sewer system and to assure Developer of the future availability of adequate municipal services for the Project, specifically, sanitary sewer capacity, the City is requiring Developer to construct an off-site sanitary sewer force main in the location identified on **Exhibit "B"** attached hereto and made a part hereof and identified as "DIRECTIONAL DRILL PROPOSED 8' HDPE FORCEMAIN" (the "Forcemain"). The Forcemain will connect to an existing 8" forcemain which will ultimately transmit wastewater to the City of Bartow Lift Station, all as depicted on **Exhibit "B"**.
5. In return for the Developer's agreement to construct the Forcemain, the City has agreed to reimburse the Developer dollar for dollar for the cost of the design and construction of the Forcemain in the form of impact fee credits towards its required payment of sewer connection fees.
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 Forcemain. The Forcemain shall be constructed by Developer in accordance with those certain plans prepared by _____ dated _____ bearing Job # _____ and approved by the City on _____. The Forcemain shall be constructed simultaneously with Developer's subdivision site work for Phase II as more particularly identified on ***Exhibit "C"*** attached hereto and made a part hereof.

3.2 In consideration of the Developer designing, permitting and constructing the Forcemain, the City shall reserve wastewater capacity for the Project. In addition, the City shall reimburse the Developer dollar for dollar for the cost incurred by the Developer in connection with the design and construction of the Forcemain in the form of impact fee credits towards its required payment of wastewater impact fees for houses to be constructed within the Project.

3.3 In addition, and as part of Developer's obligations hereunder, Developer shall design, permit and construct simultaneously with the installation of the Forcemain, that certain work identified (and in the location depicted) on ***Exhibit "B"*** as (a) "EXISTING CITY OF EAGLE LAKE LIFT STATION Impeller Modification"; (b) "DISCONNECT EXISTING 6" PVC FORCEMAIN TO EXISTING MH. EXTEND 6" FM WITH PROPOSED 6" PVC FORCEMAIN (DIRECT BURY) PER APPROVED PLANS", (c) "DIRETIONAL DRILL PROPOSED 6" HDPE FORCEMAIN" and (d) "DIRECT BURY PROPOSED 6" FORCEMAIN", all of which shall be performed at Developer's sole cost and expense. The Forcemain, together with the work identified in subsections (a) through (d) above shall be collectively referred to as the "Work". Developer contemplates that the cost to perform the Work shall be consistent with the Engineer's Opinion attached as ***Exhibit "D"***; provided, however, such Engineer's Opinion is preliminary and the City agrees to reimburse Developer for the actual costs and expense incurred by Developer to perform the Work.

3.4. All other costs and expenses in connection with the work identified on ***Exhibit "B"*** and identified as a "City Cost" shall be at the sole cost and expense of the City.



SECTION 5. TERM.

5.1 Effective Date. This Agreement shall become effective on the date which the last party to this Agreement signs the Agreement.

5.2 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 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.

SECTION 7. GOVERNING LAW. This Agreement shall be construed in accordance with the laws of the State of 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 this 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 express 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 arms 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, not 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:

Stanley Martin Homes, LLC
28 East Washington Street
Orlando, Florida 32801
Attention: Eric B. Marks, President – Orlando Division
Phone: (407) 930-5800
Email: MarksEB@stanleymartin.com

with a copy to:

Stanley Martin Homes, LLC
11710 Plaza America Drive, #1100
Reston, VA 20190
Attention: Brad Lefkowitz
Phone: (703) 964-5198
Email: LefkowitzBJ@stanleymartin.com
and legal@stanleymartin.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.



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

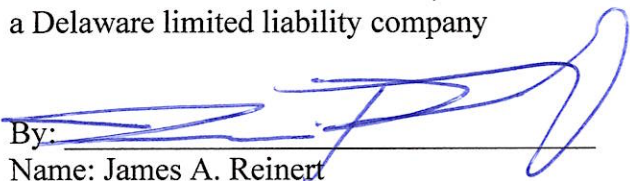
CITY OF EAGLE LAKE

By: _____
_____ Mayor



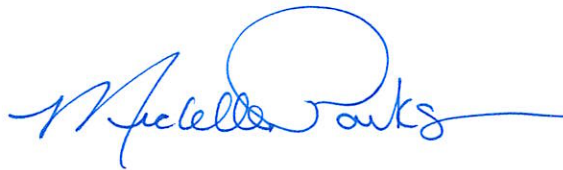
“Developer”

STANLEY MARTIN HOMES, LLC
a Delaware limited liability company

By: 
Name: James A. Reinert
Title: Vice President of Land, Orlando Division

STATE OF FLORIDA

COUNTY OF Orange



The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization this 14 day of January, 2021, by James A. Reinert, as Vice President of Land – Orlando Division of Stanley Martin Homes, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or who produced _____ as identification.





EXHIBIT "A"

(Property)

THAT PORTION OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, SOUTH 00°20'59" EAST, 664.81 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, SOUTH 00°20'59" EAST, 14.07 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°57'45" EAST, 119.92 FEET; THENCE RUN SOUTH 11 °12'45" WEST, 101.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 50°35'15" WEST, A CHORD LENGTH OF 31.72 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°45'00" AN ARC LENGTH OF 34.36 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°49'57" EAST, 50.00 FEET; THENCE RUN SOUTH 89°57'45" WEST, 75.30 FEET TO THE AFORESAID WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN SOUTH 00°20'59" EAST ALONG SAID WEST LINE, 1385.35 FEET; THENCE DEPARTING SAID WEST LINE, RUN PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SOUTH 89°52'33" WEST, 699.70 FEET TO A POINT LYING 631.85 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, NORTH 00°27'00" WEST, 557.10 FEET; THENCE SOUTH 89°50'26" WEST, 631.86 FEET TO THE SOUTHEAST CORNER OF LOT 18, BLOCK A, OF SANHEATH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 50, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF SAID LOT 18, SOUTH 89°33'14" WEST, 508.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 00°30'56" WEST, 340.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 18, SAID POINT LYING ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE RUN ALONG SAID SOUTH LINE, SOUTH 89°33'14" WEST, 138.46 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 17; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 45°08'40" EAST, 230.08 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN SOUTH 78°21'14" EAST, 493.56 FEET TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE RUN ALONG SAID EAST LINE, NORTH 00°27'00" WEST, 403.18 FEET TO A POINT LYING 208.71 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE RUN PARALLEL WITH SAID NORTH LINE, NORTH 89°45'19" EAST 208.71 FEET; THENCE RUN PARALLEL WITH THE WEST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, NORTH 00°27'00" WEST, 208.71 FEET TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN ALONG SAID NORTH LINE, NORTH 89°45'19" EAST, 1125.58 FEET TO THE POINT OF BEGINNING.

A

EXHIBIT "B"

(See Attached)



Spruce Tedder Off-Site Forcemain Extension EXHIBIT B



Legend

- Existing Forcemain
- Existing US17 Lift Station with Flow Lowered
- Existing Bartow Manhole with Direct Forcemain Inflow
- Direct Bury New Force Main
- Directional Drill New Force Main



EXHIBIT "C"

Phase II

(See Attached)

A handwritten mark in blue ink, possibly a signature or initials, located at the bottom center of the page. It consists of a circular loop with a horizontal line extending from the center.

EXHIBIT "D"

Engineer Opinion

(See Attached)

2

Spruce Tedder - Off-Site Forcemain Tie-In
Engineer's Order of Magnitude Construction Cost Opinion

	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Bid Total</u>
A	General Conditions				
1	Mobilization	LS	1	\$0.00	\$0.00
2	Construction Survey & Layout	LS	1	\$5,000.00	\$5,000.00
3	Certified As-Builts	LS	1	\$2,500.00	\$2,500.00
4	Construction Materials Testing	LS	1	\$0.00	\$0.00
5	Maintenance of Traffic (MOT)	LS	1	\$0.00	\$0.00
General Conditions Total					\$ 7,500.00
B	Earthwork				
1	ROW Restoration	LS	1	\$3,000.00	\$3,000.00
2	Silt Fence	LF	0	\$0.00	\$0.00
3	Inlet Protection	EA	0	\$0.00	\$0.00
Earthwork Total					\$ 3,000.00
C	Forcemain (In JMH Bid)				
1	8" Plug Valve	EA	2	\$ 3,220.00	\$ 6,440.00
2	8" x 8" Wet-Tap	EA	1	\$ 4,010.00	\$ 4,010.00
3	8" Directional Bore Forcemain	LF	1,315	\$ 96.85	\$ 127,357.75
4	Air Release Valve (Poly Enclosure)	EA	1	\$ 6,550.00	\$ 6,550.00
5	Pressure Test Forcemain	LF	1,255	\$ 1.25	\$ 1,568.75
Forcemain (In JMH Bid) Total					\$ 145,926.50
A	General Conditions				\$ 7,500.00
B	Earthwork				\$ 3,000.00
C	Forcemain (In JMH Bid)				\$ 145,926.50
SubTotal					\$ 156,426.50
Contingency					5% \$ 7,821.33
Grand Total					\$ 164,247.83

CITY OF EAGLE LAKE
REGULAR CITY COMMISSION MEETING
MONDAY, JANUARY 3, 2022
7:00 P.M.
COMMISSION CHAMBERS
675 E EAGLE AVE
EAGLE LAKE, FLORIDA 33839

I. CALL TO ORDER

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

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: Metosh, Clark, Coler

ABSENT: Billings, Wilson

City Clerk Wright stated she was notified that Commissioner Billings is sick and would not be at the meeting.

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

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

The vote was as follows:

AYES: 3

NAYS: 0

V. AUDIENCE

There were no comments from the audience.

VI. SPECIAL PRESENTATIONS/RECOGNITIONS/PROCLAMATIONS, REQUESTS

A. Staff Reports

Deputy Register updated the Commission regarding the events that have occurred in the city.

B. City Manager Report

City Manager Ernharth had no additional report.

Commission discussed potential locations for the electronic speed signs.
Commission discussed the Water Star Ordinance.

VII. PUBLIC HEARINGS

- A. Consideration of the second reading of Ordinance No.: O-22-02, An Ordinance Amending the City of Eagle Lake Comprehensive Plan to Revise and Update the Plan to Address Changes in Florida Statutes, to Update Dates for Completion of Specific Requirements, to Clean up Duplicate Sections, to Update Maps to Reflect City Limit Expansions, and to Remove the Administrative and Technical Support Sections from the Document; Repealing all Ordinances in Conflict Herewith and Providing an Effective Date. effective upon second reading

MOTION was made by Mayor Coler and seconded by Commissioner Metosh to table/continue until February 7, 2022.

Mayor Coler asked for audience and Commissioner discussion.

The roll call vote was as follows:

AYES: Metosh, Clark, Coler

NAYS: None

- B. Consideration of the second reading of Ordinance No.: O-22-03, An Ordinance of the City of Eagle Lake, Florida, Relating to Water and Sewer Utilities; Amending the Code of Ordinances of the City of Eagle Lake, Florida (The "Code"); Amending Chapter 16 of the Code Entitled "Payment of Fees and Bills", Subsection (d) only, to Require Increased Deposits and Cash only Payments for Utility Customers who have had Two Returned Payments; Providing for Codification; Providing for Conflicts; Providing for Severability; and Providing for an Effective Date. effective upon reading

Mayor Coler read Ordinance No.: O-22-03 by title only.

MOTION was made by Commissioner Metosh and seconded by Commissioner Clark to approve Ordinance No.: O-22-03.

Mayor Coler asked for audience and Commissioner discussion.

The roll call vote was as follows:

AYES: Metosh, Clark, Coler

NAYS: None

VIII. OLD BUSINESS

There was no old business.

IX. NEW BUSINESS

- A. Consideration of Eagle Lake Municipal Election Administration Agreement

Staff requested this item be removed from the agenda and be placed on the February 7, 2022 agenda.

X. CONSENT AGENDA

- A. Approval of the Regular City Commission Minutes -----12/07/2020

B. Approval of Financials

MOTION was made by Commissioner Metosh and seconded by Commissioner Clark to approve the Consent Agenda; items A. the Regular City Commission Minutes of 11/01/2021 and B. the Financials.

Mayor Coler asked for audience and Commissioner discussion.

The vote was as follows:

AYES: 3

NAYS: 0

XI. AUDIENCE

There were no comments from the audience.

XII. CITY ATTORNEY

Attorney Maxwell was absent.

XIII. CITY COMMISSION

Commissioner Metosh asked why Santa came through the City so late at night. Mayor Coler stated that Brandon Blackburn coordinated the event with the Fire Department and when Santa was done at Blackburn BBQ Restaurant, he came around the city.

Commissioner Clark had no report.

Mayor Coler was pleased to have teamed up with Mr. Blackburn and Mr. Newberry for the lighting contest. He advised he and Mr. Newberry drove the City and took preliminary pictures of the houses with lights for the contest. He stated there was a lot of community involvement and many houses were decorated.

Mayor Coler stated he would like to have a new Commission photo done.

Mayor Coler asked about website and Laserfiche.

City Manager Ernharth stated he will speak to Ms. Ethridge tomorrow.

City Clerk Wright stated our Laserfiche kickoff meeting is on Wednesday.

City Manager Ernharth stated in conjunction with Laserfiche we are working on getting the state required Comprehensive Records Management Plan completed; we are working with Matt Daugherty from SML, Inc.

XIV. ADJOURNMENT

MOTION was made by Mayor Coler and seconded by Commissioner Metosh to adjourn at 7:18 p.m.

The vote was as follows:

AYES: 3

NAYS: 0

MAYOR CORY COLER

ATTEST:

CITY CLERK DAWN WRIGHT

ZAMBELLI FIREWORKS MANUFACTURING CO.

THIS CONTRACT AND AGREEMENT (this "Contract") is made effective as of **this 21st day of January, 2022**, by and between:

Zambelli Fireworks Manufacturing Co. of Warrendale, Pennsylvania (hereinafter referred to as "Zambelli"),

-AND-

City of Eagle Lake (hereinafter referred to as "Client").

WHEREAS, Zambelli is in the business of designing and performing exhibitions and displays of fireworks; and

WHEREAS, Client desires that Zambelli provide an exhibition and display of fireworks for Client's benefit pursuant to the terms and conditions hereof, and Zambelli desires to perform an exhibition and display of fireworks for Client's benefit pursuant to the terms and conditions hereof.

NOW, THEREFORE, in consideration of the mutual agreements herein contained:

Zambelli, intending to be legally bound, agrees as follows:

1. Zambelli agrees to sell, furnish and deliver to Client a fireworks display [per the program submitted by Zambelli to Client, accepted by Client and made a part hereof] (hereinafter referred to as the "Display") to be exhibited on the display date set forth below (hereinafter referred to as the "Display Date"), or on the postponement date set forth below (hereinafter referred to as the "Postponement Date") if the Display is postponed as provided herein, which Display Date and Postponement Date have been agreed upon at the time of signing this Contract.

Display Date: June 25, 2022

Postponement Date: _____

2. Zambelli agrees to furnish the services of display technicians (hereinafter referred to as "Display Technicians") who are sufficiently trained to present the Display. Zambelli shall determine in its sole discretion the number of Display Technicians necessary to take charge of and safely present the Display.
3. Zambelli agrees to furnish insurance coverage in connection with the Display for bodily injury and property damage, including products liability, which insurance shall include Client as additional insured regarding claims made against Client for bodily injury or property damage arising from the operations of Zambelli in performing the Display provided for in this Contract. Such insurance afforded by Zambelli shall not include claims made against Client for bodily injury or property damage arising from failure of Client, including through or by its employees, agents and independent contractors, to perform its obligations under this Contract, including without limitation those set forth in paragraphs 5 and 6 below. Client shall indemnify and hold Zambelli harmless from all claims and suits made against Zambelli for bodily injury or property damage arising from failure of Client, including through or by its employees, agents and independent contractors, to perform its obligations under this Contract, including without limitation those set forth in paragraphs 5 and 6 below.

Client, intending to be legally bound, agrees as follows:

4. Client agrees to pay Zambelli the sum of **\$6,050** (hereinafter referred to as the "Purchase Price"), fifty percent (50%) of which is due upon signing this Contract and the balance of which is due at noon three (3) days prior to the Display Date. All credit card payments will be subject to a 3.9% surcharge. Zambelli reserves the right to add to Client's invoice an equitable transportation surcharge in the event of any material increase in transportation costs (including the cost of fuel and third party shipping costs) to Zambelli after the date of this Contract. In addition, Client agrees to pay a postponement fee of fifteen percent (15%) of the Purchase Price plus Additional Third Party Charges (as defined in paragraph 11 below) if the Display is fired on the Postponement Date, or twenty-five percent (25%) of the Purchase Price plus Additional Third Party Charges if the Display is fired on a date other than the Display Date or the Postponement Date ("Alternate Date"). The Alternate Date must occur within six months of the original Display Date at a time agreeable to both Zambelli and the Client. Generally, Alternate Dates will not include the period from June 28th through July 7th. This Checks shall be made payable to Zambelli Fireworks Manufacturing Co., unless otherwise authorized in writing by Zambelli. NO CASH shall be paid to any agent or employee of Zambelli, unless otherwise authorized in writing by Zambelli. There shall be no

refund of the Purchase Price due and payable under this paragraph 4, except as specifically provided in paragraph 11 below.

5. Client agrees to meet all deadlines outlined in the Design and Production Provisions, which has been provided to Client, including but not limited to the following:
 - (a) Client must select a suitable place for the Display, including a firing and debris zone reasonably acceptable to Zambelli (hereinafter referred to as the "Display Area") and submit such selection to Zambelli no later than sixty (60) days prior to the Display Date. The Display Area shall adhere to or exceed applicable National Fire Protection Association ("NFPA") standards including the Zambelli guideline that the Display Area have a radius of at least 100 feet per inch (or as mutually agreed to between Zambelli and Client) of the largest diameter pyrotechnic from the firing site in all directions to any parking area, spectators, inhabited buildings, public roads, or active railroad. Client shall submit a site map (attached hereto as Exhibit A) to Zambelli accurately representing the physical characteristics of the Display Area as pertains to NFPA and Zambelli guidelines. The content of the Display may be limited by the selection of the Display Area due to the requirement to provide sufficient safety zones.
 - (b) Zambelli will secure all Fireworks permits necessary for the Display as required, including but not limited to police, local, and state permits, and arrange for any security bonds or insurance as required by law. In addition, Zambelli will notify and obtain permission from the FAA to display fireworks. Client will assist Zambelli when appropriate in completing permit applications. Client shall be responsible for any Special Event permits required by City. It is the responsibility of the Client to contact the City's Special Events Department regarding their event.
 - (c) **If the Display is choreographed to music, the final selection of the music must be submitted to Zambelli by Client no later than ninety (90) days prior to the Display Date.**
6. If, in its sole discretion, Client designates an area for members of the public to view the Display (hereinafter referred to as the "Spectator Area") or an area for vehicular parking (hereinafter referred to as the "Parking Area"), Client shall (a) ensure that the Spectator Area does not infringe on the Display Area, (b) have sole responsibility for ensuring that the terrain of the Spectator Area and any structures thereon, including but not limited to grandstands and bleachers are safe for use by spectators, (c) have sole responsibility for ensuring that the Parking Area is safe for use, (d) have sole responsibility to police, monitor and appropriately control spectator access to the Spectator Area and the Parking Area and police and monitor and appropriately control the behavior of persons in these areas. It is expressly agreed that Zambelli shall not inspect any area other than the Display Area, except to ensure that any Spectator or Parking Areas are outside the Display Area.
7. Prior to, during, and immediately following the Display, Client shall monitor the Display Area and will be solely responsible to keep all persons and property not authorized by Zambelli out of the Display Area and behind safety zone lines and limits.
8. Following the Display, Client shall be solely responsible for policing of the Display Area and for cleanup except as specifically provided in the sentence immediately following. Zambelli shall be responsible for the removal of unexploded fireworks and the cleanup of material debris, the removal of frames, sets and lumber from the Discharge Area, and the refilling of holes created by Zambelli or on behalf of Zambelli within the Discharge Area.
9. Client will include a direct reference to "Zambelli Fireworks" in all promotional material, including but not limited to event schedules; radio, television, newspaper and internet announcements; newspaper articles; and other media.

The parties, intending to be legally bound, mutually agree as follows:

10. It is agreed and understood by the parties hereto that should inclement weather prevent firing of the Display on the Display Date, as determined by the Authority Having Jurisdiction (as defined in paragraph 14 below) or as reasonably determined by Zambelli, then the program shall be postponed and fired on the Postponement Date. If there is no Postponement Date and the Display is not fired on the Display Date, or if inclement weather prevents firing of the Display on the Postponement Date, as determined by the Authority Having Jurisdiction or as reasonably determined by Zambelli, the Display will be cancelled and there will be no refund of the Deposit or fifty percent (50%) of the Purchase Price, whichever is greater.

11. Client's cancellation of the Display will only be effective upon receipt by Zambelli of a written notice from an authorized person representing Client. In the event of cancellation of the Display, the parties agree as follows:
- (a) If Client cancels the Display more than sixty-one (61) days prior to the Display Date, Client agrees to pay Zambelli a cancellation fee equal to ten percent (10%) of the Purchase Price plus Additional Third Party Charges, as defined below.
 - (b) If Client cancels the Display from thirty-one (31) to sixty (60) days prior to the Display Date, Client agrees to pay Zambelli a cancellation fee equal to twenty percent (20%) of the Purchase Price plus Additional Third Party Charges, as defined below.
 - (c) If Client cancels the Display from five (5) days prior the Display to thirty (30) days prior to the Display Date, Client agrees to pay Zambelli a cancellation fee equal to thirty percent (30%) of the Purchase Price plus Additional Third Party Charges, as defined below.
 - (d) If Client cancels the Display less than five (5) days prior to the day of the Display, Client agrees to pay Zambelli a cancellation fee equal to fifty percent (50%) of the Purchase Price plus Additional Third Party Charges, as defined below.
 - (e) "Additional Third Party Charges" shall mean all costs and expenses incurred by Zambelli and paid or payable to third parties in connection with the Display, including but not limited to security fees, permits and licensing fees and expenses, barge and tow expenses, and firewatch fees.
12. Zambelli reserves the exclusive right to make minor modifications and substitutions to the Display, provided that such changes are reasonable and necessary and do not materially adversely affect price, time of delivery, functional character or performance of the Display.
13. It shall be within Zambelli's and/or the Authority Having Jurisdiction's discretion to terminate the firing of the Display if any unsafe or unsuitable condition is identified. If such condition is not corrected, Zambelli may cancel the Display without further liability to Client for such cancellation.
14. The parties agree to cooperate with the regulatory authorities having jurisdiction over the Display, including, but not limited to local fire and police departments, the Bureau of Alcohol, Tobacco, Firearms and Explosives, the Department of Transportation, the Department of Homeland Security, and the USCG (any such authority having jurisdiction over the Display is sometimes referred to herein as, the "Authority Having Jurisdiction"). The parties acknowledge that such governmental regulatory authorities having jurisdiction over the Display have the right to prohibit the Display until unsafe or unsuitable conditions are corrected.
15. This contract shall be deemed made in the State of Florida and shall be construed in accordance with the laws of the State of Florida, excluding its conflict of law rules. The parties agree and consent to the jurisdiction of the courts of the State of Florida and the Federal District Court for the Southern District of Florida to decide all disputes regarding this Contract.
16. If Client becomes bankrupt or insolvent, or if a petition in bankruptcy is filed by or against Client or if a receiver is appointed for Client, Zambelli may refuse to perform under this Contract and may terminate this Contract without prejudice to the rights of Zambelli. If Client's financial condition becomes unsatisfactory to Zambelli, Zambelli may require that Client deposit the balance of the Purchase Price in escrow or provide sufficient proof of its ability to pay the balance of the Purchase Price.
17. Except to the extent, if any, specifically provided to the contrary herein, in no event shall Zambelli be liable to Client for any indirect, special, consequential, incidental or punitive damages or lost profits, however caused and on any theory of liability (including negligence of any kind, strict liability or tort) arising in any way out of this contract, whether or not Zambelli has been advised of the possibility of damages.
18. If Client fails to pay the monies due under this Contract, Zambelli is entitled to recover the balance due plus interest at one and one-half percent (1 ½ %) per month on amounts past due sixty (60) days or more. Further, on balances outstanding one hundred twenty (120) days or more, Zambelli is entitled to recover the balance due, plus accrued interest, plus attorneys fees of ten percent (10%) of the amount past due, plus court costs, or, if less, the maximum amount permitted by law.

19. This Contract shall not be construed to create a partnership or joint venture between the parties or persons mentioned herein.
20. Each party hereunder shall be excused for the period of delay in the performance of any of its obligations hereunder and shall not be liable for failure to perform or considered in default hereunder, when prevented from so performing by a cause or causes beyond its reasonable control, including but not limited to fire, storm, earthquake, flood, drought, accident, explosion, operation malfunction, or interruption, strikes, lockouts, labor disputes, riots, war (whether or not declared or whether or not the United States is a member), Federal, state, municipal or other governmental legal restriction or limitation or compliance therewith, failure or delay of transportation, shortage of, or inability to obtain materials, supplies, equipment, fuel, power, labor or other operational necessity, interruption or curtailment of power supply, or act of God, nature or public enemy.
21. This Contract constitutes the sole and entire understanding of the parties with respect to the matters contemplated hereby and supersedes and renders null and void all prior negotiations, representations, agreements and understandings (oral and written) between the parties with respect to such matters. No change or amendment may be made to this Contract except by an instrument in writing signed by each of the parties.
22. Notices, consents, requests or other communications required or permitted to be given by either party pursuant to this Contract shall be given in writing by first class mail, postage prepaid addressed as follows: if to Zambelli, to the address set forth below; if to Client, to PO Box 129, Eagle Lake, FL 33839.
23. This Contract may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together shall be deemed to be one and the same instrument. The exchange of copies of this Contract and of signature pages by facsimile transmission shall constitute effective execution and delivery of this Contract as to the parties and may be used in lieu of the original Contract for all purposes. This Contract and all the rights and powers granted by this Contract shall bind and inure to the benefit of the parties and their respective successors and assigns.

IN WITNESS WHEREOF, we set our hands and seals to the agreement in duplicate the day and year first above written.

FOR Client:

FOR: Zambelli Fireworks Manufacturing Co.

BY _____ BY _____

PRINT _____ PRINT _____

DATE _____ DATE _____

Please sign contract where indicated for Client and return all copies for final acceptance to:

Zambelli Fireworks Manufacturing Co.

1060 Holland Drive, Suite J

Boca Raton, FL 33487

561-395-0955

FAX 561-395-1799

CITY OF EAGLE LAKE - GENERAL FUND

ACCOUNT BALANCE

DEC 2021

ACCOUNT BALANCE AS OF NOV 30, 2021	2,161,355.95
DEPOSITS	1,009,994.63
CLEARED CHECKS	(588,000.32)
WITHDRAWALS/ACH	0.00
RETURNED CHECKS	0.00
ACCOUNT BALANCE AS OF DEC 31, 2021	2,583,350.26

OUTSTANDING CHECKS:

44002	WARREN COUNTY MUNICIPAL CLERKS' ASSOC	(50.00)
44016	FABTO - MEMBERSHIP	(45.00)
44046	Liberty National Insurance Company QB	(360.17)
44048	MINNESOTA LIFE	(212.50)
44059	DIANA RODRIGUEZ - REF	(200.00)
44044	Florida Municipal Insurance Trust QB	(119.17)
44053	BRIGHT HOUSE NETWORKS 106972201	(69.98)
44066	NEXAIR, LLC	(42.27)
44108	POLK COUNTY SHERIFF	(139,500.25)
44114	SEWER IMPACT SAVINGS	(27,500.00)
44119	WATER IMPACT SAVINGS	(27,500.00)
44117	UTILITY FUND	(13,533.70)
44110	PUBLIC BUILDINGS AND FAC. PB	(9,920.00)
44112	RIVERO, GORDIMER & COMPANY PA	(8,500.00)
EFT	FMPTF	(3,864.88)
44107	PARKS AND REC. FEES-PB	(2,910.00)
44101	CHRISTMAN LAW, P.L.	(2,520.00)
44099	CASSADY ELECTRIC INC*	(1,116.07)
44105	GROVE EQUIPMENT SERVICE	(932.22)
44094	BRIGHT HOUSE NETWORKS 0050679369-02	(749.61)
44102	City of Eagle Lake Water Dept	(614.75)
44113	Safeguard Business Systems Inc.	(553.69)
44092	ARMCHEM INTERNATIONAL CORP.	(468.20)
44096	BUSINESS CARD - TE	(460.44)
44109	POLK TRACTOR COMPANY	(443.84)
44091	ADVANCE AUTO PARTS*	(405.00)
44103	DAVID GESSEL'S AUTO SERVICE, LLC	(398.46)
44093	AZUCENA ARZATE - REF	(200.00)
44115	STAPLES CREDIT PLAN	(184.98)
44095	BUSINESS CARD - DW	(179.28)
44106	LESLIE GUZMAN - REF	(175.00)
44116	TAMMY GORFY - REF	(175.00)
44111	RICOH USA INC	(165.85)

CITY OF EAGLE LAKE - GENERAL FUND
ACCOUNT BALANCE

44118	Walker Fence Company Inc	(141.88)
44090	EMPLOYEE FUND QB	(108.00)
44097	CANDRA STANFIELD - REF	(100.00)
44098	CARIBBEAN DISTILLERS LLC - REF	(100.00)
44104	GLT OFFICE PLUS BUSINESS CENTER	(93.17)
44100	CDN PARTNERS INC	(57.50)
JE #5		(1,273.97)
JE #3	Florida Department of Revenue	(185.73)

TOTAL OUTSTANDING CHECKS:	<u>(246,130.56)</u>
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Deposit	12/30/2021	292.33
Deposit	12/30/2021	114,457.99

TOTAL OUTSTANDING DEPOSITS:	<u>114,750.32</u>
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REMAINING ACCOUNT BALANCE:	<u>2,451,970.02</u>
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CITY OF EAGLE LAKE
Balance Sheet
As of December 31, 2021

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
100.000 · Cash & Cash Equivalents	
101.103 · CS - GENERAL FUND	2,451,970.02
102.000 · Reclass to restricted cash	-71,116.79
102.216 · Petty Cash	200.00
102.217 · Petty Cash Library	15.00
Total 100.000 · Cash & Cash Equivalents	2,381,068.23
101.256 · CS - BUILDING/CODE ENFORCEMENT	837.44
101.257 · CS - PARKS & REC FUND	227,960.84
101.258 · CS - PUBLIC BUILDING FUND	840,884.38
101.259 · CS- TRANSPORTATION FUND	197,688.06
Total Checking/Savings	3,648,438.95
Accounts Receivable	
115.101 · *Accounts Receivable	66,692.62
Total Accounts Receivable	66,692.62
Other Current Assets	
115.000 · Due From Other Governments	71,116.79
115.200 · A/R Due from Others	36,518.43
115.300 · A/R - Due from Governments	27,635.87
116.110 · Return Checks Receivable	80.00
130.000 · Due From (To) Utility/CRA Fund	
131.100 · Due From Utility Fund-Payroll	33,164.02
131.200 · Due From Utility-Sani/Storm	-15,772.00
131.250 · Due From/To Utility Daily Dep.	1,058.98
131.350 · Due To/From Utility Fund -OTHER	-2,161.39
131.382 · DUE FROM CRA FUND-ADMIN FEES	11,934.94
131.390 · DUE FROM CRA	16,000.00
Total 130.000 · Due From (To) Utility/CRA Fund	44,224.55
149.900 · Undeposited Funds	59.10
2120 · Payroll Asset	0.01
Total Other Current Assets	179,634.75
Total Current Assets	3,894,766.32
TOTAL ASSETS	3,894,766.32
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202.100 · Accounts Payable	-136,573.64
Total Accounts Payable	-136,573.64
Other Current Liabilities	
202.200 · Accounts Pay.Yr.End.	9,294.82
203.100 · Sales Tax Payable	263.94
205.000 · Polk County Impact Fees Payable	91,401.64
205.101 · POLK COUNTY SHERIFF EDUCATION	2,081.89
205.102 · POLK COUNTY FIRE REVIEW	792.80
205.200 · DBPR Fee Payable	-821.72
205.201 · DCA PAYABLE	-1,809.19
208.101 · DUE TO STATE UNCLAIMED PROPERTY	-75.00
210.000 · Accrd Exp & Other Liabilities	
218.110 · Withholding Payable	-52.96
218.190 · Cobra Insurance Payable	156.94

CITY OF EAGLE LAKE
Balance Sheet
As of December 31, 2021

	Dec 31, 21
Total 210.000 · Accrd Exp & Other Liabilities	103.98
2100 · Payroll Liabilities	
2100.06 · UNITED WAY QB	30.00
2100.07 · EMPLOYEE FUND QB	75.00
2100.10 · LIBERTY LIFE QB	-0.07
2100.11 · COLONIAL ACCIDENT CANCER QB	0.03
2100.26 · PAYROLL TAXES	111.47
Total 2100 · Payroll Liabilities	216.43
215.000 · Accrued Payroll and Benefits	25,087.98
Total Other Current Liabilities	126,537.57
Total Current Liabilities	-10,036.07
Total Liabilities	-10,036.07
Equity	
271.100 · Fund Balance	3,181,453.77
Net Income	723,348.62
Total Equity	3,904,802.39
TOTAL LIABILITIES & EQUITY	3,894,766.32

CITY OF EAGLE LAKE
Profit & Loss Budget vs. Actual
October through December 2021

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
310.000 · Taxes				
311.000 · Ad Valorem Taxes	764,675.66	935,029.00	-170,353.34	81.8%
312.000 · Sales, Use & Gas Taxes				
312.300 · 9th Cent Gas Tax	2,694.22	15,500.00	-12,805.78	17.4%
312.410 · Local Option Gas Tax	20,143.17	85,598.00	-65,454.83	23.5%
312.412 · Local Gov. 1/2 cent sales tax	52,166.22	186,566.00	-134,399.78	28.0%
312.420 · 5-cent Local Option Gas Tax	15,324.91	53,842.00	-38,517.09	28.5%
Total 312.000 · Sales, Use & Gas Taxes	90,328.52	341,506.00	-251,177.48	26.5%
314.000 · Utility Service Taxes				
314.100 · Electric Utility Service Tax	48,335.81	160,000.00	-111,664.19	30.2%
314.150 · Water Utility Service Tax	11,849.18	40,000.00	-28,150.82	29.6%
314.400 · Natural Gas Service Tax	22.07	1,000.00	-977.93	2.2%
314.800 · Propane Service Tax	340.14	1,500.00	-1,159.86	22.7%
315.000 · Local Communications Serv. Tax	20,752.01	72,000.00	-51,247.99	28.8%
Total 314.000 · Utility Service Taxes	81,299.21	274,500.00	-193,200.79	29.6%
323.000 · Franchise Fees				
323.100 · Electric Franchise Fees	52,177.55	155,000.00	-102,822.45	33.7%
323.700 · Solid Waste Franchise Fee	5,513.49	23,000.00	-17,486.51	24.0%
Total 323.000 · Franchise Fees	57,691.04	178,000.00	-120,308.96	32.4%
Total 310.000 · Taxes	993,994.43	1,729,035.00	-735,040.57	57.5%
330.000 · Intergovernmental Revenue				
331.000 · Federal Grants				
331.391 · CDBG Revenue	0.00	54,176.00	-54,176.00	0.0%
Total 331.000 · Federal Grants	0.00	54,176.00	-54,176.00	0.0%
335.000 · State Shared Revenues				
335.120 · SRS Sales Tax	21,036.09	70,000.00	-48,963.91	30.1%
335.122 · SRS - Motor Fuel Tax	8,180.70	30,000.00	-21,819.30	27.3%
335.150 · Alcoholic Beverage Licenses	3.31	500.00	-496.69	0.7%
Total 335.000 · State Shared Revenues	29,220.10	100,500.00	-71,279.90	29.1%
338.800 · County Shared Revenue				
337.700 · Library Cooperative	0.00	25,000.00	-25,000.00	0.0%
337.710 · Delivery Driver System Funding	26,188.06	114,794.00	-88,605.94	22.8%
338.200 · Polk County Occupational Licens	-437.65	1,800.00	-2,237.65	-24.3%
Total 338.800 · County Shared Revenue	25,750.41	141,594.00	-115,843.59	18.2%
Total 330.000 · Intergovernmental Revenue	54,970.51	296,270.00	-241,299.49	18.6%
340.000 · Charges for Services				
341.200 · Zoning Fees	4,100.00	500.00	3,600.00	820.0%
341.300 · Copies/Certifications	10.80	75.00	-64.20	14.4%
342.900 · FDOT Roadway Maintenance	2,991.26	12,000.00	-9,008.74	24.9%
342.901 · FDOT Lighting Maintenance	0.00	15,784.00	-15,784.00	0.0%
352.000 · Library Fines and Collections	335.70	1,500.00	-1,164.30	22.4%
Total 340.000 · Charges for Services	7,437.76	29,859.00	-22,421.24	24.9%
350.000 · Fines & Forfeitures				
341.541 · Police Fines	1,026.30	5,000.00	-3,973.70	20.5%
350.100 · Other Fines and Forfeitures	0.00	100.00	-100.00	0.0%
Total 350.000 · Fines & Forfeitures	1,026.30	5,100.00	-4,073.70	20.1%
360.000 · Other Revenue				
361.100 · Interest Income	83.78	7,000.00	-6,916.22	1.2%
361.110 · Facilities Deposits	3,750.00	1,500.00	2,250.00	250.0%
362.100 · Facilities Rental	5,675.00	9,000.00	-3,325.00	63.1%

CITY OF EAGLE LAKE

Profit & Loss Budget vs. Actual

October through December 2021

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
362.200 · Sprint Tower Lease	0.00	37,325.00	-37,325.00	0.0%
362.201 · T-Mobile Tower Lease	16,831.20	22,500.00	-5,668.80	74.8%
366.000 · Private Donations				
366.101 · Trick or Treat Lane Donations	2,250.00			
366.000 · Private Donations - Other	0.00	1,500.00	-1,500.00	0.0%
Total 366.000 · Private Donations	2,250.00	1,500.00	750.00	150.0%
369.900 · Miscellaneous Income				
369.310 · Misc Revenue - Engineering Fees	39,652.92			
369.900 · Miscellaneous Income - Other	4,574.40	14,000.00	-9,425.60	32.7%
Total 369.900 · Miscellaneous Income	44,227.32	14,000.00	30,227.32	315.9%
Total 360.000 · Other Revenue	72,817.30	92,825.00	-20,007.70	78.4%
367.000 · Licenses and Permits				
316.000 · Business Tax Receipts	2,453.64	8,500.00	-6,046.36	28.9%
322.000 · Building Permits Other				
322.060 · Plan Review Fee	16,130.00	2,000.00	14,130.00	806.5%
322.070 · DCA BLDG Cert Charge 1%	36.26	50.00	-13.74	72.5%
322.100 · DBPR Radon Surcharge-1%	50.93	50.00	0.93	101.9%
322.150 · Contractor's Registration	230.00	300.00	-70.00	76.7%
322.200 · Polk County Imp.Fees 3%	1,017.38	100.00	917.38	1,017.4%
322.300 · Building Inspection Fees	3,480.00	9,000.00	-5,520.00	38.7%
322.400 · Building Permits	35,063.80	10,000.00	25,063.80	350.6%
324.610 · Parks and Rec Impact Fee	15,132.00	0.00	15,132.00	100.0%
324.611 · Public BLDG & Fac - Res	51,584.00	0.00	51,584.00	100.0%
Total 322.000 · Building Permits Other	122,724.37	21,500.00	101,224.37	570.8%
Total 367.000 · Licenses and Permits	125,178.01	30,000.00	95,178.01	417.3%
382.000 · Transfers - IN	26,551.02	143,004.00	-116,452.98	18.6%
382.100 · CRA Transfer - IN	5,001.00	20,004.00	-15,003.00	25.0%
Total Income	1,286,976.33	2,346,097.00	-1,059,120.67	54.9%
Gross Profit	1,286,976.33	2,346,097.00	-1,059,120.67	54.9%
Expense				
510.000 · General Government				
511.000 · Commissioner Costs				
511.100 · Employee Benefits	156.75	600.00	-443.25	26.1%
511.110 · City Commission Fees/Salaries	2,048.85	8,195.00	-6,146.15	25.0%
511.300 · Operating Expenditures				
511.240 · Workers Compensation Insurance	25.50	150.00	-124.50	17.0%
511.310 · Engineering Services	51,621.94	5,000.00	46,621.94	1,032.4%
511.311 · Legal Services	2,085.00	10,000.00	-7,915.00	20.9%
511.313 · Planning Services	0.00	5,000.00	-5,000.00	0.0%
511.320 · Accounting & Auditing	8,700.00	11,500.00	-2,800.00	75.7%
511.321 · Financial Reporting Svcs	8,355.84	15,000.00	-6,644.16	55.7%
511.340 · Contractual Services	0.00	2,500.00	-2,500.00	0.0%
511.341 · Election Fees	0.00	3,000.00	-3,000.00	0.0%
511.410 · Communication Services	2,941.05	3,600.00	-658.95	81.7%
511.420 · Postage	-66.42	1,000.00	-1,066.42	-6.6%
511.450 · Insurance Property	66,041.25	50,000.00	16,041.25	132.1%
511.460 · Repair & Maint Svcs Comm Bldg	0.00	10,500.00	-10,500.00	0.0%
511.470 · Printing and Binding/ Municipal	1,175.00	4,500.00	-3,325.00	26.1%
511.480 · Advertising / Promotions	365.36	5,000.00	-4,634.64	7.3%
511.490 · Other Current Charges	43.24	12,000.00	-11,956.76	0.4%
511.512 · Trick or Treat Lane	4,801.42	2,500.00	2,301.42	192.1%
511.541 · Travel, Meetings, and Dues	546.00	5,000.00	-4,454.00	10.9%
511.991 · Contingency Fund	0.00	5,500.00	-5,500.00	0.0%
511.992 · Debt Service 1999 Rev Bond	0.00	91,100.00	-91,100.00	0.0%
511.993 · CRA/Community Redevelopment Age	0.00	20,000.00	-20,000.00	0.0%
511.998 · Reserve / Contingency	0.00	186,065.00	-186,065.00	0.0%

CITY OF EAGLE LAKE
Profit & Loss Budget vs. Actual
October through December 2021

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
Total 511.300 · Operating Expenditures	146,635.18	448,915.00	-302,279.82	32.7%
511.600 · CAPITAL OUTLAY	15,976.00	70,000.00	-54,024.00	22.8%
Total 511.000 · Commissioner Costs	164,816.78	527,710.00	-362,893.22	31.2%
512.000 · CITY MANAGER				
512.100 · Employee Benefits	7,646.40	32,400.00	-24,753.60	23.6%
512.120 · Salaries and Wages	27,455.20	102,183.00	-74,727.80	26.9%
512.300 · Operating Expenditures				
512.240 · Workers Compensation Insurance	390.23	1,900.00	-1,509.77	20.5%
512.340 · Contractual Services	0.00	500.00	-500.00	0.0%
512.410 · Communication Services	606.63	2,450.00	-1,843.37	24.8%
512.420 · Postage	0.00	650.00	-650.00	0.0%
512.460 · Repairs & Maintenance	0.00	500.00	-500.00	0.0%
512.490 · Other Expenditures	0.00	1,500.00	-1,500.00	0.0%
512.540 · Education & Training	0.00	3,000.00	-3,000.00	0.0%
512.541 · Travel, Meetings, and Dues	1,195.30	2,000.00	-804.70	59.8%
512.991 · Contingency Fund	0.00	2,000.00	-2,000.00	0.0%
Total 512.300 · Operating Expenditures	2,192.16	14,500.00	-12,307.84	15.1%
Total 512.000 · CITY MANAGER	37,293.76	149,083.00	-111,789.24	25.0%
513.000 · Administration				
513.100 · Employee Benefits	17,642.12	78,000.00	-60,357.88	22.6%
513.121 · Salaries and Wages	46,589.08	177,344.00	-130,754.92	26.3%
513.140 · Overtime	153.81	300.00	-146.19	51.3%
513.300 · Operating Expenditures				
513.240 · Workers Compensation Insurance	743.78	4,500.00	-3,756.22	16.5%
513.340 · Contractual Svcs (Copier/Lease)	1,798.52	12,000.00	-10,201.48	15.0%
513.410 · Communication Services	1,039.11	15,000.00	-13,960.89	6.9%
513.420 · Postage	1,939.97	5,000.00	-3,060.03	38.8%
513.430 · Utility Services	701.40	3,500.00	-2,798.60	20.0%
513.460 · Repair & Maintenance	0.00	5,000.00	-5,000.00	0.0%
513.490 · Other Expenditures	400.22	9,500.00	-9,099.78	4.2%
513.510 · Office Supplies	646.86	5,000.00	-4,353.14	12.9%
513.540 · Education and Training	761.30	8,000.00	-7,238.70	9.5%
513.541 · Travel, Meetings, & Dues	811.79	6,000.00	-5,188.21	13.5%
513.991 · Contingency Fund	0.00	1,500.00	-1,500.00	0.0%
Total 513.300 · Operating Expenditures	8,842.95	75,000.00	-66,157.05	11.8%
Total 513.000 · Administration	73,227.96	330,644.00	-257,416.04	22.1%
Total 510.000 · General Government	275,338.50	1,007,437.00	-732,098.50	27.3%
521.000 · Police Department				
521.300 · Operating Expenditures - PD				
521.340 · Contractual Services - Sheriff	139,500.25	558,001.00	-418,500.75	25.0%
521.410 · Communication Services	454.35	2,000.00	-1,545.65	22.7%
521.430 · Utility Services	701.40	3,000.00	-2,298.60	23.4%
521.490 · Other Expenditures	40.00			
Total 521.300 · Operating Expenditures - PD	140,696.00	563,001.00	-422,305.00	25.0%
Total 521.000 · Police Department	140,696.00	563,001.00	-422,305.00	25.0%
541.000 · Streets				
541.100 · Employee Benefits	4,924.08	21,600.00	-16,675.92	22.8%
541.120 · Salaries and Wages	8,762.33	27,040.00	-18,277.67	32.4%
541.140 · Overtime	0.00	2,000.00	-2,000.00	0.0%
541.300 · Operating Expenditures - ST				
541.240 · Workers Compensation Insurance	137.96	700.00	-562.04	19.7%
541.310 · Engineering	4,043.39	2,000.00	2,043.39	202.2%

CITY OF EAGLE LAKE
Profit & Loss Budget vs. Actual
October through December 2021

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
541.311 · NPDES Charges	124.00			
541.340 · Contractual Services	0.00	2,000.00	-2,000.00	0.0%
541.400 · Petroleum Products	118.12	3,500.00	-3,381.88	3.4%
541.410 · Communication Services	210.75	2,400.00	-2,189.25	8.8%
541.430 · Utility Services	9,309.23	40,000.00	-30,690.77	23.3%
541.460 · Repair and Maintenance	3,589.14	11,000.00	-7,410.86	32.6%
541.490 · Other Expenditures	24.64	1,000.00	-975.36	2.5%
541.521 · Supplies & Materials	128.22	2,000.00	-1,871.78	6.4%
541.522 · Uniforms	0.00	375.00	-375.00	0.0%
541.530 · Road Materials/Street Repair	0.00	2,500.00	-2,500.00	0.0%
541.630 · Street Signs	0.00	5,000.00	-5,000.00	0.0%
Total 541.300 · Operating Expenditures - ST	17,685.45	72,475.00	-54,789.55	24.4%
541.600 · Captial Outlay - ST				
541.603 · Trsfer Out-Restr. 5 Cent GasTx	0.00	79,000.00	-79,000.00	0.0%
Total 541.600 · Captial Outlay - ST	0.00	79,000.00	-79,000.00	0.0%
Total 541.000 · Streets	31,371.86	202,115.00	-170,743.14	15.5%
550.000 · Building and Code Enforcement				
550.100 · Employee Benefits	5,488.98	24,000.00	-18,511.02	22.9%
550.120 · Salaries and Wages	18,570.61	63,744.00	-45,173.39	29.1%
550.300 · Operating Expenditures				
550.240 · Workers Compensation Insurance	266.24	1,200.00	-933.76	22.2%
550.311 · Legal Services & Magistrate	659.00	5,000.00	-4,341.00	13.2%
550.400 · Petroleum Products	0.00	1,500.00	-1,500.00	0.0%
550.410 · Communication Services	173.54	2,100.00	-1,926.46	8.3%
550.420 · Postage	184.98	400.00	-215.02	46.2%
550.490 · Other Expenditures	78.99	525.00	-446.01	15.0%
550.491 · Code Enforcement Other	0.00	22,000.00	-22,000.00	0.0%
550.522 · Uniforms	0.00	300.00	-300.00	0.0%
550.540 · Education & Training	0.00	1,000.00	-1,000.00	0.0%
550.541 · Travel, Meetings & Dues	75.00	2,000.00	-1,925.00	3.8%
Total 550.300 · Operating Expenditures	1,437.75	36,025.00	-34,587.25	4.0%
Total 550.000 · Building and Code Enforcement	25,497.34	123,769.00	-98,271.66	20.6%
571.000 · Library				
571.100 · Employee Benefits	9,362.92	49,600.00	-40,237.08	18.9%
571.120 · Salaries and Wages	7,125.89	27,363.00	-20,237.11	26.0%
571.128 · Delivery Van Drivers				
571.140 · Overtime	0.00	4,500.00	-4,500.00	0.0%
571.212 · FICA VAN DRIVER	1,451.64			
571.242 · Workers Comp.-LB Van Driver	328.21			
571.128 · Delivery Van Drivers - Other	17,544.23	67,849.00	-50,304.77	25.9%
Total 571.128 · Delivery Van Drivers	19,324.08	72,349.00	-53,024.92	26.7%
571.300 · Operating Expenditures				
571.240 · Workers Compensation Insurance	91.21	2,200.00	-2,108.79	4.1%
571.410 · Communication Services	664.29	3,300.00	-2,635.71	20.1%
571.420 · Postage	149.20	250.00	-100.80	59.7%
571.430 · Utility Services	701.39	3,300.00	-2,598.61	21.3%
571.460 · Repair and Maintenance	0.00	500.00	-500.00	0.0%
571.490 · Other Expenditures	105.94			
571.510 · Office Supplies				
571.551 · OFFICE SUPPLIES - GRANT	165.34			
571.510 · Office Supplies - Other	0.00	600.00	-600.00	0.0%
Total 571.510 · Office Supplies	165.34	600.00	-434.66	27.6%
571.521 · Operating Expenses---LB Van Dri	302.62	500.00	-197.38	60.5%
571.660 · Books & Materials				
571.665 · BOOKS & MATERIALS - GRANT	1,187.40			

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Accrual Basis

CITY OF EAGLE LAKE
Profit & Loss Budget vs. Actual
October through December 2021

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
571.660 · Books & Materials - Other	305.26	1,500.00	-1,194.74	20.4%
Total 571.660 · Books & Materials	1,492.66	1,500.00	-7.34	99.5%
Total 571.300 · Operating Expenditures	3,672.65	12,150.00	-8,477.35	30.2%
Total 571.000 · Library	39,485.54	161,462.00	-121,976.46	24.5%
572.000 · Parks & Rec				
572.100 · Employee Benefits	4,181.24	19,200.00	-15,018.76	21.8%
572.120 · Salaries and Wages	8,142.65	28,863.00	-20,720.35	28.2%
572.300 · Operating Expenditures				
572.240 · Workers Compensation Insurance	139.76	750.00	-610.24	18.6%
572.340 · Contractual Services	448.00	10,000.00	-9,552.00	4.5%
572.400 · Petroleum Products	264.47	6,000.00	-5,735.53	4.4%
572.410 · Communication Services	121.34	2,000.00	-1,878.66	6.1%
572.430 · Utility Services	10,071.38	49,000.00	-38,928.62	20.6%
572.460 · Repair & Maintenance	9,201.17	20,000.00	-10,798.83	46.0%
572.461 · Grounds-Bldg/Clean/Maint/Veh	5,556.71	24,000.00	-18,443.29	23.2%
572.490 · Other Expenditures	145.84	500.00	-354.16	29.2%
572.512 · Trick or Treat Lane	0.00	2,500.00	-2,500.00	0.0%
572.513 · Hometown Festival (Fireworks)	0.00	5,500.00	-5,500.00	0.0%
572.521 · Supplies & Materials	156.65	7,000.00	-6,843.35	2.2%
572.654 · Mistletoe Marketplace	1,216.60	3,000.00	-1,783.40	40.6%
572.814 · CDBG (Grants)	8,000.00	90,000.00	-82,000.00	8.9%
572.888 · Facilities Deposit Refunds - PR	3,825.00			
Total 572.300 · Operating Expenditures	39,146.92	220,250.00	-181,103.08	17.8%
572.600 · Capital Outlay - PR	0.00	20,000.00	-20,000.00	0.0%
Total 572.000 · Parks & Rec	51,470.81	288,313.00	-236,842.19	17.9%
6560 · Payroll Expenses	-232.34			
Total Expense	563,627.71	2,346,097.00	-1,782,469.29	24.0%
Net Ordinary Income	723,348.62	0.00	723,348.62	100.0%
Net Income	723,348.62	0.00	723,348.62	100.0%

CITY OF EAGLE LAKE - UTILITY FUND

ACCOUNT BALANCE

DEC 2021

ACCOUNT BALANCE AS OF NOV 30, 2021	2,353,653.46
DEPOSITS	273,165.05
CLEARED CHECKS	(153,394.04)
WITHDRAWALS/ACH	0.00
RETURNED CHECKS	0.00
ACCOUNT BALANCE AS OF DEC 31, 2021	2,473,424.47

OUTSTANDING CHECKS:

19236	ADVANCED FINGERPRINTING SERVICES - REF	(73.42)
19424	LOUIS KELLY - REF*	(18.20)
19445	MATTHEW ASHMORE - REF	(41.49)
19567	DAWN ANDREWS - REF	(131.81)
19692	LUIS SANCHEZ - REF	(49.53)
19719	ANH NGUYEN - REF	(200.00)
20121	MICHELLE RICHARDSON - REF	(45.26)
20283	AROMA CHRISTIAN CHURCH - REF	(58.76)
20561	SHEILA PAGE - REF	(120.13)
21507	JESUS CANALES - 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)
22400	LORIN OVERSMITH JR - REF	(122.65)
22458	DORIS RATTON - REF	(115.85)
22465	RICHARD DANIELS - REF	(102.68)
22468	TONY HAMM - REF	(2.59)
22523	FIDENCIO COSTILLA - REF	(15.62)
22568	VSP TAMPA LLC - REF	(124.38)
22554	KEREN ALEXIS - REF	(95.26)
22550	JEANNIE SHANKS - REF	(27.47)
22571	ARIEL SANTOS - REF	(120.30)
JE #32		(5.00)
22616	STEIN MEIR & RONA 2015 REVOCABLE TRUST -	(7.00)
22671	RYAN RAMOS - REF	(76.87)
22678	BLUE HILL CONTRACTORS INC - REF	(3.11)
22740	CHRISTOPHER MAXWELL - REF	(285.24)
22746	EAGLE LAKE RESIDENTIAL - REF	(206.52)

CITY OF EAGLE LAKE - UTILITY FUND
ACCOUNT BALANCE

22759	RM 1 SFR PROPCO A LP - REF	(99.40)
22738	APRIL GEORGE - REF	(42.11)
JE #20		(856.28)
22780	BRIA CLARK - REF	(41.70)
22808	WATER IMPACT FUND SAVINGS	(27,500.00)
22799	FERGUSON ENTERPRISES, INC. WATERWORKS	(6,379.03)
22794	CITY OF BARTOW	(2,783.70)
22798	DUNHAM WELL DRILLING	(1,844.66)
22791	BRENNTAG MID-SOUTH INC	(1,334.00)
22790	BARNEY PUMPS INC	(1,240.00)
22789	ABSOLUTE TRAILER PARTS & REPAIR LLC	(1,044.30)
22802	PENNONI ASSOCIATES INC.	(851.70)
22793	CHRISTMAN LAW, P.L.	(615.00)
22807	TRAVIS LH LLC DBA LH TRAVIS	(307.81)
22801	KATHERINE MONTANA DE JESUS - REF	(149.70)
22806	STAPLES CREDIT PLAN	(124.77)
22803	POLK NEWS SUN	(109.25)
22795	CLAYTON PROPERTIES GROUP - REF	(104.32)
22792	BRIGHT HOUSE NETWORKS 0050679369-02	(103.89)
22809	D R HORTON - REF	(97.62)
22804	Pyramid Fasteners	(86.76)
22805	RAJU GANDHI - REF	(69.91)
22797	DANA KIRPACH -REF	(59.79)
22800	FRONTIER 863-293-2804-101415-5	(59.31)
22796	D R HORTON - REF	(54.05)

(48,460.47)

General Journal	12/15/2021	856.28
Deposit	12/30/2021	446.89
General Journal	12/30/2021	1,004.47
General Journal	12/31/2021	782.61

TOTAL OUTSTANDING DEPOSITS: 3,090.25

REMAINING ACCOUNT BALANCE: 2,428,054.25

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

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
101.108 · UNRESTRICTED CASH - ALL	
101.109 · CS- UTILITY FUND	2,428,054.25
151.990 · RECLASS TO RESTRICTED	826,917.16
101.108 · UNRESTRICTED CASH - ALL - Other	200.00
Total 101.108 · UNRESTRICTED CASH - ALL	3,255,171.41
102.216 · PETTY CASH-DRAWER SET UP	50.00
150.001 · RESTRICTED CASH - ALL	
101.104 · CS STORMWATER UTILITY FUND	268,850.84
101.110 · CS- DEPOSIT FUND	273,836.80
101.111 · CS - WATER IMPACT FUND	10,466.74
101.112 · CS- SEWER IMPACT FUND	9,254.01
101.121 · CS- WATER IMPACT SAVINGS	1,474,301.01
101.122 · CS- SEWER IMPACT SAVINGS	1,099,562.61
101.215 · WATER METER PROJECT-BB&T	41,626.99
151.113 · CS- RUS FUND	40,066.17
151.114 · CS- SRF SINKING FUND	43,813.50
151.116 · CS- LIFT STATION FUND	17,149.83
151.999 · RESTRICTED CASH RECLASSIFICATIO	-826,917.16
Total 150.001 · RESTRICTED CASH - ALL	2,452,011.34
Total Checking/Savings	5,707,232.75
Accounts Receivable	
1200 · *Accounts Receivable	5,233.63
Total Accounts Receivable	5,233.63
Other Current Assets	
110.000 · Accounts Receivable, Net	
115.100 · Accounts Receivable	158,309.77
116.100 · Unbilled Accounts Receivable	54,953.48
116.110 · Utility Returned Checks Rec.	20,738.88
117.100 · Allowance for Bad Debts	-5,695.49
Total 110.000 · Accounts Receivable, Net	228,306.64
131.000 · Due From Other Funds	
131.250 · Due to/from General Fund	67,474.72
131.350 · Due From/To Gen.Fund - Other	2,161.39
207.100 · Due to General Fund-Payroll	-33,164.02
207.200 · Due to General Fund-Sani/Storm	15,772.00
Total 131.000 · Due From Other Funds	52,244.09
141.100 · Inventory of Supplies	10,749.32
1499 · Undeposited Funds	700.57
Total Other Current Assets	292,000.62
Total Current Assets	6,004,467.00
Fixed Assets	
160.900 · Fixed Assets, Net	
161.900 · Land-Water	28,526.62
164.900 · Water Plant	2,553,762.84
164.901 · Sewer Plant	5,487,382.51
164.902 · Stormwater Plant	1,913,068.76
166.900 · Furniture & Equipment - Water	489,315.21
166.901 · Furniture & Equipment - Sewer	145,818.82
167.900 · Accumulated Depreciation-Water	-1,800,890.09
167.901 · Accumulated Depr - Sewer	-3,266,158.13
167.902 · Accumulated Depr. - Stormwater	-524,123.66

City of Eagle Lake-Utility Fund

Balance Sheet

As of December 31, 2021

	Dec 31, 21
Total 160.900 · Fixed Assets, Net	5,026,702.88
Total Fixed Assets	5,026,702.88
TOTAL ASSETS	11,031,169.88
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202.100 · Accounts Payable	150,873.27
Total Accounts Payable	150,873.27
Other Current Liabilities	
202.500 · Polk County Utility Tax	9,192.72
202.501 · Bartow Sewer Impact Fee Payable	71,820.00
208.100 · DUE TO STATE-UNCLAIMED PROPERTY	-955.10
215.000 · Accrued Payroll and Benefits	13,972.06
217.000 · Accrued Compensated Absences	
217.100 · Accrued Sick Pay	57,385.00
217.200 · Accrued Vacation Pay	22,664.81
217.300 · Accrued Compensatory Time	2,738.21
Total 217.000 · Accrued Compensated Absences	82,788.02
220.100 · Customer Deposits	276,827.69
223.100 · UNEARNED REVENUE - ARPA GRANT	674,459.64
232.950 · Accrued Interest Payable	11,799.59
239.100 · OPEB LIABILITY	35,932.86
Total Other Current Liabilities	1,175,837.48
Total Current Liabilities	1,326,710.75
Long Term Liabilities	
203.100 · State Revolving Loan - SW	383,460.36
203.120 · RUS Water Revenue Bonds - 2007	229,935.00
203.130 · USDA - Water Meter Loan	85,719.00
203.140 · USDA LOAN - LIFT STATIONS	388,066.00
203.150 · CURRENT PORTION OF LONG TERM D	155,318.74
203.155 · LESS CURRENT PORTION OF LTD	-155,318.74
203.902 · PLATINUM BANK - HARRISON	0.01
Total Long Term Liabilities	1,087,180.37
Total Liabilities	2,413,891.12
Equity	
281.500 · Retained Earnings	8,142,862.56
Net Income	474,416.20
Total Equity	8,617,278.76
TOTAL LIABILITIES & EQUITY	11,031,169.88

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Accrual Basis

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

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
324.210 · Impact Fees-Water-residential	209,000.00			
324.211 · Impact Fees-Sewer-residential	143,000.00			
343.000 · Charges for Services				
343.300 · Water Charges / User Fee	151,868.23	600,000.00	-448,131.77	25.3%
343.310 · Water Taps	12,100.00	3,000.00	9,100.00	403.3%
343.311 · New Water Meters	40,320.00	5,000.00	35,320.00	806.4%
343.312 · Water Reconnect Fee	0.00	8,000.00	-8,000.00	0.0%
343.330 · Service Charge - 1/2	10,060.00	16,000.00	-5,940.00	62.9%
343.360 · Customer Billing Fee - 1/3	15,567.00	55,000.00	-39,433.00	28.3%
343.400 · Garbage Collection	132,693.76	435,000.00	-302,306.24	30.5%
343.500 · Sewer Charges / User Fee	192,863.30	700,000.00	-507,136.70	27.6%
343.510 · Tap Fees - Sewer	13,000.00	3,000.00	10,000.00	433.3%
343.520 · Polk County Utility Tax-CITY SH	25.85	100.00	-74.15	25.9%
343.900 · Stormwater Fees	15,424.00	65,000.00	-49,576.00	23.7%
349.000 · Late Fees - 1/2	10,800.00	30,000.00	-19,200.00	36.0%
Total 343.000 · Charges for Services	594,722.14	1,920,100.00	-1,325,377.86	31.0%
361.000 · Interest Income	128.66	4,500.00	-4,371.34	2.9%
369.901 · Miscellaneous Income - 1/2	1,755.15	2,000.00	-244.85	87.8%
Total Income	948,605.95	1,926,600.00	-977,994.05	49.2%
Gross Profit	948,605.95	1,926,600.00	-977,994.05	49.2%
Expense				
533.000 · Water				
533.100 · Employee Benefits	14,261.07	66,000.00	-51,738.93	21.6%
533.120 · Salaries and Wages	35,992.00	132,559.00	-96,567.00	27.2%
533.125 · On Call Pay	2,757.78	8,500.00	-5,742.22	32.4%
533.140 · Overtime	969.59	3,500.00	-2,530.41	27.7%
533.300 · Operating Expenses				
533.240 · Insurance	577.46	3,000.00	-2,422.54	19.2%
533.310 · Engineering Services	315.60	10,000.00	-9,684.40	3.2%
533.311 · Legal Services	815.00	5,000.00	-4,185.00	16.3%
533.320 · Accounting & Auditing - WD	0.00	6,000.00	-6,000.00	0.0%
533.340 · Contractual Services	1,201.71	6,500.00	-5,298.29	18.5%
533.400 · Petroleum Products	1,041.65	10,000.00	-8,958.35	10.4%
533.410 · Communications Services	1,529.44	7,000.00	-5,470.56	21.8%
533.420 · Postage Supplies & Billing 1/3	1,708.19	9,500.00	-7,791.81	18.0%
533.430 · Utilities	2,364.16	57,000.00	-54,635.84	4.1%
533.450 · Insurance Auto & Equipment	0.00	15,000.00	-15,000.00	0.0%
533.460 · Repairs & Maint Svc (Equip/Veh)	7,601.47	25,000.00	-17,398.53	30.4%
533.480 · ADVERTISING	109.25	2,500.00	-2,390.75	4.4%
533.490 · Other Expenditures	459.81	2,000.00	-1,540.19	23.0%
533.521 · Supplies & Materials (Tools)	2,836.11	5,000.00	-2,163.89	56.7%
533.522 · Uniforms	102.13	1,000.00	-897.87	10.2%
533.540 · Education and Training	0.00	200.00	-200.00	0.0%
533.541 · Travel, Meetings, & Dues	73.90	200.00	-126.10	37.0%
533.555 · Chemicals	0.00	14,500.00	-14,500.00	0.0%
533.560 · POLK REGIONAL WATER COOPERATI...	4,061.41	2,500.00	1,561.41	162.5%
533.581 · Transfer to General Fund/Adm	10,625.01	60,900.00	-50,274.99	17.4%
533.602 · Repairs & Maint Svc (Plants)	19,746.57	40,000.00	-20,253.43	49.4%
533.996 · Debt Service Rus Water	0.00	54,709.00	-54,709.00	0.0%
533.998 · Reserve/Contingency	0.00	75,855.00	-75,855.00	0.0%
Total 533.300 · Operating Expenses	55,168.87	413,364.00	-358,195.13	13.3%
533.600 · Capital Outlay - WD	0.00	40,000.00	-40,000.00	0.0%
533.900 · Bad Debt Expense - WD	16.62			
Total 533.000 · Water	109,165.93	663,923.00	-554,757.07	16.4%

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Accrual Basis

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

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
533.999 · AMERICAN RESCUE PLAN EXPENSE WD	75,371.18			
534.000 · Solid Waste				
534.300 · Operating Expenses				
534.340 · Contract for Solid Waste	56,692.95	320,000.00	-263,307.05	17.7%
534.913 · Due to Gen Fund Admin S Waste	5,301.00	21,204.00	-15,903.00	25.0%
Total 534.300 · Operating Expenses	61,993.95	341,204.00	-279,210.05	18.2%
Total 534.000 · Solid Waste	61,993.95	341,204.00	-279,210.05	18.2%
535.000 · Sewer/Waste Water Services				
535.100 · Employee Benefits	18,986.12	90,000.00	-71,013.88	21.1%
535.120 · Salaries and Wages	44,255.13	163,496.00	-119,240.87	27.1%
535.125 · On Call Pay	2,843.38	9,000.00	-6,156.62	31.6%
535.140 · Overtime	733.76	3,000.00	-2,266.24	24.5%
535.300 · Operating Expenses				
535.240 · Insurance	649.99	3,000.00	-2,350.01	21.7%
535.310 · Engineering	2,326.64	5,000.00	-2,673.36	46.5%
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	0.00	11,000.00	-11,000.00	0.0%
535.340 · Contractual Services	1,201.68	4,500.00	-3,298.32	26.7%
535.400 · Petroleum Products	1,420.54	10,000.00	-8,579.46	14.2%
535.410 · Communications Services	1,051.01	4,500.00	-3,448.99	23.4%
535.420 · Postage Supplies & Billing 1/3	1,583.41	9,000.00	-7,416.59	17.6%
535.430 · Utilities	10,289.28	28,000.00	-17,710.72	36.7%
535.431 · Wastewater Treatment - SW	37,530.90	155,000.00	-117,469.10	24.2%
535.450 · Insurance Auto & Equip	0.00	29,500.00	-29,500.00	0.0%
535.460 · Repairs & Maint Svc (Equip/Veh)	86.76	5,000.00	-4,913.24	1.7%
535.490 · Other Expenditures	0.00	500.00	-500.00	0.0%
535.521 · Supplies & Materials (Tools)	12.96	1,500.00	-1,487.04	0.9%
535.522 · Uniforms	291.35	900.00	-608.65	32.4%
535.541 · Travel, Meetings & Dues	73.88	1,500.00	-1,426.12	4.9%
535.581 · Transfer Out - Other Funds	10,625.01	60,900.00	-50,274.99	17.4%
535.602 · Repairs & Maint-Syst (Lift Sta)	1,240.00	12,000.00	-10,760.00	10.3%
535.994 · Debt Service SRF 201 Planning	0.00	115,000.00	-115,000.00	0.0%
535.995 · Lift Station Debt Svc-Bond Pmt	17,085.73	21,721.00	-4,635.27	78.7%
535.998 · Reserve / Contingency	0.00	75,856.00	-75,856.00	0.0%
Total 535.300 · Operating Expenses	85,469.14	555,977.00	-470,507.86	15.4%
Total 535.000 · Sewer/Waste Water Services	152,287.53	821,473.00	-669,185.47	18.5%
535.600 · Capital Outlay	0.00	50,000.00	-50,000.00	0.0%
535.999 · AMERICAN RESCUE PLAN EXPENSE SD	75,371.16			
538.581 · Trnsfer of Stormwater Fees	0.00	50,000.00	-50,000.00	0.0%
Total Expense	474,189.75	1,926,600.00	-1,452,410.25	24.6%
Net Ordinary Income	474,416.20	0.00	474,416.20	100.0%
Net Income	474,416.20	0.00	474,416.20	100.0%

CITY OF EAGLE LAKE - CRA

ACCOUNT BALANCE

DEC 2021

ACCOUNT BALANCE AS OF NOV 30, 2021	182,796.24
DEPOSITS	44,070.24
CLEARED CHECKS	(1,844.14)
WITHDRAWALS/ACH	0.00
RETURNED CHECKS	0.00

ACCOUNT BALANCE AS OF DEC 31, 2021	225,022.34
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OUTSTANDING CHECKS:

TOTAL OUTSTANDING CHECKS	0.00
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REMAINING ACCOUNT BALANCE	225,022.34
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City of Eagle Lake CRA
Balance Sheet
As of December 31, 2021

	<u>Dec 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
101.408 · PB- CRA COMMUNITY REDEVELOPMENT	225,022.34
Total Checking/Savings	225,022.34
Other Current Assets	
131.382 · DUE TO GENERAL FUND-ADMIN FEES	-11,934.94
Total Other Current Assets	-11,934.94
Total Current Assets	213,087.40
TOTAL ASSETS	<u>213,087.40</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
131.390 · DUE TO GENERAL FUND --LOAN PAY	16,000.00
Total Other Current Liabilities	16,000.00
Total Current Liabilities	16,000.00
Total Liabilities	16,000.00
Equity	
1110 · Retained Earnings	158,680.07
Net Income	38,407.33
Total Equity	197,087.40
TOTAL LIABILITIES & EQUITY	<u>213,087.40</u>

City of Eagle Lake CRA
Profit & Loss Budget vs. Actual
 October through December 2021

	<u>Oct - Dec 21</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>% of Budget</u>
Income				
310.000 · Taxes-Other				
311.100 · CRA Ad Valorem taxes - E.L.	0.00	20,000.00	-20,000.00	0.0%
311.101 · Polk Cty.-tax increment EL-...	44,068.66	40,500.00	3,568.66	108.8%
Total 310.000 · Taxes-Other	44,068.66	60,500.00	-16,431.34	72.8%
361.100 · Interest Income	4.79	400.00	-395.21	1.2%
Total Income	44,073.45	60,900.00	-16,826.55	72.4%
Gross Profit	44,073.45	60,900.00	-16,826.55	72.4%
Expense				
510.000 · Operating Expenses				
510.311 · Legal Services	0.00	2,000.00	-2,000.00	0.0%
510.313 · Planning Services	0.00	2,000.00	-2,000.00	0.0%
510.420 · Postage, Supplies & Materi...	0.00	100.00	-100.00	0.0%
510.430 · Utilities	490.12	2,000.00	-1,509.88	24.5%
510.460 · Repair & Maint Service	175.00	1,000.00	-825.00	17.5%
510.470 · Printing and Binding-CRA	0.00	500.00	-500.00	0.0%
510.480 · Advertising	0.00	500.00	-500.00	0.0%
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 CONTIGENCY	0.00	24,696.00	-24,696.00	0.0%
Total 510.000 · Operating Expenses	665.12	37,896.00	-37,230.88	1.8%
510.320 · Accounting & Auditing	0.00	3,000.00	-3,000.00	0.0%
510.581 · Transfer Out - Other Funds	5,001.00	20,004.00	-15,003.00	25.0%
Total Expense	5,666.12	60,900.00	-55,233.88	9.3%
Net Income	38,407.33	0.00	38,407.33	100.0%



401 3rd Street, SW
Winter Haven, FL 33880
T: 863-324-1112
F: 863-294-6185

www.pennoni.com

January 31, 2022

Project No. ELAKX21005

City Commission

City of Eagle Lake
75 N. 7th Street
PO Box 129
City of Eagle Lake, Florida 33839

**Re: Proposed Plat of Windsor Reserve Phase 1
Chapter 177, Part 1, Florida Statutes Review Regarding Platting**

Pennoni Associates Inc. reviewed the proposed plat of **Windsor Reserve Phase 1** for substantial compliance with Chapter 177, Part 1, Florida Statutes on December 3, 2021. Items cited during that review have been addressed in the submittal received on January 28, 2022, and the proposed plat is in substantial compliance with Chapter 177, Part 1.

Please provide written notification to this office when all permanent reference monuments (PRM) have been established in the field.

Sincerely,
PENNONI

Robert F. DuBois, PSM
Principal Surveyor

WINDSOR RESERVE PHASE 1

A PORTION OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 25 EAST, CITY OF EAGLE LAKE, POLK COUNTY, FLORIDA AND A REPLAT OF LOT 18, BLOCK A, OF SANHEATH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 50, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA; THENCE RUN SOUTH 89°56'02" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, 1282.34 FEET TO THE WEST RIGHT OF WAY LINE OF SPRUCE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10835, PAGE 1991, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTH 00°19'01" EAST ALONG SAID WEST RIGHT OF WAY LINE, 890.29 FEET TO THE NORTH LINE OF THE SOUTH 437.00 FEET OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN SOUTH 89°57'45" WEST ALONG THE NORTH LINE OF SAID SOUTH 437.00 FEET, 1181.75 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°02'15" WEST, 18.73 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 45°02'15" WEST, A CHORD LENGTH OF 35.36 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°37'45" WEST, 75.30 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE RUN SOUTH 00°20'59" EAST ALONG SAID WEST LINE, 1385.35 FEET; THENCE DEPARTING SAID WEST LINE, RUN PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SOUTH 89°52'33" WEST, 699.70 FEET TO A POINT LYING 631.85 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, NORTH 00°27'00" WEST, 557.10 FEET; THENCE SOUTH 89°50'26" WEST, 631.86 FEET TO THE SOUTHEAST CORNER OF LOT 18, BLOCK A, OF SANHEATH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 50, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF SAID LOT 18, SOUTH 89°33'14" WEST, 508.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 00°30'56" WEST, 340.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 18, SAID POINT LYING ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE RUN ALONG SAID SOUTH LINE, SOUTH 89°33'14" WEST, 138.46 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 17; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 45°08'40" EAST, 230.08 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN SOUTH 78°21'14" EAST, 493.56 FEET TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE RUN ALONG SAID EAST LINE, NORTH 00°27'00" WEST, 403.18 FEET TO A POINT LYING 208.71 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE RUN PARALLEL WITH SAID NORTH LINE, NORTH 89°45'19" EAST 208.71 FEET; THENCE RUN PARALLEL WITH THE WEST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, NORTH 00°27'00" WEST, 208.71 FEET TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN ALONG SAID NORTH LINE, NORTH 89°45'19" EAST, 1125.58 FEET TO THE NORTHEAST CORNER OF SAID THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN NORTH 00°20'59" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 664.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.529 ACRES, MORE OR LESS.

NOTES:

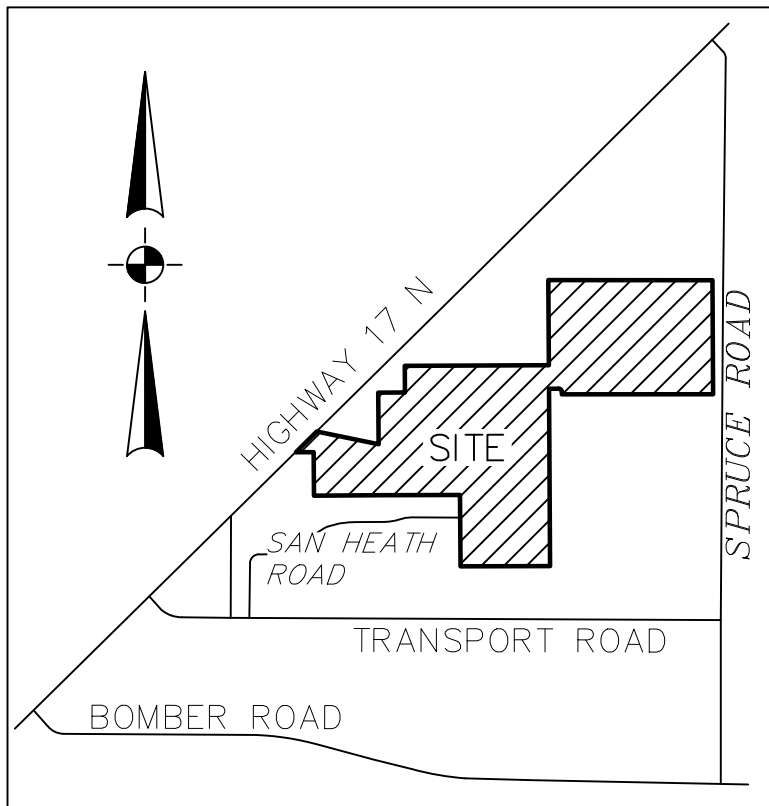
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 25 EAST, AS BEING S00°20'59"E, AN ASSUMED MERIDIAN.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN 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. THIS PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 WEST ZONE. (COORDINATES SHOWN AS NORTHING= N:1431064.72, EASTING= E:762080.25)
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON-RADIAL.
- IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AFTER THE PLAT IS RECORDED THE SURVEYOR SHALL SET 1/2" IRON RODS AND CAPS "LB 8060" AT ALL LOT CORNERS.
- TRACT G (FUTURE DEVELOPMENT) IS OWNED AND MAINTAINED BY SPRUCE ROAD LAND INVESTMENTS, LLC.
- TRACT W-1 (CONSERVATION) AND THE BUFFERS THEREIN ARE TO BE OWNED AND MAINTAINED BY THE ASSOCIATION. DEVELOPMENT RIGHTS TO W-1, AND THE BUFFERS ARE HEREBY DEDICATED TO THE CITY OF EAGLE LAKE, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION TO TRACT W-1, AND THE BUFFER ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE CITY OF EAGLE LAKE, FLORIDA AND/OR ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.

LEGEND AND ABBREVIATIONS:

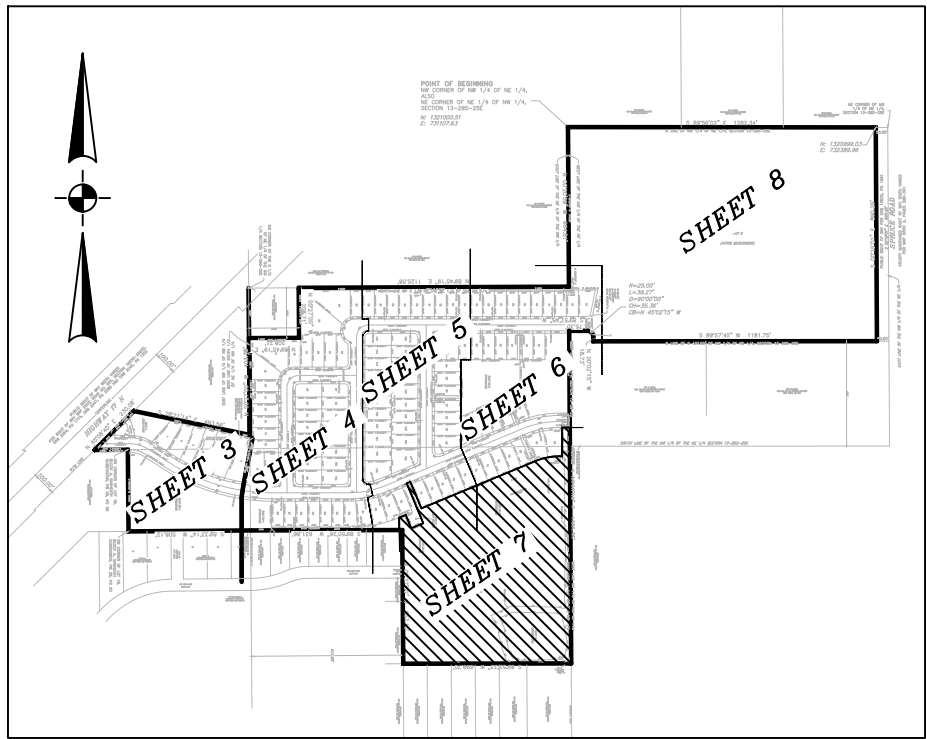
■	SET 4"x4" CONCRETE MONUMENT, PM LB #8060 PERMANENT REFERENCE MONUMENT	L	ARC LENGTH
●	SET NAIL AND DISK, PCP LB #8060 PERMANENT CONTROL POINT	D	DELTA ANGLE
PCP	PERMANENT CONTROL POINT	CH	CHORD DISTANCE
U.E.	UTILITY EASEMENT	CB	CHORD BEARING
D.E.	DRAINAGE EASEMENT	PC	POINT OF CURVATURE
ORB	OFFICIAL RECORDS BOOK	NT	NON-TANGENT
PB	PLAT BOOK	PT	POINT OF TANGENCY
PG(S)	PAGE OR PAGES	PI	POINT OF INTERSECTION
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	RP	RADIUS POINT
R/W	RIGHT OF WAY	(OA)	OVERALL DISTANCE
(NR)	NON-RADIAL	↯	CHANGE IN DIRECTION
R	RADIUS	⊕	CENTERLINE
		PID	PARCEL IDENTIFICATION NUMBER

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

NOTICE:
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VICINITY MAP
SCALE 1" = 1500'



KEY MAP
NOT TO SCALE

SHEET INDEX:

- SHEET 1 OF 8 – LEGAL DESCRIPTION, DEDICATION, NOTES, LEGEND AND ABBREVIATIONS
- SHEET 2 OF 8 – OVERALL PLAT BOUNDARY AND SHEET LAYOUT
- SHEET 3 OF 8 – GEOMETRY-PLAT DETAIL
- SHEET 4 OF 8 – GEOMETRY-PLAT DETAIL
- SHEET 5 OF 8 – GEOMETRY-PLAT DETAIL
- SHEET 6 OF 8 – GEOMETRY-PLAT DETAIL
- SHEET 7 OF 8 – GEOMETRY-PLAT DETAIL
- SHEET 8 OF 8 – GEOMETRY-PLAT DETAIL

WINDSOR RESERVE PHASE 1

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SPRUCE ROAD LAND INVESTMENTS, LLC., A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE STREETS AND ROAD RIGHTS-OF-WAY, DRAINAGE EASEMENTS (D.E.) AND UTILITY EASEMENTS (U.E.) TO THE PERPETUAL USE OF THE PUBLIC.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER FOR THE PURPOSES OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES. THE OWNER HEREBY DEDICATES TO THE CITY OF EAGLE LAKE, POLK COUNTY, FLORIDA ITS SUCCESSORS AND ASSIGNS FOREVER, THE DRAINAGE EASEMENTS SHOWN HEREON TO CONVEY WATER FROM PUBLIC ROADS, AND A MAINTENANCE AND ACCESS EASEMENT ACROSS TRACT SW-1, SW-2 AND SW-3 (STORMWATER), TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE OR REPAIRS TO THE STORM WATER MANAGEMENT FACILITIES, AS NECESSARY TO PROTECT PUBLIC IMPROVEMENTS SERVED BY THE FACILITY, ALL STREETS, ROAD RIGHTS-OF-WAY, AND UTILITY EASEMENTS SHOWN HEREON.

TRACT A (OPEN SPACE), TRACT E (RECREATION), TRACTS SW-1, SW-2 AND SW-3 (STORMWATER), TRACT W-1 (CONSERVATION) AND DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO AND MAINTAINED BY THE WINDSOR RESERVE COMMUNITY ASSOCIATION, INC. (ASSOCIATION).

TRACT F (LIFT STATION) IS HEREBY DEDICATED TO THE CITY OF EAGLE LAKE, POLK COUNTY, FLORIDA THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE UNDERSIGNED, _____, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED _____ THEREUNTO DULY AUTHORIZED ON THIS ____DAY OF _____, 2022.

SPRUCE ROAD LAND INVESTMENTS, LLC., A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
PRINTED NAME: _____
TITLE: _____

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____DAY OF _____, 2022, BY _____ AS _____ OF SPRUCE ROAD LAND INVESTMENTS, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE/SHE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION #:

PLAT BOOK

PAGE

SHEET 1 OF 8

WINDSOR RESERVE PHASE 1

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT STANLEY MARTIN HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE STREETS AND ROAD RIGHTS-OF-WAY, DRAINAGE EASEMENTS (D.E.) AND UTILITY EASEMENTS (U.E.) TO THE PERPETUAL USE OF THE PUBLIC.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER FOR THE PURPOSES OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES. THE OWNER HEREBY DEDICATES TO THE CITY OF EAGLE LAKE, POLK COUNTY, FLORIDA ITS SUCCESSORS AND ASSIGNS FOREVER, THE DRAINAGE EASEMENTS SHOWN HEREON TO CONVEY WATER FROM PUBLIC ROADS, AND A MAINTENANCE AND ACCESS EASEMENT ACROSS TRACT SW-1, SW-2 AND SW-3 (STORMWATER), TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE OR REPAIRS TO THE STORM WATER MANAGEMENT FACILITIES, AS NECESSARY TO PROTECT PUBLIC IMPROVEMENTS SERVED BY THE FACILITY, ALL STREETS, ROAD RIGHTS-OF-WAY, AND UTILITY EASEMENTS SHOWN HEREON.

TRACT A (OPEN SPACE), TRACT E (RECREATION), TRACTS SW-1, SW-2 AND SW-3 (STORMWATER), TRACT W-1 (CONSERVATION) AND DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO AND MAINTAINED BY THE WINDSOR RESERVE COMMUNITY ASSOCIATION, INC. (ASSOCIATION).

TRACT F (LIFT STATION) IS HEREBY DEDICATED TO THE CITY OF EAGLE LAKE, POLK COUNTY, FLORIDA THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE UNDERSIGNED, _____, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED _____ THEREUNTO DULY AUTHORIZED ON THIS ____DAY OF _____, 2022.

STANLEY MARTIN HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
PRINTED NAME: _____
TITLE: _____

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____DAY OF _____, 2022, BY _____ AS _____ OF STANLEY MARTIN HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE/SHE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION #:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT IS A TRUE REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177.

STEVEN E. BLANKENSHIP, P.S.M.
REGISTRATION NO. 5361
ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FL 34787
LICENSED BUSINESS #8060

APPROVAL: CITY OF EAGLE LAKE SURVEYOR – CONSULTANT

STATE OF FLORIDA
COUNTY OF POLK

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

BY: _____ DATE: _____
ROBERT F. DuBOIS, P.S.M. #5293
CITY SURVEYOR – CONSULTANT

CLERK OF THE CIRCUIT COURT

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING THIS ____DAY OF _____, A.D. 2022.

BY: _____
CLERK OF THE CIRCUIT COURT

CITY OF EAGLE LAKE COUNCIL APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT HAS RECEIVED FINAL APPROVAL THIS ____DAY OF _____, AD 2022, BY THE CHAIRPERSON OF THE CITY OF EAGLE LAKE CITY COUNCIL IN AN OPEN MEETING.

ATTEST:

BY: _____ CHAIRPERSON

CLERK

PLANNING DIVISION APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

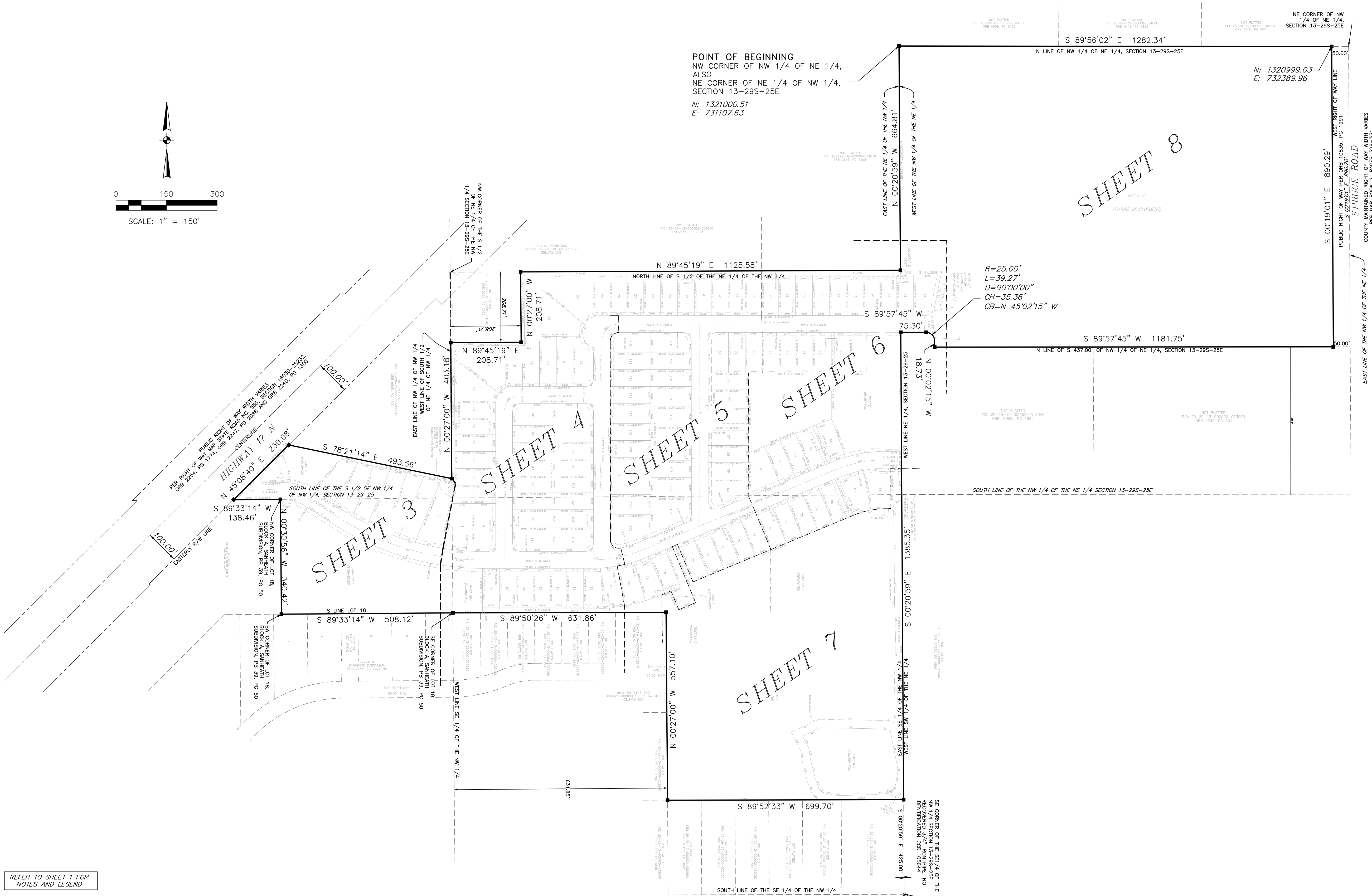
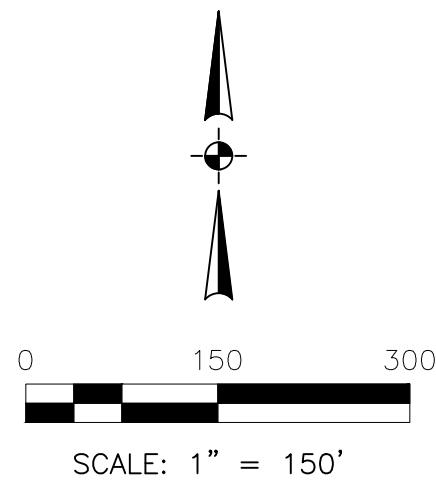
THIS PLAT IS HEREBY APPROVED BY THE CITY OF EAGLE LAKE PLANNING DIVISION.

PLANNING DIRECTOR

DATE

WINDSOR RESERVE PHASE 1

A PORTION OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 25 EAST, CITY OF EAGLE LAKE, POLK COUNTY, FLORIDA AND A REPLAT OF LOT 18, BLOCK A, OF SANHEATH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 50, PUBLIC RECORDS OF POLK COUNTY, FLORIDA



REFER TO SHEET 1 FOR
NOTES AND LEGEND

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

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

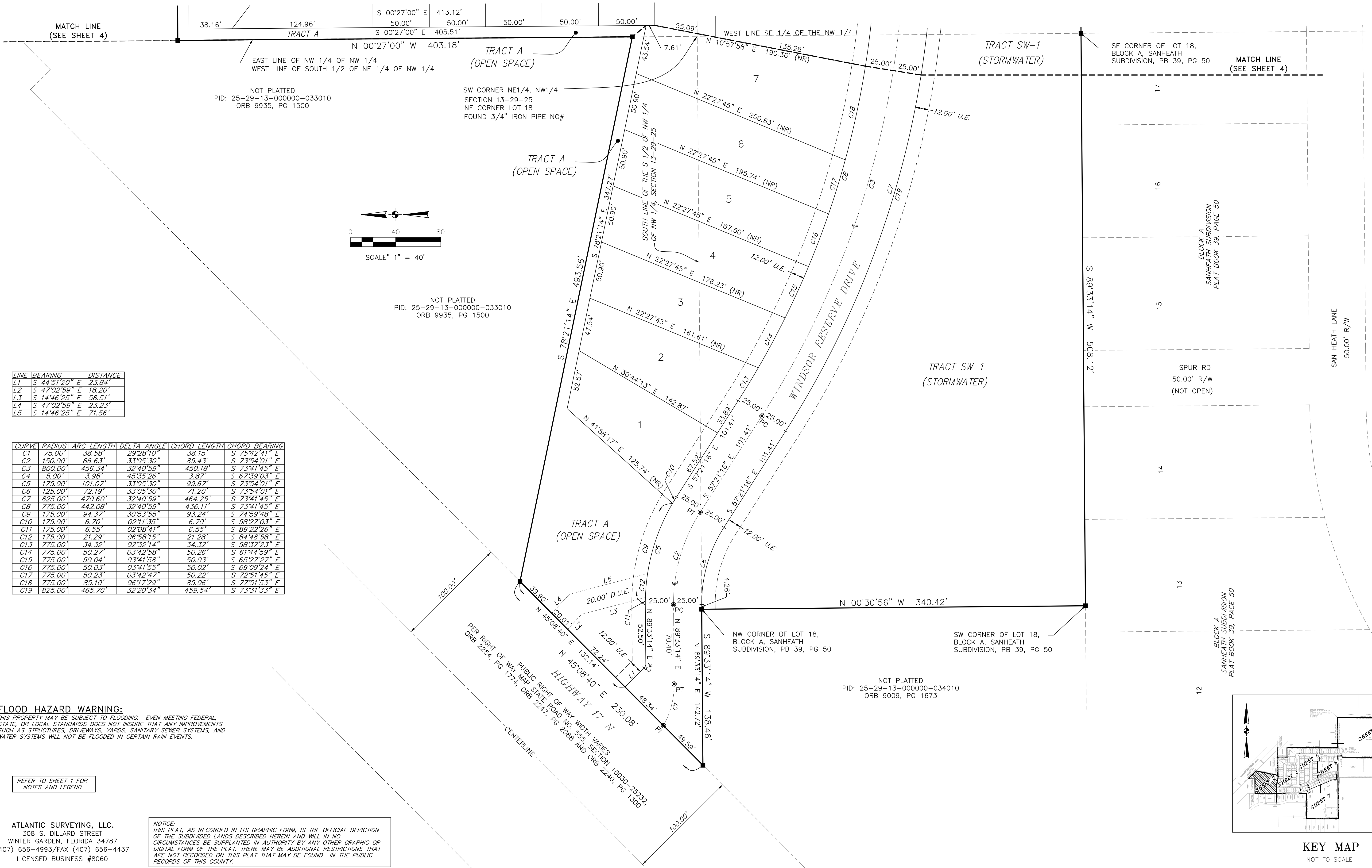
WINDSOR RESERVE PHASE 1

A PORTION OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 25 EAST, CITY OF EAGLE LAKE, POLK COUNTY, FLORIDA AND A REPLAT OF LOT 18, BLOCK A, OF SANHEATH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 50, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

PLAT BOOK

PAGE

SHEET 3 OF 8



LINE	BEARING	DISTANCE
L1	S 44°51'20" E	23.84'
L2	S 47°02'59" E	18.20'
L3	S 14°46'25" E	58.51'
L4	S 47°02'59" E	23.23'
L5	S 14°46'25" E	71.56'

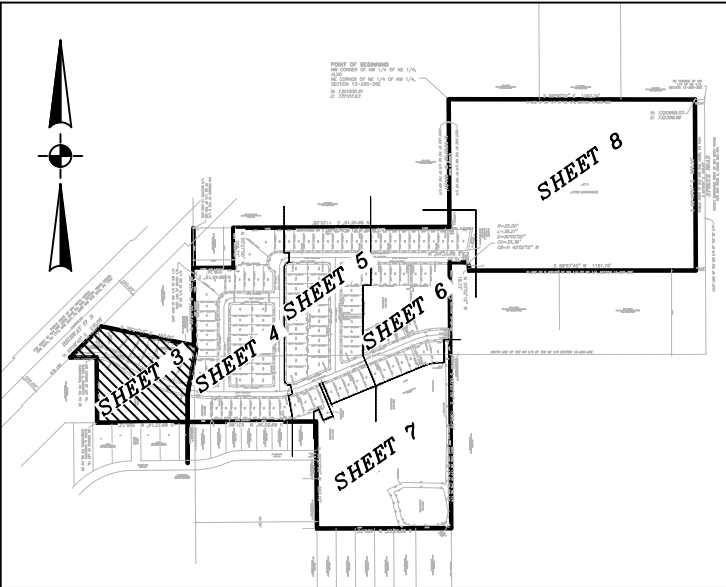
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	75.00'	38.58'	29°28'10"	38.15'	S 75°42'41" E
C2	150.00'	86.63'	33°05'30"	85.43'	S 73°54'01" E
C3	800.00'	456.34'	32°40'59"	450.18'	S 73°41'45" E
C4	5.00'	3.98'	45°35'26"	3.87'	S 67°39'03" E
C5	175.00'	101.07'	33°05'30"	99.67'	S 73°54'01" E
C6	125.00'	72.19'	33°05'30"	71.20'	S 73°54'01" E
C7	825.00'	470.60'	32°40'59"	464.25'	S 73°41'45" E
C8	775.00'	442.08'	32°40'59"	436.11'	S 73°41'45" E
C9	175.00'	94.37'	30°53'55"	93.24'	S 74°59'48" E
C10	175.00'	6.70'	02°11'35"	6.70'	S 58°27'03" E
C11	175.00'	6.55'	02°08'41"	6.55'	S 89°22'26" E
C12	175.00'	21.29'	06°58'15"	21.28'	S 84°48'59" E
C13	175.00'	34.32'	02°32'14"	34.32'	S 58°37'23" E
C14	175.00'	50.27'	03°42'56"	50.26'	S 61°44'59" E
C15	175.00'	50.04'	03°41'58"	50.03'	S 65°27'27" E
C16	175.00'	50.03'	03°41'55"	50.02'	S 69°09'24" E
C17	175.00'	50.23'	03°42'47"	50.22'	S 72°51'45" E
C18	175.00'	85.10'	06°17'29"	85.06'	S 77°51'53" E
C19	825.00'	465.70'	32°20'34"	459.54'	S 73°31'33" E

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

REFER TO SHEET 1 FOR
NOTES AND LEGEND

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

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KEY MAP

NOT TO SCALE

PLAT BOOK	PAGE
SHEET 4 OF 8	

This is a detailed plat map of a residential subdivision, showing lots 8 through 104, streets including Crown Rose Drive, Corbel Lane, and Windsor Reserve Drive, and various survey measurements and legal descriptions.

Streets and Features:

- CROWN ROSE DRIVE:** A north-south street on the left side of the map.
- CORBEL LANE:** A north-south street in the center of the map.
- WINDSOR RESERVE DRIVE:** A north-south street on the right side of the map.
- TRACT A (OPEN SPACE):** Several areas labeled as Tract A, including an open space at the top left and another at the bottom left.
- TRACT SW-3 (STORMWATER):** A stormwater management area on the right side of the map.
- TRACT SW-1 (STORMWATER):** A stormwater management area at the bottom right of the map.

Lot Numbers and Measurements:

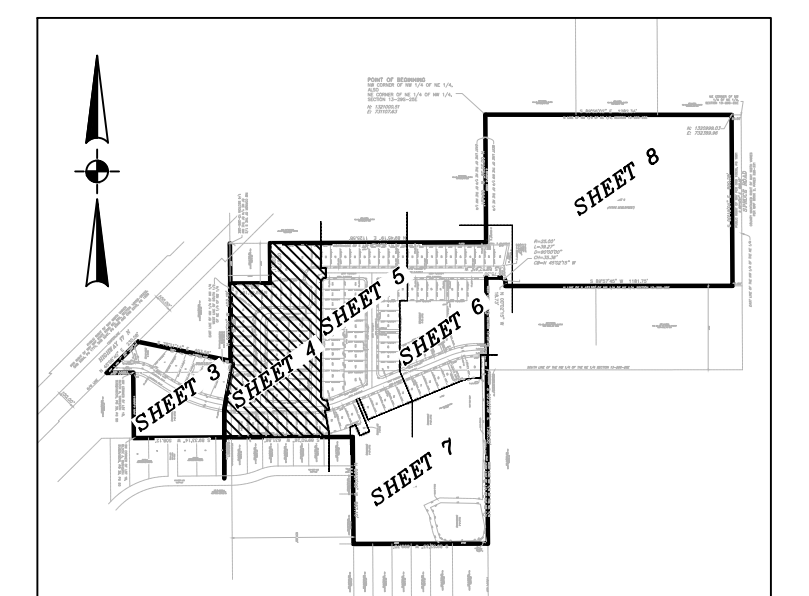
- Lot 8:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 9:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 10:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 11:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 12:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 13:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 14:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 15:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 16:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 17:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 18:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 19:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 20:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 21:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 22:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 23:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 24:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 25:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 96:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 97:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 98:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 99:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 100:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 101:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 102:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 103:** Located at the bottom right, measuring 117.39' by 12.00' U.E.
- Lot 104:** Located at the bottom right, measuring 117.39' by 12.00' U.E.

Survey Measurements and Legal Descriptions:

- Match Lines:** Indicated at the top and bottom of the map, showing connections to other sheets.
- Not Platted:** Several areas are labeled as "NOT PLATTED" with corresponding PID and ORB numbers.
- Highway 17 N:** Located at the bottom left of the map.
- SE CORNER OF LOT 18, BLOCK A, SANHEATH SUBDIVISION, PB 39, PG 50:** A specific point of interest at the bottom right.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
G3	800.00'	456.34'	32°40'59"	450.18'	S 73°41'45" E
C7	825.00'	470.60'	32°40'59"	464.25'	S 73°41'45" E
C8	775.00'	442.08'	32°40'59"	436.11'	S 73°41'45" E
C19	825.00'	465.70'	32°20'34"	459.54'	S 73°31'33" E
C20	825.00'	4.90'	00°20'25"	4.90'	S 89°52'02" E
C21	775.00'	86.68'	06°24'31"	86.64'	S 84°12'52" E
C22	775.00'	35.42'	02°37'07"	35.42'	S 88°43'41" E
C23	25.00'	39.27'	90°00'00"	35.36'	N 44°57'45" E
C24	50.00'	78.54'	90°00'00"	70.71'	N 44°57'45" E
C25	50.00'	78.54'	90°00'00"	70.71'	N 44°57'45" E
C26	25.00'	39.27'	90°00'00"	35.36'	N 44°57'45" E
C27	50.00'	7.49'	08°35'00"	7.48'	N 04°15'16" E
C28	50.00'	25.24'	28°55'09"	24.97'	N 23°00'20" E
C29	50.00'	25.24'	28°55'09"	24.97'	N 51°55'29" E
C30	50.00'	20.58'	23°43'17"	20.43'	N 10°25'25" E
C31	25.00'	39.27'	90°00'00"	35.36'	N 44°57'45" E
C32	25.00'	24.01'	55°01'01"	23.09'	N 27°32'45" W
C33	50.00'	126.55'	145°01'01"	95.38'	N 17°21'15" E
C34	50.00'	37.29'	42°43'58"	36.43'	N 33°41'17" W
C35	50.00'	35.54'	40°43'45"	34.80'	N 08°02'35" E

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C36	50.00'	34.36'	39°22'30"	33.69'	N 48°05'43" E
C37	50.00'	19.36'	92°04'47"	19.23'	N 78°52'22" E
C38	50.00'	78.54'	90°00'00"	70.71'	N 44°57'45" E
C39	25.00'	39.27'	90°00'00"	35.36'	N 44°57'45" E
C40	25.00'	39.27'	90°00'00"	35.36'	S 45°02'15" E
C41	25.00'	45.14'	103°26'49"	39.25'	S 51°45'39" E
C42	25.00'	39.27'	90°00'00"	35.36'	N 44°57'45" E
C43	25.00'	39.27'	90°00'00"	35.36'	S 45°02'15" E
C44	400.00'	157.08'	22°30'00"	156.07'	N 78°42'44" E
C45	400.00'	31.42'	04°30'03"	31.41'	N 87°42'44" E
C46	400.00'	125.66'	17°59'57"	125.14'	N 76°27'44" E
C47	425.00'	166.90'	22°30'00"	165.83'	N 78°42'45" E
C48	425.00'	26.90'	03°37'34"	26.89'	N 88°08'58" E
C49	425.00'	50.00'	06°44'26"	49.97'	N 82°57'58" E
C50	545.00'	232.12'	22°30'00"	232.65'	N 78°42'45" E
C51	545.00'	34.49'	03°37'34"	34.49'	N 88°08'58" E
C52	545.00'	64.12'	06°44'26"	64.08'	N 82°57'58" E
C53	545.00'	56.84'	06°01'50"	56.81'	N 83°19'16" E
C74	50.00'	20.67'	23°40'56"	20.52'	N 11°48'13" E
C75	50.00'	57.87'	66°19'04"	54.70'	N 56°48'13" E



KEY MAP

NOT TO SCALE

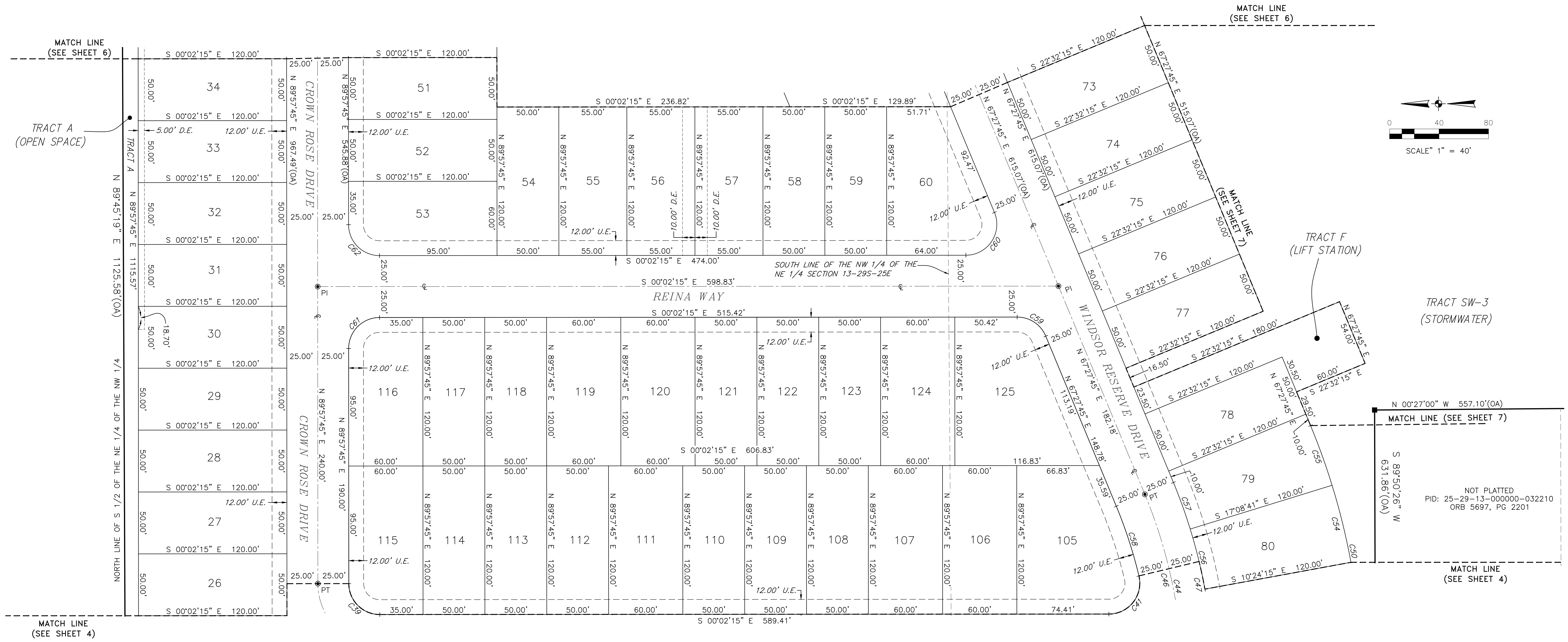
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308 S. DILLARD STREET
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(07) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

WINDSOR RESERVE PHASE 1

A PORTION OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 25 EAST, CITY OF EAGLE LAKE, POLK COUNTY, FLORIDA AND A REPLAT OF LOT 18, BLOCK A, OF SANHEATH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 50, PUBLIC RECORDS OF POLK COUNTY, FLORIDA



REFER TO SHEET 1 FOR
NOTES AND LEGEND

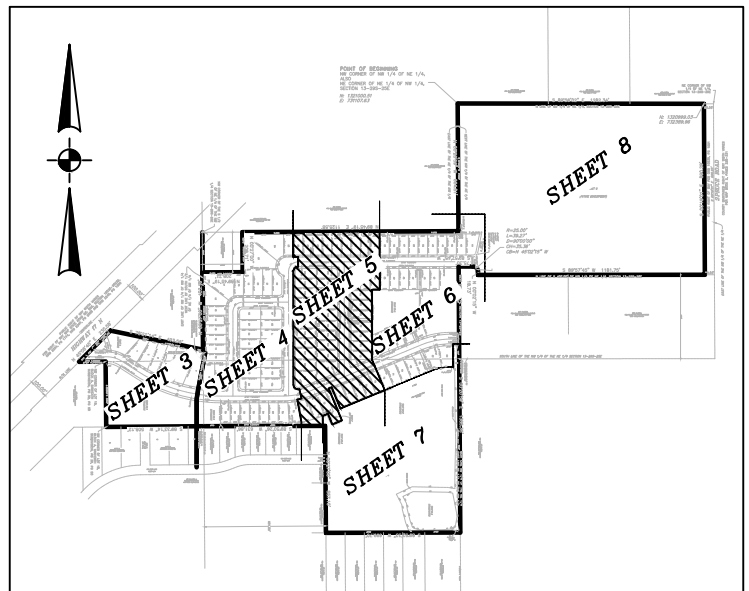
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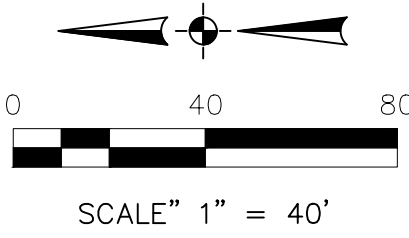
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C39	25.00'	39.27'	90°00'00"	35.36'	N 44°57'45" E
C41	25.00'	45.14'	103°26'49"	39.25'	S 51°45'39" E
C44	400.00'	157.08'	22°30'00"	156.07'	N 78°42'45" E
C46	400.00'	125.66'	17°53'57"	123.14'	N 78°27'44" E
C47	425.00'	166.90'	22°30'00"	163.83'	N 78°42'45" E
C50	545.00'	214.02'	22°30'00"	212.65'	N 78°42'45" E
C54	545.00'	64.12'	06°44'26"	64.08'	N 76°13'32" E
C55	545.00'	51.29'	05°23'33"	51.28'	N 70°09'32" E
C56	425.00'	50.00'	06°44'26"	49.97'	N 76°13'32" E
C57	425.00'	40.00'	05°23'33"	39.99'	N 70°09'32" E
C58	375.00'	59.25'	09°03'11"	59.19'	N 71°59'21" E
C59	25.00'	29.45'	67°30'00"	27.78'	N 33°42'45" E
C60	25.00'	49.09'	112°30'00"	41.57'	N 56°17'15" W
C61	25.00'	39.27'	90°00'00"	35.36'	S 45°02'15" E
C62	25.00'	39.27'	90°00'00"	35.36'	N 44°57'45" E



KEY MAP
NOT TO SCALE

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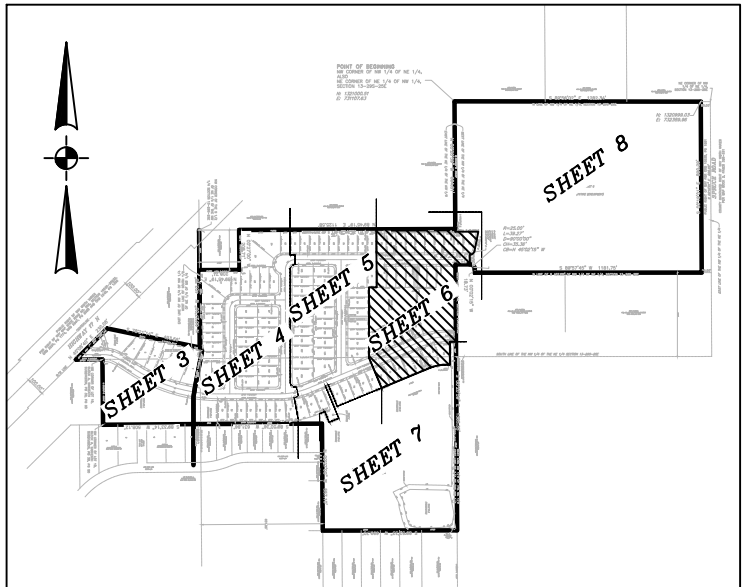


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CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C63	425.00'	166.90'	22°30'00"	165.83'	N 78°42'45" E
C64	400.00'	157.08'	22°30'00"	156.07'	N 78°42'45" E
C65	375.00'	147.26'	22°30'00"	146.32'	N 78°42'45" E
C66	375.00'	78.95'	12°03'47"	78.81'	N 73°29'39" E
C67	375.00'	68.31'	10°26'13"	68.22'	N 84°44'39" E
C68	425.00'	44.20'	05°57'31"	44.18'	N 70°26'31" E
C69	425.00'	122.70'	16°32'29"	122.27'	N 81°41'31" E
C70	255.00'	100.14'	22°30'00"	99.50'	N 78°42'45" E
C71	255.00'	53.69'	12°03'47"	53.59'	N 73°29'39" E
C72	255.00'	46.45'	10°26'13"	46.39'	N 84°44'39" E
C73	545.00'	49.52'	05°12'23"	49.51'	N 70°03'57" E

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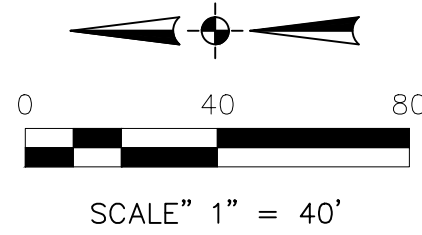
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LICENSED BUSINESS #8060



KEY MAP
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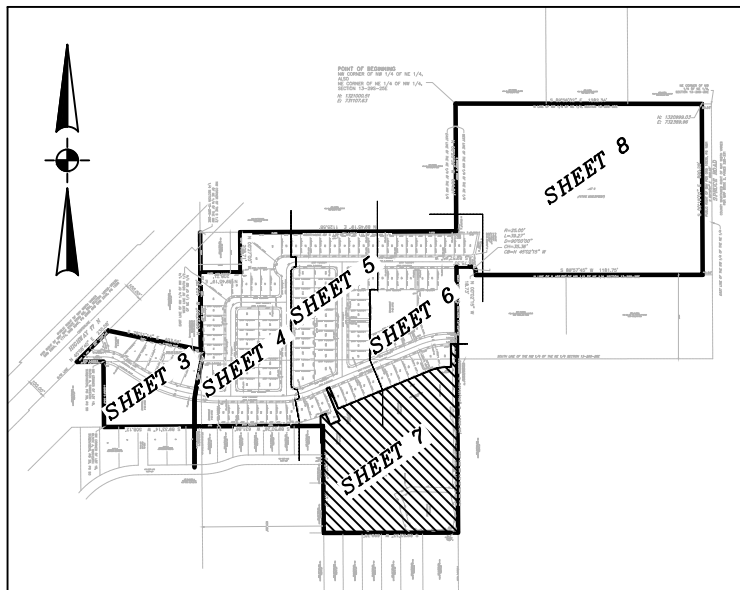
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LINE	BEARING	DISTANCE
L6	S 86°00'10" W	42.24'
L7	S 88°11'14" W	94.53'
L8	N 86°43'32" W	24.13'
L9	N 75°58'41" W	34.07'
L10	N 48°30'42" W	12.26'
L11	N 20°02'08" W	34.71'
L12	N 14°00'05" W	62.04'
L13	N 06°52'38" W	29.66'
L14	N 27°21'00" W	40.53'
L15	N 64°46'33" E	58.65'
L16	S 88°57'09" E	178.08'
L17	S 80°53'13" E	28.52'
L18	S 11°06'42" E	111.24'
L19	S 04°33'27" E	13.51'
L20	S 10°07'52" W	45.27'
L21	S 42°32'28" W	13.41'
L22	S 63°52'53" W	8.37'
L23	S 38°49'38" W	8.37'
L24	N 48°30'42" W	23.99'
L25	N 20°02'08" W	42.37'
L26	N 14°00'05" W	64.92'
L27	N 06°52'38" W	26.70'
L28	N 27°21'00" W	61.96'
L29	N 64°46'33" E	90.43'
L30	S 88°57'09" E	185.68'
L31	S 80°53'13" E	37.73'
L32	N 00°10'42" W	35.24'
L33	N 00°55'57" E	118.77'
L34	N 01°31'43" E	97.09'
L35	N 01°40'14" W	108.39'
L36	N 00°14'02" W	94.60'
L37	N 00°32'52" W	132.36'
L38	N 01°53'01" W	66.56'
L39	N 74°08'39" E	26.45'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C65	375.00'	147.26'	22°30'00"	146.32'	N 78°42'45" E
C66	375.00'	78.95'	12°03'47"	78.81'	N 73°29'39" E
C67	375.00'	68.31'	10°26'13"	68.22'	N 84°44'39" E
C70	255.00'	100.14'	22°30'00"	99.50'	N 78°42'45" E
C71	255.00'	53.69'	12°03'47"	53.59'	N 73°29'39" E
C72	255.00'	46.45'	10°26'13"	46.39'	N 84°44'39" E



KEY MAP
NOT TO SCALE

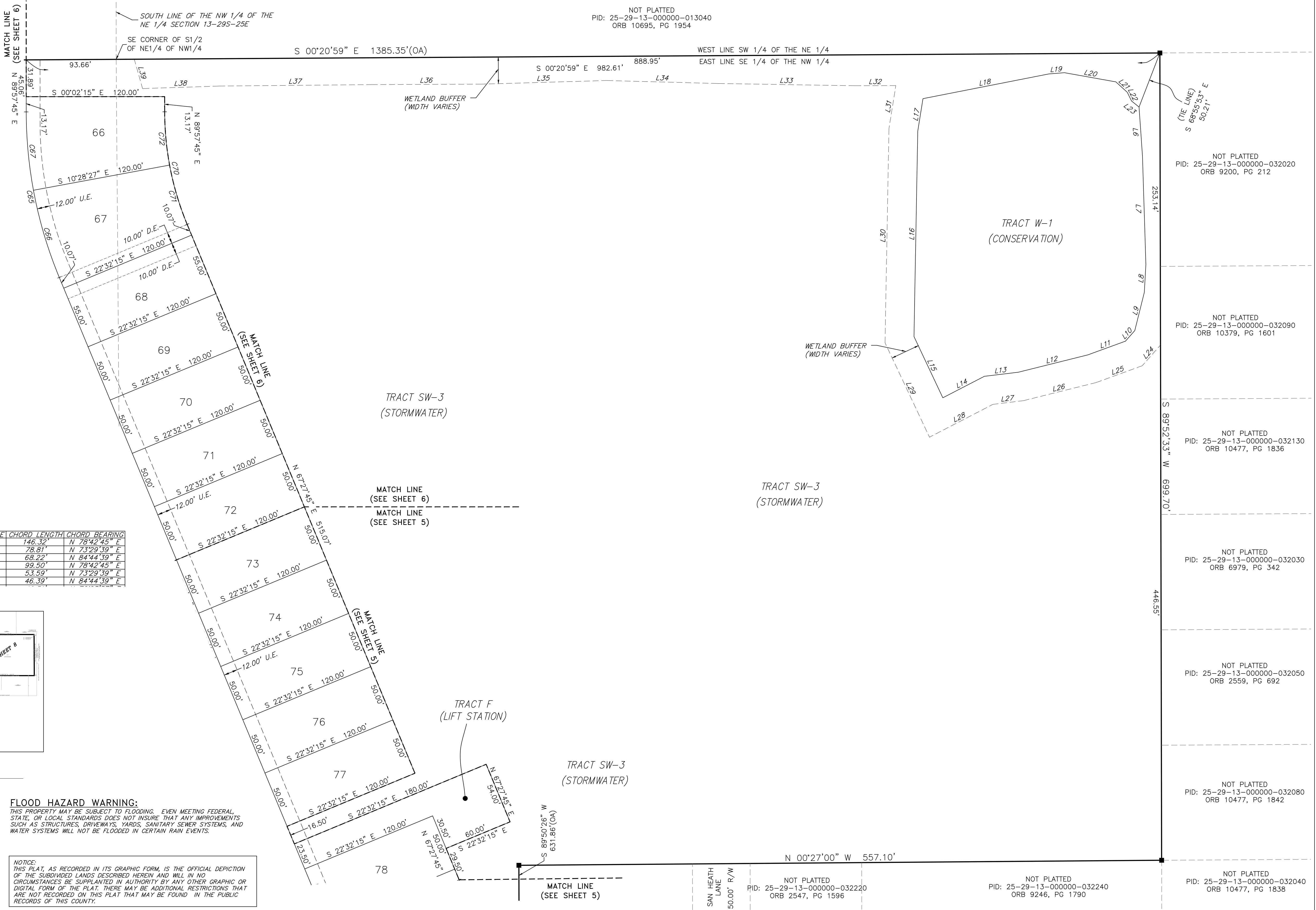
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NOT PLATTED
PID: 25-29-13-000000-013040
ORB 10695, PG 1954

NOT PLATTED
PID: 25-29-13-000000-032020
ORB 9200, PG 212

NOT PLATTED
PID: 25-29-13-000000-032090
ORB 10379, PG 1601

NOT PLATTED
PID: 25-29-13-000000-032130
ORB 10477, PG 1836

NOT PLATTED
PID: 25-29-13-000000-032030
ORB 6979, PG 342

NOT PLATTED
PID: 25-29-13-000000-032050
ORB 2559, PG 692

NOT PLATTED
PID: 25-29-13-000000-032080
ORB 10477, PG 1842

NOT PLATTED
PID: 25-29-13-000000-032220
ORB 2547, PG 1596

NOT PLATTED
PID: 25-29-13-000000-032240
ORB 9246, PG 1790

NOT PLATTED
PID: 25-29-13-000000-032040
ORB 10477, PG 1838

WINDSOR RESERVE PHASE 1

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PLAT BOOK

PAGE

SHEET 8 OF 8

NOT PLATTED
PID: 25-29-12-000000-024050
ORB 4936, PG 0429

NOT PLATTED
PID: 25-29-12-000000-024080
ORB 3446, PG 1869

NOT PLATTED
PID: 25-29-12-000000-024020
ORB 3000, PG 0651

NE CORNER OF NW
1/4 OF NE 1/4,
SECTION 13-29S-25E

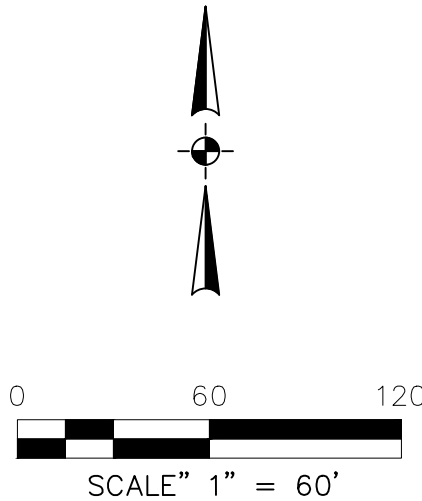
S 89°56'02" E 1282.34'

N LINE OF NW 1/4 OF NE 1/4, SECTION 13-29S-25E

N: 1320999.03
E: 732389.96

POINT OF BEGINNING
NW CORNER OF NW 1/4 OF NE 1/4,
ALSO
NE CORNER OF NE 1/4 OF NW 1/4,
SECTION 13-29S-25E
N: 1321000.51
E: 731107.63

WEST LINE OF THE NW 1/4 OF THE NE 1/4
EAST LINE OF THE NE 1/4 OF THE NW 1/4
N 00°20'59" W 678.88'



NOT PLATTED
PID: 25-29-13-000000-031010
ORB 2653, PG 2298

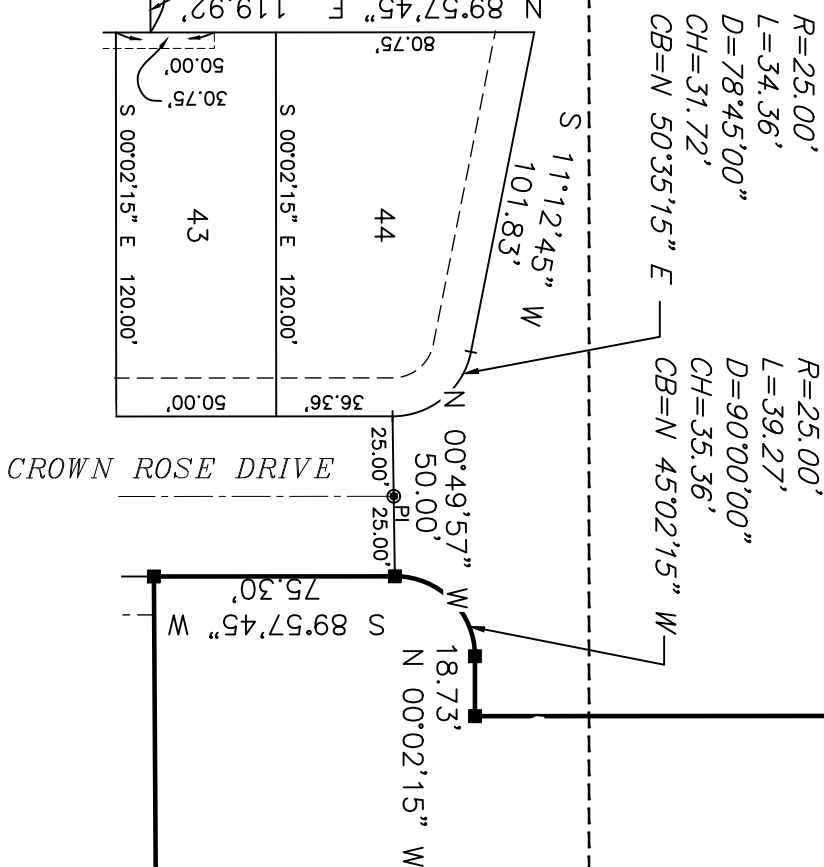
TRACT G

(FUTURE DEVELOPMENT)

MATCH LINE
(SEE SHEET 6)

N 00°20'59" E 119.92'
S 00°20'59" W 664.81' (OA)

MATCH LINE
(SEE SHEET 6)

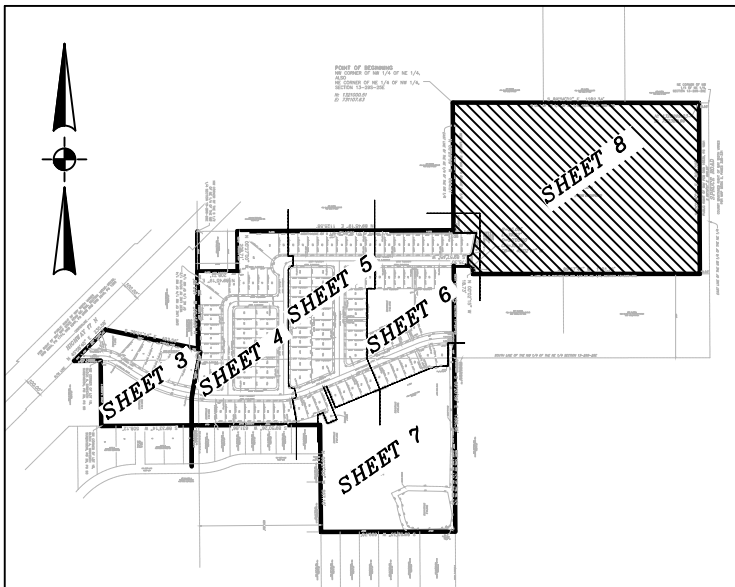


CROWN ROSE DRIVE

NOT PLATTED
PID: 25-29-13-000000-013040
ORB 10695, PG 1954

LOCATION OF BOUNDARY LINE WAS ESTABLISHED IN BOUNDARY AGREEMENT BY AND BETWEEN
EAGLE LAKE RESERVE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND ROBERT M. BAIRD, JR.,
RECORDED JUNE 15, 2007 IN OFFICIAL RECORDS BOOK 7326, PAGE 1186, PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.

NOT PLATTED
PID: 25-29-13-000000-013030



KEY MAP

NOT TO SCALE

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