AGENDA
City Commission Meeting

6:00 PM – Thursday, June 01, 2023 – City Hall

INVOCATION: MS. JOCELYN WILLIAMSON, CENTRAL FLORIDA FREETHOUGHT COMMUNITY

PLEDGE OF ALLEGIANCE: COMMISSIONER WILLIE HAWKINS

CALL TO ORDER

ACKNOWLEDGE OF QUORUM AND PROPER NOTICE

1. AGENDA UPDATE

2. APPROVAL OF MINUTES

2.1 Approval of Minutes

April 6, 2023 City Commission Meeting
April 20, 2023 City Commission Meeting

3. PRESENTATIONS

3.1 As part of their recent visit to Eustis, representatives of America in Bloom acknowledged and congratulated the 4-H Teaching Garden and Bay Pharmacy for the exceptional quality, beauty, and care of their property.

3.2 Lake County Commissioner Leslie Campione would like to update the Eustis City Commission on her efforts to work with Mayor Holland on proposed development in the Thrill Hill area.

4. AUDIENCE TO BE HEARD

5. CONSENT AGENDA

5.1 Resolution Number 23-51: Exterior Pressure Wash City Hall/Finance Annex

5.2 Resolution Number 23-52: EDA Budget Amendment

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1 Resolution Number 23-18: Preliminary Subdivision Plat Approval for the Estes Reserve Subdivision

6.2 Resolution Number 23-39: Site Plan with Waiver to Landscape Requirements for the Duke Energy - Eustis South Substation

6.3 **FIRST READING**:

Ordinance Number 23-08: Amending Tree Protection in Land Development Regulations

7. OTHER BUSINESS

8. FUTURE AGENDA ITEMS

9. COMMENTS

9.1 City Commission

9.2 City Manager

9.3 City Attorney

9.4 Mayor

10. ADJOURNMENT

This Agenda is provided to the Commission only as a guide, and in no way limits their consideration to the items contained hereon. The Commission has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments to this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is, or will be the Agenda considered at the meeting.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Florida Statutes, 286.0105). In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk 48 hours prior to any meeting so arrangements can be made. Telephone (352) 483-5430 for assistance.

"Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission and the public. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker."

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: Christine Halloran, City Clerk

DATE: June 1, 2023

RE: Approval of Minutes

Introduction:
This item is for consideration of the minutes of the April 6, 2023 and April 20, 2023 City Commission Meetings.

Recommended Action:
Approval of the minutes as submitted.

Prepared By:
Mary Montez, Deputy City Clerk

Reviewed By:
Christine Halloran, City Clerk

MINUTES
City Commission Meeting

6:00 PM – Thursday, April 06, 2023 – City Hall

INVOCATION: Pastor Richard King, St. James A.M.E. Church

PLEDGE OF ALLEGIANCE: COMMISSIONER NAN COBB

CALL TO ORDER: 6:02 P.M.

ACKNOWLEDGE OF QUORUM AND PROPER NOTICE

PRESENT: Commissioner Nan Cobb, Commissioner Willie Hawkins, Vice Mayor Emily Lee, Commissioner Gary Ashcraft and Mayor Michael Holland

1. AGENDA UPDATE

Tom Carrino, City Manager, announced Parks and Recreation and the Eustis Memorial Library updates would be rescheduled and instead they would hear updates from Economic Development and Development Services.

2. APPROVAL OF MINUTES

2.1 Approval of Minutes

February 13, 2023, City Commission Workshop - Joint Workshop with City Commission and Code Enforcement Board

February 16, 2023, City Commission Workshop - Organizational Grants

February 16, 2023, City Commission Meeting

Motion made by Vice Mayor Lee, Seconded by Commissioner Hawkins to approve the Minutes as submitted. The motion passed on the following vote:

Voting Yea: Commissioner Cobb, Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft and Mayor Holland

3. PRESENTATIONS

3.1 Proclamation for 2023 Water Conservation

Mayor Holland presented a Proclamation for 2023 Water Conservation to Rick Gierok, Public Works Director.

3.2 America In Bloom Presentation

Sally Mayer, Public Works Administrative Assistant, stated that the City has been a Tree City USA for many years but recently joined America In Bloom 2023. She provided an overview of the Community Profile submitted as part of the application including a history of the city and the CRA master plan. Ms. Mayer reviewed ongoing projects noting that the City would be asking for direction and advice to add floral displays and attractive foliage to enhance the City's unique beauty. She cited various areas the City would be interested in beautifying. She noted the City's current plans for Tree City USA activities and tree planting budget. She reviewed the

planned two-day tour itinerary and presented a map of the area for the America in Bloom project.

Mayor Holland thanked Ms. Mayer and Commissioners Cobb and Lee for their involvement in the program with Commissioner Cobb thanking staff and Ms. Mayer for their work on the project.

4. AUDIENCE TO BE HEARD

Mayor Holland recognized Deanna Thomas, Executive Director of Lake Tech. He suggested that Commissioner Hawkins go ahead with his item.

Commissioner Hawkins noted a previous agenda item presented by Forward Paths, a "tiny homes" project to assist youth aging out of foster care. He stated that during that presentation there was discussion regarding a young man and events that may or may not have happened. He indicated that he had visited Lake Tech and met the young man in question while touring the culinary arts division. He introduced Jebaz Bennet.

Mr. Bennet expressed regret for what he did while living in the City. He explained that due to the Forward Paths program he is now graduating college and purchased a car, paid in full. He expressed concern regarding people talking about him during the Commission meeting and stated his support for the program.

Commissioner Cobb assured Mr. Bennet that his name was never mentioned and thanked him for his presentation.

Cindy Newton, unincorporated Lake County resident, commented on PFAS chemicals in drinking water and regulations passed by the EPA concerning those substances. She informed the Commission that a virtual meeting was being held on May 4th to allow individuals to make comments on the proposed regulations.

Mayor Holland asked staff to see if the information could be placed on the City's website.

Kim Gershenberger, resident of Haselton Village, commented on the waiver to allow the fence between Haselton Village and Southern Palms. She noted that the fence restricted access to the fairgrounds by Haselton Village residents. She indicated that now the Haselton residents have to cross SR 44 twice to get to the fairgrounds. She indicated that the manager of Southern Palms closed the gate that was installed to allow the Haselton residents to have access supposedly because a resident indicated that people going through the gate caused her dog to bark. She expressed concern about the danger to the Haselton residents in having to cross SR 44 twice and asked if the City could build a sidewalk. She indicated she has a petition with 62 signatures.

Mayor Holland asked Mr. Carrino to check on the minutes from the meeting on the waiver to see if there were any standards included with Mr. Carrino indicating he was not sure there is anything that the City can force Southern Palms to do. He stated that both the Police Department, Code Enforcement and Development Services have been looking into it.

Joseph Drouin spoke about electric bicycles and motorized vehicles being used in Ferran Park. He noted that behind the bandstand by the water there are large signs that prohibit motor vehicles, bicycles and skateboards; however, there are no signs around the front. He asked to have additional signs installed prohibiting electric bicycles and skateboards from the oval sidewalk. He thanked Recreation Department for the Tuesday Bingo breakfast. He also asked about installing picnic tables in the park.

Mayor Holland asked the Police Chief and City Attorney to look into the issue of motorized vehicles in the park. He indicated that the City could consider installing picnic tables. He noted they previously had a homeless issue in the park but that has been addressed.

James Landers expressed issues regarding Eustis Heights Elementary. He stated there is a gate that used to be locked after school; however, it is now being left open for use by the high school softball team. He indicated the gate is being left open and homeless people are using it. He stated he has gotten no assistance from either the elementary school nor the high school.

Commissioner Cobb stated she would reach out to John Karr and asked the Police Chief to contact Superintendent Kornigay to discuss the problem.

Pastor Richard King announced the Community Safety Engagement Forum being sponsored by the Eustis Police Department, St. James AME Church, Florida Economic Consortium and Reform Ministries Inc. He stated the Community Engagement Facilitator would be Randy B. Nelson, president of the 21st Century Research and Evaluation Inc. He added it would be held April 15th at the Eustis Woman's Club, 227 N. Center St. He thanked Chief Capri and his staff for their assistance with the program. He invited everyone to attend.

5. CONSENT AGENDA

5.1 Resolution Number 23-30: Acceptance of the Final Subdivision Plat for Grafton Ridge and acceptance of Performance and Maintenance Bonds

5.2 Resolution Number 23-31: Second Amendment to the Professional Services Agreement between the City of Eustis and M.T. Causley for Building Related Services

5.3 Resolution Number 23-32: Approving a Purchase in Excess of $50,000 for a Compact Track Loader

5.4 Resolution Number 23-33: Approving the Lake County Interlocal/Sub-recipient Agreement for Improvement of Roads - Rosenwald Gardens

Motion made by Commissioner Cobb, Seconded by Commissioner Hawkins to approve the Consent Agenda. The motion passed on the following vote:

Voting Yea: Commissioner Cobb, Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft and Mayor Holland

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1 Resolution Number 23-16: Interlocal Business Incubator Program Funding Agreement

Sasha Garcia, City Attorney, announced Resolution Number 23-16: A Resolution of the City Commission of the City of Eustis, Lake County, Florida; approving an interlocal agreement between the City of Eustis and Lake County to establish a business incubator.

Al Latimer, Economic Development Director, explained the proposed interlocal agreement with Lake County for the establishment of a business incubator. He indicated there would be a couple of steps following approval of the agreement. He stated that on April 25th Lake County would be voting on the same agreement and on April 20th the Commission would be considering an agreement with the University of Central Florida. He added that UCF would then enter into a contract with a private facility to host the incubator. He reviewed the highlights of the agreement as follows: 1) Lake County would contribute $150,000 toward the contract payment for UCF to operate the programs and services; 2) City of Eustis would contribute the remaining $50,000; 3) City of Eustis would provide office space for the incubator

clients; 4) City of Eustis would provide full time staff resources for engagement; 5) They will utilize the resources of the small business development centers to insure they are engaging with the clients and providing their services to them; 6) UCF will provide boot camps for the clients of the incubator; 7) City staff will build additional partnerships and will manage the UCF agreement; and 8) UCF will provide an annual report to both the County and the City.

Mr. Latimer stated staff's recommendation for approval.

The Commission asked for clarification on what the City provides with Mr. Latimer responding the City will provide $50,000, ensure the provision of office space for the incubator clients which will be 18 to 35 spaces, provide full time space for resource engagement, and they will promote and market the center to obtain new clients along with UCF and the Lake County Economic Development Growth Office. He stated UCF will conduct boot camps with the City staff building partnerships and managing the UCF agreement. UCF will also provide an annual report to both the County and City.

The Commission expressed concern stating their understanding was that UCF was going to do most of the requirements.

Mr. Carrino explained Lake County does not have an agreement with UCF only with the City. The City then agrees through the agreement with UCF to provide the things in the agreement. Therefore, the City is committing to the County that it will provide, through its agreement with UCF, to provide the services.

Mr. Carrino further explained that UCF will have separate agreements with the City and Megaproperties.

The Commission expressed concern regarding nothing about UCF in the resolution and why UCF is not managing the agreement.

Mr. Carrino indicated the resolution is only about the agreement with Lake County and that a separate agreement with UCF will be coming before the Commission at a future date.

Commissioner Ashcraft noted that the resolution includes the City providing the two boot camps; however, those are supposed to be done by UCF.

Mr. Carrino explained the City is committing to the County that there will be two boot camps; which the City will accomplish through its agreement with UCF. He indicated that the agreement with UCF will not come before the Commission until the agreement with Lake County has been approved by the County. He explained that he did not want the City to make a commitment to UCF until he had a commitment from Lake County.

Discussion was held regarding including language in the agreement regarding UCF with Attorney Garcia suggesting that the Commission be provided a copy of the draft agreement with UCF.

The Commission expressed support for including something in the resolution regarding UCF with Mr. Carrino indicating a recital regarding UCF could be added to the resolution. Further discussion was held regarding the entity that has offered to provide space for the incubator.

Discussion was held regarding tabling the resolution to allow staff to amend the resolution.

Motion made by Vice Mayor Lee, Seconded by Commissioner Hawkins to table consideration of Resolution Number 20-16 to the next Commission meeting. Motion passed on the following vote:

Voting Yea: Commissioner Cobb, Commissioner Hawkins, Vice Mayor Lee, Commissio
Ashcraft and Mayor Holland

6.2 SECOND READING

Ordinance Numbers 23-05, 23-06, and 23-07: EXPLANATION OF ORDINANCES FOR ANNEXATION OF PARCELS with ALTERNATE KEYS 1784077 AND 1784140

Ordinance Number 23-05 – Voluntary Annexation

Attorney Garcia read Ordinance Number 23-05 by title only on second reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 30.24 acres of real property at Alternate Key Numbers 1784077 and 1784140 generally located at 19702 Eustis Airport Road and 18854 State Road 44, east of Lake Joanna and north of Loch Leven.

Attorney Garcia opened the public hearing at 7:00 p.m. There being no public comment, the hearing was closed at 7:00 p.m.

Motion made by Commissioner Cobb, Seconded by Commissioner Hawkins to adopt Ordinance Number 23-05 on final reading. Motion passed on the following vote:

Voting Yea: Commissioner Cobb, Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft and Mayor Holland

6.3 SECOND READING

Ordinance Number 23-06: Future Land Use Map Amendment

Attorney Garcia read Ordinance Number 23-06 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, amending the City of Eustis Comprehensive Plan pursuant to 163.3187 F.S.; changing the future land use designation of approximately 30.24 acres of recently annexed real property at Alternate Key Number 1784077 and 1784140 generally located at 19702 Eustis Airport Road and 18854 State Road 44, east of Lake Joanna and north of Loch Leven, from Urban Low in Lake County to Mixed Commercial Residential in the City of Eustis.

Attorney Garcia opened the public hearing at 7:01 p.m. There being no public comment, the hearing was closed at 7:01 p.m.

Motion made by Commissioner Hawkins, Seconded by Commissioner Cobb to adopt Ordinance Number 23-06 on second and final reading. Motion passed on the following vote:

Voting Yea: Commissioner Cobb, Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft and Mayor Holland

6.4 SECOND READING

Ordinance Number 23-07: Design District Assignment

Attorney Garcia read Ordinance Number 23-07 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning the Suburban Neighborhood Design District designation to approximately 30.24 acres of recently annexed real property at Alternate Key Number 1784077 and 1784140 generally located at 19702 Eustis Airport Road and 18854 State Road 44, east of Lake Joanna and north of Loch Leven.

Attorney Garcia opened the public hearing at 7:02 p.m. There being no public comment, hearing was closed at 7:02 p.m.

Motion made by Vice Mayor Lee, Seconded by Commissioner Cobb to adopt Ordinance Number 23-07 on second and final reading. Motion passed on the following vote:

Voting Yea: Commissioner Cobb, Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft and Mayor Holland

7. OTHER BUSINESS

7.1 Consideration: Extension of Annexation Incentive Program

Mike Lane, Director of Development Services, discussed the extension of the annexation incentive program citing to date statistics for the program. He explained the annexation fees are about $675/lot for homestead lots and about $1,000 for commercial lots. Since the program's inception approximately $35,000 have been waived. He indicated that the previous year the Commission had indicated that was most likely the last year of the program.

Mr. Carrino noted that there are actually two programs and they would be receiving a presentation on the water/sewer impact fee waiver program. He commented that there has been more of a fiscal impact from the water/sewer impact fee program. He stated that the annexation incentive program has a pretty high return on investment. He expressed his recommendation for continuance of the annexation incentive program. He indicated that, if they desire to continue it, staff would have to bring back a resolution.

The Commission discussed whether or not to continue the annexation incentive program.

CONSENSUS: It was a consensus of the Commission to have staff bring back a resolution for continuance of the annexation incentive program.

7.2 Development Incentive Water and Sewer Impact Fee Waiver Program

Daniel Milan, Staff Engineer for Public Works, provided an overview of the Development Incentive Water and Sewer Impact Fee Waiver Program. He explained Resolution 18-29 adopted in April 2018 established the program which provides for waiver of the water/sewer impact fees for new construction. He reviewed the statistics for the program since its inception. He stated that to-date the program has resulted in $174.6 million in new construction and a total of $6.17 million fees being waived. He indicated there have been 67 completed projects, 95 under construction and 25 not yet started or awaiting permit issuance. He stated the program would expire on April 30th.

The Commission asked about pre-2018 annexations and whether they have increased since the programs began with Mr. Milan responding he would have to research that.

Commissioner Cobb noted that previous Commissions had established a moratorium that significantly restricted growth.

The Commission discussed the cost of the program and what the City could do with the impact fee funds. It was noted that there few funds available at the state level to assist the City.

CONSENSUS: It was a consensus of the Commission to allow the program to expire.

Mr. Carrino noted that, while the program will expire on April 30th, there are projects already in the queue that will continue.

7.3 Consideration: Revising the Tree Protection Section in the LDRs

Mr. Lane explained that staff is looking for direction regarding the City's regulations and code to mitigate future damage regarding tree protection. He stated the code "strongly discourages" removal of fees and includes a $50 fine for tree removal without a permit. He stated staff is requesting direction on where to go with the regulations.

The Commission discussed changing the code to become more explicit, increasing the fines for removal and hiring someone to monitor the situation both before and after construction.

Mr. Carrino cited the Commission's interest in tree preservation and indicated the updates needed to the City's regulations regarding tree preservation. He stated that Development Services will be looking at best practices and would bring back recommendations for new regulations. He stated they could quickly bring back an amendment to increase the related fines while researching ways to tighten up the regulations. He then commented on the possibility that MT Causley could provide some staff to assist with monitoring of those types of issues and that could be charged back to the building department fund.

The Commission discussed what amount to set the fine at for removal without a permit. They also discussed whether or not to fine individual homeowners. They also noted issues with trees in the right-of-way.

Mr. Lane stated there are special exceptions and noted the utility companies typically have their own arborists to check on trees in the right-of-way. He indicated that staff was primarily thinking about new development as the City already has a tree permit process that most citizens follow. He noted that there are some state statutes regarding removal of trees if they have a letter from an arborist stating the tree is diseased.

Further discussion was held regarding the amount of fine per tree with a suggestion of $2500 per tree. It was clarified that the developer is supposed to identify the trees to be cleared as part of the initial process.

Mr. Lane clarified that the code prohibits the clearing of property without a permit. He stated that currently there is only a $50 per tree fine. He noted that for Lake Lincoln the City also required them to replant trees with a recommendation that they use 4" caliper trees.

The Commission recommended that notification letters be sent certified.

Mr. Carrino commented that to legally remove trees the developer must go through the site plan process; however, there is not a lot of teeth if they do it illegally.

Mayor Holland suggested they look at the City of Tallahassee's tree ordinance noting how good their tree canopy is. Commissioner Cobb noted that Groveland has also improved their tree ordinance.

CONSENSUS: It was a consensus of the Commission for staff to bring back an amending ordinance to implement a $2500 per tree fine.

7.4 Department Updates: Economic Development Development Services

Mr. Latimer provided a report on the Economic Development department and projects. He noted that he and Community Relations Coordinator Kristina Allen spoke to students twice from the High School Incubator Program. They asked them what they would like to see in the downtown area and they responded entertainment, arcade and a food hall.

Mr. Latimer stated that is the type of information they will be gathering in development of master plan. He then reported there were 117 new BTR's in the previous year and 41 so far in the new year. He provided a break down of the types of businesses. He indicated they are getting a number of calls regarding available property in the City for development or businesses.

Mr. Latimer then reported they will begin a promotional tour for the gateway grant program which will begin April 19th. He explained a team will go out into the community promoting the grant program. He then stated they have a cost-sharing proposal out regarding the master plan and they are awaiting a response. Regarding the strategic plan, staff will have a report to the Commission at the next meeting regarding the company staff has selected for that project.

Mr. Latimer reported on the Business Incubator and stated they are looking at a June or July opening for the program. He indicated he is meeting regularly with all of the lead personnel. He added he has asked Heather Schuberg, who is their boss, to come and provide a presentation to the Commission.

Mr. Latimer reported that the required annual CRA report was due March 30th and it was completed, submitted and posted online. He stated staff is continuing to work on a daily basis with the Lake County Economic Growth Office, Duke Energy and SECO, the Small Business Development Center, Career Source Central Florida and the Manufacturers Association of Central Florida.

The Commission confirmed that sports would be included in the strategic plan.

Mike Lane, Development Services Director, presented to the Commission a booklet with a second quarter departmental report. He noted the statistics included on Page 2. He added that copies of the report would be available to members of the public if requested.

Commissioner Ashcraft asked about mailing requirements and expressed concern regarding the mailings being done by the applicant.

Mr. Lane explained that the applicants are required to install the signs and mail the letters by a certain date. He stated they are required to provide a certificate of mailing which has a date on it that shows when the letters are mailed. He added that advertisements are also placed in the newspaper.

Discussion was held regarding the mailing lists with Mr. Lane confirming that the City now pulls the mailing list from the Property Appraiser's website and provides it to the applicant to conduct the mailing.

Commissioner Hawkins asked about easements and how they are handled with Mr. Lane responding it goes through Planning; however, they rely heavily on Public Works as they are mostly stormwater, water or other utility easements.

Mr. Carrino confirmed what he was specifically referring to with Mr. Hawkins explaining he meant new easements. He stated a homeowner contacted him and he thought they wanted an easement across City property.

Mr. Carrino asked Commissioner Hawkins to provide him with the specific information and he would have staff look into it.

The Commission thanked Mr. Lane for the documents he provided.

8. FUTURE AGENDA ITEMS

See City Commission Comments.

9. COMMENTS

9.1 City Commission

Commissioner Ashcraft commented on the recent events and how they have been attended.

Commissioner Hawkins noted he also attended the Buskers Festival and the comedy show. He commented on the outdoor music/comedy show and thanked Darrius Kerrison for his work on the event.

Mayor Holland thanked Mr. Kerrison for all the work he does on his events.

Commissioner Hawkins expressed thanks for the Amazing Race. He announced that Parks and Recreation would be hosting a prom for special needs students on May 20th at the Community Center. He then expressed appreciation for everything Mr. Carrino does for the City. He asked who was left in charge while he was in Tallahassee with Mr. Carrino indicating he did not leave anyone in charge.

Commissioner Hawkins explained he was contacted by someone with questions regarding something that happened within the City and he was caught off guard. He expressed concern about not being kept informed. He stated they need to do a better job of communicating with all of the Commissioners.

Mr. Carrino apologized for the oversight and stated he would work harder to get information out to the Commissioners.

Commissioner Cobb apologized for not being able to attend the recent events due to being very sick with the flu. She reported on their activities in Tallahassee and their efforts to obtain state funding for a number of projects. She asked Rick Gierok regarding the island improvements.

Rick Gierok, Public Works Director, stated that they had one of the directionals installed and then they were shut down by FDOT as they are not allowed to do directional drills on Fridays due to the possibility of breaking a pipe prior to the weekend. He then stated that as soon as they got their permit, they authorized the design of the last two islands. He indicated they have already received those designs and have provided the information to Purchasing to do the RFP.

Commissioner Cobb asked about City Hall with Mr. Gierok responding he has provided input on what needs to be done and Purchasing has all of the information and will be releasing the RFP soon.

Mr. Carrino stated that pressure washing and painting are on the way and awnings will be installed after that is done. He explained why maintenance of City Hall is under Finance.

Vice Mayor Lee asked if Mr. Gierok had received her email regarding the fountain with Mr. Gierok indicating he had not seen it but he would look for it.

Commissioner Cobb asked Chief Capri for a code enforcement update regarding fines with Chief Capri responding he is waiting to receive the list in order to go after the individuals.

Attorney Garcia stated she has her research completed and she would be forwarding that to Chief Capri with Chief indicating that as soon as they received the green light to move forward they would proceed. He indicated the $1 million fine has been cleared with the assistance of the Code Enforcement Board.

Chief Capri stated he has a light duty person to assist with the project and Attorney Garc stated he has the green light to proceed.

Commissioner Cobb asked about the status of hookah lounges with Attorney Garcia stating she and Derek Schroth are researching recent legislation that may affect that type of business.

Chief Capri indicated Code Enforcement has been very busy and stated he would start doing quarterly updates. He reported on some recent cases they have cleared.

Commissioner Cobb noted the DRC meeting and asked how often they meet with Mr. Carrino stating they now meet weekly. She asked if staff could forward the DRC report to the Commission so they keep updated on development.

Vice Mayor Lee commented on the Commission's trip to Tallahassee to meet the legislators stating that it was beneficial. She stated that the Commissioners are working well together to try and accomplish a lot for the community.

9.2 City Manager

Mr. Carrino reminded the Commission that there would be a workshop on April 20th regarding the fairgrounds. He noted there was also to be a presentation by the City Attorney regarding the Sunshine Law. He confirmed that nonessential staff could be released prior to that presentation.

Commissioner Ashcraft reminded the rest of Commission about the pictures planned to be taken at the April 20th meeting.

RECESS: 8:00 p.m. RECONVENE: 8:01 p.m.

9.3 City Attorney

Presentation by City Attorney regarding Florida Sunshine Law and Ethics

Attorney Garcia announced that she provided copies of the presentation to all of the Commissioners. She confirmed that each of the Commissioners have already completed their state-mandated ethics training. She indicated the information she is providing is just a summary compared to the training they received.

9.4 Mayor

Mayor Holland thanked the City Attorney and reminded the Commission they can contact the City Attorney with any questions they have regarding the Sunshine Law.

10. ADJOURNMENT: 8:02 P.M.

**These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording of the meeting can be obtained from the office of the City Clerk for a fee.*

CHRISTINE HALLORAN
City Clerk

MICHAEL L. HOLLAND
Mayor/Commissioner

MINUTES
City Commission Meeting

6:00 PM – Thursday, April 20, 2023 – City Hall

INVOCATION: PASTOR GARY MARSHALL

PLEDGE OF ALLEGIANCE: COMMISSIONER WILLIE HAWKINS

CALL TO ORDER: 6:00 P.M.

ACKNOWLEDGE OF QUORUM AND PROPER NOTICE

PRESENT: Commissioner Willie Hawkins, Vice Mayor Emily Lee, Commissioner Gary Ashcraft, Commissioner Nan Cobb and Mayor Michael Holland

1. AGENDA UPDATE: None

2. APPROVAL OF MINUTES

March 2, 2023 City Commission Meeting

Motion made by Commissioner Hawkins, Seconded by Vice Mayor Lee to approve the Minutes as submitted. The motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb and Mayor Holland

3. PRESENTATIONS

3.1 Eustis Fire Department Badge Pinning Ceremony

Fire Chief Mike Swanson administered the oath and presented pins to the following Eustis Fire Department personnel: Gerry Donaldson, appointed to Lieutenant; Kyle Bateman, appointed to Senior Engineer; and new full-fledged firefighters Mason Bebe, David Whittaker, and Emon Mancea. Chief Swanson noted that Nate Gardner and Jesse Ando were not able to attend.

Mayor Holland recognized David Jackson, Lieutenant Paramedic, for his service to the community and announced that he is moving to Groveland to serve as a battalion chief.

3.2 Presentation for the 4-H Public Speaking Contest

Commissioner Nan Cobb announced she had judged the 4-H Public Speaking Competition and introduced Dallas Meringolo, Youth Extension Agent, who explained the competition. She introduced one of the winners - E. J. Bonay - who provided his speech regarding his short height and how people feel the need to tell him he is short.

Ms. Meringolo thanked everyone for the opportunity and noted Mr. Bonjay received a scholarship to Camp Cloverleaf.

4. AUDIENCE TO BE HEARD

Tanya Wilder asked for an update on the bear and trash situation. She also noted an ant issue in the playground areas.

Tom Carrino, City Manager, provided an update on the bears. He explained staff was working with Fish and Wildlife; however, they have had staff turnover. He stated they have now

proposed to hold a centralized public event for education. People will be able to bring the toters to the central location and they will install the straps and provide bear education. If people can't bring their toters, they will take names and addresses to have people come to their homes.

Mr. Carrino indicated Public Works will look into the ant treatment for the parks.

Rick Gierok, Public Works Director, confirmed the parks in question with Ms. Wilder indicating Villdale Park and Seleen Drive.

Lee Conger noted her attendance at the County/City joint planning meeting. She indicated her understanding that the County will be planning joint meetings with each of the municipalities and she asked that the public be allowed to attend those meetings.

Mayor Holland stated that, currently, those meetings are being staff driven and only staff members are in attendance not elected officials. He indicated that the Eustis meeting is planned for the next day at the County Courthouse. He added that, as the City learns more, they will certainly open it up to the public when possible.

Brian Broomfield expressed appreciation for the City's participation in the forum the previous week. He commented on the excellent work in bridging the communication to work together from all departments and the community. He also thanked the police department and all of the residents who attended.

Mayor Holland thanked the church's congregation and the community for their participation. He noted Mr. Broomfield's mother's attendance who will be turning 100 and her participation.

Marie Alberti discussed the Incubator EDU program and her participation as a judge. She noted Eustis High School is a participant and cited the need for good publicity about the schools and students. She stated they will be competing on April 28th at the community center. She explained the program emphasizes entrepreneurship and encouraged public attendance.

5. CONSENT AGENDA

5.1 Resolution Number 23-36: Amendment to Agreement for Provision of Library Services

5.2 Resolution Number 23-38: Award of Engineering Construction Administration Services for the Bates Avenue WWTP Expansion Project

5.3 Resolution Number 23-41: Edward Byrne Grant - Duty Level AR-15 Patrol Rifle Build Systems

5.4 Approval of Memorandums of Agreement for use of City facilities for 2024 primary, early voting and general election

Motion made by Vice Mayor Lee, Seconded by Commissioner Hawkins to approve the Consent Agenda. The motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb and Mayor Holland

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1 Resolution Number 23-16: Business Incubator Program Interlocal Agreement with County

Attorney Sasha Garcia announced Resolution Number 23-16: A Resolution of the City Commission of the City of Eustis, Lake County, Florida; approving an interlocal agreement between the City of Eustis and Lake County to establish a business incubator program.

Tom Carrino, City Manager, cited the discussion from the previous Commission meeting and reviewed the three recitals added to the resolution. He indicated the items in the recital include recognition of UCF for its incubator platform, the intent of the City to enter into an agreement with UCF for the creation of a business incubator and the intent of UCF to lease space from Mega Properties at 343 N. Bay St. for the incubator.

Mr. Carrino explained that Lake County does not want to be in the incubator business but they want to provide financial assistance to the City to do so. The City then will contract with UCF to provide that incubator. He stated he clarified that in the staff report. He emphasized that the City will be building partnerships, funneling entrepreneurs to the incubator, and working with Lake Sumter, Lake Tech and Lake County Schools but UCF will be running the incubator under the agreement with the City.

Attorney Garcia opened the public hearing at 6:35 p.m. There being no public comment, the hearing was closed at 6:35 p.m.

Motion made by Commissioner Cobb, Seconded by Vice Mayor Lee to approve Resolution Number 23-16. The motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb and Mayor Holland

6.2 Resolution Number 23-34: Strategic Plan Consultant

Attorney Garcia announced Resolution Number 23-34: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, authorizing City Manager to enter into an agreement with a strategic plan consultant.

Al Latimer, Economic Development Director, reviewed the history of the strategic plan and previous Commission direction to select a consultant to prepare a new strategic plan. He stated the budgeted amount for the plan was $50,000; however, the RFQ came in at $59,000. He indicated that Mike Lane, the Development Services Director, was able to identify funds in his budget to complete the funding for the project with no adverse budget impact. He explained the contract would be for eight months and be completed in four phases. He stated the final product would include a strategic vision and a strategic mission after which the Commission would tell staff how to direct the resources of city in order to achieve their goals.

Commissioner Cobb and Vice Mayor Lee expressed support for the consultant selected.

Commissioner Ashcraft asked if the same company would consult with the downtown master plan consultant with Mr. Latimer indicating in the first phase of the master plan that consultant would be provided the new strategic plan as well as other relevant docs about the CRA.

Commissioner Hawkins asked if the eight month time frame means that work would not begin on the master plan until after that time. Mr. Latimer responded the two companies can work concurrently and share information.

Mr. Carrino explained that two consultants were interviewed for the strategic plan process and two others for the master plan. All four were asked if the two plans could be developed

simultaneously and all four responded affirmatively. He stated that they are actually two different processes with one being about establishing the City's mission and vision and then distributing the City's resources to accomplish those things. The other is more about the physical form and moving forward downtown.

Attorney Garcia opened the public hearing at 6:40 p.m. There being no public comment, the hearing was closed at 6:40 p.m.

Motion made by Commissioner Hawkins, Seconded by Vice Mayor Lee to approve Resolution Number 23-34. The motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb and Mayor Holland

6.3 Resolution Number 23-37: Request for Extension of Time for Grand Island Subdivision

Attorney Garcia announced Resolution Number 23-37: A Resolution of the City Commission of the City of Eustis, Florida; providing for an extension of the timelines for completion of subdivision improvements and development steps pursuant to Resolution Number 22-75 and Resolution 22-10.

Heather Croney, Senior Planner, explained the request for for the extension of time for the completion of Grand Island Subdivision. She stated the extension would approve an additional six-months to obtain final plat approval and submit a building permit application. She provided a brief history of the project background. She indicated the six month extension would be from June 6, 2023, and would extend the final date to December 6, 2023. She provided an overview of the project for the benefit of Commissioner Ashcraft who was not on the Commission when it was initially approved. She then stated staff's recommendation for approval noting that the applicant has shown progress and good faith efforts in moving the project forward.

Commissioner Hawkins asked if they received any incentives from the City with Ms. Croney responding the applicant received approval of the water/sewer impact fee waiver.

Mr. Carrino noted there are performance requirements. He indicated they are required to have their infrastructure in place by a certain time.

Ms. Croney explained the extension allows them an additional six months to begin actual construction.

Chris Millis, representing the applicant, explained they have obtained bids for the infrastructure which came in higher than expected, therefore, they are working with contractors to try and nail down the cost. He indicated they would be pulling the building permit in September or October.

Attorney Garcia opened the public hearing at 6:52 p.m. There being no public comment, the hearing was closed at 6:52 p.m.

Motion made by Commissioner Hawkins, Seconded by Commissioner Ashcraft to approve Resolution Number 23-37 with the extension to December 6, 2023. The motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb and Mayor Holland

6.4 Resolution Number 23-40: Reduction of Fine - 816 East Citrus Avenue

Attorney Garcia announced Resolution Number 23-40: A Resolution of the City Commiss the City of Eustis, Florida; providing for a reduction of outstanding code enforcement fines and release of liens against 816 East Citrus Avenue, upon full payment of the reduced fine.

Eric Martin, Code Enforcement Supervisor, explained the resolution approves a January 2023 Code Enforcement Board order reducing seven outstanding code enforcement fines from $122,732 to $98,185 and providing releases of liens upon payment of the fine. He provided a history of the property and the related code violations. He stated that on March 27, 2023, the City received a check in the amount of $6,217 which satisfied five of the seven code enforcement liens. The total currently owed is $116,500. He stated staff's recommendation for approval of the resolution.

Commissioner Hawkins announced he would be recusing himself from the vote as he was on the Code Enforcement Board when the fines were levied.

Alan Paczkowski, Code Enforcement Board (CEB) chairman, provided a more detailed history of the code enforcement fines and liens which began in April 2018 and the application by the property owner to the Board to reduce the fine to $4,040. He stated the Board was informed the property was for sale and for the most part the violations had been mitigated. He noted some of the violations were paid to be mitigated by the City. The Board approved the request for fine reduction and voted unanimously to reduce the fine to $4,040 with the stipulation it be paid within 30 days. It was not paid by the deadline so it expired.

Mr. Paczkowski stated that at a later Code Enforcement Board meeting Mr. Martin provided additional information and recommended the Board deny the request but suggested they consider lowering the fine to $8,080. In January 2023, the Board voted to only reduce the fine to $98,185 which was a 20% reduction to be paid within 45 days. At the February hearing, the case was brought up again and the defendant and her representative pleaded her case and explained why they did not pay the previously reduced fine of $4,040. The Board determined to leave the reduced fine at the $98,185. He stated his support for retaining the current fine due to the applicant not paying the previously reduced fine by the deadline.

George Asbate, CEB Vice Chair, stated the Board tried to give a huge consideration for the property owner due to the sale pending. He noted that the violations had continued for 57 months or 4.6 years. He commented on how the community suffers when violations continue over an extended period of time. He stated that the City and its citizens are not there to fund private investment. He emphasized the house was purchased for $87,000 and currently has a value of over $265,000. He cited the amount of staff time the case took. He indicated there were no adequate excuses for their actions and stated the Board listened to its attorney when making their decision. He emphasized the need for the Commission to listen to the Board and its decision.

Walid Ameri, Florida Regional Investment, addressed the Commission on behalf of the owner. He explained this was the first experience of the property owner and reviewed some of the issues she had encountered with the property including difficulties with contractors. He agreed the $4,000 was a good deal for finalizing the fine and she would have paid that if she had the money at that time. He commented on personal and health issues the owner had also experienced. He emphasized this was the first house she bought and it had a lot of problems.

Commissioner Hawkins asked if the property owner has purchased any other homes with Mr. Ameri responding negatively. Commissioner Hawkins then confirmed the history of the purchase, notice and fine reduction. He questioned how much communication the owner had with the City between the first notice and June 2022 with Mr. Martin indicating there was no communication with property owner until late 2022 at which time the fine was up to $122,732.

Mr. Martin said there was no communication from the property owner until she could not the house due to the liens. He acknowledged that he had communication with Mr. Ameri regarding the violations, but not the property owner.

Commissioner Hawkins asked if the owner acknowledged receipt of the notices and where were the notices sent. The owner indicated the address they were mailed to was her old address as she had moved.

Mr. Martin explained that the address they were mailed to is the address of record by the Lake County Property Appraiser's office. He stated that Chapter 162 requires them to send the notices to that address. He indicated they also checked the LLC address which was the same. He noted that they receive notices back all the time as either unclaimed or undeliverable as addressed. The City posts copies on the property as well as sends by mail. He indicated the statute requires that the City prove it make an effort to provide service not on whether or not the owner received the notice.

Commissioner Hawkins asked if they received any of the notices back with Mr. Martin indicating he did not know but probably the certified letters would have been sent back.

The Commission questioned why he did not have that information with Mr. Martin apologizing but explaining he did not believe that was relevant to the case.

Souad Guerrida, property owner, apologize for the situation and stated it was basically because of ignorance.

Commissioner Hawkins questioned why she did not pay the $4,000 versus the higher fine with Ms. Guerrida stating she thought it would be handled at closing.

Mr. Martin responded, that after the June hearing when they lowered the fine, the only contact information he had was for her agent, Mr. Ameri, whom he emailed a copy of the order with strict instructions that if it was not paid within 30 days, with a specific date included, the offer would be void.

Commissioner Ashcraft confirmed the House of Business LLC was established at the end of 2017 and asked what is their principal business activity. He questioned if either one of them had any real estate experience with Ms. Guerrida indicating she did not but Mr. Ameri did.

Commissioner Ashcraft then stated Mr. Ameri would know that you cannot do major additions to a house without a permit.

Mr. Ameri explained the first general contractor hired did not put all of the work to be done on the permit which is why they had to hire another general contractor. He noted the first one vanished with $25,000 of her money.

Ms. Guerrida commented on a number of structural problems they encountered and emphasized she did not know how things worked.

The Commission further discussed the case noting the number of opportunities mentioned in the report for them to clear the case and the need to consider the CEB's decisions.

Mr. Paczkowski further reviewed the decisions made by the CEB and actions of the applicant including payment of the $6,217.

The Commission commented on the initial reduction to $4,040 and suggested the CEB needs to look at how they make those reductions.

The Commission questioned what "new evidence" was mentioned by Mr. Paczkowski with Mr. Martin explaining that in June 2022 it was the department's standard operating procedure that once an owner brought a property into full compliance, then staff would recommend to the CEB that the fines be reduced to administrative costs. During that hearing, staff gave testimony that compliance had been achieved and presented the applicant's application for a reduction of fine. The Board approved that request after which the reduction expired. When it came back in June, staff recommended they double the reduction since they had not paid the $4,040. Since then the dynamics of the CEB had changed and they determined to only grant a 20% reduction.

Mr. Martin stated that at the February hearing he had a discussion with the CEB about adopting a policy for reduction of fines.

The Commission questioned whether or not the check paid by the owner was cashed with Mr. Martin confirming it was cashed and stating that he gave them no guarantees that the City would settle for that. He stated that he informed them that if the Commission approved the reduction to $98,185 then it would count towards that.

Mr. Carrino explained that the $6,000 was to clear out all of the other smaller code violations and allow them to focus on the large fine.

Commissioner Cobb noted that the owner's agent is a registered real estate agent. She indicated that to plead ignorance is ridiculous and no excuse.

Further discussion was held regarding whether or not the owner received the notices and whether or not it was pertinent.

Ms. Guerrida stated that she knew about the $4,000 but she did not understand that when it had to be paid.

Attorney Garcia closed the public comment at 7:30 p.m.

Motion made by Commissioner Cobb, Seconded by Vice Mayor Lee to approve Resolution Number 23-40 with the reduction of the fine to $98,185. The motion passed on the following vote:

Voting Yea: Commissioner Ashcraft, Commissioner Cobb, Mayor Holland
Voting Nay: Vice Mayor Lee
Abstaining: Commissioner Hawkins

6.5 FIRST READING

Ordinance Number 23-08: Amending the tree protection section of the City's Land Development Regulations to increase the penalty amount for tree removal without a permit from $50 to $2,500

Attorney Garcia read Ordinance Number 23-08 by title only on first reading: An Ordinance amending the Land Development Regulations of the City of Eustis, Florida; providing for codification, severability and an effective date.

Mike Lane, Development Services Director, reviewed the ordinance noting that the Commission had requested staff bring back an ordinance increasing the fine to $2,500 for removal of a tree without a required permit. He indicated that additional changes to the tree ordinance would be brought back at a future date.

Attorney Garcia opened the public hearing at 7:33 p.m.

Pat Duncan thanked the Commission for considering increasing the fine. She reviewed t fines levied by other area cities and thanked the City for taking the lead in increasing those fines.

Motion made by Commissioner Cobb, Seconded by Commissioner Hawkins to approve Ordinance Number 23-08 on first reading. The motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cobb, Mayor Holland

6.6 Consideration: Extension of Annexation Incentive Program

Mr. Carrino explained that at the previous meeting the Commission agreed to extend the annexation incentive program. At that time, staff was under the impression that they needed to bring back a resolution to formally extend that program. Since then, it has been determined that a resolution is unnecessary. He stated he put it on the agenda just to inform the Commission that a resolution was not necessary and to re-confirm their agreement to extend the program for one year.

CONSENSUS: It was a consensus of the Commission to extend the annexation incentive program for one year.

7. OTHER BUSINESS

7.1 Discussion regarding Eustis Historical Museum

Mr. Carrino explained that this discussion came up as a result of the discussion regarding the need for a new location for the Chamber of Commerce. At that time, it was suggested that they could share space with the Historical Museum. He stated he and the Mayor met with Karen and Gary Marshall regarding that idea and, at that meeting, they requested that the Historical Museum present to the Commission.

Gary Marshall, Director of the Eustis Historical Museum, commented on the meeting with Mr. Carrino and the Mayor. He noted that the museum has been incorporated for 40 years. He indicated that they had already discussed offering the museum to the City if the City would accept ownership of the museum no later than December 1st.

Mr. Marshall commented on the Chamber's need for a new location. He stated that, as of now, doing so may ruin the integrity of the museum. He stated that if the City agrees to take over the museum they would donate all artifacts to the City and the City could then do what it wants with the property. He cited the history of the museum which was established in 1984. He explained that, if the City accepts, there are some stipulations which he indicated as follows: 1) They would need 60 to 120 days to finalize some open business; 2) There are items which are on loan to the museum which would need to be returned to the donors; 3) Outstanding bills that need to be completed; 4) Part-time curator/tour guide needs to be informed about the situation; 5) Small amount of scanning to be completed; and 6) City to hold an "honor party" to recognize Louise Carter and Ethel Ryan on behalf of all they have done for the community.

Mayor Holland thanked Karen and Gary Marshall for their dedication to the Museum and all of the board members. He cited Mr. Marshall's creation of a digital master file with photographs of all of the artifacts.

Mr. Marshall noted that he was not quite finished with that project.

Mayor Holland assured Mr. and Mrs. Marshall as well as members of the public that have expressed concern that in no way would the City destroy or get rid of any of the artifacts. He

stated the City's intention of maintaining the museum as well as housing the Chamber. He stated his belief that the combination will increase the foot traffic through the museum. He thanked Mr. and Mrs. Marshall for meeting with him and the City Manager and he thanked the board for all they've done.

Karen Marshall assured the Commission that the museum has no debt. She explained the outstanding bills are for items such as insurance, paying the tour guides, and similar bills. She stated it has been an honor to have been involved. She noted the artifacts have been appraised by a certified appraiser and are insured for $250,000.

Gary Marshall reported it is the only building with the total history of Eustis and the only citrus museum free standing in the United States.

Mayor Holland commented on the need to recognize the board members and others, as well as Louise and Ethel, and recommended that they hold a large open house at the facility for that purpose.

Commissioner Cobb stated it will be a win win and confirmed they need 90-120 days to complete the change over with Mrs. Marshall indicating they would still give tours, etc. and make sure all items on loan are squared away.

Commissioner Hawkins, Commissioner Ashcraft and Vice Mayor Lee all expressed support for the acceptance of the museum.

CONSENSUS: It was a consensus of the Commission to accept the donation of the museum back to the City.

7.2 Department Updates: Public Works, Events, and Library

Public Works

Rick Gierok, Public Works Director, provided a department update to the City Commission and reviewed the Public Services Project List, including the 2023 Sidewalk Repair Program and mobility program and the road maintenance program. He indicated that in 2023 they will be installing sidewalks on Cardinal and continuing through 2024. He noted that in 2014 the City had a consultant perform a pavement condition survey which provided the City with a rating for each road. He noted that the City self-performs the road repairs and repaving.

Commissioner Cobb asked about the crosswalks at McDonald and Orange Ave with Mr. Gierok indicating those will be stamped concrete crosswalks and the City has a contractor coming in to do those.

Mr. Gierok further reviewed the Public Works update stating that hard construction for the Bates Avenue Wastewater Facility is scheduled to be completed by the end of 2024. He added that the seawall has been put back into the five-year plan and is scheduled for completion in 2024-25. He cited the smoke study for inflow and infiltration. He explained how that is beneficial to the City. He reported that the Umatilla wastewater line is operational and the City is receiving 145,000 to 175,000 gallons per day. He reported on the pond liner replacement project noting they are way behind due to dewatering.

Mr. Gierok reported on the proposed solar project stating that the cost to the City would be $1.5 million. He stated his belief there are Dept. of Energy grants available for that and indicated they are meeting with different firms. He then reported on utilities projects including generators, lift stations and various bids. He further reported on progress on the Cemetery improvements.

Mr. Gierok concluded with a report on the blinking lights for Eustis High School. He explained how it will work and indicated the County will be over it and will determine how the lights will be timed. He indicated the system will be cloud-based and stated it is supposed to be complete in 30 days.

Commissioner Hawkins asked if there are lighted stop signs with Mr. Gierok stating there are none that are recognized by MUTCB.

Mr. Gierok provided a report to the Commission regarding resident complaints and other issues presented at their weekly staff meeting.

Commissioner Hawkins then asked about graffiti at the skate park. He suggested they just leave the graffiti in place rather than painting over it.

Mr. Gierok indicated that if you let that go, then the kids start letting other things go such as picking up after themselves. He noted some of the graffiti has been very inappropriate. He stated they are going to put up security cameras and opined that, once they prosecute one person, the rest should stop.

Commissioner Cobb asked about the median near 44 Gables and whose responsibility it is.

Mr. Gierok responded that, even if it is a resident's tree, if it is overhanging the road, the City will trim it back for the sake of emergency vehicles. He explained that, if it overhangs the road, then the City takes responsibility.

Mr. Carrino explained the City trims for safety and passability not aesthetics.

Mike Sheppard, Finance Director, reported on the awnings and pressure washing quotes. He stated the bid for pressure washing and painting would be issued the next Monday. After that, the awnings will be installed.

Discussion was held regarding the color of the awnings with Mr. Sheppard indicating they would be blue and that the window trim is being switched to blue.

Events

Miranda Muir, Events and Tourism Manager, provided an update and plans for upcoming and recent events. She stated there are 22 events and 34 event days on the schedule for the year. She indicated that the themes for First Fridays have been planned for the rest of the year. She commented on planning for Georgefest. She announced that staff member Carl Saenger recently got married. She commented on the vendor interest for Music Fest. She cited the improved lighting in the Pocket Park and expressed thanks to Carter's Ace Hardware for donation of the supplies.

Ms. Muir reported on the Busker Festival and cited the upcoming 140th Hometown Birthday for the City to be held on July 1st. She noted the creation of an events guide in conjunction with the Triangle News Leader.

Commissioner Ashcraft asked to have it placed on the City's website with Mayor Holland suggesting they also try to place it on the Chamber website.

Library

Ann Ivey, Library Director, provided a report on the statistics from October 2022 through March. She announced that last year, the tax people completed 1300 returns and this year it is over 2500. She commented on the advantage since they knocked down the wall to make the back room bigger. She indicated that the Library has announced a new partnership with

Trout Lake Nature Center. If you have a receipt from the Library, you can get into Trout L for free. She commented on how busy the library has been and cited a number of planned activities and prizes for the summer reading program. She thanked Commissioner Hawkins for his assistance in helping them get invited into the schools.

Ms. Ivey noted that, since partnering with the Lake County system, they are now doing Food for Fines in May and, also, dog food collection. She indicated that food goes to Lake Cares Pantry.

Mayor Holland thanked Ms. Ivey for her work with the library.

8. FUTURE AGENDA ITEMS

Commissioner Ashcraft asked if the City has thought about sending out text notices to residents regarding programs and events.

9. COMMENTS

9.1 City Commission

Vice Mayor Lee reported on her attendance at the Boys and Girls Club breakfast. She suggested that the school's jazz band be invited to some of the programs.

Commissioner Hawkins reported on a meeting with the Athletic Boosters at EHS. He announced the Panther Prowl to be held in November. He then complimented Parks and Recreation on the Adult Prom and Events and Tourism on the excellent events. He noted Parks and Recreation would be doing Juneteenth education as part of the summer camp.

Commissioner Cobb commented on the community forum, Robert Dunstan's 90th Birthday party and the Adult Prom. She cited the upcoming Arbor Day event and the ribbon cutting for the 4-H teaching garden. She recognized Public Works for their assistance with the Arbor Day event and other activities. She announced that Lake County Farm Bureau donated $500 for the tree giveaway. She noted that she, Commissioner Ashcraft and Commissioner Hawkins would be attending the IEMO elected official education program. She expressed concern regarding the issue of semis parking throughout the City.

Vice Mayor Lee noted there is a vendor parking on Orange Avenue with Mr. Carrino noting there is now a state pre-emption on the regulation of food trucks. He stated staff can make sure they have permission from the property owner and check to make sure they are meeting all state and county regulations.

Discussion was held regarding the City requiring food trucks participating in the downtown events to have a business tax receipt. Mr. Carrino indicated that staff needs to make sure the City's regulations are in accord with the state regulations.

9.2 City Manager

Mr. Carrino noted budget season is in progress and indicated that some workshops would need to be scheduled. He cited the County joint planning meeting held on April 19th which he attended. He explained that the County has contracted with East Central Florida Regional Planning to work with all of the municipalities to develop some conservation design standards and negotiate new joint planning agreements. Additionally, a professor has been brought in from Stetson to help prioritize conservation areas throughout the County. He stated that City staff will be involved in that. He announced a staff-level meeting was being held that Friday with County, East Central Florida and city staff to discuss what the cities would like to see in a JPA.

Mr. Carrino stated the Commission and staff would need to discuss whether or not they w to negotiate a new JPA and what that would include. He stated he would bring back to the Commission information from that meeting.

9.3 City Attorney - None

9.4 Mayor - None

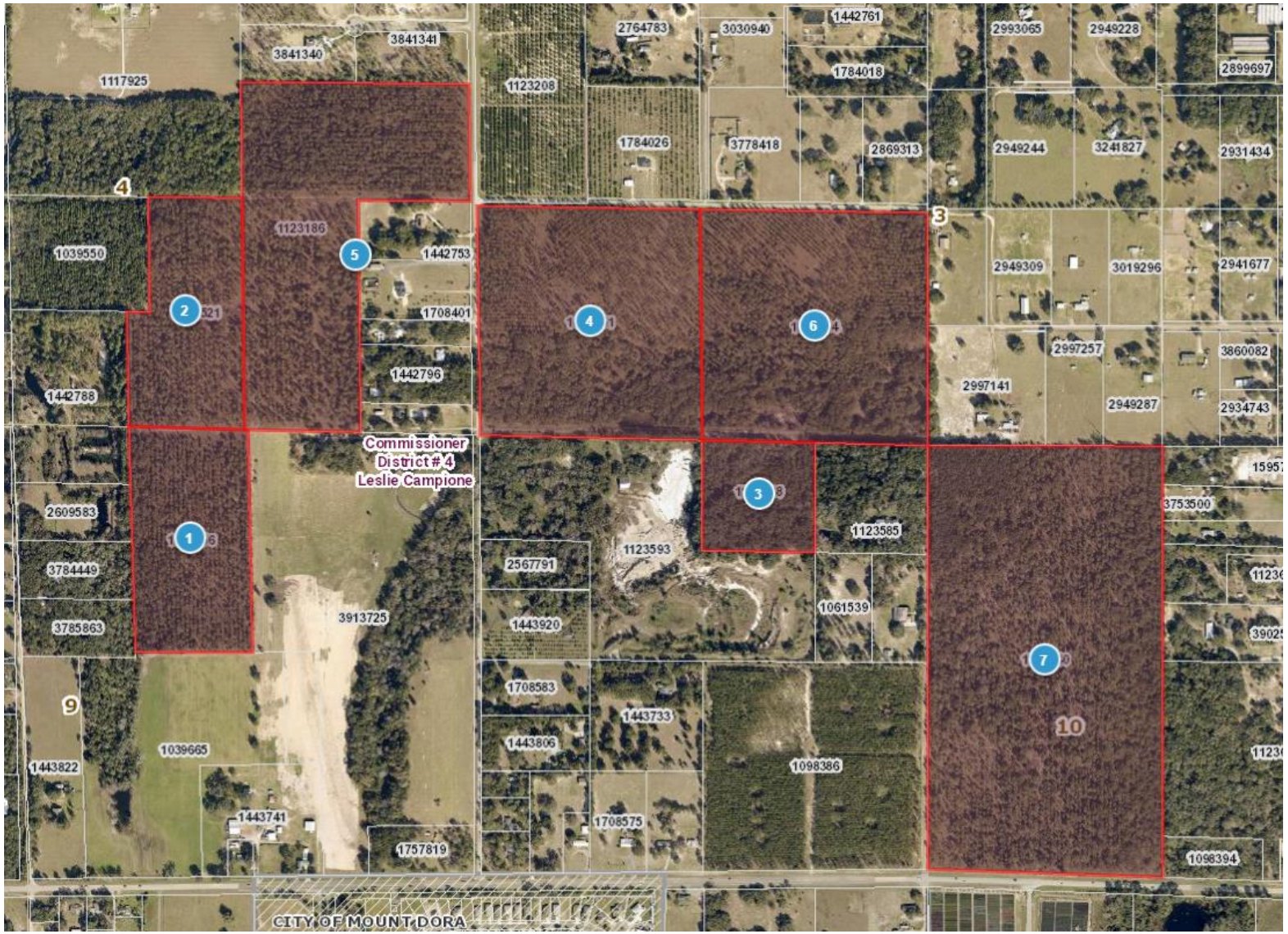
10. ADJOURNMENT: 8:32 P.M.

**These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording of the meeting can be obtained from the office of the City Clerk for a fee.*

CHRISTINE HALLORAN
City Clerk

MICHAEL L. HOLLAND
Mayor/Commissioner

Alt Keys 1123640, 1102138, 1123194, 1098351, 1109256, 1061521, and 1123186.



Reedy Rd

Rhino Linings lake county

BJ Ranch and Cattle Company

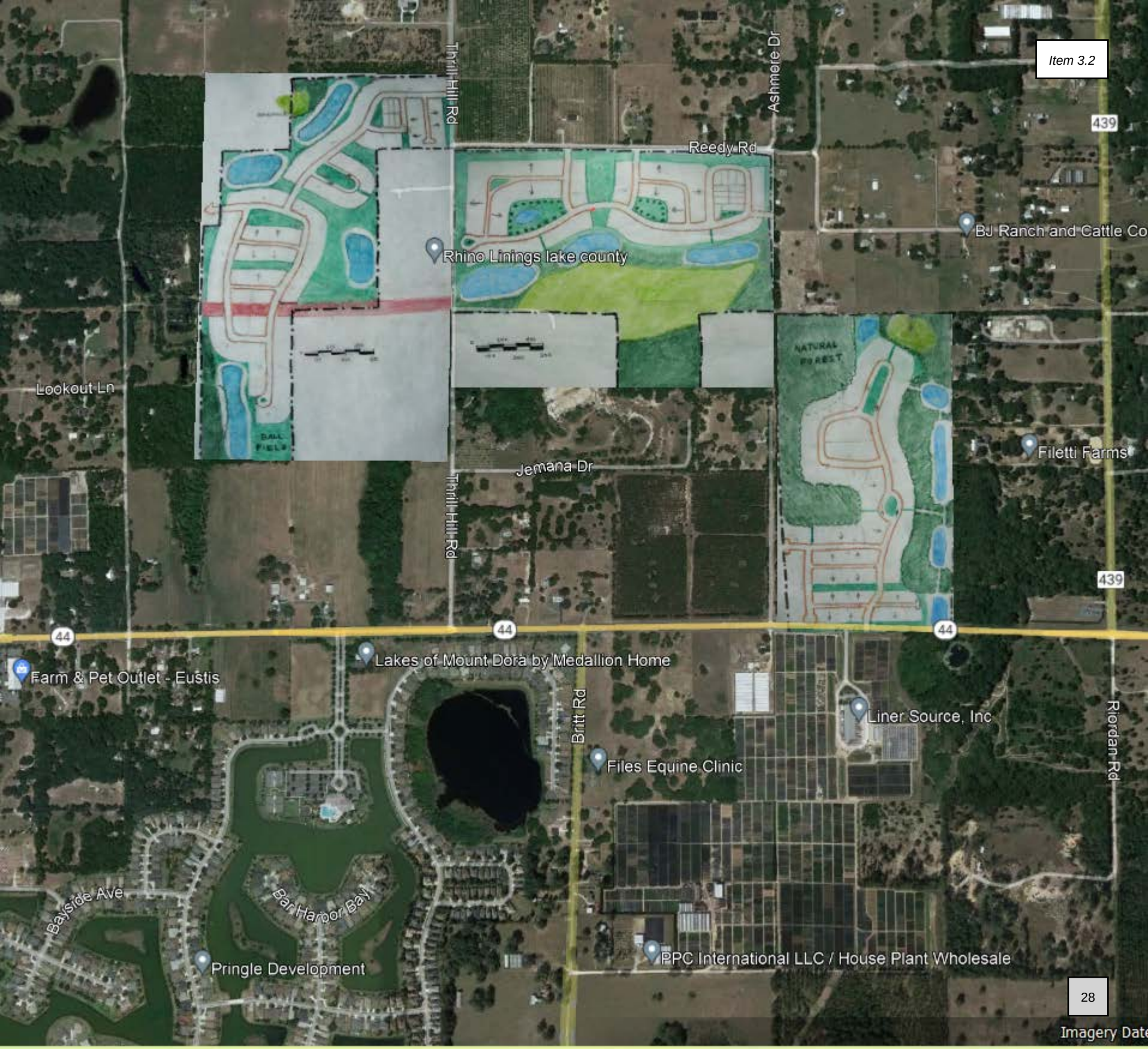
Jemana Dr

Thrill Hill Rd

44

Lakes of Mount Dora by Medallion Home

Imagery Date: 5/7/2021 28°51'14.74" N 81°36'11.33" W elev



Imagery Date

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: June 1, 2023

RE: Resolution Number 23-52: Approval of FY2022-23 budget amendment to amend the General Fund Budget, to accommodation the grant from the U.S. Department of Commerce/Economic Development Administration for the feasibility study for market demand for the business incubator.

Introduction:
Resolution Number 23-52 authorizes the amendment of the FY 2022-23 General Fund budget for the acceptance of a grant from the U.S. Department of Commerce/Economic Development Administration. The grant provides for funding of a feasibility study to determine the market demand for a business incubator in the City of Eustis.

Recommended Action:
Staff recommends approval of Resolution Number 23-52 using the monies received from the U.S. Department of Commerce/Economic Development Administration and matching the funds with a contribution from the General Fund in the amount of $19,250.

Background:
A budget amendment is being made to allow for the acceptance of the grant from the U.S. Department of Commerce/Economic Development Administration as well as preparing the appropriate budget adjustment. The total received from the grant award number 04-69-07849 is $19,250 and the City will match the grant in the amount of $19,250 for a total expenditure of $38,500.

The specific award conditions are as follows:

This investment will support a feasibility study to determine the market demand for a business incubator in the city and assess the business model concept, the financial performance, project timeline, and make recommendations. This project will provide a long-term, sustainable, business support platform for entrepreneurial talent to grow and thrive. It will be a vehicle for providing business premises, resources, educational tools and mentorship to create a sustainable economy and reduce risk of business failure and provide a way forward to support the creation of new technology lead jobs in the community.

The award period will be 10 months from April 2023. The project close-out report will be submitted within 120 days of the completion (June 2024).

In order to accomplish this transaction, the following budget amendment is necessary:

Amendments Economic Development 68 Fund:
Revenue Increase:
068-0000-331-10-01 Federal Grants Economic Dev. $19,250

Expenditures
068-1220-522-81-01 Federal Grants Economic Dev. 04-69-07849 $38,500

Alternatives:

a. Approve Resolution Number 23-52 to provide $19,250 of the total cost of $38,500 for the feasibility study from the FY2022-23 General Fund budget.
b. Deny Resolution Number 23-52 and provide further direction to staff for either funding the entire study or electing not to provide the study.

Community Input:
To be provided on June 1, 2023 at regular commission meeting.

Budget/Staff Input:
Acceptance of the grant will reduce the cost of the project by $19,250.

Prepared by:
Mike Sheppard, Finance Director

Attachments:
Resolution Number 23-52

RESOLUTION NUMBER 23-52

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; AMENDING THE 2022-23 BUDGET TO PROVIDE FOR AN AMENDMENT TO THE ECONOMIC DEVLEOPMENT FUND BUDGET TO ACCOMMODATE A U.S. DEPARTMENT OF COMMERCE/ECONOMIC DEVELOPMENT ADMINISTRATION GRANT FOR THE FEASIBILITY STUDY FOR MARKET DEMAND FOR A BUSINESS INCUBATOR.

WHEREAS, the City of Eustis, has been awarded a grant from the U.S. Department of Commerce and Economic Development Administration; and

WHEREAS, the award number 04-69-07849 in the amount of $19,250; and

WHEREAS, the City will match the award with a $19,250, for a total of $38,500; and

WHEREAS, the budget in the Economic Development 68 Fund will be amending the FY 2022-2023 Budget by increasing the revenue and the expenditure as follows:

Revenue	
068-0000-331-10-01 Federal Grants Economic Dev.	$19,250
Expenditures	
068-1220-522-81-01 Federal Grants Economic Dev. 04-69-07849	$38,500

; and

WHEREAS, the budget in the Economic Development 68 Fund will provide $19,250, and the remaining from the General Fund ($89,816) to balance the transaction: and

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

Section 1

That the FY 2022-2023 Budget is hereby amended to reflect an additional revenue source of $19,250 as well as an increased expenditure of $38,500, as described in the body of the resolution attached hereto and made a part hereof.

Section 2

That the Finance Director of the City of Eustis is hereby authorized to amend the FY 2022-2023 budget by reducing the General Fund balance that was available 9-30-2022.

Section 3

That this Resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED this 1st day of June, 2023, in regular session of the City Commission of the City of Eustis, Lake County, Florida.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Michael L. Holland
Mayor/Commissioner

ATTEST:

_____
Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 1st day of June, 2023, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

_____
Notary Public - State of Florida
My Commission Expires: _____
Notary Serial No: _____

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida..

_____ _____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 23-52 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____
Christine Halloran, City Clerk

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: June 1, 2023

RE: Resolution Number 23-52
Approval of FY2022-23 budget amendment to amend the Economic Development Fund Budget, to accommodate a grant from the U.S. Department of Commerce/Economic Development Administration for a feasibility study for market demand for a business incubator.

Introduction:
Resolution Number 23-52 authorizes the amendment of the FY 2022-23 Economic Development Fund budget for the acceptance of a grant from the U.S. Department of Commerce/Economic Development Administration. The grant provides for funding of a feasibility study to determine the market demand for a business incubator in the City of Eustis.

Recommended Action:
Staff recommends approval of Resolution Number 23-52 using the monies received from the U.S. Department of Commerce/Economic Development Administration and matching the funds with a contribution from the Economic Development Fund in the amount of $19,250.

Background:
A budget amendment is being made to allow for the acceptance of the grant from the U.S. Department of Commerce/Economic Development Administration as well as preparing the appropriate budget adjustment. The total received from the grant award number 04-69-07849 is $19,250 and the City will match the grant in the amount of $19,250 for a total expenditure of $38,500.

The specific award conditions are as follows:

This investment will support a feasibility study to determine the market demand for a business incubator in the city and assess the business model concept, the financial performance, project timeline, and make recommendations. This project will provide a long-term, sustainable, business support platform for entrepreneurial talent to grow and thrive. It will be a vehicle for providing business premises, resources, educational tools and mentorship to create a sustainable economy and reduce risk of business failure and

provide a way forward to support the creation of new technology lead jobs in the community.

The award period will be 10 months from April 2023. The project close-out report will be submitted within 120 days of the completion (June 2024).

In order to accomplish this transaction, the following budget amendment is necessary:

Amendments Economic Development 68 Fund:
Revenue Increase:
068-0000-331-10-01 Federal Grants Economic Dev. $19,250

Expenditures
068-1220-522-81-01 Federal Grants Economic Dev. 04-69-07849 $38,500

Alternatives:

a. Approve Resolution Number 23-52 to provide $19,250 of the total cost of $38,500 for the feasibility study from the FY2022-23 General Fund budget.
b. Deny Resolution Number 23-52 and provide further direction to staff for either funding the entire study or electing not to provide the study.

Community Input:
To be provided on June 1, 2023 at regular commission meeting.

Budget/Staff Input:
Acceptance of the grant will reduce the cost of the project by $19,250.

Prepared by:
Mike Sheppard, Finance Director

Attachments:
Resolution Number 23-52

RESOLUTION NUMBER 23-52

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; AMENDING THE 2022-23 BUDGET TO PROVIDE FOR AN AMENDMENT TO THE ECONOMIC DEVLEOPMENT FUND BUDGET TO ACCOMMODATE A U.S. DEPARTMENT OF COMMERCE/ECONOMIC DEVELOPMENT ADMINISTRATION GRANT FOR THE FEASIBILITY STUDY FOR MARKET DEMAND FOR A BUSINESS INCUBATOR.

WHEREAS, the City of Eustis, has been awarded a grant from the U.S. Department of Commerce and Economic Development Administration; and

WHEREAS, the award number 04-69-07849 is in the amount of $19,250; and

WHEREAS, the City will match the award with $19,250 from the Economic Development Fund, for a total of $38,500; and

WHEREAS, the budget in the Economic Development 68 Fund will be amending the FY 2022-2023 Budget by increasing the revenue and the expenditure as follows:

Revenue	
068-0000-331-10-01 Federal Grants Economic Dev.	$19,250
Expenditures	
068-1220-522-81-01 Federal Grants Economic Dev. 04-69-07849	$38,500

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

Section 1

That the FY 2022-2023 Budget is hereby amended to reflect an additional revenue source of $19,250 as well as an increased expenditure of $38,500, as described in the body of the resolution attached hereto and made a part hereof.

Section 2

That the Finance Director of the City of Eustis is hereby authorized to amend the FY 2022-2023 budget.

Section 3

That this Resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED this 1st day of June, 2023, in regular session of the City Commission of the City of Eustis, Lake County, Florida.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Michael L. Holland
Mayor/Commissioner

ATTEST:

_____
Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 1st day of June, 2023, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

_____
Notary Public - State of Florida
My Commission Expires: _____
Notary Serial No: _____

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida..

_____ _____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 23-52 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____
Christine Halloran, City Clerk

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: June 1, 2023

RE: Resolution Number 23-18: Preliminary Subdivision Plat Approval for the Estes Reserve Subdivision

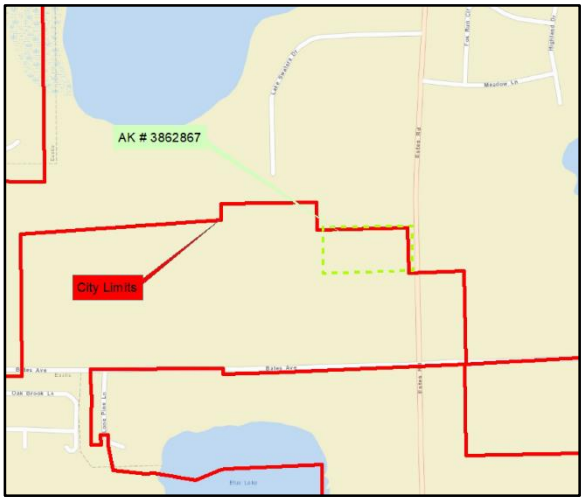
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Introduction:

Resolution Number 23-18 approves a Preliminary Subdivision for the Estes Reserve Subdivision, which is an 18-lot single-family residential subdivision located north of Bates Avenue/Lake Lincoln Lane, on the west side of Estes Road

Background:

Pertinent Site Information:



1. Located north of Bates Avenue/Lake Lincoln Lane, on the west side of Estes Road, the site contains approximately 4.7 acres, and is comprised of one (1) wooded, vacant parcel.
2. On January 31, 2023, the Development Review Committee recommended approval of the proposed preliminary subdivision plat, subject to adequate responses to the remaining comments, which were addressed on February 8, 2023.
3. The original preliminary plat was designed with 23-lots and a requested waiver to the minimum lot width. This was scheduled for City Commission approval on March 2, 2023, however, an error occurred in notification procedures and the City Commission tabled the item until March 16, 2023, to allow for proper notification.
4. On March 10, 2023, the property owner and applicant requested that the Preliminary Subdivision Plat be withdrawn from the City Commission agend for approval. This was requested in order to redesign the Preliminary Subdivision Plat to not require waivers from the City Codes.
5. The City of Eustis DRC approved the revised Preliminary Subdivision Plat at the April 18th DRC meeting, conditioned on utilities engineering details to be provided with the final engineering and construction plans.

6. The Preliminary Subdivision Plat was intended to be advertised for the May 18th City Commission agenda, however, deadlines were missed and proper notice could not be met, thus the notice and schedule for the June 1, 2023, City Commission Agenda.

The land use designations, design district designations, and existing uses of the site and surrounding area are shown below.

Location	Existing Use	Future Land Use	Design District
Site	Vacant	Suburban Residential	Suburban Neighborhood
North	Single Family Residence	Rural Transition (Lake County)	NA
South	Mayhill Subdivision Under Construction 49 SFR	Suburban Residential	Suburban Neighborhood
East	Vacant – Orange Grove	Rural Transition (Lake County)	NA
West	Eustis Middle School	Public Institutional	Suburban Neighborhood

Proposed Development:

Per the attached Exhibit A, the applicant is requesting approval of a Preliminary Subdivision Plat (with waiver) for a residential subdivision to include eighteen (18) lots for single-family detached residences with the following development characteristics:

Subdivision Component	Code	Provided
Gross Area	n/a	4.7 acres
Net Area (gross area less wetlands, water bodies)	n/a	4.7 acres
Lot Typology	House Lot	18
Density	5 dwelling units/acre maximum	3.83 dwelling units/acre
Open Space	25% minimum (1.18 ac)	26.5% (1.25 ac)
Park Space	0.25 acres	0.36 acres (Greenway/Trail)
Landscape Buffers	15-24 feet adjacent to public r/w	29 feet along Estes Rd

Analysis of Request According to Applicable Policies and Codes:

Comprehensive Plan - Future Land Use Element Appendix; Land Development Regulations Section 109-2.3, 109-3, 109-4: Suburban Residential (SR) This designation is provided to accommodate the majority of residential development within the City. General Range of Uses: This designation is intended to provide for a mix of single-family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include ACLF, parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted. Maximum Density/Intensity: Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions. Maximum Impervious Surface Area 40%; Minimum open space required 25% or 35% if environmental analysis finds Wekiva-related vegetative species.

The preliminary subdivision plat provides for single-family detached homes at a maximum density of 3.83 dwelling units per acre in a Suburban Residential land use district, which permits up to 5 dwelling units per acre.

The preliminary subdivision plat is consistent with the Comprehensive Plan and Land Development Regulations, and provides for roadway, sidewalks, and maximum lot coverage of 1.88 acres equating to a 40% impervious surface area (maximum 40%). The environmental report submitted for the project did not show Wekiva-related vegetative species resulting in a 25% open space requirement; the plan provides 26.5% or 1.25 acres. The proposed plan is consistent with the Suburban Residential land use per the Future Land Use Element Appendix of the Comprehensive Plan and the Land Development Regulations.

b. Land Development Regulations – Design Districts Section 109-5.5 Suburban development patterns: Intent. The suburban development pattern relies primarily on a pattern of residential development that provides the majority of property owners with substantial yards on their own property. The street layout, comprised of streets with fewer vehicular connections, helps to reduce cut-through traffic and establishes distinct boundaries for residential communities/subdivisions. Nonresidential uses are primarily located on corridors, districts and a mix of uses is prominent in centers. Each land use provides for pedestrian and bicycle connections.

The subdivision layout meets the intent of the Suburban Neighborhood development district. One subdivision entrance is provided on Estes Road. Sidewalks are provided throughout the subdivision and along the public road frontage of Estes Road.

:. Land Development Regulations – Building Lot Types – Section 110-4.2 House Lot
Minimum house lot requirements in Suburban design districts include the following: Width of 55 feet; Depth of 120 feet; Square Footage of 6,600 feet

Minimum setback requirements for House Lots in Suburban design districts include the following: Street setback of 25 feet; Common lot setback of 5 feet; Rear setback of 10 feet.

The subdivision plat proposes House Lot typologies. Under Section 109-5.6, the Suburban Neighborhood Design District, Estate Lots, House Lots, and Duplex lots are permitted.

The lot type in an area with nearby community service and shopping uses will provide housing options for a niche market (those pursuing home ownership versus apartment living yet seeking low cost and maintenance). Providing a more affordable, lower maintenance homeownership opportunity is consistent with the goals and objectives of the Comprehensive Plan Housing Element in meeting projected demand and accommodating the needs of the various household types and income groups characteristic of the city and planning area. (HOUSING GOAL HSG 1 & OBJECTIVE: HSG 1.1).

d. Land Development Regulations – Chapter 115 General Building and Site Design Standards

Section 115-3.2. (a), (b) and (c) address suburban districts and residential compatibility as follows:

Sec. 115-3.2. - Suburban districts.

(a) *Suburban residential compatibility*. The maximum residential density permitted within any suburban design district shall be consistent with the maximum density of the applicable land use district assigned to each property.

The maximum residential density of the Suburban Residential future land use district is 5 dwelling units per acre, the subdivision proposes a density of 3.83 dwelling units per acre.

(b) When any suburban design district abuts an existing development in a suburban district, and proposed new residential lots will share a common boundary with existing or platted lots:

(1) The width of the new lots may be no more than 150 percent of the width of the existing or platted lots, unless:

(a) The existing or platted lots are non-conforming to the suburban design district standards;

(b) Central sewer service is not available.

(c) When any suburban design district abuts a rural design district, and proposed new residential lots will share a common boundary with existing or platted lots:

(1) The width of the new lots may be no less than 75 percent of the width of the existing or platted lots; unless:

(a) A landscape buffer (10 to 15 feet wide) is provided between the new lots and existing or platted lots; or

(b) Park space as permitted by Section 115-8.3. is provided between the new lots and existing or platted lots.

The property to the west and south is within a suburban design district. The properties to the north and east are in unincorporated Lake County, which

properties are not currently assigned a design district designation. However, the Development Patterns Map (Map 2 of the Eustis Comprehensive Plan) indicates a suburban development pattern in this area of the City, which is indicative of the design district designation that would be assigned were those properties to be annexed into the City. (Per Section 102-17 consistent transect required; design district changes should occur along rear alleys, lanes or conservation areas).

Section 115-4.2.1. (and Comprehensive Plan Policies FLU 5.2.1 and 5.2.9) includes general site design criteria to respect the natural topography of the site and follow the outlined four-step design process. Compliance as is demonstrated as follows:

Sec. 115-4.2.1. - All districts.
(a)General site design criteria. Proposed development plans must be organized into three components: 1) wetlands and water bodies; (2) open space; and (3) developed areas. The plan design must respect the natural topography of the site and generally follow the four-step design process described below:

(1) Step 1 - Delineate open space areas as outlined below: a. Create or add to a larger contiguous off-site network of interconnected open space, particularly existing habitats and opportunities for restoring native habitats. b. Create connected and integrated open space within the development to the maximum extent practicable based on the context-sensitive site design standards and priorities below: 1. Protect listed species. 2. Create/enhance connectivity. 3. Protect native habitat. 4. Restore native habitat.

The proposed subdivision plan provides for a 0.36-acre greenway park along the north side of the property as well as right-of-way dedication and pedestrian connections that provides an opportunity to create contiguous interconnected open space as parcels develop/redevelop along Estes Road. Attention was given to providing for tree preservation, to the extent possible, in the greenway park area, by retaining the majority of the native species in that area.

The plan provides for the retention of native trees that would remain viable post-development, and the landscape plan provides for the planting of new native species.

(2) Step 2 - Define development areas in such a way as to preserve the function, purpose and integrity of the natural features of the land, the on-site natural resources, and the environmental systems to the maximum extent practicable.

The engineer designed the site to match the existing grade as much as possible.

(3) Step 3 - Align streets and trails to avoid or at least minimize adverse impacts on designated open space. The streets and trails shall provide external and internal connectivity and the street layout of subsequent phases shall be coordinated with the street system of previous phases.

The site is currently wooded and does not provide functional open space. The street layout and greenway have been designed to provide both external and internal connectivity. Subsequent phases are not proposed, but the street layout is designed to accommodate connectivity to the north or west should a future development occur.

(4) Step 4 - Lots lines and building placement should be added as the last step in the design process.

The applicant stated that by creating a greenway tract, connecting the landscape buffer, maintaining existing grade, maximizing open space, and adding lot lines and buildings as a final step of the design process, the Estes Reserve project will have excellent curb appeal while also maintaining the original natural integrity of the land.

The site is within Drainage Basin 50 (Lake Lincoln) and drains to the northeast. Via the development review committee process, the city engineering department reviewed and approved the drainage calculations and stormwater plan. A St. Johns River Water Management District permit will also be required for the project to be provided at the Final Engineering and Construction Plan phase of the approval process.

Sections 115-7, 8 and 9 outline standards for transportation, parks, and landscaping. A trip generation statement and request for an exemption from a tier 1 traffic analysis (TIA) was prepared by Traffic and Mobility Consultants for the subdivision and submitted for review by Lake County Public Works (Bates/Estes are county roads) and the city's transportation consultant, Kimley-Horn. The traffic impact is de-minimis and exempt from a full TIA.

Regarding parks, the subdivision plan provides for a greenway park with trail on the western portion of the site. The provided park space on the subdivision plan exceeds the minimum park space required by the Land Development Regulations (0.36 acres vs. minimum 0.25 acres). A landscape buffer compliant with city regulations is proposed along Estes Road.

Recommended Action:

Staff recommends approval of the Preliminary Subdivision plat for the Estes Reserve Subdivision The minimum required 55 feet wide by 120 feet deep House Lot is consistent with the Suburban Residential Future Land Use and the Suburban Neighborhood Design District. While the City is experiencing much growth and urbanizing in some areas, the majority of other residential development in the City is consistent with the proposed lot size and density.

Policy Implications:
None

Alternatives:
Approve Resolution Number 23-18
Deny Resolution Number 23-18

Budget/Staff Impact:
None

Prepared By:
Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:
Mike Lane, Director, Development Services

RESOLUTION NUMBER 23-18

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR ESTES RESERVE SUBDIVISION, AN 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 4.7 ACRES OF PROPERTY LOCATED NORTH OF BATES AVENUE/LAKE LINCOLN LANE, ON THE WEST SIDE OF ESTES ROAD (ALTERNATE KEY NUMBER 3862867).

WHEREAS, Christopher Germana with Germana Engineering and Associates, on behalf of Burgland Investments, LLC, has made an application for Preliminary Subdivision Plat approval for an 18-lot, single-family residential subdivision on approximately 4.7 acres located north of Bates Avenue/Lake Lincoln Lane, on the west side of Estes Road, more particularly described as follows:

Parcel Alternate Key Number: 3862867

Parcel Identification Number: 05-19-27-0200-000-00901

TREMAIN'S HOMESTEAD FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5 RUN NORTH 00-36-44 WEST 25.01 FEET TO THE NORTH RIGHT OF WAY LINE OF BATES AVE, NORTH 87-38-34 EAST ALONG SAID NORTH RIGHT OF WAY LINE 338.51 FEET, NORTH 00-43-28 WEST 629.69 FEET, NORTH 88-12-54 EAST 337.19 FEET FOR POINT OF BEGINNING, RUN NORTH 00-50-17 WEST 325.50 FEET, NORTH 88-30-58 EAST 631.37 FEET TO A POINT ON WEST RIGHT OF WAY LINE OF ESTES ROAD, SOUTH 01-09-51 EAST ALONG SAID WEST RIGHT OF WAY LINE 322.15 FEET, SOUTH 88-12-54 WEST 633.25 FEET TO POINT OF BEGINNING, BEING PART OF LOTS 9 & 10 *UNRECORDED PLAT SEE DEED FOR FULL PROPERTY DESCRIPTION ORB 5978 PG 2331.

WHEREAS, the property described above has a Land Use Designation of Suburban Residential (SR) and a Design District Designation of Suburban Neighborhood; and

WHEREAS, detached single-family uses are permitted in the Suburban Residential (SR) land use designation; and

WHEREAS, the City Commission finds that approval of the requested waiver does not violate the general intent and purpose of the Land Development Regulations and does not jeopardize the public health, safety, and welfare; and

WHEREAS, the proposed preliminary subdivision plat as submitted is generally consistent with the City's Comprehensive Plan and Land Development Regulations

NOW, THEREFORE, BE IT RESOLVED BY THE EUSTIS CITY COMMISSION AS FOLLOWS:

SECTION 1. That the Estes Reserve Preliminary Subdivision Plat for an 18-lot single-family residential subdivision located north of Bates Avenue, on the west side of Estes Road, attached hereto as Exhibit “A”, is hereby approved:

SECTION 2. That the Preliminary Subdivision Plat shall be subject to the owner/developer complying with the following conditions:

a) Submit the Final Engineering and Construction Plans and Final Plat complying with all requirements of the Land Development Regulations and Florida Statutes and the provisions of this resolution within one year of the approval of this resolution.

b) Develop the property in accordance with the approved Preliminary Subdivision Plat as referenced in Section 1 and attached hereto as Exhibit "A".

c) Obtain and provide copies of all applicable permits from other jurisdictional agencies.

DONE AND RESOLVED this 1st day of June 2023 in a regular session of the City Commission of the City of Eustis, Florida.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Michael L. Holland
Mayor/Commissioner

ATTEST:

_____
Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 1st day of June 2023, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

_____
Notary Public - State of Florida
My Commission Expires:
Notary Serial No:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida.

City Attorney's Office

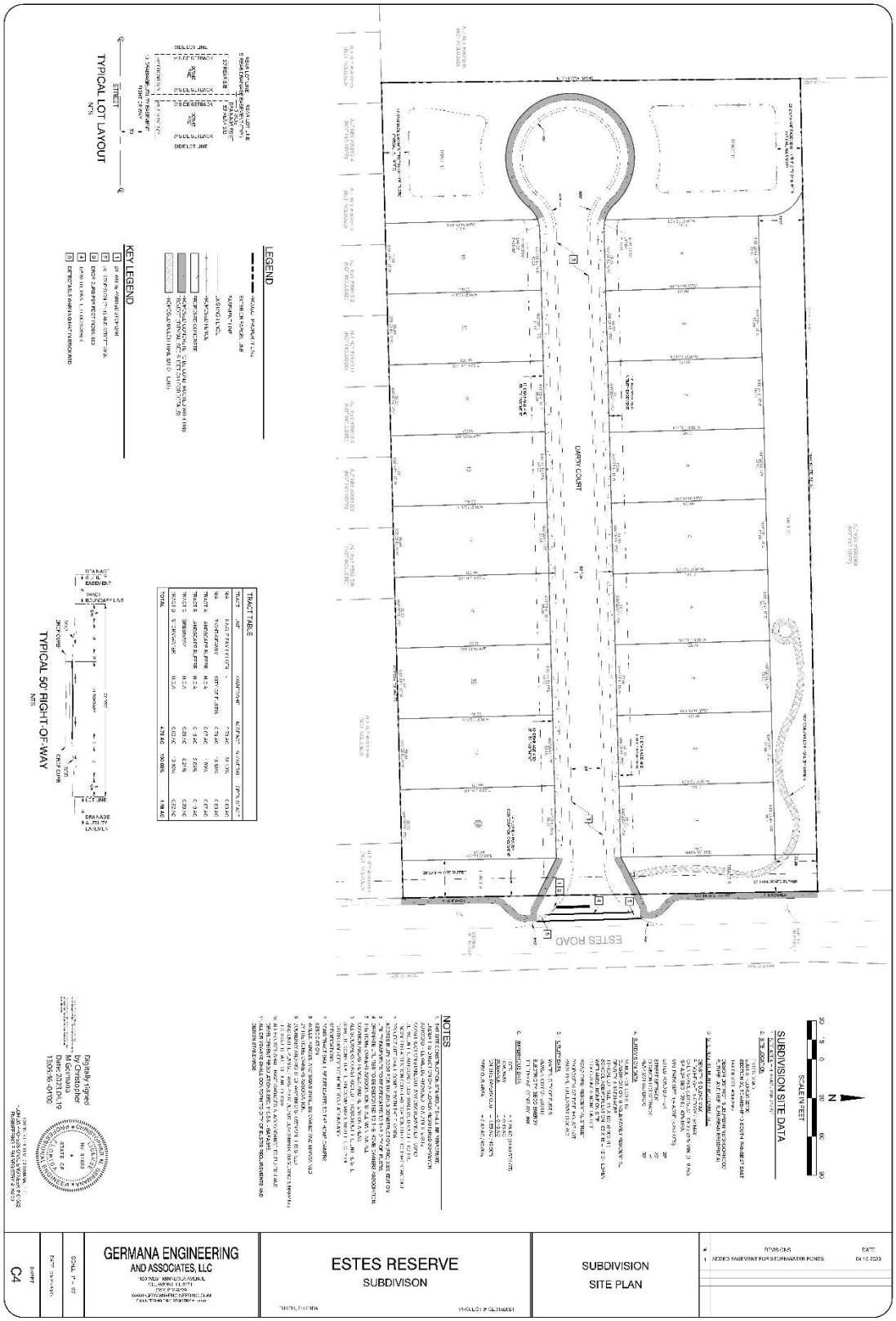
Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 23-18 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

EXHIBIT A


ESTES ROAD
LARRY COURT
SUBDIVISION SITE DATA
SCALE IN FEET
NOTES
TYPICAL LOT LAYOUT
TYPICAL 50' RIGHT-OF-WAY
KEY LEGEND
LEGEND
TRACT TABLE
GERMANA ENGINEERING AND ASSOCIATES, LLC
ESTES RESERVE
SUBDIVISON
SUBDIVISION SITE PLAN
C4

ESTES RESERVE
SUBDIVISON
PRELIMINARY PLAT PLANS

PROJECT TEAM

CIVIL ENGINEERING
GERMANA ENGINEERING AND ASSOCIATES, LLC.
CONTACT: CHRISTOPHER M. GERMANA, PE
1120 WEST MINNEOLA AVENUE
CLERMONT, FLORIDA 34711
(352) 242-9329

OWNER/DEVELOPER
BURGLAND INVESTMENTS, LLC
CONTACT: FRANK BOMBEECK
1810 WEST KENNEDY BLDV, SUITE 232
TAMPA, FLORIDA 33606
(813) 321-1984

SURVEYING
BENCHMARK SURVEYING & MAPPING, LLC.
CONTACT: BILLY JOE JENKINS, PSM # 5205
POST OFFICE BOX 771065
KISSIMMEE, FLORIDA 34746
(407) 654-6183

GEOTECHNICAL ENGINEERING
POINT FOUR ENGINEERING
CONTACT: MICHAEL D. SIMS, PE
193 WEST NEW YORK AVENUE
LAKE HELEN, FLORIDA 32744
(407) 260-9449

GENERAL NOTE
THE PLANS WERE PREPARED ACCORDING TO AVAILABLE INFORMATION BASED ON THE CONDITIONS AS THEY EXISTED AT THE TIME OF PLAN PREPARATION. THE CONDITIONS OF THE PROPERTY MAY HAVE CHANGED SINCE PROJECT DESIGN. THE CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY IF CONDITIONS HAVE CHANGED FROM WHEN THE PLANS WERE PREPARED.

ACCESSIBILITY NOTE
THE SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC) 2020 ACCESSIBILITY CODE.

PROPERTY LEGAL DESCRIPTION (PER SURVEY)
PROPERTY DESCRIPTION PARCEL "D"

THAT PART OF LOTS 9 AND 10, OF R. C. TREMAIN'S SUBDIVISION, UNRECORDED, SECTION 5, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND RUN NORTH 00°36'44" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 25.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BATES AVENUE, SAID RIGHT-OF-WAY BEING 50 FEET IN WIDTH; THENCE NORTH 87°38'34" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BATES AVENUE, A DISTANCE OF 338.51 FEET; THENCE NORTH 00°43'28" WEST, 629.69 FEET; THENCE NORTH 88°12'54" EAST, 337.19 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING; RUN NORTH 00°50'17" WEST, 325.50 FEET; THENCE NORTH 88° 30'58" EAST, 631.37 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ESTES ROAD, SAID RIGHT-OF-WAY BEING 66 FEET IN WIDTH; THENCE SOUTH 01°09'51" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF ESTES ROAD 322.15 FEET; THENCE SOUTH 88°12'54" WEST, 633.25 FEET TO THE POINT OF BEGINNING.

VICINITY MAP



ESTES ROAD
EUSTIS, FLORIDA 32736
SECTION 05, TOWNSHIP 19 SOUTH, RANGE 27 EAST

SHEET LIST

C1	COVER SHEET
C2	CONSTRUCTION NOTES
C3	DEMOLITION PLAN
C4	SUBDIVISION SITE PLAN
C5	SUBDIVISION GRADING AND DRAINAGE PLAN
C6	SUBDIVISION UTILITY PLAN
C7	OFF-SITE UTILITY PLAN
C8	STORMWATER POLLUTION PREVENTION PLAN
C9	DARBY COURT PLAN AND PROFILE -0+10 TO 5+97
C10	DARBY COURT CROSS SECTIONS 0+55 TO 5+41
C11	CONSTRUCTION DETAILS
C12	CITY OF EUSTIS CONSTRUCTION DETAILS

DATUM NOTE
ELEVATIONS SHOWN ON THE PLAN SET ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (PER SURVEY)

PERMIT NOTE
SEPERATE PERMITS ARE REQUIRED FOR THE FOLLOWING (IF APPLICABLE):

- CONSTRUCTION TRAILERS
- LIFT STATIONS
- RETAINING WALLS
- ACCESS GATES
- GENERATORS
- AWNINGS
- ETC.
- DUMPSTER ENCLOSURES
- SIGNS
- ENTRY WALL FEATURES
- SITE LIGHTING
- FENCES
- WALK-IN COOLERS

FIRE NOTE
SITE TO CONFORM TO FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)

SEPERATE PERMITS ARE REQUIRED FOR THE FOLLOWING (IF APPLICABLE):

- FIRE SPRINKLERS
- FIRE ALARM MONITORING
- DUMPSTER ENCLOSURE
- FIRE ALARMS
- FIRE UNDERGROUND

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

GERMANA ENGINEERING AND ASSOCIATES, LLC

ENGINEERING FIRM REGISTRY NUMBER: 29279
1120 WEST MINNEOLA AVENUE
CLERMONT, FLORIDA 34711
PHONE: (352) 242-9329
WWW.GERMANAENGINEERING.COM

This item has been digitally signed and sealed by Christopher M. Germana, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Christopher M Germana
Date: 2023.04.19 13:04:00 -04'00'

CHRISTOPHER M. GERMANA LICENSE No 61682 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

ISSUE DATE: 03-24-2023

EXISTING UTILITIES

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED.

DRAINAGE SYSTEMS

THE CONTRACTOR SHALL PERFORM ALL WORK PERTAINING TO DRAINAGE INCLUDING EXCAVATION OF STORMWATER POND PRIOR TO THE COMMENCEMENT OF OTHER WORK INCLUDED IN THESE PLANS. THE DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF THIS CONTRACT. THE CONTRACTOR SHALL INCLUDE FUNDS IN THE DRAINAGE COSTS OF THE CONTRACT TO OPERATE AND MAINTAIN THE DRAINAGE SYSTEMS DURING THE WORK PROCESS.

PERMITS AND PERMIT REQUIREMENTS

THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL REGULATORY AND LOCAL AGENCY PERMITS. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE REQUIREMENTS AND LIMITATIONS SET FORTH IN THE PERMITS. A COPY OF THE PERMIT SHALL BE KEPT ON THE JOB AT ALL TIMES.

LAYOUT AND CONTROL

UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE FOR THE LAYOUT OF ALL THE WORK TO BE CONSTRUCTED. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

QUALITY CONTROL TESTING REQUIREMENTS

ALL TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. TESTING REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE OWNER/OPERATOR'S SPECIFICATIONS AND REQUIREMENTS. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS. CONTRACTOR SHALL PROVIDE TESTING SERVICES THROUGH A FLORIDA LICENSED GEOTECHNICAL ENGINEERING FIRM ACCEPTABLE TO THE OWNER AND THE ENGINEER. CONTRACTOR TO SUBMIT TESTING FIRM TO OWNER FOR APPROVAL PRIOR TO COMMENCING TESTING.

SHOP DRAWINGS

SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, SEWER SYSTEM, AND PAVING SYSTEM MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.

EARTHWORK QUANTITIES

THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS. PURSUANT TO LAND DEVELOPMENT REGULATIONS (LDR) SECTION 6.06.01(F), SOIL REMOVAL FROM THE SITE SHALL NOT EXCEED 200% OF THE VOLUME AREA OF THE NEEDED RETENTION/DETENTION VOLUME REQUIRED.

EROSION CONTROL

EROSION AND SILTRATION CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND ARE TO BE MAINTAINED OR REPAIRED ON AN IMMEDIATE BASIS AS REQUIRED. REFER TO WATER MANAGEMENT DISTRICT PERMIT FOR ADDITIONAL REQUIREMENTS FOR EROSION CONTROL AND SURFACE DRAINAGE. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITH SOD WITHIN 7 DAYS OF COMPLETION OF CONSTRUCTION. SOD SHALL BE THE SAME VARIETY OF EXISTING SOD

LIMITS OF DISTURBANCE

AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED. GRADING AND/OR CLEARING ON PROPERTIES OTHER THAN SHOWN ON THE APPROVED PLANS IS PROHIBITED.

TREE REMOVAL

THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHEN ALL WORK IS LAID OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. NO TREES ON THE CONSTRUCTION PLANS AS BEING SAVED SHALL BE REMOVED WITHOUT PERMISSION FROM THE OWNER AND ENGINEER.

CLEARING AND GRUBBING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. ALL AREAS TO BE CLEARED SHALL BE FIELD STAKED AND REVIEWED BY THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION.

AS-BUILTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT SURVEYS FOR ALL APPLICABLE UTILITIES.

MATERIAL STORAGE/DEBRIS REMOVAL

1. NO COMBUSTIBLE BUILDING MATERIALS MAY BE ACCUMULATED ON THE SITE AND NO CONSTRUCTION WORK INVOLVING COMBUSTIBLE MATERIALS MAY BEGIN UNTIL INSTALLATION OF ALL REQUIRED WATER MAINS AND FIRE HYDRANTS HAVE BEEN COMPLETED, DEP APPROVAL RECEIVED FOR THE WATER MAINS, AND THE HYDRANTS ARE IN OPERATION. CONSTRUCTION WORK INVOLVING NON-COMBUSTIBLE MATERIALS, SUCH AS CONCRETE, MASONRY AND STEEL MAY BEGIN PRIOR TO THE FIRE HYDRANTS BEING OPERATIONAL.
2. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NON-ORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. ALL CLAY ENCOUNTERED SHALL BE EXCAVATED OUT AND REPLACED WITH CLEAN GRANULAR FILL MATERIALS.

FILL MATERIAL

ALL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. FILL SHALL BE CLEAN, NON-ORGANIC, GRANULAR MATERIAL WITH NOT MORE THAN 10% PASSING THE NO. 200 SIEVE.

COMPACTION

FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER FILL AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL FOR THE AFFECTED WORK.

GENERAL DESIGN INTENT

ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS WILL HAVE TO BE STAKED IN THE FIELD AT DIFFERENT GRADES THAN THE CENTERLINE GRADES TO ACCOMPLISH THE PURPOSES OUTLINED. IN ADDITION, THE STANDARD CROWN WILL HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTION TO ACCOMPLISH THE INTENT OF THE PLANS.

MATERIALS/CONSTRUCTION SPECIFICATIONS

MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.

PAVEMENT SECTION REQUIREMENTS

CONSTRUCTION OF ROADWAY, SUBGRADE PREPARATION, AND PAVEMENT INSTALLATION SHALL CONFORM TO FDOT STANDARDS AND SOILS REPORT RECOMMENDATIONS UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS.

SIDEWALKS

SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREA AS SHOWN ON THE CONSTRUCTION PLANS. SIDEWALK SHALL BE CONSTRUCTED OF 4 INCHES OF CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. JOINTS SHALL BE EITHER TOOLED OR SAWCUT AT A DISTANCE OF 5' LENGTHS, HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND BE IN ACCORDANCE WITH STATE REGULATIONS FOR HANDICAP ACCESSIBILITY.

PAVEMENT MARKINGS/SIGNAGE

PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED AS SHOWN ON THE CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF THE OWNER/OPERATOR. SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD (LATEST EDITION). A 48-HOUR PAVEMENT CURING TIME WILL BE PROVIDED PRIOR TO APPLICATION OF THE PAVEMENT MARKINGS. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 17352.

TRAFFIC CONTROL

WHERE APPLICABLE A MOT PLAN SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK. A MINIMUM OF 2-WAY, ONE LANE TRAFFIC SHALL BE MAINTAINED IN THE WORK SITE AREA. ALL CONSTRUCTION WARNING SIGNAGE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS SHALL BE CONTINUOUSLY MAINTAINED FOR ALL PROPERTY OWNERS SURROUNDING THE WORK SITE AREA. LIGHTED WARNING DEVICES ARE TO BE OPERATIONAL PRIOR TO DUSK EACH NIGHT DURING CONSTRUCTION.

CURBING

CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "1" CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

R/W RESTORATION

ALL AREAS WITHIN THE RIGHT-OF-WAYS SHALL BE FINISH GRADED WITH A SMOOTH TRANSITION INTO EXISTING GROUND. ALL SWALES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING. ALL DISTURBED AREAS SHALL BE RAKED CLEAN OF ALL LIMEROCK AND ROCKS AND SODDED AFTER FINAL GRADING IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO FINAL INSPECTION. ALL GRASSING (SOD) SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER/OPERATOR.

SITE ACCESS

ALL ACCESS TO THE JOB SITE FOR CONSTRUCTION AND RELATED ACTIVITIES SHALL BE BY EXISTING STREETS AND ROADS.

LANDSCAPING

PROVIDE MINIMUM 5' SEPARATION FROM UTILITIES AND TREES WITH INVASIVE ROOT SYSTEMS.

WATER PIPE MATERIALS

WATER SYSTEM SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND SHALL MEET CITY OF EUSTIS SPECIFICATIONS. POLYVINYL CHLORIDE PLASTIC PIPE (PVC) 4" THROUGH 12" SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C900 (LATEST EDITION) AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND A DR (DIMENSION RATIO) OF 18. ALL PVC PIPE SHALL BEAR THE NSF LOGO FOR POTABLE WATER. JOINTS SHALL BE OF THE PUSH-ON TYPE AND COUPLINGS CONFORMING TO ASTM D3139, DR18 PIPE. DUCTILE IRON PIPE (DIP) SHALL BE STANDARD PRESSURE CLASS 350 IN SIZES 4" THROUGH 12" AND CONFORM TO ANSI/AWWA C150/A21.50 (LATEST EDITION). ALL DUCTILE IRON PIPE SHALL HAVE A STANDARD THICKNESS OF CEMENT MORTAR LINING AS SPECIFIED IN ANSI/AWWA C104/A21.4 (LATEST EDITION). PIPE JOINTS SHALL BE OF THE PUSH-ON RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST EDITION).PIPE DETECTOR WITH LOCATOR WIRE SHALL BE INSTALLED ON ALL WATER MAINS PER DETAIL. PIPE SIZES GREATER THAN 12" SHALL BE SEPARATELY SPECIFIED ON THE PLANS; WITH THICKNESS CLASSES TO BE SHOWN BASED ON WORKING PRESSURES, PIPE DEPTH AND TRENCH CONDITIONS. FITTINGS FOR DUCTILE IRON PIPE AND PVC C-900 PIPE SHALL BE DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/A21.10 (LATEST EDITION) AND SHALL BE CEMENT LINED IN CONFORMANCE WITH ANSI/AWWA C104/A21.4 (LATEST EDITION). POLYETHYLENE WRAP USED FOR CORROSION PREVENTION ON DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/ASTM D1248. THE MINIMUM NOMINAL THICKNESS SHALL BE 0.008 IN. (8 MILS). INSTALLATION OF POLY WRAP SHALL BE IN ACCORDANCE WITH AWWA C105. TRANSMISSION MAIN SHALL BE DIP RATED FOR 250 PSI.

VALVES

GATE VALVES SHALL BE RESILIENT SEAT AND SHALL CONFORM TO ANSI/AWWA C509.87 WITH WRENCH NUT, EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED. MANUFACTURER'S CERTIFICATION OF THE VALVES COMPLIANCE WITH AWWA SPECIFICATION C509 AND TESTS LISTED THEREIN WILL BE REQUIRED. VALVES SHALL BE CLOW, DRESSER, KENNEDY, AMERICAN.

AIR RELEASE VALVES

AIR RELEASE VALVES SHALL BE PLACED AT HIGH POINTS OF THE TRANSMISSION MAIN TO PERMIT ESCAPE OF TRAPPED AIR. THE VALVE SIZE, LOCATION AND METHOD OF INSTALLATION SHALL BE INDICATED ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER. AIR RELEASE VALVES SHALL BE CRISPN PRESSURE AIR VALVE TYPE.

WATER SERVICES

UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE THROUGH THE CURB STOP AND SET METER BOXES TO FINISHED GRADE AS SHOWN ON THE WATER SYSTEM DETAIL SHEET. POLYETHYLENE (PE) PRESSURE PIPE FOR WATER SERVICES 1/2" THROUGH 3" SHALL CONFORM TO AWWA C901.88, MIN. 200 PSI. AND SHALL BE PHILLIPS DRISCO CTS 5100 (DR-9) ASTM D-2737, 200 PSI. ALL SERVICES SHALL INCLUDE THE FOLLOWING: LOCKING CURB STOPS, WYE BRANCHES, UNIONS AS REQUIRED, PE SERVICE PIPE AND CORPORATION STOPS. THE SERVICE SHALL BE COMPLETE THROUGH THE CURB STOP AS SHOWN ON THE DETAIL SHEET, AND SHALL BE OF THE TYPE REQUIRED FOR COMPATIBILITY WITH THE SERVICE LINES SPECIFIED, AND FITTINGS SHALL BE MANUFACTURED BY FORD. WHERE APPLICABLE - UNLESS OTHERWISE NOTED IN PLANS, UTILITY COMPANY SHALL PROVIDE AND INSTALL IRRIGATION METERS. WHERE RECLAIM SERVICE IS NOT PROVIDED, CONTRACTOR SHALL CONSTRUCT IRRIGATION SERVICE THROUGH THE CURB STOP AND SET NEW BOXES TO FINISHED GRADE AS SHOWN ON THE WATER SYSTEM DETAIL SHEET.

PIPE INSTALLATION

PIPE INSTALLATION OF PVC WATER MAIN SHALL BE IN CONFORMANCE WITH ASTM D2774 (LATEST EDITION). INSTALLATION OF DUCTILE IRON PIPE WATER MAIN SHALL BE IN CONFORMANCE WITH AWWA C600.87. COMPACTED BACKFILL SHALL BE TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVEMENTS WITH 12" MAXIMUM LIFT THICKNESS. OTHER COMPACTION OF BACKFILL SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH 12" MAXIMUM LIFT THICKNESS. SEE PIPE TRENCHING DETAILS. MINIMUM COVER OVER ALL PIPE SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE. SEE PLAN AND PROFILE SHEETS FOR REQUIRED DEPTH. WATER MAINS ARE TO BE INSTALLED SO AS TO PROVIDE A MINIMUM VERTICAL CLEARANCE OF 18" OR A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM ALL OTHER UTILITIES. IF THE MINIMUM CLEARANCE CAN NOT BE ACHIEVED, THEN DUCTILE IRON WATER MAIN SHALL BE SPECIFIED 10 FEET EITHER SIDE OF THE CROSSING. HORIZONTAL AND VERTICAL MINIMUM SEPARATION DISTANCE REQUIREMENTS BETWEEN WATER MAIN AND ALL OTHER UTILITIES SHALL COMPLY WITH 62-555.314 (1), (2), (3) AND (4), FAC. ALL WATER MAINS SHALL BE INSTALLED WITH CONCRETE THRUST BLOCKS. ALL PLUGS, CAPS, TEES, BENDS, FIRE HYDRANTS, VALVES, ETC. SHALL BE MECHANICAL JOINT FITTINGS.

SCHEDULING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SCHEDULE OF WORK TO BE COMPLETED INCLUDING DATES FOR ELECTRICAL, COMMUNICATION, WALLS, FENCES, UTILITIES, LANDSCAPING, IRRIGATION, HARDSCAPING, ROADWAY, MASS GRADING, WELL INSTALLATION, WASTEWATER SYSTEM, ETC. (IF APPLICABLE)

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Digitally signed by Christopher M Germana
Date: 2023.04.19 13:04:47 -04'00'

CHRISTOPHER M. GERMANA · LICENSE · No 61682 · STATE OF FLORIDA · PROFESSIONAL ENGINEER

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

#	REVISIONS	DATE

CONSTRUCTION NOTES

ESTES RESERVE
SUBDIVISON
EUSTIS, FLORIDA
PROJECT # GE0152021

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-5529
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: NTS

DATE: 03-24-2023

SHEET
C2



N

30 15 0 30 60 90

SCALE IN FEET

NOTES

1. TREE REMOVAL ON THE SITE SHALL BE UNDER A SEPARATE PERMIT (BY OTHERS)
2. BOUNDARY AND RIGHT-OF-WAY INFO SHOWN ON THIS SHEET AND ENTIRE PLAN SET WAS PROVIDED BY BENCHMARK SURVEYING & MAPPING, LLC. ISSUED DATE OF JUNE 10, 2022.

CAUTION

EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE LOCATED WITHIN THE PROJECT AREA. THE LOCATION OF THE EXISTING UTILITIES SHOWN IN THESE PLANS IS FOR REFERENCE INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

- PROJECT PROPERTY LINE
- EXTERIOR PARCEL LINE
- EASEMENT LINE
- 150 EXISTING CONTOUR
- EXISTING CONCRETE
- WAT EXISTING WATER MAIN
- OHP EXISTING OVERHEAD POWER
- BFO EXISTING BURIED FIBER OPTIC CABLE

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CHRISTOPHER M. GERMANA
LICENSE
No 61682
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

#	REVISIONS	DATE

DEMOLITION PLAN

ESTES RESERVE
SUBDIVISON

EUSTIS, FLORIDA

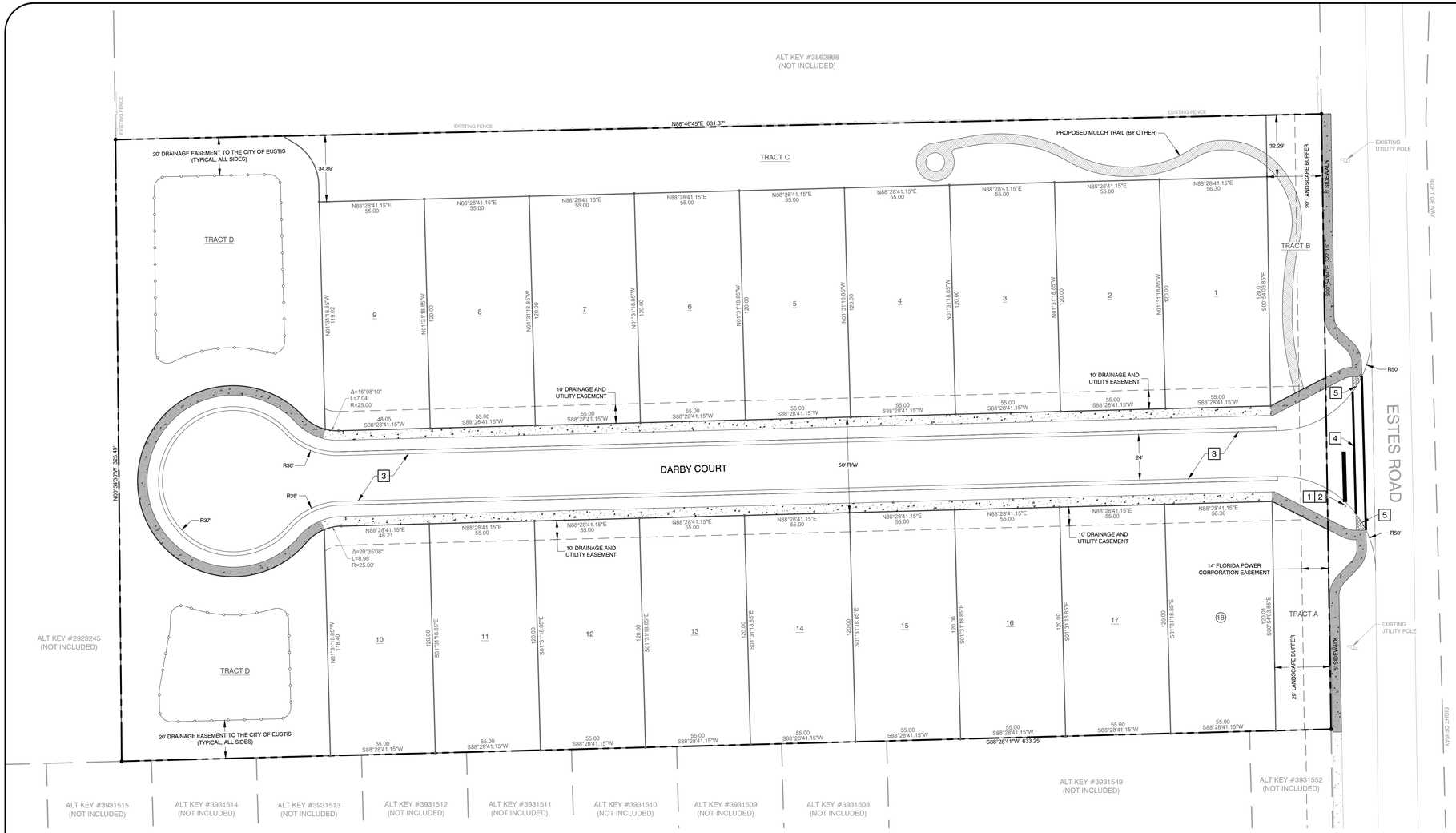
PROJECT # GE0152021

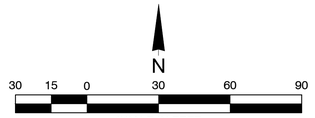
GERMANA ENGINEERING
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CLERMONT, FL 34711
(352) 242-8323
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 30'

DATE: 03-24-2023

SHEET
C3





SUBDIVISION SITE DATA

1. SITE AREA = 4.70 AC / 204,742 SF
2. SITE LOCATION

   ESTES ROAD
   EUSTIS, FLORIDA 32736
   SECTION 05, TOWNSHIP 19 SOUTH, RANGE 27 EAST

   TAX PARCEL #3862867

   DESIGN DISTRICT: SUBURBAN NEIGHBORHOOD
   FUTURE LAND USE: SUBURBAN RESIDENTIAL
3. SITE REQUIREMENTS (PER LAND USE)

   DENSITY: 5 DU/AC MAX.
   BLDG HEIGHT: 1-STORY / 35' MAX
   OPEN SPACE (LDR SEC. 109-3.): 25% MIN. (1.18 AC)
   ISR (LDR SEC. 109-3.): 40% MAX.

   MIN. PARK SIZE: 1/4 ACRE (<25 LOTS)

ESTES ROAD BUFFER:	29'
STREET SETBACK:	25'
COMMON LOT SETBACK:	5'
REAR LOT SETBACK:	35'
4. SUBDIVISION DATA

   NUMBER OF LOTS: 18
   CLASSIFICATION: SINGLE FAMILY RESIDENTIAL
   DENSITY: 3.83 DU/ACRE
   TYPICAL LOT SIZE: 55' X 120' (6,600 SF)
   SCHOOL AGE POPULATION: .65 X 18 = 12 CHILDREN
   WETLANDS: NONE ON SITE
   FLOOD ZONES: NONE ON SITE

   ROAD TYPE: RESIDENTIAL STREET

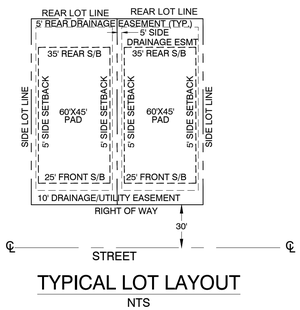
   PROPOSED LOT TYPE: HOUSE LOT
   PARK TYPE: GREENWAY (0.36 AC)
5. UTILITY DATA

   WATER: CITY OF EUSTIS
   SEWER: CITY OF EUSTIS
   ELECTRICITY: SECO ENERGY
   TELEPHONE: CENTURY LINK
6. IMPERVIOUS DATA

LOTS	= 1.26 AC (3,049 SF/LOT)
ROADWAY	= 0.46 AC
SIDEWALK	= 0.16 AC
ON-SITE IMPERVIOUS	= 1.88 AC / 40.00%
PERVIOUS AREA	= 2.82 AC / 60.00%

NOTES

1. THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILE WILL BE PROVIDED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
2. PROJECT SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FBC) 2020 EDITION
3. UTILITY EASEMENTS TO BE DEDICATED TO THE CITY OF EUSTIS.
4. DRAINAGE UTILITIES TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
5. THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON AREAS, FENCES, AND RETENTION AREAS.
6. ALL SIDEWALKS CONSTRUCTED THROUGHOUT THE ENTIRE SITE SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF EUSTIS LAND DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
7. POND TRACT SHALL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
8. WALLS, FENCES, AND SIGNS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
9. BOUNDARY AND RIGHT-OF-WAY INFO SHOWN ON THIS SHEET AND ENTIRE PLAN SET WAS PROVIDED BY BENCHMARK SURVEYING & MAPPING, LLC. ISSUED DATE OF JUNE 10, 2022
10. ALL HOUSES SHALL HAVE GARAGES IN ACCORDANCE TO EUSTIS LAND DEVELOPMENT REGULATIONS SEC. 110-5.8. - GARAGES.
11. ALL DRIVEWAYS SHALL CONFORM TO CITY OF EUSTIS REQUIREMENTS AND DESIGN STANDARDS.



TYPICAL LOT LAYOUT

NTS

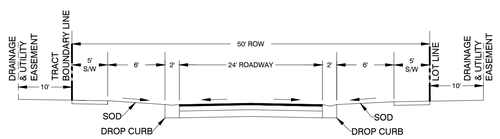
LEGEND

- PROJECT PROPERTY LINE
- EXTERIOR PARCEL LINE
- EASEMENT LINE
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED CONCRETE
- PROPOSED CONCRETE TO BE CONSTRUCTED WITH THIS PROJECT (TYPICAL, SEE SHEET C11 FOR DETAILS)
- PROPOSED MULCH TRAIL (BY OTHERS)

KEY LEGEND

1. 24" WHITE PAINTED STOP BAR
2. 30" STOP SIGN (R1-1) AND STREET SIGN
3. DROP CURB PER FDOT INDEX, 300
4. 12" WHITE PAINTED CROSSWALK
5. DETECTABLE WARNING MAT IN BRICK RED

TRACT TABLE					
TRACT	USE	OWNERSHIP	ACREAGE	% OVERALL	OPEN SPACE
N/A	SINGLE FAMILY LOTS	-	2.73 AC	58.10%	0.00 AC
N/A	RIGHT-OF-WAY	CITY OF EUSTIS	0.79 AC	16.88%	0.00 AC
TRACT A	LANDSCAPE BUFFER	H.O.A.	0.07 AC	1.59%	0.07 AC
TRACT B	LANDSCAPE BUFFER	H.O.A.	0.10 AC	2.06%	0.10 AC
TRACT C	GREENWAY	H.O.A.	0.39 AC	8.21%	0.39 AC
TRACT D	STORMWATER	H.O.A.	0.62 AC	13.16%	0.62 AC
TOTAL			**4.70 AC**	**100.00%**	**1.18 AC**



TYPICAL 50' RIGHT-OF-WAY

NTS

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CHRISTOPHER M. GERMANA LICENSE No 61682 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

#	REVISIONS	DATE
1.	ADDED EASEMENT FOR STORMWATER PONDS	04-19-2023

SUBDIVISION SITE PLAN

ESTES RESERVE
SUBDIVISON

EUSTIS, FLORIDA

PROJECT # GE0152021

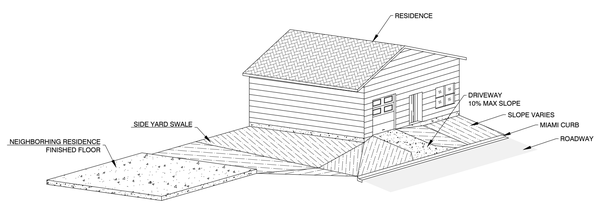
GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-9328
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 30'

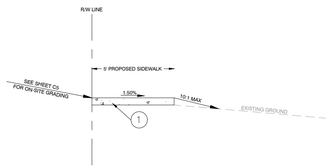
DATE: 03-24-2023

SHEET
C4



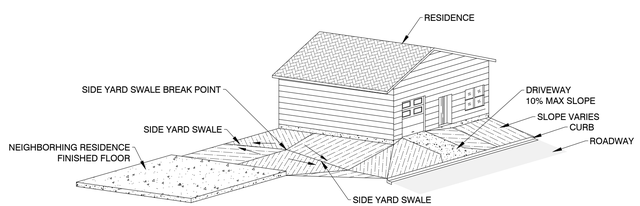


TYPICAL "TYPE A" LOT GRADING
NTS



1 4" THICK 3000 PSI COMPRESSIVE STRENGTH CONCRETE W/ FIBER REINFORCEMENT

TYPICAL ESTES ROAD SIDEWALK SECTION
1" = 10'



TYPICAL "TYPE B" LOT GRADING
NTS

N
30 15 0 30 60 90
SCALE IN FEET

CAUTION

EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE LOCATED WITHIN THE PROJECT AREA. THE LOCATION OF THE EXISTING UTILITIES SHOWN IN THESE PLANS IS FOR REFERENCE INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

NOTES

1. EARTHWORK AS PROPOSED WILL BE BALANCED ON SITE WITH NO EXPORT OR IMPORT OF SOIL NEEDED.

LEGEND

- PROPOSED 45' X 60' BUILDING PAD
- 150 EXISTING CONTOUR
- 150 PROPOSED CONTOUR
- SWALE FLOW LINE
- 150.00 PROPOSED SPOT ELEVATION
- PROPOSED STORMWATER PIPE
- PROPERTY LINE
- EXTERIOR PARCEL LINE
- 4" PROPOSED CONCRETE
- STEM WALL (DESIGNED BY OTHERS WITH BUILDING PERMIT)
- PROPOSED FENCE

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CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

#	REVISIONS	DATE

SUBDIVISION GRADING AND DRAINAGE PLAN

ESTES RESERVE
SUBDIVISON

EUSTIS, FLORIDA

PROJECT # GE0152021

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-8023
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 30'

DATE: 03-24-2023

SHEET
C5

ALT KEY #3862868
(NOT INCLUDED)

TRACT C

TRACT D

TRACT B

TRACT A

ESTES ROAD

DARBY COURT

9 8 7 6 5 4 3 2 1

10 11 12 13 14 15 16 17 18

(1) 16" PVC CAP
(1) 16" GATE VALVE

(1) 12" PVC CAP
(1) 12" GATE VALVE

14' FLORIDA POWER CORPORATION EASEMENT

PROPOSED 16" PVC C900 WATER MAIN

EXISTING UTILITY POLE

(1) FIRE HYDRANT ASSEMBLY
(1) 8"X8"X8" MJ TEE

IRRIGATION SERVICE. SEE LANDSCAPING PLANS FOR CONTINUATION.

(2) 16"-45° MJ BEND

(1) 16"X16"X8" MJ TEE
(1) 8" GATE VALVE

CONNECT TO EXISTING 16" WATER MAIN

SAN-3
SANITARY MANHOLE
RIM:156.69'
INV IN:146.35' (W 8")
INV OUT:146.25' (S 12")

121 SF OF OPEN CUT AND PATCH FOR SANITARY LINE INSTALLATION

(1) 12"X12"X6" MJ TEE
(1) 12" WATER VALVE

EXISTING 16" VALVE

377 LF OF 12" PVC SDR 26 @ 0.48%

8"X8"X8" MJ TEE

10' DRAINAGE AND UTILITY EASEMENT

SAN-2
SANITARY MANHOLE

8" PVC C900 WATER MAIN

8" PVC SDR 26 SANITARY LINE

(1) FIRE HYDRANT ASSEMBLY
(1) 8"X8"X8" MJ TEE

SAN-1
SANITARY MANHOLE

8" PVC C-900 WATER MAIN

2" BLOW-OFF ASSEMBLY

(8) 8"-45° MJ BEND
(ENTIRE CUL-DE-SAC)

6" PVC C-900 RECLAIMED WATER MAIN

10' DRAINAGE AND UTILITY EASEMENT

8" PVC SDR 26 SANITARY LINE

6" PVC C-900 RECLAIMED WATER MAIN

10' DRAINAGE AND UTILITY EASEMENT

ALT KEY #2923245
(NOT INCLUDED)

TRACT D

14' FLORIDA POWER CORPORATION EASEMENT

ALT KEY #3931552
(NOT INCLUDED)

EXISTING UTILITY POLE

EXISTING FIBER OPTICS VAULT

EXISTING 16" WATER MAIN

EXISTING UTILITY POLE

EXISTING SIDEWALK EASEMENT

PROPOSED 12" PVC C-900 RECLAIMED WATER MAIN

ALT KEY #3931515 (NOT INCLUDED)
ALT KEY #3931514 (NOT INCLUDED)
ALT KEY #3931513 (NOT INCLUDED)
ALT KEY #3931512 (NOT INCLUDED)
ALT KEY #3931511 (NOT INCLUDED)
ALT KEY #3931510 (NOT INCLUDED)
ALT KEY #3931509 (NOT INCLUDED)
ALT KEY #3931508 (NOT INCLUDED)
ALT KEY #3931549 (NOT INCLUDED)

ALT KEY #3931518 (NOT INCLUDED)
ALT KEY #3931519 (NOT INCLUDED)
ALT KEY #3931520 (NOT INCLUDED)

MATCHLINE
SEE SHEET C7

SAN-4
SANITARY MANHOLE
RIM:156.69'
INV IN:144.45' (N 12")
INV OUT:144.35' (S 12")

LEGEND

- EXISTING RECLAIMED WATER MAIN
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING OVERHEAD POWER
- EXISTING BURIED FIBER OPTIC CABLE
- PROPOSED WATER SERVICE (TYPICAL)
- PROPOSED RECLAIMED SERVICE (TYPICAL)
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING SANITARY LINE
- PROPOSED SANITARY LINE
- PROPOSED SANITARY SERVICE (TYPICAL)
- EXTERIOR PARCEL LINE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROJECT PROPERTY LINE
- PROPOSED FENCE

****CAUTION****

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NOTES

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2. ALL UTILITY CONSTRUCTION TO CONFORM TO THE CITY OF EUSTIS' CONSTRUCTION AND ENGINEERING DESIGN STANDARDS.
3. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000FT² SHALL BE 1000 GPM FOR 1 HOUR. (NFPA 18.4.5.1.1)
4. NEWLY INSTALLED FIRE HYDRANTS MUST BE FLOW TESTED AND SHALL BE WITNESSED (FEE APPLIES) BY LAKE COUNTY FIRE INSPECTOR PRIOR TO APPROVAL OF FINAL PLAT AND ANY BUILDING PERMITS.
5. FIRE PROTECTION WATER SUPPLY WILL BE AVAILABLE PRIOR TO AND DURING CONSTRUCTION.
6. BOUNDARY AND RIGHT-OF-WAY INFO SHOWN ON THIS SHEET AND ENTIRE PLAN SET WAS PROVIDED BY BENCHMARK SURVEYING & MAPPING, LLC ISSUED DATE OF JUNE 10, 2022

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CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

#	REVISIONS	DATE
1.	REVISED NOTES AND OFFSITE SANITARY SIZE	04-19-2023

SUBDIVISION
UTILITY PLAN

ESTES RESERVE
SUBDIVISON

EUSTIS, FLORIDA

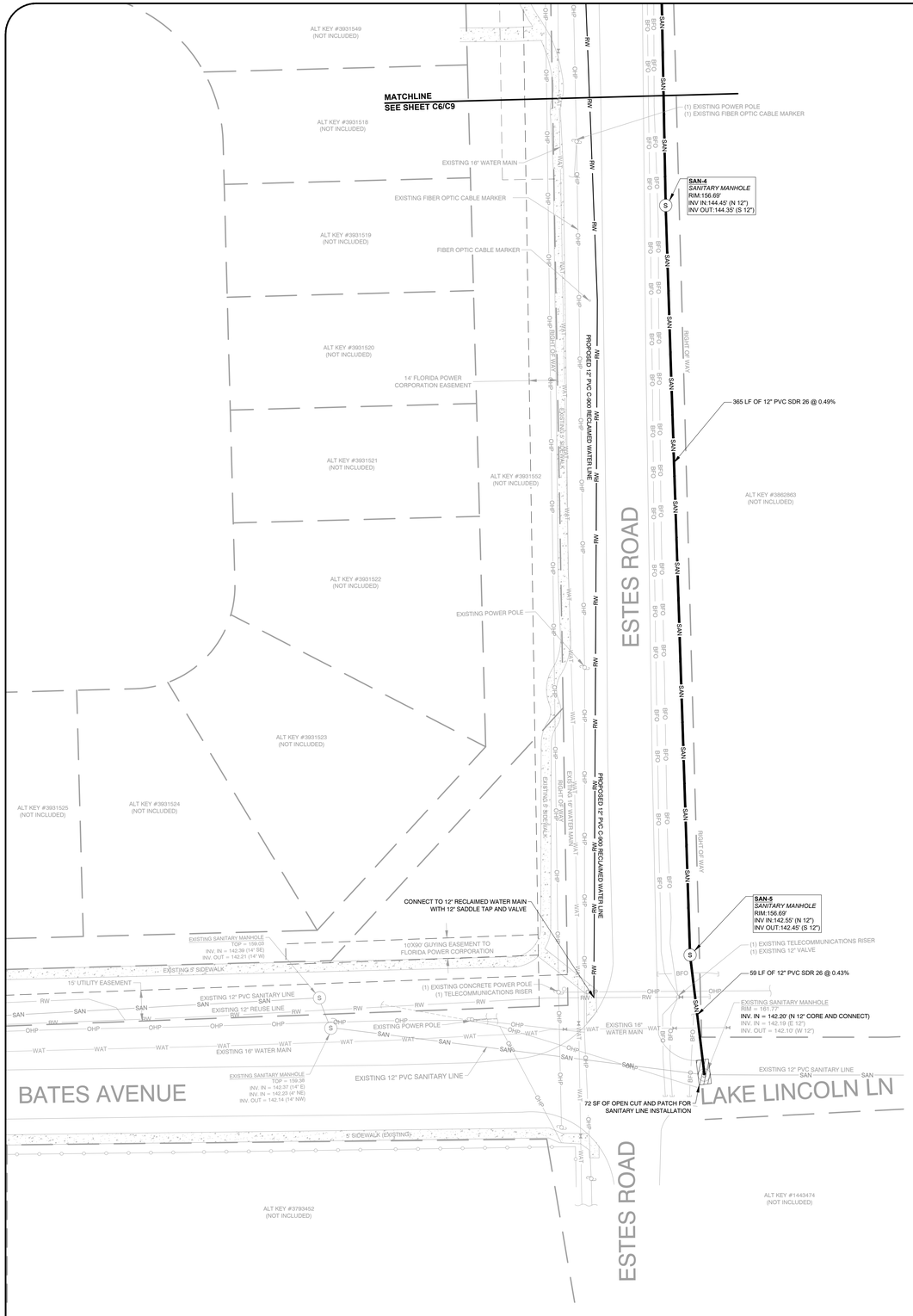
PROJECT # GE0152021

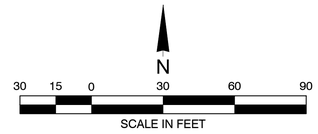
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CLERMONT, FL 34711
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WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 30'

DATE: 03-24-2023

SHEET
C6





LEGEND

- EXISTING RECLAIMED WATER MAIN
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING OVERHEAD POWER
- EXISTING BURIED FIBER OPTIC CABLE
- PROPOSED WATER SERVICE (TYPICAL)
- PROPOSED IRRIGATION SERVICE (TYPICAL)
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING SANITARY LINE
- PROPOSED SANITARY LINE
- PROPOSED SANITARY SERVICE (TYPICAL)
- EXTERIOR PARCEL LINE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROJECT PROPERTY LINE

NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTORS OWN EXPENSE.
2. ALL UTILITY CONSTRUCTION TO CONFORM TO THE CITY OF EUSTIS' CONSTRUCTION AND ENGINEERING DESIGN STANDARDS.
3. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000FT² SHALL BE 1000 GPM FOR 1 HOUR. (NFPA 18.4.5.1.1)
4. FIRE PROTECTION WATER SUPPLY WILL BE AVAILABLE PRIOR TO AND DURING CONSTRUCTION.

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CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

#	REVISIONS	DATE
1.	REVISED SANITARY MAIN SIZE	04-19-2023

OFF-SITE UTILITY PLAN

ESTES RESERVE
SUBDIVISON

EUSTIS, FLORIDA

PROJECT # GE0152021

GERMANA ENGINEERING
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1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
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WWW.GERMANA-ENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 30'

DATE: 03-24-2023

SHEET
C7



EROSION CONTROL NOTES

STORMWATER POLLUTION PREVENTION PLAN

1. ATTENTION IS DRAWN TO THE FACT THAT THIS PROJECT IS PERMITTED UNDER THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE REQUIREMENTS OF THIS PERMIT, AND TO UNDERTAKE ANY MEASURES NECESSARY TO COMPLY WITH SAID REQUIREMENTS.
2. IT MAY BE NECESSARY, DUE TO WEATHER CONDITIONS, PHASING OF CONSTRUCTION ACTIVITIES, QUANTITY AND TYPE OF MATERIALS, ETC., TO TAKE ADDITIONAL MEASURES TO COMPLY WITH THE N.P.D.E.S. PERMIT THAT ARE NOT OUTLINED IN THESE PLANS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR IMPLEMENTATION OF WHATEVER MEANS ARE NECESSARY TO PREVENT THE DISCHARGE OF POLLUTANTS, INCLUDING BUT NOT LIMITED TO TURBID WATER RUNOFF, AND FUGITIVE AIRBORNE PARTICULATE POLLUTANTS.
3. THE CONTRACTOR IS FURTHER ADVISED THAT A SEPARATE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) HAS BEEN PREPARED FOR THIS PROJECT AND IS HEREBY MADE PART OF THE CONSTRUCTION DOCUMENTS.
4. THIS INFORMATION REPRESENTS THE MINIMUM AMOUNT OF EROSION AND SEDIMENT CONTROL MEASURES, IN THE OPINION OF THE ENGINEER, THAT MAY BE NECESSARY FOR ANY ADDITIONAL MEASURES OR PRACTICES THAT MAY BE NECESSARY TO CONTROL EROSION, TURBID DISCHARGE, FUGITIVE PARTICULATES, ETC. TO FULLY COMPLY WITH ALL GOVERNMENTAL RULES AND/OR PERMIT REQUIREMENTS.

GENERAL NOTES

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE ENGINEER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.

SEDIMENT FENCE

1. THE SEDIMENT BARRIER UTILIZES STANDARDS STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
2. THE HEIGHT OF A SEDIMENT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
3. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
6. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLES OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
8. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSURE POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRE DIRECTLY TO THE POSTS WITH ALL OTHER PROVISION OF ITEM NO. 6 APPLYING.
9. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
10. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

SEDIMENT FENCE MAINTENANCE

1. SEDIMENT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SEDIMENT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

DITCH BARRIERS

1. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
2. THE REMAINING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE, WITH THE FOLLOWING ADDITION.
3. THE STRAW BALES SHALL BE INSTALLED SUCH THAT UNDERCUTTING BENEATH THE BALES IS MINIMIZED BY THE USE OF ROCK CHECK DAMS PLACED ADJACENT TO THE STRAW BALES.
4. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

DITCH BARRIER MAINTENANCE

1. STRAW BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS, AND UNDERCUTTING BENEATH BALES.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

TIMING OF SEDIMENT CONTROL PRACTICES

1. SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH DISTURBING ACTIVITY.
2. SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RESTABILIZED.

STABILIZATION OF NON-STRUCTURAL PRACTICES

1. CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS IT IS PRACTICAL AFTER GRADING OR CONSTRUCTION.
2. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN FOURTEEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED.

MAINTENANCE
TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL BE REMOVED OR REPLACED BY THE ENGINEER AT NO COST TO THE OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

SEDIMENT BARRIERS
SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS. SEDIMENT BARRIERS SUCH AS A SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECTED ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

STOCKPILES
ALL SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY PERIMETER CONTROL DEVICES SUCH AS STRAW BALE DIKES OR FILTER FABRIC FENCES, AND THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

INSPECTION SCHEDULE
1. DIVERSION SWALE AND STRUCTURAL PROTECTION - INSPECT EVERY 7 DAYS OR AFTER EACH RAINSTORM PRODUCING RUNOFF. REPAIR AS REQUIRED.
2. INLET PROTECTION - INSPECT FOR SEDIMENT ACCUMULATION AFTER EACH RAINFALL AND DAILY DURING CONTINUED RAINFALL. REPAIR OR REPLACE WHEN WATER FLOW IS RESTRICTED BY SEDIMENT.
3. VEGETATIVE PLANTING - INSPECT AFTER SPROUTING OCCURS AND REPLANT BARE AREAS. INSPECT ESTABLISHED COVER EVERY 15 DAYS FOR DAMAGE; REPLANT AS REQUIRED. MAINTAIN ESTABLISHED COVER AT MAXIMUM 6" HEIGHT. IRRIGATE AS REQUIRED DURING DRY PERIODS TO MAINTAIN LIVE VEGETATION.

INLET PROTECTION
ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING PONDED AND FILTERED

CONSTRUCTION ACCESS ROUTES
MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES OR PUBLIC ROADS WHERE RUNOFF IS NOT CHECKED.

PERMANENT VEGETATION
PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

CONSTRUCTION SEQUENCE

1. INSTALL SEDIMENT CONTROL MEASURES
2. ROUGH GRADE SITE & STOCKPILE TOPSOIL
3. TEMPORARY VEGETATION
4. INSTALL STORM WATER MANAGEMENT MEASURES
5. INSTALL ROAD & PARKING BASE
6. SURFACE ROADS & PARKING
7. FINAL GRADING
8. PERMANENT VEGETATION
9. INSTALLING LANDSCAPING
10. PERFORM CONTINUING MAINTENANCE

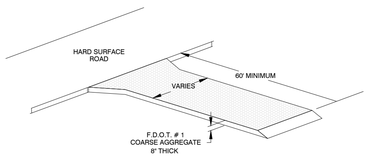
N

40' 20' 0 40' 80' 120'

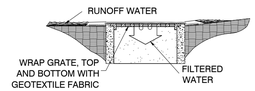
SCALE IN FEET

LEGEND

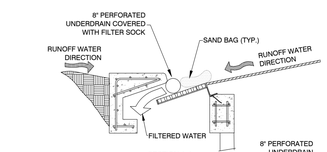
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED STORMWATER LINE
- PROJECT PROPERTY LINE
- EXTERIOR PARCEL LINE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED FENCE



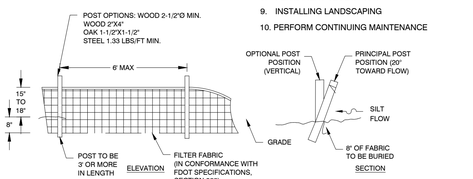
GRAVEL CONSTRUCTION ENTRANCE
NTS



DROP INLET PROTECTION
NTS



CURB INLET PROTECTION
NTS



SILT FENCE
NTS

EROSION CONTROL SUMMARY

EROSION CONTROL DESIGNER:	GERMANA ENGINEERING AND ASSOCIATES, LLC. CONTACT: CHRISTOPHER M. GERMANA, PE 1120 WEST MINNEOLA AVENUE CLERMONT, FLORIDA 34711 (352) 242-9329
OWNER/DEVELOPER:	**BURGLAND INVESTMENTS, LLC.** CONTACT: FRANK BOMBEECK 1810 WEST KENNEDY BLDV, SUITE 232 TAMPA, FLORIDA 33606 (813) 321-1984
AREA ADJACENT TO SITE:	THE SITE IS NEXT TO UNIMPROVED AGRICULTURAL LAND TO THE NORTH, A MIDDLE SCHOOL TO THE WEST, SINGLE FAMILY RESIDENTIAL TO THE SOUTH, AND ESTES ROAD TO THE EAST.
EROSION CONTROL MEASURES:	EROSION AND RUNOFF WILL BE CONTROLLED BY SILT FENCE AND INLET PROTECTION AS NEEDED.

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Date: 2023.04.19 13:08:03 -04'00'

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

#	REVISIONS	DATE

STORMWATER POLLUTION PREVENTION PLAN

ESTES RESERVE
SUBDIVISON
EUSTIS, FLORIDA

PROJECT # GED152021

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-9329
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 40'

DATE: 03-24-2023

SHEET
C8

ALT KEY #3862868
(NOT INCLUDED)

N88°46'45"E 631.37'

TRACT C

TRACT D

TRACT B

TRACT A

ALT KEY #2923345
(NOT INCLUDED)

TRACT D

S88°28'41"W 633.25'

N00°34'30"W 325.49'

MES NORTH
24" MES WITH ENERGY DISSIPATOR
INV:145.00'

78 LF OF 24" RCP @ 0.84%

100
TYPE 6 INLET
EOP:154.30'
INV IN:145.80' (E 24")
INV OUT:145.65' (N 24")
INV OUT:145.75' (S 18")

(1) FIRE HYDRANT ASSEMBLY
(1) 8"X8"X8" MJ TEE

8"X8"X8" MJ TEE

10' DRAINAGE AND UTILITY ESMT

SAN-1
SANITARY MANHOLE
5+97

(8) 8°-45° MJ BEND
(ENTIRE CUL-DE-SAC)

104 LF OF 18" RCP @ 0.72%

MES2
18" MES WITH ENERGY DISSIPATOR
INV:145.00'

6" PVC C900 RECLAIMED WATER MAIN

8" PVC SDR 26 SANITARY LINE

10' DRAINAGE AND UTILITY ESMT

SAN-2
SANITARY MANHOLE

8" PVC C900 WATER MAIN

8" PVC SDR 26 SANITARY LINE
2+00

6" PVC C900 RECLAIMED WATER MAIN

24 LF OF 18" RCP @ 1.04%

210
TYPE 5 INLET

220
TYPE 5 INLET

36 LF OF 18" RCP @ 1.10%

200
TYPE C INLET WITH RETICULINE GRATE
RIM:152.55'
INV OUT:149.20' (N 18")

(1) 16" PVC CAP
(1) 16" GATE VALVE

(1) 12" PVC CAP
(1) 12" GATE VALVE

901
TYPE C INLET WITH RETICULINE GRATE
GRATE:151.90'
INV OUT:149.40' (S 18")

84 LF OF 18" RCP @ 0.48%

PROPOSED 16" PVC C900 WATER MAIN

14' FLORIDA POWER CORPORATION EASEMENT

29' LANDSCAPE BUFFER

MH1
STORM MANHOLE
RIM:152.38'
INV IN:149.00' (N 18")
INV OUT:148.90' (SW 18")

73 LF OF 18" RCP @ 0.55%

(1) FIRE HYDRANT ASSEMBLY
(1) 8"X8"X8" MJ TEE

(2) 16°-45° MJ BEND

UTILITY CONFLICT
PROPOSED 18" STORM 150.12'
148.62'
1.18'
PROPOSED 8" SANITARY 147.44'
146.77'

(1) 16"X16"X8" MJ TEE
(1) 8" GATE VALVE

CONNECT TO EXISTING 16" WATER MAIN
0+00 -0+10

SAN-3
SANITARY MANHOLE
RIM:150.65'
INV IN:146.35' (W 8")
INV OUT:146.25' (S 12")

(1) 12"X12"X6" MJ TEE
(1) 12" WATER VALVE

377 LF OF 12" PVC SDR 26 @ 0.48%

EXISTING 16" VALVE

EXISTING 16" WATER MAIN

14' FLORIDA POWER CORPORATION EASEMENT

ESTES ROAD

SEE SHEET C7 FOR CONTINUATION

N
30 15 0 30 60 90
SCALE IN FEET
VERTICAL SCALE: 1" = 3'

****CAUTION****

EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE LOCATED WITHIN THE PROJECT AREA. THE LOCATION OF THE EXISTING UTILITIES SHOWN IN THESE PLANS IS FOR REFERENCE INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

- EXISTING RECLAIMED WATER MAIN
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE (TYPICAL)
- PROPOSED RECLAIMED SERVICE (TYPICAL)
- PROPOSED SANITARY LINE
- PROPOSED SANITARY SERVICE (TYPICAL)
- PROPOSED STORMWATER LINE
- PROJECT PROPERTY LINE
- EXTERIOR PARCEL LINE
- PROPOSED FENCE
- PROPOSED GUARDRAIL
- EXISTING CONCRETE
- PROPOSED CONCRETE

DARBY COURT

HIGH PT. STA: 3+60.03
HIGH PT ELEV: 160.46
PVI STA: 3+60.77
PVI ELEV: 161.50
K: 27.05
LVC: 150.00

EVCS: 4+35.77
EVCE: 159.40

BVCS: 2+85.77
BVCE: 159.45

GRADE BREAK STA = 5+41.29
ELEV = 156.450

CENTER OF CUL DE SAC AT 5+97.00
ELEV = 155.15

EXISTING SURFACE PROFILE

PROPOSED CENTERLINE PROFILE

EXISTING ESTES ROAD PROFILE

2.33%
2.80%
2.75%

MATCH ESTES ROAD AT 0+00.00
ELEV = 151.60

SAN-1
SANITARY MANHOLE
STA:5+62.25 OFF:0.00
RIM:155.86'
INV OUT:151.50' (E 8")

SAN-2
SANITARY MANHOLE
STA:1+72.23 OFF:0.00
RIM:156.33'
INV IN:147.40' (W 8")
INV OUT:147.35' (E 8")

MH1
STORM MANHOLE
STA:0+14.62 OFF:73.95R
RIM:152.38'
INV IN:149.00' (N 18")
INV OUT:148.90' (SW 18")

220
TYPE 5 INLET
STA:0+52.58 OFF:-12.00L
EOP:152.51'
INV IN:148.80' (S 18")
INV OUT:148.75' (N 18")

210
TYPE 5 INLET
STA:0+52.58 OFF:12.00R
EOP:152.51'
INV IN:148.50' (S 18")
INV IN:148.50' (NE 18")
INV OUT:148.25' (W 24")

390 LF OF 8" PVC SDR 26 @ 1.05%

579 LF OF 24" RCP @ 0.42%

201 LF OF 8" PVC SDR 26 @ 0.50%

73 LF OF 18" RCP @ 0.55%

SEE PLAN VIEW, THIS SHEET FOR CONTINUATION

SEE PLAN VIEW THIS SHEET AND C7 FOR CONTINUATION

6+00	5+00	4+00	3+00	2+00	1+00	0+00-0+10
159.05	158.20	159.47	159.70	159.88	156.80	157.76	156.61	155.20	153.68	151.58	151.30
155.05	158.20	158.47	159.47	159.70	159.88	158.80	157.76	156.61	155.20	153.68	151.58	151.30

Digitally signed by Christopher M Germana
Date: 2023.04.19 13:08:36 -04'00'

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CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

#	REVISIONS	DATE

NELLIE CROSSING CIRCLE
PLAN AND PROFILE
-0+10 TO 5+97

ESTES RESERVE
SUBDIVISON
EUSTIS, FLORIDA

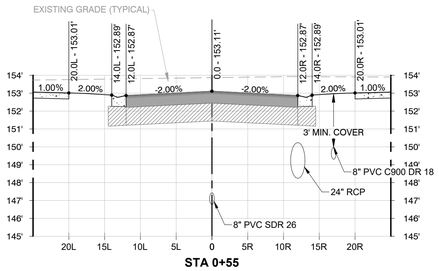
PROJECT # GED152021

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-8029
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

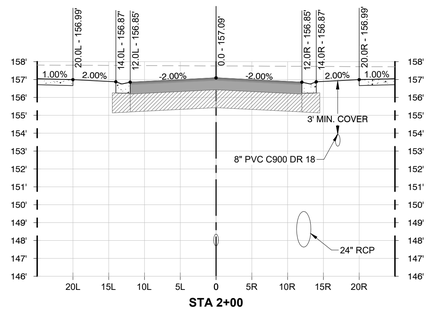
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DATE: 03-24-2023

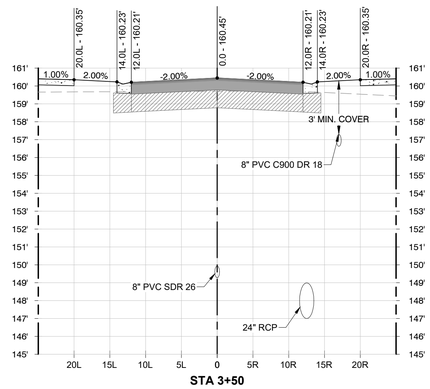
SHEET
C9



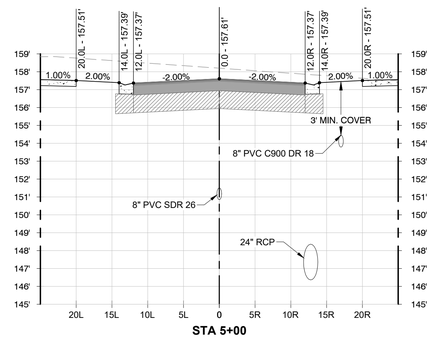
STA 0+55



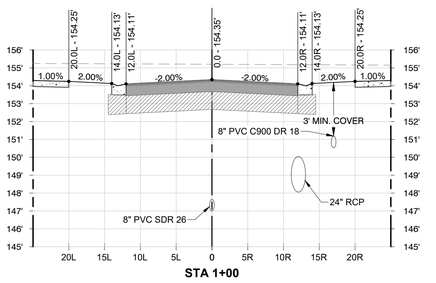
STA 2+00



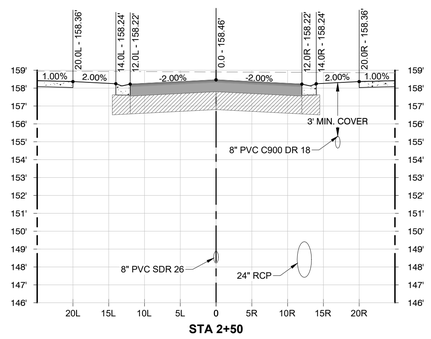
STA 3+50



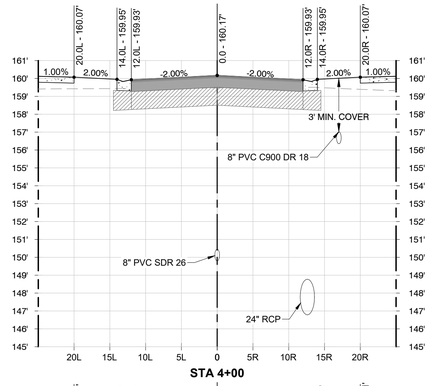
STA 5+00



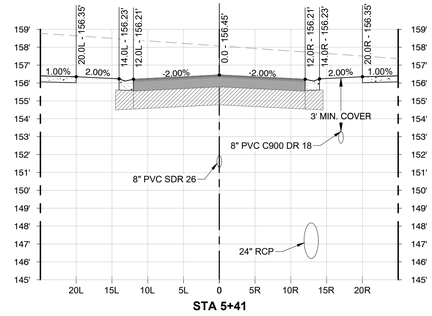
STA 1+00



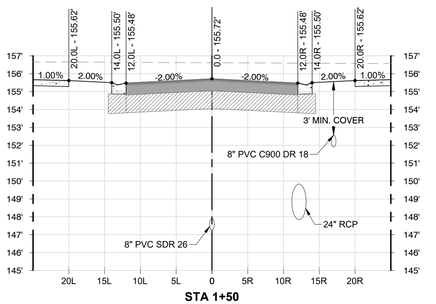
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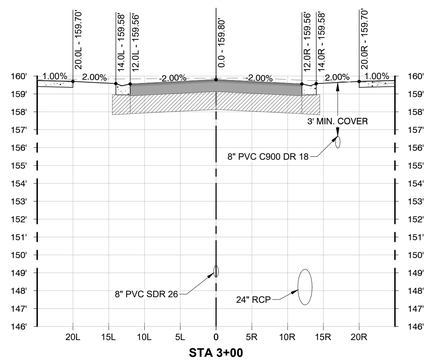
STA 4+00



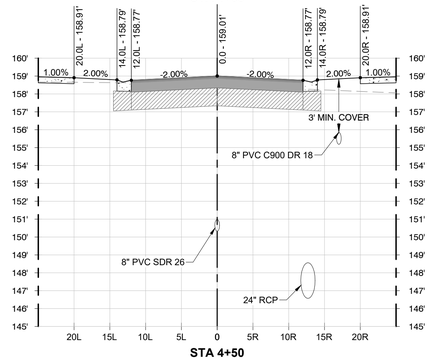
STA 5+41



STA 1+50



STA 3+00



STA 4+50

10 5 0 10 20 30

SCALE IN FEET
VERTICAL SCALE: 1" = 4'

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Date: 2023.04.19 13:09:10 -04'00'

CHRISTOPHER M. GERMANA
LICENSE
No 61682
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

#	REVISIONS	DATE

DARBY COURT
CROSS SECTIONS
0+55 TO 5+41

ESTES RESERVE
SUBDIVISON

EUSTIS, FLORIDA

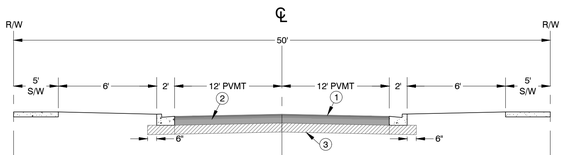
PROJECT # GE015202.1

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-6529
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: NTS

DATE: 03-24-2023

SHEET
C10

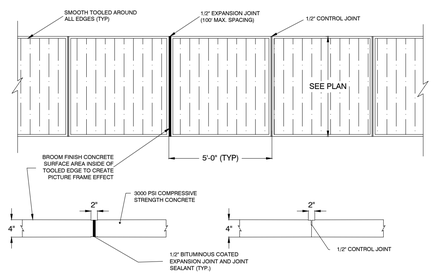


① 2" (TWO 1" LIFTS) SP-9.5 STRUCTURAL COURSE (TRAFFIC C)
THE WEARING SURFACE SHOULD BE COMPACTED TO A MINIMUM DENSITY OF 95 PERCENT OF THE LABORATORY DENSITY AS DETERMINED BY THE MARSHALL STABILITY TEST METHOD (AASHTO T-245).

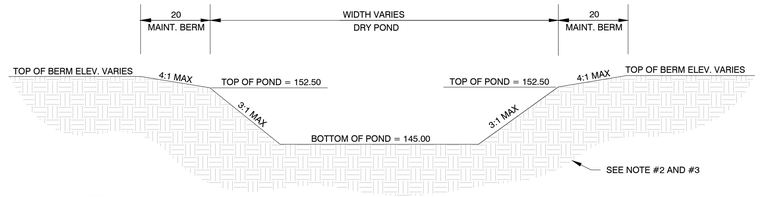
② 6" LIMEROCK BASE (LBR 100)
QUALITY OF LIMEROCK TO BE IN ACCORDANCE WITH CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND COMPACTED TO A MINIMUM DENSITY EQUIVALENT TO 95 PERCENT OF THE MODIFIED PROCTOR (AASHTO T-180), PRIMED, COMPACTED TO 98% OF THE MAXIMUM DENSITY, PER AASHTO T-180.

③ 12" TYPE B STABILIZED SUBGRADE (LBR 40)
THE SUBGRADE SHOULD BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180) FOR A DEPTH OF 1 FOOT BELOW PAVEMENT SUBGRADE.

TYPICAL R/W DETAIL
NTS



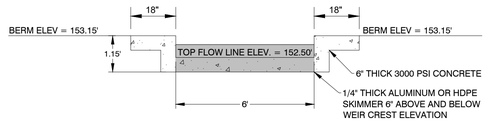
SIDEWALK DETAIL
NTS



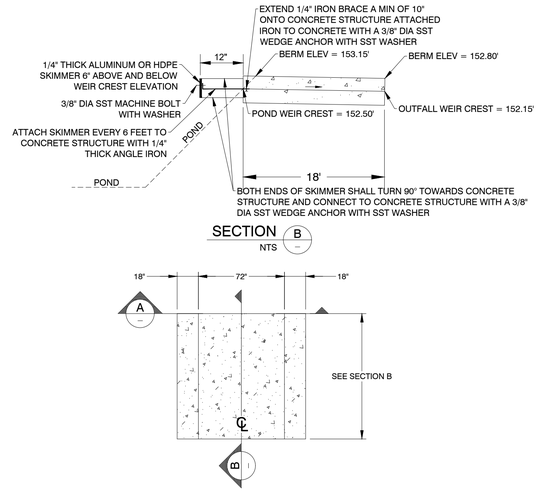
NOTES

1. BAHIA SOD SHALL BE USED ON POND SIDE SLOPES AND BERM. NON-MUCK GROWN SOD SHALL BE INSTALLED.
2. THE POND BOTTOM AREA SHOULD BE STRIPPED AND CLEARED OF TREES, SURFACE VEGETATION, TOP SOIL, ROOT LADEN SOILS, DEBRIS, AND ANY DELETERIOUS OR CLAYEY MATERIAL. POND BOTTOM TO BE SEEDED WITH ARGENTINE BAHIA SEEDS.
3. IF CLAYEY SOILS ARE ENCOUNTERED DURING GRADING OF THE POND, IT SHOULD BE OVER EXCAVATED TO A DEPTH OF 3 FEET BELOW THE POND BOTTOM AND REPLACED WITH CLEAN FINE SANDS. ALL FILL SHALL BE GRANULAR SOIL WITH LESS THAN 5% PASSING THROUGH THE NUMBER 200 SIEVE AT A MINIMUM PERMEABILITY RATE OF 10 FT/DAY.
3. CONTRACTOR TO OVER-EXCAVATE THE POND BOTTOM TO AN ELEVATION OF 142.50' TO ENSURE NO CLAY IS BENEATH THE POND TO ELEVATION 142.50'. CONTRACTOR TO EXCAVATE ANY CLAY FOUND AND FILL WITH CLEAN FINE SAND WITH LESS THAN 5% PASSING THROUGH THE NUMBER 200 SIEVE AT A MINIMUM PERMEABILITY RATE OF 10 FEET PER DAY.

TYPICAL DRY POND DETAIL
NTS



SECTION A
NTS



SECTION B
NTS

POND EMERGENCY OVERFLOW WEIR DETAIL
NTS

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Date: 2023.04.19 13:09:44 -04'00'

CHRISTOPHER M. GERMANA LICENSE No 61682 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

DATE
REVISIONS
#

CONSTRUCTION DETAILS

ESTES RESERVE
SUBDIVISON
EUSTIS, FLORIDA

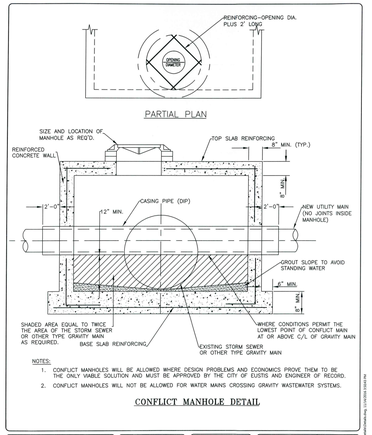
PROJECT # GE0152021

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-8929
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: NTS

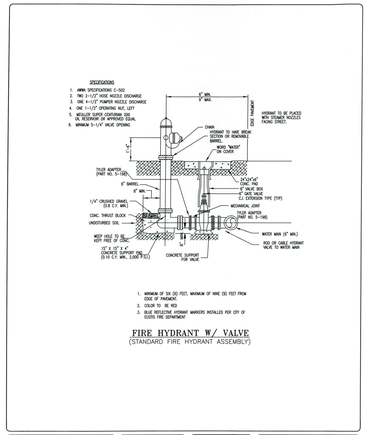
DATE: 03-24-2023

SHEET
C11



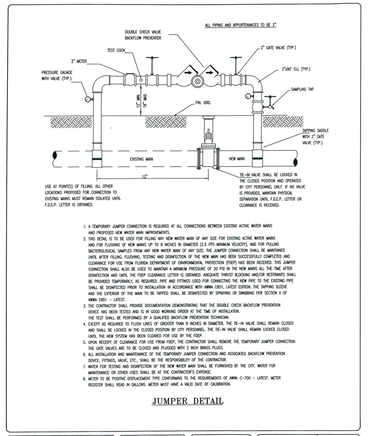
NOTES:
1. CONFLICT MANHOLES WILL BE ALLOWED WHERE DESIGN PROBLEMS AND ECONOMICS PROVE THEM TO BE THE ONLY VIABLE SOLUTION AND MUST BE APPROVED BY THE CITY OF EUSTIS AND ENGINEER OF RECORD.
2. CONFLICT MANHOLES WILL NOT BE ALLOWED FOR WATER MAINS CROSSING GRAVITY WASTEWATER SYSTEMS.

CONFLICT MANHOLE DETAIL



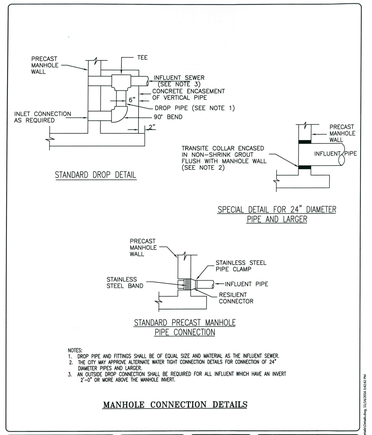
1. MINIMUM OF SIX (6) FEET, MAXIMUM OF NINE (9) FEET FROM EDGE OF PAVEMENT.
2. COLOR TO BE RED.
3. BLUE REFLECTIVE HYDRANT MARKERS INSTALLED PER CITY OF EUSTIS FIRE DEPARTMENT

FIRE HYDRANT W/ VALVE
(STANDARD FIRE HYDRANT ASSEMBLY)



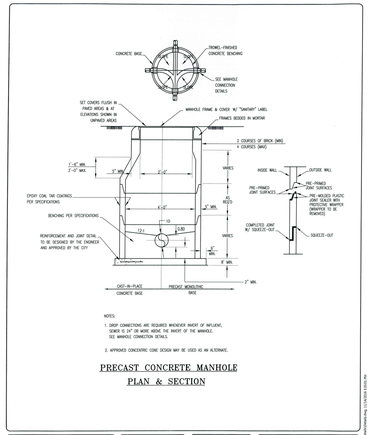
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAINS WHERE APPROPRIATE.
2. THIS DETAIL IS TO BE USED FOR FILLING OF NEW WATER MAIN OF ANY SIZE FOR DISINFECTION USING A 10% CHLORINE SOLUTION AND FOR FLUSHING OF NEW MAINS UP TO 8 INCHES IN DIAMETER (3.5 PPS MINIMUM VELOCITY), AND FOR FILLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) HAS BEEN RECEIVED. THE JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAIN ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ACCURATE THROUGH BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED AT ALL BENDS, TEES, AND VALVES ON THE JUMPER CONNECTION. ALL PIPE, FITTINGS, VALVES, AND OTHER MATERIALS USED SHALL BE CONSTRUCTED FROM OR MANUFACTURED WITH ANSI 61 LISTED, LATEST EDITION. THE TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION 5.1 OF AWWA C651 – LATEST.
3. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE DOUBLE CHECK BACKFLOW PREVENTION DEVICE HAS BEEN TESTED AND IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION. THE TEST SHALL BE PERFORMED BY A QUALIFIED BACKFLOW PREVENTION TECHNICIAN.
4. ONCE THE NEW WATER MAIN HAS BEEN FILLED, FLUSHED, TESTED AND CLEARED FOR USE, THE TIE-IN VALVE SHALL REMAIN CLOSED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY THE FDEP. THE TIE-IN VALVE SHALL BE LOCKED IN THE CLOSED POSITION BY CITY PERSONNEL. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE GATE VALVES ARE TO BE CLOSED AND PLUGGED WITH 2 INCH BRASS PLUGS.
5. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE, FITTINGS, VALVE, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN SHALL BE FURNISHED BY THE CITY. WATER FOR MAINTENANCE OR OTHER USES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
7. METER TO BE USED FOR FILLING AND FLUSHING OF THE NEW MAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. METER TO BE FURNISHED, INSTALLED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C-700 – LATEST. METER REGISTER SHALL READ IN GALLONS. METER MUST HAVE A VALID DATE OF CALIBRATION.

JUMPER DETAIL



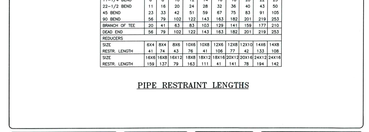
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATER TIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2'-0" OR MORE ABOVE THE MANHOLE INVERT.

MANHOLE CONNECTION DETAILS



NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT, STANDS 8'-24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
2. APPROVED CONCRETE CHASE DESIGN MAY BE USED AS AN ALTERNATE.

PRECAST CONCRETE MANHOLE
PLAN & SECTION



PIPE RESTRAINT FOR D.I. PIPE MINIMUM RESTRAINED LENGTH (FT) – EACH SIDE OF FITTING										
	PIPE SIZE – INCHES									
FITTING TYPE	4	6	8	10	12	14	16	18	20	24
HORZ. UP OR HORIZ										
11-1/4 BEND	2	3	4	5	6	6	7	8	9	
22-1/2 BEND	4	6	7	9	10	12	13	14	16	18
45 BEND	8	12	15	18	21	24	27	30	32	37
90 BEND	20	28	37	44	52	58	65	72	78	90
VERTICAL DOWN										
11-1/4 BEND	4	6	8	9	11	12	14	15	17	19
22-1/2 BEND	9	13	15	19	22	25	28	31	34	39
45 BEND	17	25	32	39	45	52	58	64	70	82
90 BEND	43	60	77	94	109	125	140	155	168	197
BRANCH OF TEE	20	41	63	83	103	126	144	166	185	227
DEAD END	43	60	77	94	109	125	140	155	168	197
REDUCERS										
SIZE	6X4	8X4	8X6	10X6	10X8	12X6	12X8	12X10	14X10	14X12
RESTR. LENGTH	41	37	33	59	32	82	59	32	153	84
SIZE	16X8	16X10	16X12	16X14	18X12	18X14	20X12	20X14	24X16	24X18
RESTR. LENGTH	123	108	80	126	86	32	108	80	150	110

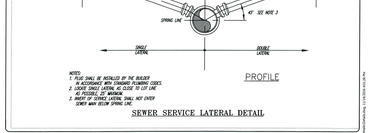
PIPE RESTRAINT FOR PVC PIPE (C-900/O-905 DR 18) MINIMUM RESTRAINED LENGTH (FT) – EACH SIDE OF FITTING										
	PIPE SIZE – INCHES									
FITTING TYPE	4	6	8	10	12	14	16	18	20	24
HORZ. UP OR HORIZ										
11-1/4 BEND	2	3	4	5	6	6	7	8	9	10
22-1/2 BEND	5	6	8	10	12	13	15	16	17	20
45 BEND	10	13	17	21	24	27	30	33	36	41
90 BEND	23	32	43	50	58	66	73	80	87	100
VERTICAL DOWN										
11-1/4 BEND	6	8	10	12	14	16	18	20	22	25
22-1/2 BEND	11	16	20	24	28	32	36	40	43	50
45 BEND	23	33	42	51	59	67	75	83	91	105
90 BEND	56	79	102	123	143	163	182	201	219	253
BRANCH OF TEE	20	41	63	83	103	126	144	166	185	227
DEAD END	56	79	102	123	143	163	182	201	219	253
REDUCERS										
SIZE	6X4	8X4	8X6	10X6	10X8	12X6	12X8	12X10	14X10	14X12
RESTR. LENGTH	41	74	43	78	41	106	77	42	133	108
SIZE	16X8	16X10	16X12	16X14	18X12	18X14	20X14	20X16	24X16	24X18
RESTR. LENGTH	150	127	79	163	111	41	141	78	184	142

PIPE RESTRAINT LENGTHS



NOTES:
1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 2' BELOW FINAL GRADE & SHALL BE CLEARLY MARKED WITH A 2" x 2" x 4'-0" STAKE, WITH THE TOP PAINTED BLUE AND MARKED WITH THE NUMBER OF LOTS TO BE SERVED.
4. METER 2 INCHES AND SMALLER ARE TO BE INSTALLED BY FLORIDA WATER SERVICE PERSONNEL.
5. SERVICE TUBING SHALL BE BLUE POLYETHYLENE ENDOT ENDOPURE.

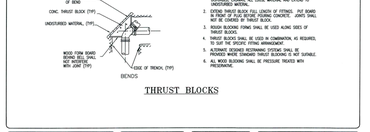
SERVICE CONNECTION DETAILS



NOTES:
1. PLUG SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODES.
2. LOCATE SHELF LAYING AS CLOSE TO LOT LINE AS POSSIBLE, BUT NOT IN IT.
3. INVERT OF STUBOUT LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.

PROFILE

SEWER SERVICE LATERAL DETAIL



SCHEDULE FOR THRUST BLOCK AREAS						
PIPE SIZE (INCHES)	90° BEND (SQ. FT.)	45° BEND (SQ. FT.)	22-1/2° BEND (SQ. FT.)	11-1/4° BEND (SQ. FT.)	TEE & WYE (SQ. FT.)	DESIGN PSI (PSI)
4	2.0	1.0	0.5	0.3	1.4	150
6	4.0	2.2	1.1	0.6	2.9	150
8	7.0	3.9	1.9	0.9	5.0	150
10	11.4	6.2	3.2	1.6	8.1	150
12	16.3	8.8	4.5	2.3	11.5	150

NOTE: THRUST BLOCK AREAS COMPUTED ON BASIS OF 3,000 LBS. PER SQ. FT. SOIL RESISTANCE BEARING

THRUST BLOCK NOTES:
1. THRUST BLOCK BEARING AREAS SHALL BE FIGURED AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN EXCAVATED FARTHER AS LOOSE MATERIAL AND EXTEND TO UNDISTURBED SOIL.
2. EXTEND THRUST BLOCK FULL LENGTH OF FITTINGS. PUT BOARD IN FRONT OF PLUG BEFORE POURING CONCRETE. JOINTS SHALL NOT BE COVERED BY THRUST BLOCK.
3. REDUCE BLOCKING FORMS SHALL BE USED ALONG SIDES OF THRUST BLOCKS.
4. THRUST BLOCKS SHALL BE USED IN COMBINATION, AS REQUIRED, TO SUIT THE SPECIFIC FITTING ARRANGEMENT.
5. ALTERNATE DESIGNED RESTRAINING SYSTEMS SHALL BE PROVIDED WHERE STANDARD THRUST BLOCKING IS NOT SUITABLE.
6. ALL WOOD BLOCKING SHALL BE PRESSURE TREATED WITH PRESERVATIVE.

THRUST BLOCKS



BEDDING & TRENCHING NOTES:
1. B_c = PIPE O.D. + 24" (2 FT.)
   B_d = TRENCH WIDTH AT TOP OF PIPE
   MIN. B_d = B_c + 24" (2 FT.)
   MIN. B_d = MFG. DIM. OF BELL + 8" (EXPANDED TRENCH)
   MAX. DIM. OF BELL + 12" (UNDISTURBED TRENCH)
2. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS NEEDED TO REACH SUITABLE FOUNDATION FOR NON-CONSOLIDATING MATERIAL. DEPTH SHALL BE DETERMINED BY THE ENGINEER.
3. EXISTING SHALL BE DEEMED BELOW THE UTILITY INVERT IF REQUIRED FOR LATERAL SUPPORT OR UNSUITABLE MATERIAL REMOVAL. WHERE DIGGING BELOW PIPE INVERT, SHEETING SHALL BE CUT OFF A MIN. OF 12" ABOVE TOP OF PIPE, OR HEADS AS AUTHORIZED BY THE ENGINEER. SHEETING SHALL NOT BE LEFT IN PLACE WITHOUT WRITTEN APPROVAL. TRENCH EXTEND HEIGHT MORE THAN 24" BELOW SURFACE UNLESS SPECIFICALLY APPROVED. BRACING SHALL BE PROVIDED AS REQUIRED.

NOTE:
NORMALLY CLEAN BACKFILL SHALL BE USED AS A 4" MIN. BEDDING FOR PIPE HOWEVER, WHERE UNSTABLE TRENCH BOTTOM CONDITIONS ARE ENCOUNTERED, AS DETERMINED BY THE INSPECTING ENGINEER A SUFFICIENT DEPTH OF THE UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A 6" MIN. COMPACTED GRANULAR BEDDING MATERIAL. SUCH GRANULAR BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE TO STABILIZE THE PIPE BEDDING. WHEN DRY UNSUITABLE MATERIAL IS ENCOUNTERED IN THE TRENCH BOTTOM, GRADED GRAVEL MAY BE USED FOR PIPE BEDDING.

TRENCH BEDDING



BEDDING & BACKFILL COMPACTION DENSITY TO BE 95% MODIFIED PROCTOR A.A.S.H.T.O. T-180 (A.S.T.M.-D1557)
BEDDING AND BACKFILL PLACED IN LIFTS NOT EXCEEDING 6" IN THICKNESS
FOR P.V.C. GRAVITY SEWER PIPE
ALL BEDDING IN COMPLIANCE W/ A.S.T.M. D2321-74)

STANDARD BEDDING

TYPICAL MAIN LINE, SERVICE LINE AND METER CONNECTION

VALVE & VALVE BOX DETAIL

NOTES:
1. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
2. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED FORCE MAIN, RECLAIMED WATER MAIN, OR PIPELINES CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
3. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE JOINTS IN THE OTHER PIPELINE. WHERE POSSIBLE, THE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WATER MAIN CROSSING DETAIL

OTHER PIPE	(a) GRAVITY OR PRESSURE SANITARY SEWER (b) SANITARY SEWER FORCE MAIN (c) RECLAIMED WATER (4)	(a) STORM SEWER, (b) STORMWATER FORCE MAIN, (c) RECLAIMED WATER (2)	ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
HORIZONTAL SEPARATION	WATER MAIN 10' PREFERRED 6' MINIMUM (3) OTHER PIPE	WATER MAIN 3' MIN OTHER PIPE	10' MIN.
CROSSINGS (1)	WATER MAIN 12" IS THE MINIMUM EXCEPT FOR GRAVITY SEWER, THEN 6" IS THE MINIMUM AND 12" IS PREFERRED. OTHER PIPE	WATER MAIN 12" IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6" IS THE MINIMUM AND 12" IS PREFERRED. OTHER PIPE	—
JOINT SPACING AT CROSSINGS (FULL JOINT CENTERED)	ALTERNATE 6 FT MINIMUM PIPE WATER MAIN OTHER	ALTERNATE 3 FT MINIMUM PIPE WATER MAIN OTHER	—

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

PIPING CLEARANCES

BLOWOFF VALVE

This item has been digitally signed and sealed by Christopher M. Germana, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Christopher M Germana
Date: 2023.04.19 13:10:23 -04'00'

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

#	REVISIONS	DATE

CITY OF EUSTIS
CONSTRUCTION DETAILS

PROJECT # GE0152021

ESTES RESERVE
SUBDIVISON

EUSTIS, FLORIDA

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-8928
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: NTS

DATE: 03-24-2023

SHEET
C12

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: JUNE 1, 2023

RE: RESOLUTION NUMBER 23-39: SITE PLAN WITH WAIVER TO LANDSCAPE REQUIREMENTS FOR THE DUKE ENERGY – EUSTIS SOUTH SUBSTATION

Introduction:
Resolution Number 23-39 approves a site plan with a waiver (to Eustis Land Development Regulations Section 115-9.3.2(A) Suburban Design District Standards – Suburban Landscape) for the Duke Energy – Eustis South Substation on approximately 5.22 acres located west of South Bay Street and North of Plaza Drive (Lake County Property Appraisers' Alternate Key Number 1240336).

Recommended Action:
The administration recommends approval of Resolution Number 23-39.

Background:

Pertinent Site Information:

a. The subject property comprises about 5.22 acres, which currently contains 1,075 square feet of structures for Duke Energy utilities.
b. The site is within the General Commercial (GC) land use district, which allows public services/utilities.
c. The property is within the Suburban Corridor Design District.
d. The site and surrounding properties' land use, design district designations, and existing uses are shown below:

Location	Existing Use	Future Land Use	Design District
Site	Duke Energy Substation	General Commercial (GC)	Suburban Corridor
North	Lake Hills Shopping Plaza	General Commercial (GC)	Suburban Corridor
South	Roadways and Residential	General Commercial (GC)	Suburban Corridor
East	Roadways and Residential and Commercial Mixture of Uses	General Commercial (GC)	Suburban Corridor
West	Retail – Shopping Plaza and Wildwood Antique Mall	General Commercial (GC)	Suburban Corridor

Proposed Development:
The proposed development is to expand the existing substation northeast portion of the fenced area to the east to:

- Add approximately 3,358 square feet of additional #57 granite-covered area
- 1,267 square feet of new unmanned Control Equipment Enclosure
- Demolition of approximately 1,521 square feet of concrete pavement
- Milling and resurfacing approximately 4,391 square feet of existing asphalt pavement
- Construction of a dry retention pond

Waivers:
The applicant is requesting a waiver to the landscape buffer along the public right of way, required by Land Development Regulations Section 115-9.3.2(a) Suburban Landscape, and intends to construct a wall in lieu of the landscape buffer.

Considerations/Waiver Review:
Keeping in mind the type of use of this site, which is to house infrastructure for the public service of providing electricity, the request does not seem unreasonable to install a brick wall in lieu of landscaping. Landscaping can pose safety and operational risks for electrical equipment and materials, so a wall would be more functionally fitting.

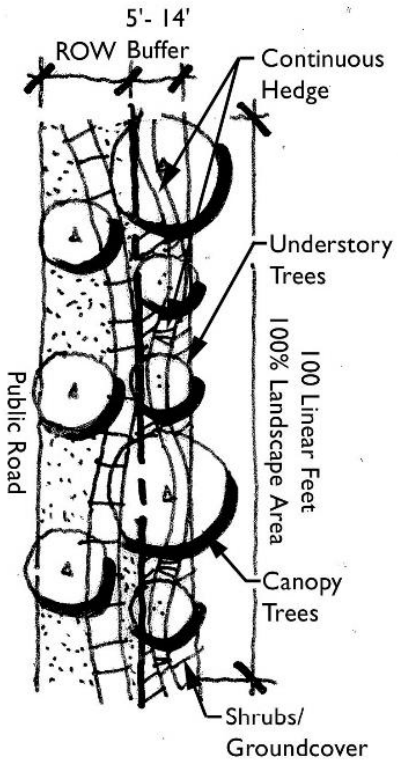
The applicant provided the following justification for the waiver request:
We are requesting a waiver from the landscape buffer requirements to allow an 8-foot tall decorative precast concrete wall and 20' column spacing to be constructed for screening in lieu of landscaping for buffering/screening, due to the presence of two transmission lines and one distribution line in the area.
Construction of a landscape buffer would pose significant safety risks to workers and the public due to the potential for electrical hazards. With a vegetative landscape buffer, there is the potential for vegetation to grow and interfere with the lines or require maintenance, which could pose a risk to public safety.
A wall, on the other hand, is a more decorative, durable, and long-lasting solution that requires minimal maintenance. The installation of a wall will provide a safe and effective alternative to meet the site's screening needs while avoiding any potential hazards. Additionally, a wall will allow better management for the maintenance and upkeep of the area. Furthermore, the wall will provide additional security to the site.
Considering these factors, the installation of a wall in lieu of a landscape buffer would provide a safe and efficient alternative for managing the site's landscaping needs while avoiding any potential hazards. The wall will provide an effective barrier to prevent damage to the transmission and distribution lines and will also serve as a visual barrier to enhance the overall aesthetics of the site. We have attached an image showing an example of the proposed decorative precast concrete wall with the brick finish for your review.
Based on these considerations, we respectfully request a waiver to allow us to construct a wall in lieu of the landscape buffer for this project.

Applicable Policies and Codes:
Eustis Land Development Regulations Section 115-9.3.2(a) Suburban Landscape (2) and (3)

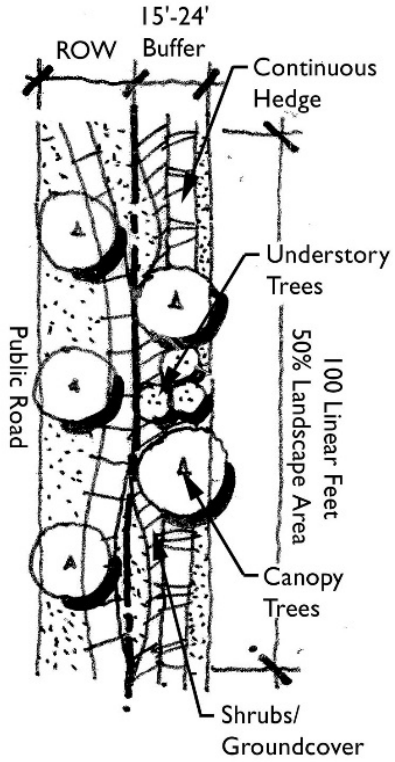
(2) *Landscape buffer along public streets*.

a. A 15 to 24-foot landscape buffer shall be required along public streets with vegetation planted per the table below. Buffers smaller than 15 feet may be permitted when the building is sited with a street setback between 5 to 15 feet, or when the buffer must be reduced to meet individual site constraints. When a

building is sited with a zero street setback, they shall be exempt from any street yard buffer requirement.



Front Buffer Yard - 5'-14' Width Buffer along Public Streets requires 100% coverage with shrubs and groundcover.



Front Buffer Yard - 15'-24' buffers along pubic streets require 75% coverage with shrubs and groundcover.

b. All planted shrub and groundcover areas shall achieve 100 percent coverag of their planting area within one year.

Street Buffer Planting Requirements			
Canopy trees	2 per 100 ft.	2" DBH, 12' hgt	30 gal
Understory trees	3 per 100 ft.	1.5—2" cal.;7' hgt	15 gal
Continuous hedge		24" min.	3 gal

c. Additional features such as maximum 24-inch knee walls and maximum 48 inch decorative "wrought iron" picket fences shall also be allowable elements. Decorative fences must have at least 50 percent of required buffer planting adjacent to right-of-way.

d. Permitted features for front buffers - sidewalks, signs, low wall and 'wrought iron' or decorative treated wood picket fences, retention features.

e. Prohibited features in front buffers - chain-link, untreated non-decorative wood or PVC fences, walls greater than two feet, loading, service or dumpster areas or similar items may not be placed in the front buffer or in any additional 'open space' adjacent to the street.

(3) *Suburban adjacencies for nonresidential parcels*.

a. Landscape buffers between parcels.

1. A minimum ten-foot landscape buffer is required between adjacent tracts (side and rear property boundaries) with vegetation planted per table 2. shrubs and groundcover shall comprise at least 30 percent of the landscaped area.

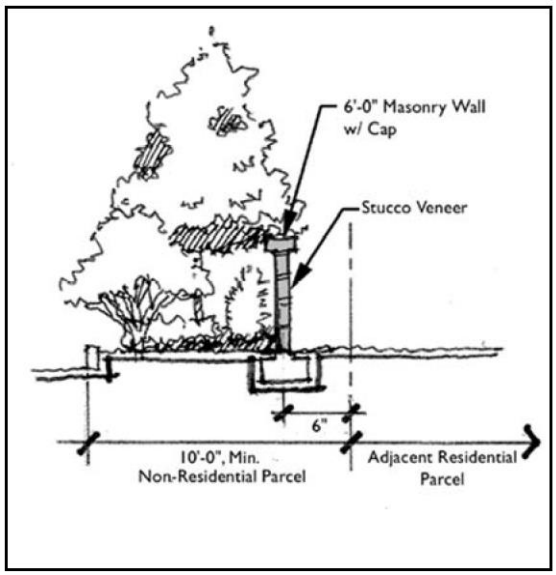
2. On adjoining parcels of similar use, when designed as one buffer (such as adjacent commercial outparcels with automobile and pedestrian cross access), the combined buffers may be reduced to a total of ten feet if the shrub and groundcover landscape areas are increased to at least 75 percent of the total required buffer area. The combined ten-foot buffer shall require a total of two canopy trees and three understory trees per 100 linear feet. No less than five feet is required on each of the two adjoining parcels.

3. Unless the adjacent parcel has a residential land use, the side requirement can be waived if the building is sited with a zero common lot setback.

Table 2.0 Side and Rear Buffer Requirements	
Canopy Trees (per 100 l.f.)	2 per 100 linear ft.
Tree DBH/Height	2" DBH, 12' overall height
Container Size	30 gal.
Understory Trees	3 per 100 linear fl
Tree DBH/Height	1 1/2"—2" DBH, 7' overall height
Container Size	15 gal.

Shrub screen (per 100 l.f.)	
Square Ft. of Shrubs	(33) 3 gal plants, 24" minimum at installation to create 36"—42" high by 36" wide hedge or continuous landscape screen with a 90 percent opacity within 1 year of planting;rr;
Container size	3 gal.

4. *Masonry wall*: Side or rear buffers adjoining residential land use shall also be designed with a six-foot masonry wall. The wall shall be of a decorative 'split face' concrete masonry, "Norman" brick or standard concrete masonry clad with painted stucco or other masonry veneer. The wall shall include a continuous cap and end column features. The wall shall be placed a minimum of six inches from the adjoining property line. In addition, all active 'yard and shop' spaces with open work areas or other supply areas shall be treated with a similar six-foot masonry wall.



Section of Typical Rear Buffer
- adjacent residential land use requires 6'—0" Masonry wall with cap.

(Ord. No. 16-31, 12-15-2016)

Policy Implications:

Approval or denial of this waiver request to the landscaping requirement could set a precedent for review of similar requests in the future; however, this being a site for housing electric utility equipment, it can be looked at as a unique circumstance and property use that serves needs of the public.

Alternatives:

1. Approve Resolution Number 23-39.
2. Deny Resolution Number 23-39.

Discussion of Alternatives:

Alternative 1 approves Resolution Number 23-39.

Advantages:

1. The project may move forward with upgrades and expansion to this Duke Energy substation, which is required to meet future electric energy needs.
2. The action would be consistent with the existing development patterns on the site, which has been used for some time as a Duke Energy substation.
3. The City may realize additional ad-valorem tax revenue once the site improvements are completed.
4. The action would be consistent with the goals, objectives, and policies of the Comprehensive Plan.

Disadvantages:

The action would approve waivers to the Land Development Regulations.

Alternative 2 denies Resolution Number 23-39.

Advantages:

1. The applicant may be able to redesign the site where waivers to the LDRs may not be necessary or the number of waivers reduced.

Disadvantages:

a) The applicant may abandon the project due to additional costs to redesign.
b) The City would not realize additional tax revenue from the new construction.
c) The City may not be able to meet future electric energy needs.

Community Input:

The department has properly advertised the Resolution in the newspaper; notified surrounding properties within 500 feet, and posted the property. To date, there has been no opposition received to the proposed development, nor any feedback at all related to this.

Budget/Staff Impact:

There would be no direct cost to the City associated with the action other than providing standard City services to the development. There would be no additional staff time beyond the normal plan review process and building inspection.

Prepared By:

Heather Croney, Senior Planner

Reviewed By:

Mike Lane, AICP, Development Services Director

RESOLUTION NUMBER 23-39

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A SITE PLAN WITH WAIVER (TO SECTION 115-9.3.2(A) SUBURBAN DESIGN DISTRICT STANDARDS – SUBURBAN LANDSCAPE) FOR THE DUKE ENERGY – EUSTIS SOUTH SUBSTATION ON APPROXIMATELY 5.22 ACRES LOCATED WEST OF SOUTH BAY STREET AND NORTH OF PLAZA DRIVE (ALTERNATE KEY NUMBER 1240336).

WHEREAS, Poulos and Bennett, LLC, the applicant on behalf of the property owner, Duke Energy Center, has made an application for a Site Plan with waivers to permit site additions and modifications to the Duke Energy Eustis Substation on approximately 5.22 acres located west of South Bay Street and North of Plaza Drive, more particularly described as:

Alternate Key Number: 1240336

Parcel Identification Number: 23-19-26-0002-000-00100

BEG AT NW COR OF SE 1/4 OF NW 1/4, RUN E TO HWY R/W, S'LY & W'LY ALONG R/W TO W LINE OF SE 1/4 OF NW 1/4, N ALONG W LINE OF SE 1/4 OF NW 1/4 TO POB.

WHEREAS, the property described above has a Land Use Designation of General Commercial (GC) and a Design District Designation of Suburban Corridor; and

WHEREAS, public service/utilities is a permitted use in the General Commercial (GC) land use designation; and

WHEREAS, the proposed site plan as submitted is generally consistent with the City's Comprehensive Plan and Land Development Regulations; and

WHEREAS, the proposed waiver to the Land Development Regulations meets the general intent of the regulations; does not jeopardize the health, safety, or welfare of the public; and includes appropriate mitigation; and

NOW, THEREFORE, BE IT RESOLVED BY THE EUSTIS CITY COMMISSION AS FOLLOWS:

SECTION 1.

That the Site Plan for the site additions and modifications to the Duke Energy Eustis Substation, and attached hereto as Exhibit A is hereby approved with the following waivers:

1. Waiver to landscape buffer requirement of fifteen feet along public streets to allow a brick wall in lieu of landscaping for a buffer (Section 115-9.3.2);

SECTION 2.

That the Site Plan Approval shall be subject to the owner/developer complying with the following conditions:

a. Obtaining Final Construction and Engineering Plan approval within one year, and developing the property in accordance with the approved Site Plan as referenced in Section 1 and attached hereto as Exhibit A.
b. Obtaining and providing copies of all applicable permits from other jurisdictional agencies.
c. Meeting applicable concurrency requirements prior to the approval of a final development order.

Section 3.
That should any section, phrase, sentence, provision, or portion of this Resolution be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4.
That this Resolution shall become effective upon filing.

DONE AND RESOLVED this 1st day of June, 2023, in regular session of the City Commission of the City of Eustis, Florida.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Michael L. Holland
Mayor/Commissioner

ATTEST:

_____
Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE
The foregoing instrument was acknowledged before me this 1st day of June, 2023, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

_____
Notary Public - State of Florida
My Commission Expires:
Notary Serial Number:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

City Attorney's Office _____ Date _____

CERTIFICATE OF POSTING

The foregoing Resolution Number 23-39 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____
Christine Halloran, City Clerk

EXHIBIT A: SITE PLAN

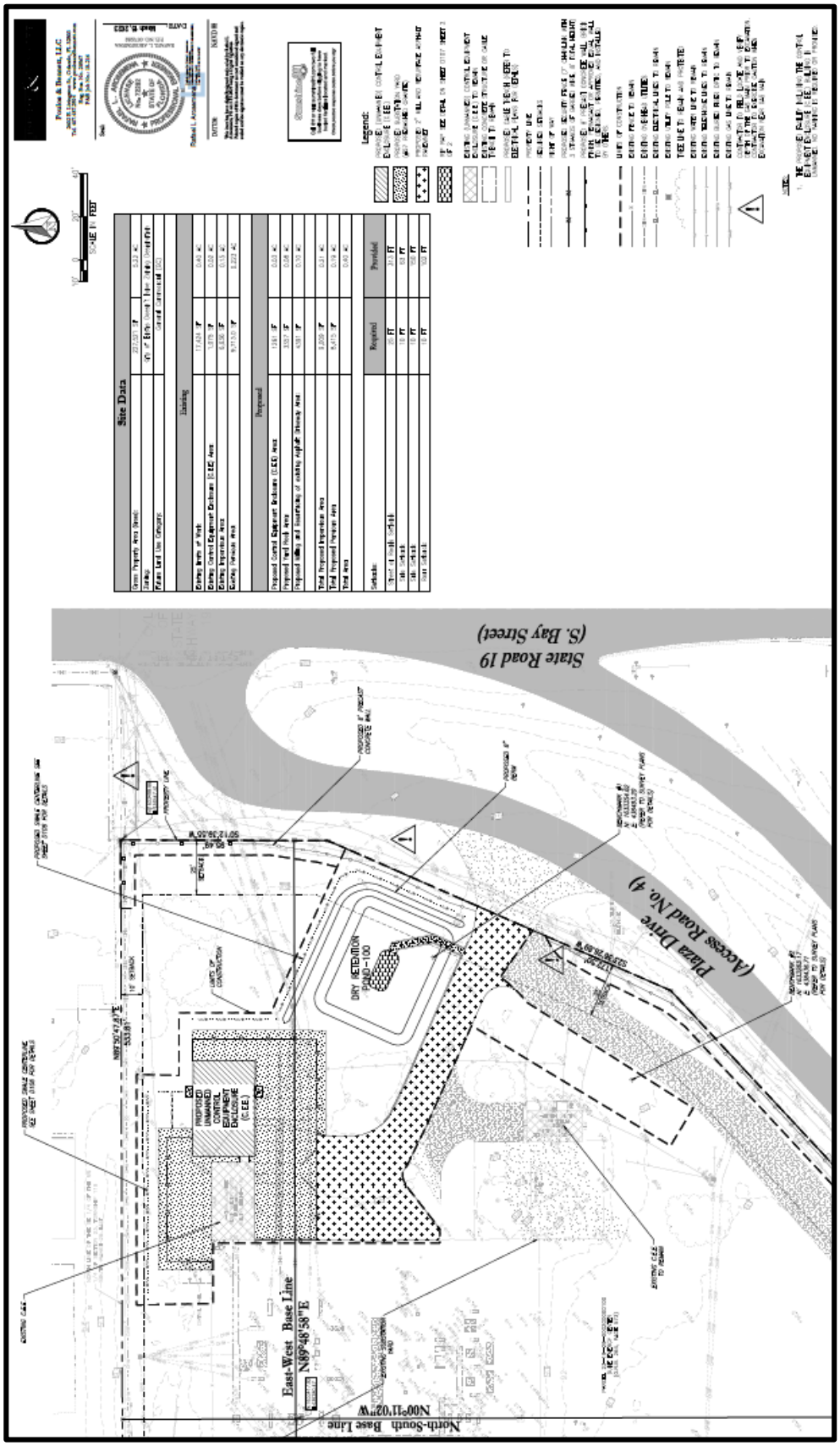


EXHIBIT B: PROPOSED WALL ELEVATIONS



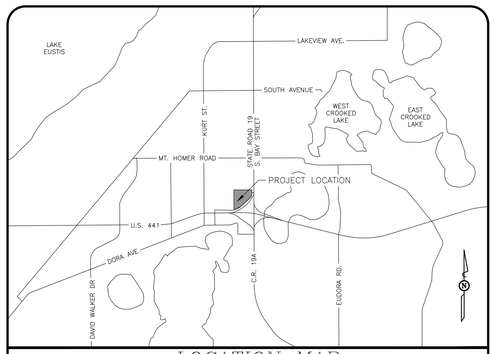
LEGAL DESCRIPTION:

Parcel 23-19-26-000200000100

(O.R.B. 264, Page 573)

Beginning at the Northwest corner of the SE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 26 East, thence North 89°45'40" East, along the North boundary of said SE 1/4 of NW 1/4, 534.16 feet to a point on the Westerly right-of-way line of Access Road No. 4, as described in Warranty Deed from W.M. IGOU, Inc. to the STATE OF FLORIDA, dated February 11, 1960, and recorded in Official Records Book 116, Page 628, Public Records of Lake County, Florida, said point being 125.00 feet Westerly from and at right angle to the center line of State Highway No. 19; thence Southerly and Southwesterly, along said right-of-way line, the following bearings and distances: South 0°00'50" West 95.49 feet; South 23°30'50" West 172.22 feet; South 46°59'35" West 455.49 feet; South 58°10'20" West 155.76 feet to the West boundary of said SE 1/4 of NW 1/4; thence North, along said West boundary, 644.00 feet to the Point of Beginning. (Subject to the right of way for Titcomb Street as shown upon the plat of Oleander Court recorded in plat book 8, page 16, public records of Lake County, Florida.

Contains 5.22 Acres.



LOCATION MAP

NOT TO SCALE

SURVEYOR's NOTES:

1. North, the Bearings and the Coordinates shown hereon are referenced to the East Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) CORS 2011. The bearing of North 00°05'40" East along the West line of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 19 South, Range 26 East, Lake County, Florida as shown hereon is held as a bearing reference.

   Coordinates are based on field surveys using Real Time Network (RTN GPS) (VRS NOW). A Trimble R10 Rover with multiple occupations on each point was used for redundancy. Local check ties were made to National Geodetic Survey (NGS) Control Mark ROOF (PID AA1809). Based on redundant measurements to this point, the expected horizontal and vertical positional precision for this survey is 0.10 feet. All measurements are in U.S. Survey Feet.

2. Elevations are to North American Vertical Datum of 1988 (NAVD88) and are based on National Geodetic Survey (NGS) Control Mark ROOF (PID AA1809), Elevation = 95.65 feet.

3. Legal description is from prior surveys and deeds of record provided by the client.

4. The underground utilities and/or improvements shown hereon are based on one or more of the following: (a) above-ground signs or markers, (b) paint markings and/or utility flagging set by utility locating services or (c) as-built maps. A subsurface investigation was not performed as part of this survey.

5. Property is located in Flood Zone "X" according to flood insurance rate map for Lake County; Community Panel Number 12069C0358E, effective date December 18, 2012.

6. An abstract of title was not performed by or furnished to Pickett and Associates, Inc. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this survey.

7. When field measurements differ from plat or description courses, the plat or description dimensions are shown in parentheses ( ).

8. The data shown on this map was derived by combining aerial LiDAR survey flown on 12/09/15 and a ground survey performed on 05/14/18. The ground survey data was gathered with Real Time Network (RTN GPS) (VRS NOW) and a Terrestrial Scanner. The expected accuracies are listed in the table below.

9. Aerial photography for this project is digital ortho-rectified imagery dated 12/09/15 prepared by Pickett & Associates, Inc.

10. This project was localized on National Geodetic Survey (NGS) Control ALACHUA (PID AR0301), N: 282,627.88, E: 2,605,958.22, Elevation: 165.80 feet. The Combined Grid Factor at this location is 0.999969771. This drawing is in GRID. All dimensions should be multiplied by 1.000030230 to obtain ground distances.

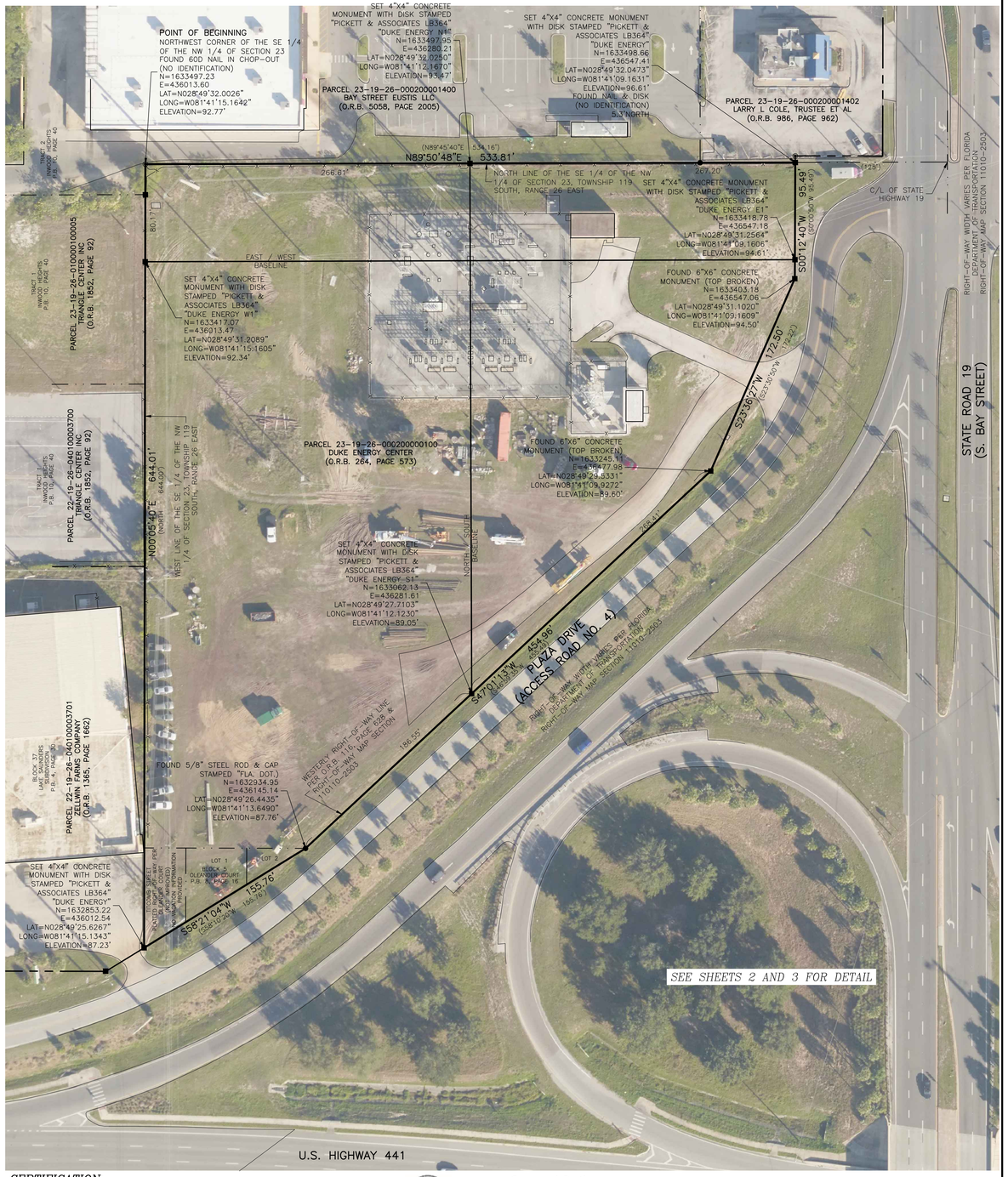
11. No above ground observable evidence of earth moving work, building construction or building additions were observed as part of this survey.

12. No above ground observable evidence of site used as a solid waste dump, sump or sanitary landfill were observed as part of this survey.

13. Per the City of Eustis, Florida Planning Department website, The City of Eustis does not have zoning districts. The City regulates and approves land use activities in accordance with the Future Land Use Map designations in the Comprehensive Plan and the Land Development Regulations. Per the Future Land Use Map, the subject property is designated "GC – General Commercial".

14. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

EXPECTED ACCURACIES		
	HORIZONTAL	VERTICAL
LiDAR SURVEY	0.12'	0.15'
GROUND SURVEY	0.10'	0.10'



STRUCTURE INFORMATION TABLE

EP-46	GROUND ELEV.=93.4' NORTH WIRES E. WIRE ELEV.=142.9' W. WIRE ELEV.=140.7' MID WIRES E. WIRE ELEV.=149.8' W. WIRE ELEV.=146.5' SOUTH WIRES E. WIRE ELEV.=143.0' W. WIRE ELEV.=140.7' OHG WIRES E. WIRE ELEV.=156.5' W. WIRE ELEV.=156.0' ANCHOR WIRES BOTTOM WIRE ELEV.=142.1' TOP WIRE ELEV.=148.8' TOP OF POLE ELEV.=157.3'	EP-49	GROUND ELEV.=89.3' NORTH WIRES W. WIRE ELEV.=150.3' MID WIRE ELEV.=157.6' E. WIRE ELEV.=150.3' SOUTH WIRES W. WIRE ELEV.=149.8' MID WIRE ELEV.=157.2' E. WIRE ELEV.=150.0' N. OHG WIRE ELEV.=165.3' S. OHG WIRE ELEV.=165.2' TOP OF POLE ELEV.=166.1'	SES-170	GROUND ELEV.=90.4' EAST WIRES BOTTOM WIRE ELEV.=133.1' MID WIRE ELEV.=140.3' TOP WIRE ELEV.=147.2' SOUTH WIRE ELEV.=124.7' NORTH WIRES BOTTOM WIRE ELEV.=132.4' MID WIRE ELEV.=139.4' TOP WIRE ELEV.=146.2' SOUTH ANCHOR WIRES BOTTOM WIRE ELEV.=134.1' MID WIRE ELEV.=141.1' MID WIRE ELEV.=148.0' TOP WIRE ELEV.=153.6' WEST ANCHOR WIRES BOTTOM WIRE ELEV.=133.6' MID WIRE ELEV.=140.6' MID WIRE ELEV.=147.7' TOP WIRE ELEV.=153.0' NORTH ANCHOR WIRES BOTTOM WIRE ELEV.=114.3' MID WIRE ELEV.=119.3' TOP WIRE ELEV.=124.5' E. OHG WIRE ELEV.=153.0' N. OHG WIRE ELEV.=153.1' TOP OF POLE ELEV.=154.1'	PP-3	GROUND ELEV.=96.5' WIRE ELEV.=120.0 TOP OF POLE ELEV.=120.3'	PP-12	GROUND ELEV.=90.1' BOTTOM WIRE ELEV.=111.9' MID WIRE ELEV.=122.8' MID WIRE ELEV.=125.2' TOP WIRE ELEV.=127.8' TOP OF POLE ELEV.=128.3'	WA-1	OHG N. WIRE ELEV.=136.3' N. WIRE ELEV.=128.3' MID WIRE ELEV.=128.2' S. WIRE ELEV.=128.2' OHG S. WIRE ELEV.=136.5'
		EST-1	GROUND ELEV.=93.0' WEST WIRES BOTTOM WIRE ELEV.=141.8' MID WIRE ELEV.=148.6' TOP WIRE ELEV.=155.6' SOUTH WIRES W. WIRE ELEV.=151.8' MID WIRE ELEV.=145.0' E. WIRE ELEV.=138.7' W. OHG WIRE ELEV.=162.7' S. OHG WIRE ELEV.=161.9' TOP OF POLE ELEV.=163.4'			PP-4	GROUND ELEV.=95.8' TOP OF POLE ELEV.=121.2'			WA-2	OHG W. WIRE ELEV.=131.0' W. WIRE ELEV.=124.7' MID WIRE ELEV.=124.2' E. WIRE ELEV.=124.1' OHG E. WIRE ELEV.=131.1'
EP-46-173	GROUND ELEV.=93.1' WEST WIRES BOTTOM WIRE ELEV.=127.9' MID WIRE ELEV.=134.7' TOP WIRE ELEV.=141.5' SOUTH WIRES W. WIRE ELEV.=136.7' MID WIRE ELEV.=130.4' E. WIRE ELEV.=125.1' OHG WIRES W. WIRE ELEV.=150.6' S. WIRE ELEV.=150.7' WEST ANCHOR WIRES BOTTOM WIRE ELEV.=128.6' MID WIRE ELEV.=135.7' MID WIRE ELEV.=142.3' TOP WIRE ELEV.=150.7' EAST ANCHOR WIRES BOTTOM WIRE ELEV.=128.3' MID WIRE ELEV.=135.1' MID WIRE ELEV.=142.3' TOP WIRE ELEV.=150.7' TOP OF POLE ELEV.=151.8'	EST-2	GROUND ELEV.=92.7' SOUTH WIRES BOTTOM WIRE ELEV.=154.1' MID WIRE ELEV.=161.2' TOP WIRE ELEV.=168.3' EAST WIRES BOTTOM WIRE ELEV.=153.7' MID WIRE ELEV.=160.6' TOP WIRE ELEV.=167.8' S. OHG WIRE ELEV.=175.6' E. OHG WIRE ELEV.=175.3' TOP OF POLE ELEV.=176.3'	SES-171	GROUND ELEV.=92.4' SOUTH WIRES BOTTOM WIRE ELEV.=126.3' MID WIRE ELEV.=133.3' TOP WIRE ELEV.=140.0' EAST WIRES S. WIRE ELEV.=126.2' MID WIRE ELEV.=132.8' N. WIRE ELEV.=139.3' WEST ANCHOR WIRES BOTTOM WIRE ELEV.=127.0' MID WIRE ELEV.=134.3' MID WIRE ELEV.=141.0' TOP WIRE ELEV.=146.9' NORTH ANCHOR WIRES BOTTOM WIRE ELEV.=127.5' MID WIRE ELEV.=134.2' MID WIRE ELEV.=141.2' TOP WIRE ELEV.=146.8' S. OHG WIRE ELEV.=146.6' E. OHG WIRE ELEV.=146.9' TOP OF POLE ELEV.=147.7'	PP-5	GROUND ELEV.=94.4' EAST WIRES BOTTOM WIRE ELEV.=123.5' MID WIRE ELEV.=127.1' TOP WIRE ELEV.=131.1' WEST WIRES BOTTOM WIRE ELEV.=123.6' MID WIRE ELEV.=127.3' TOP WIRE ELEV.=130.9' TOP OF POLE ELEV.=131.8'	PP-13	GROUND ELEV.=90.1' BOTTOM WIRE ELEV.=112.0' MID WIRE ELEV.=122.4' MID WIRE ELEV.=124.8' TOP WIRE ELEV.=127.7' TOP OF POLE ELEV.=128.3'	WA-3	OHG W. WIRE ELEV.=136.1' W. WIRE ELEV.=125.8' MID WIRE ELEV.=124.9' E. WIRE ELEV.=124.1' OHG E. WIRE ELEV.=136.6'
		EST-3	GROUND ELEV.=90.1' EAST WIRES BOTTOM WIRE ELEV.=154.3' MID WIRE ELEV.=161.3' TOP WIRE ELEV.=168.2' WEST WIRES BOTTOM WIRE ELEV.=154.4' MID WIRE ELEV.=161.4' TOP WIRE ELEV.=168.3' W. OHG WIRE ELEV.=175.0' E. OHG WIRE ELEV.=175.0' TOP OF POLE ELEV.=175.9'			PP-6	GROUND ELEV.=93.7' MID WIRE ELEV.=124.7' MID WIRE ELEV.=127.7' TOP OF POLE ELEV.=130.7'	PP-14	GROUND ELEV.=89.5' WEST WIRES BOTTOM WIRE ELEV.=107.9' TOP WIRE ELEV.=119.3' EAST WIRES BOTTOM WIRE ELEV.=108.0' MID WIRE ELEV.=117.0' TOP WIRE ELEV.=122.1' TOP OF POLE ELEV.=122.4'	WA-4	OHG N. WIRE ELEV.=136.6' N. WIRE ELEV.=128.2' MID WIRE ELEV.=128.0' S. WIRE ELEV.=136.6' OHG S. WIRE ELEV.=136.6'
EP-46-273	GROUND ELEV.=92.4' SOUTH WIRES BOTTOM WIRE ELEV.=135.5' MID WIRE ELEV.=141.9' TOP WIRE ELEV.=148.6' EAST WIRES BOTTOM WIRE ELEV.=134.7' MID WIRE ELEV.=141.6' TOP WIRE ELEV.=148.4' OHG WIRES S. WIRE ELEV.=157.8' E. WIRE ELEV.=158.1' WEST ANCHOR WIRES BOTTOM WIRE ELEV.=136.2' MID WIRE ELEV.=143.2' MID WIRE ELEV.=149.8' TOP WIRE ELEV.=158.2' NORTH ANCHOR WIRES BOTTOM WIRE ELEV.=135.9' MID WIRE ELEV.=143.2' MID WIRE ELEV.=150.1' TOP WIRE ELEV.=158.5' TOP OF POLE ELEV.=159.5'	EST-4	GROUND ELEV.=87.7' WEST WIRES BOTTOM WIRE ELEV.=147.1' MID WIRE ELEV.=154.0' TOP WIRE ELEV.=161.1' NORTH WIRES BOTTOM WIRE ELEV.=146.5' MID WIRE ELEV.=153.5' TOP WIRE ELEV.=160.5' W. OHG WIRE ELEV.=168.2' N. OHG WIRE ELEV.=153.5' TOP OF POLE ELEV.=168.7'	PP-1	GROUND ELEV.=98.6' WEST WIRES BOTTOM WIRE ELEV.=127.2' MID WIRE ELEV.=130.3' MID WIRE ELEV.=132.8' TOP WIRE ELEV.=135.3' SOUTH WIRES BOTTOM WIRE ELEV.=127.0' MID WIRE ELEV.=130.4' MID WIRE ELEV.=133.0' TOP WIRE ELEV.=135.2' NORTH WIRES BOTTOM WIRE ELEV.=127.1' MID WIRE ELEV.=130.6' MID WIRE ELEV.=133.1' TOP WIRE ELEV.=135.4' EAST WIRES BOTTOM WIRE ELEV.=130.8' TOP WIRE ELEV.=133.4' TOP OF POLE ELEV.=136.2'	PP-7	GROUND ELEV.=93.2' EAST WIRES BOTTOM WIRE ELEV.=123.2' MID WIRE ELEV.=126.5' TOP WIRE ELEV.=129.6' SOUTH WIRES BOTTOM WIRE ELEV.=124.6' MID WIRE ELEV.=127.4' TOP WIRE ELEV.=130.4' ANCHOR WIRES BOTTOM WIRE ELEV.=118.0' MID WIRE ELEV.=122.9' TOP WIRE ELEV.=128.7' TOP OF POLE ELEV.=130.8'	PP-15	GROUND ELEV.=89.1' WEST WIRES BOTTOM WIRE ELEV.=112.6' TOP WIRE ELEV.=120.0' EAST WIRES BOTTOM WIRE ELEV.=111.2' MID WIRE ELEV.=120.0' TOP WIRE ELEV.=126.7' TOP OF POLE ELEV.=122.7'		
		EST-5	GROUND ELEV.=90.1' EAST WIRES BOTTOM WIRE ELEV.=154.3' MID WIRE ELEV.=161.3' TOP WIRE ELEV.=168.2' WEST WIRES BOTTOM WIRE ELEV.=154.4' MID WIRE ELEV.=161.4' TOP WIRE ELEV.=168.3' W. OHG WIRE ELEV.=175.0' E. OHG WIRE ELEV.=175.0' TOP OF POLE ELEV.=175.9'			PP-8	GROUND ELEV.=92.5' NORTH WIRES BOTTOM WIRE ELEV.=123.3' MID WIRE ELEV.=126.7' TOP WIRE ELEV.=129.5' SOUTH WIRES BOTTOM WIRE ELEV.=124.3' MID WIRE ELEV.=127.2' TOP WIRE ELEV.=130.5' ANCHOR WIRES BOTTOM WIRE ELEV.=119.0' MID WIRE ELEV.=124.0' MID WIRE ELEV.=126.3' TOP WIRE ELEV.=129.2' TOP OF POLE ELEV.=131.1'	PP-16	GROUND ELEV.=89.3' WEST WIRES BOTTOM WIRE ELEV.=114.9' MID WIRE ELEV.=120.6' MID WIRE ELEV.=120.7' TOP WIRE ELEV.=123.2' TOP OF POLE ELEV.=129.2'		
		EST-6	GROUND ELEV.=87.8' WEST WIRES BOTTOM WIRE ELEV.=147.1' MID WIRE ELEV.=154.0' TOP WIRE ELEV.=161.1' NORTH WIRES BOTTOM WIRE ELEV.=146.5' MID WIRE ELEV.=153.5' TOP WIRE ELEV.=160.5' W. OHG WIRE ELEV.=168.2' N. OHG WIRE ELEV.=153.5' TOP OF POLE ELEV.=168.7'			PP-9	GROUND ELEV.=90.3' NORTH WIRES BOTTOM WIRE ELEV.=117.9' MID WIRE ELEV.=120.3' TOP WIRE ELEV.=123.0' SOUTH WIRES BOTTOM WIRE ELEV.=117.9' MID WIRE ELEV.=120.4' TOP WIRE ELEV.=122.9' ANCHOR WIRE ELEV.=117.5' TOP OF POLE ELEV.=123.2'	PP-17	GROUND ELEV.=89.3' WEST WIRES BOTTOM WIRE ELEV.=114.9' MID WIRE ELEV.=120.6' MID WIRE ELEV.=120.7' TOP WIRE ELEV.=123.2' TOP OF POLE ELEV.=129.2'		
EP-47	GROUND ELEV.=91.5' SOUTH WIRES BOTTOM WIRE ELEV.=135.8' MID WIRE ELEV.=141.9' TOP WIRE ELEV.=147.9' NORTH WIRES BOTTOM WIRE ELEV.=136.0' MID WIRE ELEV.=142.0' TOP WIRE ELEV.=147.9' OHG WIRES S. WIRE ELEV.=154.7' N. WIRE ELEV.=154.9' WEST ANCHOR WIRES BOTTOM WIRE ELEV.=136.9' MID WIRE ELEV.=142.8' MID WIRE ELEV.=148.9' TOP WIRE ELEV.=154.9' NORTH ANCHOR WIRES BOTTOM WIRE ELEV.=136.2' MID WIRE ELEV.=142.3' MID WIRE ELEV.=148.1' TOP WIRE ELEV.=154.2' TOP OF POLE ELEV.=154.7'	SES-169	GROUND ELEV.=91.6' BOTTOM WIRE ELEV.=125.5' MID WIRE ELEV.=143.4' MID WIRE ELEV.=149.5' TOP WIRE ELEV.=155.5' NORTH ANCHOR WIRES BOTTOM WIRE ELEV.=124.8' MID WIRE ELEV.=149.0' MID WIRE ELEV.=155.0' TOP WIRE ELEV.=164.2' EAST ANCHOR WIRES BOTTOM WIRE ELEV.=115.7' TOP WIRE ELEV.=119.8' OHG WIRE ELEV.=164.0' TOP OF POLE ELEV.=164.8'	PP-2	GROUND ELEV.=97.4' WEST WIRES BOTTOM WIRE ELEV.=127.2' MID WIRE ELEV.=130.2' TOP WIRE ELEV.=133.3' SOUTH WIRES BOTTOM WIRE ELEV.=128.3' MID WIRE ELEV.=131.3' TOP WIRE ELEV.=134.3' ANCHOR WIRES BOTTOM WIRE ELEV.=121.4' MID WIRE ELEV.=126.7' MID WIRE ELEV.=129.7' TOP WIRE ELEV.=132.6' TOP OF POLE ELEV.=134.6'	PP-10	GROUND ELEV.=91.2' WIRE ELEV.=120.0	PP-18	GROUND ELEV.=94.1' BOTTOM WIRE ELEV.=119.3' MID WIRE ELEV.=122.8' TOP WIRE ELEV.=125.4' ANCHOR WIRES BOTTOM WIRE ELEV.=110.9' MID WIRE ELEV.=119.0' MID WIRE ELEV.=122.0' TOP WIRE ELEV.=124.6' TOP OF POLE ELEV.=125.9'		
						PP-11	GROUND ELEV.=90.3' BOTTOM WIRE ELEV.=109.0' MID WIRE ELEV.=112.6' TOP WIRE ELEV.=117.9' NORTH WIRES BOTTOM WIRE ELEV.=118.8' MID WIRE ELEV.=121.5' TOP WIRE ELEV.=123.9' SOUTH WIRES BOTTOM WIRE ELEV.=118.7' MID WIRE ELEV.=121.3' TOP WIRE ELEV.=123.7' TOP OF POLE ELEV.=127.0'				

GRAPHIC & INTENDED DISPLAY SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SURVEY VENDOR: PICKETT AND ASSOCIATES, INC.	
SURVEY DATUM: NAD 83/2011	
ZONE (H): FL EAST	VERTICAL DATUM (V): NAVD 88
GEOID MODEL: GEOID12	CGF: 0.99999613
LINEAR UNITS: usFT	
TYPE OF PROCEDURE USED: RTN GPS	
DATE OF SURVEY: 7/07/18	
PUBLISHED OR FIXED CONTROL USED OR OBSERVED:	
NAME: ROOF (PID AA1809)	
NORTHING: 1,632,498.21	EASTING: 436,667.86
ELEVATION: 95.65'	
F.B. 823	PAGES 67-80

No.	DATE	APPROVED	REVISION
O.R.	6/25/18	GAP	FIRST ISSUE
1	7/25/18	GAP	REPLACE SET IRON ROD WITH CONCRETE MONUMENTS
2	6/27/22	GAP	REVISE ENTRANCE DRIVE MATERIAL

CERTIFICATION:

To Duke Energy Florida, LLC;:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7 (a), 7(c), 8, 9, 11, 13, 15, 16, 17, 18, 19, 20 of Table A thereof. The fieldwork was completed on June 20, 2018.

GREGORY A PRATHER No. 5135 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Gregory A Prather
2022.08.02 08:25:24 -04'00'

7/07/18
SURVEY DATE

GREGORY A. PRATHER, P.S.M.
FLORIDA REGISTRATION No. 5135
PICKETT AND ASSOCIATES, INC.
FLORIDA REGISTRATION No. LB 364

CERTIFIED TO:
DUKE ENERGY FLORIDA, LLC

ALTA/NSPS LAND TITLE SURVEY

EUSTIS SOUTH SUBSTATION
LOCATED IN SECTION 23
TOWNSHIP 19 SOUTH, RANGE 26 EAST
CITY OF EUSTIS, LAKE COUNTY, FLORIDA
PREPARED FOR: DUKE ENERGY FLORIDA, LLC

PICKETT
SURVEYING • ENGINEERING

PICKETT AND ASSOCIATES, INC.
475 SOUTH FIRST AVENUE BARTOW, FLORIDA 33830
PHONE: (863)-533-9095
FAX: (863)-534-1464
LICENSED BUSINESS No. LB364

FIELD BOOK(S):	823	PROJECT No.	DRAWING No.
PAGE(S):	67-80	17545-3	LD 6296

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SITE:	105066
LU:	000000

DUKE ENERGY.

7/25/18 DATE	V: NTS H: 1"=50' SCALE	SUBSTATION ENGINEERING
GBA DRAWN	GBA TECH	BOUNDARY & TOPOGRAPHIC PLAZA DRIVE EUSTIS, FL, 32726 EUSTIS SOUTH SUBSTATION THOR #2500D1
EMP CHECK	ENGR	
1 OF 3 SHEET	DWG. 17545-3-TP	

POINT OF BEGINNING
NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23. FOUND .60D NAIL IN CHOP-OUT (NO IDENTIFICATION)
N=1633497.23
E=436013.60
LAT=N028°49'32.0026"
LONG=W081°41'15.1642"
ELEVATION=92.77'

PARCEL 23-19-26-000200001400
BAY STREET EUSTIS, LLC
(O.R.B. 5058, PAGE 2005)

SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PICKETT & ASSOCIATES LB364" "DUKE ENERGY N1"
N=1633497.95
E=436280.21
LAT=N028°49'32.0250"
LONG=W081°41'12.1670"
ELEVATION=93.47'

NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 119 SOUTH, RANGE 26 EAST

FOUND 1/2" STEEL ROD & CAP (NO IDENTIFICATION)

SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PICKETT & ASSOCIATES LB364" "DUKE ENERGY"
N=1633498.66
E=436547.41
LAT=N028°49'32.0473"
LONG=W081°41'09.1631"
ELEVATION=96.61'
FOUND NAIL & DISK (NO IDENTIFICATION) 5.3' NORTH

PARCEL 23-19-26-000200001402
LARRY L COLE, TRUSTEE ET AL
(O.R.B. 986, PAGE 962)

(N89°45'40"E 534.16')
N89°50'48"E 533.81'
266.61'
267.20'
95.49'
S00°12'40"W
(S00°00'50"W 95.49')

STATE ROAD 19
(S. BAY STREET)
RIGHT-OF-WAY WIDTH VARIES PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 11010-2503

WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19 & RIGHT-OF-WAY MAP SECTION 11010-2503

FOUND 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION)

SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PICKETT & ASSOCIATES LB364" "DUKE ENERGY W1"
N=1633417.07
E=436013.47
LAT=N028°49'31.2089"
LONG=W081°41'15.1605"
ELEVATION=92.34'

80.17'

EAST / WEST BASELINE

267.00'

N89°48'58"E 533.71'
266.71'

LAT=N028°49'31.2327"
LONG=W081°41'12.1589"

SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PICKETT & ASSOCIATES LB364" "DUKE ENERGY E1"
N=1633418.78
E=436547.18
LAT=N028°49'31.2564"
LONG=W081°41'09.1606"
ELEVATION=94.61'

FOUND 6"X6" CONCRETE MONUMENT (TOP BROKEN)
N=1633403.18
E=436547.06
LAT=N028°49'31.1020"
LONG=W081°41'09.1609"
ELEVATION=94.50'

BENCHMARK
SET 5/8" STEEL ROD & CAP STAMPED "REF. PT. 364"
N 1633354.62
E 436493.20
LAT.=N028°49'30.6181"
LONG.=W081°41'09.7632"
ELEVATION=93.23'

PARCEL 23-19-26-010000100005
TRIANGLE CENTER INC
(O.R.B. 1852, PAGE 92)

N00°05'40"E 644.01'
(NORTH 644.05')

435.82'
N00°11'02"W

355.79'
NORTH / SOUTH BASELINE

CABLE TRAY

WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 119 SOUTH, RANGE 26 EAST

TRACT 2
INWOOD HEIGHTS
P.B. 10, PAGE 40

TRACT 1
INWOOD HEIGHTS
P.B. 10, PAGE 40

PARCEL 22-19-26-040100003700
TRIANGLE CENTER INC
(O.R.B. 1852, PAGE 92)

PARCEL 23-19-26-000200000100
DUKE ENERGY CENTER
(O.R.B. 264, PAGE 573)

CONTROL PANEL

APPARENT SEPTIC TANK

1-STORY CONCRETE BLOCK BUILDING (MCC)
FF.ELEV.=94.08'
BUILDING HEIGHT=11.65'
36.0' x 20.0'

COMMUNICATION TOWER

1-STORY CONCRETE BLOCK BUILDING (VERIZON)
FF.ELEV.=93.41'
BUILDING HEIGHT=10.7'
25.4' x 14.0'

UNDERGROUND TELEPHONE BOX

SIGN

PLAZA DRIVE
(ACCESS ROAD NO. 4)

S23°36'27"W 172.50'
(S23°36'27"W 172.50')

S47°01'13"W 454.96'
(S47°01'13"W 455.01')

FOUND 6"X6" CONCRETE MONUMENT (TOP BROKEN)
N=1633245.11
E=436477.98
LAT=N028°49'29.5331"
LONG=W081°41'09.9272"
ELEVATION=89.60'

RIGHT-OF-WAY WIDTH VARIES PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 11010-2503

RAMP

MATCHLINE – SEE SHEET 3 OF 3

MATCHLINE – SEE SHEET 3 OF 3

LEGEND:

PSM	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS
P.B.	PLAT BOOK
O.R.B	OFFICIAL RECORDS BOOK
ELEV.	ELEVATION
LAT	LATITUDE
LONG	LONGITUDE
TG	TOP OF GRAVEL ELEVATION
BG	BOTTOM OF GRAVEL ELEVATION
R/W	RIGHT-OF-WAY
FF	FINISHED FLOOR
	WATER BLOW-OFF VALVE
	GAS RISER
	COMMUNICATION RISER
	UNDERGROUND BOX WITH METAL LID
	GUY ANCHORS
	TRANSMISSION POLE (STEEL)
	DISTRIBUTION POLE
	LIGHT POLE
	TELEPHONE BOX
	CATCH BASIN
	POST
	SIGN
	ELECTRIC BOX
	WATER METER
	WATER VALVE
	IRRIGATION CONTROL VALVE
	SEWER CLEAN-OUT
	SPIGOT
	PROPERTY LINES
	EXISTING EASEMENT
	SECTION LINES
	LOT LINES
	OVERHEAD WIRE
	6' CHAIN LINK FENCE W/ BARBED WIRE
SAN	UNDERGROUND SEWER
W	UNDERGROUND WATER
FO	UNDERGROUND FIBER-OPTIC
E	UNDERGROUND ELECTRIC
GAS	UNDERGROUND GAS
T	UNDERGROUND TELEPHONE
UNK	UNDERGROUND UNKNOWN
	TREE LINE
	PAVEMENT
	CONCRETE PAD
	DIRT DRIVE
x97.6	GROUND ELEVATION
x98.34	HARD SURFACE ELEVATION
92	MINOR CONTOUR
95	MAJOR CONTOUR

GRAPHIC & INTENDED DISPLAY SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

No.	DATE	APPROVED	REVISION
O.R.	6/25/18	GAP	FIRST ISSUE
1	7/25/18	GAP	REPLACE SET IRON ROD WITH CONCRETE MONUMENTS
2	6/27/22	GAP	REVISE ENTRANCE DRIVE MATERIAL

ALTA/NSPS LAND TITLE SURVEY

EUSTIS SOUTH SUBSTATION
LOCATED IN SECTION 23
TOWNSHIP 19 SOUTH, RANGE 26 EAST
CITY OF EUSTIS, LAKE COUNTY, FLORIDA
PREPARED FOR: DUKE ENERGY FLORIDA, LLC

PICKETT
SURVEYING • ENGINEERING
PICKETT AND ASSOCIATES, INC.
475 SOUTH FIRST AVENUE BARTOW, FLORIDA 33830
PHONE: (863)-533-9095
FAX: (863)-534-1464
LICENSED BUSINESS No. LB364

FIELD BOOK(S):	823	PROJECT No.	DRAWING No.	NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
PAGE(S):	67-80	17545-3	LD 6296	

SITE:	105066
LU:	000000

DUKE ENERGY.

7/25/18 DATE	V: NTS H: 1"=20' SCALE	SUBSTATION ENGINEERING
GBA DRAWN	GBA TECH	BOUNDARY & TOPOGRAPHIC PLAZA DRIVE EUSTIS, FL, 32726 EUSTIS SOUTH SUBSTATION THOR #2500D1
EMP CHECK	ENGR	
2 OF 3 SHEET	DWG. 17545-3-TP	

MATCHLINE – SEE SHEET 2 OF 3

MATCHLINE – SEE SHEET 2 OF 3

PARCEL 22-19-26-040100003701
ZELLWIN FARMS COMPANY
(O.R.B. 1365, PAGE 1662)

WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 26 EAST

N00°05'40"E 644.01' (NORTH 644.00')

PARCEL 23-19-26-000200000100
DUKE ENERGY CENTER
(O.R.B. 264, PAGE 573)

N00°11'02"W 435.82' (355.79')

S47°01'13"W 454.96' (S48°59'32"W 455.49')

SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PICKETT & ASSOCIATES LB364" "DUKE ENERGY S1" N=1633062.13 E=436281.61 LAT=N028°49'27.7103" LONG=W081°41'12.1236" ELEVATION=89.05'

WESTERLY RIGHT-OF-WAY LINE PER O.R.B. 116, PAGE 628 & RIGHT-OF-WAY MAP SECTION 11010-2503

PLAZA DRIVE
(ACCESS ROAD NO. 4)

RIGHT-OF-WAY WIDTH VARIES PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 11010-2503

FOUND 5/8" STEEL ROD & CAP STAMPED "FLA. DOT.)
N=1632934.95
E=436185.14
LAT=N028°49'26.4435"
LONG=W081°41'13.6490"
ELEVATION=87.76'

S58°27'04"W 155.76'

SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PICKETT & ASSOCIATES LB364" "DUKE ENERGY" N=1632853.22 E=436012.54 LAT=N028°49'25.6267" LONG=W081°41'15.1343" ELEVATION=87.23'

FOUND 6"X6" CONCRETE MONUMENT STAMPED "S.R.D."

BLOCK 37
LAKE SAUNDERS
SUBDIVISION
P.B. 4, PAGE 30

BLOCK 5
OLEANDER COURT
P.B. 8, PAGE 16

TITCOMB STREET
PLATTED BUT NOT OPENED
OLEANDER COURT
NO VACATION INFORMATION PROVIDED

LOT 1

LOT 2

UNDERGROUND TELEPHONE BOX

PP-13 N=1633157.76 E=436020.47
PP-14 N=1633143.97 E=436026.47
EST-3 N=1633127.87 E=436040.71
PP-15 N=1633034.06 E=436034.92
PP-16 N=1632940.53 E=436037.51
PP-17
EP-49 N=1632876.97 E=436045.92
EST-4 N=1632796.15 E=436019.34
N=1633159.74 E=436033.66 PP-12

GRAPHIC & INTENDED DISPLAY SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

PSM	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS
P.B.	PLAT BOOK
O.R.B	OFFICIAL RECORDS BOOK
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FF	FINISHED FLOOR
	WATER BLOW-OFF VALVE
	GAS RISER
	COMMUNICATION RISER
	UNDERGROUND BOX WITH METAL LID
	GUY ANCHORS
	TRANSMISSION POLE (STEEL)
	DISTRIBUTION POLE
	LIGHT POLE
	TELEPHONE BOX
	CATCH BASIN
	POST
	SIGN
	ELECTRIC BOX
	WATER METER
	WATER VALVE
	IRRIGATION CONTROL VALVE
	SEWER CLEAN-OUT
	SPIGOT

	PROPERTY LINES
	EXISTING EASEMENT
	SECTION LINES
	LOT LINES
OH	OVERHEAD WIRE
X	6' CHAIN LINK FENCE W/ BARBED WIRE
SAN	UNDERGROUND SEWER
W	UNDERGROUND WATER
FO	UNDERGROUND FIBER-OPTIC
E	UNDERGROUND ELECTRIC
GAS	UNDERGROUND GAS
T	UNDERGROUND TELEPHONE
UNK	UNDERGROUND UNKNOWN
	TREE LINE
	PAVEMENT
	CONCRETE PAD
	DIRT DRIVE
x97.6	GROUND ELEVATION
x98.34	HARD SURFACE ELEVATION
97	MINOR CONTOUR
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ALTA/NSPS LAND TITLE SURVEY

EUSTIS SOUTH SUBSTATION
LOCATED IN SECTION 23
TOWNSHIP 19 SOUTH, RANGE 26 EAST
CITY OF EUSTIS, LAKE COUNTY, FLORIDA
PREPARED FOR: DUKE ENERGY FLORIDA, LLC

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PICKETT AND ASSOCIATES, INC.
475 SOUTH FIRST AVENUE BARTOW, FLORIDA 33830
PHONE: (863)-533-9095
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FIELD BOOK(S):	823	PROJECT No.	DRAWING No.
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SITE:	105066
LU:	000000

DUKE ENERGY.

7/25/18 DATE	V: NTS H: 1"=20' SCALE	SUBSTATION ENGINEERING
GBA DRAWN	GBA TECH	BOUNDARY & TOPOGRAPHIC PLAZA DRIVE EUSTIS, FL, 32726 EUSTIS SOUTH SUBSTATION THOR #2500D1
EMP CHECK	ENGR	
3 OF 3 SHEET	DWG. 17545-3-TP	

Waiver Justification for Landscape Buffer Requirement

Project: Eustis South Substation (2022-ASP-03)

Location: Parcel ID: 23-19-26-0002-000-00100; Alternate Key No. 1240336

Purpose: To request a waiver of the landscape buffer requirement for the installation of a wall in lieu of a landscape buffer.

Justification:

We are requesting a waiver from the landscape buffer requirements to allow an 8 foot tall decorative precast concrete wall and 20' column spacing be constructed for screening in lieu of landscaping for buffering/screening, due to the presence of two transmission lines and one distribution line in the area.

Construction of a landscape buffer would pose significant safety risks to workers and the public due to the potential for electrical hazards. With a vegetative landscape buffer, there is the potential for vegetation to grow and interfere with the lines or require maintenance, which could pose a risk to public safety.

A wall, on the other hand, is a more decorative, durable and long-lasting solution that requires minimal maintenance. The installation of a wall will provide a safe and effective alternative to meet the site's screening needs while avoiding any potential hazards. Additionally, a wall will allow better management for the maintenance and upkeep of the area. Furthermore, the wall will provide additional security to the site.

Considering these factors, the installation of a wall in lieu of a landscape buffer would provide a safe and efficient alternative for managing the site's landscaping needs while avoiding any potential hazards. The wall will provide an effective barrier to prevent damage to the transmission and distribution lines and will also serve as a visual barrier to enhance the overall aesthetics of the site. We have attached an image showing an example of the proposed decorative precast concrete wall with the brick finish for your review.

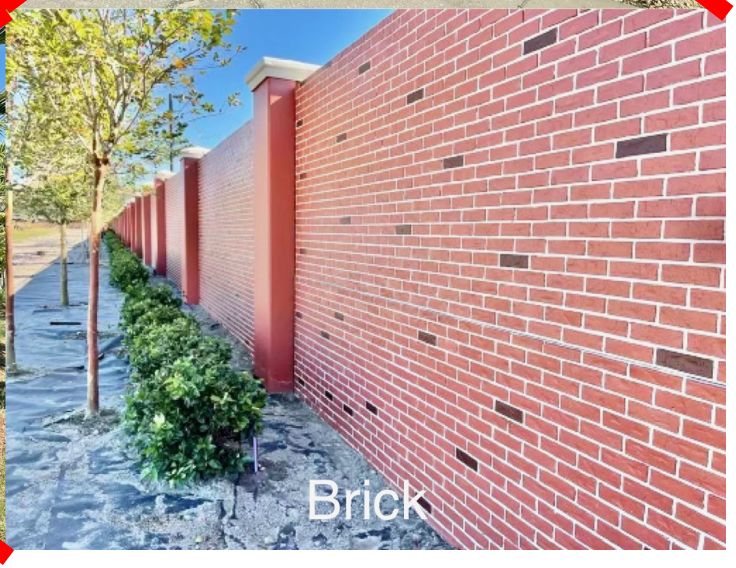
Based on these considerations, we respectfully request a waiver to allow us to construct a wall in lieu of the landscape buffer for this project.

We trust that the enclosed information is sufficient for your review of the project. Thank you for your consideration and please do not hesitate to contact us should you have any questions regarding this information.


Sand


Stone


Stacked Stone


Brick

Construction Plans
for
Duke Eustis South Substation
City of Eustis, FL

LEGAL DESCRIPTION:
Parcel 23-19-26-000200000100

(O.R.B. 264, Page 573)

Beginning at the Northwest corner of the SE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 26 East, thence North 89°45'40" East, along the North boundary of said SE 1/4 of NW 1/4, 534.16 feet to a point on the Westerly right-of-way line of Access Road No. 4, as described in Warranty Deed from W.M. IGOU, Inc. to the STATE OF FLORIDA, dated February 11, 1960, and recorded in Official Records Book 116, Page 628, Public Records of Lake County, Florida, said point being 125.00 feet Westerly from and at right angle to the center line of State Highway No. 19; thence Southerly and Southwesterly, along said right-of-way line, the following bearings and distances: South 0°00'50" West 95.49 feet; South 23°30'50" West 172.22 feet; South 46°59'35" West 455.49 feet; South 58°10'20" West 155.76 feet to the West boundary of said SE 1/4 of NW 1/4; thence North, along said West boundary, 644.00 feet to the Point of Beginning. (Subject to the right of way for Titcomb Street as shown upon the plat of Oleander Court recorded in plat book 8, page 16, public records of Lake County, Florida.

Contains 5.22 Acres.

Parcel Id. No.:
23-19-26-0002-000-00100

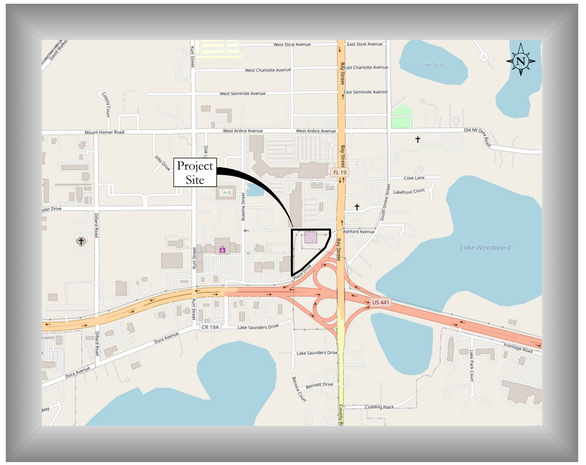
Alternate Key No.:
1240336

Owner/Developer/Applicant:
Duke Energy
3300 Exchange Place
Lake Mary, FL 32746
407.942.9479

DUKE ENERGY®

Sheet Index		Subm./Rev.					
Sheet Id.	Sheet Title	1	2	3	4	5	6
C0.00	Cover Sheet	■	■				
S-167-C7	Site Plan	■	■				
S-167-C8	Fire Truck Turning Plan	■	■				
S-167-D105	Clear, Grade & Fill Layout	■	■				
S-167-D106	Paving, Grading & Drainage Plan	■	■				
S-167-D107	Paving, Grading & Drainage Details	■	■				
S-167-D108	Erosion Control & Stormwater Pollution Prevention Plan		■				
Survey							
1 of 3	Boundary & Topographic Plaza Drive	■	■				
2 of 3	Boundary & Topographic Plaza Drive	■	■				
3 of 3	Boundary & Topographic Plaza Drive	■	■				

	Date	Description
1	8/1/2022	Submit To City Of Eustis
2	3/14/2023	Submit To City Of Eustis



Vicinity Map
Scale: 1" = 1,000'

WAIVER REQUEST
1. A WAIVER FROM CITY OF EUSTIS CODE SECTION 115-9 GENERAL LANDSCAPING STANDARDS, TO ALLOW AN 8 FOOT TALL DECORATIVE PRECAST CONCRETE WALL AND 20' COLUMN SPACING BE CONSTRUCTED FOR SCREENING IN LIEU OF LANDSCAPING FOR BUFFERING/SCREENING.

WAIVER #1 JUSTIFICATION: THERE ARE TWO TRANSMISSION LINES AND ONE DISTRIBUTION LINE IN THE AREA. CONSTRUCTION OF A LANDSCAPE BUFFER WOULD POSE SIGNIFICANT SAFETY RISKS TO WORKERS AND THE PUBLIC DUE TO THE POTENTIAL FOR ELECTRICAL HAZARDS. WITH A VEGETATIVE LANDSCAPE BUFFER, THERE IS THE POTENTIAL FOR VEGETATION TO GROW AND INTERFERE WITH THE LINES OR REQUIRE MAINTENANCE, WHICH COULD POSE A RISK TO PUBLIC SAFETY. A WALL, ON THE OTHER HAND, IS A MORE DECORATIVE, DURABLE AND LONG-LASTING SOLUTION THAT REQUIRES MINIMAL MAINTENANCE. THE INSTALLATION OF A WALL WILL PROVIDE A SAFE AND EFFECTIVE ALTERNATIVE TO MEET THE SITE'S SCREENING NEEDS WHILE AVOIDING ANY POTENTIAL HAZARDS. ADDITIONALLY, A WALL WILL ALLOW BETTER MANAGEMENT FOR THE MAINTENANCE AND UPKEEP OF THE AREA. FURTHERMORE, THE WALL WILL PROVIDE ADDITIONAL SECURITY TO THE SITE.

CONSIDERING THESE FACTORS, THE INSTALLATION OF A WALL IN LIEU OF A LANDSCAPE BUFFER WOULD PROVIDE A SAFE AND EFFICIENT ALTERNATIVE FOR MANAGING THE SITE'S LANDSCAPING NEEDS WHILE AVOIDING ANY POTENTIAL HAZARDS. THE WALL WILL PROVIDE AN EFFECTIVE BARRIER TO PREVENT DAMAGE TO THE TRANSMISSION AND DISTRIBUTION LINES AND WILL ALSO SERVE AS A VISUAL BARRIER TO ENHANCE THE OVERALL AESTHETICS OF THE SITE. BASED ON THESE CONSIDERATIONS, WE RESPECTFULLY REQUEST A WAIVER TO ALLOW US TO CONSTRUCT A WALL IN LIEU OF THE LANDSCAPE BUFFER FOR THIS PROJECT.

RAFAEL L. AROSEMENA LICENSE No. 72282 STATE OF FLORIDA PROFESSIONAL ENGINEER
RAFAEL L. AROSEMENA
P.E. NO. 0072282
DATE: March 15, 2023

Rafael L Arosemena
Digitally signed by Rafael L Arosemena
DN: C=US, E=rafael.a.arosemena@...
Reason: I am the author of this document
Location:
Date: 2023.03.15 09:33:33-04'00'

This item has been digitally signed and sealed by Rafael L. Arosemena, PE on 3.15.2023 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NOTE:
CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK, AND CITY OF EUSTIS REGULATIONS AND SPECIFICATIONS.

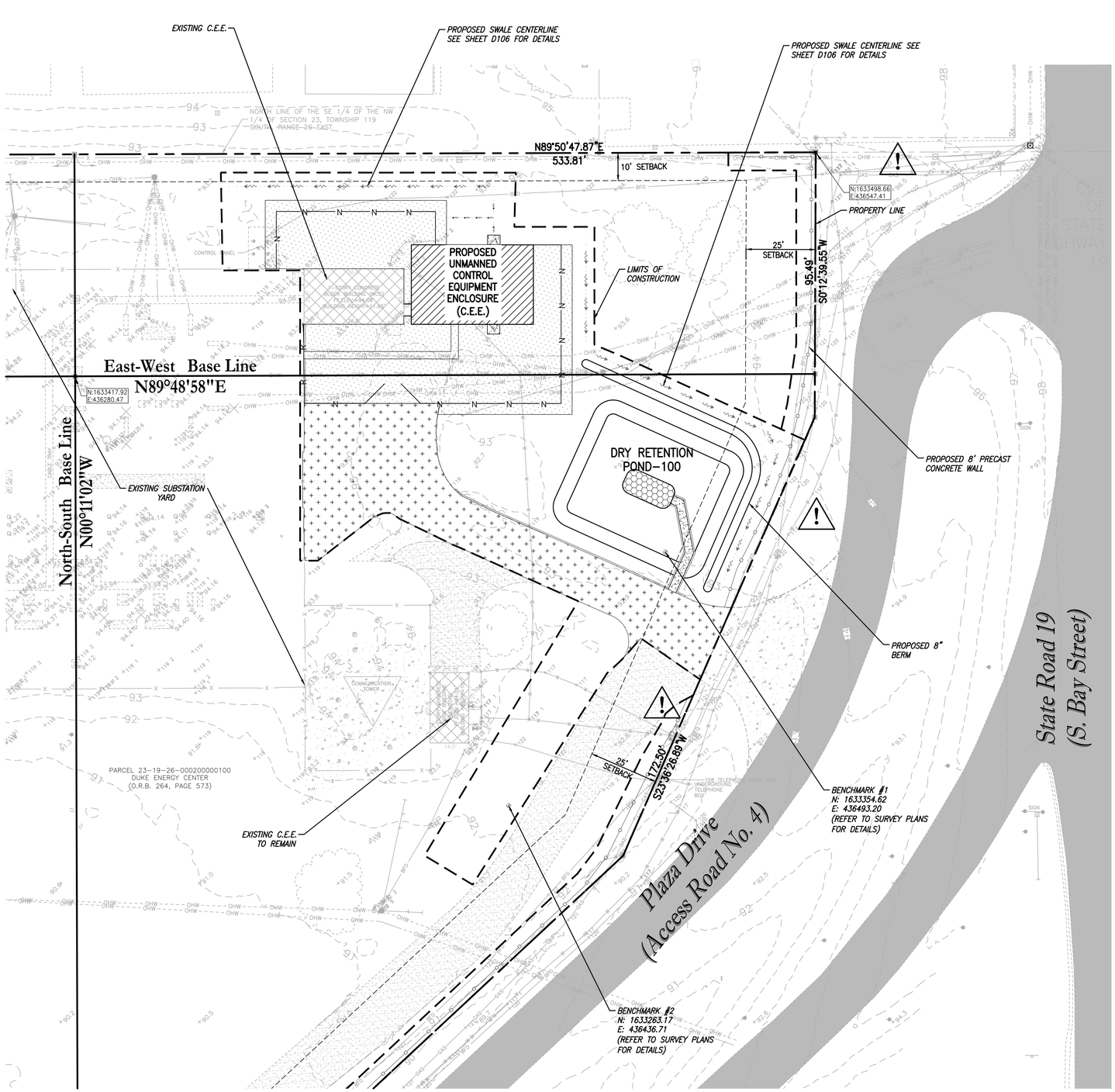
Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Surveyor:
Pickett Surveying Engineering
475 South First Avenue
Bartow, FL 33830
863.533.9095

Geotechnical Engineer:
BJ Rock, LLC
14724 Brick Place
Tampa, FL 33626
727.243.8013

POULOS & BENNETT
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 18-217

Z:\2021\21-115 DUKE - EUSTIS SOUTH\2-MDV\FINAL\CITY\COVER SHEET



10' 0 20' 40'

SCALE IN FEET

Site Data

Gross Property Area (Gross):	227,521 SF	5.22 AC
Zoning:	City of Eustis Doesn't have Zoning Designation	
Future Land Use Category:	General Commercial (GC)	
Existing		
Existing limits of Work:	17,424 SF	0.40 AC
Existing Control Equipment Enclosure (C.E.E) Area:	1,075 SF	0.02 AC
Existing Impervious Area:	6,636 SF	0.15 AC
Existing Pervious Area:	9,713.0 SF	0.223 AC
Proposed		
Proposed Control Equipment Enclosure (C.E.E) Area:	1261 SF	0.03 AC
Proposed Yard Rock Area:	3357 SF	0.08 AC
Proposed Milling and Resurfacing of existing Asphalt Driveway Area:	4391 SF	0.10 AC
Total Proposed Impervious Area	9,009 SF	0.21 AC
Total Proposed Pervious Area	8,415 SF	0.19 AC
Total Area		0.40 AC

Setbacks:	Required	Provided
Street or Roads Setback:	25 FT	313 FT
Side Setback:	10 FT	63 FT
Side Setback:	10 FT	150 FT
Rear Setback:	10 FT	102 FT

Legend:

- PROPOSED (UNMANNED) CONTROL EQUIPMENT ENCLOSURE (C.E.E.)
- PROPOSED SUBSTATION YARD (#57 PREWASHED GRANITE)
- PROPOSED 2" MILL AND RESURFACE ASPHALT PAVEMNET
- RIP RAP SEE DETAIL ON SHEET D107 SHEET 2 OF 2
- EXISTING (UNMANNED) CONTROL EQUIPMENT ENCLOSURE (C.E.E.) TO REMAIN
- EXISTING CONCRETE STRUCTURE OR CABLE TRENCH TO REMAIN
- PROPOSED CABLE TRENCH (REFER TO ELECTRICAL PLANS FOR DETAILS)
- PROPERTY LINE
- REQUIRED SETBACKS
- RIGHT OF WAY
- PROPOSED SECURITY FENCE (7' CHAINLINK WITH 3 STRANDS OF BARBED WIRE, 8' TOTAL HEIGHT)
- PROPOSED 8' PRECAST CONCRETE WALL, BRICK FINISH, PERMACAST OR APPROVED EQUAL. WALL TO BE DESIGNED, PERMITTED, AND INSTALLED BY OTHERS.
- LIMITS OF CONSTRUCTION
- EXISTING FENCE TO REMAIN
- EXISTING OVERHEAD UTILITIES
- EXISTING ELECTRICAL LINES TO REMAIN
- EXISTING UTILITY POLE TO REMAIN
- TREE LINE TO REMAIN AND PROTECTED
- EXISTING WATER LINE TO REMAIN
- EXISTING TELEPHONE LINES TO REMAIN
- EXISTING BURIED FIBER OPTIC TO REMAIN
- EXISTING GAS LINE TO REMAIN
- CONTRACTOR TO FIELD LOCATE AND VERIFY DEPTH OF THE GAS MAIN PRIOR TO EXCAVATION. CONTRACTOR TO EXERCISE CAUTION WHEN EXCAVATION NEAR GAS MAIN

NOTES:

1. THE PROPOSED FACILITY INCLUDING THE CONTROL EQUIPMENT ENCLOSURE (C.E.E.) BUILDING IS UNMANNED. NO PARKING IS REQUIRED OR PROVIDED.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 18-216

Seal:

RAFAEL L. AROSEMENA
LICENSE
No. 72282
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RAFAEL L. AROSEMENA
P.E. No. 72282
DATE: March 15, 2023

Rafael L Arosemena

Digitally signed by Rafael L Arosemena
DN: CN=Rafael L Arosemena, O=Poulos+Bennett, OU=Office, E=rarosemena@poulosandbennett.com, C=US
Date: 2023.03.15 09:33:45-04'00'

DATUM: NAVD 88

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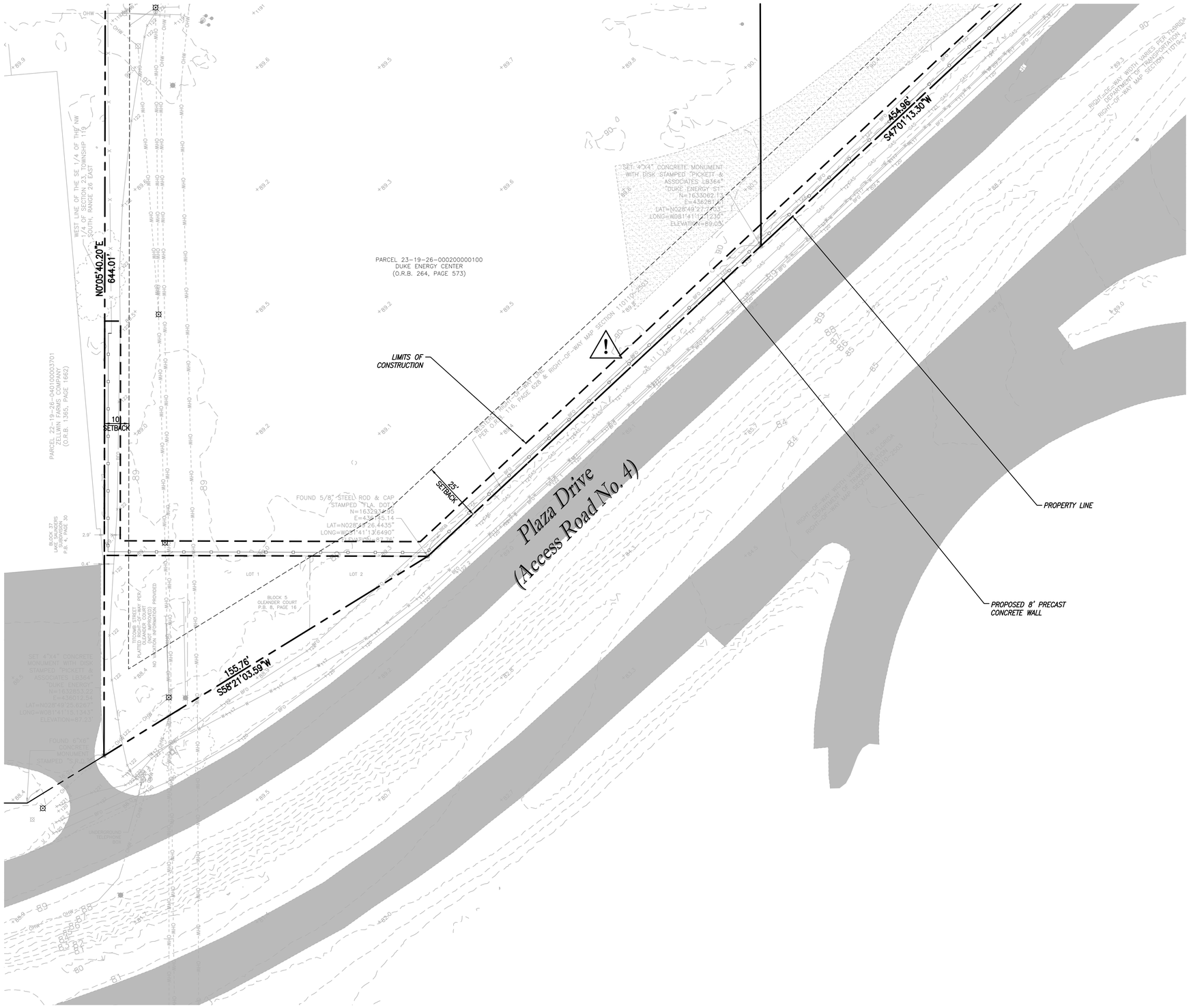
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NO.	DESCRIPTION	DRAWN	CHKD.	APPR.	DATE
	REVISIONS				

DUKE ENERGY.

02/2022 DATE	1:20 SCALE	SUBSTATION ENGINEERING
PD DRAWN	PD TECH	SITE PLAN
JP CHECK	RA ENGR	EUSTIS SOUTH SUBSTATION
1 OF 2 SHEET		DWG. S-167-C7

Z:\2021\21-115 DUKE - EUSTIS SOUTH\CAD\FINAL\CITY\167C71



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- EL — EL — EXISTING ELECTRICAL LINES TO REMAIN
- EXISTING UTILITY POLE TO REMAIN
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- BFO — BFO — EXISTING BURIED FIBER OPTIC TO REMAIN
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P&B Job No.: 18-216

Seal:

RAFAEL L. AROSEMENA LICENSE No. 72282 STATE OF FLORIDA PROFESSIONAL ENGINEER

RAFAEL L. AROSEMENA
P.E. No. 0072282
DATE: March 15, 2023

Rafael L Arosemena
Digitally signed by Rafael L Arosemena
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Date: 2023.03.15 08:33:54-04'00'

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REVISIONS

DUKE ENERGY.

02/2022 DATE	1:20 SCALE	SUBSTATION ENGINEERING
PD DRAWN	PD TECH	SITE PLAN
JP CHECK	RA ENGR	EUSTIS SOUTH SUBSTATION
2 OF 2 SHEET	DWG. S-167-C7	

Z:\2021\21-115 DUKE - EUSTIS SOUTH\CAD\FINAL\CITY\167C72

PROPOSED UNMANNED CONTROL EQUIPMENT ENCLOSURE

PROPOSED DRY RETENTION POND 100

EXISTING UNMANNED CONTROL EQUIPMENT ENCLOSURE

PROPERTY LINE (TYP.)

N89°50'47.87"E
533.81'

PROPOSED SUBSTATION GATES

95.49'
S01°39.55"W

East-West Base Line
N89°48'58"E

EXISTING SUBSTATION GATES

EXISTING SUBSTATION YARD

North-South Base Line
N00°11'02"W

EXISTING CITY OF EUSTIS 6" WATERMAIN

PROPOSED FIRE TRUCK MANEUVERING ROUTE. NOTE: EMERGENCY VEHICLE ACCESS WITHIN THE EXISTING SUBSTATION YARD WILL ONLY BE ALLOWED WHEN DUKE PERSONNEL ARE PRESENT TO ESCORT EMERGENCY VEHICLES TO ENSURE THEIR SAFETY WITHIN THE ENERGIZED STATION YARD.

PROPOSED FIRE HYDRANT ASSEMBLY (FH#1)

HOSE LAY DISTANCE = 380'

172.50'
S23°36'28.89"W

BENCHMARK #1
N: 1633354.62
E: 436493.20
(REFER TO SURVEY PLANS FOR DETAILS)

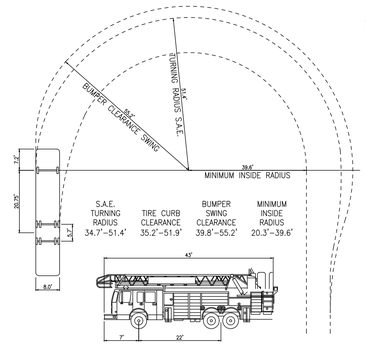
BENCHMARK #2
N: 1633263.17
E: 436436.71
(REFER TO SURVEY PLANS FOR DETAILS)

PARCEL 23-19-26-000200000100
DUKE ENERGY CENTER
(O.R.B. 264, PAGE 573)

NORTH LINE OF THE S1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 11S, RANGE 26 EAST

Plaza Drive (Access Road No. 4)

State Road 19 (S. Bay Street)



WIDTH: 8.5'
TRACK: 8.5'
STEERING ANGLE: 33.3'

AERIAL FIRE TRUCK

(REPORTED BY FEDERAL MOTORS) N.T.S.

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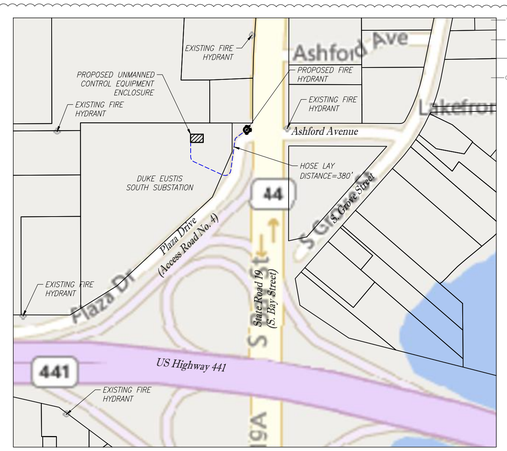
10' 0 20' 40'
SCALE IN FEET

Legend:

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- PROPOSED SUBSTATION YARD (#57 PREWASHED GRANITE)
- PROPOSED 2" MILL AND RESURFACE ASPHALT PAVEMENT
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NOTES:

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◇ EXISTING FIRE HYDRANT
◆ PROPOSED FIRE HYDRANT

EXISTING AND PROPOSED FIRE HYDRANTS LOCATION MAP

N.T.S.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 18-216

RAFAEL L. AROSEMENA
LICENSE
No. 72282
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RAFAEL L. AROSEMENA
P.E. No. 72282
DATE: March 15, 2023

Rafael L Arosemena
Digitally signed by Rafael L Arosemena
DN: C=US, E=rafael.arosemena@duke-energy.com, O=Duke Energy, CN=Rafael L Arosemena, 0.9.2342.19200300.100.1.1=A01410D000001663267D4BA0005B806
Date: 2023.03.15 09:34:03-04'00'

DATUM: NAVD 88

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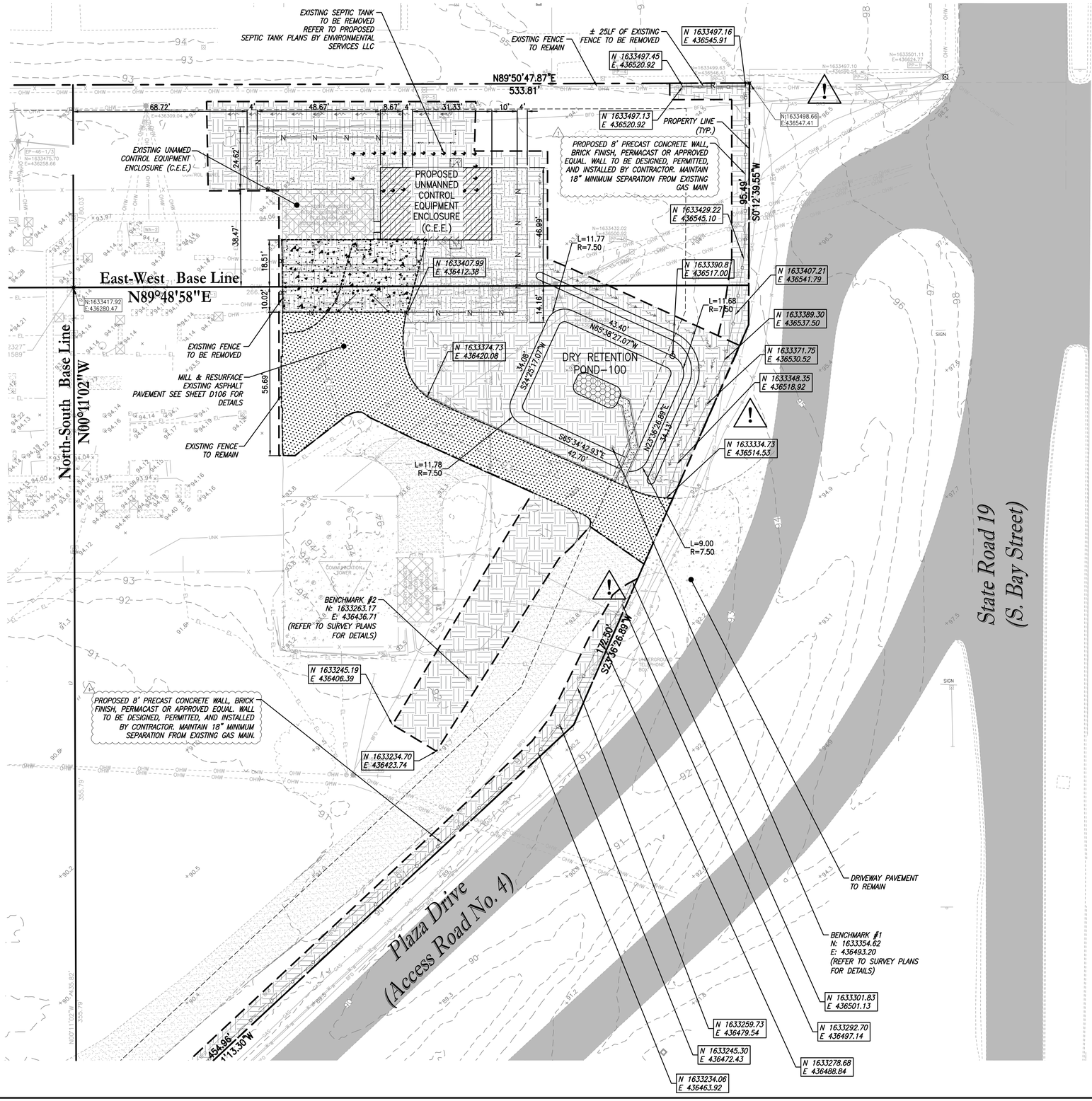
NO.	DESCRIPTION	DRAWN	CHKD.	APPR.	DATE
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REVISIONS

DUKE ENERGY.

02/2022 DATE	1:20 SCALE	SUBSTATION ENGINEERING
PD DRAWN	PD TECH	FIRE TRUCK TURNING PLAN
JP CHECK	RA ENGR	EUSTIS SOUTH SUBSTATION
1 OF 1 SHEET	DWG.	S-167-C8

Z:\2021\21-115 DUKE - EUSTIS SOUTH\CAD\FINAL\CITY\16*C8





CLEAR, GRADE AND FILL NOTES:

CLEAR, GRADE AND FILL IS SUPERIMPOSED ON A PORTION OF THE BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY PICKETT AND ASSOCIATES, INC.

1. ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE TO THE SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION (GEOTECHNICAL ENGINEERING REPORT) BY BJ ROCK, LLC, PROJECT NO. 21-211 DATED 10/14/2021.
3. FILL DIRT SHALL BE FREE DRAINING, CLEAN SAND AND SHALL BE FREE OF SILT AND CLAY (GROUP A-3, MAX 10% FINES PASSING THE #200 SIEVE AS DEFINED IN AASHTO SPECIFICATIONS M-145) WITH NON-COHESIVE, NON-PLASTIC SOILS. SOIL COMPACTED TO AT LEAST 90 PERCENT TO A MAXIMUM OF 95 PERCENT OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY VALUE.
4. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES ARE TO BE INSTALLED PRIOR TO CLEARING AND EARTHWORK COMMENCEMENT, AND SHALL BE OBSERVED AND MAINTAINED DURING CONSTRUCTION.
5. EXISTING TURF ON THIS SITE IN THE UNDISTURBED AREAS SHALL REMAIN UNDISTURBED. ANY DAMAGE BY CONTRACTOR SHALL BE REPAIRED TO ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
6. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF ANY ARCHEOLOGICAL/HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATIONS ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE. CONTRACTOR TO COORDINATE WITH DUKE ENVIRONMENTAL PERMITTING AGENT FOR ADDITIONAL REQUIREMENTS AND PROCEDURES.
7. ANY WELLS FOUND ON SITE NOT IN USE AS PART OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN PLACE PER FDEP REGULATIONS. CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO REMOVAL.
8. CONSTRUCTION BASELINE MONUMENTS SHALL NOT BE DISTURBED DURING CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY AND BASE MONUMENTATION. ANY DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.
9. #57 GRANITE SHALL BE THE LAST ITEM INSTALLED IN THE SUBSTATION YARD.
10. THE FOOTPRINT OF THE PROPOSED DEVELOPMENT AREA, PLUS A MINIMUM MARGIN OF FIVE FEET SHALL BE STRIPPED OF ALL SUBSTATION YARD GRAVEL, SURFACE VEGETATION, STUMPS, DEBRIS, ORGANIC TOP SOIL OR OTHER DELETERIOUS MATERIAL, AS ENCOUNTERED AFTER STRIPPING. THE PROJECT AREA SHALL BE GRUBBED OR ROOT-RAKED SUCH THAT MAJOR ROOT SYSTEMS ARE COMPLETELY REMOVED. SITE CLEARING AND PREPARATION OF WORK SHALL BE CARRIED OUT UNDER THE OBSERVATION OF A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION.

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 18-216

Seal:



RAFAEL L. AROSEMENA
P.E. NO. 0072282
DATE: March 15, 2023

Rafael L Arosemena

Digitally signed by Rafael L Arosemena, DN: cn=Rafael L Arosemena, o=Poulos & Bennett, LLC, ou=Civil, email=rarosemena@poulosandbennett.com, c=US
Date: 2023.03.15 09:34:13-04'00'

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Legend:

- PROPOSED (UNMANNED) CONTROL EQUIPMENT ENCLOSURE (C.E.E.)
- PROPOSED SUBSTATION YARD (#57 PREWASHED GRANITE)
- 2" MILL AND RESURFACE EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT AND ASPHALT PAVEMENT TO BE REMOVED
- AREA TO BE CLEARED AND GRUBBED AND SOIL PREPARED FOR PROPOSED YARD AND POND. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR DETAILS
- EXISTING (UNMANNED) CONTROL EQUIPMENT ENCLOSURE (C.E.E.) TO REMAIN
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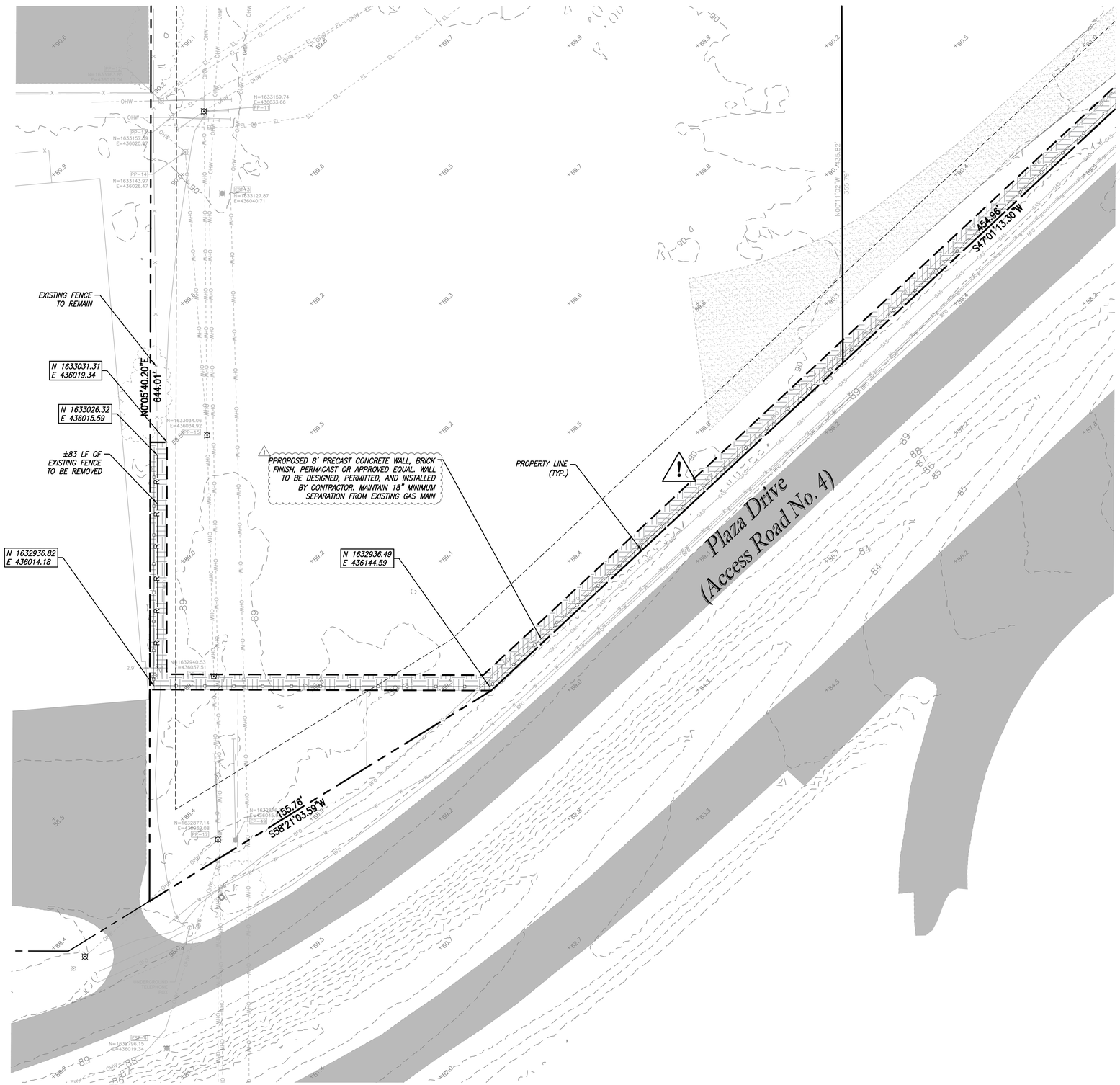
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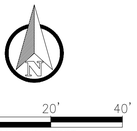
REVISIONS

DUKE ENERGY.

02/2022 DATE	1:20 SCALE	SUBSTATION ENGINEERING
PD DRAWN	PD TECH	CLEAR, GRADE, & FILL LAYOUT
JP CHECK	RA ENGR	EUSTIS SOUTH SUBSTATION
1 OF 2 SHEET		DWG. S-167-D105

Z:\2021\21-115 DUKE - EUSTIS SOUTH\240\FINAL\CIVIL\167D1051





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Rafael L Arosemena
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- PROPOSED SUBSTATION YARD (#57 PREWASHED GRANITE)
- 2" MILL AND RESURFACE EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT AND ASPHALT PAVEMENT TO BE REMOVED
- AREA TO BE CLEARED AND GRUBBED AND SOIL PREPARED FOR PROPOSED YARD, POND AND WALL. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR DETAILS
- EXISTING (UNMANNED) CONTROL EQUIPMENT ENCLOSURE (C.E.E.) TO REMAIN
- EXISTING CONCRETE STRUCTURE OR CABLE TRENCH TO REMAIN
- PROPOSED CABLE TRENCH (REFER TO ELECTRICAL PLANS FOR DETAILS)
- PROPERTY LINE
- REQUIRED SETBACKS
- RIGHT OF WAY
- N N — PROPOSED SECURITY FENCE (7' CHAINLINK WITH 3 STRANDS OF BARBED WIRE, 8' TOTAL HEIGHT)
- PROPOSED 8' PRECAST CONCRETE WALL, BRICK FINISH, PERMACAST OR APPROVED EQUAL. WALL TO BE DESIGNED, PERMITTED, AND INSTALLED BY OTHERS.
- LIMITS OF CONSTRUCTION
- X — EXISTING FENCE TO REMAIN
- OHW — EXISTING OVERHEAD UTILITIES
- EL — EXISTING ELECTRICAL LINES TO REMAIN
- EXISTING UTILITY POLE TO REMAIN
- TREE LINE TO REMAIN AND PROTECTED
- W — EXISTING WATER LINE TO REMAIN
- T — EXISTING TELEPHONE LINES TO REMAIN
- BFO — EXISTING BURIED FIBER OPTIC TO REMAIN
- GAS — EXISTING GAS LINE TO REMAIN
- CONTRACTOR TO FIELD LOCATE AND VERIFY DEPTH OF THE GAS MAIN PRIOR TO EXCAVATION. CONTRACTOR TO EXERCISE CAUTION WHEN EXCAVATION NEAR GAS MAIN

NOTES:

1. THE PROPOSED FACILITY INCLUDING THE CONTROL EQUIPMENT ENCLOSURE (C.E.E.) BUILDING IS UNMANNED. NO PARKING IS REQUIRED OR PROVIDED.

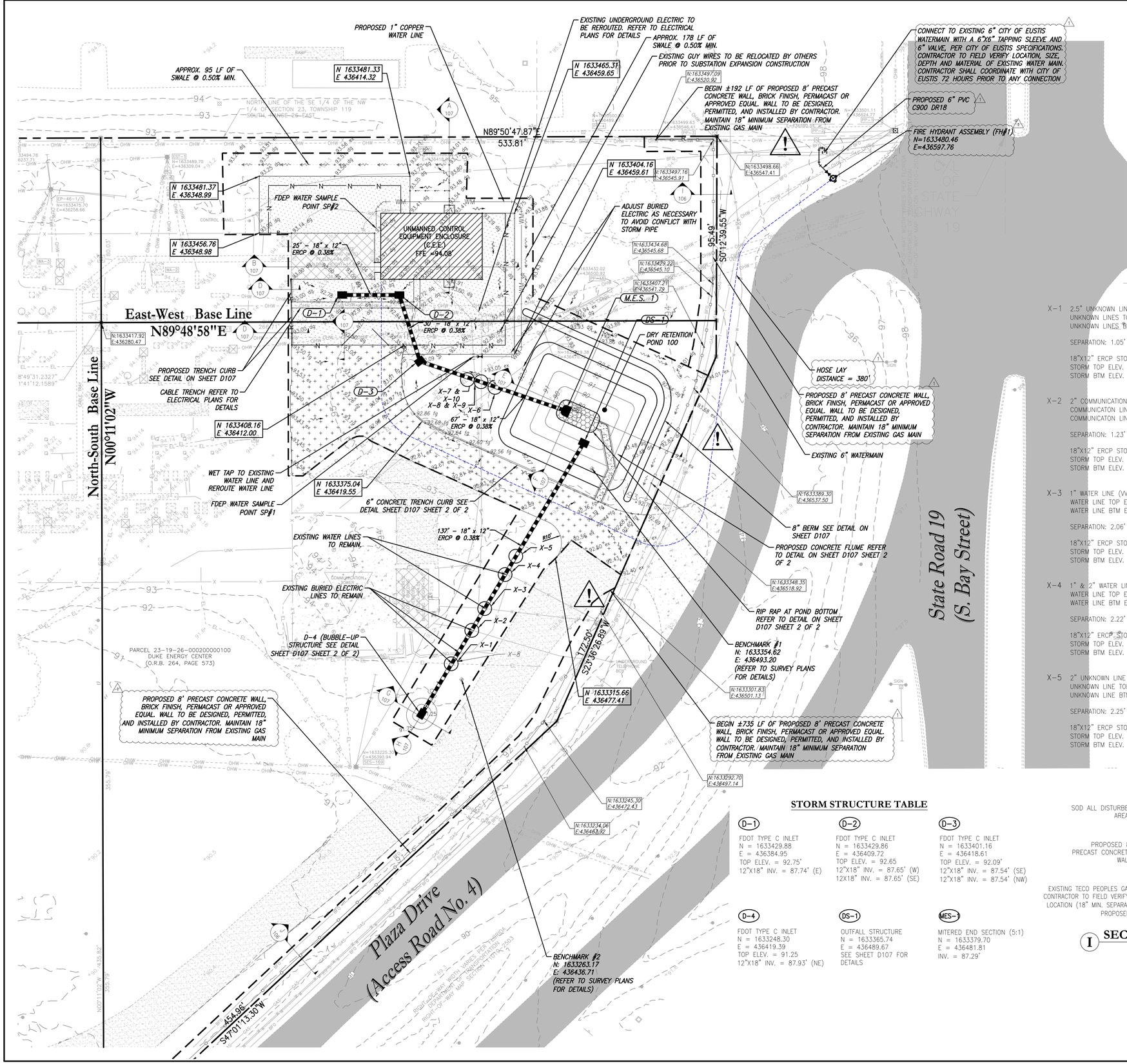
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REVISIONS

DUKE ENERGY.

02/2022 DATE	1:20 SCALE	SUBSTATION ENGINEERING
PD DRAWN	PD TECH	CLEAR, GRADE, & FILL LAYOUT
JP CHECK	RA ENGR	EUSTIS SOUTH SUBSTATION
2 OF 2 SHEET		DWG. S-167-D105

Z:\2021\21-115 DUKE - EUSTIS SOUTH\(_WORK)\CITY\16791052



BERM DETAIL
N.T.S.

UTILITY CROSSING TABLE

X-1 2.5" UNKNOWN LINES (VVH 1)
UNKNOWN LINES TOP ELEV. 90.49'
UNKNOWN LINES BTM ELEV. 90.28'

SEPARATION: 1.05'

18"X12" ERCP STORM PIPE
STORM TOP ELEV. 89.23'
STORM BTM ELEV. 87.82'

X-2 2" COMMUNICATION LINE (VVH 2)
COMMUNICATON LINE TOP ELEV. 90.70'
COMMUNICATON LINE BTM ELEV. 90.53'

SEPARATION: 1.23'

18"X12" ERCP STORM PIPE
STORM TOP ELEV. 89.30'
STORM BTM ELEV. 87.88'

X-3 1" WATER LINE (VVH 3)
WATER LINE TOP ELEV. 91.50'
WATER LINE BTM ELEV. 91.41'

SEPARATION: 2.06'

18"X12" ERCP STORM PIPE
STORM TOP ELEV. 89.35'
STORM BTM ELEV. 87.93'

X-4 1" & 2" WATER LINE (VVH 4)
WATER LINE TOP ELEV. 91.88'
WATER LINE BTM ELEV. 91.63'

SEPARATION: 2.22'

18"X12" ERCP STORM PIPE
STORM TOP ELEV. 89.41'
STORM BTM ELEV. 87.99'

X-5 2" UNKNOWN LINE (VVH 5)
UNKNOWN LINE TOP ELEV. 92.07'
UNKNOWN LINE BTM ELEV. 91.90'

SEPARATION: 2.25'

18"X12" ERCP STORM PIPE
STORM TOP ELEV. 89.65'
STORM BTM ELEV. 88.23'

X-6 4.5" BURIED ELECTRIC LINE (VVH 6)
BURIED ELECTRIC LINE TOP ELEV. 90.20'
BURIED ELECTRIC LINE BTM ELEV. 89.80'

SEPARATION: 1.17'

18"X12" ERCP STORM PIPE
STORM TOP ELEV. 88.63'
STORM BTM ELEV. 87.21'

X-7 BURIED ELECTRIC DUCT (VVH 7)
BURIED ELECTRIC DUCT TOP ELEV. 90.30'
BURIED ELECTRIC DUCT BTM ELEV. 89.40'

SEPARATION: 0.73'

18"X12" ERCP STORM PIPE
STORM TOP ELEV. 88.67'
STORM BTM ELEV. 87.26'

X-8 3" UNKNOWN LINES (VVH 8)
UNKNOWN LINES TOP ELEV. 91.20'
UNKNOWN LINES BTM ELEV. 90.90'

SEPARATION: 2.25'

18"X12" ERCP STORM PIPE
STORM TOP ELEV. 88.65'
STORM BTM ELEV. 87.23'

X-9 1" WATER LINE (VVH 9)
WATER LINE TOP ELEV. 91.40'
WATER LINE BTM ELEV. 91.30'

SEPARATION: 2.65'

18"X12" ERCP STORM PIPE
STORM TOP ELEV. 88.65'
STORM BTM ELEV. 87.23'

X-10 BURIED ELECTRIC DUCT (VVH 10)
BURIED ELECTRIC DUCT TOP ELEV. 90.50'
BURIED ELECTRIC DUCT BTM ELEV. 89.00'

SEPARATION: 0.33'

18"X12" ERCP STORM PIPE
STORM TOP ELEV. 88.67'
STORM BTM ELEV. 87.26'

STORM STRUCTURE TABLE

D-1
FDOT TYPE C INLET
N = 1633429.88
E = 436384.95
TOP ELEV. = 92.75'
12"X18" INV. = 87.74' (E)

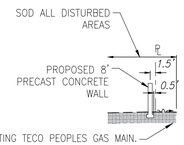
D-2
FDOT TYPE C INLET
N = 1633429.86
E = 436409.72
TOP ELEV. = 92.65
12"X18" INV. = 87.65' (W)
12X18" INV. = 87.65' (SE)

D-3
FDOT TYPE C INLET
N = 1633401.16
E = 436418.61
TOP ELEV. = 92.09'
12"X18" INV. = 87.54' (SE)
12"X18" INV. = 87.54' (NW)

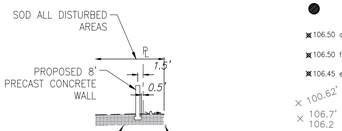
D-4
FDOT TYPE C INLET
N = 1633248.30
E = 436419.39
TOP ELEV. = 91.25
12"X18" INV. = 87.93' (NE)

DS-1
OUTFALL STRUCTURE
N = 1633365.74
E = 436489.67
SEE SHEET D107 FOR DETAILS

MES-1
MITERED END SECTION (5:1)
N = 1633379.70
E = 436481.81
INV. = 87.29'



I SECTION
N.T.S.



J SECTION
N.T.S.

NOTES:

1. THE PROPOSED FACILITY INCLUDING THE CONTROL EQUIPMENT ENCLOSURE (C.E.E.) BUILDING IS UNMANNED. NO PARKING IS REQUIRED OR PROVIDED.

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

Legend:

- PROPOSED (UNMANNED) CONTROL EQUIPMENT ENCLOSURE (C.E.E.)
- PROPOSED SUBSTATION YARD (#57 PREWASHED GRANITE)
- 2" MILL EXISTING PAVEMENT AND RESURFACE WITH TYPE SP-12.5 OR TYPE SP-9.5 ASPHALT SUPERPAVE
- RIP RAP SEE DETAIL ON SHEET D107 SHEET 2 OF 2
- EXISTING (UNMANNED) CONTROL EQUIPMENT ENCLOSURE (C.E.E.) TO REMAIN
- EXISTING CONCRETE STRUCTURE OR CABLE TRENCH TO REMAIN
- PROPOSED CABLE TRENCH (REFER TO ELECTRICAL PLANS FOR DETAILS)
- PROPERTY LINE
- REQUIRED SETBACKS
- RIGHT OF WAY
- N N — PROPOSED SECURITY FENCE (7' CHAINLINK WITH 3 STRANDS OF BARBED WIRE, 8' TOTAL HEIGHT)
- PROPOSED 8' PRECAST MASONRY WALL, BRICK FINISH, PERMACAST OR APPROVED EQUAL. WALL TO BE DESIGNED, PERMITTED, AND INSTALLED BY OTHERS.
- LIMITS OF CONSTRUCTION
- X — EXISTING FENCE TO REMAIN
- OHW — OHW — EXISTING OVERHEAD UTILITIES
- EL — EL — EXISTING ELECTRICAL LINES TO REMAIN
- EXISTING UTILITY POLE TO REMAIN
- TREE LINE TO REMAIN AND PROTECTED
- W — W — EXISTING WATER LINE TO REMAIN
- T — T — EXISTING TELEPHONE LINES TO REMAIN
- BFO — EXISTING BURIED FIBER OPTIC TO REMAIN
- GAS — GAS — EXISTING GAS LINE TO REMAIN
- CONTRACTOR TO FIELD LOCATE AND VERIFY DEPTH OF THE GAS MAIN PRIOR TO EXCAVATION. CONTRACTOR TO EXERCISE CAUTION WHEN EXCAVATION NEAR GAS MAIN
- SECTION DESIGNATION
- DRAWING SHEET LABEL
- 109.00 — PROPOSED CONTOUR
- —92— EXISTING CONTOUR
- PROPOSED STORMWATER PVC PIPE
- PROPOSED D.B.I. STRUCTURE
- PROPOSED NYLOPLAST DRAIN
- 106.50 dg — PROPOSED DIRT GRADE
- 106.50 fg — PROPOSED FINISHED GRADE
- 106.45 ex — EXISTING GRADE
- 100.62 — EXISTING SPOT ELEVATION
- 106.7' / 106.2 — EXISTING TOP OF GRAVEL ELEVATION / EXISTING BOTTOM OF GRAVEL ELEVATION

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, Fl. 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 18-216

Seal:
RAFAEL L. AROSEMENA LICENSE No. 72282 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: March 15, 2023

Rafael L Arosemena
Digitally signed by Rafael L Arosemena
DN: cn=Rafael L Arosemena, c=US, o=Poulos & Bennett, LLC, ou=72282, 0.9.2342.19200300.100.1.1=A00000018638370A8A0003880E, email=rarosemena@poulosandbennett.com
Date: 2023.03.15 09:34:33-04'00'

DATUM: NAVD 88

This item has been digitally signed and sealed by Rafael L. Arosemena, PE on 3.15.2023 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

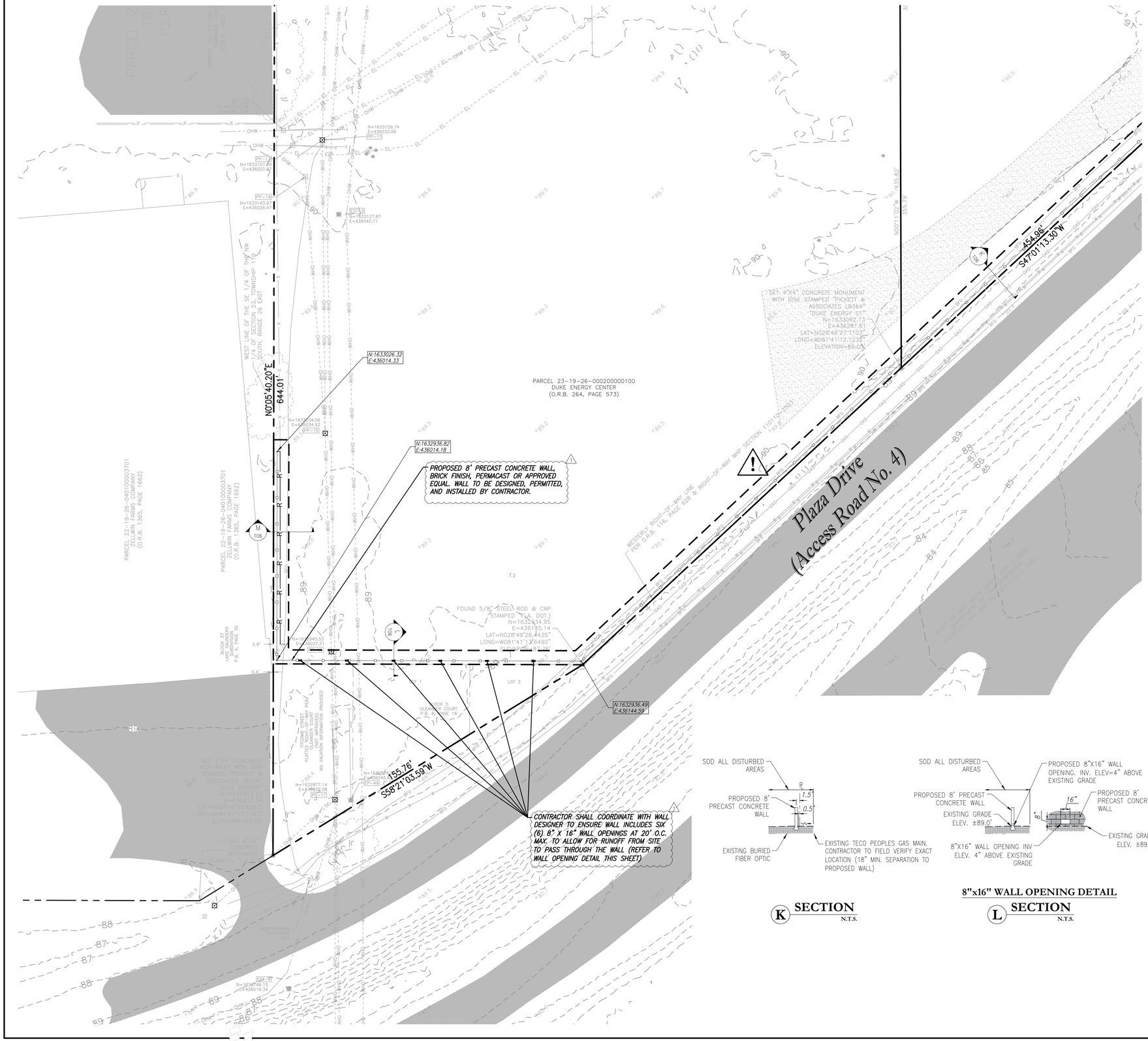
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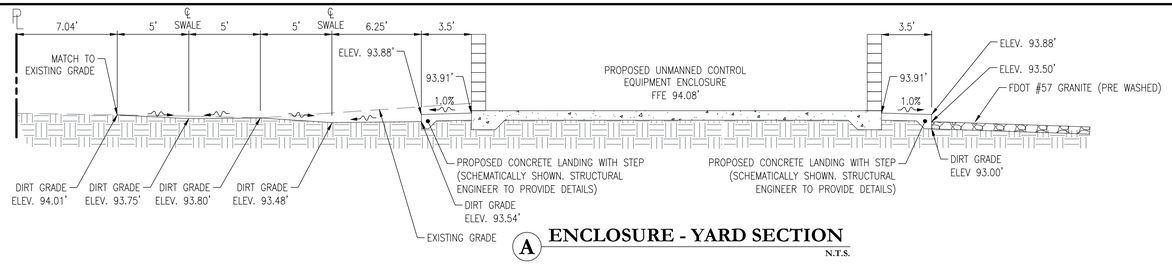
REVISIONS

DUKE ENERGY.

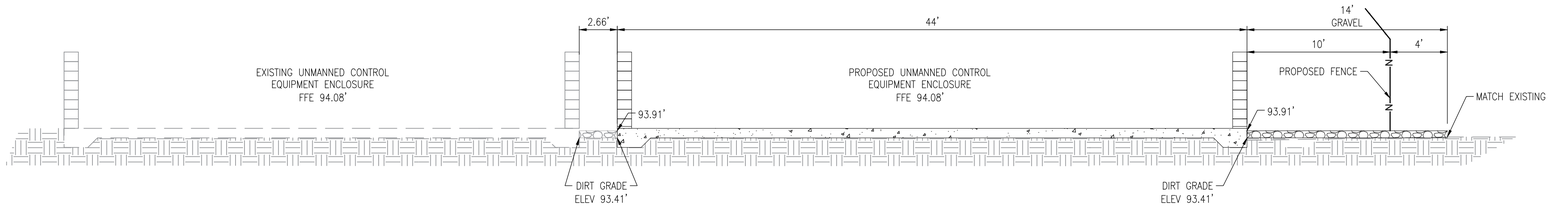
02/2022 DATE	1:20 SCALE	SUBSTATION ENGINEERING
PD DRAWN	PD TECH	PAVING, GRADING, & DRAINAGE PLAN
JP CHECK	RA ENGR	EUSTIS SOUTH SUBSTATION
1 OF 2 SHEET	DWG.	S-167-D106

Z:\2021\21-115_DUKE - EUSTIS SOUTH\CAD\FINAL\DTA\16701061

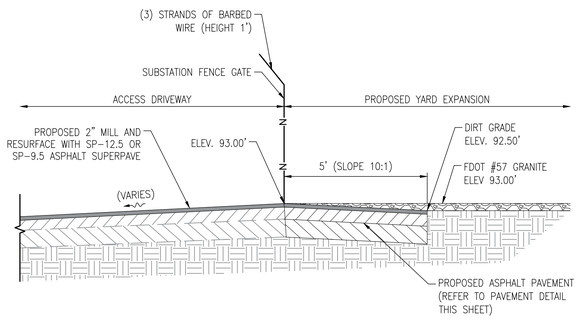

PARCEL 22-19-26-040100003701
ZELLWIN FARMS COMPANY
(O.R.B. 1365, PAGE 1662)
WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 26 EAST
N00°54'40.20"E
644.01'
N:1633026.32
E:436014.33
N:1632936.82
E:436014.18
PROPOSED 8' PRECAST CONCRETE WALL, BRICK FINISH, PERMACAST OR APPROVED EQUAL. WALL TO BE DESIGNED, PERMITTED, AND INSTALLED BY CONTRACTOR.
PARCEL 23-19-26-000200000100
DUKE ENERGY CENTER
(O.R.B. 264, PAGE 573)
N:1633159.74
E:436033.66
PP-11
PP-12
N=1633157.69
E=436020.82
PP-13
N=1633143.97
E=436026.47
PP-14
S1-1
N=1633127.87
E=436040.71
N=1633134.06
E=436034.92
PP-15
N=1632840.53
E=436031.54
PP-16
N=1632796.15
E=436019.34
PP-17
N=1632854.14
E=436034.98
PP-18
N=1632877.14
E=436036.08
PP-19
N=1632885.22
E=436012.24
PP-20
N=1632936.49
E=436144.59
PP-21
SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PICKETT & ASSOCIATES LB364" "DUKE ENERGY S1"
N=1633062.13
E=436281.61
LAT=N028°49'27.7103"
LONG=W081°41'12.1235"
ELEVATION=89.05
FOUND 5/8" STEEL ROD & CAP STAMPED "FLA. DOT."
N=1632834.95
E=436135.14
LAT=N028°49'26.4435"
LONG=W081°41'12.6490"
ELEVATION=87.81
N01°11'02"W
355.79'
S47°01'15.30"W
454.96'
Plaza Drive
(Access Road No. 4)
WESTERLY RIGHT-OF-WAY LINE PER O.R.B. 116, PAGE 628 & RIGHT-OF-WAY MAP SECTION 11011(7)2403
RIGHT-OF-WAY WIDTH VARIES (RIGHT-OF-WAY WIDTH AS SHOWN HEREON IS THE WIDTH PERPENDICULAR TO THE CENTERLINE)
S58°21'03.59"W
155.76'
CONTRACTOR SHALL COORDINATE WITH WALL DESIGNER TO ENSURE WALL INCLUDES SIX (6) 8" X 16" WALL OPENINGS AT 20' O.C. MAX. TO ALLOW FOR RUNOFF FROM SITE TO PASS THROUGH THE WALL (REFER TO WALL OPENING DETAIL THIS SHEET)
BLOCK 37 LAKE SHARPES UNIT 2 P.B. 4, PAGE 30
TITCOMB STREET PLATTED AS OLEANDER COURT NO VACATION INFORMATION PROVIDED
BLOCK 5 OLEANDER COURT P.B. 83, PAGE 16
LOT 1
LOT 2
SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PICKETT & ASSOCIATES LB364" "DUKE ENERGY S2"
N=1632853.22
E=436137.24
LAT=N028°49'26.4435"
LONG=W081°41'15.1343"
ELEVATION=87.23
FOUND 6"X6" CONCRETE MONUMENT STAMPED "LB364"
UNDERGROUND ELECTRIC BOX
M 106
101
107
OHW
EL
BFO
GAS
X
W
T
+89.9
+90.0
+90.1
+89.7
+89.8
+89.6
+89.5
+89.7
+89.8
+89.9
+90.0
+90.5
+89.2
+89.3
+89.6
+89.5
+89.2
+89.5
+89.4
+89.1
+89.2
+89.3
+89.4
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+89.6



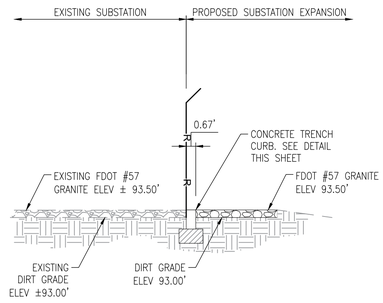
A ENCLOSURE - YARD SECTION
N.T.S.



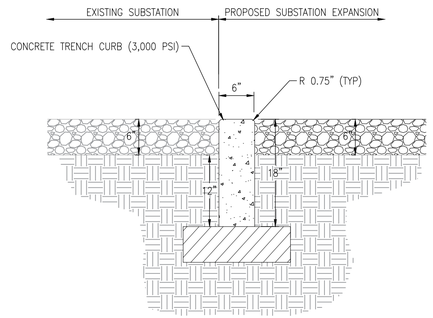
B ENCLOSURE - YARD SECTION
N.T.S.



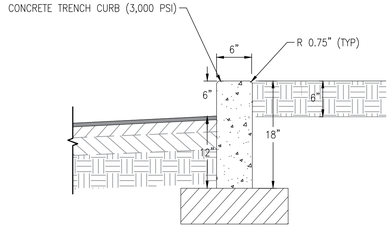
C ASPHALT DRIVEWAY AND YARD SECTION
N.T.S.



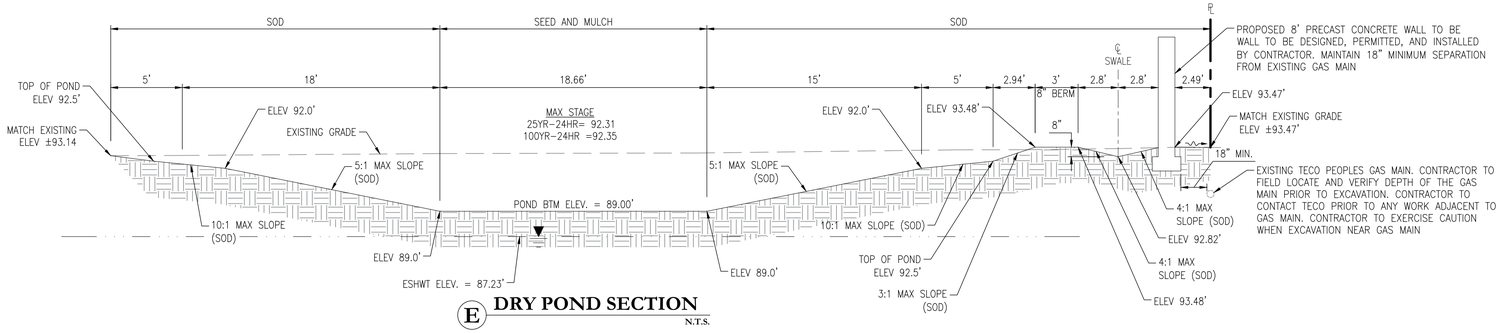
D SECTION
N.T.S.



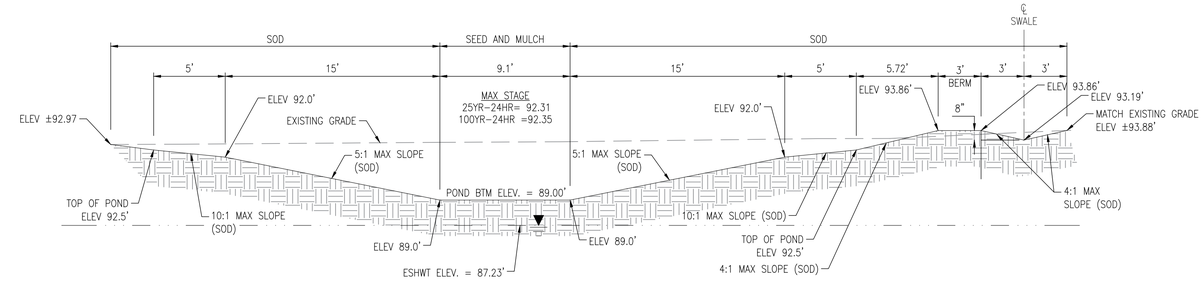
TRENCH CURB DETAIL AT EXISTING/PROPOSED YARD SECTION
NTS



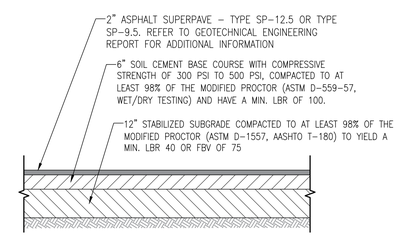
TRENCH CURB DETAIL DRIVEWAY
NTS



E DRY POND SECTION
N.T.S.



F DRY POND SECTION
N.T.S.



NOTE #1:
PRIOR TO CONSTRUCTION, THE PAVEMENT DRIVEWAY AREA SHALL BE PREPARED AS OUTLINED IN THE GEOTECHNICAL ENGINEERING REPORT DATED, NOVEMBER 15, 2019, JOB NO. 19-139 BY BJ ROCK, INC. PRIOR TO PAVEMENT BASE INSTALLATION, THE SUBGRADE SOIL COMPACTION SHALL BE VERIFIED FOR A DEPTH OF 12 INCHES. THE UPPER 12 INCHES OF SUBGRADE BENEATH THE BASE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR (ASTM D-1557, AASHTO T-180) MAXIMUM DRY DENSITY AND STABILIZED TO A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40% OR FLORIDA BEARING VALUE (FBV) OF 75 POUNDS. THE STABILIZED SUBGRADE SHALL MEET THE SPECIFICATION REQUIREMENTS FOR TYPE B OR TYPE C STABILIZED SUBGRADE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT). REFER TO GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION

CONTRACTOR SHALL MEET THE REQUIREMENTS FOR THE TYPE SP ASPHALTIC CONCRETE WEARING SURFACE AS OUTLINED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

THE LATEST SPECIFICATIONS OF FLORIDA DEPARTMENT OF TRANSPORTATION SHALL GOVERN THE PLACEMENT OF THE BASE AND ASPHALTIC CONCRETE WEARING SURFACE. REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION.

TYPICAL ASPHALT PAVEMENT SECTION
NTS

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 18-216

Seal:

RAFAEL L. AROSEMENA
LICENSE
No. 72282
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RAFAEL L. AROSEMENA
P.E. No. 0072282
DATE: March 15, 2023

Rafael L Arosemena

Digitally Signed by Rafael L Arosemena
DN: CN=Rafael L Arosemena, C=US, E=rarosemena@poulosandbennett.com, O=Poulos & Bennett, LLC
Date: 2023.03.15 09:34:53-04'00'

DATUM: NAVD 88

This item has been digitally signed and sealed by Rafael L. Arosemena, PE on 3.15.2023 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Legend:

- PROPOSED 6" #57 GRANITE (PREWASHED)
- EXISTING #57 GRANITE
- EXISTING GRADE
- 6" BASE (LBR=100) COMPACTED TO 98% OF MODIFIED PROCTOR (ASTM D-1557 AASHTO T-180)
- 12" STABILIZED SUBGRADE (LBR=40) COMPACTED TO 98% OF MODIFIED PROCTOR (ASTM D-1557 AASHTO T-180)
- PROPERTY LINE
- EXISTING GRADE
- PROPOSED GATE
- R R EXISTING SECURITY FENCE TO BE REMOVED
- N N PROPOSED SECURITY FENCE 7' CHAIN LINK WITH 3 STRANDS OF BARBED WIRE, 8' TOTAL
- DRAINAGE FLOW ARROW

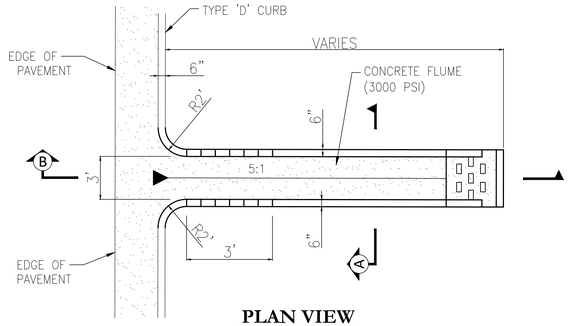
NOTE: ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN CITY OF WINTER GARDEN LAND DEVELOPMENT CODE AND/OR RELATED ORDINANCES.

NO.	DESCRIPTION	DRAWN	CHKD.	APPR.	DATE
	REVISIONS				

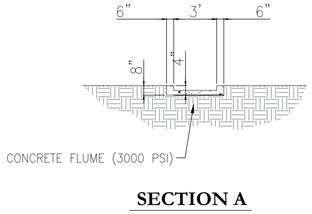
DUKE ENERGY.

06/2022 DATE	NTS SCALE	SUBSTATION ENGINEERING
PD DRAWN	PD TECH	PAVING, GRADING, & DRAINAGE DETAILS
JP CHECK	RA ENGR	EUSTIS SOUTH SUBSTATION
1 OF 2 SHEET	DWG. S-167-D107	

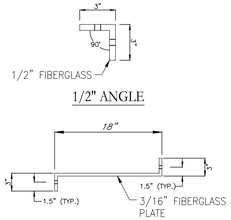
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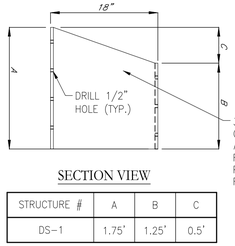
PLAN VIEW



SECTION A



PLAN VIEW

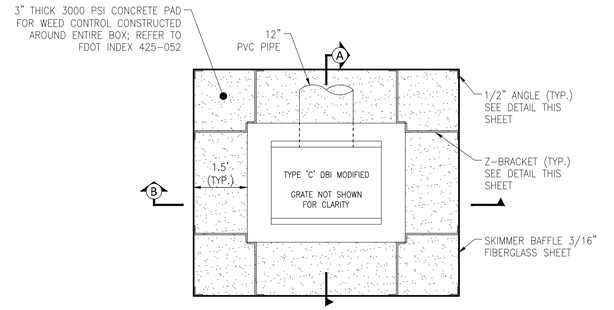


SECTION VIEW

STRUCTURE #	A	B	C
DS-1	1.75'	1.25'	0.5'

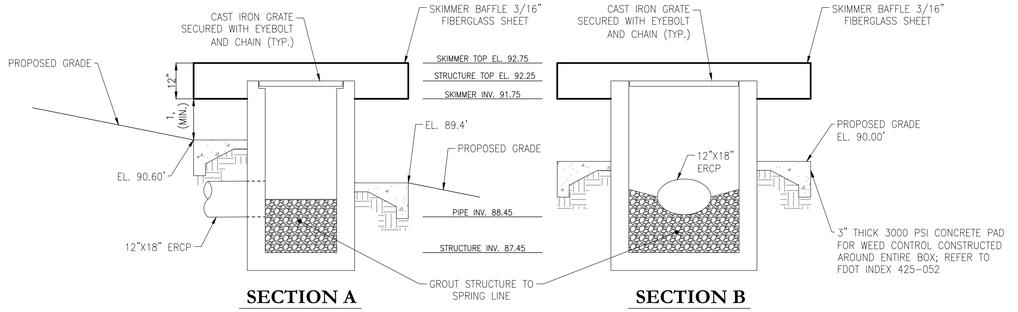
NOTES:
1. MOUNT BRACKETS TO SKIMMERS W/ 1/4" STAINLESS STEEL BOLTS.
2. MOUNT BRACKETS TO STRUCTURES W/ 3/8" x 3 1/2" STAINLESS STEEL WEDGE ANCHORS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

MOUNTING Z-BRACKET DETAIL



PLAN VIEW

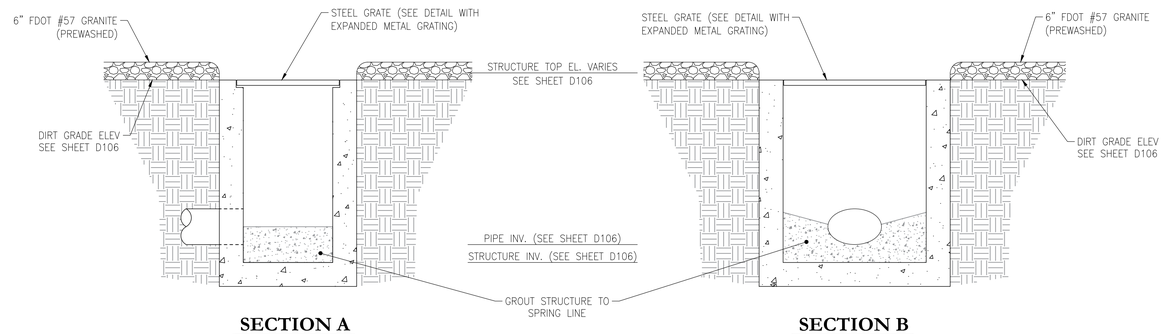
NOTES:
1. MOUNT BRACKETS TO SKIMMER W/ 1/4" STAINLESS STEEL BOLTS.
2. MOUNT BRACKETS TO STRUCTURES W/ 3/8"x3 1/2" STAINLESS STEEL WEDGE ANCHORS.
3. A BENCH MARK IS TO BE SET ON TOP OF THE OUTFALL STRUCTURES.
4. SKIMMER TO BE MOUNTED TO D.B.I. IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS USING Z-BRACKETS.
5. THE CONTROL STRUCTURES ARE TO BE LOCATED IN THE SMA PER THE CONTROL STRUCTURE DETAIL.
6. ALL BOX STRUCTURES ARE TO INCLUDE GRATES AND CHAINS.



SECTION A **SECTION B**

OUTFALL STRUCTURE DS-1

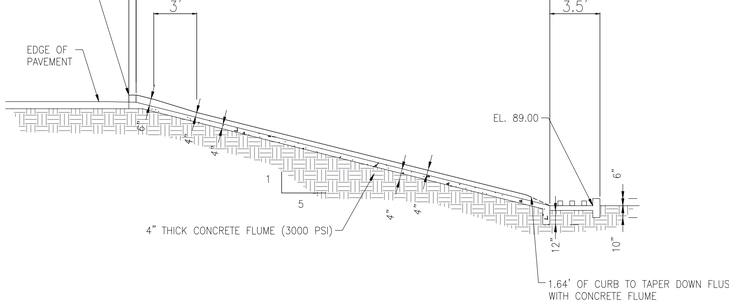
NTS



SECTION A **SECTION B**

TYPE 'C' STRUCTURES (D-1 & D-2)

1"=2'



SECTION B

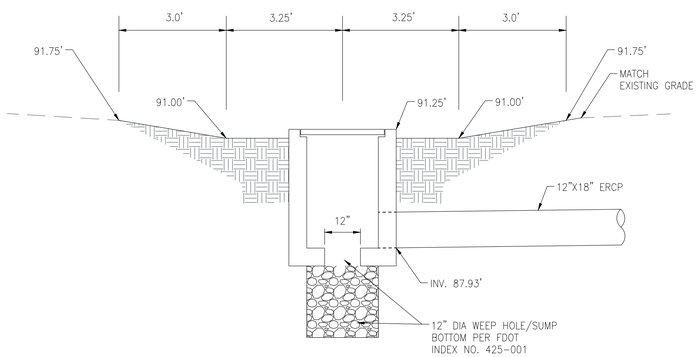
CONCRETE FLUME DETAIL

NTS



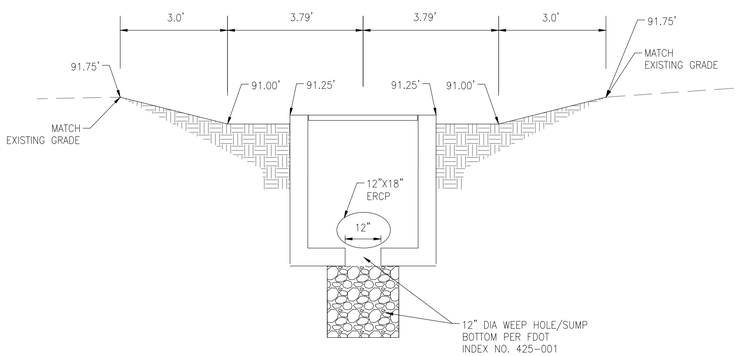
EXPANDED METAL GRATING

N.T.S.



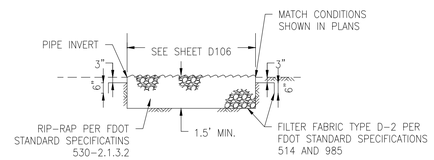
G OUTFALL SPREADER SWALE & BUBBLE STRUCTURE (D-4)

N.T.S.



H OUTFALL SPREADER SWALE & BUBBLE STRUCTURE (D-4)

N.T.S.



RIP-RAP DETAIL

N.T.S.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 18-216

Seal:

RAFAEL L. AROSEMENA LICENSE No. 72282 STATE OF FLORIDA PROFESSIONAL ENGINEER

RAFAEL L. AROSEMENA P.E. No. 0072282

DATE: March 15, 2023

Rafael L Arosemena

Digitally signed by Rafael L Arosemena
DN: CN=Rafael L Arosemena, C=US, E=rarosemena@poulosandbennett.com, O=Poulos & Bennett, LLC
Date: 2023.03.15 08:20:01 -04'00'

DATUM: NAVD 88

This item has been digitally signed and sealed by Rafael L. Arosemena, PE on 3.15.2023 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NO.	DESCRIPTION	DRAWN	CHKD.	APPR.	DATE
1					

REVISIONS

DUKE ENERGY.

02/2022 DATE	N.T.S. SCALE	SUBSTATION ENGINEERING
PD DRAWN	PD TECH	PAVING, GRADING, & DRAINAGE DETAILS
JP CHECK	RA ENGR	EUSTIS SOUTH SUBSTATION
2 OF 2 SHEET	DWG. S-167-D107	

Z:\2021\21-115 DUKE - EUSTIS SOUTH\CAD\FINAL\CITY\167D1072

GENERAL SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL SILT FENCE AT LOCATION SHOWN ON ADJACENT PLAN.
2. COMMENCE SITE CONSTRUCTION ACTIVITIES.
3. AS PROPOSED INLETS ARE CONSTRUCTED, INSTALL SILT FENCE AROUND EACH.
4. INSTALL TEMPORARY SEED AND MULCH IN AREAS WHERE CONSTRUCTION TEMPORARILY CEASES FOR AT LEAST 7 DAYS.
5. INSTALL PERMANENT SEEDING OR SOD AND PLANTING IN AREAS WHERE FINAL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED NO LATER THAN 7 DAYS FOLLOWING THE LAST CONSTRUCTION ACTIVITY.
6. REMOVE ACCUMULATED SEDIMENT.
7. REMOVE TEMPORARY POLLUTION PREVENTION MEASURES AFTER ALL CONSTRUCTION ON SITE HAS BEEN COMPLETED AND DISPOSE OF MATERIALS ACCORDING TO APPLICABLE FDEP REGULATIONS AND/OR LOCAL GOVERNMENTAL CODES, ETC..
8. THE INSPECTOR SHALL RECORD ANY DAMAGES OR DEFICIENCIES IN THE CONTROL MEASURES ON AN INSPECTION REPORT FORM PROVIDED FOR THIS PURPOSE. THESE REPORTS SHALL DOCUMENT THE INSPECTION OF ALL POLLUTION PREVENTION MEASURES AND SHALL ALSO BE USED TO REQUEST MAINTENANCE AND REPAIR. THE CONTRACTOR SHALL CORRECT DAMAGE OR PROVIDE MAINTENANCE AS RECOMMENDED BY THE REPORT AS SOON AS PRACTICAL BUT IN NO CASE LATER THAT 7 DAYS AFTER THE INSPECTION.

MAINTENANCE AND INSPECTION PROCEDURES

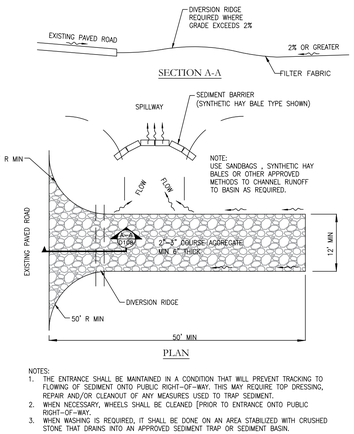
1. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH. ALL CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE AREA THEY PROTECT HAS BEEN COMPLETELY STABILIZED AND THE CONSTRUCTION IS COMPLETE.
2. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE HALF OF THE HEIGHT OF THE FENCE.
3. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, IF FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND IF FENCE POSTS ARE FIRMLY IN THE GROUND. SILT FENCE AND ALL OTHER EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED AND MAINTAINED PER MANUFACTURER SPECIFICATIONS.
4. TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

SWPPP NOTES

1. CONSTRUCTION ACTIVITY PERTAINS TO THE EXPANSION OF AN EXISTING SUBSTATION (0.40 ACRES OF DISTURBED AREAS AT LATITUDE 28°49'30.80"N & LONGITUDE 81°41'12.31"W).
2. THE EXISTING ON-SITE SOILS ARE NO. 8 'CANDLER SAND', 17 'ARENTS', AND 21 'LAKE SAND' PER NRCS SOILS MAP. THE SEASONAL HIGH WATER ELEVATION IS ESTIMATED AT ELEVATION X.XX PER GEOTECHNICAL ENGINEERING REPORT BY BJ ROCK GEOENGINEERING, LLC PROJECT NUMBER 19-139 DATED 11/15/2019 AND THE STORMWATER RECOVERY ANALYSIS BY BJ ROCK GEOENGINEERING, LLC DATED 06/23/2022.
3. ALL PROPOSED INLETS/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF USING FILTER FABRIC AND PROPERLY INSTALLED FILTER FABRICS. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SOD. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF THE SITE AND A DOUBLE ROW SILT FENCE REINFORCED WITH FIELD FENCING SHALL BE PLACED AROUND VEGETATIVE BUFFERS AND WETLAND AREAS. ALL AREAS DISTURBED MORE THAN 7 DAYS SHALL BE STABILIZED WITH RYE GRASS OR OTHER APPROPRIATE TEMPORARY VEGETATION APPLIED AT MANUFACTURER'S RECOMMENDATION.
4. THE TEMPORARY AND PERMANENT STABILIZATION PRACTICES INCLUDING SODDING ALL DISTURBED AREAS FOR STABILIZATION. MULCHING PRACTICES AND SOD SHALL BE APPLIED TO THE PARKING LOT AREAS.
5. SILT FENCE, INLET/OUTLET PROTECTION SHALL BE INSTALLED PER BEST MANAGEMENT PRACTICES, SEE SECTION 8.
6. SEDIMENT BASIN IS NOT APPLICABLE DUE TO PROJECT AREA OF LESS THAN 10 AC.
7. CONTROL DETAILS OF POTENTIAL POLLUTANTS AS FOLLOWS:
   - 7.1. PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES AT CONSTRUCTION SITE – FLORIDA FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH MANUFACTURER'S SUGGESTED APPLICATION RATES. THE FERTILIZERS AND PESTICIDES WILL BE STORED IN A COVERED SHED.
   - 7.2. STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES – ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
   - 7.3. OTHER – PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLETS, SURFACE WATER AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA ALLOWING FOR DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.
8. WASTE DISPOSAL – ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN DUMPSTER AND HAULED OFF SITE TO A LANDFILL OR OTHER DISPOSAL SITE. NO MATERIALS SHALL BE BURIED ON SITE.
9. MAINTENANCE FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS SHALL BE AS FOLLOWS:
   - 9.1. SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENTS DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
   - 9.2. MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENTS.
   - 9.3. INLETS/OULETS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER FABRIC ON INLETS, SILT FENCE, OR FILTER FABRIC SHALL BE PERFORMED IMMEDIATELY.
   - 9.4. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RE-SEEDED PER MANUFACTURER'S INSTRUCTIONS.
   - 9.5. MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.
   - 9.6. MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.
10. NON-STORMWATER DISCHARGES MAY OCCUR FROM CONSTRUCTION ACTIVITIES SUCH AS WATERLINE FLUSHING, AND PAVEMENT WASH WATER (FROM NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO ANY RECEIVING WATERS. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.

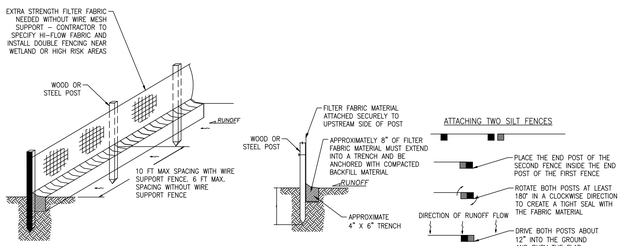
EROSION CONTROL NOTES

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT BE LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. SODDING OF RETENTION PONDS AND OTHER AREAS DESIGNATED FOR SOD, SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
3. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
4. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
   - 4.1. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
   - 4.2. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
5. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO CITY OF EUSTIS FOR REVIEW AND APPROVAL A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING AT A MINIMUM. THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR STAKED SYNTHETIC HAY BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
6. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS TO ENSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT TO CAUSE AN INCREASE IN TURBIDITY, OR DISCHARGE OF MATERIAL OFFSITE OR TO EXISTING WETLANDS. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM, SATISFACTORY ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH CITY OF EUSTIS AND SJRWMD EROSION PROTECTION STANDARDS.
7. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COST ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
8. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
9. CONTRACTOR SHALL STAKE IN ALL SOD AT SLOPES GREATER THAN 5:1 UNTIL SUCH TIME THAT GROUND IS STABILIZED IN ORDER TO PREVENT EROSION.
10. WORK SHALL BE DONE IN ACCORDANCE WITH EPA, FDEP, SJRWMD, CITY OF EUSTIS AND LAKE COUNTY BEST MANAGEMENT PRACTICES AND EROSION CONTROL SPECIFICATIONS.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING TO FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ACCESS DETAIL
N.T.S.



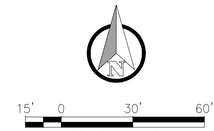
FILTER FABRIC SILT FENCE INSTALLATION

NOTE: ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATIONS.

NPDES Information

Address	Plaza Drive Eustis, FL 32726
Latitude	28°49'30.86"N
Longitude	81°41'11.23"W
Jurisdictional Authority	St. Johns River Water Management District
Total Area (Per Survey)	5.22 Acres
Project (Disturbed) Area	0.66 Acres
Area Operator	N/A
MS4 Operator	N/A
Receiving Water Name	N/A
Soils (USDA NCRS "Web Soil Survey")	8 – Candler Fine Sand 17 – Arents 21 – Lake Sand

NOTE: PER PROJECTS WITH DISTURBED AREAS LESS THAN 1 ACRE NPDES PERMITTING IS NOT REQUIRED.



POULOS & BENNETT
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 18-216

Seal:
RAFAEL L. AROSEMENA
LICENSE No. 72282
STATE OF FLORIDA
PROFESSIONAL ENGINEER
RAFAEL L. AROSEMENA P.E. No. 0072282
DATE: March 15, 2023

Rafael L Arosemena
Digitally signed by Rafael L Arosemena
DN: CN=Rafael L Arosemena, C=US, E=rafael@p4543.000000038357E704A0005B6B, O=Poulos & Bennett, LLC
Date: 2023.03.15 09:35:10-04'00'

DATUM: NAVD 88

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Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

NOTES:
1. THE PROPOSED FACILITY INCLUDING THE CONTROL EQUIPMENT ENCLOSURE (C.E.E.) BUILDING IS UNMANNED. NO PARKING IS REQUIRED OR PROVIDED.

NO.	DESCRIPTION	DRAWN	CHKD.	APPR.	DATE
–	– –	– –	– –	– –	– –

REVISIONS

DUKE ENERGY.

02/2022 DATE	1:30 SCALE	SUBSTATION ENGINEERING
PD DRAWN	PD TECH	EROSION CONTROL & STORMWATER POLLUTION PREVENTION PLAN
JP CHECK	RA ENGR	EUSTIS SOUTH SUBSTATION
1 OF 2 SHEET		DWG. S-167-D108

Z:\2021\21-115 DUKE - EUSTIS SOUTH\CAD\FINAL\DPV\16701081

PROPOSED HIGH-FLOW SILT FENCE (TYP) 1' INSIDE PROPERTY LINE. (SEE SHEET D108 FOR DETAILS)

N 1633497.58
E 436327.78

N 1633491.37
E 436332.99

N 1633491.33
E 436439.32

N 1633498.67
E 436546.41

PROPERTY LINE (TYP.)

N 1633471.81
E 436438.77

N 1633471.81
E 436467.65

N 1633457.09
E 436327.56

N 1633429.62
E 436467.63

N 1633456.12
E 436333.63

N 1633403.38
E 436546.06

East-West Base Line
N89°48'58"E

North-South Base Line
N00°11'02"W

N 1633351.48
E 436361.57

N 1633190.94
E 436418.38

State Road 19
(S. Bay Street)

PROPOSED HIGH-FLOW SILT FENCE (TYP) 1' INSIDE PROPERTY LINE. (SEE SHEET D108 FOR DETAILS)

N 1633334.61
E 436516.01

TEMPORARY GRAVEL CONSTRUCTION ACCESS (REFER TO DETAIL SHEET D108)

N 1633309.20
E 436504.90

N 1633336.89
E 436461.82

N 1633245.70
E 436477.15

PROPOSED HIGH-FLOW SILT FENCE (TYP) 1' INSIDE PROPERTY LINE. (SEE SHEET D108 FOR DETAILS)

Plaza Drive
(Access Road No. 4)

N 1633031.32
E 436013.84

N 1632915.32
E 436013.64

N 1632915.08
E 436110.98

N 1632935.71
E 436144.46

PROPERTY LINE (TYP.)

PROPOSED HIGH-FLOW SILT FENCE (TYP) 1' INSIDE PROPERTY LINE. (SEE SHEET D108 FOR DETAILS)

15' 0 30' 60'
SCALE IN FEET

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, Fl. 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
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PROFESSIONAL ENGINEER

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DATE: March 15, 2023

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DN: CN=Rafael L. Arosemena, C=US, E=rafael.arosemena@duke-energy.com, O=Duke Energy, OU=Corporate Real Estate
Date: 2023.03.15 09:35:25-04'00'

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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

Legend:

- PROPOSED (UNMANNED) CONTROL EQUIPMENT ENCLOSURE (C.E.E.)
- PROPOSED SUBSTATION YARD (#57 PREWASHED GRANITE)
- 2" MILL AND RESURFACE EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT AND ASPHALT PAVEMENT TO BE REMOVED
- AREA TO BE CLEARED AND GRUBBED AND SOIL PREPARED FOR PROPOSED YARD, POND AND WALL. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR DETAILS
- EXISTING (UNMANNED) CONTROL EQUIPMENT ENCLOSURE (C.E.E.) TO REMAIN
- EXISTING CONCRETE STRUCTURE OR CABLE TRENCH TO REMAIN
- PROPOSED CABLE TRENCH (REFER TO ELECTRICAL PLANS FOR DETAILS)
- PROPERTY LINE
- REQUIRED SETBACKS
- RIGHT OF WAY
- N—N PROPOSED SECURITY FENCE (7' CHAINLINK WITH 3 STRANDS OF BARBED WIRE, 8' TOTAL HEIGHT)
- PROPOSED SILT FENCE
- PROPOSED 8' PRECAST MASONRY WALL, BRICK FINISH, PERMACAST OR APPROVED EQUAL. WALL TO BE DESIGNED, PERMITTED, AND INSTALLED BY OTHERS.
- LIMITS OF CONSTRUCTION
- x EXISTING FENCE TO REMAIN
- OHW OHW EXISTING OVERHEAD UTILITIES
- EL EL EXISTING ELECTRICAL LINES TO REMAIN
- EXISTING UTILITY POLE TO REMAIN
- TREE LINE TO REMAIN AND PROTECTED
- W W W EXISTING WATER LINE TO REMAIN
- T T T EXISTING TELEPHONE LINES TO REMAIN
- BFO EXISTING BURIED FIBER OPTIC TO REMAIN
- GAS GAS GAS EXISTING GAS LINE TO REMAIN
- CONTRACTOR TO FIELD LOCATE AND VERIFY DEPTH OF THE GAS MAIN PRIOR TO EXCAVATION. CONTRACTOR TO EXERCISE CAUTION WHEN EXCAVATION NEAR GAS MAIN

NOTES:

1. THE PROPOSED FACILITY INCLUDING THE CONTROL EQUIPMENT ENCLOSURE (C.E.E.) BUILDING IS UNMANNED. NO PARKING IS REQUIRED OR PROVIDED.

NO.	DESCRIPTION	DRAWN	CHKD.	APPR.	DATE
–	--	--	--	--	--

REVISIONS

DUKE ENERGY.

02/2022 DATE	1:30 SCALE	SUBSTATION ENGINEERING
PD DRAWN	PD TECH	EROSION CONTROL & STORMWATER POLLUTION PREVENTION PLAN
JP CHECK	RA ENGR	EUSTIS SOUTH SUBSTATION
2 OF 2 SHEET		DWG. S-167-D108

2:\2021\21-115 DUKE - EUSTIS SOUTH\CAD\FINAL\CITY\16701082

City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: June 1, 2023

RE: Ordinance Number 23-08: Amending the tree protection section of the City's Land Development Regulations to increase the penalty amount for tree removal without a permit from $50 to $2,500

Introduction:

Since the Lake Lincoln Lookout Subdivision site was completely cleared of trees contrary to their approvals, the City Commissioners have sought methods to prevent this from happening in the future. To that end, the City Commissioners have instructed the Development Services staff to make a few changes to the Tree Protection section of the City's Land Development Regulations. The proposed change is considered a quick fix until additional best practices relating to tree protection can be brought back, presented, discussed by the City Commission and added to the City's Land Development Regulations.

Background:

Staff recommends approval of this change to be added to the City's Land Development Regulations so that this penalty can be imposed on those property owners/contractors/individuals who cut down a protected tree in the City.

Budget/Staff Impact:

None.

Prepared By:
Mike Lane, AICP, Director, Development Services

Attachment:
Ordinance Number 23-08
Exhibit A: Tree Protection Ordinance Revised

ORDINANCE NUMBER 23-08

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; AMENDING THE LAND DEVELOPMENT REGULATIONS, CHAPTER 115, SECTION 115-10.5 TREE REPLACEMENT, TO INCREASE THE FEE FOR UNAPPROVED TREE REMOVAL FROM A $50 FINE PER TREE TO A $2,500 FINE PER TREE, PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Eustis City Commission has adopted the City of Eustis Comprehensive Plan within which are included goals, objectives, and policies related to the adoption of land development regulations; and

WHEREAS, Chapter 163, Part II, Section 3201, the Florida Statutes, requires the implementation of these goals, objectives, and policies through the adoption of consistent land development regulations; and

WHEREAS, Chapter 163, Part II, Section 3202, of the Florida Statutes requires each county and municipality to adopt or amend and enforce land development regulations that are consistent with and implement the adopted comprehensive plan within one (1) year after submission of the revised comprehensive plan for review to the state; and

WHEREAS, the Local Planning Board considered this request, found it consistent with the goals, objectives and policies of the local Comprehensive Plan, and recommended approval at a properly advertised public hearing on June 1, 2023; and

WHEREAS, the Local Planning Board and the Eustis City Commission have determined that tree protection is in the best interest of the health, safety, and welfare of the public.

NOW THEREFORE, IT BE ORDAINED by the City Commission of Eustis, Florida, amends the Land Development Regulations as follows:

Section 1. The Land Development Regulations shall be amended to read as follows:

Sec. 115-10.5. Tree Replacement.

(e) Any property owner that removes a protected tree for which an approved City tree removal permit was required, but not obtained, and which also meets the criteria for removal listed under section 115-10.3 (e) shall be subject to a $2,500.00 fine per tree.

Section 2. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. This ordinance shall become effective upon passage.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this _____ day of June, 2023.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this the ____ day of June, 2023, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial No:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 23-08 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____

Christine Halloran, City Clerk

Sec. 115-10. Tree protection and vegetation preservation.

Purpose and intent. The purpose of this section is to establish rules and regulations governing the protection of trees and vegetative cover as a valuable community resource within the City; to encourage the proliferation of trees and vegetation within the City as well as their replacement; to recognize their importance and their meaningful contribution to a healthy, beautiful, and safer community attributable to their carbon dioxide absorption, oxygen production, dust filtration, wind and noise reduction, soil erosion prevention, lakeshore erosion protection, wildlife habitat, surface drainage improvement, beautification and aesthetic enhancement of improved and vacant lands; and the general promotion of the health, safety, welfare and well-being of the community. Tree protection is beneficial to the City by improving community appearance and quality of life, enhancing property values, and creating a functional and aesthetically pleasing living environment for existing and future residents. Therefore, the City finds that it is in the best public interest to enact and enforce the regulations described herein for the purpose of controlling tree removal, clear cutting and strip clearing of land.

(Ord. No. 16-31, 12-15-2016)

Sec. 115-10.1. General requirements and definitions.

(a) The terms and provisions of this section shall apply to all real property located within the corporate boundaries of the City, except such properties as are exempted herein.

(b) It shall be unlawful for any person, firm or corporation, either individually or through an agent to cut down, destroy, clear cut, remove, or effectively destroy through damaging any protected tree without first obtaining an approved City tree removal permit, except as specifically exempted herein.

(c) Developers of sites that have been completely or partially cleared of trees due to agricultural use or other reasons shall be required to comply with the minimum tree requirements as described in section 115-10.7.

(d) Issuance of a City tree removal permit, or exemption from these requirements, does not exempt any legal obligation or requirement to comply with the regulations of any other governmental agency, local, state, or federal which may have jurisdiction over proposed activity upon the land.

(e) Trees and vegetative groundcover should be preserved or enhanced in development areas exceeding ten percent slope, within the 100-year floodway, or within 50 feet of the ordinary high water line of lakes, rivers or canals to the greatest extent practicable. This 50-foot buffer area shall remain a natural vegetative buffer zone between development areas and the above-referenced water courses, except for City-approved water-related facilities, such as docks, walkovers, ramps, marinas, etc.

(f) A protected tree is any tree not listed on the list of noxious/exotic species in section 115-10.9 and meeting one of the following requirements:

  (1) Trees with a DBH of six inches or greater.

  (2) Trees located in a wetland area as determined by the agencies having jurisdiction.

(g) A specimen tree is a tree designated by the City Commission that is rare or unique due to factors such as size, age, ecological value, or type of species having one or more of the following characteristics:

(1) A diameter of 30 inches DBH or greater.

(2) A determined age of 50 years or greater.

(3) A determined ecological value; e.g. wildlife habitat, erosion control, etc.

(4) A determined unique form or shape due to geography, climate, environment or natural growth conditions.

(5) A rare, or unique, non-indigenous tree that is not common to the City (but not on the list of noxious/exotic species.

(Ord. No. 16-31, 12-15-2016)

Sec. 115-10.2. Exemptions.

A tree removal permit (see section 115-10.3, Review procedures, and section 115-10.4, Submission requirements) shall not be required under the following conditions and situations as determined by the Director of Development Services or designee:

(a) A bona fide agricultural use such as citrus, tree nurseries, forest crops, animal husbandry, and greenhouses.

(b) Removal of dead trees.

(c) Removal of trees that are an imminent danger to public or private property, as verified by the Director of Development Services or designee.

(d) Removal of trees planted on the premises of a plant nursery or tree farm that have been grown expressly for the purpose of selling to the general public in the ordinary course of business.

(e) Removal of any tree on the list of noxious/exotic species in section 115-10.9.

(f) Removal of trees within approved utility rights-of-way or easements that are necessary to supply gas, water, sewer, telephone, cable television, electrical service, or other needed utilities. This exemption applies only to authorized personnel of the applicable utility and not to the property owner.

(g) Public utilities with the power of eminent domain may remove or transplant trees either on-site or off-site without a permit.

(h) Emergency conditions may require the Director of Development Services or designee to waive all, or part, of the requirements of this chapter in the event of manmade or natural disasters such as hurricanes, tornadoes, floods, storms/high winds, hard freezes, fires, etc. The waiver shall apply to a geographically defined area for a period not to exceed 90 days. Longer periods shall require City Commission approval.

(Ord. No. 16-31, 12-15-2016)

Sec. 115-10.3. Review Procedures.

(a) A tree inventory and tree removal permit application shall be submitted to the Director of Development Services or designee prior to the commencement of any development activity, except as specifically exempted herein.

(b) Trees may be removed for construction purposes where all reasonable alternatives are exhausted for relocating the specific construction.

(c) The removal/replacement of trees that are 24 inches DBH or greater is strongly discouraged. Therefore, all reasonable alternatives or methods that are available, such as design modifications, shall be closely examined before removal will be authorized.

(d) During application review, the Director of Development Services or designee shall consider the effect that the proposed development activity will have on the future viability of the trees to be retained/relocated within the area to be developed.

(e) A tree removal permit shall be issued, as determined by the Director of Development Services or designee, if one or more of the following conditions exists:

(1) *Street opening*. Tree location restricts the opening of a street or road right-of-way.

(2) *Utilities and drainage*. Tree location restricts the construction of public utility lines or drainage facilities.

(3) *Property access*. Tree location restricts vehicular access to the property, where there are no other reasonable access points.

(4) *Property use*. Tree location restricts reasonable use of the property consistent with all other applicable City, county and state codes, statutes and/or ordinances; and design modifications are not practical or reasonable.

(5) *Hazard*. A tree that constitutes a hazard to life or property and can be resolved by removal.

(6) *Poor tree health*. Tree is diseased, lacking functioning vascular tissue, or deteriorating to such a state that restoration methods to bring the tree to a sound condition are not practical; or the tree has a disease that can be expected to be transmitted to other trees thereby endangering their health.

(7) *Single family home*. The protected tree is located within 15 feet of an occupied single family residence, but not within a public right-of-way or on someone else's property. The 15 foot distance shall be measured from the trunk of the subject tree to the dwelling unit structure.

(8) *Thinning of trees*. Trees are so densely situated on a parcel as to significantly impair light and air circulation, which causes poor health conditions or tree disease, so that removal of up to 25 percent of such trees is necessary to alleviate the condition.

(9) *Redevelopment*.

- For nonresidential developments, mixed use developments, and multi-family developments: The property owner has submitted a revised landscape plan consistent with City regulations for redevelopment of the subject site.

- For developed single family residential lots: The property owner is replacing the tree in another location or with an alternative species. The replacement tree must meet the minimum requirements set forth in section 115-10.7.
- For purposes of these land development regulations, redevelopment shall not be considered a valid condition for removal if the tree removal permit is submitted after the fact.

(f) An approved City tree removal permit shall identify which trees are to be removed, methods of protection from impacts of construction, and the tree replacement requirements necessary to compensate for the loss of protected trees. The minimum compensation requirement shall be the number of replacement trees required to maintain compliance with the minimum tree requirements included in section 115-10.7.

(Ord. No. 16-31, 12-15-2016)

Sec. 115-10.4. Submission requirements.

(a) Clear-cutting of vacant land without an approved development plan is prohibited. All property owners planning to initiate any development activity which has the potential to affect trees and vegetative cover are hereby required to submit a City tree inventory and tree removal permit application. This requirement includes, but is not limited to, the following:

(1) Developers of all new residential subdivisions shall be required to submit a tree inventory and tree removal permit application at the time of initial preliminary plan submittal to the City, so that due consideration may be given to protection of trees during the subdivision design and review process.

(2) Developers of any commercial, industrial, multi-family, or other use, requiring site plan approval under the jurisdiction of this land development regulation, shall be required to submit a tree inventory and tree removal permit application at the time of initial site plan submittal to the Development Services division, so that due consideration may be given to protection of trees during the site plan design/review process. A tree inventory may be shown on the site plan.

(3) Developers of all new single family and duplex dwelling units shall be required to submit a tree inventory/tree removal permit application at the time of City-issued building permit application. A tree inventory may be shown on the building permit site plan.

(b) Each tree inventory, for subdivision/site plan review, shall consist of a drawing or accurate representation with an appropriate scale to show tree locations, delineating the following information:

(1) Property boundaries, existing and proposed structures and surrounding road system;

(2) Location, number, size, and species (utilizing botanical or common names) of all trees with a six inch dbh or greater within areas to be disturbed by construction. With approval of the Director of Development Services, the inventory requirements may be modified for heavily wooded sites.

(Ord. No. 16-31, 12-15-2016)

Sec. 115-10.5. Tree Replacement.

(a) All protected trees that have been removed, for which an approved City tree removal permit was required but not obtained and which do not meet the criteria listed under section 115-10.3 (e), will require replacement at a ratio of two replacement trees for each tree removed without a permit and other possible sanctions as determined by the code enforcement board or the special magistrate in accordance with F.S. § 162.09(2)(a).

(b) All replacement trees shall be a minimum of two inches DBH, ten feet tall, and five feet wide at the time of planting and selected from the approved tree list included in section 115-10.7. Approved ornamental and palm trees shall not exceed 25 percent of tree replacement requirements and at least 50 percent of the trees shall be live oaks.

(c) Replacement trees shall be planted on-site, if practical, otherwise the developer/property owner shall donate the monetary value of the required trees to the City for the purpose of planting trees on public property.

(d) All replacement trees shall be in good health, conform to the standards for Florida No. 1 or better as given in Grades and Standards for Nursery Plants, State of Florida, Department of Agriculture and Consumer Services, Tallahassee (97T-05, second edition, February 1998), which is hereby adopted and included by reference herein. A copy of such publication is available from the Director of Development Services or designee.

(e) **Any property owner that removes a protected tree for which an approved City tree removal permit was required, but not obtained, and which also meets the criteria for removal listed under section 115-10.3 (e) shall be subject to a $2,500.00 fine per tree**.

(Ord. No. 16-31, 12-15-2016)

Sec. 115-10.6. Tree protection during construction.

(a) Property owners/developers shall protect, during construction, all protected trees within areas to be disturbed by construction activities as identified on an approved tree removal permit. Tree removal, building, or other development permits may be revoked if protective measures are not used at any time during construction.

(b) The following shall be prohibited within the tree protection zone (defined in Chapter 100) of designated trees, unless authorized by the Director of Development Services:

(1) Parking of heavy equipment, cars and trucks or vehicular traffic;

(2) Stockpiling of any materials;

(3) Deposition of soil, sediment, or mulch;

(4) Grading or grubbing;

(5) Excavation or trenching;

(6) Burning or burial of debris, within the entire construction site;

(7) Dumping oil, gasoline, paint, chemicals, wastewater, or other construction wastes. Storage of potentially hazardous materials shall be in appropriate, non-leaking containers as far away from tree protection zone as possible.

(Ord. No. 16-31, 12-15-2016)

Sec. 115-10.7. Minimum Tree Planting Requirements**.**

(a) All properties requesting development approval (residential and nonresidential) must meet minimum tree requirements as specified below unless otherwise exempted.

(b) *Minimum Tree Requirements*.

Lot Area (sq. ft.)	Minimum Number of Trees
Less than 6,000	2
6,000—10,000	3
10,000—16,000	4
16,000—20,000	5
Over 20,000	6

(c) One of the minimum number of trees required shall be planted as a street tree. Such tree shall be planted prior to occupancy of the structure and shall be a maximum of ten feet inside the front property line.

(d) All property owners/developers that are requesting building permits/development approvals for individual lots (single family or duplex), or individual lots within an approved subdivision (see section 115-10.4, Submission requirements), must meet minimum tree requirements for each specific lot prior to the issuance of a certificate of occupancy, unless otherwise exempted.

(e) Proper care and maintenance of recently planted trees and vegetation; i.e., necessary water, fertilizer, and support structures, shall be the property owner's/developer's responsibility and be guaranteed for the duration of an Approved Maintenance Agreement (two years) with the City. Upon sale of an individual lot, the responsibility for care and maintenance of trees is transferred to the new property owner of said individual lot.

(f) Ongoing maintenance is required and shall consist of mowing, removal of litter and dead plant materials, necessary pruning, watering, fertilizing and replacing frozen or dead plants and trees. In the event vegetation or trees die over time, replacement of vegetation specific to genus and species shall be as originally illustrated on the approved site plan.

(g) If required, the property owner will replace trees that do not survive during the Approved Maintenance Agreement time period. The replacement tree shall fulfill the duration of the Maintenance Agreement.

(h) Trees used in fulfillment of the requirements of this section shall be a minimum of two inches DBH and ten feet tall and five feet wide at the time of planting and selected from the approved tree list (section 115-10.7(f)). Approved ornamental and palm trees shall not exceed 25 percent of minimum tree requirements. All required trees shall be in good health, conform to the standards for Florida No. 1 or better, as given in the Grades and Standards for Nursery Plants, State of Florida, Department of Agriculture and Consumer Services as referenced herein. Trees used to meet these minimum tree requirements can also be used in calculations for minimum buffer requirements in chapter 110 of this land development regulation.

(i) Trees and shrubs permitted within the City shall include but not be limited to the following:

Ash (Fraxinus sp.)
Atlantic White Cedar (Chamaecyparis thyoides)
Basswood (Tilia sp.)
Black Gum/Tupelo (Nyssa sylvatica)
Cabbage Palm (Sabal palmetto)
Cedar (tree form only) (Juniperus spp.)
Chickasaw Plum (Prunus angustifolia)
Crape Myrtle (Lagerstroemia indica)
Cypress (Taxodium spp.)
Date Palms (Phoenix spp.)
Devilwood (Osmanthus americanus)
Fringe Tree (Chionanthus virginicus)
Elm (Ulmus spp.)
Flowering Dogwood (Cornus florida)
Hackberry (Celtis spp.)
Hickory (Carya spp.)
Holly (tree form only) (Ilex spp.)
Hornbeam/Blue Beech (Carpinus caroliniana)
India Rosewood (Dalbergia sissoo)
Jerusalem Thorn (Parkinsonia aculeata)
Loblolly Bay (Gordonia lasianthus)
Loquat (Eribotrya japonica)
Magnolia (Magnolia spp.)
Maple (Acer spp.)
Oak (Quercus spp.)
Persimmon (Diospyros virginiana)
Pine (Pinus sp.)
Red Bay (Persea borbonia)
Redbud (Cercis canadensis)
Red Mulberry (Morus rubra)
Southern Wax Myrtle (Myrica cerifera)
Sparkleberry (Vaccinium arboreum)

Sweetgum (Liquidambar styraciflua)

Sycamore (Platanus sp.)

Tulip Poplar (Liriodendron tulipifera)

Washington Palm (Washingtonia robusta)

Willow (Salix sp.)

Fruit Trees:

Apple (Malus spp.)

Apricot (Prunus armeniaca)

Grapefruit (Citrus paradisi)

Lemon (Citrus limon)

Lime (Citrus aurantiifolia)

Orange (Citrus sinensis spp.)

Tangerine (Citrus reticulata)

Tangelo (Citrus reticulata x paradisi)

Fig (Ficus carica)

LeConte Pear (Pyrus communis x LeConte)

Plum (Prunus salicina)

(Ord. No. 16-31, 12-15-2016)

Sec. 115-10.8. Voluntary planting.

(a) Nothing in this Chapter shall be construed to prohibit the planting of trees or vegetation except that which is identified on the list of noxious/exotic invasive species (section 115-10.9(a)). Trees and/or other plants indicated on the list of noxious/exotic invasive species shall not be planted in the City. Noxious/exotic invasive species (section 115-10.9(a)) shall be removed from all development sites as a part of the normal site preparation activity.

(b) Permission from the Director of Development Services shall be required prior to planting, pruning, or removing any tree in public parks, road rights-of-way, or other publicly owned property.

(Ord. No. 16-31, 12-15-2016)

Sec. 115-10.9. Removal of noxious/exotic invasive species.

(a) Specific plant species, which are prohibited within the City, are as follows:

(1) *Canopy and understory trees*.

a. Australian Pine (Casuarina spp.).

b. Melaleuca (Melaleuca quinquenervia).

c. Chinaberry (Melia azedarach).

d. Ear Tree (Enterlobium cyclocarpum).

e. Eucalyptus species (Eucalyptus spp.).

f. Brazilian Pepper (Schinus terebinthifolius).

g. Paper Mulberry (Broussonetia papyrifera).

h. Silk Oak (Grevillea robusta).

i. Empress Tree (Paulownia tomentosa).

j. Tree of Heaven (Ailanthus altissima).

k. Chinese Tallow Tree (Sapium sebiferum).

l. Japanese Tallow Tree (Sapium japonicum).

m. Camphor (Cinnamomum camphora).

n. California Privet* (Ligustrum ovalifolium).

*both shrub and tree forms.

o. Cedar Gum (Eucalyptus gunnii).

(2) *Shrubs, vines, and ground covers*.

a. Air potato/air yam (Dioscorea bulbifera).

b. Downy rose myrtle (Rhodomyrtus tomentosa).

c. African Bowstring Hemp (Sansevieria hyacinthoides).

d. Castor Bean Plant (Ricinus communis).

e. Kudzu (Pueraria lobata Willd.).

(b) Removal of plants listed on the list of noxious/exotic invasive species (section 115-10.9(a)) is required as a part of normal site preparation and shall not require a City tree removal permit.

(Ord. No. 16-31, 12-15-2016)

Sec. 115-10.10. Harmful acts.

(a) No person shall abuse, mutilate or otherwise damage any protected tree, as described herein, or any tree located on public property, including those trees located in the public right-of-way along street frontages within subdivisions.

(b) However, nothing in this section shall be construed to prevent reasonable and proper trimming of trees on public or private property by authorized persons in accordance with accepted horticultural methods established by the International Society of Arborists (ISA).

(c) Any person who mutilates a tree in conflict with this section shall be required to remove the tree and will be required to comply with tree replacement provisions per section 115-10.5.

(d) No person shall attach any signs in an injurious manner to any tree, nor shall any person cause any substance harmful to trees to come in contact with them, or prevent water or oxygen from reaching their roots by excessive cut and fill activities.

(Ord. No. 16-31, 12-15-2016)