

**EAGLE LAKE PLANNING COMMISSION
REGULAR MEETING
MONDAY, APRIL 19, 2021 at 6:30 P.M.
TO BE HELD IN THE COMMISSION CHAMBERS,
LOCATED AT 675 E EAGLE AVE
EAGLE LAKE, FLORIDA 33839**

AGENDA

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE TO THE FLAG

IV. ROLL CALL

V. STAFF REPORTS

VI. PUBLIC HEARING

- A. Consideration of a variance request made by Magdaleno Barrios, owner of the property located at 815 N 10th Street, Eagle Lake, FL 33839.

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. Consideration of The Ranches at Lake McLeod East Ranches Plan Review

IX. CONSENT AGENDA

- A. Approval of the Planning Commission Minutes -----03/01/2021

X. AUDIENCE

XI. PLANNING COMMISSION

XII. ADJOURNMENT

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

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

POSTED AT CITY HALL AND THE EAGLE LAKE POST OFFICE ON
FRIDAY, APRIL 9, 2021 BY CITY CLERK DAWN WRIGHT, MMC, FCRM, PHRP

VARIANCE APPLICATION
City of Eagle Lake
75 North 7th Street, Eagle Lake, FL 33839
Phone: (863) 293-4141

Fee Amount \$ 300.00 Date Received 3/8/2021
Received By P. Richardson Receipt # _____

FEE IS NON-REFUNDABLE

The following information is required for submission of a variance application. It is important that all information be complete and accurate when submitted to the City. Please print or type the requested information below.

Property Identification

Property Address or General Location: 815 N. 10th St Eagle Lake FL 33839

Present Use of the Property: Single family home

Existing Structures Located on the Site: _____

Parcel ID _____ Total Acreage _____

Legal Description of Property _____

Describe the variance you are requesting:

36' X 12' front wooden porch

Variance from Code Section TABLE 2.5.1.10(C)

Applicant must address the criteria listed on page 3 of this application, to support the request.
(Use sheet that is provided, or use other sheets if necessary)

I hereby depose and say that all the above statements and information contained in all of the exhibits transmitted are true.

Applicant Name Magdalena Barrios Signature: x Magdalena Barrios

Mailing Address 815 N. 10th St Eagle Lake FL 33839

Phone: 863 804 7174 E-Mail Address M.barrios2323@yahoo.com

(If applicant is not the owner, a notarized letter of authorization is required)

Name of Representative, if applicable _____

Mailing Address _____

Phone _____ E-Mail Address _____

A SURVEY COPY MUST BE ATTACHED, TOGETHER WITH A SKETCH OF THE REQUEST.

*RS-2
25' front*

SPEAKING LIMITATIONS: All speakers shall be limited to no more than five (5) minutes, unless the speaker requests planning staff for additional time, no less than 48 hours prior to the public hearing. In the event speaker(s) request additional time, the determination of the amount of time to be allowed shall be at the discretion of the Chair, but in no event shall speaker be allowed to speak longer than 15 minutes. This time limitation shall not apply to presentations made by the city staff and/or their consultants.

VERBATIM TRANSCRIPT MAY BE REQUIRED TO APPEAL: Any person deciding to appeal any decision made by the Planning Commission, with respect to any matter considered at such meeting, will need a record of that proceeding, and for such purpose, may need to ensure that a verbatim record be made which record includes the testimony and evidence upon which the appeal is to be made.

SPECIAL ACCOMMODATIONS: In accordance with the American with Disabilities Act (ADA), any person with a disability requiring reasonable accommodation in order to participate in this meeting should contact the City Clerk at 863-293-4141 at least four days prior to the meeting.

APPEALS OF DECISIONS: Should the Planning Commission deny the request, it is up to the applicant to apply to the circuit court within 30 days.

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OFFICE USE ONLY:

ZONING DISTRICT: _____

CODE SECTION: _____

DATE OF HEARING: _____

DATE HEARING ADVERTISED: _____

VARIANCE REQUEST: _____

Please explain how your request satisfies these criteria:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. (Example: There is a sinkhole on part of the property; or the lot is irregularly shaped)

None

2. Special conditions and circumstances do not result from the actions of the applicant. (Example: The property or structure was nonconforming when the applicant purchased it.)

Structure (porch) is falling apart; family is growing and there is need for more space to hang out outside. property for the most part is at current state at which it was purchased other than cosmetic upgrades

3. Granting the variance will not confer any special privilege on the applicant that is denied by this section to other lands, buildings, or structures in the same zoning district. (Example: Allowing a three-story structure in a zone that only allows for two-story structures would confer a special privilege on the applicant)

Granting the variance will not confer any special privileges

4. The literal interpretation of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant. (Example: Forcing setbacks on a parcel with a wetland so that the applicant cannot build their house)

I am deprived from having a place where visitors can have a spot to hang out with rather than being in the house crowded especially with the current circumstances (Covid)

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure. (Example: If a 5-foot variance to a setback will allow the homeowner to build, then a 10 foot variance will not be granted)

not applicable

6. Granting the variance will be in harmony with the general intent and purpose of this section and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. (Example: Allowing a 5 foot variance to the front setback is in harmony with the general intent of setbacks and will not cause injury to the area or be detrimental to the public welfare.)

It will allow my family and I to have a place where we can enjoy the day outside. no views would be impacted such as homes, or intersection

Cook Surveying & Mapping, Inc.

TYPE OF SURVEY: BOUNDARY SURVEY FOR FENCE CONSTRUCTION ON:
 LOT 21 AND THE NORTH 1/2 OF LOT 20 IN BLOCK 2, MAEBERT ON THE
 LAKE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
 IN PLAT BOOK 18, PAGE 39 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NOTES: THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHTS OF WAY, SET BACKS OF
 RECORD, UNDERGROUND IMPROVEMENTS OF RECORD AND/OR IN USE.
 UNDERGROUND IMPROVEMENTS OR FOUNDATIONS HAVE NOT BEEN LOCATED OR
 SHOWN ON THIS SURVEY.

THIS CERTIFICATION AND SURVEY IS VALID ONLY TO THOSE NAMED HEREON AND
 FOR THE PURPOSE SHOWN HEREON AND IS NOT VALID TO ANY SUCCESSORS AND/OR
 ASSIGNS.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY
 IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS SURVEY IS SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON AND IS NOT
 VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED
 SURVEYOR AND MAPPER.

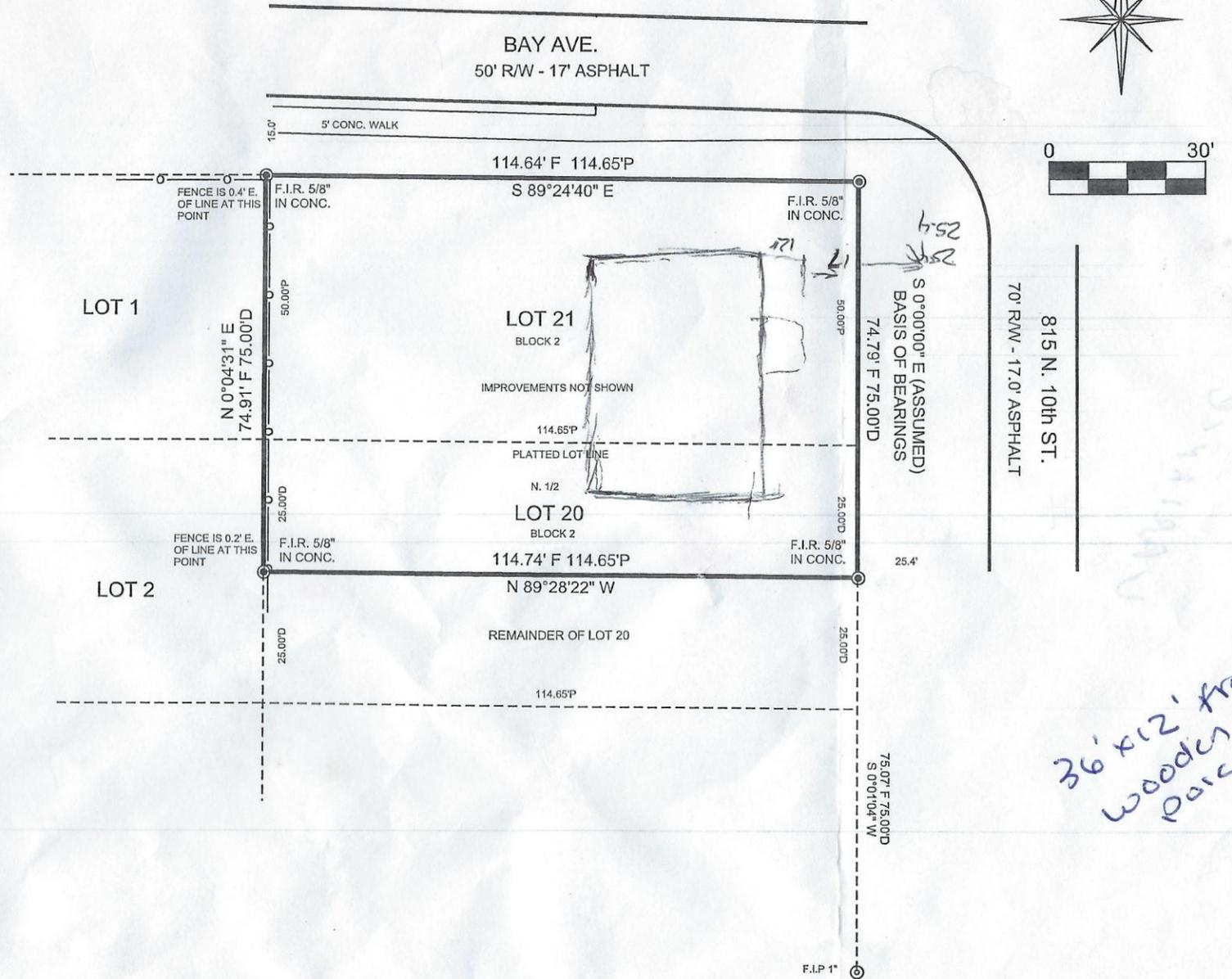
D. Steve Cook

D. STEVE COOK, P.S.M. No 4187
 CERTIFICATE OF AUTHORIZATION No. LB6871

COOK SURVEYING & MAPPING, INC.
 2065 W. LAKE HAMILTON DR., WINTER HAVEN, FL. 33881
 VOICE 863-291-4074 FAX 863-295-9651

DATE OF SURVEY: 7/20/11
 DWG: 72011A

CERTIFIED TO:
 MAGDALENO BARRIOS AND EFREN BARRIOS



LEGEND	
	Iron Pipe
	IRON ROD
	CHAIN LINK FENCE

SYMBOLS:
 °=DEGREES, '=MINUTES, ''=SECONDS WHEN USED IN AN ANGLE

ABBREVIATIONS:
 N=NORTH, S=SOUTH, E=EAST, W=WEST
 D=DEED, F=FIELD, P=PLAT, R/W=RIGHT OF WAY,
 CONC.= CONCRETE, F.C.M.=FOUND CONCRETE MONUMENT,
 F.I.P.=FOUND IRON PIPE, F.I.R.=FOUND IRON ROD
 A=ARC, D=DELTA, LC=CHORD, R=RADIUS (WHEN USED IN A CURVE)
 P.O.B.= POINT OF BEGINNING, S.I.R.= SET IRON ROD

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

Sales Receipt

DATE	SALE NO.
3/8/2021	3708

SOLD TO
MAGDALENO BARRIOS

CHECK NO.	PAYMENT METH...	PROJECT
90169688	CREDIT CARD	

DESCRIPTION	QTY	RATE	AMOUNT
VARIANCE APPLICATION 815 N 10TH ST, EAGLE LAKE, FL 33839		300.00	300.00
Sales Tax - Polk County		7.00%	0.00
Total			\$300.00

April 7, 2021

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

RE: ELAKX21008 – RANCHES AT LAKE MCLEOD EAST RANCH ENGINEERING PLAN REVIEW

Dear Tom,

We have completed a preliminary engineering review of the development plans for the Ranches at Lake McLeod – East Ranch project dated March 19, 2021. We have some comments and concerns as noted below.

Our comments with respect to the submitted plans are as follows:

Potable Water

1. The potable water system design is acceptable.

Sanitary Sewer

1. A note/detail needs to be added to the sanitary detail sheets requiring epoxy lining of any manholes receiving the discharge from an upstream force main.
2. Minor sanitary sewer system issues noted during our preliminary plan review include the following:
 - a. On Sheet C18, check the grades of pipes SP428 and SP433.
 - b. On Sheet C20, check the grades of pipe SP435.
3. Provide a profile for the sanitary sewer pipes between manholes SMH510 and SMH 520 and between manhole SNH513 and the lift station.
4. Provide a sanitary sewer easement for the pipes and lift station discussed in item 4 above (across tract P-1E).

Stormwater

1. On Sheet C-10 the callouts for Structure DS52 and pipe DP49 are missing.
2. On Sheet C12:
 - a. Structure DS-230 is shown in the Table but not found on the plans.
 - b. Pipe DP86 is on the plan sheet but not in the pipe table.
3. Provide a profile for the storm pipe along Road 580 from DS-64 to DS-68
4. Look at relocating the discharge pipe from Road 505 to the east to minimize pipe depth.
5. On Sheet C20:
 - a. Clean up the ghost images for structures DS-410 and Ds-411.
 - b. Clean up the callouts for pipes DP-412 and DP-413.

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

Sincerely,

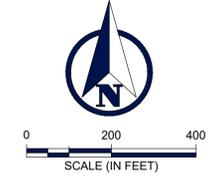
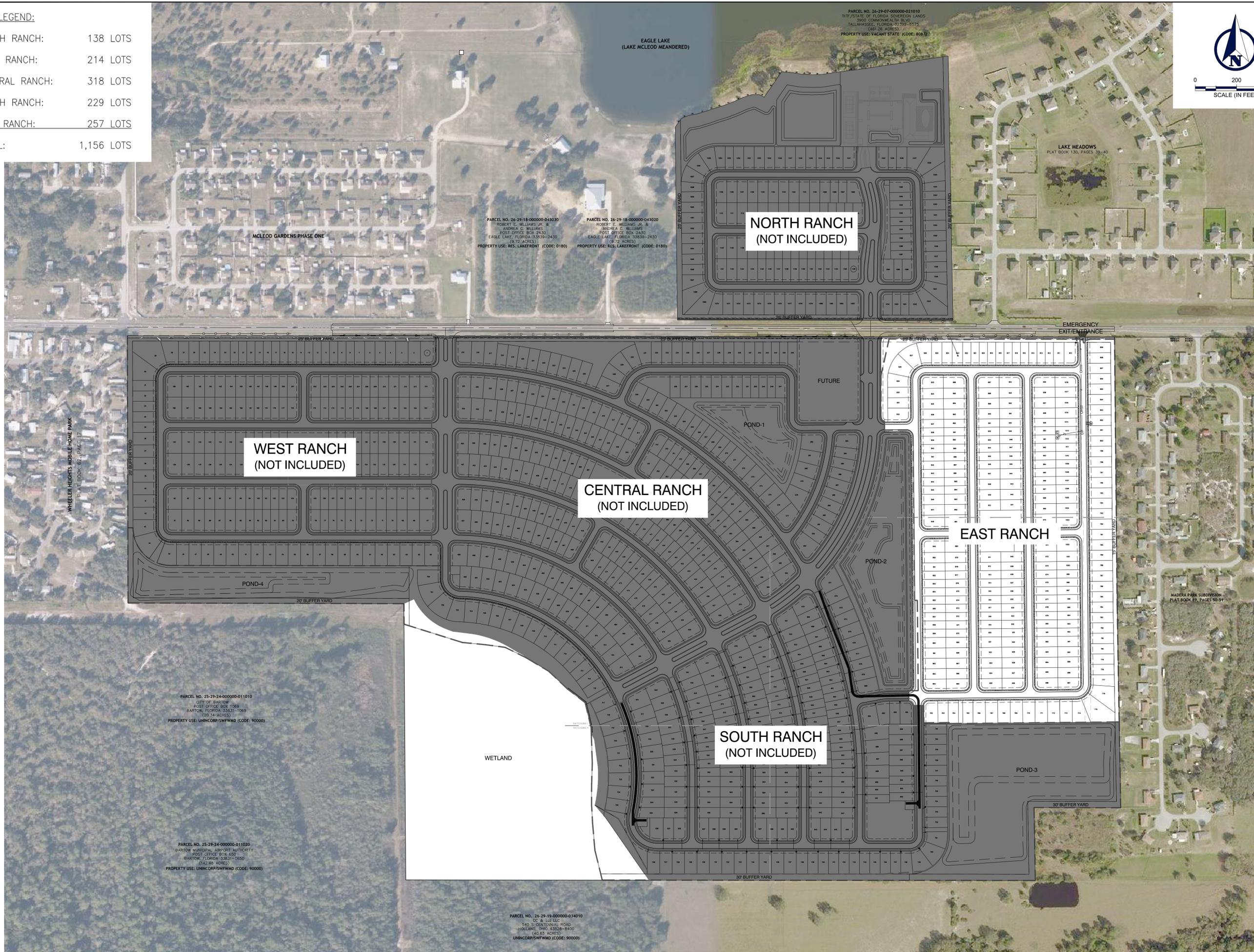
PENNONI ASSOCIATES INC.

Steven C. Shealey, PE, MPA
Senior Consultant

Drawing name: P:\1401014 - Ranches at Lake McLeod\Construction-EAST\CO4-LAKE MCLEOD_ER_AERIAL_OVERLAY.dwg C04 Mar 10, 2021 11:34am by: EmilyVandenberg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Cornelison Engineering & Design, Inc. (CED) shall be without liability to CED.

LOT LEGEND:

NORTH RANCH:	138 LOTS
WEST RANCH:	214 LOTS
CENTRAL RANCH:	318 LOTS
SOUTH RANCH:	229 LOTS
EAST RANCH:	257 LOTS
TOTAL:	1,156 LOTS



CORNELISON ENGINEERING & DESIGN, INC.
 2007 CORNELISON ENGINEERING & DESIGN, INC.
 38039 OLD 5TH AVE., ZEPHYRUS, FL 32542
 TEL: 813-788-7835 • FAX: 813-788-7062
 CERTIFICATE OF AUTHORIZATION: 08928

PROJECT NAME
 RANCHES AT LAKE MCLEOD
 BOMBER ROAD, EAGLE LAKE, FL

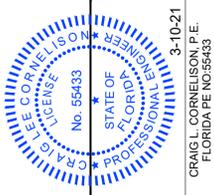
SHEET NAME
 EAST RANCH
 AERIAL OVERLAY PLAN

CLIENT
 CBD REAL ESTATE INVESTMENT, LLC

SCALE AS NOTED
 DESIGNED BY: SRH
 DRAWN BY: SRH
 CHECKED BY: CLC

DATE

No.	REVISIONS



DATE
 08/03/2020

PROJECT NO.
 1401014

SHEET NUMBER
 C04

EAGLE LAKE PLANNING COMMISSION
REGULAR MEETING
MONDAY, MARCH 01, 2021 at 6:30 P.M.
COMMISSION CHAMBERS,
675 E EAGLE AVE
EAGLE LAKE, FLORIDA 33839

I. CALL TO ORDER

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

II. INVOCATION

Commissioner Eriksen gave the invocation.

III. PLEDGE OF ALLEGIANCE TO THE FLAG

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

IV. ROLL CALL

PRESENT: Spofford, Eriksen, Roe, Metosh

ABSENT: Aleman

V. STAFF REPORTS

There were no Staff Reports.

VI. PUBLIC HEARING

- A. Consideration of a variance request made by Alvis Michele Baker, owner of the property located at 133 S. Bingham St., Eagle Lake, FL.**

MOTION was made by Commissioner Eriksen and seconded by Commissioner Spofford to approve the variance requested by Alvis Michele Baker, the property owner to allow a rear yard dimensional variance of 5' (five feet) to allow 5' (five feet) in lieu of 10' (ten feet) as required in Table 2.5.1.10 (a) of the Land Development Regulations for the City of Eagle Lake and approve a side yard dimensional variance of 3' (three feet) to allow 2' (two feet) in lieu of the 5' (five feet) as required in Table 2.5.1.10 (a) of the Land Development Regulations for the City of Eagle Lake.

Alvis Michele Baker, 133 S. Bingham St. requested approval for the variance.

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

The roll call vote was as follows:

AYES: Spofford, Eriksen, Roe, Metosh

NAYS: None

VII. OLD BUSINESS

There was no Old Business.

VIII. NEW BUSINESS

There was no New Business.

IX. CONSENT AGENDA

A. Approval of the Planning Commission Minutes -----02/01/2021

MOTION was made by Commissioner Spofford and seconded by Commissioner Eriksen to approve the Planning Commission Meeting Minutes of 02/01/2021.

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

The vote was as follows:

AYES: 4

NAYS: 0

X. AUDIENCE

There were no comments from the audience.

XI. PLANNING COMMISSION

There were no comments from the Planning Commission.

XII. ADJOURNMENT

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

The vote was as follows:

AYES: 4

NAYS: 0

CHAIRWOMAN MICHELLE METOSH

ATTEST:

CITY CLERK DAWN WRIGHT