AGENDA

MINNEOLA CITY COUNCIL MEETING
Minneola City Hall, Council Chambers
August 18, 2026 at 6:30 P.M.

I. CALL TO ORDER

II. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

III. AGENDA REVIEW

IV. PUBLIC COMMENTS

The Minneola City Council will hear questions, comments, and concerns from the public. Action may not be taken by the city council at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action.

Note: Pursuant to F.S. 286.0114 and the City of Minneola's Public Participation Policy adopted by Resolution 2013-19, members of the public shall be given a reasonable opportunity to be heard on propositions before the city council. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the city council addresses such items during this meeting.

Pursuant to Resolution 2013-19, public comments are generally limited to three minutes.

V. PROJECT UPDATES

An Update on City Infrastructure Projects.

VI. PROCLAMATION

Item 1.	Constitution Week - September 17 - 23, 2026	A Proclamation Recognizing September 17 Through September 23 as Consitution Week in the City of Minneola.

VII. CITY MANAGER'S CONSENT AGENDA

Item 2.	City Council Meeting Minutes - August 4, 2026	Consider a Request to Approve the Minutes from the August 4, 2026 City Council Meeting.

Item 3.	Purchase Request - Polaris SP 570 - McKibben PowerSports - $15,590	Consider a Request to Approve the Purchase of a Polaris SP 570 from McKibben Powersports.
Item 4.	Utility Easement Agreement - Minneola Land, LLC	Consider a Request to Approve a Utility Easement Agreement with Minneola Land, LLC.

VIII. DISCUSSION AND ACTION ITEMS

Item 5.	Resolution 2026-13 Censuring Councilor David Yeager	A Resolution of the City Council of the City of Minneola, Florida, Censuring Council Member David Yeager for Conduct During a Public Meeting; affirming the City Council's Expectation of Civility, Decorum, and Mutual Respect During Council Proceedings; Providing for Severability; and Providing for an Effective Date.
Item 6.	Resolution 2026-14 Censuring Councilor Joseph Saunders	A Resolution of the City Council of the City of Minneola, Florida, Censuring Council Member Joseph Saunders for Conduct During a Public Meeting; Affirming the City Council's Expectation of Civility, Decorum, and Mutual Respect During Council Proceedings; Providing for Severability; and Providing for an Effective Date.
Item 7.	Resolution 2026-10 Ace Hardware Variance - *Quasi-Judicial*	A Resolution of the City Council of the City of Minneola, Florida, Granting Variances to Land Development Code Sections 94-3(G)(5), Regarding Façade Standards, and 94-3(G)(10)(C)4, Regarding Roof Materials, for Property Located at the Southeast Corner of Grassy Lake Road and Citrus Grove Road; Providing for Conditions; Providing for Recordation; Providing for Severability; and Providing for an Effective Date.
Item 8.	Site Plan - Ace Hardware - *Quasi-Judicial*	Consider a Request to Approve a Site Plan for Ace Hardware Generally Located at the Intersection of Grassy Lake Road and Citrus Grove Road.

Item 9.	Resolution 2026-06 Conditional Use Permit Mavis Tire - *Quasi-Judicial*	A Resolution of the City Council of the City of Minneola, Florida, Granting a Conditional Use Permit Pursuant to Chapter 106, Section 106-1 of the Land Development Code of the City of Minneola, Florida for Property Generally Located West of US Highway 27 and South of Vino Road, Minneola, Florida to Allow the Property to be Used for a Tire Sales and Tire Service Facility; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.
Item 10.	Ordinance 2026-19 Automatic License Plate Recognition Systems - *First Reading*	An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 44, “Motor Vehicles and Traffic,” of the City of Minneola Code of Ordinances; Creating Regulations for Automated License Plate Recognition Systems; Limiting the Use of City Funds and City Property for Fixed Automated License Plate Recognition Systems; Preserving the Authority of the Lake County Sheriff; Providing for Private Use; Providing for Codification, Conflicts, Severability, and An Effective Date.
Item 11.	Discussion - Voluntary Conservation Design Checklist	A Review and Presentation by Commissioner Martin of a Voluntary Conservation Design Checklist for Development Applications.
Item 12.	Ordinance 2026-14 Fire Impact Fee - *Second Reading - Request to Table*	An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 42 of the City of Minneola Code of Ordinances; Specifically Amending Chapter 42 to Increase the Fire Protection Impact Fee in the City of Minneola; Providing Findings and Declarations of the City Council; Providing for Notice; Providing for Codification; Providing for Severability; Providing an Effective Date.
Item 13.	Ordinance 2026-15 Public Safety Impact Fee - *Second Reading - Request to Table*	An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 42 of the City of Minneola Code of

		Ordinances; Specifically Amending Chapter 42 to Increase the Police Public Safety Facilities Impact Fee in the City of Minneola; Providing Findings and Declarations of the City Council; Providing for Notice; Providing for Codification; Providing for Severability; Providing an Effective Date.
Item 14.	Ordinance 2026-16 Parks & Recreation Impact Fee - *Second Reading - Request to Table*	An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 43 of the City of Minneola Code of Ordinances; Specifically Amending Chapter 42 to Increase the Parks and Recreation Impact Fee in the City of Minneola; Providing Findings and Declarations of the City Council; Providing for Notice; Providing for Codification; Providing for Severability; Providing and Effective Date.

IX. FINAL PUBLIC COMMENTS

Note: Pursuant to F.S. 286.0114 and the City of Minneola's Public Participation Policy adopted by Resolution 2013-19, members of the public shall be given a reasonable opportunity to be heard on propositions before the city council. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the city council addresses such items during this meeting. Pursuant to Resolution 2013-19, public comments are generally limited to three minutes.

X. REPORTS

Mark Johnson	City Manager
Scott Gerken	City Attorney
David Yeager	Councilor
Debbie Flinn	Councilor
Pam Serviss	Mayor
Erick Hernandez	Vice Mayor
Joseph Saunders	Councilor

AGENDA SUMMARY
City Council
August 18, 2026

Agenda Item: 1.
Subject Title: Constitution Week - September 17 - 23, 2026

Objective:
A Proclamation Recognizing September 17 Through September 23 as Consitution Week in the City of Minneola.

Summary:

Exhibits:
1. Constitution Week Proclamation

Options:

Fiscal Impact:

P & Z Recommendation:

Staff Recommendation:

PROCLAMATION

CONSTITUTION WEEK
September 17 – 23, 2026

WHEREAS, September 17, 2026, marks the two hundred and thirty-ninth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Pam Serviss by virtue of the authority vested in me as Mayor of the City of Minneola do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

AND ask our citizens to reaffirm the ideals of the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Minneola to be affixed this 18 day of August, 2026.

_____
Pam Serviss, Mayor

ATTEST

_____
Kristine Thompson, City Clerk

AGENDA SUMMARY
City Council
August 18, 2026

Agenda Item: 2.
Subject Title: City Council Meeting Minutes - August 4, 2026

Objective:
Consider a Request to Approve the Minutes from the August 4, 2026 City Council Meeting.

Summary:

Exhibits:
1. 8-4 Minutes

Options:

Fiscal Impact:

P & Z Recommendation:

Staff Recommendation:

Minneola City Council
Meeting Minutes
August 4, 2026 at 6:30 PM
Minneola City Hall

The City of Minneola City Council was called to order by Mayor Pam Serviss. Also present were Vice Mayor Erick Hernandez, Councilor Debbie Flinn, Councilor David Yeager, and Councilor Joe Saunders, Mark Johnson (City Manager), Jennifer Cotch (City Attorney), and Kristine Thompson (City Clerk).

CALL TO ORDER

Mayor Pam Serviss called the meeting to order at 6:30 p.m.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence was observed and the Pledge of Allegiance was led by **Vice Mayor Hernandez.**

AGENDA REVIEW

There were no changes to the agenda other than adjusting the order of council reports and public comments and moving Representative Yarkosky's item later on the agenda to accommodate his late arrival.

PROCLAMATION

Item 2: Civility Proclamation

Mayor Serviss read a proclamation reaffirming the City's commitment to civility, decorum, and mutual respect in public discourse and council proceedings.

Vice Mayor Hernandez spoke in support of the civility proclamation and stated that, in light of the conduct at the prior council meeting, he believed further action was necessary.

Mayor Serviss stated she had prepared two resolutions of censure for Councilors Yeager and Saunders to place into the public record and requested Jennifer Cotch to read the titles.

Jennifer Cotch read the title of Resolution 2026-13, a resolution censuring Councilor David Yeager for conduct during a public meeting and affirming expectations of civility, decorum, and mutual respect.

Jennifer Cotch read the title of Resolution 2026-14, a resolution censuring Councilor Joseph Saunders for conduct during a public meeting and affirming expectations of civility, decorum, and mutual respect.

Mayor Serviss stated that the resolutions would be brought back at a future meeting for consideration and that copies would be available for the public through the City Clerk.

Vice Mayor Hernandez expressed concern regarding conduct at the prior meeting and requested Council's support in requesting Councilor Yeager to resign.

Jennifer Cotch clarified that under the City Charter the council does not have authority to vote a Councilor out of office and that only resignation, removal as authorized by law, or forfeiture of office could create a vacancy.

Councilor Flinn referenced Charter provisions regarding residency and forfeiture of office, raised questions concerning eligibility requirements, and expressed support for addressing the matter in a manner intended to restore civility and public confidence.

Mayor Serviss stated that she concurred with the concerns previously expressed, reiterated her desire to respect everyone's time, and directly asked Councilor Yeager if he would step down.

Councilor Yeager declined to resign.

MOTION by Vice Mayor Hernandez, SECONDED by Councilor Flinn, to place Resolution 2026-13 and Resolution 2026-14, regarding the censure of Councilors Yeager and Saunders, on the August 17, 2026 City Council agenda for consideration.

AYE: Flinn, Serviss, Hernandez

NAY: Yeager, Saunders

MOTION PASSED: 3-2

PUBLIC COMMENTS

Cheryl Pavlaka, 1808 Kerry St., spoke about upcoming Lake County workshops on data centers and mosques, upcoming County budget hearings and millage rate information, and asked when the Hills of Minneola Park workshop would be rescheduled.

Vice Mayor Hernandez stated the Hills park workshop date would be discussed later during reports.

Shawna Vaughan commented on council decorum and encouraged consistent application of civility standards, parliamentary procedure, and consideration of a formal code of conduct.

Chris Perkins, 21103 CR 455, commented on the prior council meeting and expressed concern regarding council decorum and accountability.

Cherie Kennel, 21145 CR 455, discussed the seriousness of council decisions, referenced ethics language related to respectful conduct, and expressed concern about interactions during the July 21 meeting.

Jennifer Morse, 1064 Golden Dawn Loop, spoke in regards to Education Avenue, asked about the location of new streetlights, and requested that the City consider installing sidewalks on the side of the road with schools before finalizing streetlight placement.

Mark Johnson and **Fred Miller** agreed to meet on-site with Jennifer Morse to review the condition, confirm exact locations, and coordinate follow-up.

Tom Moore expressed concern regarding the council's response to prior events and suggested that outside review may be appropriate for certain ethics-related issues.

Mayor Serviss responded that she had spent significant time consulting with the City Attorney regarding what actions were legally available, reiterated that the council lacked authority to remove members, and stated that the council took the matter seriously within legal limits.

PRESENTATION

Item 1: Representative Taylor Yarkosky

Representative Taylor Yarkosky presented information on a House Joint Resolution for property tax reform expected on the November ballot, outlining the legislative process, voter role in limiting ad valorem tax growth, and the need for fiscal accountability. He also highlighted related public safety and child-protection legislation, thanked the City for its role in designating Bradley Link Memorial Highway, and answered council and public questions about the handout language, residency requirements, renter and small business impacts, and references to local government spending.

Public Comment

Cheryl Pavlaka asked about the five-year residency requirement and whether a longer period would better address concerns about speculative immigration. She also asked how the proposed cap would affect renters and commercial properties and expressed concern about the wording used in the handout.

PROJECT UPDATES

Grassy Lake Road / Education Avenue Widening and Improvements

Fred Miller spoke about satisfying grant coordinator requirements and stated the project is awaiting a notice to proceed, after which construction can begin. He discussed coordinating construction timing with the school calendar, potential night work to reduce daytime impacts, adherence to the City's noise ordinance, and using social media and HOAs to notify residents and gather feedback.

Second Fire Station – Hills Area

Fred Miller discussed being in the 60% design review stage and a change order to design grading for approximately 10 of the 20 acres.

Mark Johnson informed the council that the design team is preparing an architectural "flip book" and will meet with Councilor Saunders to review building aesthetics and layout.

Speed Monitoring / Traffic Calming – Oak Valley Boulevard and South Avenue

Mark Johnson spoke about positive feedback from the Oak Valley Boulevard pilot and stated that elements of that plan will be applied to South Avenue and indicated that staff will bring back an estimated start date for South Avenue/Park Valley speed mitigation at the next meeting.

Lakeshore Drive & Sumter Street Speeding Concern

Mark Johnson discussed observed speeding on Lakeshore and Sumter, noted past enforcement activity, and agreed to have the traffic consultant further evaluate conditions and potential mitigation.

Huntsman Ridge Road / Briar Rose Boulevard – Crosswalk and Speed Issues

Vice Mayor Hernandez spoke about safety concerns in The Hills and requested a crosswalk on Briar Rose Boulevard.

Mark Johnson stated that staff will evaluate and, where feasible, stripe crosswalks and consider additional control measures such as stop signs.

Hancock Road Lighting and Signals (Chair-Pike to SR 561 / Crooked Can Area)

Fred Miller informed the council that the contractor is performing field locates for Hancock Road lighting improvements and that staff will confirm the overall construction schedule.

Mark Johnson discussed coordination with Lake County on new traffic signals and agreed to request a temporary signal near the Crooked Can/Keystone area to improve turning and pedestrian safety.

Wastewater Treatment Plant Expansion

Fred Miller reported that the project remains in the review and pricing (GMP) phase and is preparing to go out to bid, with an estimated completion in the first quarter of 2029.

Trailhead Park Improvements

Fred Miller spoke about demolition of the existing pavilion, grading for pickleball courts, and ongoing stormwater permitting, while stating the project remains generally on schedule.

Septic to Sewer – Phase 2

Fred Miller informed the council that this phase remains on hold at this time.

Lake Minneola Pier

Fred Miller discussed that permits have been obtained from St. Johns River Water Management District and DEP, but that staff is still working to obtain the remaining permit from the U.S. Army Corps of Engineers.

Citrus Grove Road "S-Curves" Project

Fred Miller reported that the project is on schedule, pay application number three has been processed, and construction is progressing toward an anticipated completion in September 2027.

PLANNING & ZONING COMMISSION UPDATE

Planning & Zoning Commission Chair Denise Calderon summarized the August 3, 2026 Planning & Zoning Commission meeting, including recommendations on Mavis Tire, Ace Hardware, and Gentle Breeds; discussion of a proposed design checklist; a voluntary wildlife stewardship concept related to gopher tortoises; and prior comments on Sugarloaf Pod A and The Palms at Minneola regarding traffic, landscaping, tree preservation, wildlife connectivity, and ecological review.

CITY MANAGER'S CONSENT AGENDA

Item 3: City Council Meeting Minutes – July 21, 2026
Item 4: Emergency Purchase – Causey Road Lift Station Generator Set Repairs – Cummins Sales and Service - $10,320.77
Item 5: Agreement – Library Services – Lake County

Public Comment

Councilor Flinn spoke under council discussion, noting that the Library Services agreement includes a $30,000 contribution from Lake County to assist with programs and services at the Minneola Library for the upcoming year and commended the support.

MOTION by Councilor Yeager, SECONDED by Councilor Flinn, to approve Mark Johnson's consent agenda as presented.

AYE: Yeager, Flinn, Serviss, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

DISCUSSION AND ACTION ITEMS

Item 6: Preliminary Subdivision Plat – Sugarloaf Pod A – The Prominence at Sugarloaf – Quasi-Judicial

Jennifer Cotch swore in those wishing to speak on Item 6 and Item 7.

Gabby Castro, City's Planning Consultant with Inspire Placemaking Collective, presented the Sugarloaf Pod A preliminary subdivision plat for 773 single-family lots within the Sugarloaf Mountain PUD and stated that staff recommended approval subject to design revisions addressing median and lot-access configurations for safe and functional access.

Councilors asked clarifying questions about lot access, staff's median recommendations, and traffic conditions, and staff responded that the final design will address the access concern during engineering.

Public Comment

There were no comments.

MOTION by Councilor Yeager, SECONDED by Councilor Saunders, to approve Item 6: Preliminary Subdivision Plat – Sugarloaf Pod A – The Prominence at Sugarloaf – Quasi-Judicial as presented.

ROLL CALL VOTE:
Yeager: AYE
Flinn: AYE
Serviss: AYE
Hernandez: NAY
Saunders: AYE

MOTION PASSED: 4-1

Item 7: Preliminary Subdivision Plat – The Palms at Minneola – Quasi-Judicial

Gabby Castro, City's Planning Consultant with Inspire Placemaking Collective, presented The Palms at Minneola preliminary subdivision plat for 35 townhomes on approximately 5.84 acres at Education Avenue, Minneola Avenue, and Galena, including open space, sample elevations, completed staff comments, and ecological review requirements. She stated that staff recommended approval.

Aaron Blake spoke in support of the project, stating that it uses the existing zoning without variances or conditional uses, does not provide direct access to Education Avenue, and is supported by traffic and ecological documentation addressing trip generation and potential gopher tortoise burrows.

Public Comment

Councilor Yeager asked whether the site included any portion of the historic airfield and if any contamination studies had been performed; the applicant responded that the project area is the former homesite, not the airfield, and that a Phase I and partial Phase II assessment had been completed with no contamination found.

Cheryl Pavlacka commended the applicant's responsiveness to Planning & Zoning Commission concerns and asked how ecological impacts and wildlife observations from nearby residents were considered in the study process.

Jennifer Morse thanked the applicant for remaining within the townhome development standards, noted that vehicular access would not be directly onto Education Avenue, and asked whether the adjacent institutional property was owned by Minneola Charter School and if it could be rezoned for additional residential units in the future.

Staff confirmed that the adjacent institutional parcel is associated with the charter school and that any future change in use would require a rezoning request and council approval.

MOTION by Councilor Yeager, SECONDED by Vice Mayor Hernandez, to approve Item 7: Preliminary Subdivision Plat – The Palms at Minneola – Quasi-Judicial as presented.

AYE: Yeager, Flinn, Serviss, Saunders

NAY: Hernandez

MOTION PASSED: 4-1

Item 8: Site Plan – Ace Hardware – Quasi-Judicial

This item was tabled until the August 18, 2026 City Council meeting at the applicant's request.

FINAL PUBLIC COMMENTS

Cheryl Pavlaka stated she believed it was inappropriate for a political candidate to distribute campaign-style literature at the council dais during a meeting and questioned whether such materials should instead be made available only in the lobby.

Denise Calderon reiterated that Commissioner Martin's gopher tortoise and wildlife stewardship recommendation would be returned to Planning & Zoning for additional discussion, with the goal of providing educational tools and voluntary conservation measures for residents and HOAs.

Monica Luna thanked the City for recent sidewalk modifications that improved accessibility near her home and allowed wheelchair users to navigate more safely, and requested that the topic of "urban backyard chickens" be brought back to Planning & Zoning or City Council for further consideration.

Mark Johnson stated that if it was the will of the Council, the backyard chicken topic could be returned to Planning & Zoning as a discussion item before any code changes are considered by Council.

Juan Camacho commended the council for reaffirming civility in local government and noted that leaders should be willing to apologize and acknowledge mistakes; he asked whether the City

had a specific plan in place if the property tax ballot measure (HJR 1F) is approved and whether there would be adverse impacts to City operations.

Vice Mayor Hernandez responded that, based on current information and the City's conservative budgeting, staff believes Minneola can absorb the impacts without reducing day-to-day services and that the City is already preparing a reduced millage rate recommendation for the upcoming budget.

Mark Johnson confirmed that, with current projections and reserves, the City does not anticipate immediate service reductions if the ballot measure passes, but will continue monitoring details as implementing legislation is developed.

REPORTS

Mark Johnson

- spoke about shade structure options at Minneola Trailhead Park.
- reported that the City has received approximately $41,000 in Centennial sponsorships.
- Mentioned the upcoming August 15 Centennial movie night and the August 26 Minneola Market.
- reminded the Council the Parks and Cemetery workshops needed to be scheduled.
- informed the Council that staff responded to a fallen tree near the Crooked Can entrance.

Jennifer Cotch

- reported that a Leon County circuit court judge found the ballot title and summary for the statewide property tax constitutional amendment legally insufficient and directed revised ballot language. She noted that the amendment itself had not been removed from the ballot and that further action, including an appeal or revised summary, may occur.

Councilor Yeager discussed trash collection needs at the Crooked Can development, ongoing water pressure concerns in Del Webb, and sidewalk or concrete deficiencies that he requested be addressed before Certificates of Occupancy are issued.

Mark Johnson stated staff would follow up with building and inspection personnel.

Vice Mayor Hernandez spoke about the tree that had fallen near the Crooked Can entrance, thanked staff and residents for their quick response, and reiterated the importance of coordinating with the County on temporary and permanent traffic controls in that area.

Councilors discussed and agreed to schedule a Parks Workshop on August 25, 2026 and a Cemetery Workshop on September 8, 2026.

MOTION by Councilor Flinn, SECONDED by Councilor Yeager, to adjourn.

AYE: Yeager, Flinn, Serviss, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

(*Meeting adjourned at 8:30 p.m.*)

AGENDA SUMMARY
City Council
August 18, 2026

Agenda Item: 3.
Subject Title: Purchase Request - Polaris SP 570 - McKibben PowerSports - $15,590

Objective:
Consider a Request to Approve the Purchase of a Polaris SP 570 from McKibben Powersports.

Summary:
The fire department is in need of a side-by-side UTV to be utilized during special events. The requested unit will allow for better mobility of firefighter personnel and will facilitate patient relocation if neccessary during public events. The purchase request utilizes pricing by "piggy-backing" the Florida Sheriff's Association Purchasing Cooperative.

Exhibits:
1. Exhibit A - McKibben Powersports Quote
2. Exhibit B - Polaris SP 570 Specifications
3. Exhibit C - FSA Contract Pricing List

Options:
1. Approve the request as presented.
2. Approve the request with modifications.
3. Deny the request.

Fiscal Impact:
$15,590

P & Z Recommendation:
N/A

Staff Recommendation:
Staff recommends approval of the request as presented.

McKibben Powersports

of Lake Wales

Purchase Quotation

Date: 8-5-2026

Call Us first, for all of your Powersports needs.

Corporate Office	**20769 US Hwy 27 Lake Wales, FL 33853**	**Mailing Address**	**20769 US Hwy 27 Lake Wales, FL 33853**

Customer Information

Customer:	**Minneola Fire Department**
Primary Contact:	**Daniel DiBiasie**
Phone:	**352-394-3598**
Email:	**ddibiasie@minneola.us**
Address:	**800 N. US Hwy. 27 Minneola Fl. 34755**

Dealer Information

Entity Name:	**McKibben Powersports**
Primary Contact:	**Daniel Tamme**
Phone:	**863-330-8060**
Email:	**Daniel.Tamme@McKibbenCorp.com**
Address:	**20769 US Hwy 27 Lake Wales Fl, 33853**

Vehicle(s) of Interest

	Year	Make	Model	Color	Model Code	Unit Price
1	2026	Polaris	Ranger SP 570		R26MAA57B1	11,000
2						
3						

Quote Breakdown

Line Item	Qty	Item #	Description	Unit Price	Ext. Price
1	1		Option Upgrade		2,250
2			Ranger 570 Crew		
3	1	2885084	Front Brush Guard		340
4	1	2885087	Rear Brush Guard		315
5	1	2891705	Winch 3500lb		655
6	1	2885078	Roof		755
7	1	2883320	Half Windshield		275
8					
9					
10					

Total of Line Items Above		**$4,590.00**
Logistics Surcharge		
Sub-Total		**$15,590.00**
TAX	**Tax Exempt**	$0.00
FLORIDA REGISTRATION	**Self Register**	$0.00
	TOTAL =	**$15,590.00**

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes please feel free to contact me at any time, I will be happy to assist you.

Notes/Comments:

Signature _____

RANGER SP 570 Sage Green

Key Specifications

44	56"	11"
HP	WIDTH	GROUND CLEARANCE

ENGINE & DRIVETRAIN

Cooling	Liquid
Cylinders Displacement	567cc
Drive System Type	On-Demand True AWD/2WD/VersaTrac Turf Mode
Engine Braking System (EBS)	Not Equipped
Engine Type	4-Stroke Single Cylinder DOHC
Fuel System/Battery	Electronic Fuel Injection
Horsepower	44 HP
Transmission/Final Drive	Automatic PVT H/L/N/R/P; Shaft

DIMENSIONS

Bed Box Dimensions (L x W x H)	33.3 x 48.7 x 12.3 in (84.6 x 123.7 x 31.2 cm)
Box Capacity	500 lb (226.8 kg)
Estimated Dry Weight	1,180 lbs. (535 kg)
Fuel Capacity	9.5 gal (35.9 L)
Ground Clearance	11 in (27.9 cm)
GVW	2,255 lbs.(1,023 kg)
Hitch Towing Rating	1,500 lb (680 kg)
Hitch Type	Standard 2 in (5 cm) Receiver
Overall Vehicle Size (L x W x H)	108 x 56 x 74 in. (274.3 x 142.2 x 188 cm)
Payload Capacity	1,100 lbs. (499 kg)
Person Capacity	2
Wheelbase	73 in (185.4 cm)

BRAKES

Front/Rear Brakes	4-Wheel Hydraulic Disc
Parking Brake	Park In-Transmission

ADDITIONAL SPECIFICATIONS

Adjustable Driver Seat	Not Equipped
Cargo System	Lock & Ride®
Color / Graphics	Sage Green
Electronic Power Steering	Not Equipped
Gauge	B1
Instrumentation	4" LCD Rider Information Center: User Selectable Blue/Red Backlighting & Brightness, Programmable Service Intervals, Speedometer, Tachometer, Odometer, Tripmeter, Clock, Hour Meter, Gear Indicator, Fuel Gauge, Coolant Temperature, Voltmeter, Service Indicator and Codes, Seat Belt Reminder, DC Outlet
Lighting	55W Headlight, LED Taillamps
Other Standard Features	Gas Assist Dump Box, Single Latch Tailgate, Rear-mounted Fiberglass Insulated Exhaust System, Standard In-dash SAE Charge Port, 340 CCA Battery, 660W Charging System (Stator), 20.25 Gal. Onboard Storage with Enclosed Dash Bins and Integrated Cell-phone Holder, Sealed Suspension Bushings and Wheel Bearings, Steel Front Bumper With Winch Mount and Bull Bar, Rear Wheel Liners
RIDE COMMAND+	Available as Accessory
Tilt Steering	Standard

TIRES / WHEELS

Front Tires	25 x 8-12; Carlstar 489
Rear Tires	25 x 10-12; Carlstar 489
Wheels	Stamped Steel

SUSPENSION

Front Suspension	MacPherson Strut 9 in (22.9 cm) Travel
Rear Suspension	Dual A-Arm, IRS 10 in. (25.4 cm) Travel
Turning Radius	12.6 ft (386 cm)

2026 POLARIS RANGER 570 FEI (R26MAA57B1)		
Order Code	Delete Options	All Zones
Order Code	Add Options	All Zones
R26CCA57A1	MODEL UPGRADE: 567CC ENGINE, AUTOMATIC, AWD/2WD/TURF MODE, 1500 LB TOW, 1000 LB PAYLOAD, 3 SEATER	$ 1,250.00
R26M4A57B1	MODEL UPGRADE: 567CC ENGINE, AUTOMATIC, AWD/2WD/TURF MODE, 1500 LB TOW, 1250 LB PAYLOAD, 4 SEATER CREW	$ 2,250.00
R26CDA57A1	MODEL UPGRADE: 567CC ENGINE, AUTOMATIC, AWD/2WD/TURF, 1500 LB TOW, 1500 LB PAYLOAD, 6 SEATER CREW	$ 3,500.00
R26TAA99A1	ENGINE UPGRADE: 999CC ENGINE, AUTOMATIC, AWD/2WD/TURF, 2500 LB TOW, 2070 LB PAYLOAD, 3 SEATER	$ 3,500.00
R26TAE99A1	ENGINE & EPS UPGRADE: 999CC ENGINE, AUTOMATIC, EPS, AWD/2WD/TURF, 2500 LB TOW, 2070 LB PAYLOAD, 3 SEATER	$ 5,200.00
R26T6A99A1	ENGINE UPGRADE: 999CC ENGINE, AUTOMATIC, AWD/2WD/TURF, 2500 LB TOW, 1750 LB PAYLOAD, 6 SEATER CREW	$ 5,200.00
R26T6E99AD	ENGINE & EPS UPGRADE: 999CC ENGINE, AUTOMATIC, EPS, AWD/2WD/TURF, 2500 LB TOW, 1750 LB PAYLOAD, 6 SEATER CREW, ALUMINUM WHEELS	$ 8,400.00
R26RRE99AK	ENGINE/EPS/MODEL UPGRADE: 999CC ENGINE, AUTOMATIC, EPS, AWD/2WD/TURF, 2500 LB TOW, 1920 LB PAYLOAD, 3 SEATER, ALUMINUM WHEELS, 11" SUSPENSION TRAVEL	$ 9,000.00
R26RSE99AK	ENGINE/EPS/MODEL UPGRADE: 999CC ENGINE, AUTOMATIC, EPS, AWD/2WD/TURF, 2500 LB TOW, 1730 LB PAYLOAD, 6 SEATER CREW, ALUMINUM WHEELS, 11" SUSPENSION TRAVEL	$10,800.00
2883320	POLY HALF WINDSHIELD INSTALLED (RANGER 500/570/EV/CREW MIDSZ) (OEM)	$ 275.00
2883318	POLY FULL WINDSHIELD INSTALLED (RANGER 500/570/EV/CREW MIDSZ) (OEM)	$ 485.00
2882178	POLY FLIP-DOWN FULL WINDSHIELD INSTALLED (RANGER 500/570/EV/CREW MIDSZ) (OEM)	$ 730.00
2885079	LOCK & RIDE FULL TIP-OUT WINDSHIELD GLASS INSTALLED (RANGER 500/570/EV/CREW MIDSZ) (OEM)	$ 1,300.00
2883301	POLY HALF WINDSHIELD INSTALLED (RANGER 1000 MODELS) (OEM)	$ 288.00
2883278	POLY FULL WINDSHIELD INSTALLED (RANGER 1000 MODELS) (OEM)	$ 555.00
2884139	POLY FLIP-DOWN FULL WINDSHIELD INSTALLED (RANGER 1000 MODELS) (OEM)	$ 800.00
2889020	LOCK & RIDE FULL TIP-OUT WINDSHIELD GLASS INSTALLED (RANGER 1000 MODELS) (OEM)	$ 1,550.00
2885077	POLY SPORT ROOF LOCK & RIDE BLACK INSTALLED (RANGER 500/570 MIDSZ)	$ 468.00
2885078	POLY CREW SPORT ROOF INSTALLED (RANGER 570 MIDSZ CREW)	$ 755.00
2882911	POLY 3 SEATER SPORT ROOF INSTALLED (RANGER 1000 MODELS)	$ 488.00
2890684	POLY 3 SEAT PREMIUM ROOF W/ LINER INSTALLED (RANGER 1000 MODELS)	$ 755.00
2890333	POLY CREW SPORT ROOF INSTALLED (RANGER 1000 MODELS)	$ 775.00
29120	STEEL CREW HD ROOF BLACK INSTALLED (RANGER 1000 MODELS)	$ 850.00
2891705	3500 LB WINCH KIT 50 FT STEEL CABLE (RANGER 500/570 MIDSZ 570 MIDSZ CREW 570 FULL SZ) (OEM)	$ 655.00
2885096	4500LB WINCH PRO RAPID ROPE RECOVERY KIT INSTALLED (RANGER 500/570 MIDSZ 570 MIDSZ CREW 570 FULL SZ) (OEM)	$ 1,075.00
2889694	4500LB WINCH PRO RAPID ROPE RECOVERY KIT INSTALLED (RANGER 1000 MODELS) (OEM)	$ 1,125.00
2889693	6000LB WINCH PRO RAPID ROPE RECOVERY KIT INSTALLED (RANGER 1000 MODELS) (OEM)	$ 1,180.00
2882782	FRONT MOUNT HITCH INSTALLED (RANGER 1000 MODELS)	$ 205.00
2830522	2" BALL HITCH W/ 2" THREADED POST INSTALLED (FITS MANY MODELS) OEM	$ 40.00
2885084	FRONT BRUSHGUARD INSTALLED (RANGER 500/570 MIDSZ 570 MIDSZ CREW) (OEM)	$ 340.00
2890583	FRONT BRUSHGUARD STORAGE RACK INSTALLED (RANGER 1000 MODELS) (OEM)	$ 550.00
2882531	UPPER FRONT BRUSHGUARD INSTALLED (FOR STOCK BUMPER) (RANGER 1000 MODELS)	$ 370.00
2889330	FRONT BRUSHGUARD INSTALLED (RANGER 1000 MODELS)	$ 485.00
2885087	REAR BRUSHGUARD INSTALLED (RANGER 500/570 MIDSZ/CREW)	$ 315.00
2882529	REAR BRUSHGUARD INSTALLED (RANGER 1000 MODELS)	$ 350.00
2884217	HD REAR BRUSHGUARD INSTALLED (RANGER 1000 MODELS)	$ 565.00
2889220	REAR VIEW MIRROR STANDARD INSTALLED (FITS ALL MODELS)	$ 148.00
2881439	LARGE REAR VIEW MIRROR 14" INSTALLED (RANGER 1000 MODELS)	$ 178.00
2883246	BACK UP BEEPER INSTALLED (RANGER 500/570 MIDSZ CREW)	$ 98.00
2889160	HORN KIT INSTALLED (RANGER 500/570/EV/CREW) (OEM)	$ 138.00
2882764	HORN KIT INSTALLED (RANGER 1000 MODELS)	$ 108.00
2890583	FRONT HOOD STORAGE RACK INSTALLED (RANGER 1000 MODELS)	$ 550.00
2891649	ELECTRONIC CARGO BOX LIFT ACTUATOR INSTALLED (RANGER 1000 MODELS)	$ 1,275.00
2882784	FRONT A-ARM GUARDS HMW POLYEHTYLENE INSTALLED (RANGER 1000 MODELS)	$ 253.00

2882787	REAR A-ARM GUARDS HMW POLYEHTYLENE INSTALLED (RANGER 1000 MODELS)	$ 253.00
2882530	SIDE ROCK GUARDS W/ STEP INSTALLED (RANGER 1000 MODELS NO CREWS)	$ 395.00
2890329	TRAILERABLE COVER BLACK (RANGER 500/570/EV MIDSZ) (OEM)	$ 389.00
2889199	CARGO BOX (LOCK & RIDE) INSTALLED (RANGER 500/570/EV/CREW)	$ 373.00
2882177	LOCK & RIDE CARGOMAX SYSTEM SIDE WALL BED RACKING SYSTEM INSTALLED (RANGER 1000 MODELS)	$ 745.00
2883279	LOCK & RIDE STORAGE BOX INSTALLED (RANGER 1000 MODELS)	$ 388.00
2879812	POLY REAR PANEL WINDOW INSTALLED (RANGER 500/570/EV MIDSZ MODELS)	$ 368.00
2883773	REAR POLY WINDOW INSTALLED (RANGER 1000 MODELS)	$ 438.00
2889705	300 LB CARGO BED REAR WINCH STEEL FRAMING INSTALLED (RANGER 1000 MODELS) Includes Part Number 2890233 Headace Rack-	$ 1,663.00
2882751	CARGO BED MAT INSTALLED (RANGE 1000 MODELS) (OEM)	$ 180.00
2891270	45 GALLON UTILITY SPRAYER INSTALLED (RANGER 500/570/EV/CREW MIDSZ) (OEM)	$ 1,075.00
2891271	65 GALLON BOOMLESS UTILITY SPRAYER INSTALLED (RANGER 570/CREW FULLSZ) (OEM)	$ 1,175.00
2882752	LOCK & RIDE BED EXTENDER/DIVIDER INSTALLED (RANGER 1000 MODELS)	$ 313.00
2883265	WORK BEACON LED LIGHT 50FT ILLUMINATION 360 DEGREES INSTALLED (RANGER 1000 MODELS) Includes Part Number 2883854 Accy Harness	$ 390.00
DP0011	DP ALUMINUM ROOF INSTALLED (RANGER 500/570/EV MIDSZ) (AFTERMARKET)	$ 864.00
DP0016	DP ALUMINUM ROOF INSTALLED (RANGER 570 MIDSZ CREW) (AFTERMARKET)	$ 974.00
DP0022	DP ALUMINUM ROOF INSTALLED (RANGER 1000 3 SEAT MODELS) (AFTERMARKET)	$ 864.00
DP0023	DP ALUMINUM ROOF INSTALLED (RANGER 1000 CREW MODELS) (AFTERMARKET)	$ 985.00
61-0724	84" LENGTH ALUMINUM LOADING RAMPS OPTIONAL EQUIPMENT - SPECIFY (AFTERMARKET)	$ 289.00
2350	ATV SAFETY TRIANGLE EMBLEM INSTALLED (AFTERMARKET)	$ 105.00
4510-1704	MEDICAL KIT: BANDAGE,BLEEDING,BLISTER,INSTRUMENT,MEDICATION, & WOUND CARE	$ 60.00
TURF TIRE PACKAGE	TURF TIRE PACKAGE (FITS SELECT MODELS) (AFTERMARKET)	$ 1,500.00
UNDERCOATING	UTV UNDERCOATING PKG FOR ALL MODELS	$ 645.00
UNCUT KEY	ADDL OPTIONS - SPECIFY UNCUT SPARE KEY	$ 15.00
MCK SAFETY FLAG	ORANGE SAFETY FLAG INSTALLED (ALL MODELS)	$ 30.00
HELMET	HJC SAFETY HELMET 3/4 COVERAGE PULLDOWN VISOR - SPECIFY SIZE	$ 139.00

AGENDA SUMMARY
City Council
August 18, 2026

Agenda Item: 4.
Subject Title: Utility Easement Agreement - Minneola Land, LLC

Objective:
Consider a Request to Approve a Utility Easement Agreement with Minneola Land, LLC.

Summary:
Staff is requesting City Council consideration and approval of a Utility Easement granted by Minneola Land, LLC to the City of Minneola, Florida.

The proposed easement grants the City a perpetual, non-exclusive easement over the easement area described in Exhibit “A” for the construction, installation, operation, repair, maintenance, alteration, and replacement of utility improvements. These improvements may include water, wastewater, reclaimed water, stormwater, and other related utility lines, facilities, structures, equipment, and appurtenances.

The easement provides the City with rights of ingress and egress to inspect, construct, maintain, repair, replace, relocate, remove, and service utility facilities within the easement area. It also includes a temporary construction easement extending up to twenty feet on either side of the easement area boundary, as reasonably necessary for installation and construction activities, which terminates upon completion of construction.

Minneola Land, LLC retains the right to use the easement area in any manner that does not interfere with the City’s easement rights, including surface uses such as roadways, sidewalks, pavers, parking, retention, signage, public art, irrigation, retaining walls, fencing, or landscaping. Any such improvements are placed at the Grantor’s sole risk, and the City may remove them if necessary to exercise its easement rights. The Grantor is responsible for repairing or reinstalling those improvements and agrees to indemnify, defend, and hold harmless the City from claims related to their presence, use, or construction.

Exhibits:
1. Minneola Land_Utility Easement (8.4.26)(18092769.2)

Options:
1. Approve the request as presented.
2. Approve the request with modifications.
3. Deny the request.

Fiscal Impact:
There is no anticipated direct fiscal impact to the City associated with acceptance of this utility easement, other than nominal consideration of $1.00 and any future costs associated with construction, operation, maintenance, repair, or replacement of City utility facilities within the easement area, if undertaken.

P & Z Recommendation:
Not applicable.

Staff Recommendation:
Staff recommends approval of the request as presented.

PREPARED BY
AND RETURN TO:

Tara L. Tedrow
Lowndes
215 N. Eola Drive
Orlando, FL 32801

UTILITY EASEMENT

THIS EASEMENT **("Easement")** is hereby granted by **Minneola Land, LLC** whose mailing address is 6000 Metrowest Boulevard, Suite 111, Orlando, Florida 32835 **("GRANTOR"**) to the **City of Minneola, Florida,** whose mailing address is 800 N. U.S. Highway 27, Minneola, Florida 34715, and its successors and-assigns ("**GRANTEE**").

WI'I'NESSETH:

THAT GRANTOR, for and in consideration. of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto GRANTEE, its successors and assigns forever, a perpetual non-exclusive easement for the construction, installation, alteration, operation, repair, maintenance, and replacement of utility improvements, including but not limited to water, wastewater, reclaimed water, stormwater, and other utility lines and facilities, together with all associated structures, equipment, and appurtenances (the "Facilities") over, under, upon, across, through and within the following described lands in Lake County, Florida, and referred to hereinafter as the **"Easement Area"**, as shown on **Exhibit "A"** attached hereto.

The easement rights specifically include: (a) the right of perpetual ingress and egress to patrol, inspect, alter, improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the Facilities; (b) the right to decrease or increase, or to change the quantity and type of, the Facilities; (c) the right to clear the Easement Area of trees, limbs, undergrowth, and other physical objects (regardless of the location of such trees, limbs, undergrowth. and other objects) which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation, or maintenance of the Facilities, and (d) all-other rights and privileges reasonably necessary or convenient for the safe and efficient installation, operation, and maintenance of the facilities and for the enjoyment and use of such easement for the purposes described, above.

Such easement rights shall include a temporary construction easement extending up to twenty (20) feet on either side of the Easement Area boundary, as reasonably necessary for installation and construction activities, which shall terminate upon completion of construction.

GRANTOR (and its employees, contractors, agents, tenants, occupants, invitees, or licensees) shall have the right to use the Easement Area in any manner that does not interfere with the rights granted to GRANTEE herein; including but not limited to the right of GRANTOR to use the surface of the Easement Area as roadway, sidewalks, pavers, parking, retention, signage, public art, irrigation, retaining wall, fencing, or landscaped area (the "**Grantor Improvements**"). GRANTOR acknowledges and accepts that locating of Grantor Improvements in the Easement Area is done at GRANTOR'S sole risk. GRANTEE shall have the right to remove any such Grantor Improvements if such removal is deemed necessary within the GRANTEE'S sole discretion in exercising its rights under this Easement and GRANTOR shall be responsible for repairing or reinstalling the Grantor Improvements following GRANTEE'S removal of the same.

GRANTOR reserves the right to grant rights to others affecting said Easement Area provided that such rights do not create an unsafe condition or conflict with the rights granted to GRANTEE herein. Failure to exercise the rights herein granted to GRANTEE shall not constitute a waiver or abandonment. GRANTEE shall exercise the rights granted herein so as to not unreasonably interfere with GRANTOR's use of the surface of the Easement Area.

GRANTOR agrees to indemnify, defend, and hold harmless GRANTEE, its elected officials, employees, and agents from and against any and all claims, damages, losses, liabilities, or expenses (including reasonable attorney's fees) arising out of or resulting from the presence, use, or construction of Grantor Improvements in the Easement Area.

This Easement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising hereunder shall lie exclusively in Lake County, Florida

This Easement shall run with the land, shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, and shall be recorded in the Public Records of Lake County, Florida

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties hereto have entered into this Easement as of the date first above written.

CITY OF MINNEOLA, FLORIDA,
a Florida municipal corporation

Attest:

By: _____

Name: _____

_____
City Clerk

It's: _____

Date: _____

Approved as to form:

_____
Scott Gerken, City Attorney

WITNESSES:

MINNEOLA LAND, LLC
a Florida Limited Liability Company

_____ By: _____

Print Name: _____ Name: _____

_____ It's: _____

Print Name: _____ Date: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this _____ day of _____, 2026, by _____, as _____ of Minneola Land, LLC a Florida Limited Liability Company, on behalf of the company. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Printed Name: _____
Notary Public, State of _____
Commission No: _____
My Commission expires: _____

EXHIBIT "A"

EASEMENT AREA

[See attached]

LEGAL DESCRIPTION

NOT A SURVEY

A STRIP OF LAND BEING A PORTION OF TRACTS 1, 7, 8, 9 AND 16, LAKE HIGHLANDS COMPANY PLAT. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24 AND THAT PORTION OF THE VACATED LAKE HIGHLANDS COMPANY PLAT ACCORDING TO THE OFFICIAL RECORDS BOOK 4505, PAGE 2217, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTIONS 4 AND 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE RUN SOUTH 00°39'37" WEST ALONG THE WEST LINE OF SAID SECTION 4 FOR A DISTANCE OF 701.92 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 151.00 FEET, A CHORD BEARING OF SOUTH 78°17'50" EAST AND A CHORD DISTANCE OF 11.21 FEET; THENCE DEPARTING SAID WEST LINE, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°15'12" FOR A DISTANCE OF 11.21 FEET TO THE POINT OF TANGENCY. THENCE RUN SOUTH 80°25'27" EAST FOR A DISTANCE OF 144.49 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 77.01 FEET, WITH A CHORD BEARING OF SOUTH 66°37'37" EAST, AND A CHORD DISTANCE OF 36.68 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°33'34" FOR A DISTANCE OF 37.04 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 42°32'53" EAST FOR A DISTANCE OF 3.72 FEET; THENCE RUN NORTH 47°27'07" EAST FOR A DISTANCE OF 617.99 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH HANCOCK ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4891, PAGE 1575 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 42°32'53" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 47°27'07" WEST FOR A DISTANCE OF 617.99 FEET; THENCE RUN SOUTH 42°32'53" EAST FOR A DISTANCE OF 108.00 FEET; THENCE RUN NORTH 47°27'05" EAST FOR A DISTANCE OF 617.99 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT OF WAY LINE OF NORTH HANCOCK ROAD; THENCE RUN SOUTH 42°32'55" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 47°27'05" WEST FOR A DISTANCE OF 617.99 FEET; THENCE RUN SOUTH 42°32'53" EAST FOR A DISTANCE OF 246.36 FEET; THENCE RUN SOUTH 47°27'07" WEST FOR A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 42°32'53" WEST FOR A DISTANCE OF 35.15 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A; THENCE RUN SOUTH 52°07'36" WEST FOR A DISTANCE OF 31.17 FEET; THENCE RUN SOUTH 54°26'26" WEST FOR A DISTANCE OF 401.96 FEET; THENCE RUN NORTH 80°27'04" WEST FOR A DISTANCE OF 43.00 FEET; THENCE RUN NORTH 35°23'49" WEST FOR A DISTANCE OF 314.30 FEET; THENCE RUN NORTH 09°39'26" EAST FOR A DISTANCE OF 49.50 FEET; THENCE RUN NORTH 41°51'19" EAST FOR A DISTANCE OF 39.04 FEET; THENCE RUN NORTH 48°08'41" WEST FOR A DISTANCE OF 8.00 FEET; THENCE RUN NORTH 41°01'36" EAST FOR A

CONTINUED ON SHEET 2

SHEET 1 OF 4

SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR LINE AND CURVE TABLES

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LB#8627

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 4-22-26, BEING S00°39'37"W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS WEBSITE.

JOB #:	20250165	CALC BY:	DY
DATE:	3/21/25	DRAWN BY:	CW
SCALE:	N/A	CHECKED BY:	DY

FOR THE LICENSED BUSINESS #8627 BY:

Digitally signed by: James L Rickman
Date: 2025.04.04 07:24:57 -04'00'

JAMES L. RICKMAN, PSM #5633

Drawing name: L:\Data\20250165\sketches\SKETCH 1 - UTILITY EASEMENT 8.5x11 Sheet-1

LEGAL DESCRIPTION

NOT A SURVEY

CONTINUED FROM SHEET 1

DISTANCE OF 55.02 FEET; THENCE RUN NORTH 48°58'24" WEST FOR A DISTANCE OF 16.82 FEET; THENCE RUN NORTH 41°01'36" EAST FOR A DISTANCE OF 30.92 FEET; THENCE RUN NORTH 80°49'21" EAST FOR A DISTANCE OF 28.72 FEET; THENCE RUN NORTH 41°51'19" EAST FOR A DISTANCE OF 98.31 FEET; THENCE RUN NORTH 09°26'50" EAST FOR A DISTANCE OF 40.48 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 166.00 FEET, WITH A CHORD BEARING OF NORTH 54°14'43" WEST, AND A CHORD DISTANCE OF 139.41 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°39'34" FOR A DISTANCE OF 143.88 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 60°35'05" EAST FOR A DISTANCE OF 15.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 151.00 FEET, WITH A CHORD BEARING OF SOUTH 52°47'35" EAST, AND A CHORD DISTANCE OF 119.83 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°45'19" FOR A DISTANCE OF 123.22 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

COMMENCE AT AFORESAID POINT A; THENCE RUN NORTH 42°32'53" WEST FOR A DISTANCE OF 10.03 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 52°07'36" WEST FOR A DISTANCE OF 30.15 FEET; THENCE RUN SOUTH 54°26'26" WEST FOR A DISTANCE OF 397.60 FEET; THENCE RUN NORTH 80°27'04" WEST FOR A DISTANCE OF 34.70 FEET; THENCE RUN NORTH 35°23'49" WEST FOR A DISTANCE OF 306.01 FEET; THENCE RUN NORTH 09°39'26" EAST FOR A DISTANCE OF 42.47 FEET; THENCE RUN NORTH 41°51'19" EAST FOR A DISTANCE OF 64.75 FEET; THENCE RUN SOUTH 48°08'41" EAST FOR A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 41°51'19" EAST FOR A DISTANCE OF 183.56 FEET; THENCE RUN NORTH 09°26'50" EAST FOR A DISTANCE OF 46.20 FEET; THENCE RUN SOUTH 80°25'27" EAST FOR A DISTANCE OF 128.40 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 62.00 FEET, WITH A CHORD BEARING OF SOUTH 61°29'52" EAST, AND A CHORD DISTANCE OF 40.18 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°48'51" FOR A DISTANCE OF 40.92 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 40°41'22" EAST FOR A DISTANCE OF 22.94 FEET; THENCE RUN SOUTH 42°17'03" EAST FOR A DISTANCE OF 107.92 FEET; THENCE RUN SOUTH 42°32'53" EAST FOR A DISTANCE OF 188.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.853 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR LINE AND CURVE TABLES

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JOB #:	20250165	CALC BY:	DY
DATE:	3/21/25	DRAWN BY:	CW
SCALE:	N/A	CHECKED BY:	DY

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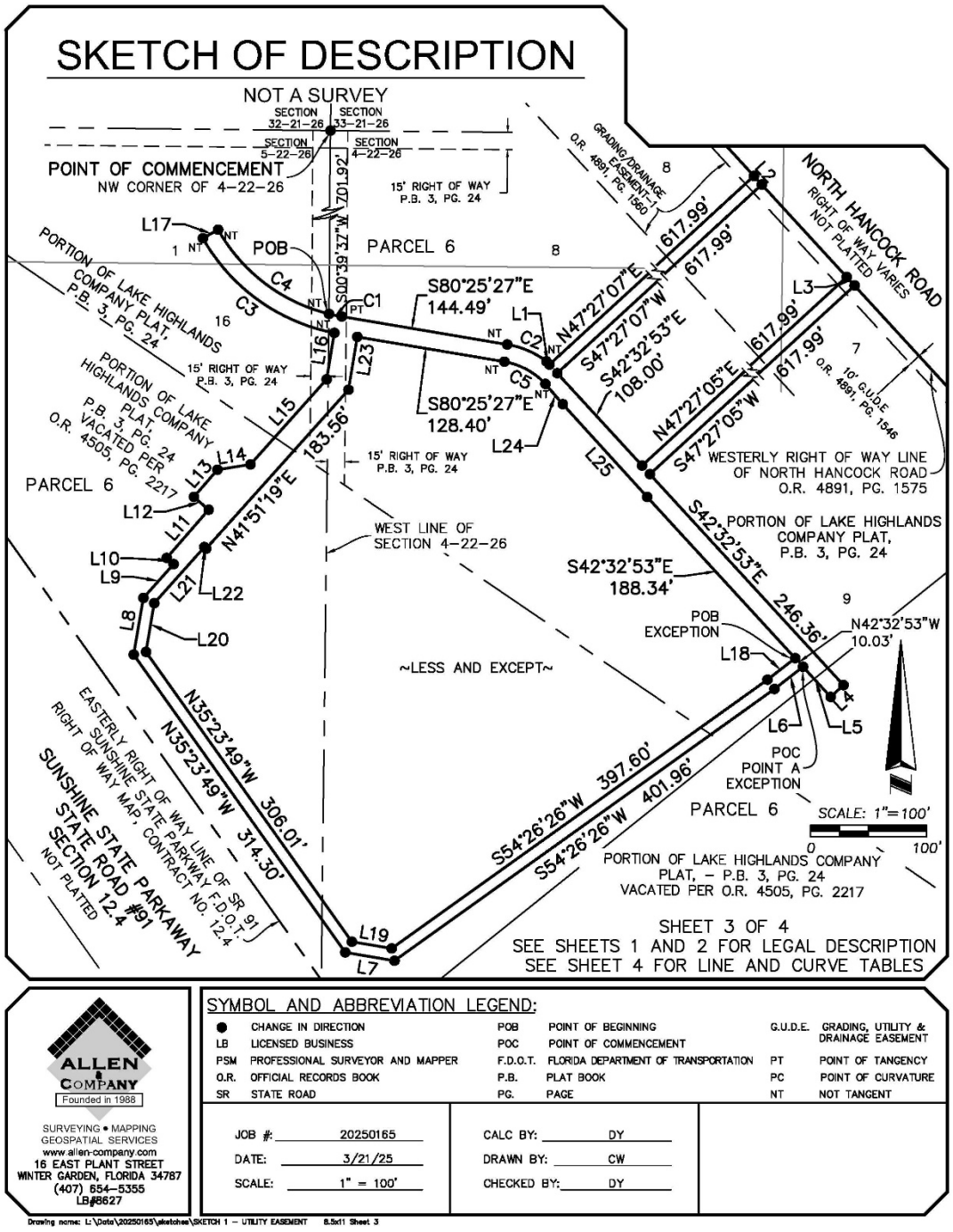

SYMBOL AND ABBREVIATION LEGEND:

●	CHANGE IN DIRECTION	POB	POINT OF BEGINNING	G.U.D.E.	GRADING, UTILITY & DRAINAGE EASEMENT
LB	LICENSED BUSINESS	POC	POINT OF COMMENCEMENT		
PSM	PROFESSIONAL SURVEYOR AND MAPPER	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	PT	POINT OF TANGENCY
O.R.	OFFICIAL RECORDS BOOK	P.B.	PLAT BOOK	PC	POINT OF CURVATURE
SR	STATE ROAD	PG.	PAGE	NT	NOT TANGENT

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JOB #: 20250165 | CALC BY: DY
DATE: 3/21/25 | DRAWN BY: CW
SCALE: 1" = 100' | CHECKED BY: DY

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SKETCH OF DESCRIPTION

NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S42°32'53"E	3.72'
L2	S42°32'53"E	10.00'
L3	S42°32'55"E	10.00'
L4	S47°27'07"W	15.00'
L5	N42°32'53"W	35.15'
L6	S52°07'36"W	31.17'
L7	N80°27'04"W	43.00'
L8	N09°39'26"E	49.50'
L9	N41°51'19"E	39.04'
L10	N48°08'41"W	8.00'
L11	N41°01'36"E	55.02'
L12	N48°58'24"W	16.82'
L13	N41°01'36"E	30.92'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N80°49'21"E	28.72'
L15	N41°51'19"E	98.31'
L16	N09°26'50"E	40.48'
L17	N60°35'05"E	15.00'
L18	S52°07'36"W	30.15'
L19	N80°27'04"W	34.70'
L20	N09°39'26"E	42.47'
L21	N41°51'19"E	64.75'
L22	S48°08'41"E	2.00'
L23	N09°26'50"E	46.20'
L24	S40°41'22"E	22.94'
L25	S42°17'03"E	107.92'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	151.00'	S78°17'50"E	11.21'	004°15'12"	11.21'
C2	77.01'	S66°37'37"E	36.68'	027°33'34"	37.04'
C3	166.00'	N54°14'43"W	139.41'	049°39'34"	143.88'
C4	151.00'	S52°47'35"E	119.83'	046°45'19"	123.22'
C5	62.00'	S61°29'52"E	40.18'	037°48'51"	40.92'

SHEET 4 OF 4
SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR SKETCH OF DESCRIPTION

ALLEN & COMPANY
Founded in 1988
SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#8627

SYMBOL AND ABBREVIATION LEGEND:

●	CHANGE IN DIRECTION	POB	POINT OF BEGINNING	G.U.D.E.	GRADING, UTILITY & DRAINAGE EASEMENT
LB	LICENSED BUSINESS	POC	POINT OF COMMENCEMENT		
PSM	PROFESSIONAL SURVEYOR AND MAPPER	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION		
O.R.	OFFICIAL RECORDS BOOK	P.B.	PLAT BOOK		
SR	STATE ROAD	PG.	PAGE		

JOB #: 20250165 CALC BY: DY
DATE: 3/21/25 DRAWN BY: CW
SCALE: N/A CHECKED BY: DY

Drawing name: L:\Data\20250165\sketches\SKETCH 1 – UTILITY EASEMENT 8.5x11 Sheet 4

AGENDA SUMMARY
City Council
August 18, 2026

Agenda Item: 5.
Subject Title: Resolution 2026-13 Censuring Councilor David Yeager

Objective:
A Resolution of the City Council of the City of Minneola, Florida, Censuring Council Member David Yeager for Conduct During a Public Meeting; affirming the City Council's Expectation of Civility, Decorum, and Mutual Respect During Council Proceedings; Providing for Severability; and Providing for an Effective Date.

Summary:

Exhibits:
1. Resolution No. 13-2026 - Censure of Council Member David Yeager

Options:

Fiscal Impact:

P & Z Recommendation:

Staff Recommendation:

RESOLUTION NO. 2026-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, CENSURING COUNCIL MEMBER DAVID YEAGER FOR CONDUCT DURING A PUBLIC MEETING; AFFIRMING THE CITY COUNCIL'S EXPECTATION OF CIVILITY, DECORUM, AND MUTUAL RESPECT DURING COUNCIL PROCEEDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is committed to conducting its meetings in a manner that promotes respectful dialogue, professionalism, and the orderly conduct of public business; and

WHEREAS, vigorous debate and disagreement are essential parts of representative government, but personal attacks, insulting remarks, and conduct that disrupts the orderly conduct of a meeting are inconsistent with the standards of civility and decorum expected of members of the City Council; and

WHEREAS, during the City Council meeting held on July 21, 2026, during discussion of annexation and during final Council reports, Council Member David Yeager made insulting and personal comments directed toward others and engaged in conduct that disrupted the orderly proceedings of the meeting; and

WHEREAS, based upon the City Council's direct observation of the conduct and, as applicable, the official record of the meeting, the City Council finds that the conduct described above was disrespectful, inconsistent with the standards of decorum expected of members of the governing body, and detrimental to the orderly conduct of the meeting; and

WHEREAS, Council Member David Yeager was provided notice that the proposed censure would be considered and was afforded an opportunity to address the City Council concerning the matter at the meeting held on August 18, 2026; and

WHEREAS, the City Council finds that a formal censure is an appropriate expression of the City Council's collective disapproval of the conduct described above and reaffirms its commitment to maintaining respectful and professional meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AS FOLLOWS:

Section 1. Findings. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Formal Censure. The City Council hereby formally censures Council Member David Yeager for the conduct described in this Resolution. This censure constitutes the City Council's collective expression of disapproval of that conduct and its expectation that all members conduct themselves in a civil, respectful, and professional manner during City Council proceedings.

Section 3. No Limitation on Office or Speech. This Resolution is an expression of the City Council's disapproval only. It does not remove Council Member David Yeager from office, restrict the member's right to vote or participate in City Council proceedings, deny any privilege of office, or prevent the member from expressing differing opinions or engaging in vigorous debate on matters before the City Council.

Section 4. Statement of Principle. Nothing in this Resolution shall be construed as limiting the right of any Council Member to express differing opinions or engage in vigorous debate on matters before the City Council. Rather, this Resolution affirms the City Council's expectation that debate be conducted in a respectful, civil, and professional manner that preserves the dignity of the office and the integrity of the City Council's proceedings.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption.

RESOLVED this 18th day of August, 2026, by the City Council of the City of Minneola, Florida.

ATTEST:

_____

_____, City Clerk

_____

_____, Mayor

Approved as to form:

_____

City Attorney

AGENDA SUMMARY
City Council
August 18, 2026

Agenda Item: 6.
Subject Title: Resolution 2026-14 Censuring Councilor Joseph Saunders

Objective:
A Resolution of the City Council of the City of Minneola, Florida, Censuring Council Member Joseph Saunders for Conduct During a Public Meeting; Affirming the City Council's Expectation of Civility, Decorum, and Mutual Respect During Council Proceedings; Providing for Severability; and Providing for an Effective Date.

Summary:

Exhibits:
1. Resolution No. 14-2026 - Censure of Council Member Joseph Saunders

Options:

Fiscal Impact:

P & Z Recommendation:

Staff Recommendation:

RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, CENSURING COUNCIL MEMBER JOSEPH SAUNDERS FOR CONDUCT DURING A PUBLIC MEETING; AFFIRMING THE CITY COUNCIL'S EXPECTATION OF CIVILITY, DECORUM, AND MUTUAL RESPECT DURING COUNCIL PROCEEDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is committed to conducting its meetings in a manner that promotes respectful dialogue, professionalism, and the orderly conduct of public business; and

WHEREAS, vigorous debate and disagreement are essential parts of representative government, but personal attacks, insulting remarks, and conduct that disrupts the orderly conduct of a meeting are inconsistent with the standards of civility and decorum expected of members of the City Council; and

WHEREAS, during the City Council meeting held on July 21, 2026, during discussion of annexation, Council Member Joseph Saunders made derogatory comments directed toward members of the public; and

WHEREAS, based upon the City Council's direct observation of the conduct and, as applicable, the official record of the meeting, the City Council finds that the conduct described above was disrespectful, inconsistent with the standards of decorum expected of members of the governing body, and detrimental to the orderly conduct of the meeting; and

WHEREAS, Council Member Joseph Saunders was provided notice that the proposed censure would be considered and was afforded an opportunity to address the City Council concerning the matter at the meeting held on August 18, 2026; and

WHEREAS, the City Council finds that a formal censure is an appropriate expression of the City Council's collective disapproval of the conduct described above and reaffirms its commitment to maintaining respectful and professional meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AS FOLLOWS:

Section 1. Findings. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Formal Censure. The City Council hereby formally censures Council Member Joseph Saunders for the conduct described in this Resolution. This censure constitutes the City Council's collective expression of disapproval of that conduct and its expectation that all members conduct themselves in a civil, respectful, and professional manner during City Council proceedings.

Section 3. No Limitation on Office or Speech. This Resolution is an expression of the City Council's disapproval only. It does not remove Council Member Joseph Saunders from office, restrict the member's right to vote or participate in City Council proceedings, deny any privilege of office, or prevent the member from expressing differing opinions or engaging in vigorous debate on matters before the City Council.

Section 4. Statement of Principle. Nothing in this Resolution shall be construed as limiting the right of any Council Member to express differing opinions or engage in vigorous debate on matters before the City Council. Rather, this Resolution affirms the City Council's expectation that debate be conducted in a respectful, civil, and professional manner that preserves the dignity of the office and the integrity of the City Council's proceedings.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption.

RESOLVED this 18th day of August, 2026, by the City Council of the City of Minneola, Florida.

ATTEST:

_____

_____, City Clerk

_____

_____, Mayor

Approved as to form:

_____

City Attorney

AGENDA SUMMARY
City Council
August 18, 2026

Agenda Item: 7.
Subject Title: Resolution 2026-10 Ace Hardware Variance - *Quasi-Judicial*

Objective:
A Resolution of the City Council of the City of Minneola, Florida, Granting Variances to Land Development Code Sections 94-3(G)(5), Regarding Façade Standards, and 94-3(G)(10)(C)4, Regarding Roof Materials, for Property Located at the Southeast Corner of Grassy Lake Road and Citrus Grove Road; Providing for Conditions; Providing for Recordation; Providing for Severability; and Providing for an Effective Date.

Summary:
Collin HJoines of Powell Studio Architecture, applicant for Tooles Ace Hardware, Owner, has applied for a variance to Sec. 94-3(g)(5) for the primary facade for the east site of the building, and a variance to Sec 94-3(g)(10)(c) to allow a TPO roof.

Exhibits:
1. Ace Hardware Facade VA v_2
2. Ace Hardware TPO VA v_1
3. Resolution_2026-10 with Exhibits
4. Adresses
5. Variance Sign Posting 2
6. Variance Sign Posting 1
7. Ace Hardware- Variance Review #1
8. Affidavit

Options:
1) Approve the resolution as presented.,
2) Approve the resolution with conditions.
3) Postpone the decision.
4) Deny approval of the resolution.

Fiscal Impact:
Undetermined

P & Z Recommendation:
Planning and Zoning recommends approval but recommends consideration ne given for

birds getting trapped.

Staff Recommendation:
Staff recommends approval.

Inspire
PLACEMAKING COLLECTIVE

To: Jeff Powell, AIA, NCARB, Powell Studio Architecture

From: Eric Raasch, AICP, Inspire Project Manager

CC: Joyce Heffington, AICP; Gabriela Castro, AICP; Thomas Grimms, AICP

Date: July 27, 2026

Reference: Ace Hardware Facade Variance (Inspire Case 263)

We have conducted a review of the **variance** for the above-referenced project. The site is currently vacant, and the applicant has submitted a site plan for the Ace Hardware commercial development, which is currently under review.

The applicant is requesting a variance from Section 94-3(g)(5), which requires façades attached to a primary façade to incorporate features of the primary façade for a minimum of 33 percent of the overall wall length measured from the attached primary facade. The applicant is requesting a variance from full façade treatment requirements along the east elevation of the proposed ACE Hardware commercial development, where a screen enclosure will be attached. No site visit was conducted.

Planning

1. **Section 98-13(e)** states that variance applications must be reviewed based on the following six criteria:
    a. **Section 98-13(e)(1)** states that no diminution in value of surrounding properties should be suffered. The east elevation abuts a utility easement and has reduced visibility from the primary and arterial roads. Due to the reduced visibility the east elevation was selected as the most appropriate location for the garden center, which will limit visibility of any façade treatments while maintaining accessibility for customers to access the site. The proposed design maintains architectural consistency with the continuation of cornice lines and horizontal banding around the east elevation. *No further information is needed to evaluate this criterion.*
    b. **Section 98-13(e)(2)** states that granting the permit should be of benefit to the public interest. If adequately screened by the garden center, the approval of the façade treatment variance will not have a negative effect on the public interest, as it will not be visible from neighboring properties. *No further information is needed to evaluate this criterion.*
    c. **Section 98-13(e)(3)** states that denial of the permit should not result in unnecessary hardship to the owner seeking it. Denying the request to not include façade treatment on the east elevation would result in an unnecessary hardship to the owner, as the east elevation will be screened by the proposed garden center and the elevation does not

face a public street. The submitted documentation indicates that any façade treatment would not be visible from the street and may impact the function of the proposed garden center area. *No further information is needed to evaluate this criterion.*

d. **Section 98-13(e)(4)** states that the use must not be contrary to the spirit of the land development code. Section 94-3(g)(5) states that facades attached to a primary façade shall incorporate features of the primary façade. The applicant is requesting a variance from façade standards that require façades attached to a primary facade to incorporate features of the primary facade for a minimum of 33 percent of the overall wall length measured from the attached primary façade. However, some features are being maintained with the continuation of cornice lines and horizontal banding around the east elevation. The continuation of some architectural elements across the elevation is consistent with the spirit of the land development code. *No further information is needed to evaluate this criterion.*
e. **Section 98-13(e)(5)** states that financial disadvantage or inconvenience to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be ground to justify granting of a variance. The applicant claims architectural design treatments could introduce unnecessary enclosure elements that may contribute to heat gain and reduced ventilation within the garden center area. The garden center is an essential functional component of the Ace Hardware operation and impacts to the operation of the garden center may create undue hardship to the business. *No further information is needed to evaluate this criterion.*
f. **Section 98-13(e)(6)** states that physical hardships, such as disabilities of any applicant, may be considered grounds to justify granting of a variance. The applicant has not claimed a physical hardship for this request. *No further information is needed to evaluate this criterion.*

Based on the analysis of the review criteria, Inspire has determined that this request meets the purpose and intent of the LDC, won't create a diminution in surrounding property values, and is in the best interest of the public. Inspire has no objections to the proposed variance.

Fire

1. No Comments.

Public Works

1. No Comments.

Lake County

1. No Comments.

Engineering

1. No Comments.

To: Jeff Powell, AIA, NCARB, Powell Studio Architecture

From: Eric Raasch, AICP, Inspire Project Manager

CC: Joyce Heffington, AICP; Gabriela Castro, AICP; Thomas Grimms, AICP

Date: July 22, 2026

Reference: Ace Hardware TPO Variance (Inspire Case 264)

We have conducted a review of the **variance** for the above-referenced project. The site is currently vacant, and the applicant has submitted a site plan for the Ace Hardware commercial development, which is currently under review.

The applicant is requesting a variance from Section 94-3(g)(10)c.4, which requires tile or metal to be the dominant roof material. The applicant is proposing a flat roof with a thermoplastic polyolefin (TPO) material. No site visit was conducted.

Planning

1. **Section 98-13(e)** states that variance applications must be reviewed based on the following six criteria:
    a. **Section 98-13(e)(1)** states that no diminution in value of surrounding properties should be suffered. The applicant is proposing a flat roof with a thermoplastic polyolefin (TPO) as the primary roofing material. The proposed building design includes a gable-end roof, arcade, and parapet to screen the TPO roofing system. The applicant states the TPO material will not be prominently visible from surrounding rights-of-way. The submitted architectural drawings indicate parapets and banding will line the perimeter of the TPO roof. *No further information is needed to evaluate this criterion.*
    b. **Section 98-13(e)(2)** states that granting the permit should be of benefit to the public interest. If adequately screened, the approval of the roof membrane material will not have a negative effect on the public interest, as it will not be visible from neighboring properties. The submitted documentation indicates that the TPO roof will not be prominently visible from surrounding rights-of-way. *No further information is needed to evaluate this criterion.*
    c. **Section 98-13(e)(3)** states that denial of the permit should not result in unnecessary hardship to the owner seeking it. Denying the request to use an alternative roof material would result in an unnecessary hardship to the owner, as flat roofs and the roof material (once fully screened) are permitted in the code. The submitted documentation indicates that the TPO roof will not be prominently visible from surrounding rights-of-way. *No further information is needed to evaluate this criterion.*

d. **Section 98-13(e)(4)** states that the use must not be contrary to the spirit of the land development code. Allowing a roof membrane as the primary roof material is within the spirit of the LDC. Sec. 94-3(g)(10)a states that roofing materials shall be constructed of durable high-quality material in order to enhance the appearance and attractiveness of the community. The proposed roof membrane is a durable high-quality material for a flat roof. Additionally, flat roofs and roof membranes are not specifically prohibited in the LDC. *No further information is needed to evaluate this criterion.*
e. **Section 98-13(e)(5)** states that financial disadvantage or inconvenience to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be ground to justify granting of a variance. The applicant did not claim a financial disadvantage or inconvenience associated with this request. However, the applicant has stated that the city has allowed nearby commercial developments to use alternative roofing materials, including TPO, as it is a common material. *No further information is needed to evaluate this criterion.*
f. **Section 98-13(e)(6)** states that physical hardships, such as disabilities of any applicant, may be considered grounds to justify granting of a variance. The applicant has not claimed a physical hardship for this request. *No further information is needed to evaluate this criterion.*

Based on the analysis of the review criteria, Inspire has determined that this request meets the purpose and intent of the LDC, won't create a diminution in surrounding property values, and is in the best interest of the public. Inspire has no objections to the proposed variance.

Fire

1. No Comments.

Public Works

1. No Comments.

Lake County

1. No Comments.

Engineering

1. No Comments.

Prepared by and return to:
City of Minneola
Attn: City Clerk
800 N. U.S. Highway 27
Minneola, Florida 34715

RESOLUTION 2026-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, GRANTING VARIANCES TO LAND DEVELOPMENT CODE SECTIONS 94-3(g)(5), REGARDING FAÇADE STANDARDS, AND 94-3(g)(10)(c)4, REGARDING ROOF MATERIALS, FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GRASSY LAKE ROAD AND CITRUS GROVE ROAD; PROVIDING FOR CONDITIONS; PROVIDING FOR RECORDATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been received from Collin Jones, Powell Studio Architecture, ("Applicant"), on behalf of TOOLE ASMA, LLC, a Florida limited liability company ("Owner"), requesting two variances to the City's Land Development Code; and

WHEREAS, the first variance request is from Section 94-3(g)(5), to allow relief from the full façade treatment requirements along the east elevation of the proposed Ace Hardware building, because the east elevation will be located behind the screened enclosure associated with the garden center, which significantly limits visibility and reduces the effectiveness of certain architectural treatments otherwise required by the City Code; and

WHEREAS, the second variance request is from Section 94-3(g)(10)(c)4., to allow the use of Thermoplastic Polyolefin (TPO) roofing material in lieu of the required tile or metal as the dominant roof material; and

WHEREAS, the Property that is the subject of the variance requests is generally located at the southeast corner of Grassy Lake Road and Citrus Grove Road, and is more particularly described in **Exhibit "A"**, attached hereto and incorporated herein by reference ("Property"); and

WHEREAS, public notice has been provided as required by the Land Development Code of the City of Minneola and Florida Statutes; and

WHEREAS, the Planning and Zoning Commission of the City of Minneola has considered the two (2) variance requests and has made a recommendation to the City Council; and

WHEREAS, the City Council has considered the application, staff materials, the recommendation of the Planning and Zoning Commission, and the evidence and testimony presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA:

Section 1. Recitals. The foregoing recitals are true and correct and are hereby incorporated into this Resolution as if fully set forth herein.

Section 2. Variances Granted. The following variances to the Land Development Code of the City of Minneola are hereby granted to the Owner for the Property, subject to the conditions set forth in this Resolution:

- **Façade Treatment.** A variance from Section 94-3(g)(5) to allow relief from the full façade treatment requirements along the east elevation of the proposed Ace Hardware building, as generally shown in **Exhibit "B."** The façade treatment variance granted herein applies only to the east elevation and is based upon the east elevation being substantially screened by the garden center enclosure. If the garden center enclosure is removed or materially modified in a manner that increases visibility of the east elevation, the City may require additional review and compliance with applicable façade standards.
- **Roof Material.** A variance from Section 94-3(g)(10)(c)4. to allow the use of TPO roofing material in lieu of the required tile or metal as the dominant roof material for the proposed Ace Hardware building. The roof material variance does not waive any other applicable architectural, parapet, screening, or roof design requirements.

Section 3. Conditions. The variances granted herein are limited to the improvements and relief described in this Resolution and shown in the plans and materials submitted with the variance application. Any material modification to the approved plans or the requested relief shall require further review and approval by the City, as applicable.

Section 4. Expiration of Variance Approval. Any variance granted herein that has not been utilized within one (1) year from the date of this Resolution shall automatically expire.

Section 5. Recordation. This Resolution shall be recorded in the Public Records of Lake County, Florida.

Section 6. Severability. If any word, phrase, clause, subsection, section, or portion of this Resolution is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Resolution shall continue in full force and effect and shall be interpreted so as to carry out the intent of the City Council to the greatest extent possible.

Section 7. Effective Date. This Resolution shall be effective upon passage.

PASSED and RESOLVED this ___ day of _____, 2026, by the City Council of the City of Minneola.

CITY OF MINNEOLA, FLORIDA

_____
Pam Serviss, Mayor

ATTEST:

_____
Kristine Thompson, City Clerk

Approved as to form:

_____
Scott A. Gerken, City Attorney

PROPERTY OWNER'S CERTIFICATION

I have read Resolution 2026-10 and agree to comply with the terms and conditions contained herein.

_____
Walter S. Toole, II, Manager
TOOLE ASMA, LLC, a Florida limited liability company

_____	_____
Witness Signature	Street Address
_____	_____
Witness Printed Name	City, State, Zip Code
_____	_____
Witness Signature	Street Address
_____	_____
Witness Printed Name	City, State, Zip Code

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by **Walter S. Toole, II**, as Manager of **TOOLE ASMA, LLC, a Florida limited liability company**, on behalf of the company. He is ☐ personally known to me or ☐ produced _____ as identification.

_____
Notary Public, State of Florida

Print Name: _____
My Commission Expires: _____

Exhibit “A”

Legal Description

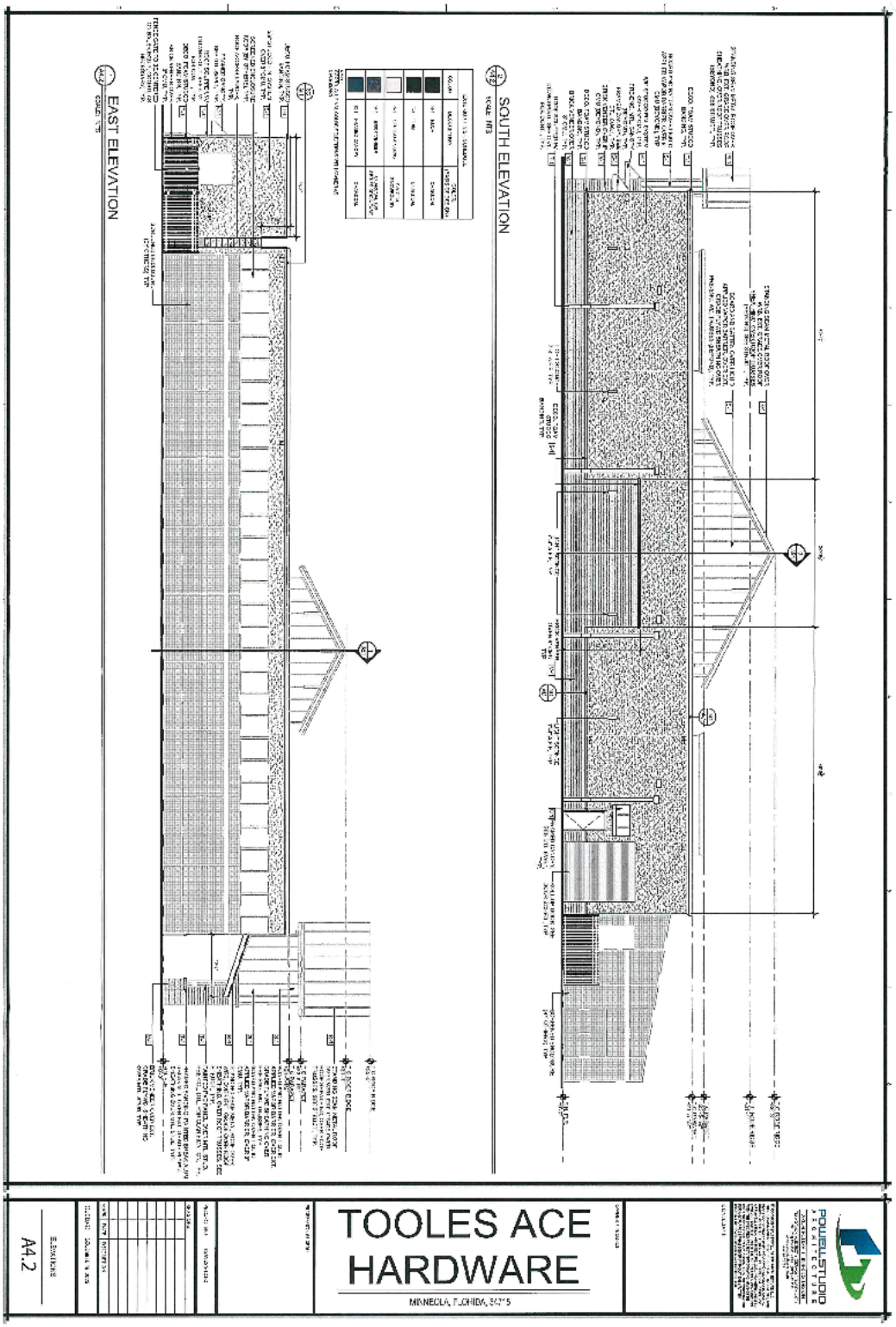
That part of the Southeast 1/4 of Section 5, Township 22 South, Range 26 East, Lake County, Florida, being described as follows:

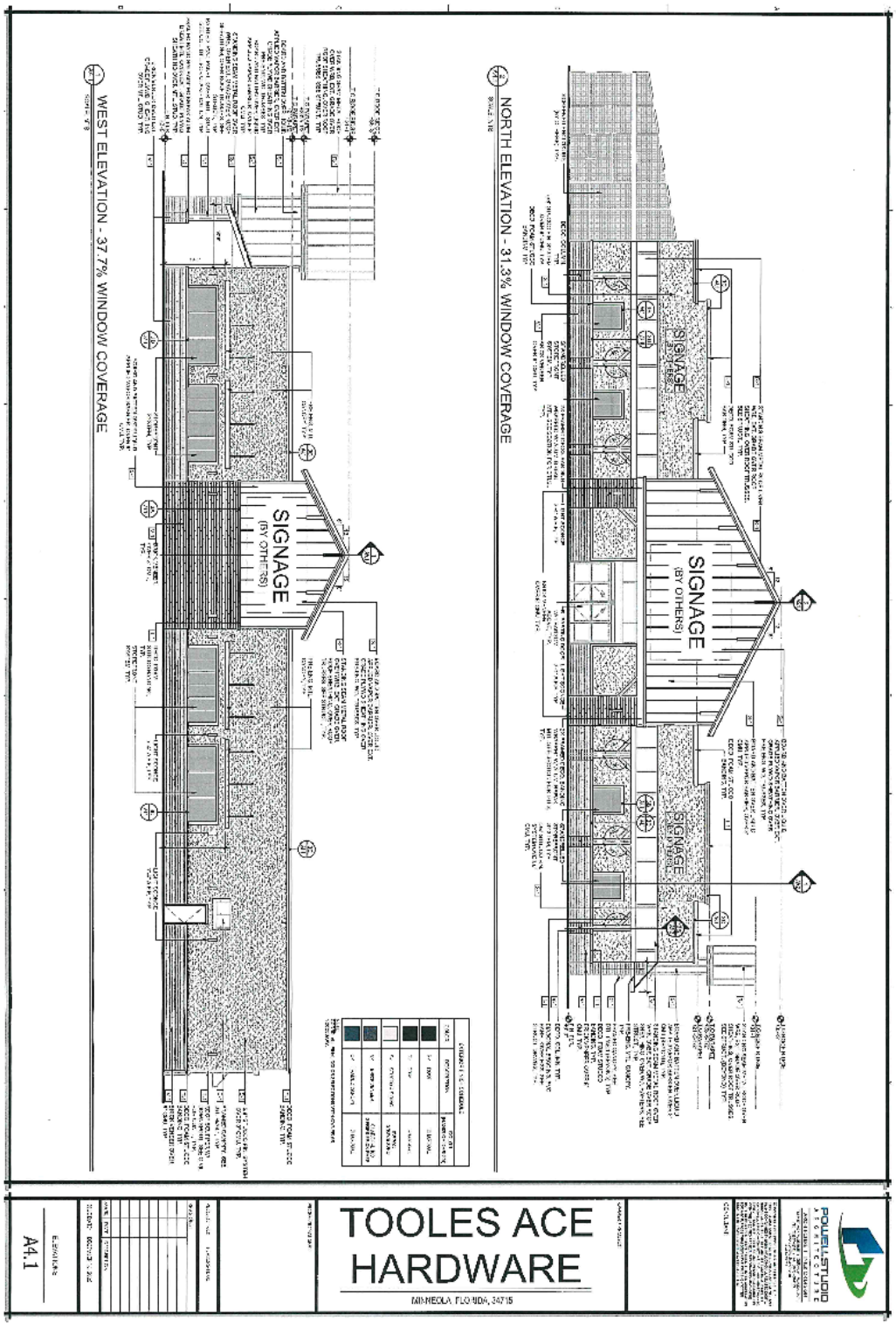
Commence at the southwest corner of said Southeast 1/4 of Section 5; thence run S89°24'27”E along the south line of said Southeast 1/4 a distance of 747.61 feet to the southwest corner of Tract A, Overlook at Grassy Lake East Phase 3, as recorded in Plat Book 81, Pages 33-35, of the Public Records of Lake County, Florida; thence departing said south line run N16°51'42”W along the westerly line of Tract A and Tract F of said Overlook at Grassy Lake East Phase 3, a distance of 1057.57 feet to the point of beginning; thence continue N16°51'42”W along said westerly line of Tract F and Tract D, Overlook at Grassy Lake East Phase 3, a distance of 301.36 feet to the northwest corner of said Tract D, also being on the southerly right-of-way line of Citrus Grove Road; thence departing said westerly line of Tract D, run N89°23'24”W along said southerly right-of-way line for a distance of 298.41 feet to a point on the easterly right-of-way line of Grassy Lake Road; thence departing southerly right-of-way line run S00°39'47”W along said easterly right-of-way line for a distance of 287.46 feet to the north line of Overlook at Grassy Lake East Phase 4, according to the plat thereof as recorded in Plat Book 84, Pages 21-22, Public Records of Lake County, Florida; thence departing easterly right-of-way line run S89°23'24”E along the said north line of Overlook at Grassy Lake East Phase 4, a distance of 389.15 feet to the point of beginning.

The above described parcel of land contains 2.269 acres, more or less.

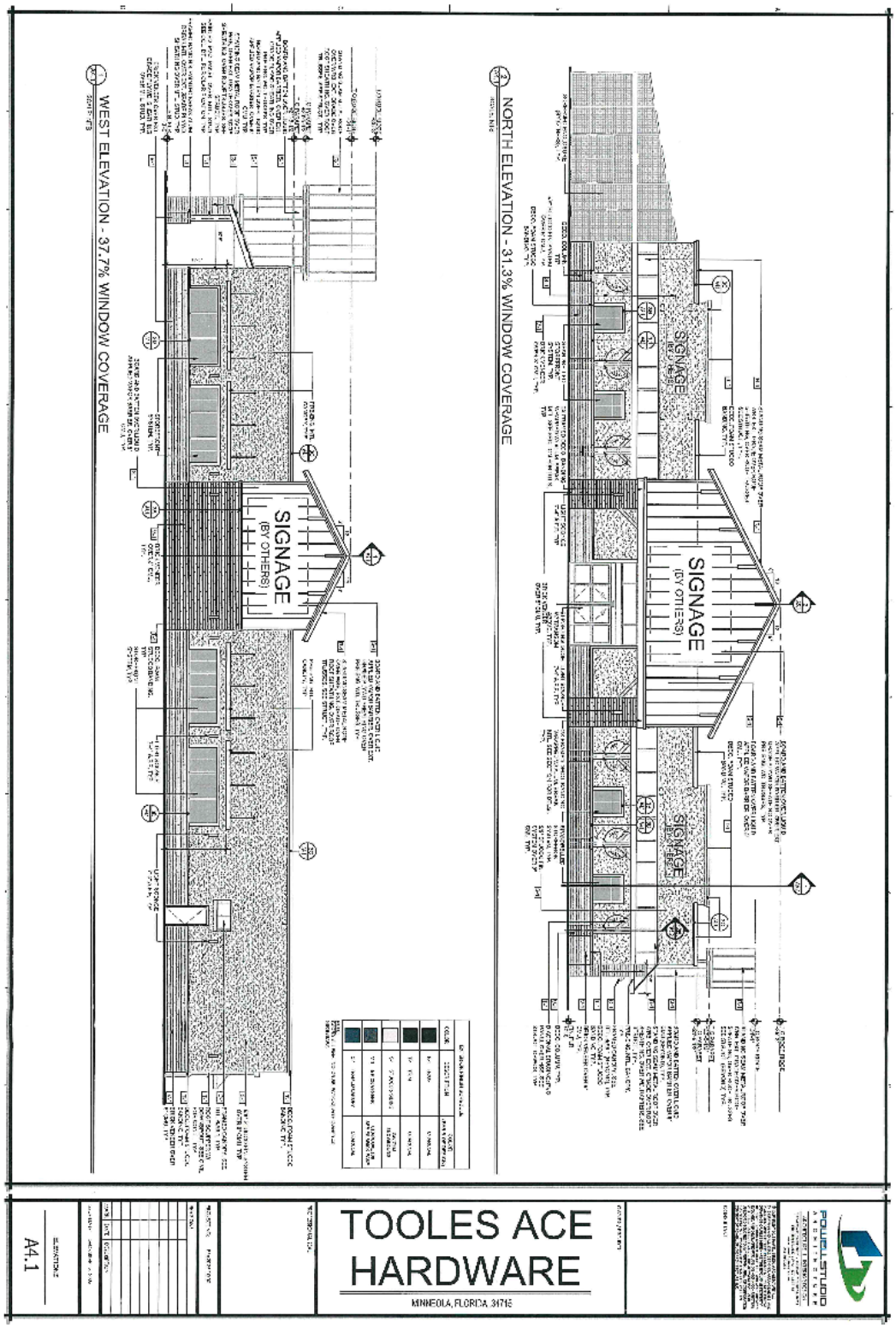
Exhibit "B"

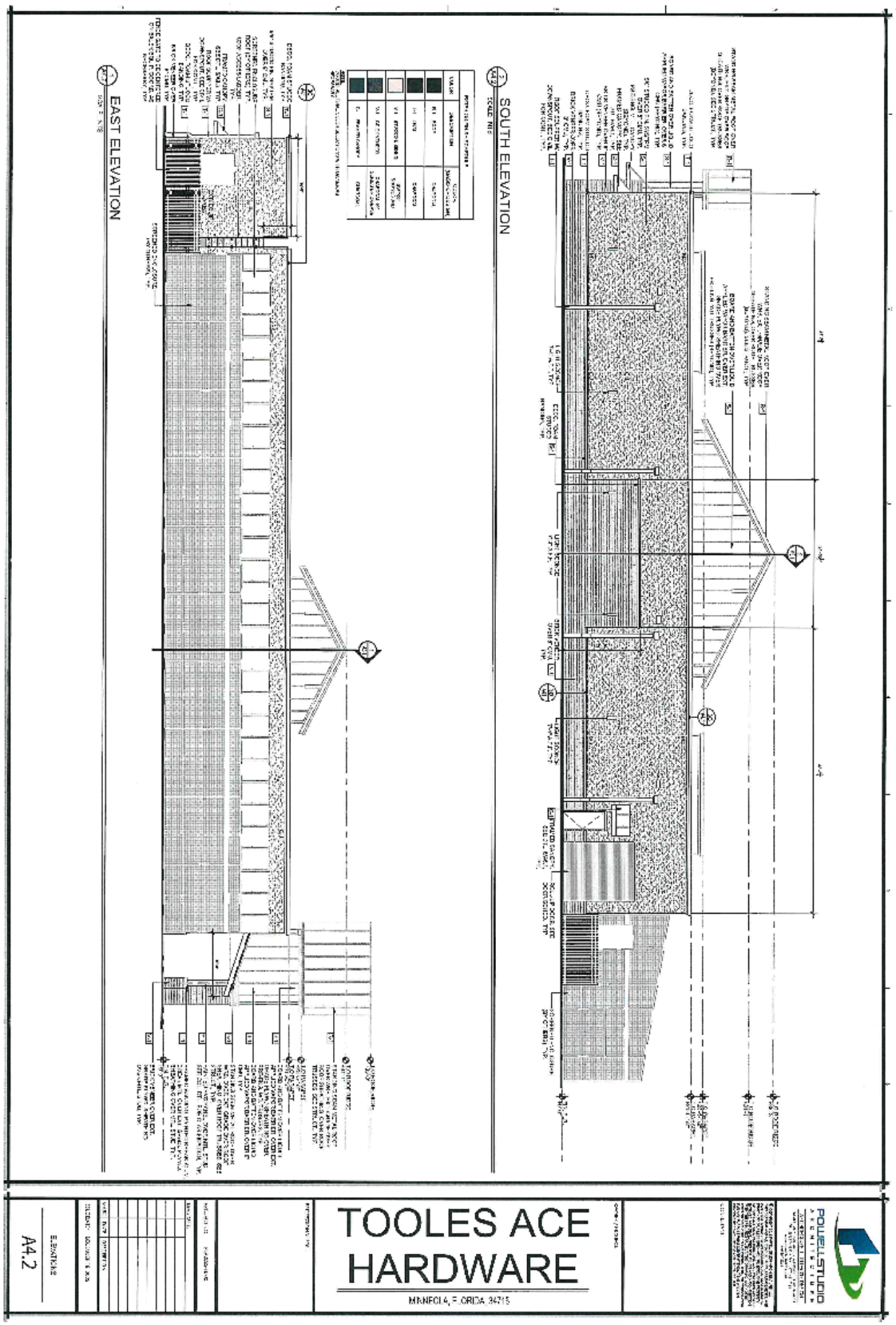
RENDERED ELEVATION
TOOLES ACE HARDWARE
STIHL
Benjamin Moore
TOOLES ACE HARDWARE
VINNEDJA, FLORIDA, 34715
A4.0
POWELLSTUDIO


EAST ELEVATION
SOUTH ELEVATION
TOOLES ACE HARDWARE
A4.2


NORTH ELEVATION - 31.3% WINDOW COVERAGE
WEST ELEVATION - 37.7% WINDOW COVERAGE
SIGNAGE
(BY OTHERS)
TOOLES ACE
HARDWARE
MINNEOLA, FLORIDA, 34715
POLELSTUDIO
A4.1

RENDERED ELEVATION
TOOLES ACE HARDWARE
STIHL
Benjamin Moore
TOOLES ACE HARDWARE
MINNEOLA, FLORIDA, 34715
A4.0


NORTH ELEVATION - 31.3% WINDOW COVERAGE
WEST ELEVATION - 37.7% WINDOW COVERAGE
SIGNAGE
(BY OTHERS)
TOOLES ACE
HARDWARE
MINNEOLA, FLORIDA, 34715
A4.1


EAST ELEVATION
SOUTH ELEVATION
TOOLES ACE HARDWARE
MANFORD, FLORIDA 34715
A4.2

OwnerNam	OwnerAddr	OwnerCity	OwnerState	OwnerZip
CONSTAN	1232 IVY M	MINNEOLA	FL	34715
FOUNDER	877 EXECU	SAINT PET	FL	33702
GRASSY L	PO BOX 40	WINTER P	FL	32793-4028
OVERLOO	1631 E VIN	KISSIMME	FL	34744
TOOLE AS	PO BOX 77	WINTER G	FL	34777-0099
CALIXTO J	1224 IVY M	MINNEOLA	FL	34715
GLINTON I	1177 WHIS	MINNEOLA	FL	34715
MACQUAR	1181 WHIS	MINNEOLA	FL	34715
ALLEN JOH	13400 SAI	BOWIE	MD	20720
BEATRIZ E	1221 IVY M	MINNEOLA	FL	34715
BISS SAM	1228 IVY M	MINNEOLA	FL	34715
CIRUJALE	1209 IVY M	MINNEOLA	FL	34715
CISCO DA	1193 WHIS	MINNEOLA	FL	34715
LINK JASO	1216 IVY M	MINNEOLA	FL	34715
MASSEY J	1212 IVY M	MINNEOLA	FL	34715
RIVERA FF	1208 IVY M	MINNEOLA	FL	34715
ZERO JOS	1189 WHIS	MINNEOLA	FL	34715
BONILLA A	3214 HILL	MINNEOLA	FL	34715
FRIEDMAN	1217 IVY M	MINNEOLA	FL	34715
GROCHOV	3210 HILL	MINNEOLA	FL	34715
OVERLOO	1637 E VIN	KISSIMME	FL	34744
PRICE DEI	3218 HILL	MINNEOLA	FL	34715

CITY OF MINNEOLA
THIS PROPERTY WILL BE CONSIDERED FOR
A variance To Sec 94-3(g)(5) Regarding
Facade Standards; and a variances To Sec.
94-3(g)(1)(c)4. Regarding Roof Materials
APPLICANT Daniel Stolz Architect
CURRENT FLU MURD- Overlook
PROPOSED FLU N/A
CURRENT ZONING PUD
ACTION REQUESTED Grant The
Variances To Toilet Age Hardware
For Isolation Facade Treatment & The TPO Roof Material
THIS APPLICATION WILL BE CONSIDERED AT THE FOLLOWING PUBLIC MEETINGS AT THE DATES AND TIMES SPECIFIED:
P & Z COMMISSION August 5, 2024 AT 6:30 pm
CITY COUNCIL September 4, 2024 AT 6:30 pm
AT
THESE MEETINGS WILL BE HELD AT THE CITY HALL LOCATED AT
800 N. US HWY. 27, MINNEOLA
FOR FURTHER INFORMATION CALL 352-394-3500 Ext.173
PLANNING DEPARTMENT

CITY OF MINNEOLA
THIS PROPERTY WILL BE CONSIDERED FOR
STOP

TETRA TECH

MEMO

To:	Joyce Heffington, AICP Thomas Grimms, AICP City Planners City of Minneola
From:	Burl (Bo) Reardon, PE Parks Easter, EIT Plan Reviewers Tetra Tech
C:	Fred Miller Project Manager
Date:	July 24, 2026
Subject:	**Ace Hardware** **Variance - Review #1**
Tt#:	200-08520-09002

Tetra Tech has reviewed the submittal package dated June, 2026. Our comments are as follows:

1. Informational Comment, No Response Required. The submittal consists of a variance request to the City's Land Development Code to allow a TPO roofing membrane with parapet as the primary roofing system. Tetra Tech has no comment and defers to Planning.

Conclusion: Tetra Tech has no engineering comments and defers to Planning.

Should you have any questions, please do not hesitate to call me at 407-480-3935. End of Memorandum

Tetra Tech
201 E Pine Street, Suite 1000 Orlando, FL 32801
Tel 407.839.3955 Fax 407.839.3790 tetratech.com

AFFIDAVIT OF PUBLICATION

Clermont Sun

Published Weekly

Clermont, Lake County, Florida

Case No. Minneola 2026-10

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority, Gina Sapp, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Clermont Sun, a newspaper published at Clermont in Lake County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

July 15, 2026

Affiant further says that the Clermont Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Gina Sapp

Sworn to and subscribed before me this 15th day of July 2026 by Gina Sapp, who is personally known to me.

Ashley N. Abear, Clerk, Notary Number: #HH744101
Notary expires: December 27, 2029

00043688 00213118

City of Minneola
P O BOX 678
Minneola, FL 34755

Notary Public State of Florida
Ashley Abear
My Commission HH 744101
Expires 12/27/2029

CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FL 34755
(352) 394-3598

NOTICE OF PUBLIC HEARING

RESOLUTION 2026-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, GRANTING VARIANCES TO LAND DEVELOPMENT CODE SECTIONS 94-3(g)(5) REGARDING FAÇADE STANDARDS; AND 94-3(g)((10)c REGARDING ROOF MATERIALS FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF CITRUS GROVE ROAD AND GRASSY LAKE ROAD; PROVIDING FOR CONDITIONS; PROVIDING FOR RECORDATION; PROVIDING FOR SEVERALABILITY; PROVIDING FOR AN EFFECTIVE DATE.

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday, August 3, 2026, at 6:30 p.m. at Minneola City Hall, located at 800 North U.S. Highway 27, Minneola, Florida, to consider Resolution 2026-10, a request from Collin Jones, Powell Studio Architecture, on behalf of Toole's Ace Hardware, for two variances for property located at the southeast corner of Grassy Lake Road and Citrus Grove Road.

The variance requests include: (1) a variance from Section 94-3(g)(5) to allow relief from the full facade treatment requirements along the east elevation of the proposed Ace Hardware building; and (2) a variance from Section 94-3(g)(10)(c)4. to allow Thermoplastic Polyolefin (TPO) roof material in lieu of the required tile or metal as the dominant roof material.

The City of Minneola City Council will hold a public hearing on Tuesday, August 18, 2026, at 6:30 pm at the Minneola City Hall located at 800 North U.S. Highway 27, Minneola, FL, to consider the request.

The staff report on the case will be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code is available for inspection at the City Hall, located at 800 North U.S. Highway 27, Minneola, FL, Monday through Friday during the normal working hours of 8:00am to 5:00 pm.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK, AT (352) 394-3598 EXT. 111 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.

AGENDA SUMMARY
City Council
August 18, 2026

Agenda Item: 8.
Subject Title: Site Plan - Ace Hardware - *Quasi-Judicial*

Objective:
Consider a Request to Approve a Site Plan for Ace Hardware Generally Located at the Intersection of Grassy Lake Road and Citrus Grove Road.

Summary:
Tolle ASMA, LLC, Owner, has submitted an application for a Site Plan for approximately 2.18 developable acres (total site area 2.26 acres) located at the southeast corner of Citrus Grove Road and Grassy Lake Road. The proposed development is for a commercial use, specifically an Ace Hardware store, on a currently vacant commercial parcel.

Site Access and Circulation:
The property will have direct road access from both Citrus Grove Road and Grassy Lake Road, facilitating convenient ingress and egress for customers and deliveries.Engineering plans include the delineation of all driveways, internal traffic circulation patterns, and traffic control devices to ensure safe and efficient movement within the site.

Parking and Accessibility:
The site plan provides for a total of 72 parking spaces, including 3 designated handicap-accessible spaces, in compliance with City Code requirements.All parking areas are designed with appropriate paving, striping, and fire lane access as required by city standards.

Exhibits:
1. Exhibit A - Ace Site Plan App Executed
2. Exhibit B - Ace Construction Plans Signed
3. Exhibit C - Boundary Survey Signed
4. Exhibit D - Ace Hardware SP3v2
5. Exhibit E - ARCH - ACE HARDWARE (MINNEOLA) - REV #3 - S&S
6. Exhibit F - E1.2 - ACE HARDWARE (MINNEOLA) - REV #3 - S&S
7. Exhibit G - Ace Landscape
8. Exhibit H - Minneola Ace Hardware Irrigation Plan 04-29-2026.pdf SS

9. Exhibit I - Public Hearing Notice Site Plan
10. Exhibit J - Public Noticed Addresses
11. Exhibit K - 2026-05-07 Ace RTC Letter 1
12. Exhibit L - Ace Stormwater Report
13. Exhibit M - Ace Utility Report Signed
14. Exhibit N - RPT 2114015-v1- GEO Preliminary Geotechnical Exporation - Overlook at Grassy Lake Commercial - Minneola Lake County

Options:

1) Approve the Site Plan as presented.
2) Approve the Site Plan with conditions.
3) Postpone the decision.
4) Deny approval.

Fiscal Impact:

Undetermined.

P & Z Recommendation:

P & Z recommends approval but increase ecological value by native landscaping; drought tolerant plant selection; reduce irrigation demand; ecological stormwater features in the easement area; native lateral shells habitat; dark sky international; loading times that keep in mind neighboring property; updated traffic study by County; Staff Notes & Kevin Recommendations; no outdoor displays facing street only behind fence in rear.

Staff Recommendation:

Staff recommends that all staff comments be satisfactorily addressed as a condition of site plan approval including a variance for the architecture and the roof.

City of Minneola
Planning Department
800 N Highway 27, Minneola, FL 34715
(352) 394 – 3598 x172

Site Plan Application

Application Review Process

Development Review Process (DRP)

- An application package which has been determined complete by the Planning Department (Dept) will be forwarded to the DRP reviewers
- All applications shall be reviewed monthly by the DRP reviewers and comments shall be discussed at the next meeting if required.
- Formal comments of the DRP reviewers shall be transmitted in writing to the applicant

Planning and Zoning Commission (P&Z)

- A P&Z review is required by the City Code

City Council

- The City Council will hold a public meeting regarding the subject project
- The City Council may (1) defer the project, (2) deny the project, (3) approve the project subject to conditions, or (4) approve the project
- An approved site plan automatically expires if actual construction has not commenced in 365 days of approval
- Major modifications to an approved site plan must follow the same process as the original plan

Reservation of water and sewer capacity may be done only after a Development Order has been issued [subsection 90-5(d)]

For additional information on the site plan process, see Chapter 122, Section 41, Site Development Submittal Requirements, of the City of Minneola Land Development Regulations.

City of Minneola
Site Plan Application Cont.

Site Plan Review Check List and Fees

	Site Plan Review	Minor Amendment	$1,200.00 Application Fee
X	Site Plan Review	5 acres or less, or 10 du or more	$2,000.00 Application Fee
	Site Plan Review	5-25 acres, or 10-50 du or more	$3,000.00 Application Fee
	Site Plan Review	25 acres or more, or 50 du or more	$4,000.00 Application Fee
	Site Plan Review	PUD or DRI	$4,300.00 Application Fee

The following information is required for all Site Plan applications:

Rec'd	Requirement
	Copies of all permits including USFW NPDES SJRWMD
	(6) 11" x 17" Boundary Survey signed and sealed by a licensed Florida surveyor
	(6) 11" x 17" copy of the recorded lot split/minor subdivision plat, if required
	(6) 24" x 36" Site Construction Plan signed and sealed by a design professional and Landscape/Irrigation plans signed and sealed by a landscape architect, reports, color Architectural Renderings signed and sealed by a design professional
	(2) 11" x 17" Site Construction, Landscape & Irrigation plans, Architectural Renderings
	(1) CD including all applications and documents in PDF format
	(1) list of the completed Adjacent Property Owners with addresses and alternate keys
	(1) set of mailing labels for all adjacent property owners
	(3) Sets of all reports including Environmental Geotechnical Traffic Study Archiological

Non-refundable application fee, as indicated above

1. Site Plan
   a. Name of project
   b. Vicinity map showing the relationship of the proposed project to adjacent streets and roads at no smaller than one-inch equals 2000-feet (1"=2000')
   c. Linear dimensions of the parcel
   d. Existing topography at 1-ft. intervals and finished grade elevation
   e. Existing and proposed building restriction lines e.g. R/W, setbacks, easements
   f. Identification of existing soil classification from the Soil Conservation Service
   g. Identification of the 100-year flood elevation, if any
   h. Wetlands and other natural features
   i. Stormwater management facilities and calculations
   j. Landscape plan including irrigation systems, screens, walls and berms
   k. Identification of zoning on the subject site and all adjacent parcels
   l. Location and calculation of the site's open space areas
   m. Location, dimension, and sketch or photograph of all proposed signage

City of Minneola
Site Plan Application Cont.

2. Buildings and Structures
   a. Existing structure locations with elevations
   b. Proposed structure locations with elevations (four sides and colors included)
   c. Use of the proposed structure
   d. Number of stories and height of each proposed structure
   e. Square footage of each story & square footage by major interior uses in all structures
   f. Number of dwelling units and density for residential uses
   g. Projected number of employees, if applicable
   h. Number of seats for eating and/or drinking establishments

3. Streets, Sidewalks, Driveways, Parking Areas & Loading Spaces
   a. Engineering plans and specifications for all paved surfaces and sidewalks
   b. Delineation and numbering of all parking spaces including location of handicap spaces
   c. Delineation of the amount of impervious areas & the impervious surface ratio calculation
   d. Delineation of all fire lanes pursuant to Section 14 of the City Code
   e. Location of the driveways and median cuts
   f. Delineation of the internal traffic control circulation pattern
   g. Location and identification of the internal traffic control devices

4. Stormwater Management Facilities
   a. Stormwater calculations and facilities
   b. Cross section of stormwater facilities
   c. Engineering cost estimates delineating improvements proposed for city maintenance
   d. Size, material and location of the stormwater facilities
   e. Delineation of the 100-year flood elevation, if applicable
5. Potable Water, Wastewater & Solid Waste Facilities
   a. Fire flow equipment and calculations
   b. Lift station and equipment and location
   c. Size, material, specifications, profiles and location of wastewater facilities, incl. septic tanks
   d. Size, material, specifications, profiles and location of potable water facilities
   e. Size, location and material of grease separation facilities, if applicable
   f. Location and access provisions of refuse facilities

6. Other
   a. Traffic Analysis, as determined by Dept.
   b. Environmental Assessment, as determined by Dept.

City of Minneola
Site Plan Application Cont.

The following requirements must be met:

- Landscaping requirements in Section 110 of the City Code
- Architectural and Design Standards described in Section 94-3 or Section 94-4, as applicable
- Sign Standards in Section 118 of the City Code
- Before construction, a tree clearing permit must be obtained as described in Section 98-9 of the City Code
- Relevant requirements of Chapter 134 – Transportation Standards
- Prior to construction, submission of the City impact fee calculation form and payment of the fees
- A copy of the HRS and/or SJRWMD potable water and wastewater permits
- A Concurrency Review Application form must be submitted with the Site Plan Review Application package

City of Minneola
Site Plan Application Cont.

The application material described herein is based on the provisions of Section 122 – 41 Development Standards of the City Code. The Code is available online at www.municode.com. The requirements below are minimums that may be adjusted in the pre-application conference.

Applicant Name: [redacted]

Applicant Address: [redacted]

Applicant Phone #:

Applicant Is: Owner: ☐ Agent: ☒ Purchaser: ☐ Lessee: ☐ (check one)

General Location and/or Street Address: Intersection of Grassy Lake Rd & Citrus Grove Rd

Alternate Key Number: 3957886 Parcel ID 05-22-26-0004-000-02100

Owner Name: [redacted]

Owner Address: [redacted]

Owner Phone #: [redacted] Fax # and/or E-mail: [redacted]

Subject Site Area (acres or sq. ft.): 2.26 acres Zoning Category: C

Present Use: Vacant Commercial

Proposed Use: Commercial

Source of Potable Water: City of Minneola

Wastewater Disposal Method: Gravity Sewer to City of Minneola

Has any previous application been filed within the last two years in connection with the subject parcel? If Yes, briefly describe the nature of this request, including the approximate date of the request.

Overlook Phase 4 Engineering & Platting 2024

City of Minneola
Site Plan Application Cont.

Contact List

Owner Name: [redacted]

Owner Address: [redacted]

Owner Ph. #: [redacted]

Project Manager: [redacted]

Manager Address: [redacted]

Manager Ph. #: [redacted]

Engineer Name: [redacted] License #: 77677

Engineer Address: [redacted]

Engineer Ph. #: [redacted]

Architect Name: [redacted] License #: 26002236

Architect Address: [redacted]

Architect Ph. #: [redacted]

Landscape Architect Name: [redacted] nse #: 0000744

L. Architect Address: [redacted]

L. Architect Ph. #: [redacted]

City of Minneola
Site Plan Application Cont.

Certification

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State and Federal regulations applicable to this project.

I further understand that I am responsible to reimburse the City for the actual advertising costs and the actual consultants' review fees, if any. Said fees shall be paid within 30 days of receipt of the City's invoice or further processing of the application will cease until the invoice is paid in full.

I understand that only application packages that are determined complete by the Department will be scheduled for review.

[redacted]

7/16/25

Date

Office Use:

Applicant Name: _____

Application For: _____

Amount: _____ Check: _____

Amount: _____ Check: _____

Rec'd by: _____ Date: _____ Receipt #: _____

City of Minneola
Site Plan Application Cont.

Owner's Authorization

(required if the property owner is not the applicant)

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeare[redacted]

who is being by me first duly sworn on oath, deposes and says:

1. That he/she is the property owner of the subject parcels in this application.
2. That he/she desires to apply for an annexation of land generally located at:
   Ace Hardware at Grassy Lake Rd & Citrus Grove Rd
3. That he/she has appointed [redacted]
   to act as agent in his/her beh[redacted]
4. That he/she agrees to pay any costs associated with the application, review, and hearings for the above.

[redacted]

This is to certify that on July 10, 20 25 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ he/she is personally know to me or has produced _____ as identification and did (did not) take an oath.

SEAL [redacted]

MY COMMISSION EXPIRES 4-15-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 213360

[redacted]

Serial Number

My Commission Expires

City of Minneola
Site Plan Application Cont.

NPDES Stormwater Certification Statement

Project Name: _____

I hereby certify that proper Erosion and Sediment Control (ESC) procedures will be implemented by the Construction Site Operator from project initiation through project completion.

I further certify that Best Management Practices (BMPS) will be implemented to ensure proper control of waste materials on site and to limit the exposure of general project litter and hazardous materials to stormwater.

Project Owner Information

Project Owner Name: _____

Owner Address: _____

Phone #: _____ Fax and/or E-mail: _____

_____ _____

Signature Date

Project Contractor Information

Project Contractor Name: _____

Contractor Address: _____

Phone #: _____ Fax and/or E-mail: _____

_____ _____

Signature Date

City of Minneola
FLORIDA

City of Minneola
800 N. US Hwy 27
Minneola, FL 34715
(352) 394-3598

Waiver / Disclaimer and Condition Pursuant to Chapter 166.033, Florida Statutes

Applicant: _____

Authorized Representative[redacted]

Application Number: _____

Application Request: Site Plans for Ace Hardware at Grassy Lake Rd & Citrus Grove Rd

I,[redacted] (Print Applicant / Authorized Representative* name), on behalf of[redacted] (Applicant) hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to:

- 30-day Staff review of Applicant's application and/or response to Request for Additional Information
- 30-day requirement for Applicant's response to City's Request for Additional information
- The limitation of three (3) requests by the City of Minneola for additional information.
- Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

I further acknowledge that the City offers weekly development review meetings on Thursdays for me to discuss any comments I received based on my submittal. It is my responsibility to request and schedule a meeting with the City if I have any questions.

[redacted]

_____ 7/16/2025

ntative* Date

*Agent Authorization Form required.

SITE DEVELOPMENT PLANS FOR

GRASSY LAKE
ACE HARDWARE

PREPARED FOR

[redacted]

PROJECT TEAM

APPLICANT/OWNER
TOOLE ASMA, LLC
[redacted]

GEOTECHNICAL ENGINEER
UNIVERSAL ENGINEERING SCIENCES
[redacted]

ARCHITECT
POWELL STUDIO ARCHITECTURE
[redacted]

CIVIL ENGINEER
GEMINI LAND DEVELOPMENT, INC
[redacted]

SURVEYOR
BIGHMAN SURVEYING & MAPPING, INC
[redacted]

LANDSCAPE ARCHITECT
L.R. HUFFSTETLER, INC.
[redacted]

PERMITTING AGENCIES

LOCAL MUNICIPALITY
CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FLORIDA 34755
PHONE: 352.394.3598

STATE
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
3319 MAGUIRE BOULEVARD, SUITE 232
ORLANDO, FLORIDA 32803
PHONE: 407.897.4100

STATE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
601 SOUTH LAKE DESTINY ROAD, SUITE 200
MAITLAND, FL ORIDA 32751
PHONE: 407.659.4800

UTILITY SERVICE PROVIDERS

WATER & WASTEWATER
CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FLORIDA 34755
PHONE: 352.394.3598

NATURAL GAS ⚠
LAKE APOPKA NATURAL GAS DISTRICT
676 W MONTROSE STREET
CLERMONT, FLORIDA 34711
PHONE: 352.394.3480

ELECTRIC
DUKE ENERGY
3250 BOMMETT CREEK ROAD
P.O. BOX 10000
LAKE BUENA VISTA, FLORIDA 34830
PHONE: 407.938.6602

TELEPHONE ⚠
CENTURYKLINK/LUMEN
PHONE: 1.800.244.1111
EMAIL: SCSLUMEN@CENTURYKLINK.COM

CABLE
SPECTRUM
3767 ALL AMERICAN BLVD
APOPKA, FLORIDA 32810
PHONE: 407.532.8511

VARIANCE REQUEST:

Powell Studio Architecture respectfully requests variance approval from the City of Minneola LDC to allow for minor deviations associated with the proposed development at ACE Hardware Minneola. The requested variances are driven by site-specific constraints and design considerations, and are intended to facilitate a cohesive, functional, and context-sensitive project, whilst staying true to the intend use / program. Please see below the following items for which we're requesting a variance, and their respective code sections, and reasoning:

1 - East Elevation - Section 94-3(g)(5) - The east elevation has the Garden Center, which is integral to the commercial program of Ace Hardware.
2 - TPO roofing Membrane - Section 94-3(g)(10)c - TPO roofing is common and evident in other nearby structures, and as such a variance is requested to utilize a TPO roofing membrane with parapet as the primary roofing system.

LOCATION MAP

SCALE 1":600'

PARCEL IDENTIFICATION No.
05-22-26-0004-000-02100

Sheet Index		Submit
Sheet Id.	Sheet Title	1 2 3 4 5 6
C0.00	Cover Sheet	✓ ✓ ✓
C1.00	General Notes & Specifications	✓ ✓ ✓
C2.00	Existing Conditions & Demolition Plan	✓ ✓ ✓
C3.00	Site Plan, Site Data & Geometry Plan	✓ ✓ ✓
C3.10	Vehicle Tracking	✓ ✓ ✓
C4.00	Grading, Drainage Plan	✓ ✓ ✓
C4.10	Utility Plan	✓ ✓ ✓
C5.00-C5.03	General Details	✓ ✓ ✓
Reference Drawings (Prepared By Others)		
1	Boundary & Topographic Survey	✓ ✓ ✓
L1 - L2	Landscape Plan	✓ ✓ ✓
IR1 - IR2	Irrigation Plan	✓ ✓ ✓
A1.1 - A8.1	Architectural Plans	✓ ✓ ✓
⚠ E1.2	Site Photometrics Plan	✓

	Date	Description
	7/21/25	Submit to City of Minneola
1	12/19/25	Revised per City comments
2	5/7/2026	Revised per City comments

DESCRIPTION:

THAT PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 5; THENCE RUN S89°24'27"E ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 747.61 FEET, TO THE SOUTHWEST CORNER OF TRACT A, OVERLOOK AT GRASSY LAKE EAST PHASE 3, AS RECORDED IN PLAT BOOK 81, PAGES 33-33, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE RUN N16°51'42"W ALONG THE WESTERLY LINE OF TRACT A AND TRACT F, OF SAID OVERLOOK AT GRASSY LAKE EAST PHASE 3, A DISTANCE OF 1057.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N16°51'42"W ALONG SAID WESTERLY LINE OF TRACT F AND TRACT D, OVERLOOK AT GRASSY LAKE EAST PHASE 3, A DISTANCE OF 301.36 FEET, TO THE NORTHWEST CORNER OF SAID TRACT D, ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CITRUS GROVE ROAD; THENCE DEPARTING SAID WESTERLY LINE OF TRACT D, RUN N89°23'24"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 298.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GRASSY LAKE ROAD; THENCE DEPARTING SOUTHERLY RIGHT-OF-WAY LINE RUN S00°35'47"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 287.46 FEET TO THE NORTH LINE OF PROPOSED OVERLOOK AT GRASSY LAKE EAST PHASE 4; THENCE DEPARTING EASTERLY RIGHT-OF-WAY LINE RUN S89°23'24"E ALONG THE SAID NORTH LINE OF PROPOSED OVERLOOK AT GRASSY LAKE EAST PHASE 4, A DISTANCE OF 389.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.269 ACRES MORE OR LESS.

ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert M Johnson
Reason: This item has been electronically signed and sealed using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.
Date: 2026.05.07 14:59:10 -04'00'

Key Map:

ALL DESIGNS/PLANS IN THIS PUBLICATION ARE PROTECTED UNDER THE COPYRIGHT LAW. REPRODUCTION OF THE ILLUSTRATIONS OR WORKING DRAWINGS BY ANY MEANS IS STRICTLY PROHIBITED UNLESS LICENSED BY GEMINI LAND DEVELOPMENT, INC.

Consultant(s) / Note(s)

NO.	DATE:	DESCRIPTIONS:
2	5/7/26	Revised per City comments
1	12/19/25	Revised per City comments
	7/21/25	Submit to City of Minneola

SUBMISSIONS/REVISIONS

DATE:	July 2025
VERTICAL DATUM:	NAVD88
JOB NO.:	24-003
DESIGNED BY:	NCG
DRAWN BY:	NCG/CL
CHECKED BY:	RMJ
APPROVED BY:	NCG
SCALE (FT)	NOTED/NTS

Project Name:
GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:
COVER SHEET

Sheet No.
C0.00

GEMINI LAND DEVELOPMENT
[redacted]
FBPE CA No. 36898

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER
Robert M. Johnson, P.E.
Registered No. 77677
Date: 5/7/2026

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GENERAL NOTES:

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S), TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - CITY OF MINNEOLA
   - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE) FOR CONSTRUCTION DEWATERING (CUP)
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
   - FDEP WATER DISTRIBUTION
   - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
   - FDEP REUSE
   - FDEP BRIDGE AND FILL
   - LOCAL RIGHT OF WAY USE
   - LOCAL UNDERGROUND UTILITIES
   - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE.
2. CONTRACTOR IS ADVISED THAT THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN SAME. A COPY SHALL BE SENT TO OWNER.
3. FLORIDA LAW (F.S. 556) FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
5. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
6. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE OLD WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ALL APPLICABLE AGENCIES INCLUDING THE CITY OF MINNEOLA
8. EXISTING UTILITIES HAVE BEEN FIELD VERIFIED BY OTHERS AT AREAS OF CONNECTION AND AREAS OF CONFLICT AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD RE-VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. SHALL THE CONTRACTOR OBSERVE ANY DEVIATIONS FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID PRIOR TO COMMENCEMENT OF WORK. ANY WORK THAT MUST BE REDONE DUE TO FAILURE OF CONTRACTOR TO NOTIFY THE ENGINEER OF DEVIATIONS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS SOLE EXPENSE.
9. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXTRA COMPENSATION SHALL BE CONSIDERED DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
10. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE VISIT TO UNDERSTAND THE EXISTING CONDITIONS OF THE SITE. IF REMOVAL OF EXISTING FACILITIES IS NOT INCLUDED IN THE BASE BID, THEN IT SHALL BE SPECIFICALLY IDENTIFIED.
11. CONTRACTOR SHALL PROTECT ADJACENT WETLANDS AND ALL ADJACENT PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
12. IF AN EAGLE MANAGEMENT PLAN HAS BEEN FILED AND APPROVED BY FLORIDA GAME AND FRESHWATER FISH COMMISSION AND THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE, CONTRACTOR SHALL ABIDE BY THE PERMIT.
13. MAINTAIN MINIMUM 3' COVER OVER PROPOSED GRAVITY SANITARY, FORCE MAIN, WATER AND REUSE LINES, UNLESS OTHERWISE NOTED.
14. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE. ALL POND ACCESS TRACT SIDEWALK SHALL BE 6" MINIMUM.
15. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT.
16. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER/OWNERS REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
17. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.
18. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE TOWN, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
19. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
20. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS OR AS APPROVED BY ENGINEER/OWNER IN WRITING.
21. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, CURRENT EDITION.
22. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE LATEST BUILDING GEOMETRY AND CENTERLINE GEOMETRY ON THESE PLANS. CONTRACTOR SHALL CONFIRM WITH THE OWNER/ARCHITECT THAT BUILDING GEOMETRY IS CURRENT PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, INCLUDING MINIMUM BUILDING SETBACKS PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.
24. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, REUSE, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
25. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE OLD WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF CONSTRUCTING THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY OLD IN NO WAY OBLIGATES OLD TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
26. STREET SIGNS SHALL BE INSTALLED AS NECESSARY, MATCHING CITY OF MINNEOLA REQUIREMENTS.

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE CITY OF MINNEOLA AND THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL INFORMATION AS APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE TOWN AND THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH MUNICIPALITY REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.
   1.1. THE VERTICAL AND HORIZONTAL DATUMS USED SHALL BE AS STATED ON THE DRAWINGS.
   1.2. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   1.3. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
   1.4. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA AND UTILITY PROVIDER REQUIREMENTS.
   1.5. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   1.6. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS (NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   1.7. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED IN FIELD TO (2) TIES AND PREFERABLY THREE PERMANENT POINTS OR BY STATE PLANE COORDINATES OR OTHER UTILITY PROVIDER ACCEPTABLE REFERENCE.
   1.8. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED AND THE LENGTHS AND GRADE ELEVATIONS OF ALL PIPETTS AND MANHOLES SHALL BE SHOWN.
   1.9. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN REQUIRED PER PLAN (HORIZONTAL:VERTICAL) TO A DEPTH OF 2' FT MINIMUM BELOW THE SLWT.
   1.10. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS, ALONG WITH PHOTOGRAPHS OF EACH CROSSING, IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND UNCOVERING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
   1.11. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
   1.12. WHERE UPGRADED PIPE MATERIALS ARE SHOWN IN THE PLANS OR AS DIRECTED IN THE FIELD BY THE ENGINEER OR MUNICIPALITY, THE LENGTH, LOCATIONS, FITTINGS, ETC. FOR UPGRADED PIPE SHALL BE SHOWN ON THE AS-BUILT DRAWINGS, RECORD DRAWINGS OR PHOTOS.
2. CONTRACTOR TO PLACE GRADE STAKES AT CENTER OF FRONT AND REAR LIMITS OF EACH BUILDING PAD FOR OWNER/ENGINEER INSPECTION AND APPROVAL.
3. COMPLETE CERTIFIED AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE CITY OF MINNEOLA AND THE ENGINEER OF RECORD PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S EXPENSE, & SHALL COMPLY WITH CITY OF MINNEOLA REQUIREMENTS AVAILABLE ON LINE.
4. AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH OLD CAD STANDARDS.
5. POTABLE WATER CROSSINGS - OLD REQUIRES THAT AT LEAST TEN PERCENT (10%) OF THE POTABLE WATER CROSSINGS AND INSTALLATIONS BE FIELD VERIFIED BY OLD STAFF. THE 10% TO BE FIELD VERIFIED WILL BE IDENTIFIED BY OLD PRIOR TO OLD CONSTRUCTION AND PROVIDED TO THE SITE CONTRACTOR.
6. AS-BUILT RECORD DRAWINGS SHALL COMPLY WITH CITY OF MINNEOLA REQUIREMENTS AVAILABLE ON-LINE.

SURVEY AND CONTROL:

1. EXISTING TOPOGRAPHY AND CONTOURS BASED ON THE FOLLOWING:

   SURVEYOR: BISHMAN SURVEYING & MAPPING, INC.
   JOB NO.: 24081-1
   DATED: 09-03-2024
2. SURVEYOR'S REFERENCE VERTICAL BENCHMARK:

   DESCRIPTION: NAVD88 DATUM PER LAKE COUNTY
   ELEVATION: BENCHMARK LK 160, ELEV. 130.809
3. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF THE SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

PAVING, DRAINAGE, AND GRADING:

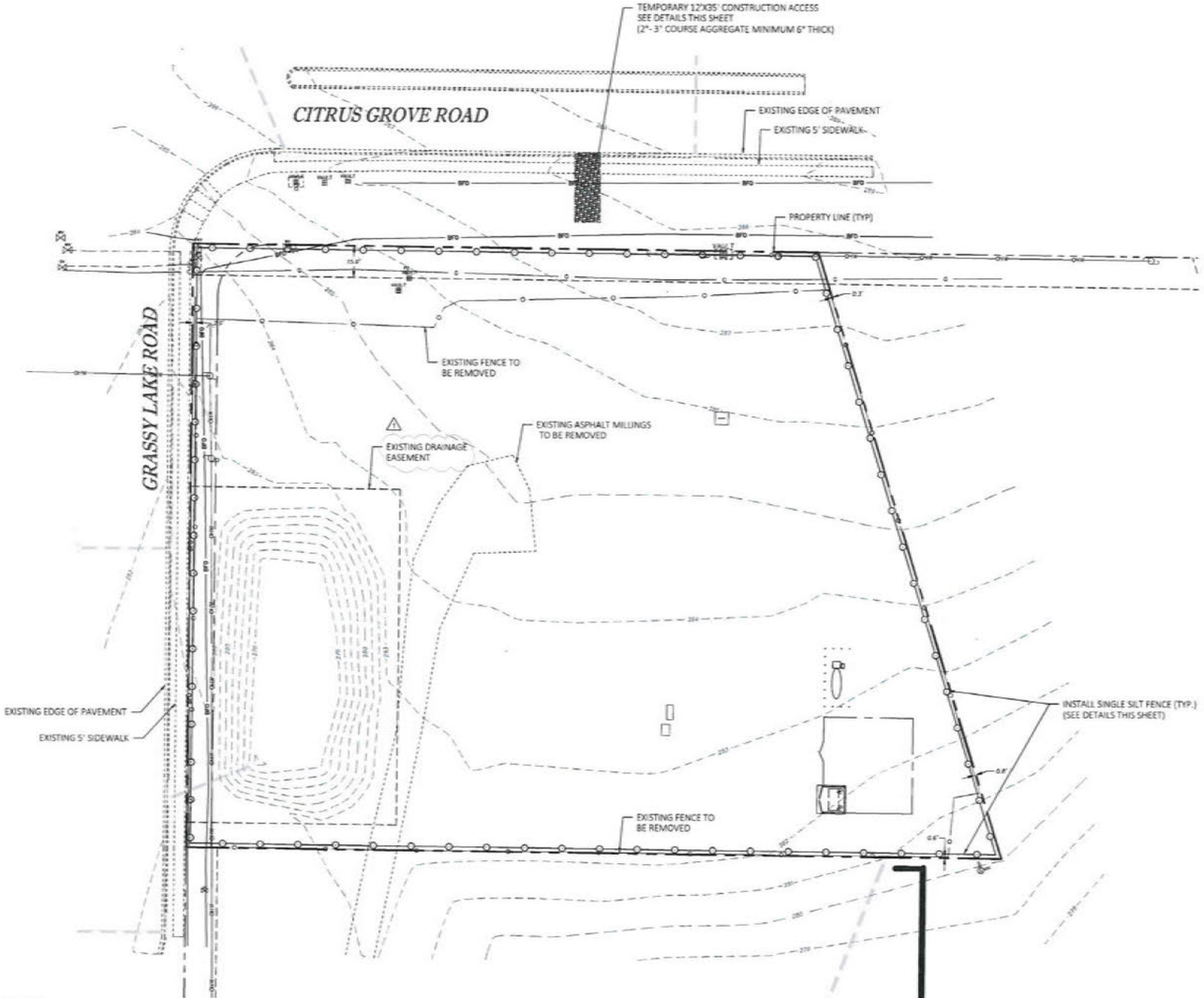
1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
3. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PROVIDING PROJECT TESTING SHALL MONITOR CONSTRUCTION CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
5. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT "DESIGN STANDARDS" AND FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"; LATEST EDITIONS.
6. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS. UNLESS SIGNAGE IS PROVIDED BY THE MUNICIPALITY.
7. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.
8. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS, WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.
9. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
10. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND TO CITY OF MINNEOLA STANDARD SPECIFICATIONS.
11. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
12. WHERE SPECIFIED, 4" TO 48" PIPES SHALL BE ADS HDPE N-12 SMOOTH INTERIOR POLYETHYLENE PIPE. PIPES AND FITTINGS SHALL BE MADE OF VIRGIN PE COMPOUNDS WHICH CONFORM TO THE REQUIREMENTS OF CELL CLASS 324420C AS DEFINED AND DESCRIBED IN ASTM D3350.
13. HDPE FITTINGS SHALL NOT REDUCE OR IMPAIR THE OVERALL INTEGRITY OR FUNCTION OF THE PIPE LINE. FITTINGS MAY BE EITHER MOLDED OR FABRICATED. THE FITTINGS MAY BE INSTALLED BY VARIOUS METHODS, SUCH AS SNAP-ON, SCREW-ON, BELL AND SPIGOT, AND WRAP AROUND. COUPLINGS SHALL PROVIDE SUFFICIENT LONGITUDINAL STRENGTH TO PRESERVE PIPE ALIGNMENT AND PREVENT SEPARATION AT THE JOINTS. ONLY FITTINGS SUPPLIED OR RECOMMENDED BY THE PIPE MANUFACTURER SHALL BE USED. WHERE DESIGNATED ON THE PLANS, OR AS DIRECTED BY THE ENGINEER IN THE FIELD, A NEOPRENE OR RUBBER GASKET SHALL BE SUPPLIED.
14. INSTALLATION OF THE HDPE PIPE SHALL BE IN ACCORDANCE WITH THE ASTM RECOMMENDED PRACTICE D2321.
15. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH A MANUFACTURER-INSTALLED FILTER FABRIC ENVELOPED BY ADVANCED DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL.
16. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
17. YARD DRAINS SHALL BE NYLOPLAST INLINE DRAINS AND DRAIN BASINS AS APPLICABLE WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS (OR APPROVED EQUAL).
18. YARD DRAIN PIPING: PVC CONFORMING TO ASTM D3034, SDR35 SHALL BE USED FOR ALL PIPE RUNS IN WHICH ANY PART LIES UNDER PAVED AREAS. SAID PVC OR HEAVY DUTY CORRUGATED POLYETHYLENE MAY BE USED FOR ALL OTHER RUNS. MATERIAL SELECTION SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
19. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
20. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
21. THE LIMITS OF THE POND TRACTS SHALL BE SODDED FROM TRACT LIMITS TO 2' BELOW NOL. IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.
22. BLUE REFLECTIVE PAVEMENT MARKERS FOR ALL FIRE HYDRANTS SHALL BE PLACED IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
23. CONCRETE SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS WELL AS TRACT ACCESS APRONS AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED BY THE CONTRACTOR WITH INFRASTRUCTURE.
24. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.
25. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.
26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION, FOR ADS STORM PIPE, FROM THE PIPE MANUFACTURER CONFIRMING THAT SUFFICIENT COVER HAS BEEN PROVIDED TO PREVENT FLOTATION. IN THE EVENT THAT ADEQUATE COVER IS NOT PROVIDED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN DESIGN AND CONSTRUCTION SPECIFICATIONS FROM THE MANUFACTURER, FOR THE ADS PIPE ANCHORING SYSTEM. IF ADS STORM PIPE IS USED THEN MITERED END SECTIONS (MES) MAY BE SUBSTITUTED FOR FLARED END SECTIONS (FES) AT PIPE RUN TERMINATIONS.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL HAVE THE PLAN PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMIT THE PLAN TO THE TOWN FOR FINAL APPROVAL. PLAN MAY ALSO NEED TO BE REVIEWED BY FDOT.
28. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF GLD. GLD HAS RELIED ON THE BELOW REFERENCED GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER. GLD ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.
29. GEOTECHNICAL ENGINEER: UNIVERSAL ENGINEERING SCIENCES, INC.
    PROJECT NUMBER: 0130.2400291.000, REPORT NUMBER: 2114015 DATED: 10-11-24
30. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHALL AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
31. FINISHED FLOOR ELEVATION IS TYPICALLY 6 INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.
32. 100-YEAR FLOOD ELEVATIONS SHOWN HEREIN ARE DERIVED FROM (FEMA/FLOOD INSURANCE RATE MAP OF LAKE COUNTY, FL, PANEL #12069C0580 E DATED 12/18/2012)
33. ALL DISTURBED TOWN, FDOT, AND COUNTY RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE PLACED FROM EDGE OF PAVEMENT TO THE TOE OF BANK AND ALL AREAS SHALL MATCH OR EXCEED PRE-CONSTRUCTION CONDITIONS.
34. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-YEAR FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS IMMEDIATELY OUTSIDE OF BUILDING WALLS SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.
35. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
36. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHALL UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, RE-GRADED, RE-SODDED AND/OR RE-SEEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.
37. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.
38. ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION FOR PAVING FOR ANY ROADWAY WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
39. ROAD GRADING AND CONSTRUCTION SHALL INCLUDE BRINGING ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO WITHIN 0.1' TOLERANCE OF FINAL DESIGN GRADE. LOT GRADING REQUIREMENT MAY BE MORE STRINGENT.
40. INLETS WHICH ARE GRAPHICALLY SHOWN ON LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING SHALL BE LOCATED SUCH THAT THE CENTERLINE OF THE INLET TOP IS ALIGNED WITH THE LOT LINE.
41. DRAINAGE MANHOLES AND INLETS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET, J OR P STRUCTURE BOTTOMS SIZED AS REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATIONS SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED WHICH CLEARLY REPRESENT SUCH DATA.
42. NEW PIPES SHALL BE CONNECTED TO EXISTING PIPES AT AN EXISTING FACTORY MADE JOINT. REMOVE PARTIAL PIPES IF AND AS NEEDED.
43. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.
44. CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.
45. ALL STORM PIPE 12" OR GREATER SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION.
47. ALL HDPE PIPE SHALL MEET ALL TOWN MATERIAL AND INSTALLATION REQUIREMENTS AS SPECIFIED IN TOWN STANDARDS SPECIFICATIONS INCLUDING CLASS I BEDDING & LASER PROFILING.
48. ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).

UTILITY NOTES:

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERCEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS. ALL UTILITIES SHALL BE UNDERGROUND PURSUANT TO F.S. 556.2002, 18-33) INCLUDING ELECTRICAL POWER, CABLE, TELEPHONE, ETC.

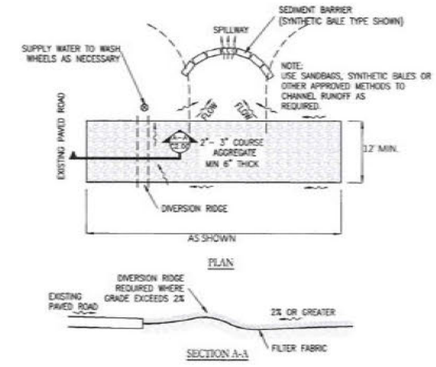
POTABLE WATER NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH LOCAL GOVERNMENT STANDARDS.
2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST BRONZE EXTENSIONS WHERE NEEDED.
5. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.
6. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN AC



Legend	
Symbol	Description
	SILT FENCE
	DOUBLE SILK FENCE (TYPICAL)
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRAINAGE FLOW ARROW
	PROPERTY BOUNDARY
	EXISTING EASEMENT
	TREES TO REMAIN

15' 0 30' 60'
SCALE IN FEET



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-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 RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAIN INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. TEMPORARY ACCESS TO BE CONSTRUCTED TO SUPPORT THE LOAD OF A FIRE APPARATUS.

TEMPORARY GRAVEL CONSTRUCTION ACCESS
N.T.S.

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 ARE NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. 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.
3. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH THE CITY OF FRUITLAND PARK EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS (INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
4. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO THE CITY OF FRUITLAND PARK FOR REVIEW AND APPROVAL A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR STAKED HAY BALES AND TURBIDITY BARRIERS IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
5. THREE (3) FOOT STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
6. WORK SHALL BE DONE IN ACCORDANCE WITH EPA, FDEP, AND THE CITY OF FRUITLAND PARK BEST MANAGEMENT PRACTICES AND EROSION CONTROL SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT. THE CONTRACTOR MUST THEN PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED SWPPP.
8. SILT SCREEN TO BE INSTALLED AROUND THE ENTIRE PROJECT AS SHOWN PRIOR TO CLEARING AND IS TO BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ADJACENT GRADES ARE STABILIZED.
9. DISTURBED AREAS NOT IDENTIFIED TO BE SODDED SHALL BE SEEDED & MULCHED (SEE SEED AND MULCH SPECIFICATIONS THIS SHEET) WITHIN 48 HOURS OF FINAL GRADING.
10. ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO CITY OF FRUITLAND PARK REQUIREMENTS.
11. LAND PREPARATION PROCESSES SHALL CONFORM TO SECTION V OF THE "STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL" PREPARED FOR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION AND FLORIDA DEPARTMENT OF TRANSPORTATION, LATEST UPDATE.
12. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PRIOR TO START OF ANY CLEARING OR CONSTRUCTION.
13. CONTRACTOR SHALL RETAIN COPIES OF DATA USED TO COMPLETE THE NOTICE OF INTENT TO CONSTRUCT (NOI), THE SWPPP, AND ALL REPORTS REQUIRED BY THE NPDES GENERIC PERMIT FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
14. CONTRACTOR AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP SHALL SIGN THE CERTIFICATION STATEMENT CONTAINED IN PART V.E.2 OF THE GENERIC PERMIT BEFORE CONDUCTING ANY WORK IDENTIFIED IN THE SWPPP.
15. CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.
16. CONTRACTOR SHALL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT MAY HAVE A SIGNIFICANT EFFECT ON THE POTENTIAL FOR OFF-SITE DISCHARGE OF POLLUTANTS, INCLUDING THE ADDITION OF OR CHANGE IN LOCATION OF DISCHARGE POINTS AND REVISION TO CONTROLS WHICH MAY HAVE PROVED TO BE INEFFECTIVE.
17. AMENDMENTS TO THE SWPPP SHALL INCLUDE IDENTIFYING ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A POLLUTION PREVENTION MEASURE.
18. AMENDMENTS TO THE SWPPP SHALL BE PREPARED, DATED AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.
19. THE SWPPP SHALL BE AMENDED TO REFLECT ANY CHANGE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES IN SITE PERMITS APPROVED BY STATE, REGIONAL OR LOCAL OFFICIALS FOR WHICH CONTRACTOR RECEIVES WRITTEN NOTICE AND CONTRACTOR SHALL RE-CERTIFY THAT SUCH CHANGES RELATED TO SUCH WRITTEN NOTICE.
20. THE SWPPP SHALL BE MODIFIED TO REFLECT CORRECTIVE MEASURES TAKEN AS A RESULT OF REGULARLY SCHEDULED INSPECTIONS OR THOSE AFTER A ONE QUARTER (0.25) INCH OR GREATER RAINFALL. SUCH AMENDMENTS TO THE PLAN SHALL BE IMPLEMENTED WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING INSPECTION.
21. CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS AND CERTIFIED AS SUCH BY GEMINI LAND DEVELOPMENT, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.

NPDES PERMIT

CONTRACTOR SHALL PREPARE AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THE "NOTICE OF INTENT" AND "NOTICE OF TERMINATION" FOR "STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES," PER FLORIDA ADMINISTRATIVE CODE 62-621.300(4) IN ACCORDANCE WITH FDEP REQUIREMENTS. THE CONTRACTOR SHALL PREPARE AND SUBMIT WITH THE APPLICATION, AN APPROVED "STORMWATER POLLUTION PREVENTION PLAN" AND PERFORM/CERTIFY ALL INSPECTIONS AND RETAIN ALL INSPECTION REPORTS AND DOCUMENTATION ON FILE AS REQUIRED FOR FDEP REVIEW. ALL FEES SHALL BE PAID BY THE CONTRACTOR, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PENALTIES OR FINES FDEP MAY LEVY FOR FAILURE TO COMPLY WITH THE PERMITTING REQUIREMENTS.

P:\24-003 ANNA-ACE MINNEOLA\CAD\PHA\LOTS\24003-SP-ECP

Key Map:

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Consultant(s) / Note(s)

CALL BEFORE YOU EXCAVATE
"CALL SUNSHINE"
1-800-432-4770
TOLL FREE
FL STATUE 553 351(1979) REQUIRES MIN. 2 DAYS AND MAX. 5 DAYS NOTICE BEFORE YOU EXCAVATE

NO.	DATE:	DESCRIPTIONS:
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SUBMISSIONS/REVISIONS

DATE:	July 2025
VERTICAL DATUM:	NAVD88
JOB NO.:	24-003
DESIGNED BY:	NCG
DRAWN BY:	NCG/CL
CHECKED BY:	RMJ
APPROVED BY:	NCG
SCALE (FT)	1" = 50'

Project Name:
GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:
EROSION CONTROL PLAN

Sheet No.
C2.00

GEMINI LAND DEVELOPMENT
[redacted]
NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER
Robert M. Johnson, P.E.
Registration No. 77677
Date: 5/7/2026

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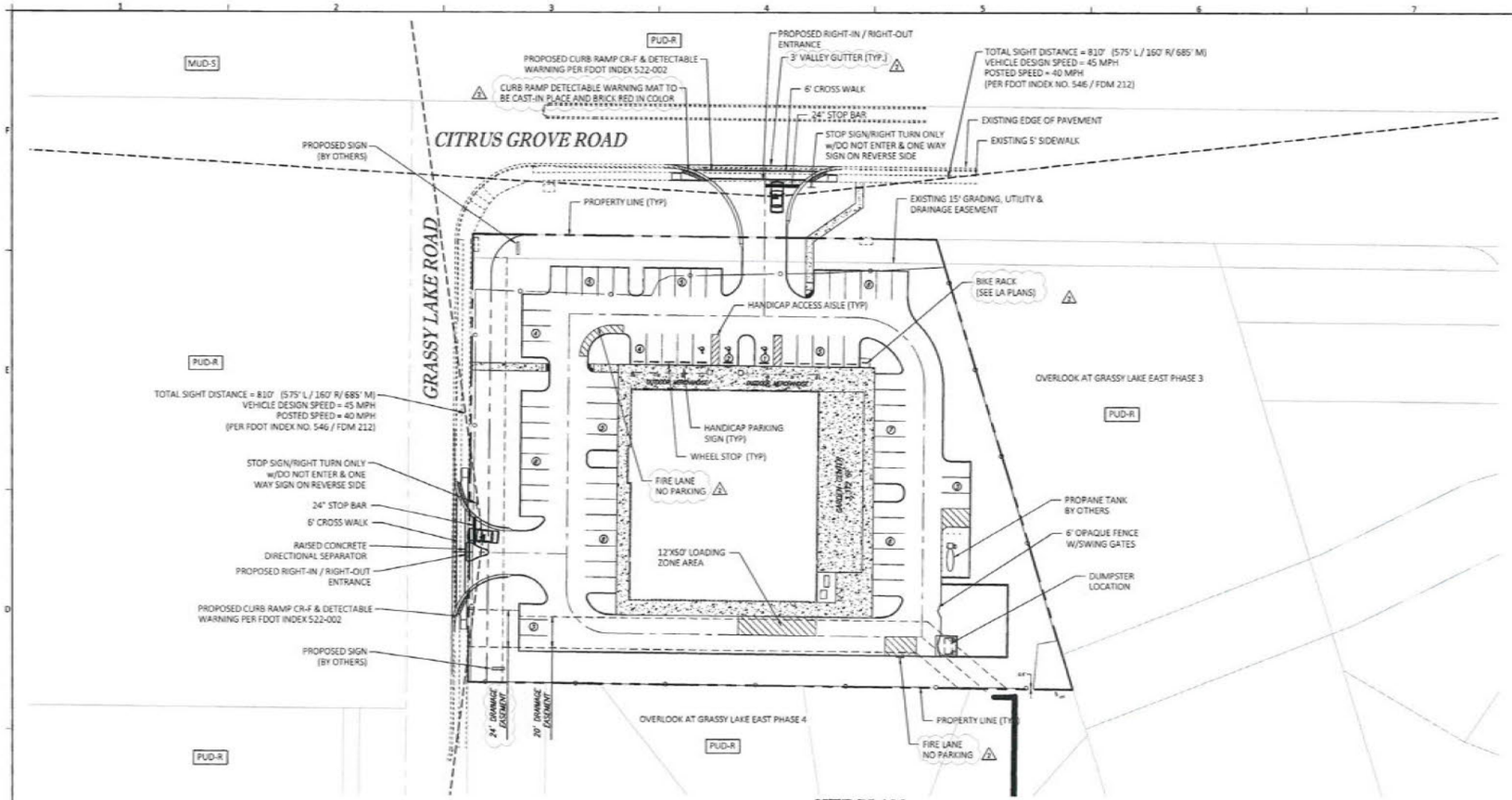
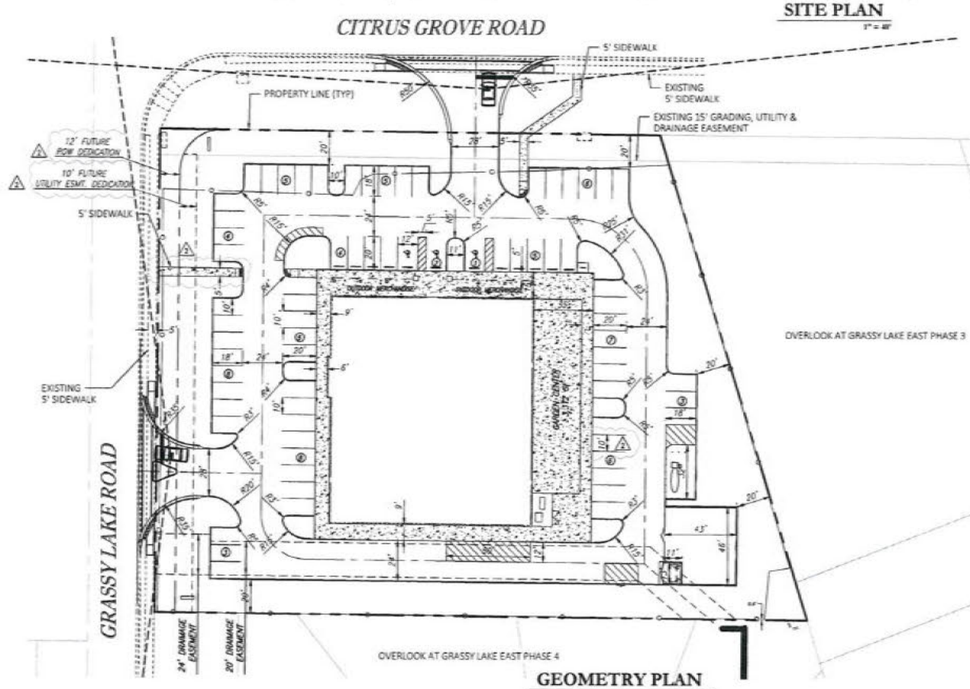
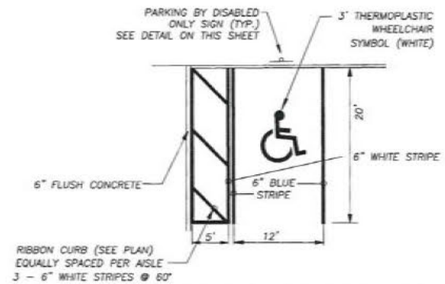


SITE PLAN
1" = 40'



GEOMETRY PLAN
1" = 40'



HANDICAP STRIPING DETAIL
NTS

NOTES:
DISABLED PARKING SIGNAGE SHALL ADHERE TO FDOT INDEX 711-001
1. TOP PORTION OF FTP-21-06 SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION OF FTP-22-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (MINIMUM 7' FROM GROUND TO BOTTOM OF SIGN).

HANDICAP SIGN DETAIL
N.T.S.

30' 0 60' 120'
SCALE IN FEET

LEGEND

PROPERTY LINE
CENTER LINE
RIGHT OF WAY

General Site Data

Land Use	RETAIL SALES & SERVICES
Zoning	B-1 (MAX FAR 1.1)
Parcel ID Number	05-22-26-0004-000-02100
Proposed Building S.F.	16,454 SF BUILDING/3,312 SF GARDEN CENTER = 19,766 SF (0.21 FAR)
Total Acres	2.26 ac.
ROW Dedication	0.08 ac.
Net Developable	2.18 ac.
Total Impervious Area	1.53 ac. (70%) Building 16,454 sf - Garden Center 3,312 sf - Sidewalks 7,176 sf - Parking Lot 39,704 sf
Total Pervious Area	0.65 ac (30%)
Max. Building Height	35'

Building Setbacks:	Min.
Front	25'
Rear	25'
Side	25'

General Notes

	Ownership	Maintenance
Parking/Driveway	Private	To Be Owned & Maintained By Property Owner
Stormwater Pond & Drainage System	Private	To Be Owned & Maintained By Property Owner
Sanitary Sewer	Private	Gravity Sewer To Be Owned & Maintained By The Property Owner
Potable Water	Private	To Be Owned & Maintained By Property Owner Upstream Of Meter

Miscellaneous	
Potable Water Services	City Of Minneola
Reclaim Services	City Of Minneola
Wastewater Services	City Of Minneola
Power	SECO
Fire Protection	Lake County Fire
Gas	Lake Apopka Natural Gas District
Telephone	CenturyLink/Lumem
Cable/Communications	SPECTRUM

Notes:
1. Entry signs to comply with City of Minneola sign requirements final sign plans are required to be submitted for review and approval.
2. Stormwater facilities shall be designed and permitted in accordance with City of Minneola/SJRWMD requirements.
3. Project site is within Zone X per FEMA panel 12069C0580E dated 12-18-2012.
4. The 20'-24' proposed drainage easement to be dedicated to Lake County and maintained by the property owner.

Parking Calculations

Description	Size	Required	Provided
Parking	10'x20'	72	35
Parking	10'x18'		34
Handicap (ADA) Parking	12'x20'		3
	Totals :	72	72

NOTES

PARKING REQUIREMENTS:
1 SPACE / 250 SF OF FLOOR AREA FOR RETAIL SALES PLUS 1 SPACE/1000 SF OF BULK STORAGE/LANDSCAPE MATERIALS = 65 SPACES + = 7 > TOTAL REQUIRED 72

PER ADA CODE, 26 TO 50 SPACES REQUIRED 2 ADA, 51 TO 75 REQUIRE 3 ADA SPACES

BICYCLE PARKING REQUIREMENTS: PER SECTION 122-35, 0.05 BICYCLE SPACES ARE REQUIRED PER REQUIRED PARKING SPACE COUNT. 0.05 X 72 PARKING SPACES = 3.6 (4 BICYCLE SPACES HAVE BEEN PROVIDED.)

NOTES:
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2. ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL OR VENEER), EDGE OR PAVEMENT (WHERE CURB IS NOT PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
3. REFER TO FDOT INDEX No.. 711-001 FOR STRIPING & MARKING DETAILS.
4. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR SIGNAGE DETAILS.
5. SIDEWALK LOCATIONS TO BE COORDINATED WITH ARCHITECT.
6. THE SITE IS NOT WITHIN A FEMA FLOOD HAZARD AREA (FHA).
7. THERE ARE NO WETLANDS ONSITE.
8. ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED & MAINTAINED.
9. ALL WORK PERFORMED WITHIN THE FDOT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF FDOT DESIGN STANDARDS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMMODATION MANUAL.

Key Map:

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CHECKED BY:	RMJ
APPROVED BY:	NCG
SCALE (FT)	1" = 60'

Project Name:
GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:
OVERALL SITE PLAN

Sheet No.
C3.00

GEMINI LAND DEVELOPMENT
[redacted]

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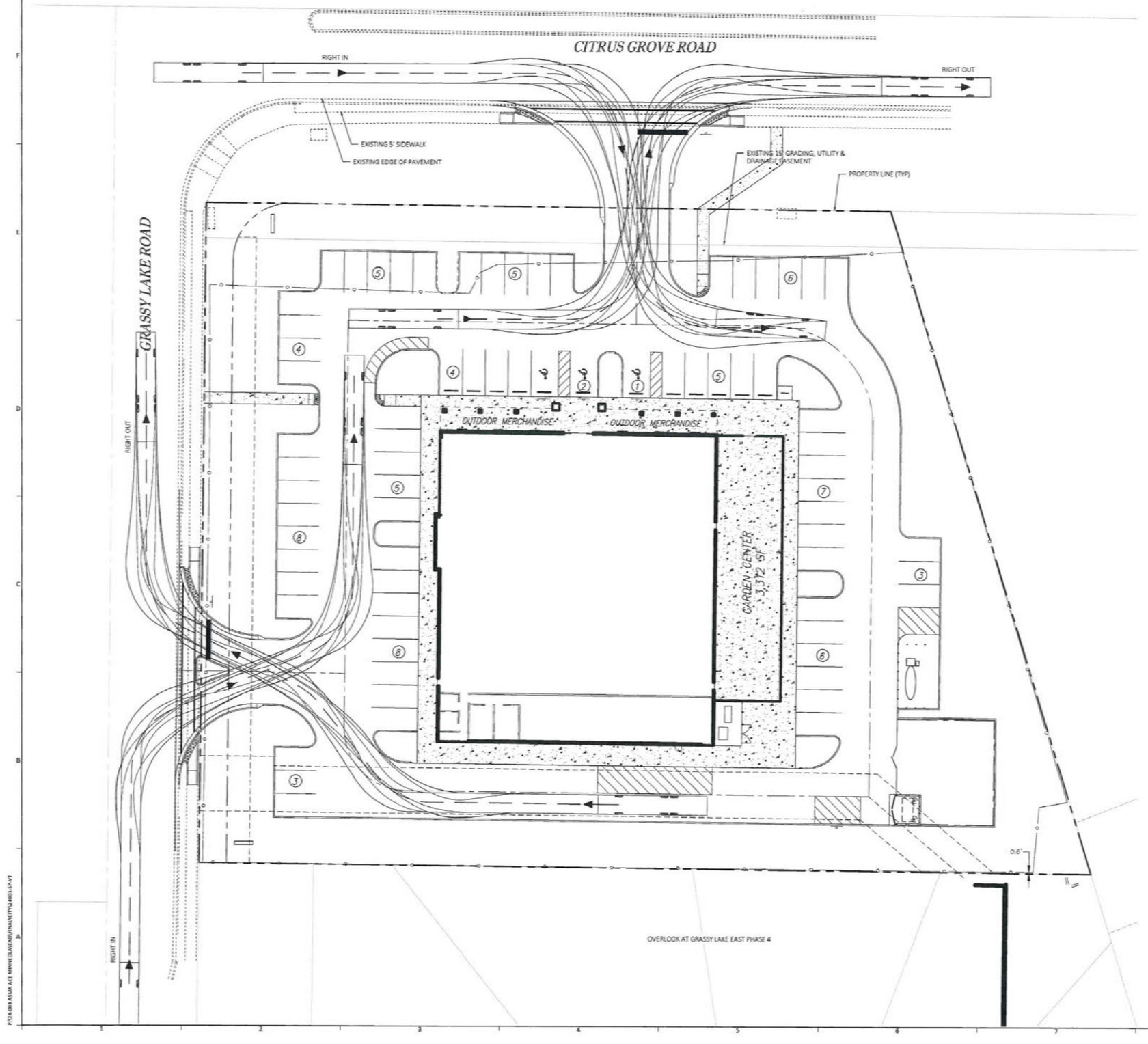
P:\24-003 ASMA AVE MINNEOLA\CAD\SITE\ALL\CPP\LA003-SP-SDP



10' 0 20' 40'
SCALE IN FEET

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Project Name:

GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:

VEHICLE TRACKING

Sheet No.

C3.10

GEMINI LAND DEVELOPMENT

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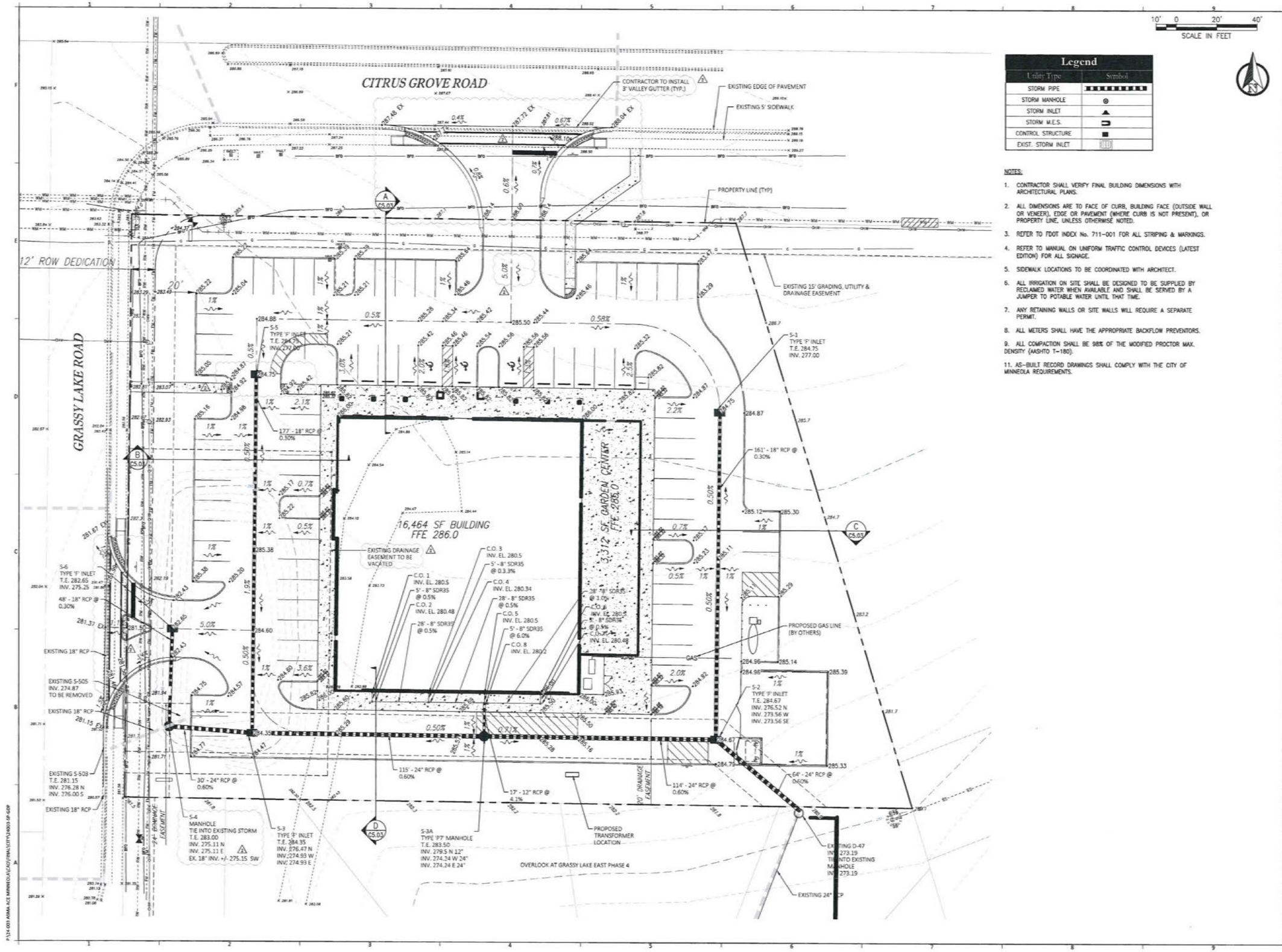

Legend	
Utility Type	Symbol
STORM PIPE	
STORM MANHOLE	
STORM INLET	
STORM M.E.S.	
CONTROL STRUCTURE	
EXIST. STORM INLET	

NOTES:

1. CONTRACTOR SHALL VERIFY FINAL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
2. ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL OR VENEER), EDGE OF PAVEMENT (WHERE CURB IS NOT PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
3. REFER TO FDOT INDEX No. 711-001 FOR ALL STRIPING & MARKINGS.
4. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR ALL SIGNAGE.
5. SIDEWALK LOCATIONS TO BE COORDINATED WITH ARCHITECT.
6. ALL IRRIGATION ON SITE SHALL BE DESIGNED TO BE SUPPLIED BY RECLAIMED WATER WHEN AVAILABLE AND SHALL BE SERVED BY A JUMPER TO POTABLE WATER UNTIL THAT TIME.
7. ANY RETAINING WALLS OR SITE WALLS WILL REQUIRE A SEPARATE PERMIT.
8. ALL METERS SHALL HAVE THE APPROPRIATE BACKFLOW PREVENTORS.
9. ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAX. DENSITY (AASHTO T-180).
11. AS-BUILT RECORD DRAWINGS SHALL COMPLY WITH THE CITY OF MINNEOLA REQUIREMENTS.

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SCALE (FT)	1" = 20'

Project Name:

GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:

GRADING, DRAINAGE PLAN

Sheet No.
C4.00

GEMINI LAND DEVELOPMENT
[redacted]
FBPE CA No. 30848

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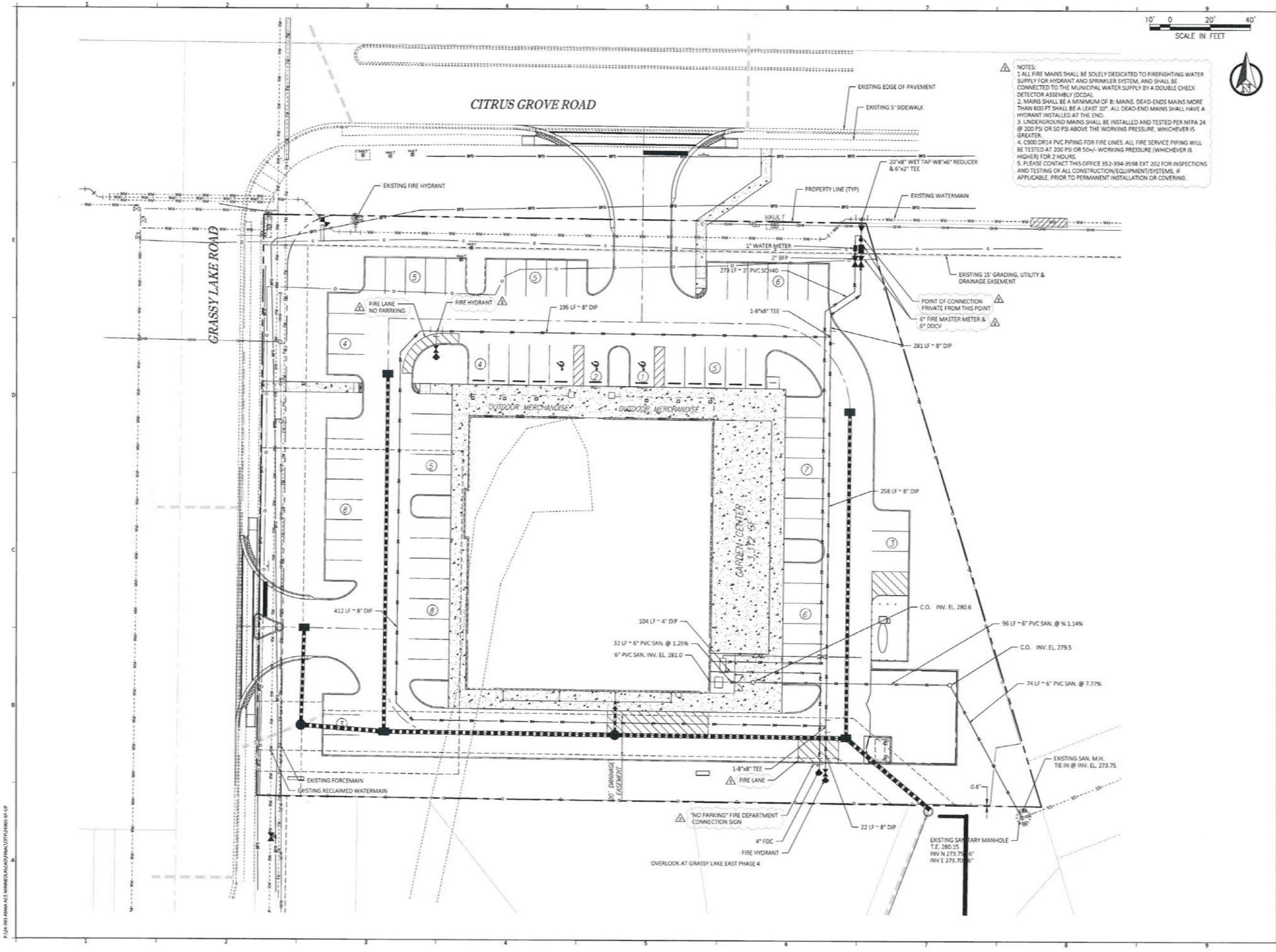

NOTES:
1 ALL FIRE MAINS SHALL BE SOLELY DEDICATED TO FIREFIGHTING WATER SUPPLY FOR HYDRANT AND SPRINKLER SYSTEM, AND SHALL BE CONNECTED TO THE MUNICIPAL WATER SUPPLY BY A DOUBLE CHECK DETECTOR ASSEMBLY (DCDA).
2. MAINS SHALL BE A MINIMUM OF 8: MAINS. DEAD-ENDS MAINS MORE THAN 600 FT SHALL BE A LEAST 10". ALL DEAD-END MAINS SHALL HAVE A HYDRANT INSTALLED AT THE END.
3. UNDERGROUND MAINS SHALL BE INSTALLED AND TESTED PER NFPA 24 @ 200 PSI OR 50 PSI ABOVE THE WORKING PRESSURE, WHICHEVER IS GREATER.
4. C900 DR14 PVC PIPING FOR FIRE LINES. ALL FIRE SERVICE PIPING WILL BE TESTED AT 200 PSI OR 50+/- WORKING PRESSURE (WHICHEVER IS HIGHER) FOR 2 HOURS.
5. PLEASE CONTACT THIS OFFICE 352-394-3598 EXT 202 FOR INSPECTIONS AND TESTING OF ALL CONSTRUCTION/EQUIPMENT/SYSTEMS, IF APPLICABLE, PRIOR TO PERMANENT INSTALLATION OR COVERING.

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Project Name:

GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:

UTILITY PLAN

Sheet No.

C4.10

GEMINI LAND DEVELOPMENT
[redacted]
FBPE CA No. 36898

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Robert M. Johnson, P.E.
Registered No. 77677
Date 5/7/2026

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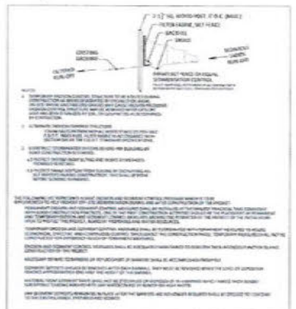
P:\24-003 ASMA ACE MINNEOLA\CAD\PNA\UTILITY\24003-SP-UP

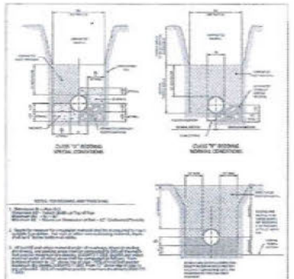
Sec. 70-381. - Contents of division.

This division contains the detail drawings of the utility systems in the following categories:

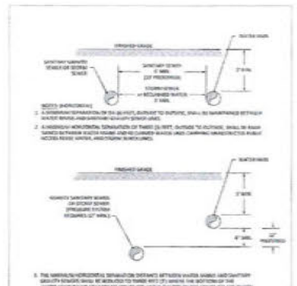
(1) General details.
(2) Water details.
(3) Sanitary sewer details.
(4) Reuse details.
(5) Grease trap details.



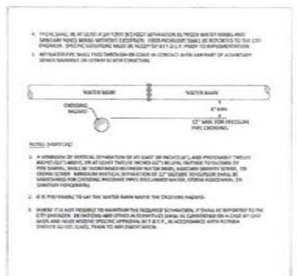
EROSION CONTROL STRUCTURE — G-1 — Not To Scale — January 2013 — CITY OF MINNEOLA



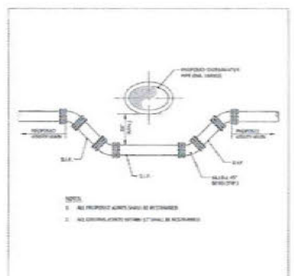
BEDDING DETAILS — G-3 — Not To Scale — January 2018 — CITY OF MINNEOLA



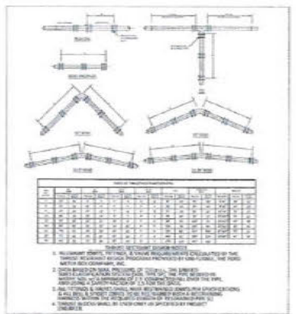
PIPING CLEARANCES — G-4.1 — Not To Scale — January 2018 — CITY OF MINNEOLA



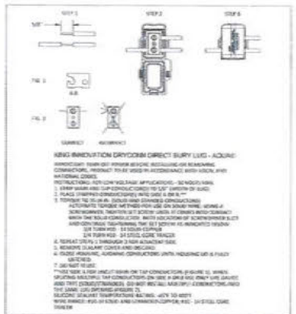
PIPING CLEARANCES — G-4.2 — Not To Scale — January 2018 — CITY OF MINNEOLA



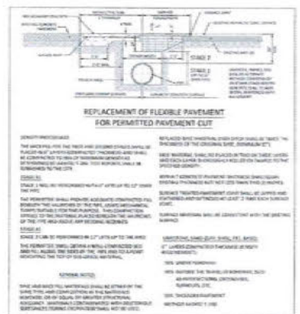
UTILITY / STORM SEWER PIPE CROSSING — G-5 — Not To Scale — January 2018 — CITY OF MINNEOLA



THRUST RESTRAINT DETAILS — G-6 — Not To Scale — January 2018 — CITY OF MINNEOLA

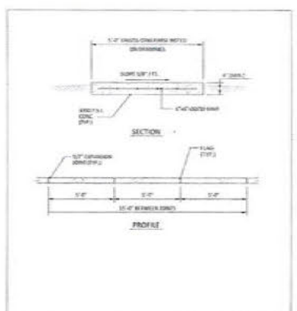


LOCATING WIRE SPLICING — G-8 — Not To Scale — January 2018 — CITY OF MINNEOLA

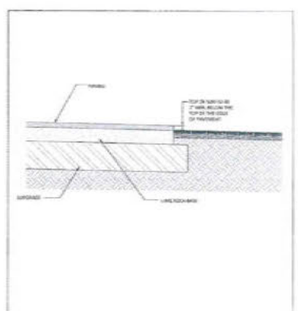


REPLACEMENT OF FLEXIBLE PAVEMENT FOR PERMITTED PAVEMENT CUT

OPEN CUT AND REPAIR DETAIL — G-9 — Not To Scale — January 2018 — CITY OF MINNEOLA



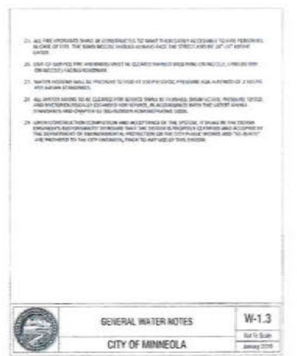
CONCRETE WALKWAY DETAIL — G-10 — Not To Scale — January 2018 — CITY OF MINNEOLA



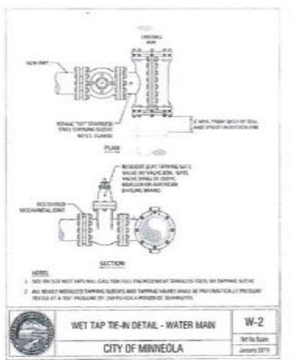
SOD PLANTING — G-11 — Not To Scale — January 2018 — CITY OF MINNEOLA

GENERAL WATER NOTES — W-1.1 — Not To Scale — January 2018 — CITY OF MINNEOLA

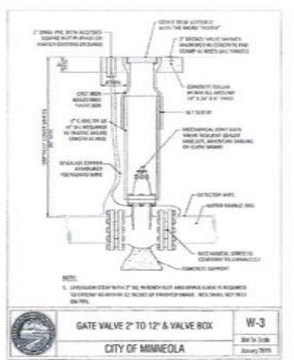
GENERAL WATER NOTES — W-1.2 — Not To Scale — January 2018 — CITY OF MINNEOLA



GENERAL WATER NOTES — W-1.3 — Not To Scale — January 2018 — CITY OF MINNEOLA



WET TAP TIE-IN DETAIL - WATER MAIN — W-2 — Not To Scale — January 2018 — CITY OF MINNEOLA



GATE VALVE 2" TO 12" & VALVE BOX — W-3 — Not To Scale — January 2018 — CITY OF MINNEOLA

Key Map:

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GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:

GENERAL DETAILS

Sheet No.

C5.00

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ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER

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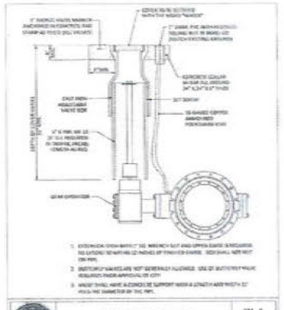
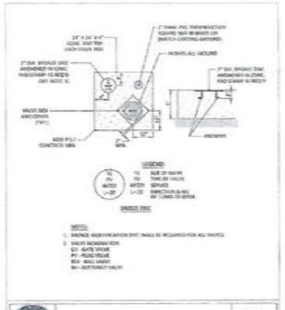
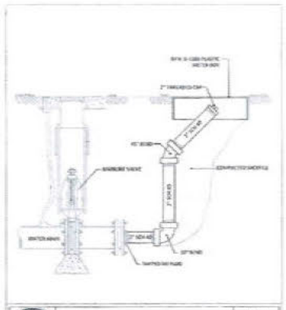


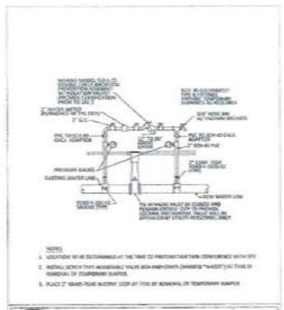
BUTTERFLY VALVE & BOX | W-4
CITY OF MINNEOLA | Not To Scale | January 2019



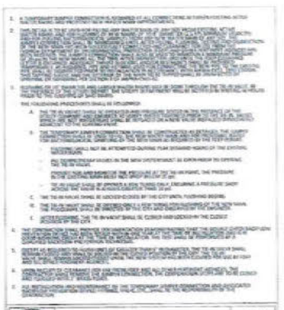
VALVE COLLAR | W-5
CITY OF MINNEOLA | Not To Scale | January 2019



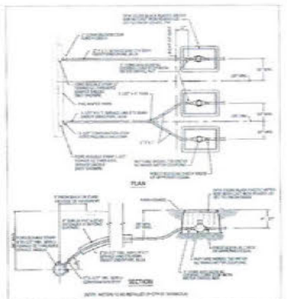
BLOW OFF DETAIL | W-6
CITY OF MINNEOLA | Not To Scale | January 2019



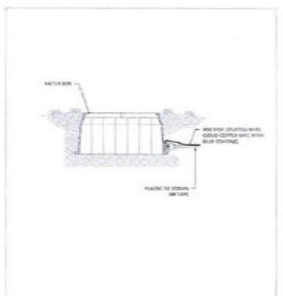
TEMPORARY JUMPER CONNECTION DETAIL | W-8
CITY OF MINNEOLA | Not To Scale | January 2019



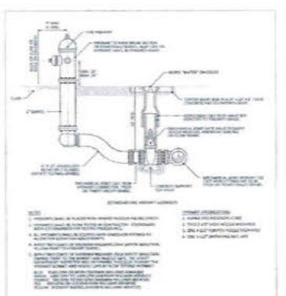
TEMPORARY JUMPER CONNECTION NOTES | W-9
CITY OF MINNEOLA | Not To Scale | January 2019



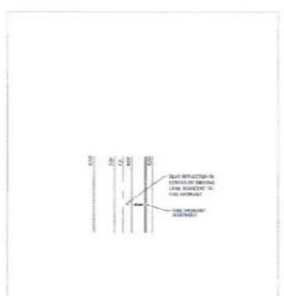
RESIDENTIAL WATER SERVICE CONNECTION DETAILS | W-10
CITY OF MINNEOLA | Not To Scale | January 2019



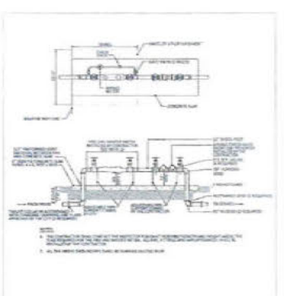
LOCATING WIRE FOR SERVICE LINE | W-11
CITY OF MINNEOLA | Not To Scale | January 2019



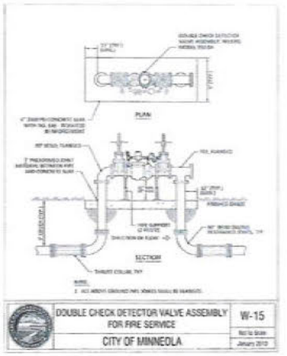
FIRE HYDRANT ASSEMBLY | W-12
CITY OF MINNEOLA | Not To Scale | January 2019



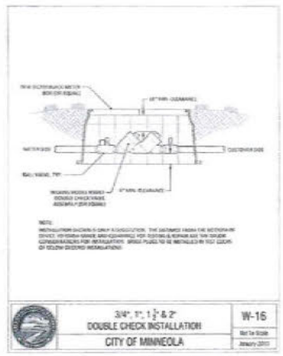
FIRE HYDRANT REFLECTOR DETAIL | W-13
CITY OF MINNEOLA | Not To Scale | January 2019



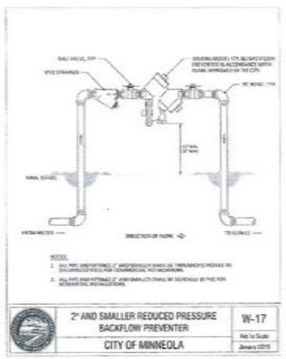
FIRE LINE MASTER METER ASSEMBLY | W-14
CITY OF MINNEOLA | Not To Scale | January 2019



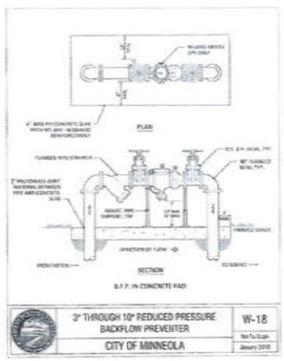
DOUBLE CHECK DETECTOR VALVE ASSEMBLY FOR FIRE SERVICE | W-15
CITY OF MINNEOLA | Not To Scale | January 2019



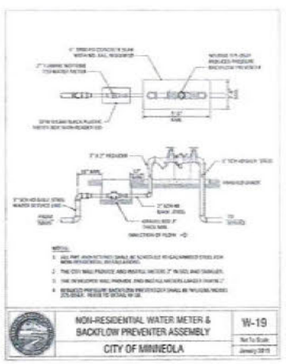
3/4", 1", 1½" & 2" DOUBLE CHECK INSTALLATION | W-16
CITY OF MINNEOLA | Not To Scale | January 2019



2" AND SMALLER REDUCED PRESSURE BACKFLOW PREVENTER | W-17
CITY OF MINNEOLA | Not To Scale | January 2019



3" THROUGH 10" REDUCED PRESSURE BACKFLOW PREVENTER | W-18
CITY OF MINNEOLA | Not To Scale | January 2019



NON-RESIDENTIAL WATER METER & BACKFLOW PREVENTER ASSEMBLY | W-19
CITY OF MINNEOLA | Not To Scale | January 2019

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SCALE (FT)	N/A

Project Name:
GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:
GENERAL DETAILS

Sheet No.
C5.01

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FBPE CA No. 30698

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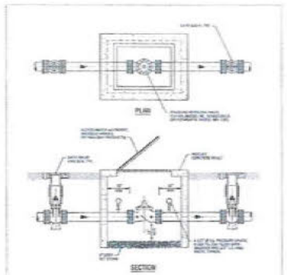
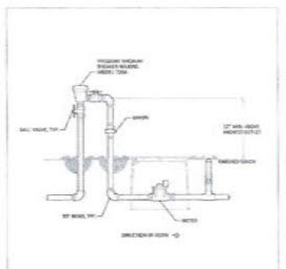
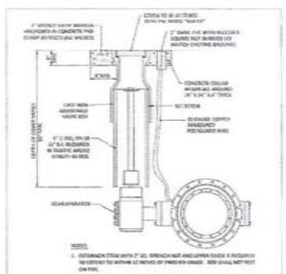


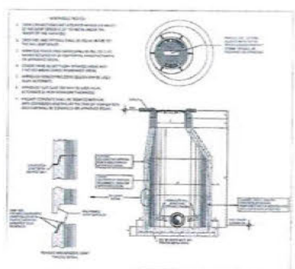
PRESSURE REDUCING VALVE | W-20
CITY OF MINNEOLA | Not To Scale | January 2009



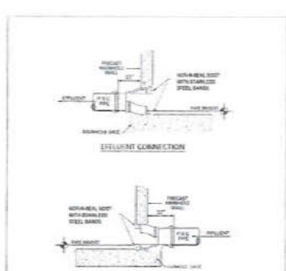
PRESSURE VACUUM BREAKER FOR IRRIGATION SYSTEMS | W-21
CITY OF MINNEOLA | Not To Scale | January 2009



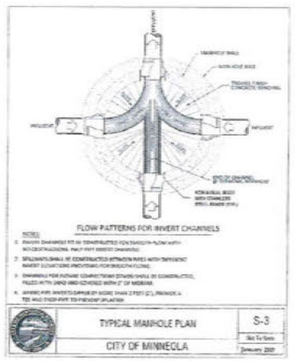
PLUG VALVE & BOX FOR WATER APPLICATIONS GREATER THAN 12" | W-22
CITY OF MINNEOLA | Not To Scale | January 2009



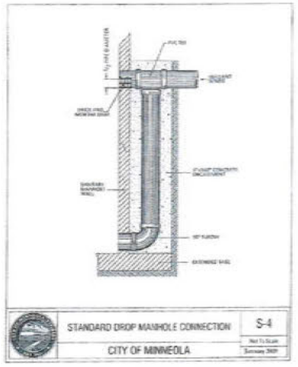
SANITARY PRECAST MANHOLE | S-1
CITY OF MINNEOLA | Not To Scale | January 2009



PIPE CONNECTION TO PRECAST SANITARY MANHOLE | S-2
CITY OF MINNEOLA | Not To Scale | January 2009

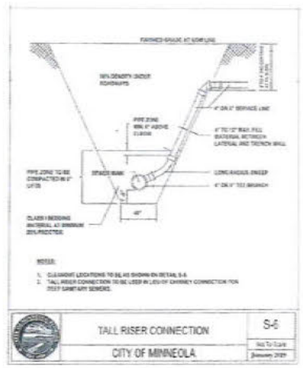


TYPICAL MANHOLE PLAN | S-3
CITY OF MINNEOLA | Not To Scale | January 2009

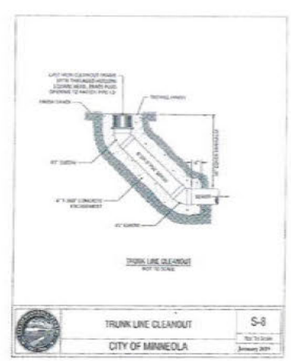


STANDARD DROP MANHOLE CONNECTION | S-4
CITY OF MINNEOLA | Not To Scale | January 2009

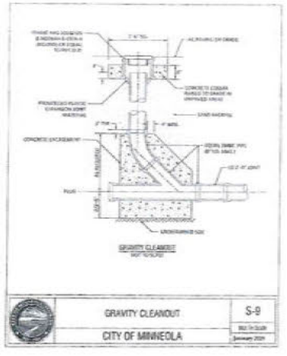
SANITARY SEWER SERVICE (PVC SINGLE SERVICE) | S-5
CITY OF MINNEOLA | Not To Scale | January 2009



TALL RISER CONNECTION | S-6
CITY OF MINNEOLA | Not To Scale | January 2009



TRUNK LINE CLEANOUT | S-8
CITY OF MINNEOLA | Not To Scale | January 2009



GRAVITY CLEANOUT | S-9
CITY OF MINNEOLA | Not To Scale | January 2009

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ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert M. Johnson, P.E.
Registration No. 77677
Date: 5/7/2026

Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date adjacent to the seal using a SHA authentication code.

Non-Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date indicated here using a SHA authentication code.

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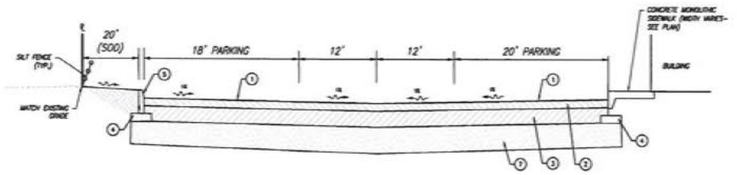
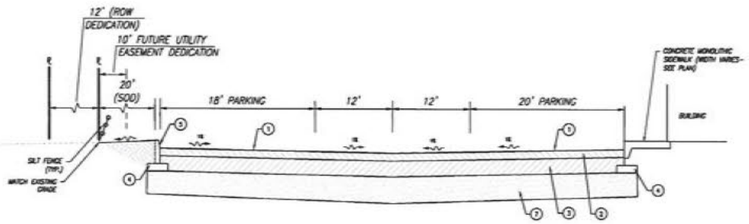


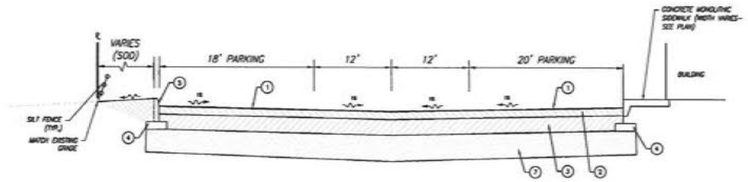
LEGEND:

1. 1-1/2" (IN.) TYPE SP-9.5 ASPHALT
2. 8" LIMEROCK BASE MIN. LBR 100, COMPACTED TO 98% MODIFIED PROCTOR PER ASTM D-1557
3. 12" (IN.) COMPACTED SUBGRADE - MIN LBR 40 & MIN 98% MODIFIED PROCTOR PER ASTM D-1557
4. 6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO SO FBV
5. 6" x 18" VERTICAL CURB

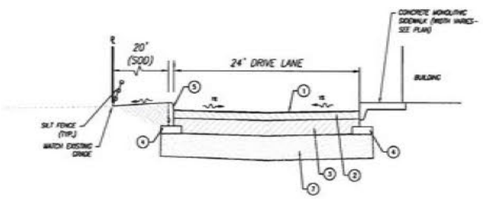
A TYPICAL SECTION N.T.S.



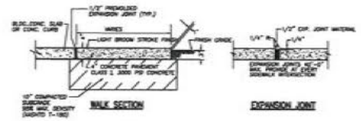
B TYPICAL SECTION N.T.S.



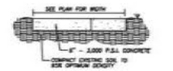
C TYPICAL SECTION N.T.S.



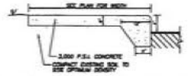
D TYPICAL SECTION N.T.S.



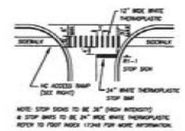
SIDEWALK JOINT DETAIL NTS



SIDEWALK DETAIL NTS

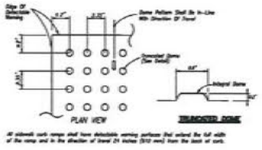


MONOLITHIC SIDEWALK/CURB DETAIL NTS



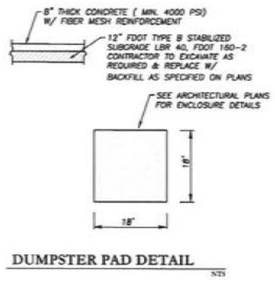
CROSSWALK & HC RAMP DETAIL NTS

REFER TO FDOT INDEX 304 FOR PUBLIC & PRIVATE SIDEWALK CURB RAMPS

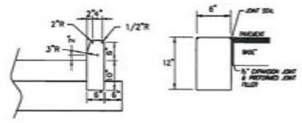


CURB RAMP DETECTABLE WARNING SURFACE DETAIL NTS

REFER TO FDOT INDEX 304 FOR PUBLIC & PRIVATE SIDEWALK CURB RAMPS



DUMPSTER PAD DETAIL NTS



CURB DETAILS N.T.S.

Key Map:

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Consultant(s) / Note(s)

NO.	DATE:	DESCRIPTIONS:
2	5/7/26	Revised per City comments
1	12/19/25	Revised per City comments
	7/21/25	Submit to City of Minneola

SUBMISSIONS/REVISIONS

DATE:	July 2025
VERTICAL DATUM:	NAVD88
JOB NO.:	24-003
DESIGNED BY:	NCG
DRAWN BY:	NCG/CL
CHECKED BY:	RMJ
APPROVED BY:	NCG
SCALE (FT)	N/A

Project Name:
GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:
GENERAL DETAILS & SECTIONS

Sheet No.
C5.03

GEMINI LAND DEVELOPMENT

[redacted]
FBPE CA No. 30233

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P:\24-003 ASBA ACE MINNEOLA\CAD\PHASE\CITY\24003-SP-01.DWG

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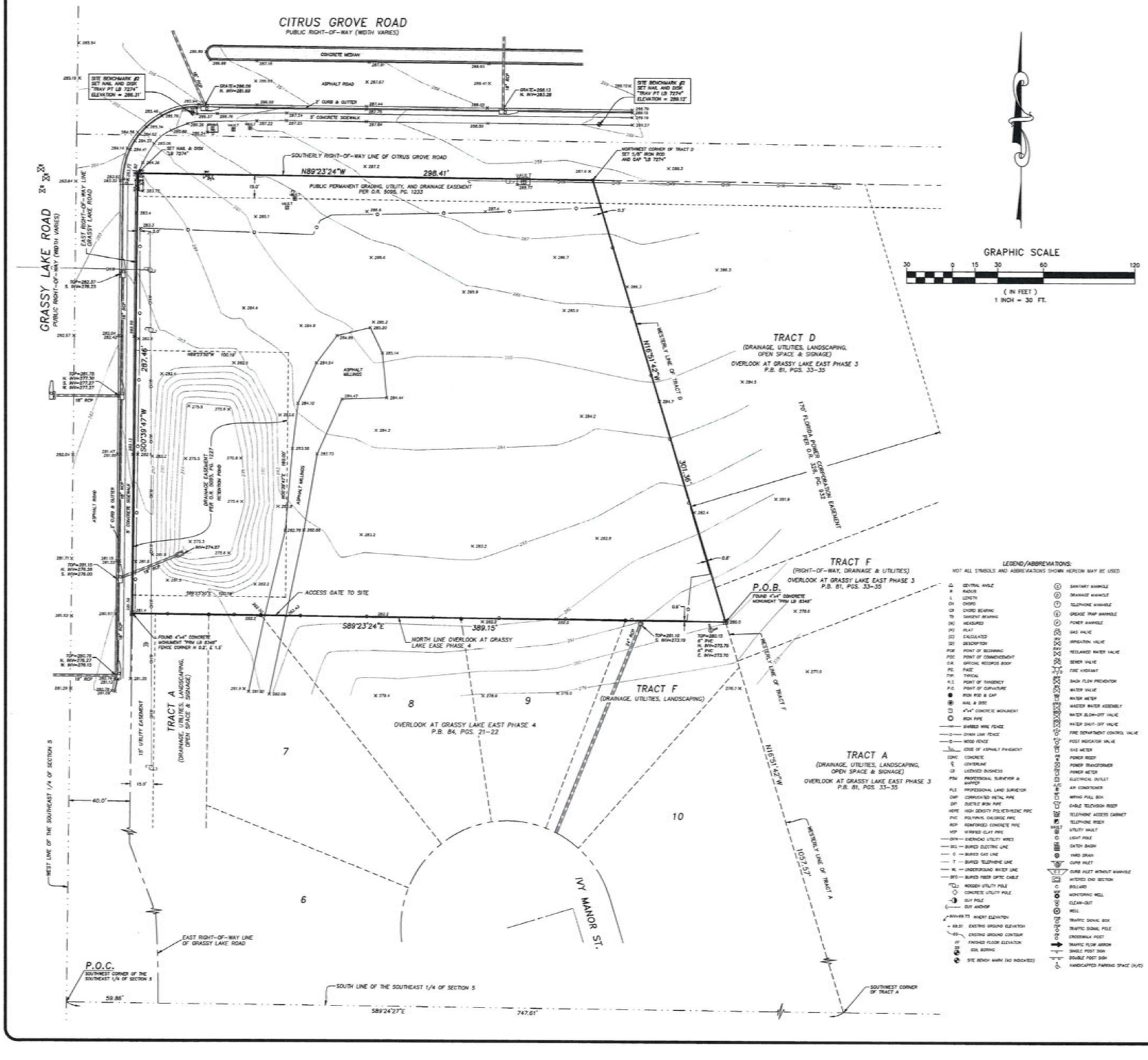
BOUNDARY AND TOPOGRAPHIC SURVEY



CERTIFIED TO:

TOOLE ASMA, LLC
MAYNARD NEXSEN PC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SEACOAST BANK, N.A.

DESCRIPTION:

THAT PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 5; THENCE RUN S89°24'27"E ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 747.61 FEET, TO THE SOUTHWEST CORNER OF TRACT A, OVERLOOK AT GRASSY LAKE EAST PHASE 3, AS RECORDED IN PLAT BOOK 81, PAGES 33-35, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE RUN N16°51'42"W ALONG THE WESTERLY LINE OF TRACT A AND TRACT F, OF SAID OVERLOOK AT GRASSY LAKE EAST PHASE 3, A DISTANCE OF 1057.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N16°51'42"W ALONG SAID WESTERLY LINE OF TRACT F AND TRACT D, OVERLOOK AT GRASSY LAKE EAST PHASE 3, A DISTANCE OF 301.36 FEET, TO THE NORTHWEST CORNER OF SAID TRACT D, ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CITRUS GROVE ROAD; THENCE DEPARTING SAID WESTERLY LINE OF TRACT D, RUN N89°23'24"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 298.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GRASSY LAKE ROAD; THENCE DEPARTING SOUTHERLY RIGHT-OF-WAY LINE RUN S00°39'47"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 287.46 FEET TO THE NORTH LINE OF OVERLOOK AT GRASSY LAKE EAST PHASE 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 21-22, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING EASTERLY RIGHT-OF-WAY LINE RUN S89°23'24"E ALONG THE SAID NORTH LINE OF OVERLOOK AT GRASSY LAKE EAST PHASE 4, A DISTANCE OF 389.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.289 ACRES MORE OR LESS.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE BENEFITED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 15555094.3, DATED NOVEMBER 22, 2024 FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP AND OTHER INSTRUMENTS OF RECORD.
3. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST AS BEING S89°24'27"E (ASSUMED).
5. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
6. THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO "FIRM" MAP NO. 12095C0260 F, COMMUNITY NO. 120179, DATED SEPTEMBER 25, 2009.
7. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM PER LAKE COUNTY BENCHMARK NUMBER "LK 160", ELEVATION = 130.809.
8. SITE BENCHMARKS ARE SHOWN HEREON.
9. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

Δ CENTRAL ANGLE	SANITARY MANHOLE
R RADIUS	DRAINAGE MANHOLE
L LENGTH	TELEPHONE MANHOLE
CH CHORD	GREASE TRAP MANHOLE
CB CHORD BEARING	POWER MANHOLE
TB TANGENT BEARING	GAS VALVE
(M) MEASURED	IRRIGATION VALVE
(P) PLAT	RECLAIMED WATER VALVE
(C) CALCULATED	SEWER VALVE
DES DESCRIPTION	FIRE HYDRANT
POB POINT OF BEGINNING	BACK FLOW PREVENTER
POC POINT OF COMMENCEMENT	WATER VALVE
O.R. OFFICIAL RECORDS BOOK	WATER METER
PG. PAGE	MASTER WATER ASSEMBLY
TYP. TYPICAL	WATER BLOW-OFF VALVE
P.C. POINT OF TANGENCY	WATER SHUT-OFF VALVE
P.C. POINT OF CURVATURE	FIRE DEPARTMENT CONTROL VALVE
IRON ROD & CAP	POST INDICATOR VALVE
NAIL & DISC	GAS METER
4"x4" CONCRETE MONUMENT	POWER RISER
IRON PIPE	POWER TRANSFORMER
BARBED WIRE FENCE	POWER METER
CHAIN LINK FENCE	ELECTRICAL OUTLET
WOOD FENCE	AIR CONDITIONER
EDGE OF ASPHALT PAVEMENT	WIRING PULL BOX
CONC CONCRETE	CABLE TELEVISION RISER
CL CENTERLINE	TELEPHONE ACCESS CABINET
LB LICENSED BUSINESS	TELEPHONE RISER
PSM PROFESSIONAL SURVEYOR & MAPPER	UTILITY VAULT
PLS PROFESSIONAL LAND SURVEYOR	LIGHT POLE
CMP CORRUGATED METAL PIPE	CATCH BASIN
DIP DUCTILE IRON PIPE	YARD DRAIN
HDPE HIGH DENSITY POLYETHYLENE PIPE	CURB INLET
PVC POLYVINYL CHLORIDE PIPE	CURB INLET WITHOUT MANHOLE
RCP REINFORCED CONCRETE PIPE	MITERED END SECTION
VCP VITRIFIED CLAY PIPE	BOLLARD
OHW OVERHEAD UTILITY WIRES	MONITORING WELL
BGL BURIED ELECTRIC LINE	CLEAN-OUT
G BURIED GAS LINE	WELL
T BURIED TELEPHONE LINE	TRAFFIC SIGNAL BOX
W UNDERGROUND WATER LINE	TRAFFIC SIGNAL POLE
BFO BURIED FIBER OPTIC CABLE	CROSSWALK POST
WOODEN UTILITY POLE	TRAFFIC FLOW ARROW
CONCRETE UTILITY POLE	SINGLE POST SIGN
GUY POLE	DOUBLE POST SIGN
GUY ANCHOR	HANDICAPPED PARKING SPACE (H/C)
INVERT ELEVATION	
EXISTING GROUND ELEVATION	
EXISTING GROUND CONTOUR	
FINISHED FLOOR ELEVATION	
SOIL BORING	
SITE BENCH MARK (AS INDICATED)	

SCHEDULE B-II EXCEPTIONS:

6. INTENTIONALLY DELETED.
7. RIGHT-OF-WAY EASEMENT CONTAINED IN INSTRUMENT RECORDED JANUARY 2, 1980, UNDER O.R. BOOK 691, PAGE 1864, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND THEREFORE CANNOT BE GRAPHICALLY SHOWN.)
8. ORDINANCE 2008-14 RECORDED IN O.R. BOOK 3746, PAGE 2372, AND RE-RECORDED IN O.R. BOOK 4289, PAGE 284, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND THEREFORE CANNOT BE GRAPHICALLY SHOWN.)
9. RESOLUTION 2008-14 RECORDED IN O.R. BOOK 3795, PAGE 1084, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND THEREFORE CANNOT BE GRAPHICALLY SHOWN.)
10. PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED IN O.R. BOOK 3853, PAGE 506, RERECORDED IN O.R. BOOK 3861, PAGE 2437, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND THEREFORE CANNOT BE GRAPHICALLY SHOWN.)
11. AMENDED AND RESTATED PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED IN O.R. BOOK 4748, PAGE 308, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND THEREFORE CANNOT BE GRAPHICALLY SHOWN.)
12. TEMPORARY NON-EXCLUSIVE EASEMENT CONTAINED IN INSTRUMENT RECORDED APRIL 13, 2018, UNDER O.R. BOOK 5095, PAGE 1211, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTED THE SUBJECT PROPERTY AND IS NOW EXPIRED. THEREFORE IT IS NOT SHOWN.)
13. DRAINAGE EASEMENT CONTAINED IN INSTRUMENT RECORDED APRIL 13, 2018, UNDER O.R. BOOK 5095, PAGE 1227, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)
14. PERMANENT GRADING, UTILITY AND DRAINAGE EASEMENT CONTAINED IN INSTRUMENT RECORDED APRIL 13, 2018, UNDER O.R. BOOK 5095, PAGE 1233, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)
15. INTENTIONALLY DELETED.
16. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 5856, PAGE 2100, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND THEREFORE CANNOT BE GRAPHICALLY SHOWN.)
17. UTILITIES IMPROVEMENT AGREEMENT RECORDED IN O.R. BOOK 6102, PAGE 260, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT AFFECT THE SUBJECT PROPERTY.)

SHEET 1 OF 1

SECTION 5 TOWNSHIP 22 SOUTH RANGE 26 EAST

BISHMAN Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION - LB 7274
[redacted]

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

Digitally signed by Aron D Bishman
Date: 2024.12.10 10:03:46 -05'00'

REVISIONS:

12/10/2024 - UPDATED PER NEW TITLE COMMITMENT.

JOB NUMBER: 24081.000

SURVEY DATE:	9-3-2024
FIELD BY:	T. CONARD
FIELD BOOK:	2404
PAGES:	3
FIELD FILE:	24081.MJF
DRAWING FILE:	24081-0.DWG

To: [redacted]

From: [redacted]

CC: [redacted]

Date: June 19, 2026

Reference: Grassy Lake Ace Hardware Site Plan Resubmittal – Inspire Case 203b

We have conducted a review of the ***site plan*** for the above-referenced project. The proposed project area spans 2.26 acres, consisting of a 16,454 square foot Ace Hardware and a 3,312 square foot Garden Center within the Overlook at Grassy Lake PUD development.

PLANNING

GENERAL COMMENTS

1. The applicant has indicated they will be requesting variances from Section 94-3(g)(5) and Section 94-3(g)(10)c. *Please submit separate variance applications for each request consistent with Section 98-13.*
2. On page C3.00, the scale bar is inaccurate with scale of plan. Site plans are depicted at 1" = 40', scale bar is depicted at 1" = 60'. *Please revise scale bar to be consistent with the site plan and geometry plan.*

CHAPTER 94, DEVELOPMENT STANDARDS

3. **Section 94-3(c)(3)** limits lighting fixtures to a maximum of 30 feet in height within the parking lot and a maximum of 15 feet in height within non-vehicular pedestrian areas. *Please provide the height specifications of the proposed lighting fixtures.*
4. **Section 94-3(g)(5)** states that facades attached to a primary facade shall incorporate features of the primary facade for a minimum of 33 percent of the overall wall length measured from the attached primary facade. The applicant is requesting a variance for this requirement for the east elevation. *Please submit a variance application, as the site plan cannot be approved until the variance is granted.*
5. **Section 94-3(g)(7)b.** states that building facades shall include a repeating pattern and include at least three of the design elements listed, and at least one of these elements shall repeat horizontally. All design elements shall repeat at intervals of no more than 100 feet horizontally and a maximum of 15 feet vertically. With the resubmitted application, a horizontal element was

not repeated and blank wall areas without design elements exceeded the maximum permitted intervals of 100 feet horizontally and 15 feet vertically. *Please revise the architectural elevations to incorporate a repeatable horizontal element and reduce blank wall areas.*

6. **Section 94-3(g)(10)c.** states that tile or metal shall be the primary roof material. The applicant is proposing a TPO membrane roof. The applicant is requesting a variance for this requirement. *Please submit a variance application, as the site plan cannot be approved until the variance is granted.*
7. **Section 94-3(g)(13)** states that outdoor display of merchandise, with the exception of propane tanks, is prohibited except where approved in the business' original site plan. The landscape plan shows an "outdoor display" area adjacent to the northern façade. The applicant has stated that the outdoor display will feature typical hardware merchandise, such as wheelbarrows, patio furniture, and live plants. *Informational comments no response necessary, This information will be presented to City Council for approval.*

CHAPTER 110, LANDSCAPING

8. **Section 110-3(a)(2)** states that all landscape areas (islands) shall be a minimum of 200 square feet. The proposed plan shows the bike rack located in a landscape area. *Please provide the size of the bike rack area and the size of the landscape area, ensuring the landscape area still meets the minimum 200 square feet without the bike rack area.*

CHAPTER 122, SITE DEVELOPMENT

9. **Section 122-42(4)a.** requires a certificate of concurrency or evidence of application. Applicant states an application was submitted to the City in April. *Inspire will defer to City staff whether this application was submitted and approved.*

Engineering

1. **Informational Comment, No Response Required**. The applicant is cautioned that the issuance of City approval does not relieve them of their responsibility from obtaining all other required regulatory approvals and permits. Other permits may include but are not limited to the following:

   FDEP NPDES Construction

   St. Johns River Water Management District ERP

   Lake County Driveway Connection

   Lake County Right-of-Way Utilization

2. **Informational Comment, No Response Required.** The environmental assessment for the project site was included with the Overlook Development. The site has also been previously impacted by the Citrus Grove Road project and the Overlook project.
3. **Comment Resolved**. The sidewalk widths are not identified on the site/geometry plan sheet C3.00

4. **Comment Resolved.** One site cross section along the western boundary is provided. A north-south cross section and an east boundary cross section are also recommended.

   Additional cross sections added as requested. Comment resolved.

   a. **Comment Resolved.** The grade slopes are not identified on the western boundary cross section on sheet C5.03 for the green space between the parking area and the property line.

5. **Defer to Planning.** Zoning, signage, trail connectivity, land use, buffering, setbacks, densities, building heights, floor to area ratios, open space, lot sizes, cross access requirements between adjacent properties, and other planning considerations are deferred to planning.

Public Works

1. There is 15' Existing Utility Easement on the Westside of the property. Although the Easement was not recorded within this property, the Existing Utility Easement was installed and recorded when the owner developed Overlook Phase 3 & Overlook Phase 4. If the owner dedicates 12' ROW to the Lake County, the owner needs to relocate the existing utilities outside of the ROW or paved area. All of the Utilities Easement must be provided along with the Utilities Lines. Staff will coordinate a meeting between the applicant team, City staff, and Lake County Public Works staff to ensure that the proposed solution is acceptable to all parties.
2. **(Comment Resolved)** It is missing an irrigation water meter. There is an existing Reclaimed Water of the Westside of the Property, please provide it.
3. **(Comment Resolved)** The City requires a standard parking space shall be ten feet wide and 20 feet long.
4. **(Comment Resolved)** No trees planted within ten (10) feet of city owned utilities and city right-of-way.

Lake County

1. Additional right-of-way dedication for the Grassy Lake rd. and the 20 ft. drainage to the County will require the following information to be provided to Lake County Public Works Department-Engineering Division. This is also requirement prior to right of way and commercial driveway permit approval.

   a. The legal description and sketch of the area being dedicated as additional right-of-way.

   b. Right-of-way Survey for the area of the offsite road improvements, as applicable.

   c. Boundary Survey of the property.

   d. Most recent title for the development property. This can be the Owners Policy from the most recent purchase or the Title Commitment.

e. The By-Laws or Operating Agreement clearly states who will sign the Deed and in what capacity. If neither of these are available, I can accept a letter from the attorney who represents the company, on their letterhead, stating who will sign and in what capacity.

f. A contact person info will need to be provided that is on the development team that can assist with coordination and questions.

Advisory Comments.

2. A Right-of-Way Utilization Permit application will be required to permit the utility and offsite road and right-of-way work along Grassy Lake rd. To apply for the permit, you will need to go to this website - https://www.lakecountyfl.gov/public-works and "*APPLY for Right-of-Way (ROW) Utilization Permit* " under "*Forms* . " Please upload the approved signed and sealed plan, location map, MOT plan sheets or FDOT Indexes and any other supporting documents.
3. A Commercial Driveway Connection Permit application will be required to permit the access off Grassy Lake Rd. . The permit application can be found here - https://www.lakecountyfl.gov/public-works and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov .
4. A Right-of-Way Utilization Permit application will be required to permit the utility and offsite road and right-of-way work along Citrus Grove rd. To apply for the permit, you will need to go to this website - https://www.lakecountyfl.gov/public-works and "*APPLY for Right-of-Way (ROW) Utilization Permit* " under "*Forms* . " Please upload the approved signed and sealed plan, location map, MOT plan sheets or FDOT Indexes and any other supporting documents.
5. A Commercial Driveway Connection Permit application will be required to permit the access off Citrus Grove rd. The permit application can be found here - https://www.lakecountyfl.gov/public-works and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov.
6. Please note: additional comments and concern will be provided during the review for the application on Commercial driveways and ROW utilization permits.

Fire

1. Not approved. Auto turn incomplete.

GENERAL NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL CITY, STATE, AND FEDERAL CODES & STANDARDS.
2. CONTRACTOR SHALL VISIT THE SITE, INVESTIGATE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FURTHER CONSTRUCTION.
4. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THE PROJECT.
5. DIMENSIONS LESS THAN 2'-0" MAY BE SHOWN IN INCHES, I.E. 22" = 1'-10".
6. ALL ANGLED CONDITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
7. THE WORD "PROVIDE" MEANS TO FURNISH AND INSTALL COMPLETE, INCLUDING CONNECTIONS, UNLESS OTHERWISE SPECIFIED.
8. ALL ITEMS OUTSIDE THE PROJECT BOUNDARIES SHALL BE PROTECTED SO AS TO INSURE THAT THEY WILL REMAIN INTACT DURING CONSTRUCTION. ALL ITEMS OUTSIDE THE PROJECT BOUNDARIES WHICH ARE DISTURBED, DAMAGED, OR SOILED DUE TO THE ACTS OF THE CONTRACTOR OR SUBCONTRACTORS, SHALL BE CLEANED, REPAIRED OR REPLACED TO THEIR PREVIOUS CONDITION AS DETERMINED BY THE ARCHITECT.
9. THE CONTRACTOR SHALL MAINTAIN FIRE ACCESS AND EGRESS AT ALL TIMES.
10. ALL FIRE SPRINKLER HEADS, SMOKE DETECTORS, OR OTHER CEILING MOUNTED EQUIPMENT SHALL BE MOUNTED IN THE CENTER OF ACOUSTICAL CEILING TILES.
11. IT IS THE INTENT OF THESE DRAWINGS AND DOCUMENTS TO PROVIDE ALL ITEMS REQUIRED FOR COMPLETE SYSTEMS WHETHER SHOWN OR NOT. CONTRACTOR SHALL PROVIDE ALL ESCUTHEON PLATES, FINISH PLATES, TRIM PIECES, ETC. AS REQUIRED TO PROVIDE A COMPLETE AND FINISHED WORK AS DETERMINED BY THE ARCHITECT.
12. ALL WOOD USED IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
13. ALL INTERIOR PARTITIONS ARE 5/8" GYPSUM BOARD, TAPED AND PAINT TEXTURED WITH ORANGE PEEL FINISH UNLESS OTHERWISE NOTED.
14. PARTITIONS SHALL BE LOCATED TO ALIGN WITH FURRING ON ALL MASONRY WALL CONDITIONS.
15. THE TERM 'WORK' MEANS THE CONSTRUCTION REQUIRED BY THE CONTRACT DOCUMENTS, INCLUDING ALL LABOR NECESSARY TO PRODUCE SUCH CONSTRUCTION, AND ALL MATERIALS AND EQUIPMENT INCORPORATED OR TO BE INCORPORATED THEREIN.
16. ALL WORK MENTIONED OR INDICATED IN THE CONTRACT DOCUMENTS SHALL BE PERFORMED BY THE CONTRACTOR AS PART OF THIS CONTRACT UNLESS IT IS SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS THAT SUCH WORK IS TO BE DONE BY OTHERS. SHOULD THE DRAWINGS OR THE SPECIFICATIONS DISAGREE IN THEMSELVES OR WITH EACH OTHER, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY OR GREATER QUANTITY OF WORK UNLESS OTHERWISE DIRECTED BY WRITTEN ADDENDUM TO THE CONTRACT.
17. IN THE EVENT OF ANY CONFLICT AMONG THE CONTRACT DOCUMENTS, THE DOCUMENTS SHALL BE CONSTRUED ACCORDING TO THE FOLLOWING PRIORITES:

HIGHEST PRIORITY:	MODIFICATIONS
SECOND PRIORITY:	AGREEMENT
THIRD PRIORITY:	ADDENDA - LATER DATE TO TAKE PRECEDENCE
FOURTH PRIORITY:	SUPPLEMENTARY GENERAL CONDITIONS
FIFTH PRIORITY:	GENERAL CONDITIONS
SIXTH PRIORITY:	SPECIFICATIONS
SEVENTH PRIORITY:	DRAWINGS

18. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL REFER TO ALL OF THE DRAWINGS, INCLUDING THOSE SHOWING PRIMARILY THE WORK OF THE MECHANICAL, ELECTRICAL, AND OTHER SPECIALIZED TRADES, AND TO ALL OF THE SECTIONS OF THE SPECIFICATIONS, AND SHALL PERFORM ALL WORK REASONABLY INFERABLE THEREFROM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.\
19. THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS ARE DIAGRAMMATIC ONLY, AND ARE NOT INTENDED TO SHOW THE ALIGNMENT, PHYSICAL LOCATIONS OR CONFIGURATIONS OF SUCH WORK, UNLESS NOTED OTHERWISE. WORK SHALL BE INSTALLED WITHOUT ADDITIONAL COST TO THE OWNER TO CLEAR ALL OBSTRUCTIONS, PERMIT PROPER CLEARANCES FOR THE WORK OF OTHER TRADES, ADN PRESENT AND ORDERLY APPEARANCE WHERE EXPOSED.
20. WHERE THE WORK IS TO FIT WITH EXISTING CONDITIONS OR WORK TO BE PERFORMED BY OTHERS, THE CONTRACTOR SHALL FULLY AND COMPLETELY JOIN THE WORK WITH SUCH CONDITIONS OR WORK, UNLESS OTHERWISE SPECIFIED.
21. IN ALL CASES IN WHICH A MANUFACTURER'S NAME, TRADE NAME OR OTHER PROPRIETARY DESIGNATION IS USED IN CONECTION WITH MATERIALS OR ARTICLES TO BE FURNISHED UNDER THIS CONTRACT, WHETHER OR NOT THE PHRASE 'OR EQUAL' IS USED AFTER SUCH NAME, THE CONTRACTOR SHALL FURNISH THE PRODUCT OF THE NAMED MANUFACTURER(S) WITHOUT SUBSTITUTION, UNLESS WRITTEN REQUEST FOR SUCH SUBSTITUTION HAS BEEN SUBMITTED BY THE CONTRACTOR AND APPROVED IN WRITING BY THE ARCHITECT.
22. WHERE NO EXPLICIT QUALITY OR STANDARDS FOR MATERIALS OR WORKMANSHIP ARE ESTABLISHED FOR WORK, SUCH WORK IS TO BE OF GOOD QUALITY FOR THE INTENDED USE AND CONSISTENT WITH THE QUALITY OF THE SURROUNDING WORK AND THE CONSTRUCTION OF THE PROJECT GENERALLY.
23. THE ARCHITECT AND/OR ENGINEER OF THIS CONTRACT SET OF DOCUMENTS WILL NOT ACCEPT RESPONSIBLITY AS TO ANY UNAUTHORIZED CHANGES OR DEVIATIONS TO THIS PROJECT THAT DIFFER FROM THE PLANS AND SPECIFICATIONS WITHOUT FINAL WRITTEN APPROVAL FROM THE ARCHITECT OR ENGINEER, AS TO SUCH ACTION.

PROJECT TEAM

OWNER:
TOOLES ACE HARDWARE
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130 CROWN OAK CENTRE DRIVE
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EMAIL: jgutherman@qstructural.com

CIVIL
GEMINI LAND DEVELOPMENT, INC.
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SUITE 500-3600
ORLANDO, FL 32806
PH: (407) 247-3600
CONTACT: NICOLE GARGASZ, P.E.
EMAIL: nicole@geminild.com

TOOLES ACE HARDWARE

MINNEOLA, FL. 34715

PROJECT / CODE DATA

CONSTRUCTION

A.	TOTAL CONDITIONED BUILDING AREA:	16,420 SF.
B.	TOTAL UNCONDITIONED COVERED WALKWAY / ENTRY AREA:	1,350 SF.
C.	TOTAL UNCONDITIONED GARDEN CENTER AREA:	3,292 SF.
	TOTAL BUILDING FOOTPRINT / AREA:	21,062 SF.
D.	CONSTRUCTION TYPE: *SPRINKLERED BUILDING IN ACCORDANCE WITH FBC 903.3.1.1*	TYPE V-B
E.	OCCUPANCY (FBC 310.4): (SEE OCC. LOAD CALC. TABLE ON SHEET A3.2) =	M - MERCANTILE 257 OCCUPANTS
F.	MAXIMUM ALLOWABLE AREA (FBC TABLE 506.2): ACTUAL TENANT AREA =	36,000 SF 21,062 SF / 1 STORY
G.	MAXIMUM ALLOWABLE HEIGHT (FBC TABLE 504.3a): ACTUAL BUILDING HEIGHT =	60'-0" / TWO (2) STORIES 35'-3" / ONE (1-STORY)
H.	NUMBER OF EXITS REQUIRED (FBC 1006.3.3): NUMBER OF EXITS PROVIDED:	TWO (2) FIVE (5)
I.	MAX. EXIT ACCESS TRAVEL DISTANCE (FBC TABLE 1017.2):	250'-0"
J.	MAX. COMMON PATH OF EGRESS TRAVEL (FBC 1006.2.1):	75'-0"
K.	MAX. DEAD END CORRIDOR LENGTH: (NONE PROVIDED):	50'-0"

L. FIRE RESISTANCE RATING REQUIREMENTS (FBC TABLE 601 & FBC 705.4):

PARTY AND FIRE WALLS:	0 HR
STRUCTURAL FRAME:	0 HR
BEARING WALLS - INTERIOR	0 HR
BEARING WALLS - EXTERIOR	0 HR
NONBEARING WALLS & PARTITIONS (INTERIOR)	0 HR
NONBEARING WALLS & PARTITIONS (EXTERIOR)	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

PARCEL ID: 05-22-26-0004-000-02100

ALT. KEY: 3957886

ADDRESS:

0 UNASSIGNED
MINNEOLA FL, 34715

LEGAL DESCRIPTION

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 5 TOWNSHIP 22 SOUTH RANGE 26 EAST RUN SOUTH 89-24-27 EAST ALONG THE SOUTH LINE 747.61 FEET TO THE SOUTHWEST CORNER OF TRACT A OVERLOOK AT GRASSY LAKE EAST PHASE 3 PB 81 PG 33-35 RUN NORTH 16-51-42 WEST ALONG THE WESTERLY LINE OF SAID TRACT A AND TRACT F A DISTANCE OF 1057.57 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE NORTH 16-51-42 WEST ALONG SAID WESTERLY LINE OF TRACT F AND TRACT D A DISTANCE OF 301.36 FEET TO THE NORTHWEST CORNER OF SAID TRACT D ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CITRUS GROVE ROAD, THENCE RUN NORTH 89-23-24 WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 298.41 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GRASSY LAKE ROAD, THENCE RUN SOUTH 0-39-47 WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 287.46 FEET TO THE NORTH LINE OF OVERLOOK AT GRASSY LAKE EAST PHASE 4 PB 84 PG 21-22, SOUTH 89-23-24 EAST 389.15 FEET TO THE POINT OF BEGINNING ORB 6445 PG 1153

VICINITY MAP

VICINITY / LOCATION MAP

ABBREVIATIONS

A.B.	ANCHOR BOLT	GALV.	GALVANIZED
ABV.	ABOVE	G.C.	GENERAL CONTRACTOR
A/C	AIR-CONDITIONER	GFI	GROUND FAULT INTERRUPTER
ADJ.	ADJUSTABLE	HGT	HEIGHT
A.F.F.	ABOVE FINISHED FLOOR	MFGR	MANUFACTURER
A.H.U.	AIR HANDLER UNIT	MIN.	MINIMUM
BM.	BEAM	MIR.	MIRROR
BOT.	BOTTOM	N.T.S.	NOT TO SCALE
CLG.	CEILING	OPN'G	OPENING
CJ	CONTROL JOINT	PED.	PEDESTAL
COL.	COLUMN	PSF	POUNDS PER SQUARE FOOT
COMP.	A/C COMPRESSOR	RAD	RADIUS
C.T.	CERAMIC TILE	REQ'D	REQUIRED
DIA.	DIAMETER	RND	ROUND
DISP.	DISPOSAL	S.F.	SQUARE FOOT (FEET)
E.W.	EACH WAY	SHT	SHEET
ELEC.	ELECTRICAL	SQ.	SQUARE
ELEV.	ELEVATION	TEMP.	TEMPERED
EXT.	EXTERIOR	TYP.	TYPICAL
FBC	FLORIDA BUILDING CODE	U.N.O.	UNLESS NOTED OTHERWISE
FIN. FLR.	FINISHED FLOOR	VERT.	VERTICAL
F.G.	FIXED GLASS	VTR	VENT THROUGH ROOF
FLR.	FLOOR	W/	WITH
FT.	FOOT / FEET	W/C	WATER CLOSET
FX	FIXED	WP	WATER PROOF

LIST OF CODES & STANDARDS

FBC 2023 8TH ED.	FLORIDA BUILDING CODE
FBC 2023 8TH ED.	FLORIDA EXISTING BUILDING CODE
FPC 2023 8TH ED.	FLORIDA PLUMBING CODE
FMC 2023 8TH ED.	FLORIDA MECHANICAL CODE
FBC 2023 8TH ED.	FLORIDA ENERGY CONSERVATION CODE
FBC 2023 8TH ED.	FLORIDA ACCESSIBILITY CODE
FFPC 2021 8TH ED.	FLORIDA FIRE PREVENTION CODE 8TH ED.
NFPA-70-2020	NATIONAL ELECTRICAL CODE

SHEET DRAWING INDEX

SHEET #	TITLE	SUBMITTAL #1 - 07/15/25	SUBMITTAL #2 - 10/14/25	SUBMITTAL #3 - 11/14/25	PERMIT SET	ADDENDUM #1	ADDENDUM #2
ARCHITECTURAL							
A 1.1	PROJECT DATA	●	●	●			
A 1.2	TYPICAL ADA STANDARDS						
A 2.0	ARCHITECTURAL SITE PLAN			●			
A 2.1	DUMPSTER PLAN AND DETAILS						
A 3.1	FLOOR PLAN		●	●			
A 3.2	LIFE SAFETY PLAN			●			
A 3.3	REFLECTED CEILING PLAN		●	●			
A 4.1	ELEVATIONS		●	●			
A 4.2	ELEVATIONS		●	●			
A 5.1	BUILDING SECTION			●			
A 5.2	WALL SECTIONS						
A 5.3	WALL SECTIONS						
A 6.1	WALL TYPE & DETAILS	●					
A 7.1	ROOF PLAN	●		●			
A 7.2	ROOF DETAILS						
A 8.1	DOOR SCHEDULE & DETAILS			●			
STRUCTURAL							
S0.1	OVERALL STRUCTURAL NOTES						
S0.2	OVERALL STRUCTURAL SCHEDULES						
S0.3	OVERALL STRUCTURAL SCHEDULES						
S1.0	OVERALL TYPICAL DETAILS						
S1.1	OVERALL TYPICAL DETAILS						
S1.2	OVERALL TYPICAL DETAILS						
S2.0	STRUCTURAL FOUNDATION PLAN						
S2.1	STRUCTURAL ROOF FRAMING PLAN						
S3.0	OVERALL STRUCTURAL SECTIONS						
S4.0	OVERALL STRUCTURAL SECTIONS						
MECHANICAL							
M0.1	SYMBOL & LEGENDS MECHANICAL						
M2.1	FLOOR PLAN MECHANICAL	●					
M2.2	ROOF PLAN MECHANICAL						
M3.1	SCHEDULES MECHANICAL						
M4.1	DETAILS MECHANICAL						
M5.1	SPECIFICATIONS MECHANICAL						
M6.1	SPECIFICATIONS MECHANICAL						
ELECTRICAL							
E0.1	SYMBOL & LEGEND ELECTRICAL						
E1.1	SITE PLAN ELECTRICAL						
E1.2	SITE PLAN PHOTOMETRICS			●			
E1.3	SITE LIGHTING CUT SHEETS						
E2.1	FLOOR PLAN POWER & SYSTEM	●	●				
E2.2	ROOF PLAN ELECTRICAL						
E2.3	ENLARGED POWER AND SYSTEMS						
E3.1	FLOOR PLAN LIGHTING	●	●				
E4.1	RISER DIAGRAM ELECTRICAL						
E5.1	SCHEDULES ELECTRICAL	●	●				
E5.2	SCHEDULES ELECTRICAL						
E6.1	DETAILS ELECTRICAL						
E7.1	SPECIFICATIONS ELECTRICAL						
PLUMBING							
P0.1	SYMBOL LEGEND PLUMBING						
P1.1	SITE PLAN PLUMBING						
P2.1	FLOOR PLAN PLUMBING						
P2.2	ROOF PLAN PLUMBING						
P3.1	ENLARGED RESTROOM PLAN PLUMBING						
P4.1	SCHEDULES AND DETAILS PLUMBING						

PLUMBING CALCULATION TABLE

	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	SERVICE SINK
	MALE	FEMALE	MALE	FEMALE		
REQ. FIXTURES	1 PER 500		1 PER 750		1 PER 500	1 SERVICE SINK
PROVIDED FIXTURES	2		2		1 HI - 1 LO	1

GENERAL NOTE - DEFERRED SUBMITTALS:

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED PER 107.3.4.1.

THE FOLLOWING STRUCTURAL COMPONENTS SHALL BE TREATED AS DEFERRED SUBMITTALS:

1. PRE-ENGINEERED STRUCTURE (STEEL JOIST AND WOOD TRUSSES)
2. FIRE PROTECTION SYSTEMS
3. PRE-ENGINEERED AWNINGS / CANOPIES
4. SCREENED GARDEN CENTER ENCLOSURE
5. LOW VOLTAGE DESIGN

POWELL STUDIO ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
AA# 26002236

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE
MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

2025.04.23 11:16:44 -04'00'

PROJECT NO: PSA2025-10.00

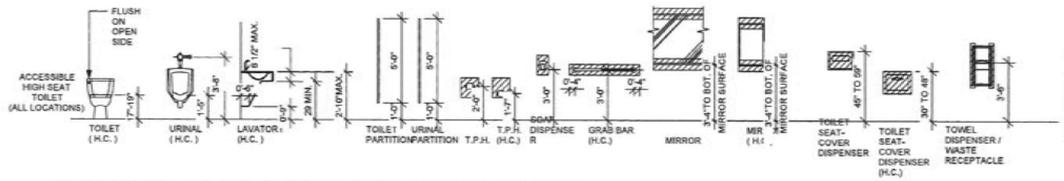
REVISIONS:

MARK	DATE	DESCRIPTION
1	01/16/26	OWNER COMMENTS
2	02/20/26	OWNER COMMENTS
3	04/13/26	MUNI COMMENTS

ISSUE DATE: DECEMBER 18, 2025

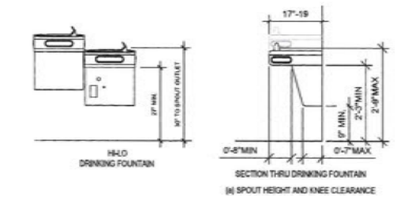
PROJECT DATA

A1.1



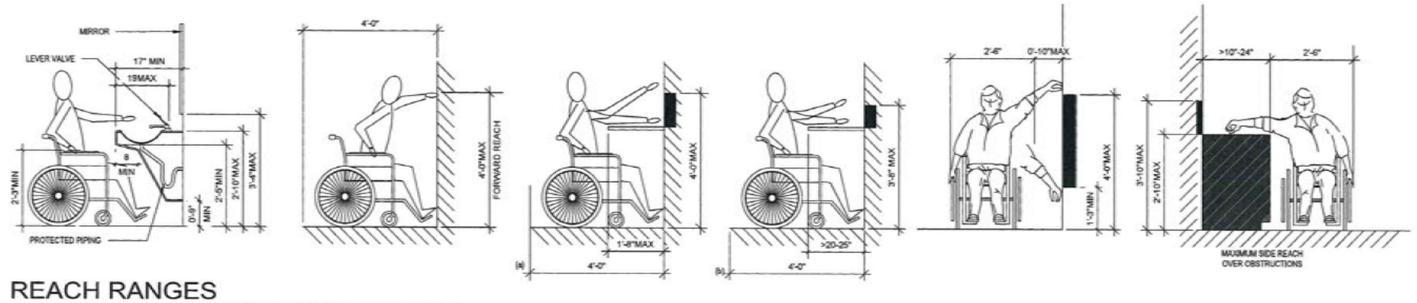
1 A1.2 COMMON AREA RESTROOM ELEVATIONS

SCALE: 1/4" = 1'-0"



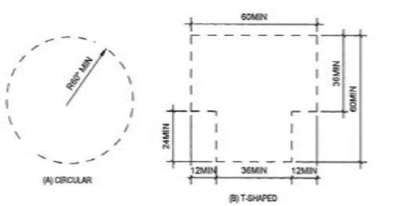
2 A1.2 DRINKING FOUNTAIN CLEARANCES

SCALE: 1/2" = 1'-0"



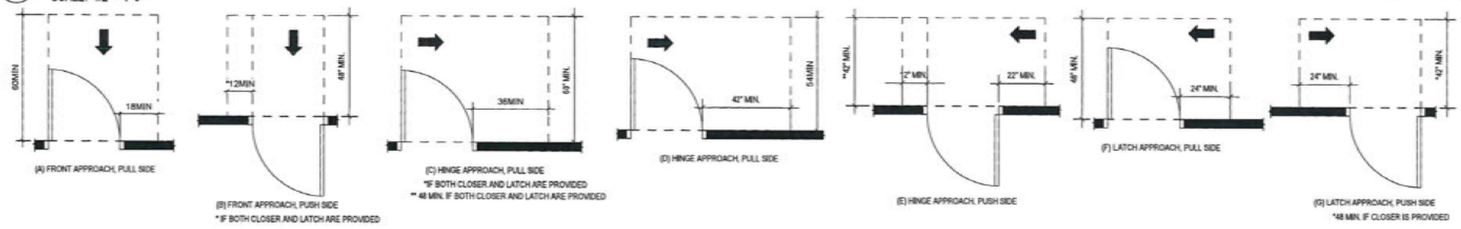
3 A1.2 REACH RANGES

SCALE: 1/2" = 1'-0"



4 A1.2 TURNING SPACE CLEARANCE

SCALE: 3/8" = 1'-0"



5 A1.2 MANEUVERING CLEARANCES AT SWING DOORS

SCALE: 3/8" = 1'-0"

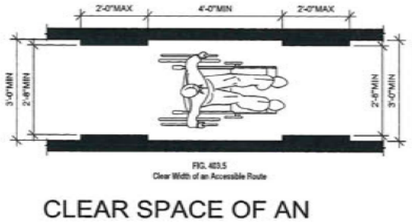
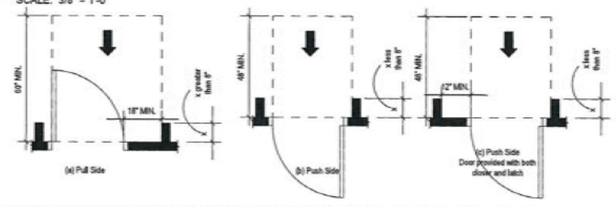


FIG. 403.5
Clear Width of an Accessible Route

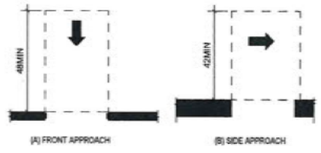
6 A1.2 CLEAR SPACE OF AN ACCESSIBLE ROUTE

SCALE: 1/2" = 1'-0"



7 A1.2 MANEUVERING CLEARANCES AT RECESSED DOORS

SCALE: 3/8" = 1'-0"

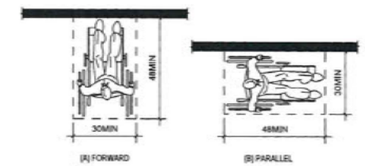


8 A1.2 CLEARANCES AT OPENINGS

SCALE: 3/8" = 1'-0"

9 A1.2 DOORWAY CLEAR WIDTHS

SCALE: 3/8" = 1'-0"



10 A1.2 CLEAR FLOOR SPACE

SCALE: 3/8" = 1'-0"

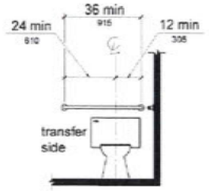


Figure 604.5.2
Rear Wall Grab Bar at Water Closets

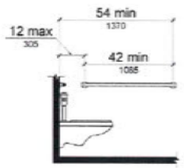
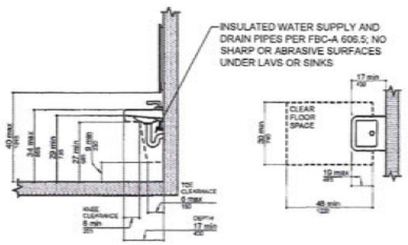


Figure 604.5.1
Side Wall Grab Bar at Water Closets

Figure 604.3.1
Size of Clearance at Water Closets

11 A1.2 WATER CLOSET CLEARANCES

SCALE: 3/8" = 1'-0"



12 A1.2 LAVATORY CLEARANCES

SCALE: 3/8" = 1'-0"

ACCESSIBILITY SIGNAGE NOTES:

CHARACTER PROPORTION:
CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER 'I'.

RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS (PICTOGRAMS):
LETTERS AND NUMERIC SHALL BE RAISED 1/32 IN., UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" (16 MM) HIGH, BUT NO HIGHER THAN 2 IN. (50 MM). PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6 IN. (152 MM) MINIMUM OF HEIGHT.

FINISH AND CONTRAST:
THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

MOUNTING LOCATION AND HEIGHT:
WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE BE NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST, ADJACENT WALL. MOUNTING LOCATION OF SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 IN. (76 MM) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR. MOUNTING HEIGHT SHALL BE 60 IN. (1525 MM) MAXIMUM ABOVE THE FINISH FLOOR MEASURE TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER.

SYMBOLS OF ACCESSIBILITY:
FACILITIES AND ELEMENTS REQUIRED TO BE IDENTIFIED AS ACCESSIBLE BY SECTION 4.1 OF THE A.D.A.A.G SHALL USE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

13 A1.2 ACCESSIBILITY SIGNAGE DETAILS

NOT TO SCALE

POWELL STUDIO ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
[redacted]

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE
MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA
ROBERT JEFFREY POWELL
AR94675
REGISTERED ARCHITECT

2026.04.23 11:17:03-04'00'

PROJECT NO: PSA2025-10.00

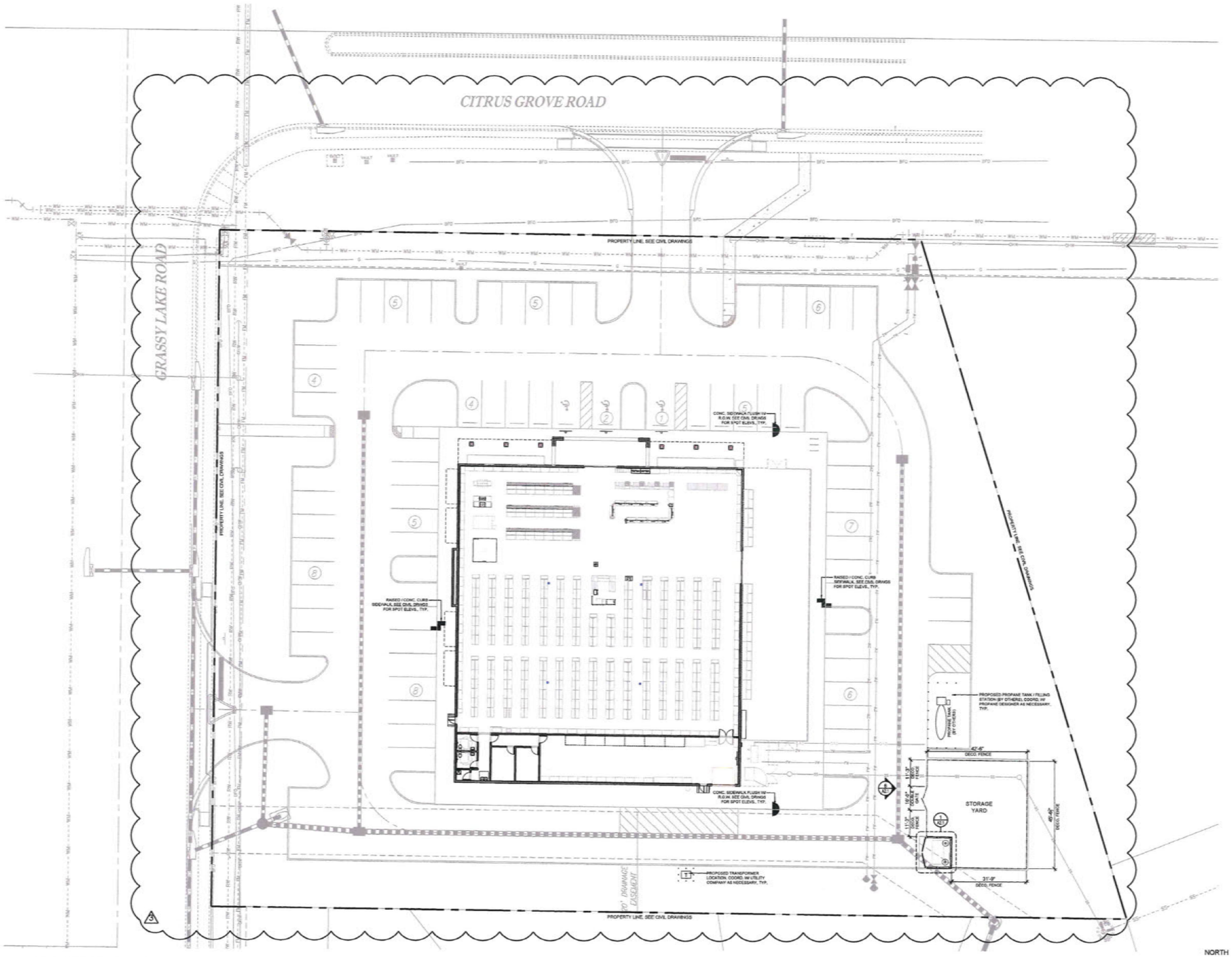
REVISIONS:

MARK	DATE	DESCRIPTION

ISSUE DATE: DECEMBER 18, 2025

TYPICAL ADA STANDARDS

A1.2



1 A2.0 ARCHITECTURAL SITE PLAN
NTS

POWELL STUDIO ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA · CHRISTOPHER JEFFREY POWELL · AR94675 · REGISTERED ARCHITECT

Robert James Powell, AIA
Florida Licensed Architect AR0017675

2025.04.23 11:17:08-04'00'

PROJECT NO: PSA2025-10.00

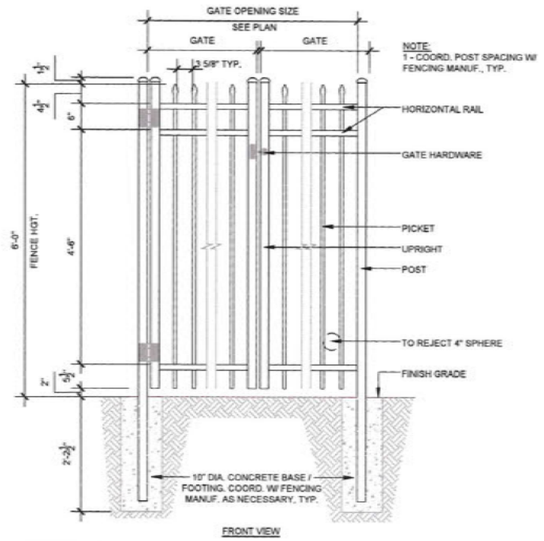
REVISIONS:

MARK	DATE	DESCRIPTION
1	04/13/26	MUNI COMMENTS

ISSUE DATE: DECEMBER 18, 2025

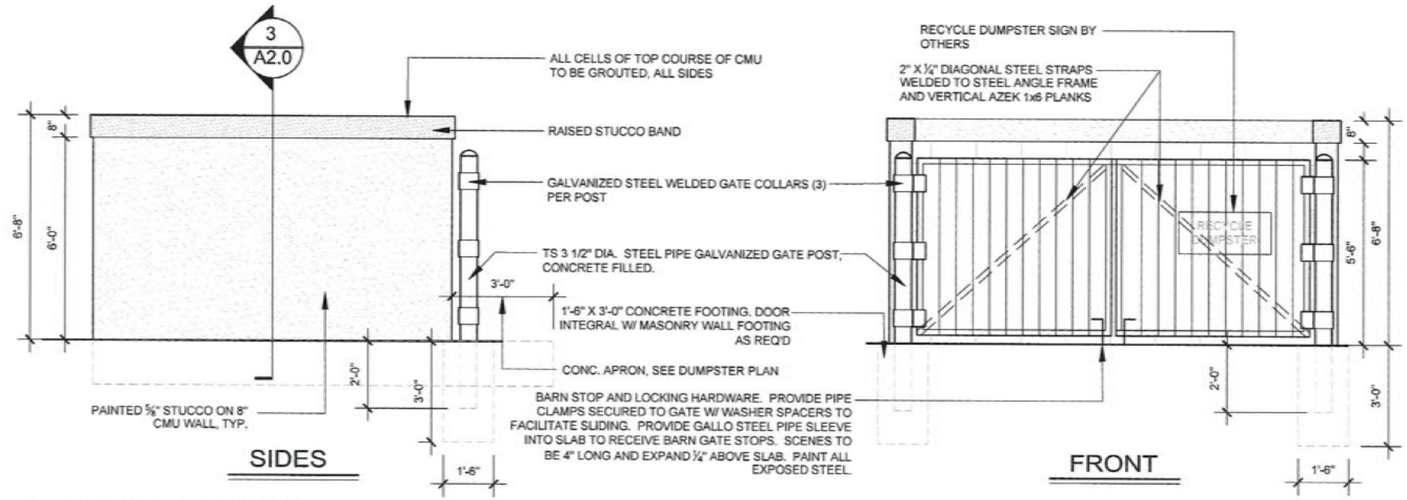
ARCHITECTURAL SITE PLAN

A2.0



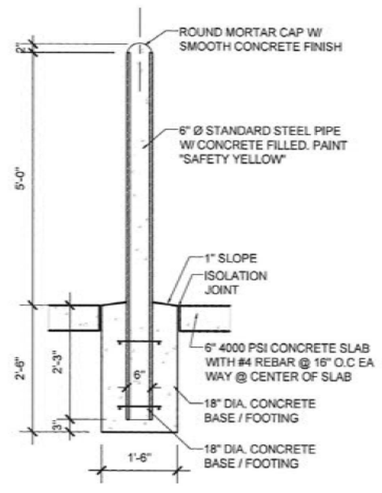
6 A2.1 DECO. GATE / FENCING DTL.

SCALE: 1" = 1'-0"



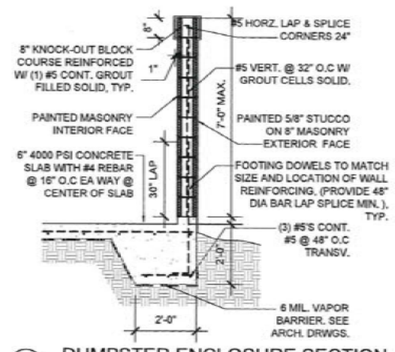
2 A2.1 DUMPSTER ELEVATIONS

SCALE: 1/2" = 1'-0"



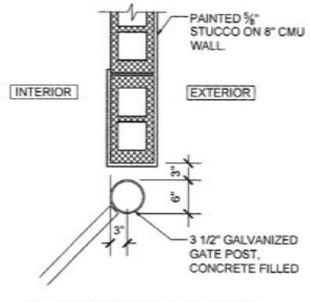
5 A2.1 TYP. BOLLARD DETAIL

SCALE: 3/4" = 1'-0"



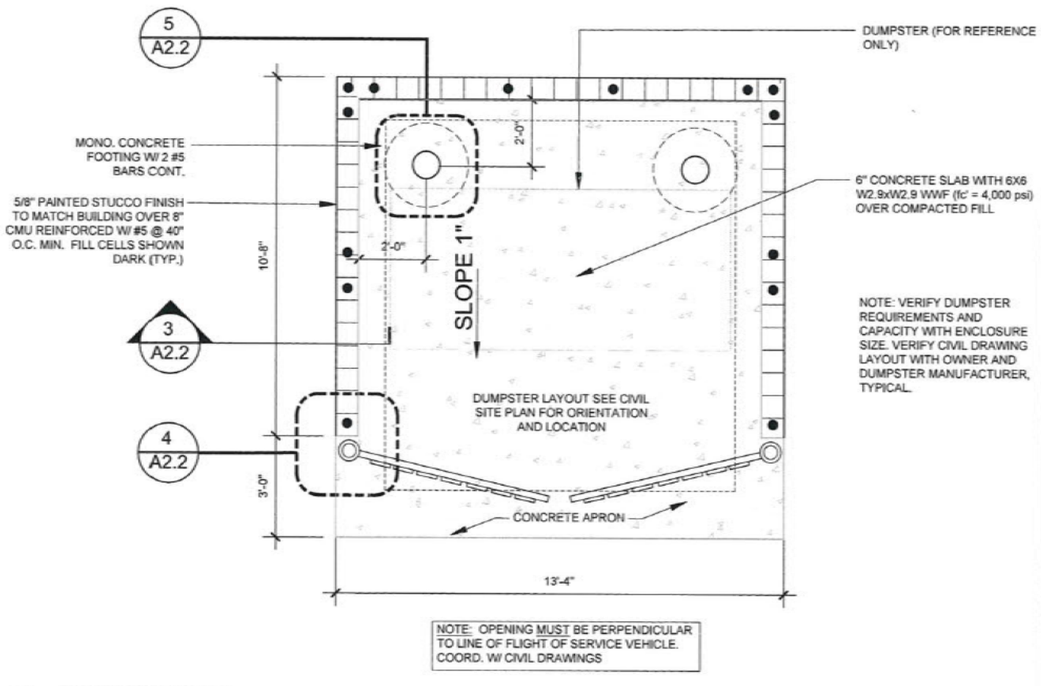
3 A2.1 DUMPSTER ENCLOSURE SECTION

SCALE: 1/2" = 1'-0"



4 A2.1 DUMPSTER GATE DETAIL

SCALE: 1" = 1'-0"



1 A2.1 DUMPSTER PLAN

SCALE: 1/2" = 1'-0"

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ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
[redacted]
AAR 0002226

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

2026.04.20 11:17:10-04'00'

PROJECT NO: PSA2025-10.00

REVISIONS:

MARK	DATE	DESCRIPTION

ISSUE DATE: DECEMBER 18, 2025

DUMPSTER PLAN AND DETAILS

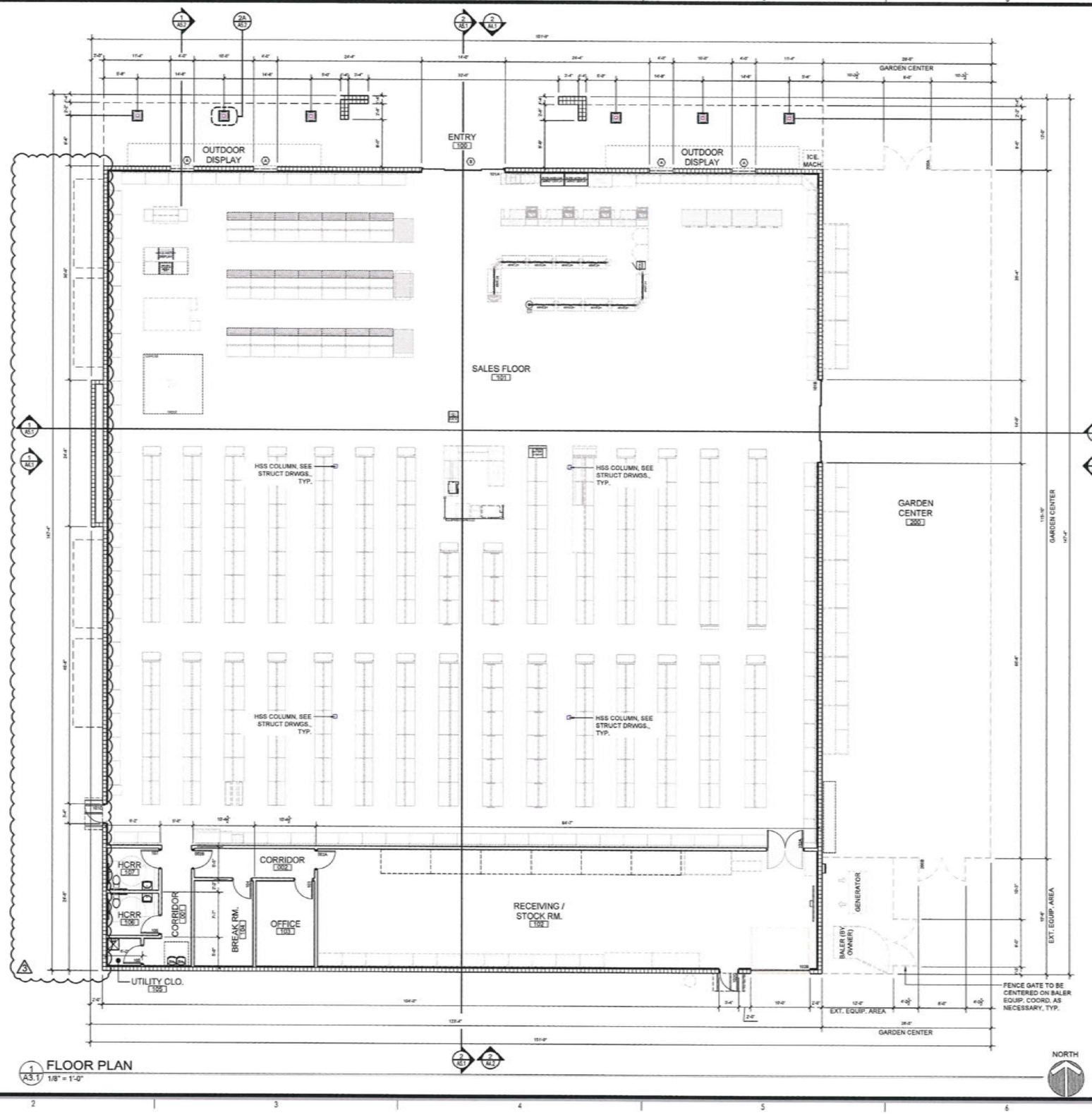
A2.1

FLOOR PLAN GENERAL NOTES:

1. CONTRACTOR TO PROVIDE AND INSTALL NEW 10LB ABC FIRE EXTINGUISHERS AND COORDINATE PLACEMENTS WITH FIRE MARSHALL. INSTALL QUANTITY AS REQUIRED SO AS NOT TO EXCEED 75' OF TRAVEL TO AN EXTINGUISHER.
2. CONSTRUCTION SHALL COMPLY WITH ALL CITY, STATE, AND FEDERAL CODES & STANDARDS.
3. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE CONSTRUCTION COMMENCES.
4. THERE ARE NO EXTERIOR SIGNS AS PART OF THIS SCOPE OF WORK. EXTERIOR SIGNAGE WILL BE PERMITTED BY FUTURE TENANT.
5. ALL INTERIOR WALLS SHALL BE DESIGNATED A1 U.N.O, AND ALL EXTERIOR WALLS ARE TO BE ASSUMED B1 U.N.O. SEE WALL TYPE DETAILS ON SHEET A6.1.
6. PROVIDE 2X4 BLOCKING AT 12" O.C TO 90" A.F.F AT ALL WALL WALLS SCHEDULED TO RECEIVE SHELVING.
7. THE GENERAL CONTRACTOR SHALL VERIFY ALL INTERIOR SUITE FINISHES AND FIXTURES WITH OWNER / ARCHITECT.

FLOOR PLAN SYMBOL LEGEND:

- NEW INTERIOR PARTITION
- ONE HOUR FIRE RATED WALL
- TWO HOUR FIRE RATED WALL
- (X#) INTERIOR WALL TYPE TAG
- F.E. FIRE EXTINGUISHER - WALL MOUNTED
- LEVEL THRESHOLD TRANSITION (1/2" MAX.)



1 A3.1 FLOOR PLAN
1/8" = 1'-0"

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA — ROBERT JEFFREY POWELL — AR94575 — REGISTERED ARCHITECT

2026.04.23 11:17:13-04'00'

PROJECT NO: PSA2025-10.00

REVISIONS:

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3	04/13/26	MUNI COMMENTS

ISSUE DATE: DECEMBER 18, 2025

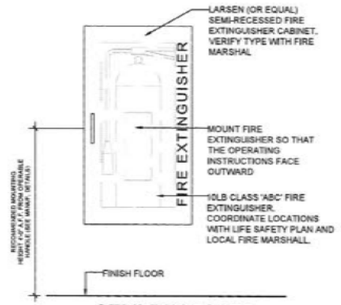
FLOOR PLAN

A3.1

OCCUPANT LOAD CALCULATION TABLE

RM. NUM.	ROOM NAME	OCCUPANT LOAD FACTOR (1 OCCUP./ X SQ. FT.)	AREA (GSF / NSF)	OCCUP LOAD (NO. OF PERSONS)	REMARKS
101	SALES FLOOR	1 OCC. / 60 GSF		227 PERSONS	
102	RECEIVING / STOCK RM.	1 OCC. / 300 GSF		6 PERSONS	
103	OFFICE	1 OCC. / 150 GSF		2 PERSON	
104	BREAK ROOM	1 OCC. / 15 GSF		10 PERSONS	
105	UTILITY CLOSET	1 OCC. / 300 GSF		1 PERSON	
200	GARDEN CENTER	1 OCC. / 60 GSF		11 PERSONS	
TOTAL OCCUPANT BUILDING LOAD:				257 PERSONS	

NOTE: G.C. TO COORDINATE TYPE AND LOCATION OF ALL FIRE EXTINGUISHERS WITH FIRE MARSHALL PRIOR TO INSTALLATION. FIRE EXTINGUISHERS TO BE AVAILABLE WITHIN 75'-0" TRAVEL DISTANCE FROM ANY POINT WITHIN FACILITY. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE TOP OF THE FIRE EXTINGUISHER IS NO MORE THAN 5'-0" A.F.F. THE CABINET HANDLE SHALL BE MOUNTED NO HIGHER THAN 48" A.F.F. PER MANUFACTURER'S GUIDELINES.

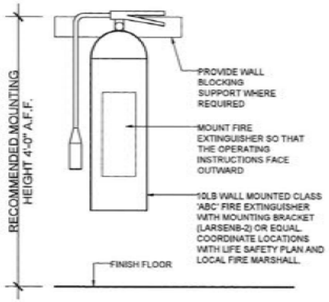


SEMI-RECESSED

3 / A3.2 FIRE EXTINGUISHER DETAILS

1" = 1'-0" (BASIS OF DESIGN LARSEN OR EQUAL)

NOTE: G.C. TO COORDINATE TYPE AND LOCATION OF ALL FIRE EXTINGUISHERS WITH FIRE MARSHALL PRIOR TO INSTALLATION. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE TOP OF THE FIRE EXTINGUISHER IS NO MORE THAN 5'-0" A.F.F. IN NO CASE SHALL THE CLEARANCE BETWEEN THE BOTTOM OF THE FIRE EXTINGUISHER BE LESS THAN 4" A.F.F.

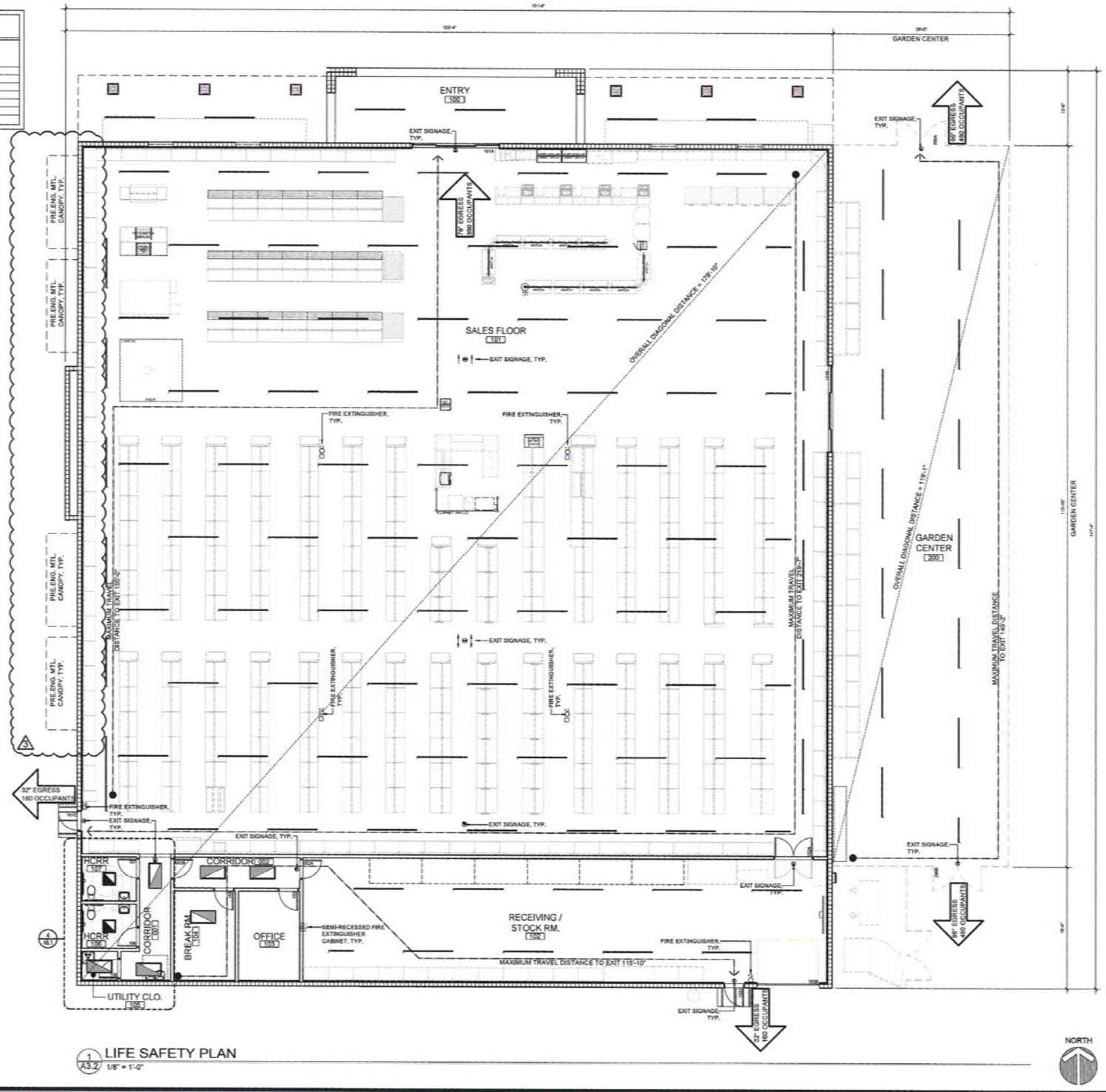


2 / A3.2 FIRE EXTINGUISHER

1" = 1'-0" (BASIS OF DESIGN LARSEN OR EQUAL)

NOTE: G.C. TO COORDINATE TYPE AND LOCATION OF ALL FIRE EXTINGUISHERS WITH FIRE MARSHALL PRIOR TO INSTALLATION. FIRE EXTINGUISHERS TO BE AVAILABLE WITHIN 75'-0" TRAVEL DISTANCE FROM ANY POINT. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE TOP OF THE FIRE EXTINGUISHER IS NO MORE THAN 5'-0" A.F.F. THE CABINET HANDLE SHALL BE MOUNTED NO HIGHER THAN 48" A.F.F. PER MANUFACTURER'S GUIDELINES. SEE FIRE EXTINGUISHER DETAILS ON SHEET A7.3.

A LIFE SAFETY PLAN IS INTENDED FOR CODE COMPLIANCE CONFIRMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



1 / A3.2 LIFE SAFETY PLAN

1/8" = 1'-0"

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA — ROBERT JEFFREY POWELL — AR94575 — REGISTERED ARCHITECT

2026.04.23 11:37:16-04'00'

PROJECT NO: PSA2025-10.00

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LIFE SAFETY PLAN

A3.2

REFLECTED CEILING PLAN GENERAL NOTES:

1. SEE DIMENSIONED FLOOR PLAN FOR INTERIOR DIMENSIONS AS WELL AS DIMENSIONAL TOLERANCES.
2. PROVIDE SOUND BATT INSULATION ABOVE CEILING AT ALL CLASSROOMS.
3. ALL ITEMS INSTALLED WITHIN CEILING TILES SHALL BE CENTERED WITHIN THE TILE THE ITEM IS INSTALLED (UNLESS OTHERWISE NOTED). INCLUDING BUT NOT LIMITED TO, INCANDESCENT LIGHTING, SMOKE DETECTORS, MOTION SENSORS, ETC.
4. SEE DETAIL 3/A6.1 FOR ACOUSTICAL CEILING GRID AND PANEL SPECIFICATIONS.
5. G.C SHALL HIRE A LICENSED FIRE SPRINKLER CONTRACTOR TO MODIFY THE FIRE SPRINKLER SYSTEM WITHIN THE FACILITY. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT AND OBTAIN A SEPARATE PERMIT PRIOR TO INSTALLATION / MODIFICATION OF THE SPRINKLER SYSTEM.
6. THE FIRE SPRINKLER CONTRACTOR SHALL VERIFY AND PROVIDE PROPER FIRE SPRINKLER COVERAGE.
7. THE FLAME SPREAD RATING OF THE ACOUSTICAL CEILING TILE SHALL BE AS FOLLOWS AND VERIFIED BY THE CONTRACTOR:
   a. FLAME SPREAD: 25 OR UNDER PER ASTM E-84.
   b. CLASS 'A' FLAME RESISTANCE, NON-COMBUSTIBLE IN ACCORDANCE WITH ASTM 1264, UL LABELED.
   c. NCR RANGE .55 TO .75

REFLECTED CEILING PLAN SYMBOL LEGEND:

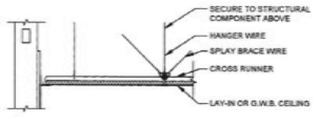
- ONE (1) HOUR RATED FIRE PARTITION
- TWO (2) HOUR RATED FIRE PARTITION
- EXIT LIGHT
- DOWN LIGHTING
- EMERGENCY DOWN LIGHTING
- EMERGENCY LIGHT (WALL MOUNTED)
- 2'X4' FLOURESCENT LIGHT FIXTURE
- EMERGENCY 2'X4' FLOURESCENT LIGHT FIXTURE
- 8' STRIP LIGHT FIXTURE
- 8' STRIP LIGHT FIXTURE W/ INT. EMERG. BALLAST
- EXTERIOR (WET RATED) FAN
- DUAL TECHNOLOGY OCCUPANCY SENSOR
- SUSPENDED STRIP LIGHTING
- FLUORESCENT WALL MOUNTED FIXTURE
- EMERGENCY FLUORESCENT WALL MOUNTED FIXTURE
- EXTERIOR LIGHTING
- PENDANT LIGHTING (COORD. W/ OWNER)

REFLECTED CEILING PLAN KEY:

1. EXPOSED TO STRUCTURE TO BE PAINTED WHITE. COLOR BASIS OF DESIGN: CLARK-KENSINGTON LATEX, FLAT WHITE DRY-FALL COATING
2. 24" X 24" ACOUSTICAL TILE CEILING AT 10'-0" AFF.
3. 24" X 48" ACOUSTICAL TILE CEILING AT 10'-0" AFF.
4. DRYWALL BULKHEAD AT 9'-6"
5. SOFFIT BOARD AT 13'-3" (SEE BLDG. SECTION FOR ADDT'L INFO.)
6. SOFFIT BOARD AT UNDERSIDE OF STRUCTURE
7. EXPOSED CEILING. COORD. W/ MANUF.

MINIMUM SIZE OF THE BRACING MEMBER FOR CEILING

WALL HEIGHT	MAXIMUM SPACING OF THE BRACE	
	6'-0"	8'-0"
UP TO 10'	12 GA WIRE	12 GA WIRE
12'	10 GA WIRE	10 GA WIRE *
14'	10 GA WIRE	25 GA STUD
16'	10 GA WIRE	25 GA STUD



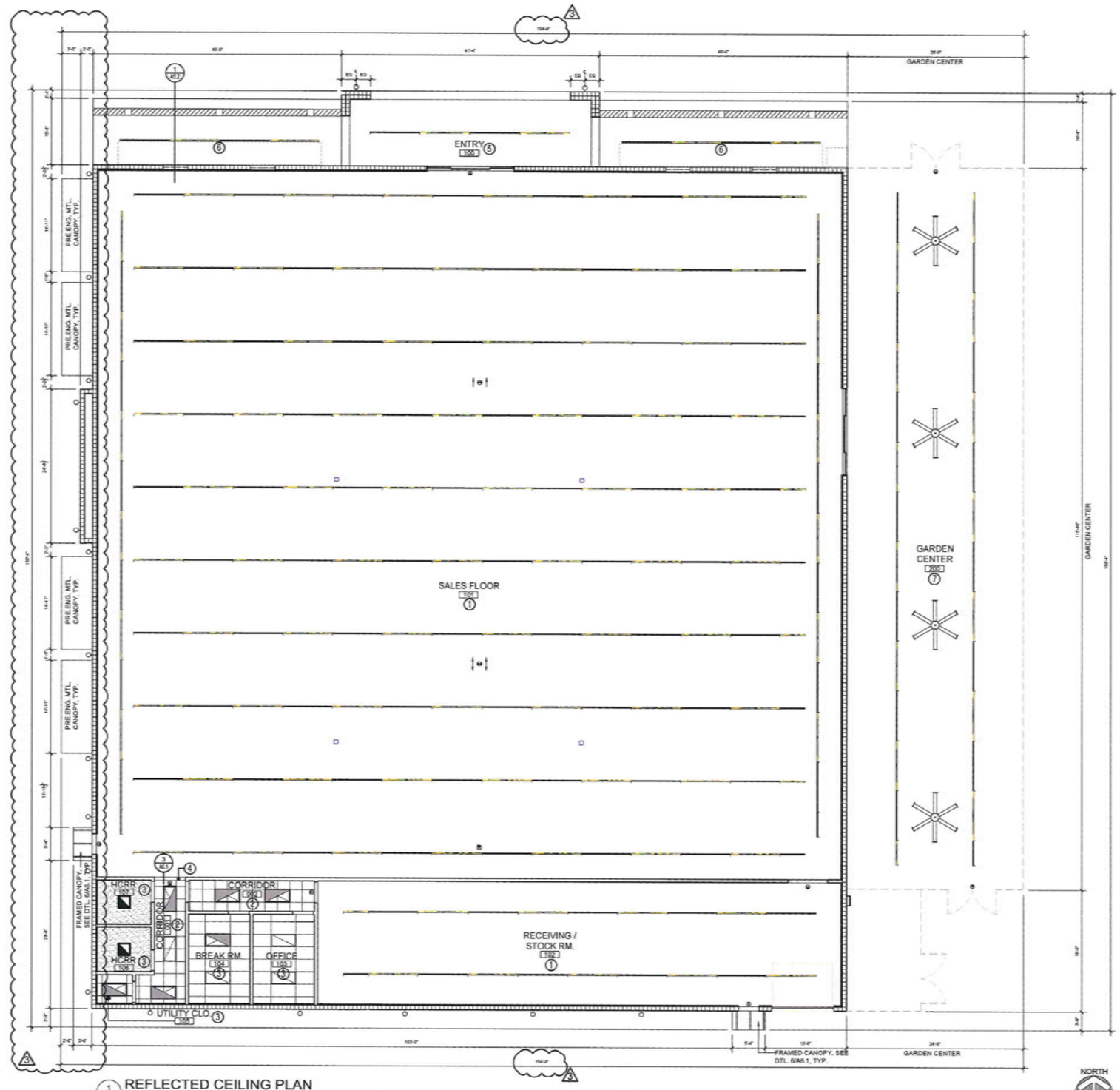
HANGER WIRE	ALLOW. TENSION
12 GAUGE	170#
11 GAUGE	229#
10 GAUGE	300#

LATERAL FORCE BRACING NOT TO EXCEED 12'-0" O.C. IN EITHER DIRECTION WITH THE FIRST POINT WITHIN 4' FROM EACH WALL.

CONTINUE HORIZONTAL STRUT TO PREVENT SPREADING OF RUNNERS. LOCKING CLIP TO FASTEN CROSS RUNNER TO MAIN RUNNER.

CEILING SYSTEM HANGER WIRES AND BRACE WIRES MUST CONNECT TO STRUCTURAL COMPONENTS ONLY. STEEL JOIST AND GIRDER BOTTOM CHORDS, OR BEAM AND CHANNEL BOTTOM FLANGES SUPPORT AND BRACING WIRES ARE NOT ALLOWED TO BE CONNECTED TO: PIPING OR CONDUITS, JOIST BRACING, ROOF DECK, HVAC DUCTWORK.

2 A3.3 ACOUSTICAL CEILING TILE / GRID DETAIL
1/8 = 1'-0"



1 A3.3 REFLECTED CEILING PLAN
1/8 = 1'-0"

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

2026.04.23 11:17:19-04'00'

PROJECT NO: PSA2025-10.00

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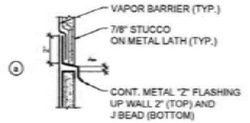
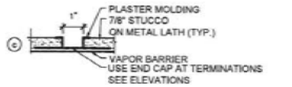
REFLECTED CEILING PLAN

A3.3

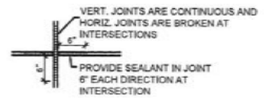


CONTROL/EXPANSION JOINT - HORIZONTAL APPLICATIONS

CONTROL/EXPANSION JOINT - VERTICAL & CEILING APPLICATIONS



CONTROL/EXPANSION JOINT - VERTICAL & CEILING APPLICATIONS

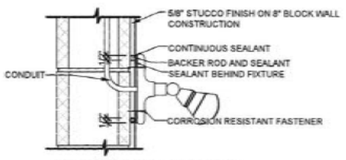


CONTROL/EXPANSION JOINT - AT INTERSECTION

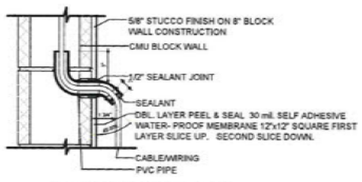
NOTE: STUCCO CONTROL JOINTS TO BE PLACED SO AS NOT TO EXCEED 144 S.F. OF WALL OR 18 L.F.

8 A4.1 STUCCO DETAIL
SCALE: 3" = 1'-0"

NOTE: COMPLETELY SEAL THE CONDUIT PENETRATION OF THE STUCCO WALL SYSTEM PRIOR TO INSTALLATION OF THE ELECTRICAL BOX.

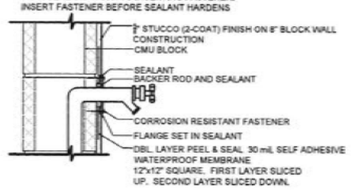


4 A4.1 LIGHTING DETAIL
3" = 1'-0"



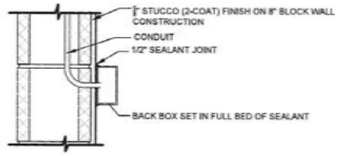
5 A4.1 CONDUIT DETAIL
3" = 1'-0"

NOTE: PRE-DRILL ATTACHMENT HOLES AND FILL WITH SEALANT PRIOR TO INSERTING FASTENER. INSERT FASTENER BEFORE SEALANT HARDENS

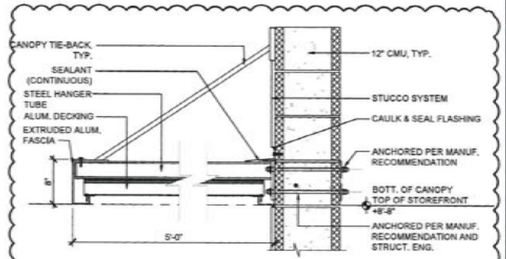


6 A4.1 HOSE BIBB DETAIL
3" = 1'-0"

NOTE: COMPLETELY SEAL THE CONDUIT PENETRATION OF THE STUCCO WALL SYSTEM PRIOR TO INSTALLATION OF THE ELECTRICAL BOX.



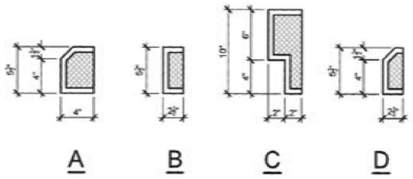
7 A4.1 CONDUIT BOX DETAIL
3" = 1'-0"



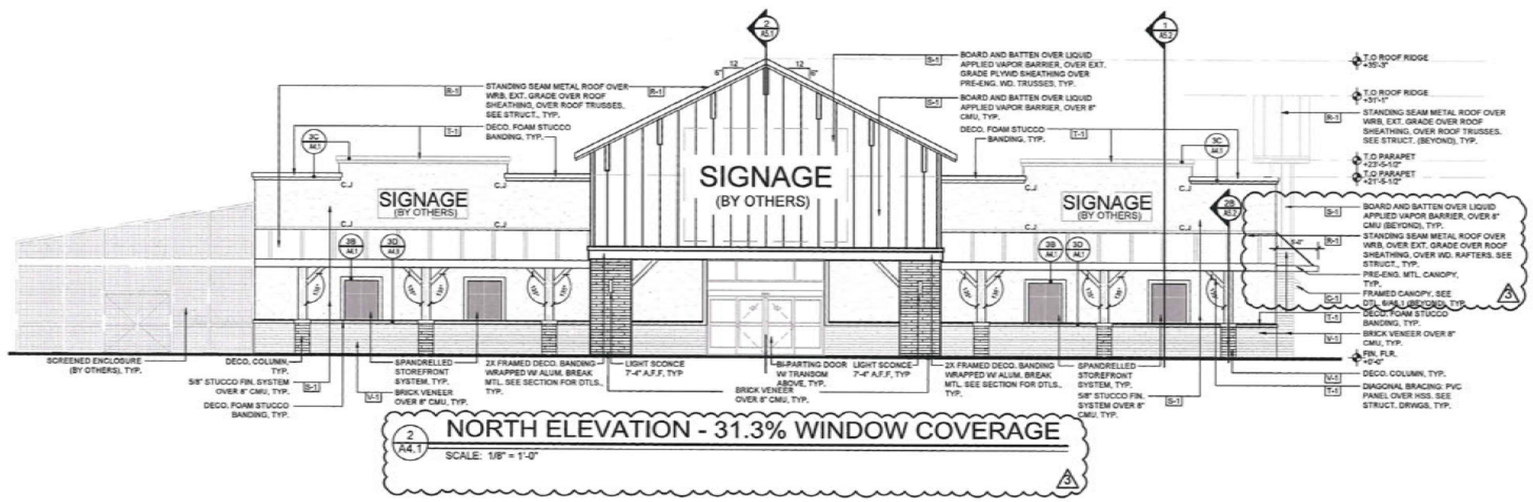
9 A4.1 PRE-ENG. MTL. CANOPY DTL.
SCALE: 1" = 1'-0"

EXTERIOR FINISH SCHEDULE			
COLOR		DESCRIPTION	COLOR (BASIS OF DESIGN)
	R-1	ROOF	CHARCOAL
	T-1	TRIM	CHARCOAL
	S-1	STUCCO & SIDING	SW 7004 SNOWBOUND
	V-1	BRICK VENEER	CHARCOAL 100 SERIES BRICK-EASE
	C-1	FRAMED CANOPY	CHARCOAL

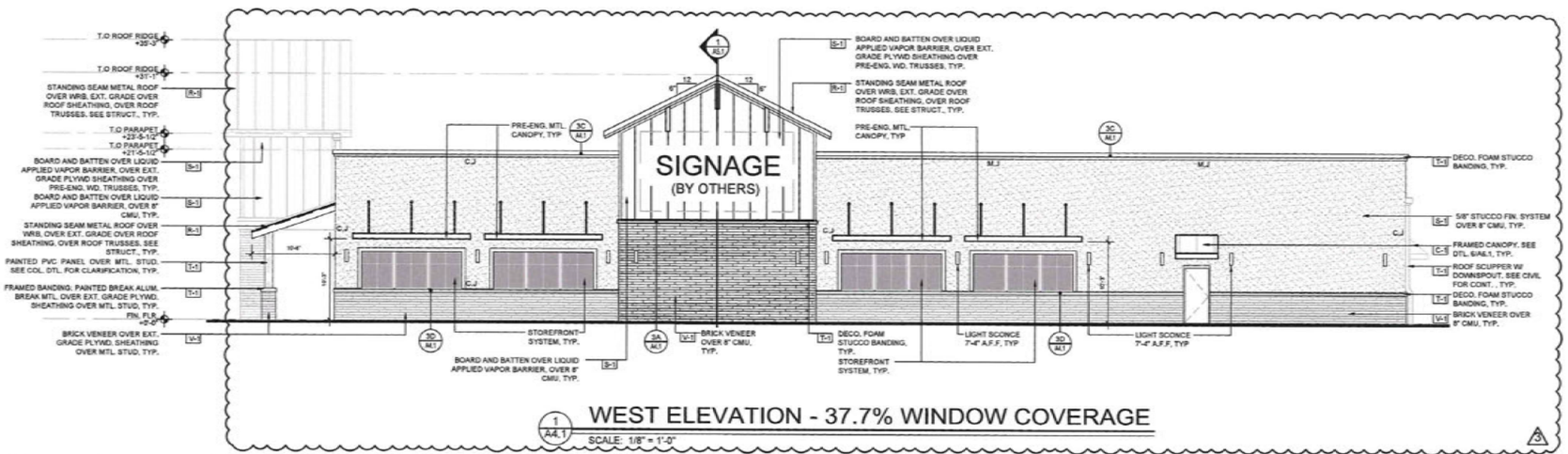
NOTE:
COORD. ALL FINAL COLOR SELECTIONS WITH OWNER AS NECESSARY.



3 A4.1 DECO. STUCCO BANDING DTLS.
1-1/2" = 1'-0"



2 NORTH ELEVATION - 31.3% WINDOW COVERAGE
A4.1 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - 37.7% WINDOW COVERAGE
A4.1 SCALE: 1/8" = 1'-0"

POWELL STUDIO ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
[redacted]

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE
MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

2026.04.23 11:17:22-04'00'

PROJECT NO: PSA 2025-10.00

REVISIONS:

MARK	DATE	DESCRIPTION
1	01/16/26	OWNER COMMENTS
2	02/20/26	OWNER COMMENTS
3	04/13/26	MUNI COMMENTS

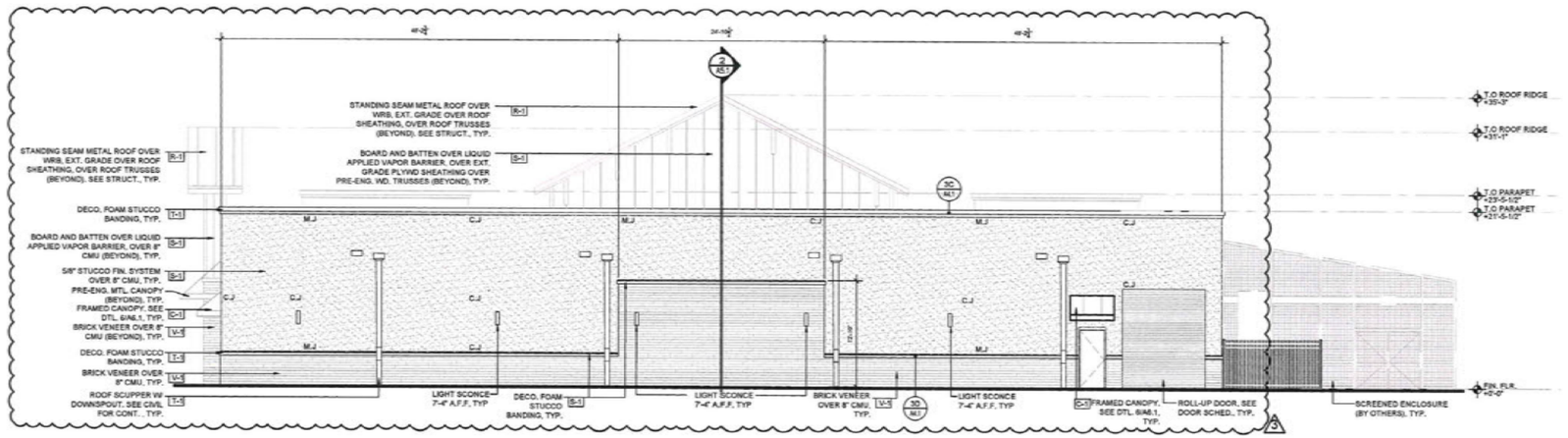
ISSUE DATE: DECEMBER 18, 2025

ELEVATIONS

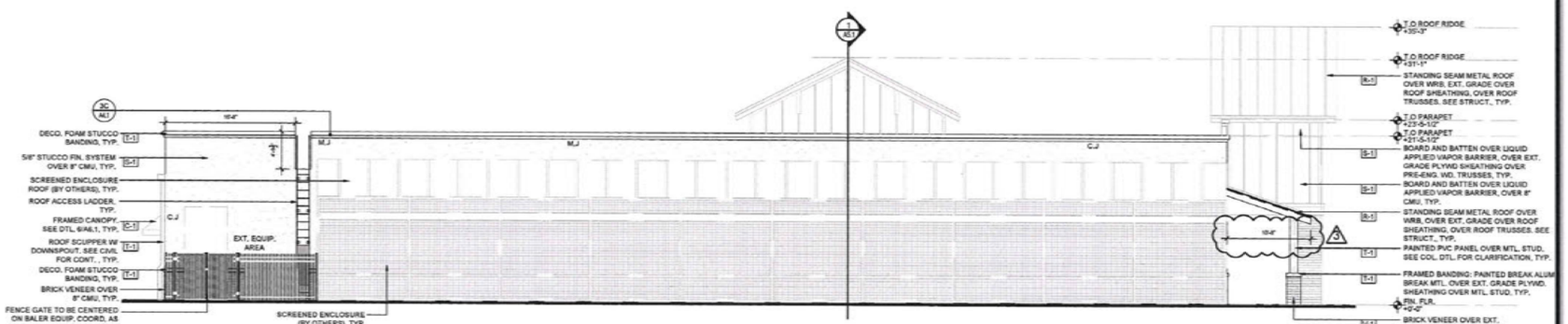
A4.1

EXTERIOR FINISH SCHEDULE		
COLOR	DESCRIPTION	COLOR (BASIS OF DESIGN)
	R-1 ROOF	CHARCOAL
	T-1 TRIM	CHARCOAL
	S-1 STUCCO & SIDING	SW 7004 SNOWBOUND
	V-1 BRICK VENEER	CHARCOAL 100 SERIES BRICK-EASE
	C-1 FRAMED CANOPY	CHARCOAL

NOTE:
COORD. ALL FINAL COLOR SELECTIONS WITH OWNER AS NECESSARY.



2 A4.2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 A4.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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POWELL STUDIO ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
[redacted]

CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA — CHRISTOPHER JEFFREY POWELL — AR94675 — REGISTERED ARCHITECT

2026.04.23 11:17:25-04'00'

PROJECT NO: PSA2025-10.00

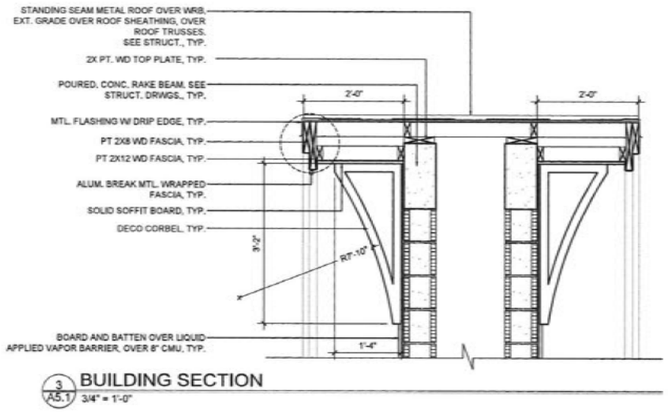
REVISIONS:

MARK	DATE	DESCRIPTION
1	01/16/26	OWNER COMMENTS
2	02/20/26	OWNER COMMENTS
3	04/13/26	MUNI COMMENTS

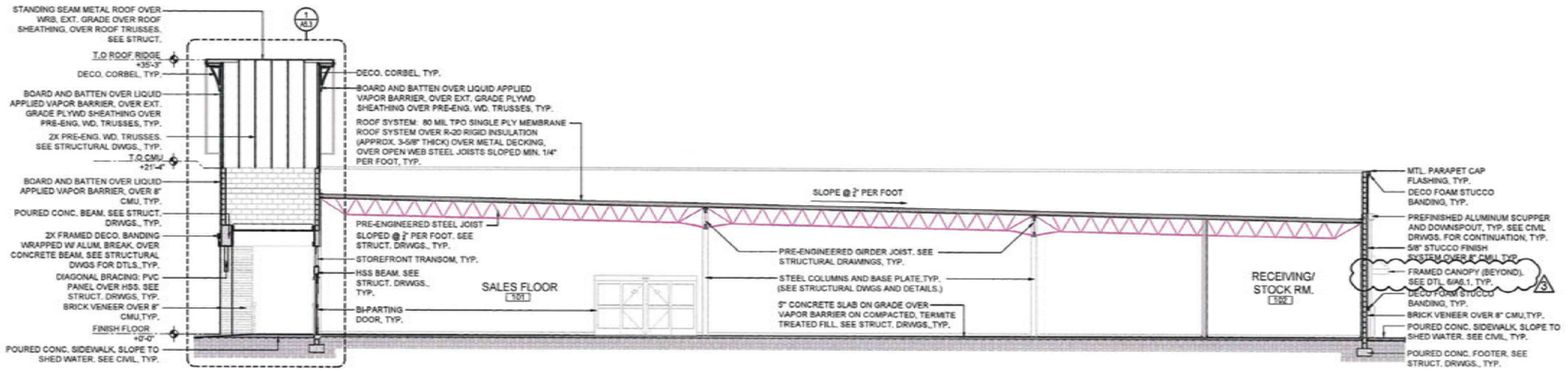
ISSUE DATE: DECEMBER 18, 2025

ELEVATIONS

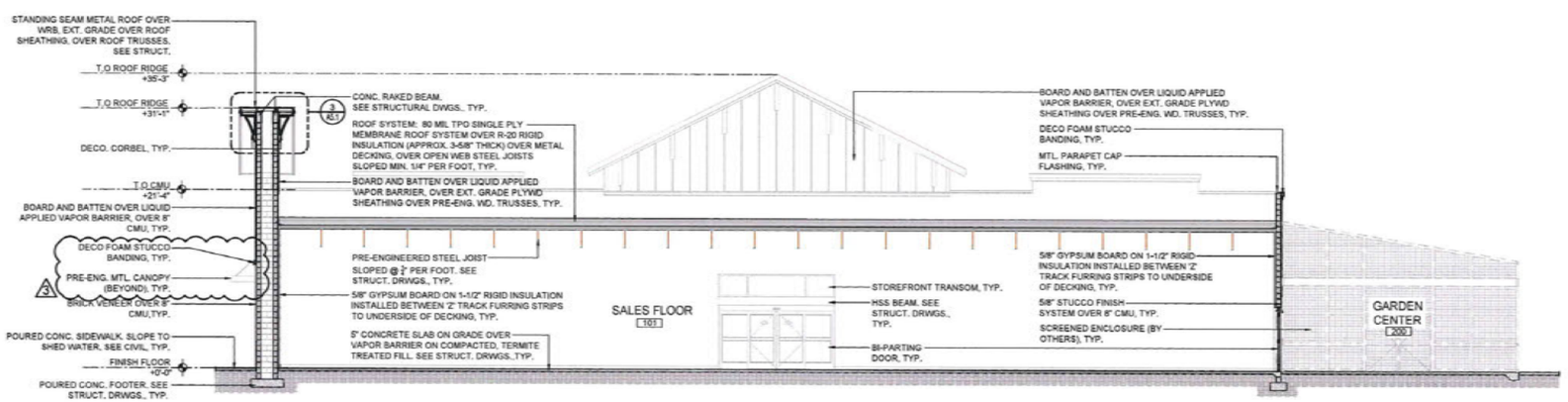
A4.2



3 A5.1 **BUILDING SECTION**
3/4" = 1'-0"



2 A5.1 **BUILDING SECTION**
1/8" = 1'-0"



1 A5.1 **BUILDING SECTION**
1/8" = 1'-0"

POWELL STUDIO ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
[redacted]
AAX 0002574

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE
MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

2026.04.23 11:17:29-04'00'

PROJECT NO: P5A2025-10.00

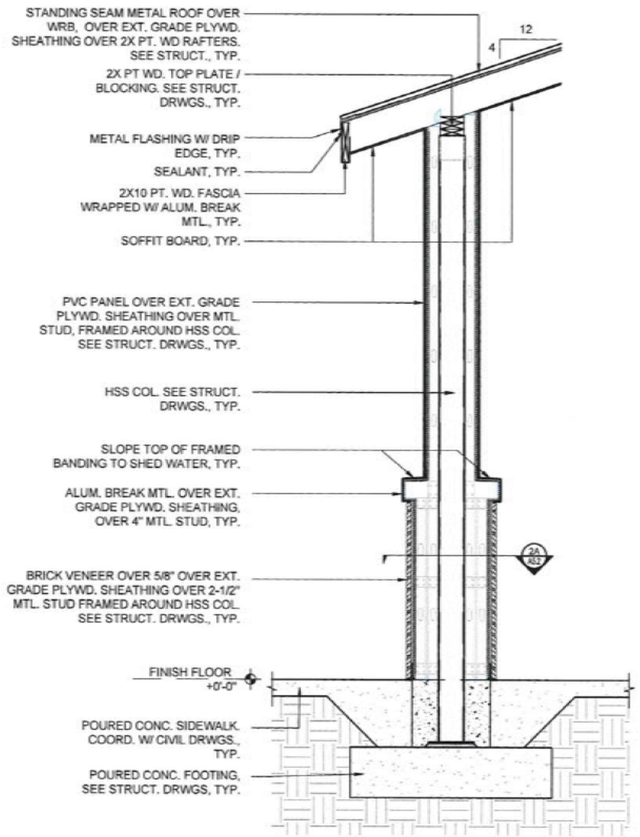
REVISIONS:

MARK	DATE	DESCRIPTION
1	04/13/26	MUNI COMMENTS

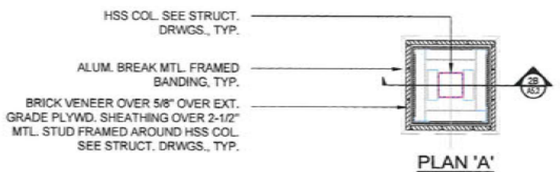
ISSUE DATE: DECEMBER 18, 2025

BUILDING SECTION

A5.1

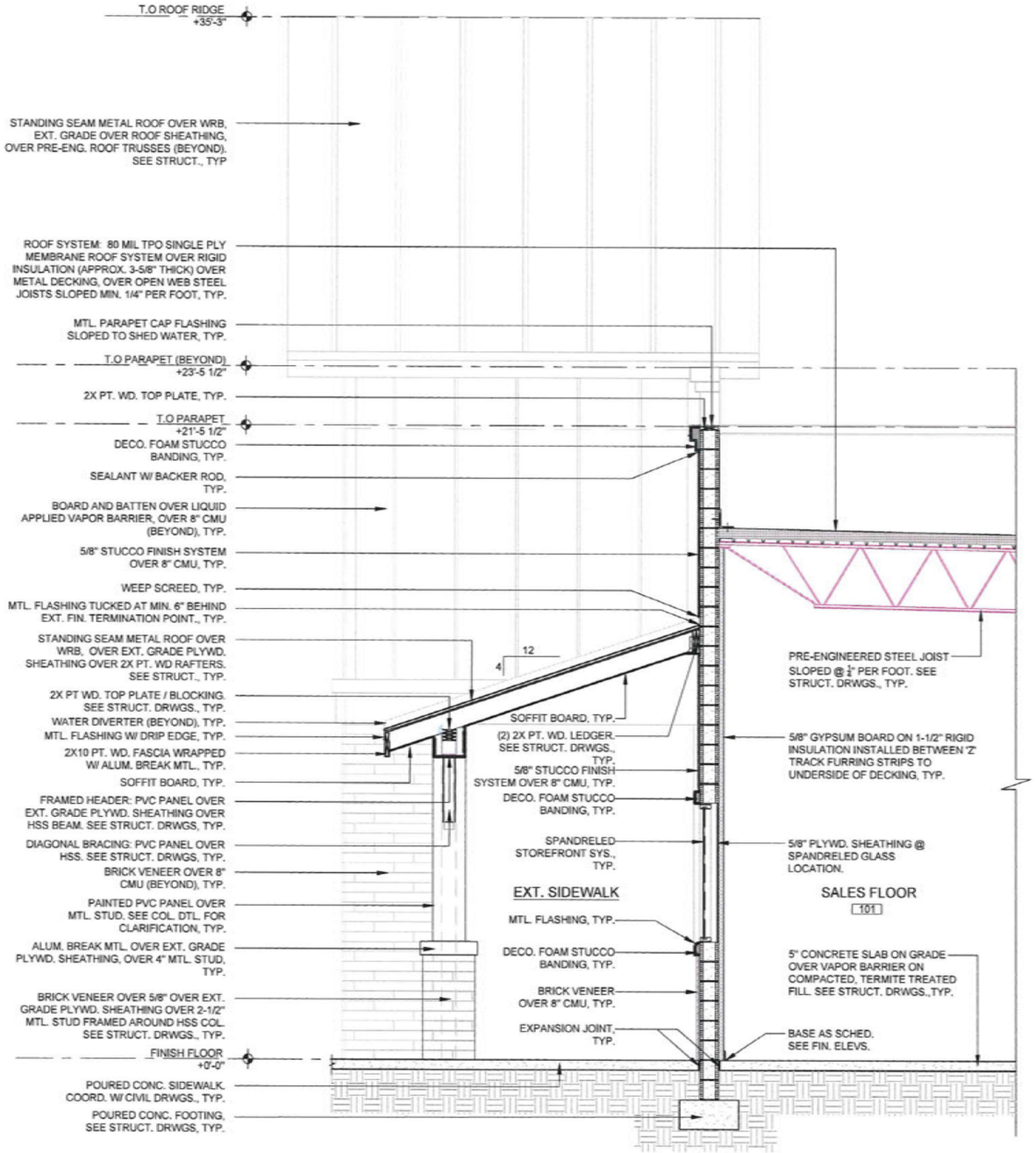


SECTION 'B'



PLAN 'A'

2 A5.2 COLUMN PLAN & SECTION
3/4" = 1'-0"



1 A5.2 WALL SECTION
1/2" = 1'-0"

POWELL STUDIO
ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
[redacted]
AAR 2600224

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA
ROBERT JEFFREY POWELL
AR94625
REGISTERED ARCHITECT

2026.04.23 11:17:32-04'00'

PROJECT NO: PSA2025-10.00

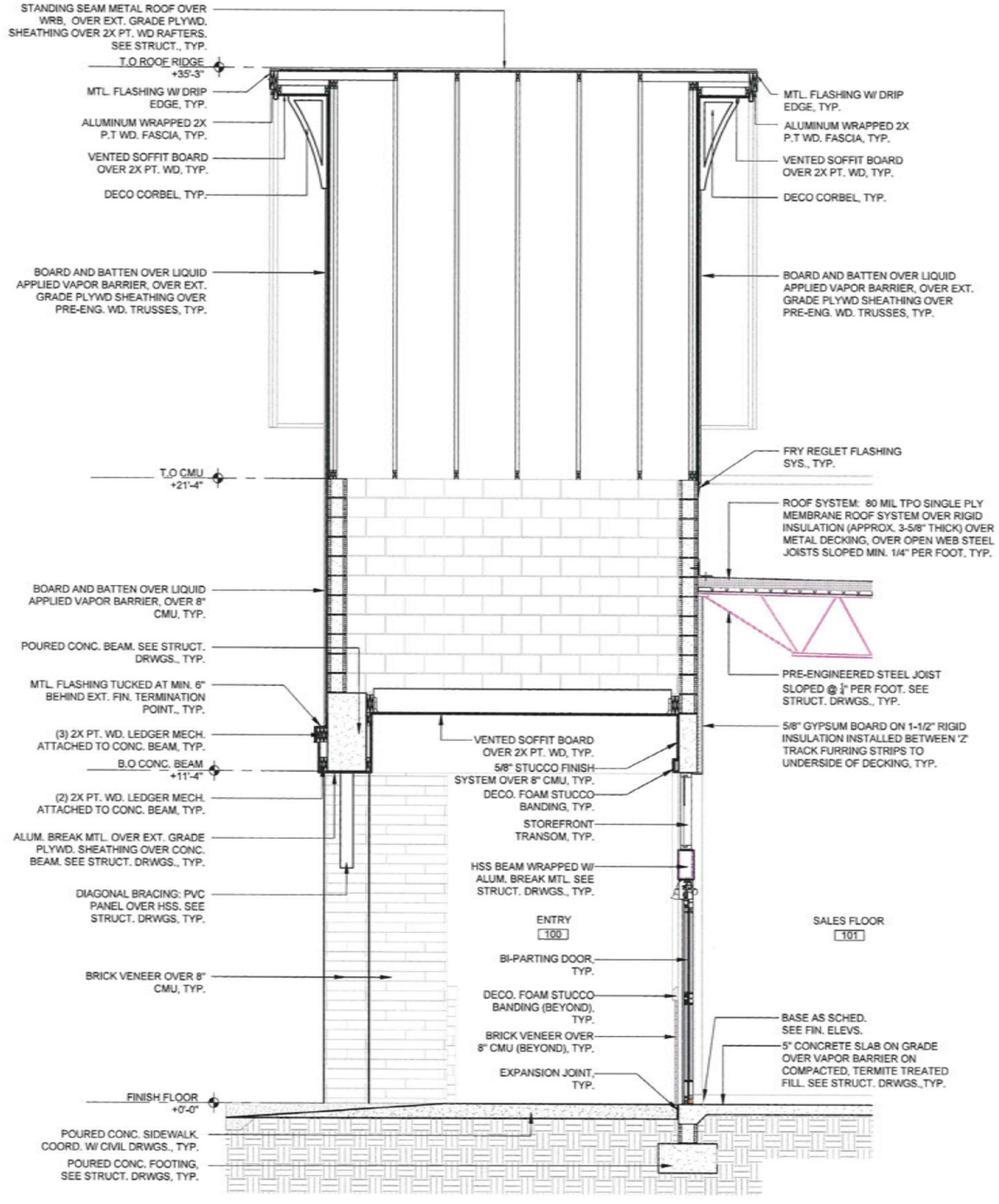
REVISIONS:

MARK	DATE	DESCRIPTION

ISSUE DATE: DECEMBER 18, 2025

WALL SECTIONS

A5.2



1 A5.3 WALL SECTION
1/2" = 1'-0"

POWELL STUDIO ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
[redacted]

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA — PUBLIC DISTRICT NOTARY — AR94075 — REGISTERED ARCHITECT

2026.04.23 11:17:35-04'00'

PROJECT NO: PSA2025-10.00

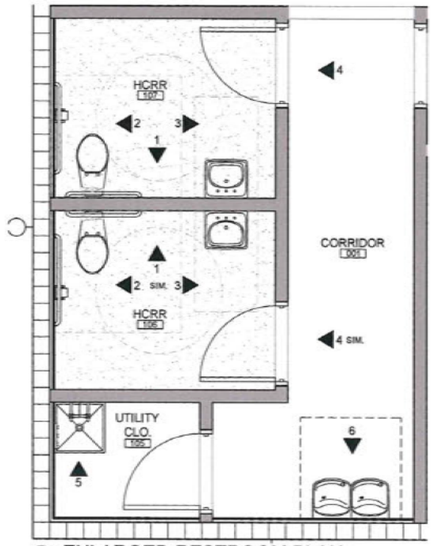
REVISIONS:

MARK	DATE	DESCRIPTION

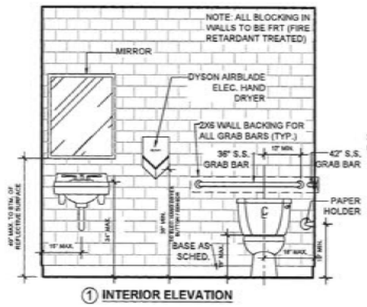
ISSUE DATE: DECEMBER 18, 2025

WALL SECTIONS

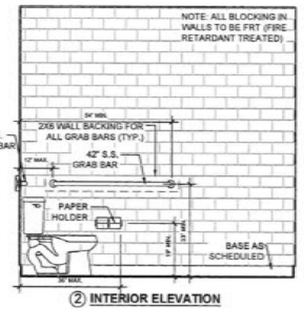
A5.3



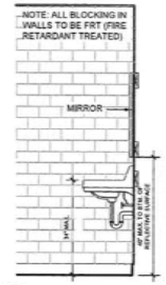
4 A6.1 ENLARGED RESTROOM PLAN
SCALE: 3/8" = 1'-0"



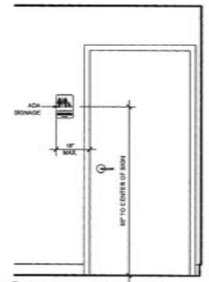
1 INTERIOR ELEVATION



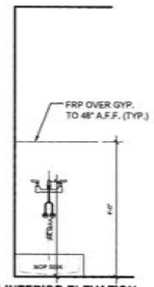
2 INTERIOR ELEVATION



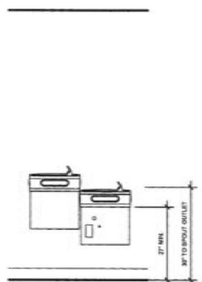
3 INTERIOR ELEVATION



4 INTERIOR ELEVATION



5 INTERIOR ELEVATION

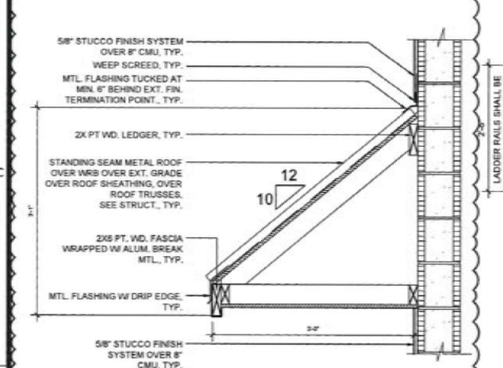


6 INTERIOR ELEVATION

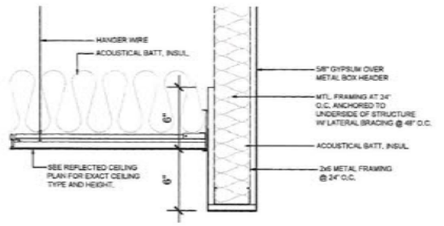
5 A6.1 ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"

RESTROOM ACCESSORIES SCHEDULE

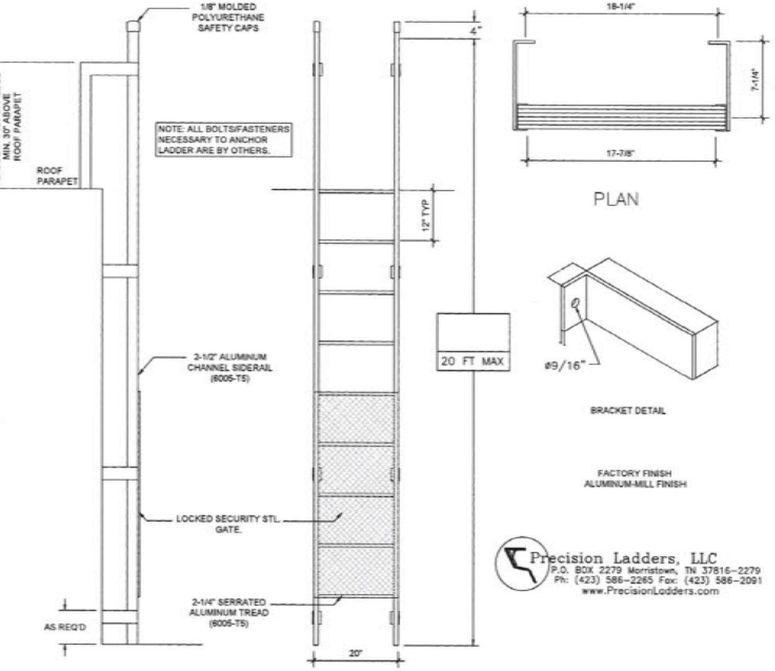
DESCRIPTION	MODEL NUMBER	NOTES
36" GRAB BAR	BOBRICK # B-6806 X 36	SURFACE MOUNTED
42" GRAB BAR	BOBRICK # B-6806 X 42	SURFACE MOUNTED
TOILET PAPER DISPENSER - ALT.	BOBRICK # B-2890	SURFACE MOUNTED
SOAP SANITIZER DISPENSER	BOBRICK # B-2012	SURFACE MOUNTED
MIRROR (24" X 30")	BOBRICK # B-165	SURFACE MOUNTED, FRAMED
HAT AND COAT HOOK	BOBRICK # B-6827	SURFACE MOUNTED TO DOOR
MOP & BROOM HOLDER	BOBRICK # B-223X24	SURFACE MOUNTED



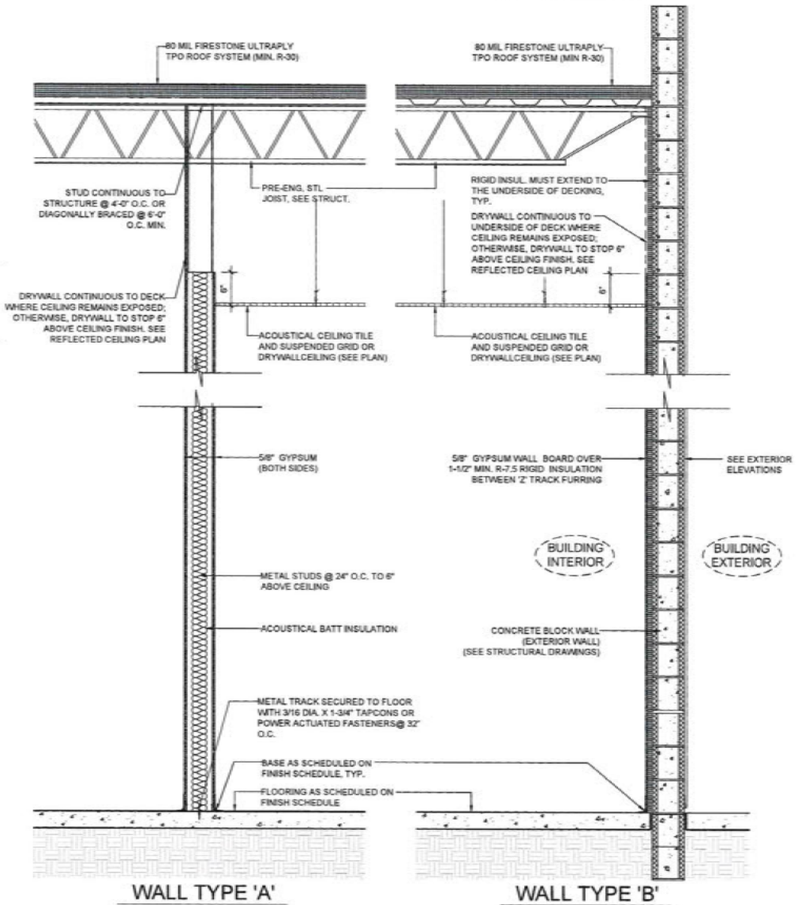
6 A6.1 CANVAS CANOPY / AWNING DTL.
SCALE: 1" = 1'-0"



3 A6.1 BULKHEAD DETAIL / TRANSITION
SCALE: 1" = 1'-0"



2 A6.1 EXT. ROOF ACCESS LADDER (BASIS OF DESIGN)
SCALE: 3/4" = 1'-0"



1 A6.1 WALL TYPES
SCALE: 3/4" = 1'-0"

POWELL STUDIO ARCHITECTURE

AA# 26002234

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA — ROBERT JEFFREY POWELL — LICENSED — AR94875 — REGISTERED ARCHITECT

2026.04.23 11:17:38-04'00'

PROJECT NO: PSA2025-10.00

REVISIONS:

MARK	DATE	DESCRIPTION
1	01/16/26	OWNER COMMENTS

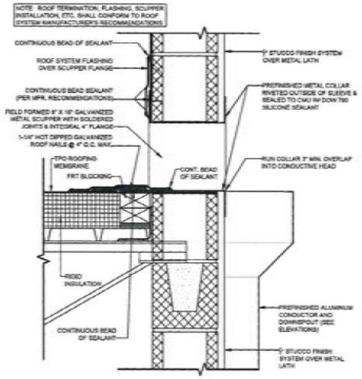
ISSUE DATE: DECEMBER 18, 2025

WALL TYPES & DETAILS

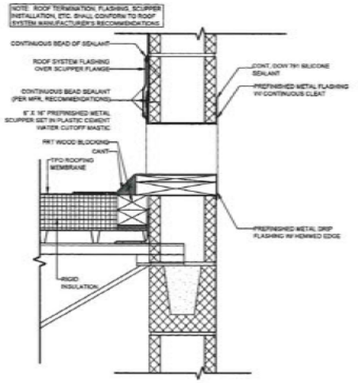
A6.1

ROOF NOTES

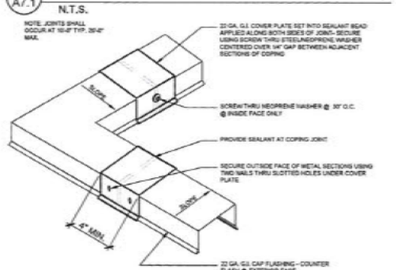
1. REFER TO MECHANICAL AND PLUMBING PLANS FOR ROOF PENETRATION LOCATIONS.
2. REFER TO ROOF FRAMING PLAN FOR OVERHANG LENGTHS AND TRUSS PROFILES.
3. REFER TO WALL SECTIONS FOR SIZE AND TYPE OF VENTING AT EAVES.
4. DENOTES GUTTERS WITH DOWNSPOUTS.
5. ALL DOWNSPOUTS ARE TO BE TIED TO SEWER. SEE CIVIL FOR CONTINUATION.



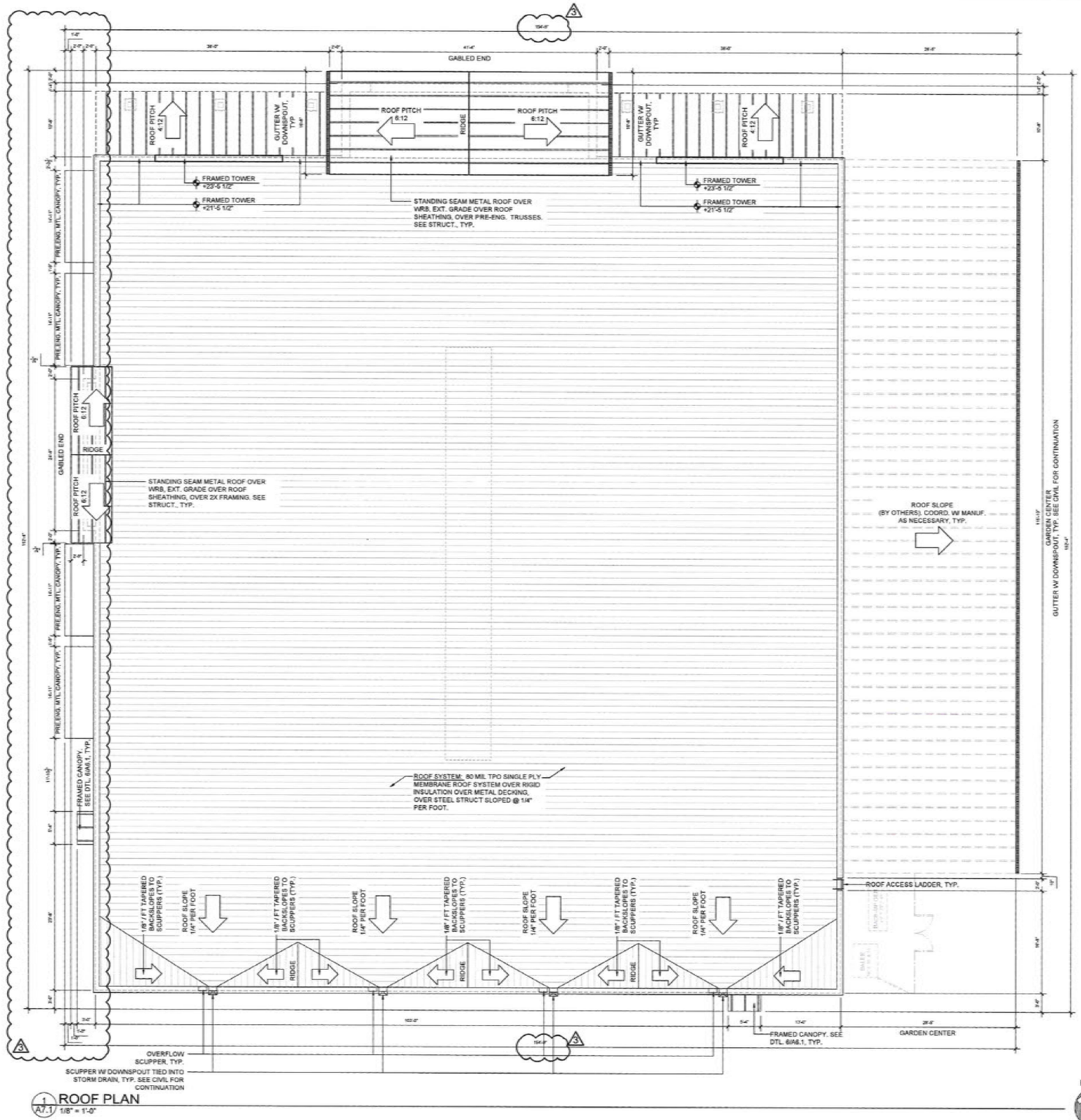
4 A7.1 **SCUPPER DETAIL**
N.T.S.



OVER-FLOW SCUPPER DETAIL
3 A7.1 N.T.S.



2 A7.1 **PARAPET COPING DETAIL**
SCALE: 1" = 1'-0"



1 A7.1 **ROOF PLAN**
1/8" = 1'-0"

NORTH

POWELL STUDIO ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
[redacted]
AAR 0000339

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

2026.04.23 11:57:41-04'00'

PROJECT NO: PSA2025-10.00

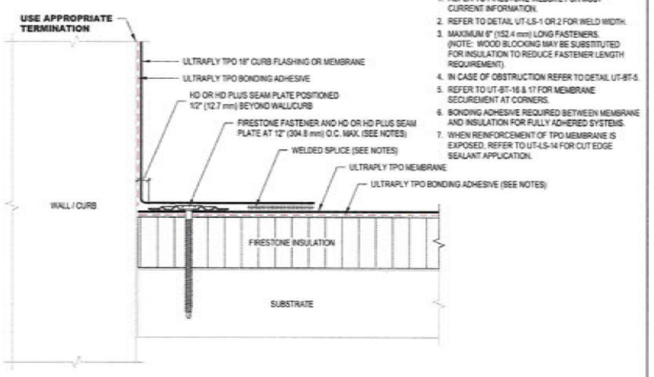
REVISIONS:

MARK	DATE	DESCRIPTION
1	01/16/26	OWNER COMMENTS
2	04/13/26	MUNI COMMENTS

ISSUE DATE: DECEMBER 18, 2025

ROOF PLAN

A7.1



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-1 OR 2 FOR WELD WIDTH.
3. MAXIMUM 6" (152.4 mm) LONG FASTENERS. (NOTE: WOOD BLOCKING MAY BE SUBSTITUTED FOR INSULATION TO REDUCE FASTENER LENGTH REQUIREMENT).
4. IN CASE OF OBSTRUCTION REFER TO DETAIL UT-BT-5.
5. REFER TO UT-BT-16 & 17 FOR MEMBRANE SECUREMENT AT CORNERS.
6. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
7. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

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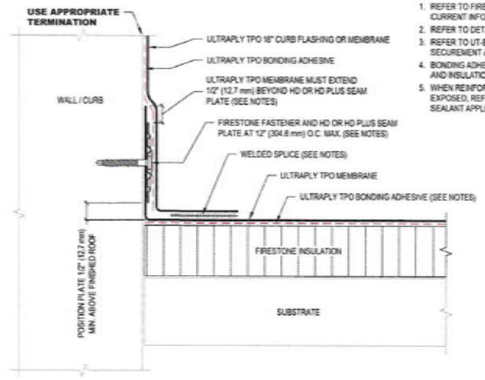
BASE TIE-IN WITH HD SEAM PLATES FASTENED TO DECK

ULTRAPLY™ TPO | ACCEPTABLE SYSTEMS: ALL

MAXIMUM WARRANTY: **20 YEARS**

ISSUE / REVISION DATE: 1/1/2006 | NOT TO SCALE | DETAIL NO. **UT-BT-1**



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-1 OR 2 FOR WELD WIDTH.
3. REFER TO UT-BT-16 & 17 FOR MEMBRANE SECUREMENT AT CORNERS.
4. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
5. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

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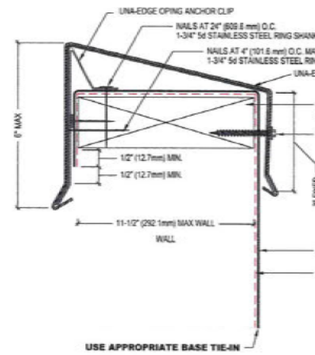
BASE TIE-IN WITH HD SEAM PLATES FASTENED TO WALL / CURB

ULTRAPLY™ TPO | ACCEPTABLE SYSTEMS: ALL

MAXIMUM WARRANTY: **20 YEARS**

ISSUE / REVISION DATE: 1/1/2006 | NOT TO SCALE | DETAIL NO. **UT-BT-2**



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
3. FASTEN COPING CLEAT AS PER SUPPLIED INSTRUCTIONS AND FASTENERS.
4. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

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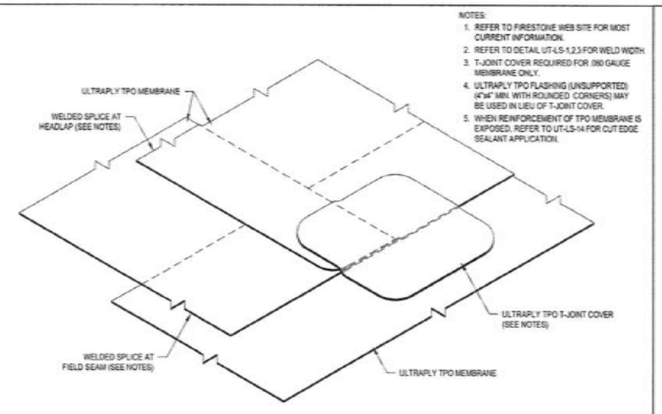
TERMINATION AT TOP OF WALL WITH UNA-EDGE COPING

ULTRAPLY™ TPO | ACCEPTABLE SYSTEMS: ALL

MAXIMUM WARRANTY: **20 YEARS**

ISSUE / REVISION DATE: 12/1/2007 | NOT TO SCALE | DETAIL NO. **UT-T-12A**



NOTES:
1. REFER TO FIRESTONE WEB SITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-1,2,3 FOR WELD WIDTH.
3. T-JOINT COVER REQUIRED FOR .060 GAUGE MEMBRANE ONLY.
4. ULTRAPLY TPO FLASHING (UNSUPPORTED) (4"x4" MIN. WITH ROUNDED CORNERS) MAY BE USED IN LIEU OF T-JOINT COVER.
5. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

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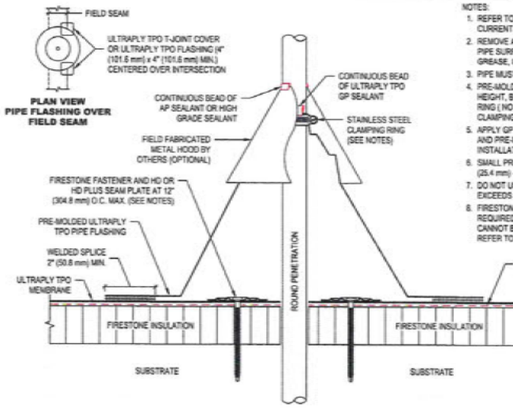
LAP SPLICE WITH HEADLAP OVER FIELD SEAM USING T-JOINT COVER

ULTRAPLY™ TPO | ACCEPTABLE SYSTEMS: ALL

MAXIMUM WARRANTY: **20 YEARS**

ISSUE / REVISION DATE: 1/1/2006 | NOT TO SCALE | DETAIL NO. **UT-LS-8**



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHINGS, LEADS, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. PRE-MOLDED PIPE FLASHING MAY BE CUT TO HEIGHT, BUT NO LOWER THAN REINFORCING RING (NO WRINKLES OR FOLDS UNDER CLAMPING RING).
5. APPLY GP SEALANT BETWEEN PENETRATION AND PRE-MOLDED PIPE FLASHING PRIOR TO INSTALLATION OF CLAMPING RING.
6. SMALL PRE-MOLDED PIPE FLASHING FITS 1" (25.4 mm) - 3-1/2" (88.9 mm) PENETRATION SIZES.
7. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 160°F. REFER TO UT-P-6 & 7.
8. FIRESTONE FASTENER AND HD SEAM PLATE REQUIRED FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED, REFER TO DETAILS UT-P-15 & 16.

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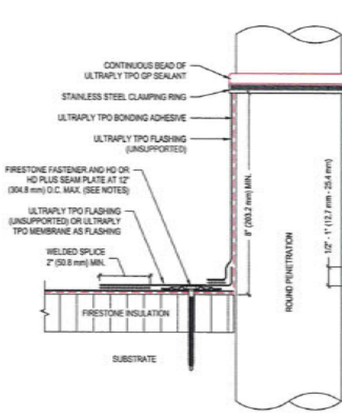
PENETRATION WITH ULTRAPLY TPO SMALL PIPE FLASHING

ULTRAPLY™ TPO | ACCEPTABLE SYSTEMS: ALL

MAXIMUM WARRANTY: **20 YEARS**

ISSUE / REVISION DATE: 10/25/2010 | NOT TO SCALE | DETAIL NO. **UT-P-2**



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHINGS, LEADS, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. NO WRINKLES OR FOLDS UNDER CLAMPING RING.
5. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 160°F. REFER TO UT-P-6 & 7.
6. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
7. FIRESTONE FASTENER AND HD SEAM PLATE REQUIRED FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED, REFER TO DETAILS UT-P-15 & 16.
8. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

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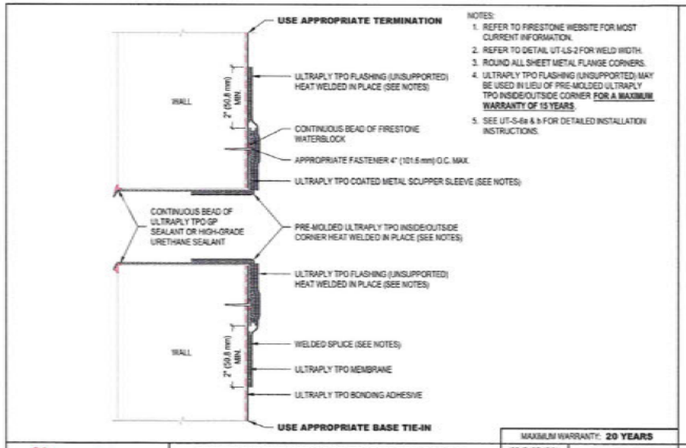
PENETRATION WITH ULTRAPLY TPO FLASHING (UNSUPPORTED)

ULTRAPLY™ TPO | ACCEPTABLE SYSTEMS: ALL

MAXIMUM WARRANTY: **20 YEARS**

ISSUE / REVISION DATE: 10/25/2010 | NOT TO SCALE | DETAIL NO. **UT-P-4**



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-2 FOR WELD WIDTH.
3. ROUND ALL SHEET METAL FLANGE CORNERS.
4. ULTRAPLY TPO FLASHING (UNSUPPORTED) MAY BE USED IN LIEU OF PRE-MOLDED ULTRAPLY TPO INSIDE/OUTSIDE CORNER FOR A MAXIMUM WARRANTY OF 15 YEARS.
5. SEE UT-S-6a & b FOR DETAILED INSTALLATION INSTRUCTIONS.

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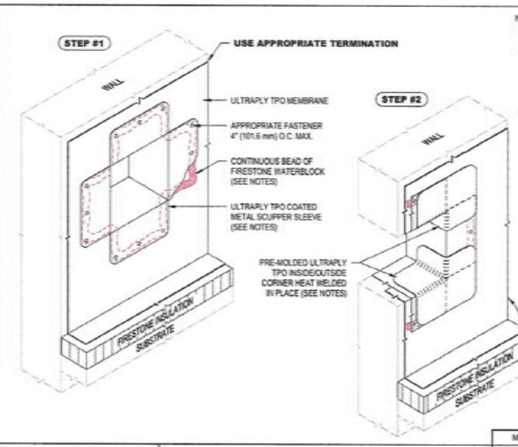
OVERFLOW THRU-WALL ULTRAPLY TPO COATED METAL SCUPPER

ULTRAPLY™ TPO | ACCEPTABLE SYSTEMS: ALL

MAXIMUM WARRANTY: **20 YEARS**

ISSUE / REVISION DATE: 1/1/2006 | NOT TO SCALE | DETAIL NO. **UT-S-6**



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. STEP #1 - APPLY CONTINUOUS BEAD OF FIRESTONE WATERBLOCK CENTERED UNDER NAILS. FASTEN METAL FLASHING WITH APPROPRIATE FASTENERS AND ROUND ALL CORNERS OF SCUPPER.
3. STEP #2 - STRIP IN ALL CORNERS OF SCUPPER AS INDICATED WITH PRE-MOLDED ULTRAPLY TPO INSIDE/OUTSIDE CORNERS. ULTRAPLY TPO FLASHING (UNSUPPORTED) MAY BE USED IN LIEU OF PRE-MOLDED CORNERS FOR A MAXIMUM WARRANTY OF 15 YEARS.

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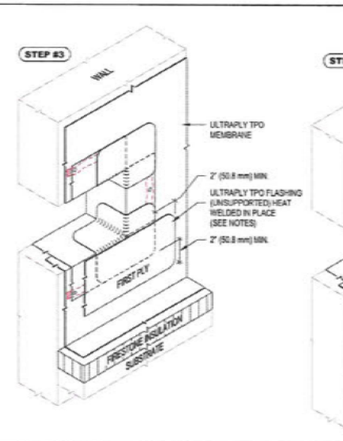
OVERFLOW THRU-WALL ULTRAPLY TPO COATED METAL SCUPPER INSTALLATION STEPS 1 & 2

ULTRAPLY™ TPO | ACCEPTABLE SYSTEMS: ALL

MAXIMUM WARRANTY: **20 YEARS**

ISSUE / REVISION DATE: 1/1/2006 | NOT TO SCALE | DETAIL NO. **UT-S-6a**



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. STEP #3 - STRIP IN BOTTOM EDGE OF SCUPPER AS INDICATED WITH ULTRAPLY TPO FLASHING (UNSUPPORTED).
3. STEP #4 - STRIP IN SIDE EDGES AND TOP EDGES OF SCUPPER AS INDICATED WITH ULTRAPLY TPO FLASHING (UNSUPPORTED).

Firestone BUILDING PRODUCTS — NOBODY COVERS YOU BETTER.™ www.firestonebpco.com

OVERFLOW THRU-WALL ULTRAPLY TPO COATED METAL SCUPPER INSTALLATION STEPS 3 & 4

ULTRAPLY™ TPO | ACCEPTABLE SYSTEMS: ALL

MAXIMUM WARRANTY: **20 YEARS**

ISSUE / REVISION DATE: 1/1/2006 | NOT TO SCALE | DETAIL NO. **UT-S-6b**

POWELL STUDIO ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE
MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

PROJECT NO: PSA2025-10.00

REVISIONS:

MARK	DATE	DESCRIPTION

ISSUE DATE: DECEMBER 18, 2025

ROOF DETAILS

A7.2

ROOM FINISH SCHEDULE

RM. NUM.	ROOM NAME	FLOOR: DIAMOND POLISHED CONCRETE	FLOOR: SEALED TEXTURED CONCRETE	FLOOR: NONE	BASE: NONE	BASE: VINYL	BASE: FLOWCRETE INTEGRAL BASE	WALLS: EXTERIOR FINISH	WALLS: GWB / PRIMED AND PAINTED	WALLS: CERAMIC TILE	WALLS: FRP TO 48" A.F.F.	CEILING: EXPOSED STRUCTURE (PAINTED)	CEILING: ACOUSTIC CEILING TILE	CEILING: GWB / PRIMED AND PAINTED	REMARKS
001	CORRIDOR	●				●			●				●		* SEE REFLECTED CEILING PLAN FOR DESIGNATION
002	CORRIDOR	●				●			●				●		
100	ENTRY	●				●			●			●			
101	SALES FLOOR	●				●			●			●			
102	RECEIVING / STOCK RM.	●				●			●			●			
103	OFFICE	●				●			●				●		
104	BREAK ROOM	●				●			●				●		
105	UTILITY CLOSET	●					●		●		●		●		FRP TO 48" A.F.F AT FLOOR MOUNTED MOP SINK
106	HCRR	●					●		●	●			●		
107	HCRR	●					●		●	●			●		
200	GARDEN CENTER		●		●			●				●			

FINISH NOTES:

1) THE FLAME SPREAD RATING OF THE FOLLOWING MATERIALS DESIGNATIONS IS AS FOLLOWS:

A) WALL FINISH & WALL BOARD:
TO BE 5/8" GYPSUM BOARD EACH SIDE OF METAL STUDS IN ALL SPACES NOTED ON PLAN. WALL PAINT MANUFACTURER TO PROVIDE NECESSARY TEST REPORT ON PAINT COMPOUND MIXTURE & FLAME SPREAD RATING TO THE BUILDING OFFICIAL UPON REQUEST.CLASS 'B' CORRIDORS & EXIT LOCATIONS:
CLASS 'B' AREAS OTHER THAN EXITS: FLAME SPREAD: 26 - 75
SMOKE DEVELOPMENT: 0 - 450

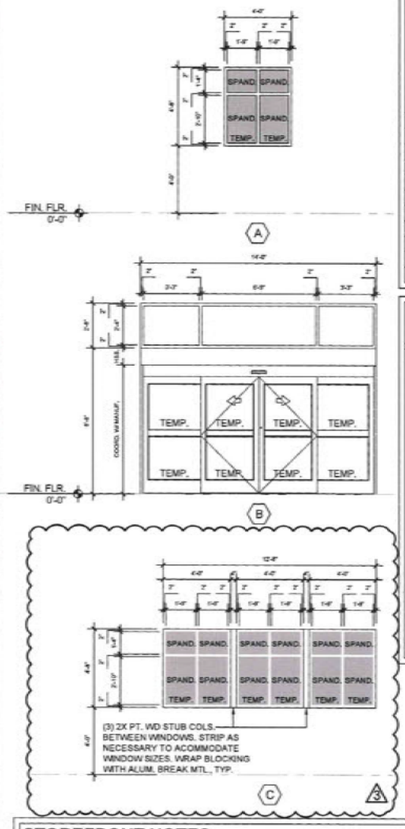
B) ACOUSTICAL CEILING TILE:
1. FLAME SPREAD: 25 OR UNDER PER ASTM E-84.
2. CLASS 'A' FLAME RESISTANCE, NON-COMBUSTIBLE IN ACCORDANCE WITH ASTM 1264, UL LABELED.
3. NCR RANGE .55 TO .75
4. PATTERN / DESIGN: ARMSTRONG CORTEGA 24" X 48" X 3/4".
5. CEILING GRID: CHICAGO METALLIC 200 SERIES GRID OR APPROVED EQUAL.

2) VINYL WALL BASE:
a. ASTM E 648 (NFPA 253): CRITICAL RADIANT FLUX - CLASS I
b. ASTM E 84/NFPA 255 (FLAME/SMOKE) - CLASS B, <450

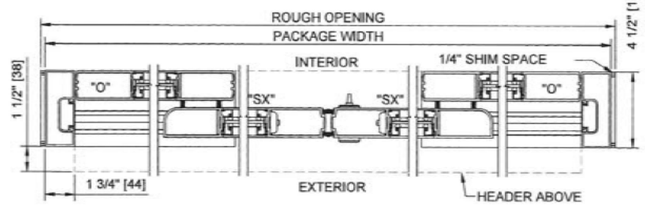
3) VERIFY ALL MATERIALS AND FINISHES WITH OWNER.

STOREFRONT NOTES:

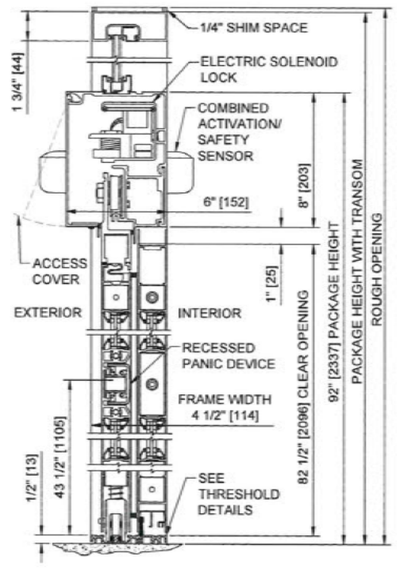
1. BASIS OF DESIGN: KAWNEER TRIFAB VG 450.
2. FRAME FINISH: ANODIZED ALUMINUM "BLACK".
3. FRAME SIZE: 1-3/4" X 4-1/2".
4. TEMP. = TEMPERED GLASS.
5. SPAND. = SPANDRELED GLASS
6. ALL GLAZING TO BE ¼" CLEAR GLASS, UNLESS NOTED OTHERWISE.
7. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATION OF ALUMINUM STOREFRONT AND WINDOWS.



6 A8.1 STOREFRONT ELEVATIONS
1/4" = 1'-0"



5 A8.1 BI-PARTING DOOR PLAN
3" = 1'-0"



4 A8.1 BI-PARTING DOOR SECTION
3" = 1'-0"

DOOR SCHEDULE

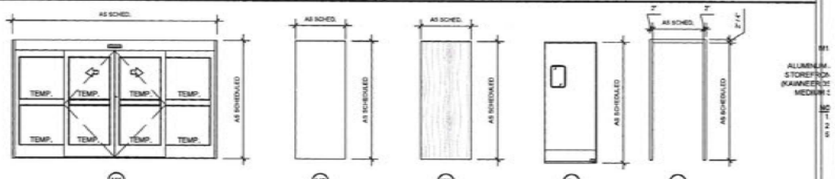
NO.	DOOR	FRAME	TYPE	FIRE RATING	HDWR SET	REMARKS
002A	3'-0" x 7'-0" x 2"	HM	M2	N/A	D	ADD PANIC HARDWARE
002B	3'-0" x 7'-0" x 2"	HM	M2	N/A	D	PASSAGE
101A	13'-4" x 7'-8"	HM	M1	N/A	A	HARDWARE BY MANUF.
101B	13'-4" x 7'-8"	HM	M1	N/A	A	HARDWARE BY MANUF.
101C	3'-0" x 7'-0" x 2"	HM	M2	N/A	B	EXTERIOR DOOR
102A	(2) 3'-0" x 7'-0" x 2"	HM	E1	N/A	BY MANUF.	RECEIVING / STOCK RM.
102B	10'-0" x 12'-0"	BY MFR.	BY MFR.	N/A	BY MANUF.	ROLL-UP DOOR
102C	3'-0" x 7'-0" x 2"	HM	M2	N/A	B	EXTERIOR DOOR
103	3'-0" x 7'-0" x 2"	HM	M2	N/A	E	OFFICE
104	3'-0" x 7'-0" x 2"	HM	M2	N/A	E	BREAK RM.
105	3'-0" x 7'-0" x 2"	HM	M2	N/A	F	STORAGE
106	3'-0" x 7'-0" x 2"	HM	M2	N/A	C	HCRR
107	3'-0" x 7'-0" x 2"	HM	M2	N/A	C	HCRR
200A	3'-0" x 7'-0" x 2"	AL	BY MFR.	N/A	BY MFR.	ADD PANIC HARDWARE
200B	3'-0" x 7'-0" x 2"	AL	BY MFR.	N/A	BY MFR.	ADD PANIC HARDWARE

DOOR HARDWARE SCHEDULE

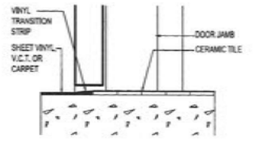
SET	ITEM	MANUFACTURER & MODEL NO.	FINISH / REMARKS
HARDWARE SET 'A'	-AUTOMATIC OPERATOR -WEATHER STRIP -FRAMES AND DOORS WITH VERTICAL WEATHER STRIP -EMERGENCY BREAKAWAY -(2) 2-POINT LOCKS CONCEALED 5-POSITION SWITCH (OFF EXIT ONLY AUTO REDUCED OPENING HOLD OPEN -(4) ADJ. CONCEALED DOOR SWEEPS-ONE PER DOOR LEAF -LOCK INDICATOR, 3" HIGH x 8" WIDE THRESHOLD W LEAD-UPS AND (1) YEAR WARRANTY	UNISLIDE RESILIENCE OVERHEAD CONCEALED TRANSOM, NARROW STILE, FULL BREAKOUT, NON IMPACT BI-PARTING DOOR SYSTEM AS MANUFACTURED BY BESAM, (STATE OF FLORIDA APPROVAL NO. 5436.3)	ALL HARDWARE TO BE BLACK ANODIZED ALUMINUM FINISH
HARDWARE SET 'B'	(1-1/2 PAIR) BUTT HINGES (1) EXIT DEVICE (1) WEATHER STRIP (1) CLOSER (3) SILENCER (1) OVERHEAD RAIN DRIP	STANLEY F179, NRP FULL MORTISE STANDARD WEIGHT PLAIN BEARING 4-1/2" X 4-1/2" 5 KNUCKLE HINGE WITH NON-REMOVABLE PIN, OR EQUAL SARGENT 80 SERIES, OR EQUAL BOTTOM DOOR SWEEP LCN 1260 SERIES CLOSER / HOLD OPEN PEMKO OVERHEAD RAIN DRIP #346, 4" LONGER THAN DOOR WIDTH	
HARDWARE SET 'C'	(1-1/2) PAIR 4-1/2 X 4-1/2 BUTT HINGES (1) PRIVACY LATCHSET (1) CLOSER (1) WALL STOP (3) SILENCERS	3 EA. BUTTS - STANLEY FBB 191 (32D) 4.5 x 4.5 BEST TWO-4-L-10D-53-626 YALE 3000 SERIES, OR EQUAL, PARALLEL ARM MOUNTED IVES 407 (32D), OR EQUAL	
HARDWARE SET 'D'	(1-1/2) PAIR 4-1/2 X 4-1/2 BUTT HINGES (1) PASSAGE LATCHSET (1) CLOSER (1) WALL STOP (3) SILENCERS	3 EA. BUTTS - STANLEY FBB 191 (32D) 4.5 x 4.5 YALE 3000 SERIES, OR EQUAL, PARALLEL ARM MOUNTED IVES 407 (32D), OR EQUAL	
HARDWARE SET 'E'	(1-1/2) PAIR 4-1/2 X 4-1/2 BUTT HINGES (1) OFFICE LATCHSET (1) CLOSER (1) WALL STOP (3) SILENCERS	3 EA. BUTTS - STANLEY FBB 191 (32D) 4.5 x 4.5 YALE 3000 SERIES, OR EQUAL, PARALLEL ARM MOUNTED IVES 407 (32D), OR EQUAL	
HARDWARE SET 'F'	(1-1/2) PAIR 4-1/2 X 4-1/2 BUTT HINGES (1) STORAGE LATCHSET (1) WALL STOP (3) SILENCERS	3 EA. BUTTS - STANLEY FBB 191 (32D) 4.5 x 4.5 IVES 407 (32D), OR EQUAL	

NOTES:
1. VERIFY PROPER DOOR FUNCTIONALITY AND HARDWARE PRIOR TO ORDERING. CONTRACTOR TO VERIFY ACCESS CONTROL REQUIREMENTS WITH OWNER.
2. CONTRACTOR TO REVIEW AND CONFIRM HARDWARE SETS WITH OWNER AND ARCHITECT PRIOR TO ORDERING.
3. ALL INTERIOR DOORS SHALL BE PROVIDED WITH LEVER HANDLE LATCH SETS COMPLIANT WITH FBC ACCESSIBILITY 309 & 404.2.7

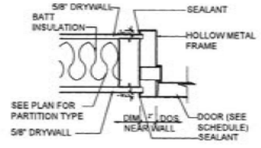
DOOR TYPES & FRAMES



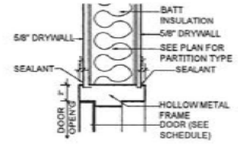
NOTES:
1. STOREFRONT BASIS OF DESIGN: KAWNEER MEDIUM STILE 350 SERIES STANDARD ENTRANCE DOORS (OR APPROVED EQUAL)
2. FRAME FINISH: ANODIZED ALUMINUM "BLACK"
3. ALL GLAZING TO BE INSULATED / LOW-E, CLEAR GLASS, UNLESS NOTED OTHERWISE.



3 A8.1 INT. DOOR THRESHOLD
1-1/2" = 1'-0"



2 A8.1 INT. DOOR JAMB
1-1/2" = 1'-0"



1 A8.1 INT. DOOR HEAD
1-1/2" = 1'-0"

POWELL STUDIO ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
[redacted]

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

2026.04.23 11:17:47-04'00'

PROJECT NO: PSA2025-10.00

REVISIONS:

MARK	DATE	DESCRIPTION
1	04/13/26	MUNI COMMENTS

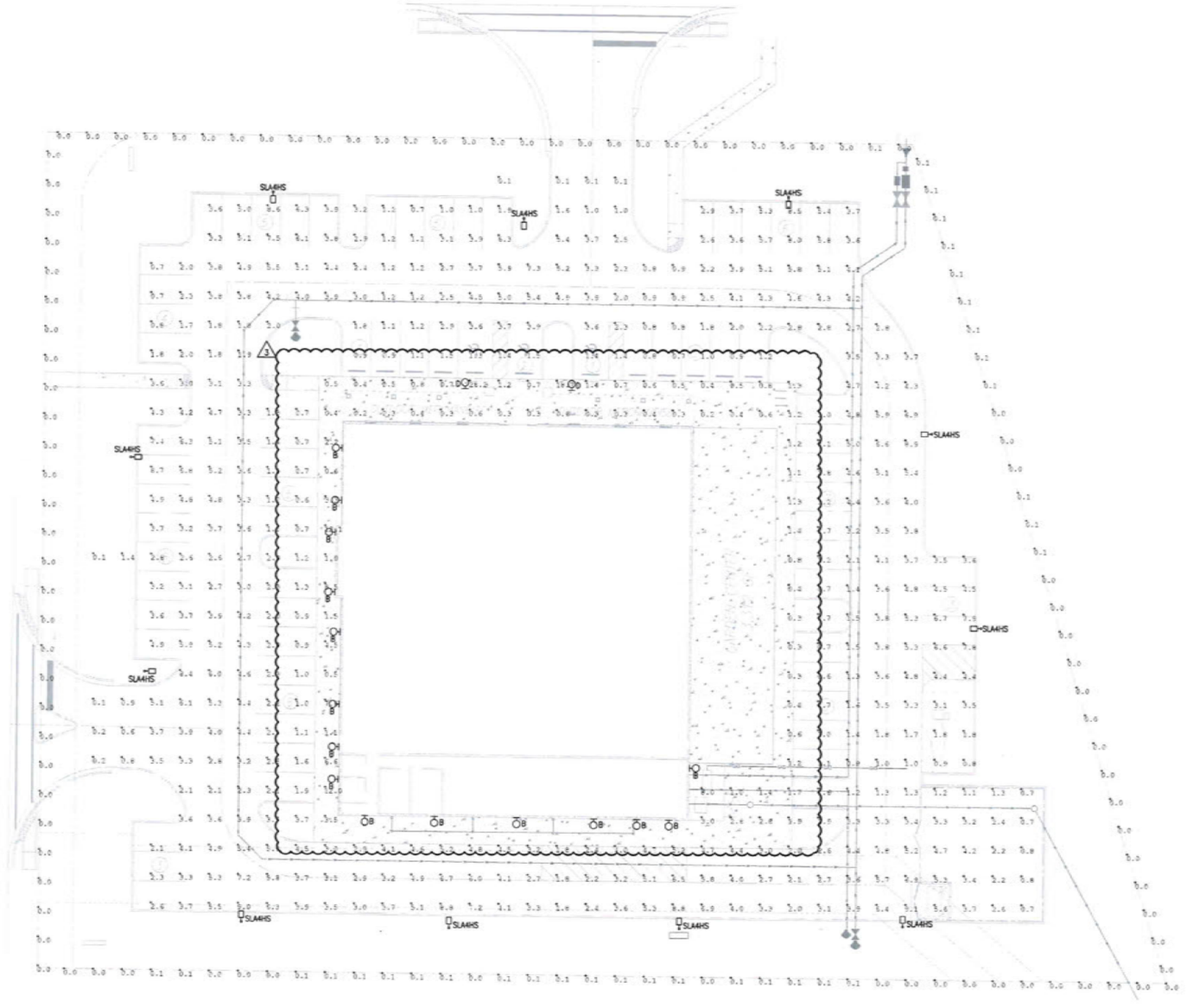
ISSUE DATE: DECEMBER 18, 2025

DOOR SCHEDULE & DETAILS

A8.1

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	D	Single	LTC-6RD-P-20L35K8MD-DM1-S-BL	1.000	2265	22.641	45.282
	15	B	Single	LTC-6RD-P-20L35K8MD-DM1-S-BL	1.000	2265	22.641	339.615
	11	SLA4HS	Single	VP-1-16DL-135-8K-VF-HSS-90-B	0.950	16897	141.5	1389.9

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	FC	9.18	28.2	0.1	91.80	282.00
Property Line	Illuminance	FC	0.99	9.1	0.0	N.A.	N.A.


SLA4HS
SLA4HS
SLA4HS

INSTALLATION AND MAINTENANCE NOTES

1. The work consists of the complete plant material installation as shown on the drawings and as herein specified This work shall include, but is not limited to, the supplying of all plant material specified, the furnishing of all labor, equipment, appliances and materials called for, and in performing all operations in connection with the landscape specifications as shown on this plan. Further, the work shall include the maintaining of all plants and planting areas until phase acceptance by the owner, and fulfilling of all guarantee provisions as herein specified.
2. Adjustments to planter beds as shown on plans may be necessary due to walk locations, berming, relationship to roadways, etc. Plant material may need to be added or subtracted in the field. The contractor shall be responsible for the final plant count upon completion of the job. The final plant count will be submitted to the owner prior to final payment.
3. The contractor shall fully acquaint themselves with the related site grading, water supply, electrical supply, and other utilities to preclude any misunderstanding and facilitate a trouble free installation.
4. No substitution shall be made without written permission of the owner.
5. In the event of a variation between the plant list and the number of plants shown on the plans, contact the Project Landscape Architect immediately.
6. Plant materials will be inspected at the job site by the owner. When inspected work does not comply with the specified requirements, the contractor shall replace rejected work and continue specified maintenance until the work is reinspected and found acceptable and remove rejected plants and materials from the job site within 48 hours.
7. All materials shall be installed in a neat and workmanlike manner. The owner or his landscape architect reserves the right to direct the removal and replacement of any items which, in his opinion, do not present an orderly and reasonably neat or workmanlike appearance, provided such items can be installed in an orderly way by the usual method of such work.
8. All plant material shall be Florida No. 1 grade or better as defined in "Grades and Standards for Nursery Plants", as published by the Florida Department of Agriculture and Consumer Services, most current edition.
9. All planting beds shall be mulched with 3" of pine bark nuggets, 100% organic, of the highest grade.
10. All trees 8' or larger shall be staked or guyed. Staking materials and methods shall be submitted to the Owner for approval prior to installation.
11. Planting soil shall consist of the existing soil amended if required.
12. Fertilizer shall be quick release, water soluble and shall conform to the applicable state of Florida and City of Clermont fertilizer laws. The contractor shall submit to the owner or landscape architect a fertilization certification.
13. All plants shall be watered thoroughly when planted.
14. Sod shall be well matted with grass roots. The sod shall be taken up in rectangles preferably 12" by 24", a minimum of 2" in thickness, and shall be reasonably free of weeds and other grasses and shall have a soil mat of sufficient thickness adhering firmly to the roots to withstand all necessary handling. The sod shall be shaded and kept moist until it is planted. Damaged sod will be rejected. Replanting shall be done within 48 hours after time of harvesting or kept damp until planted.
15. Sodding schedule:
    A. All lawn areas shall be planted with with a species specified by the Owner (limits determined by Owner).
    B. Soft spots and inequalities in grade shall be corrected before starting work.
    C. Lay sod without voids. Thoroughly water after planting. The surface shall be true to finish grade lines and even and firm at all points.
    D. Place sod with staggered joints closely butted, tamped or rolled to an even surface Erosion control measures are mandatory in swales, rights of ways, or any other areas subject to erosion.
16. All shrub areas and areas to be sodded will be automatically irrigated. Verify areas to be irrigated with owner prior to commencing work.
17. Contractor shall clean up and remove from the premises all surplus materials and rubbish.
18. All shrubs and sod shall be guaranteed for one hundred eighty (180) days after final acceptance of the final phase by owner. All trees shall be guaranteed for one (1) year after final acceptance of the final phase.
19. Protective barricades shall be placed around all protected trees to be saved and shall remain in place until construction is complete. Barricades shall be constructed as detailed.
20. Final inspection will not take place until all materials have been planted/installed properly.
21. Contractor will be notified by letter of the final acceptance of each phase within ten (10) days after final phase inspection or ten (10) days after reinspection should that be necessary.
22. Upon final notice of final acceptance of each phase, the owner will assume maintenance.
23. If trees are wrapped in burlap and wire, remove wire and burlap from the surface of the root ball.

Landscape Notes:

All plant material to be Florida #1 or better as defined in the Florida Grades and Standards for Nursery Plants, most current edition.

Required canopy trees shall have a single straight trunk to a minimum of four feet (4'), and a minimum caliper of three inches (3"), a minimum spread of four feet (4'), and be a minimum of eight feet (8') tall at the time of planting.

Required ornamental trees may be single stemmed or multi-stemmed, have a minimum caliper of two inches (2"), a minimum spread of four feet (4'), and be a minimum of eight feet (8') tall at the time of planting.

Required shrubs and hedges shall have a minimum height of twenty-four inches (24") at the time of planting. When a continuous hedge is required, the plants shall be planted at a maximum spacing of thirty six inches (36") on center.

Landscape plants and features that are not required by code shall be optional to install at owner's discretion without plan revision.

All Landscape trees to be from preferred tree list or approved alternatives.

All landscape shrubs to be from preferred shrub list or approved alternatives.

Installation of trees and shrubs shall comply with standard nursery practice.

Landscaping to meet all applicable Florida Friendly and City requirements.

Required landscape buffers to utilize existing plant material where applicable.

All landscape planting in the WRAs will be above the designated high water elevation.

See engineering plans for details and dimensions.

Ground cover hatch patterns illustrate differences in mass planted areas, hatch pattern is not associated with any particular ground cover type.

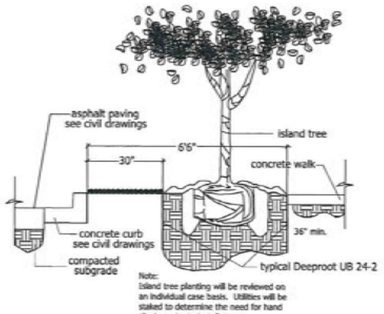
Minor changes to tree locations are possible to avoid conflict with Photometric plan.

All landscaped areas will be 100% irrigated throughout the establishment period.

Trees with invasive root systems will maintain a 5' setback from utilities.

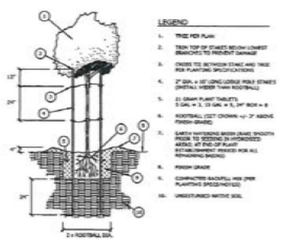
All foundation plantings to be a minimum of 3' from building walls.

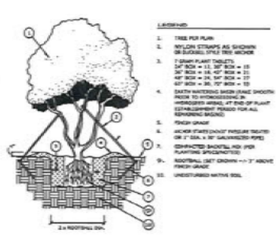
Trees and plant material to be maintained with 13'-6" height clearance above the roadway.

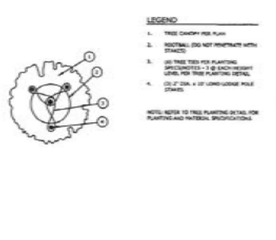


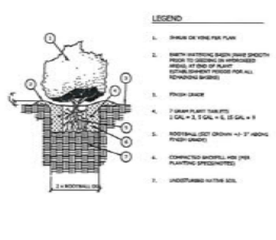
Island and Landscape Buffer Tree Planting
With Root Barrier Detail
not to scale

Planting Details:

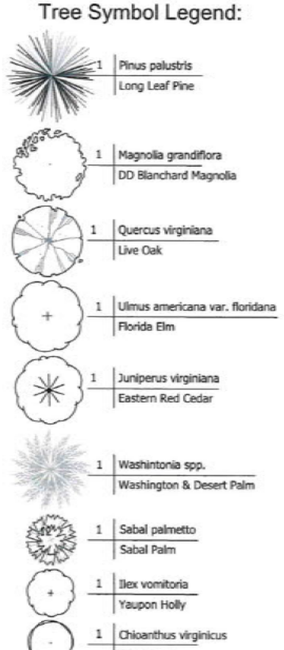


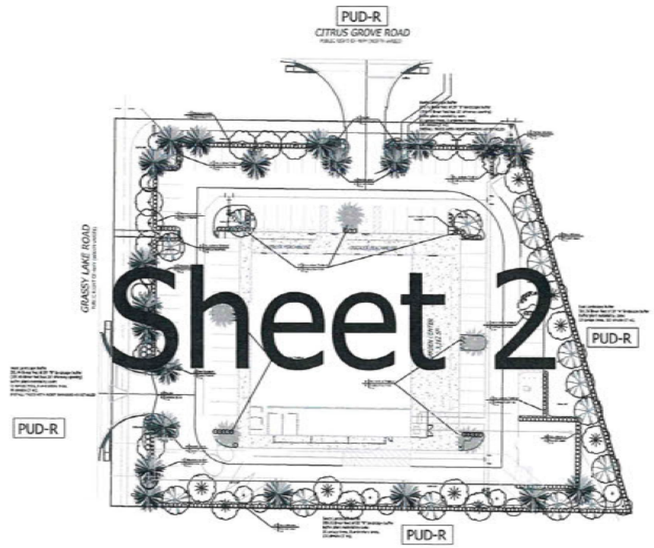






Tree Symbol Legend:





Drawing Key:

Plant List:

Quantity	Common Name	Scientific Name	Soil Moisture Range	Native	Spacing	Notes
	TREES					
2	DD Blanchard Magnolia	*Magnolia grandiflora*	L, M	Yes	as shown	3" cal. X 8'
10	Florida Elm	*Ulmus americana var. floridana*	M	Yes	as shown	3" cal. X 8'
10	Eastern Red Cedar	*Juniperus virginiana*	L	Yes	as shown	3" cal. X 8'
17	Long Leaf Pine	*Pinus palustris*	L, M	Yes	as shown	3" cal. X 8'
5	Wahington & Desert Palm	*Washingtonia spp.*	L	No	as shown	12" cal. Min., 16' oa height
15	Southern Live Oak	*Quercus virginiana*	L, M	Yes	as shown	3" cal. X 8'
10	Yaupon Holly	*Ilex vomitoria*	L, M	Yes	as shown	2" cal X 8'
4	Fringe Tree	*Chioanthus virginicus*	L, M	Yes	as shown	2" cal X 8', MT
10	Sabal Palm	*Sabal palmetto*	L, M, H	Yes	as shown	12" cal, oa height as noted
	SHRUBS					
92	Schillings Dwarf Holly	*Ilex vomitoria 'schillings dwarf'*	L	Yes	3' oc	3G, 24"
48	Calusa Fire Bush	*Hamelia patens 'Calusa'*	M	Yes	3' oc	3G, 24"
102	Walter's Viburnum	*Viburnum obovatum*	L, M, H	Yes	3' oc	3G, 24"
256	Pineapple Guava	*Feijoa sellowiana*	L, M	No	3' oc	3G, 24"
38	Thryallis	*Galphimia glauca*	L, M	No	4' oc	3G, 24"
	SOD					
as required	Argentine Bahia	*Paspalum notatum*	L, M	No		sod

Affidavit of compliance with Florida Water Star Requirements:

This design has all piping designed for water velocity the be 5 feet per second or less
All zones have matched precipitation nozzles.
No head spacing exceeds head to head spacing.
All zones have pressure regulation at emitters or at the valve
There are no spray nozzles used with this design.
This design utilizes pressure regulation with check valves in the inline drip tubing, PRS 40 MPR Rotator Nozzels and PGP Pressure Regulating Bodies with MPR nozzels.

The signature and seal on this sheet applies to this affidavit.

SITE IMPERVIOUS AREA:

SITE AREA - 1.53 ac

BUILDING - 16,454 sf
GARDEN CENTER - 3,312 sf
SIDEWALKS - 7,176 sf
PARKING LOT - 39,704 sf
TOTAL IMPERVIOUS AREA - 66,646 sf

L.R. HUFFSTETLER, INC.
Landscape Architecture & Planning
L.R. Huffstetler III - Lic. # 0001744

HUFFSTETLER
Landscape Architecture & Planning

Leslie R Huffstetler
Digitally signed by Leslie R Huffstetler
Date: 2026.04.28 07:13:19 -04'00'

APPLICANT/OWNER
TOOLE ASMA, LLC

Landscape Plan

Minneola
Ace Hardware
Minneola, Florida

revisions:
date: description:
10-17-2025 Initial Design
03-16-2026 Client Change

drawing date: 05-30-2025

scale: N/A
when plotted on 24" x 36" sheet
sheet: L1
of: 2

PUD-R

CITRUS GROVE ROAD

PUBLIC RIGHT-OF-WAY (WIDTH VARIES)

GRASSY LAKE ROAD

PUBLIC RIGHT-OF-WAY (WIDTH VARIES)

North Landscape Buffer
275.41 linear feet of 20' "B" landscape buffer
(296.41 linear feet less 25' driveway opening)
buffer plant material by code:
11 canopy trees, 6 understory trees,
100 shrubs (3' oc)
INSTALL TREES WITH ROOT BARRIERS AS DETAILED

East Landscape Buffer
301.36 linear feet of 10' "A" landscape buffer
buffer plant material by code:
12 canopy trees, 101 shrubs (3' oc),

West Landscape Buffer
261.46 linear feet of 20' "B" landscape buffer
(287.46 linear feet less 26' driveway opening)
buffer plant material by code:
11 canopy trees, 6 understory trees,
96 shrubs (3' oc),
INSTALL TREES WITH ROOT BARRIERS AS DETAILED

South Landscape Buffer
389.15 linear feet of 20' "B" landscape buffer
buffer plant material by code:
16 canopy trees, 8 understory trees,
130 shrubs (3' oc),

PUD-R

PUD-R

PUD-R

OUTDOOR MERCHANDISE

OUTDOOR MERCHANDISE

GARDEN CENTER
3,312 SF

VARIES

4" CONCRETE SLAB
3000 PSI W/6X6xW2.0 WWF
W/BROOM FINISH & TOOLED EDGES

TYPICAL BICYCLE RACK

ACCEPTABLE BICYCLE RACK DESIGN ALLOWS USERS TO LOCK AT LEAST ONE WHEEL AND THE FRAME SIMULTANEOUSLY WHEN USING A U-SHAPED BICYCLE LOCK

L.R. HUFFSTETLER, INC.
Landscape Architecture & Planning

[redacted]

L.R. Huffstetler III - Lic. # 0000744

HUFFSTETLER
Landscape Architecture & Planning

[redacted]

Florida Water-AP

Landscape Plan

Minneola
Ace Hardware
Minneola, Florida

Scale 1"=20'
0 4 8 12 16 20 40 80 160

revisions:	description
date	
10.17.2025	Initial Submittal
12.16.2025	Town Change

drawing date: 05-30-2025

scale: N/A
when plotted on
24" x 36" sheet

sheet: L2
of: 2

IRRIGATION DESIGN NOTES

A. GENERAL NOTES

1. The plans and drawings are diagrammatic of the work to be performed. The work shall be executed in a manner to avoid conflicts with utilities and other element of construction, including landscape materials. Any and all deviations shall be brought to the attention of the owner or owners representative. The contractor shall not willfully install any aspect of the irrigation system as shown on the plans and drawings when it is obvious in the field that obstructions, grade differences, or discrepancies exist that might not have been known during the design of the irrigation system. In the event that rectification of the conflict is not given to the representative, the contractor will assume full responsibly for all re-visions.

2. Irrigation system shall be installed in accordance with the plans, Irrigation System Specifications and all contract documents. Contractor shall comply with all prevailing local codes, ordinances and regulations.

3. Check and verify all site conditions, including sensitive utility locations, prior to trenching or digging. Coordinate all irrigation system construction with existing and / or new plantings to avoid conflict or interference with location piping, planting, utilities and service utilities. The irrigation contractor is responsible for coordinating installation with all other construction on site especially landscape installation. Irrigation system is to be relocated for no additional cost for any conflict with landscape installation or any other site construction or existing subsurface improvements. All components that are not contained within the specific areas shown on the drawings will not be accepted. All piping and other components are to remain within the property of the OWNER.

4. Where existing or new trees, light standards, signs, electronic controllers and / or other objects are on alignment to an irrigation sprinkler's pattern, the component and piping shall be relocated as necessary to obtain proper coverage without damaging the obstruction. The Landscape Architect or representative is to determine if obstruction occurs at all.

5. Component spacing is maximum. Do not exceed spacing shown or noted on the plans. Component spacing may be changed to accommodate changes in terrain and planting layout as long as the modified spacing does not exceed the spacing shown in the plans. Unless shown otherwise, irrigation contractor shall provide 100% coverage.

6. All materials and equipment shown shall be installed as detailed on the plans. If the drawing do not thoroughly describe the techniques to be used, the installer shall follow the installation methods/instructions recommended be their manufacturer.

7. Irrigation contractor shall adjust all sprinklers, controller and other operating characteristics, including coverage, operating pressure, flow rates and operation time, as indicated on the drawings and on the irrigation system specifications. Adjust all sprinklers to avoid overthrow of water onto buildings, roadways, sidewalks or existing native vegetation.

8. Contractor to provide installation shop drawings and manufacturers product information for all irrigation components. All installation shall be as recommended by manufacturers. The quantities shown in the legends and symbol sheets shall not be used for bidding purposes. The contractor will be responsible for conducting a comprehensive take-off of materials to determine the actual quantities of materials necessary to execute the work described on the plans and drawings.

9. All trenches shall be backfilled with clean, debris-free materials. Clean sand shall be used for bedding materials if parent soil cannot adequately fill of rocks and other extraneous debris. Puddling jobs may be utilized were applicable.

10. All solvent welding shall be preceded by priming of the fittings and pipe as recommended by the manufacturer.

11. Contractor and label / number all zone valve-boxes with corresponding controller zone number and isolation valve box with record drawing numbers.

B. MAINLINE PIPING

1. All irrigation main(s) & sub main(s) and lateral piping shall be CLASS 200 PVC Purple Pantone (Reclaimed) pipe with glue fittings. All

2. The depths of all lines shall be 18" minimum cover for mainline and 12" minimum cover for lateral lines as specified per plans and details. Measurements shall be from top of pipe(s) to finish grade. Contractor will be responsible for networking and rerouting any piping not meeting specified depths.

C. SLEEVING

1. All sleeves SCH. 40 PVC size as per plan. All sleeves to be twice the diameter of piping to be installed.

2. Irrigation contractor shall coordinate with general contractor for the location of sleeving (crossings whether shown or not. At no time shall wiring share the same sleeve with main(s) or other piping, unless wiring is installed in conduit inside of sleeve for protection.

3. All sleeving shall extend (12") beyond the edge of the surface requiring sleeving.

4. All wiring sleeves shall be SCH. 40 (?) or as sized per plan.

D. ISOLATION VALVES
Not applicable on this project

E. QUICK COUPLER VALVES
Not applicable on this project

F. CONTROL SYSTEM Weathermatic SLX600 Radio

SLX600 CONTROLLER(S) shall be model SLX600 as manufactured by Weathermatic Sprinkler Division of Telsco Industries, or approved equal. Controller(s) shall be modular.

OPERATION: Controller shall be capable of standard timed watering or auto adjust watering times when equipped with an optional SLW weather monitor manufactured by Weathermatic. Auto Adjust watering shall be based on real time, on-site weather data and system audit data entered by the user. Auto adjust timing shall be based on the Hargreaves ET calculation formula. Controller shall provide non-volatile watering deficits, scheduled run times by zone and a total run time recap for each zone which is resettable by the user. A room or less function shall be provided to allow run time adjustment by zone for shade/sunlight, system efficiency and other local factors. Auto adjust mode shall also include automatic calculation of non-peak times based on both soil type and zone elevation.

Each program shall have eight independent start times, calendar schedules, watering budgets by month and a seasonal% for varying soil permeation rates.

Controller shall have a pump start/master valve position which shall be programmable to operate on demand from any selected zone. A programmable safety delay shall be included for zone to zone delay and master valve to zone delay for opening and closure.

Controller shall have input for rain and freeze sensor devices. Use of the optional SLW weather monitor shall incorporate the rain and freeze shutdown functions and shall incorporate a 48 hour delay after closure of the rain sense switch.

Controller shall have self-diagnostic capabilities to detect "short" or "open" zones and the ability to display lists of faults on an LCD display for the user. Diagnostics shall also include LCD display of valid/wrong readings by zone and for transformer output as well as backup battery reading. A chatter function shall also be provided to assist in locating faulted valves. The controller shall automatically prevent master valve opening or pump start when the valve locator diagnostic is used.

Display shall be backlit for clear viewing in all lighting conditions. Zone timing shall be settable from 1 minute to 9 hours and 59 minutes.

Program D shall operate concurrently with programs A, B and C. Programs A, B and C shall start in sequence of start time operation.

Program schedules shall include options for days of the week, odd date, even date or an interval of 1 to 30 days. A "no water" window shall be available to inhibit daily operations of a program between two selected times on a given day; inhibition of up to 7 specified calendar dates or specific days of the week. Adjustments for leap year shall be automatic.

Manual operation shall be provided by program, by station, or on a programmable test program with durations from ten (10) seconds to ten (10) minutes. The programmable test program shall also check for short and open conditions on each zone each time it is run.

Non-volatile memory shall retain all programming and real-time clock shall be provided to maintain date and time.

CONSTRUCTION: Controller shall be enclosed in a 6 UL, CE and C-tick Listed rainproof plastic enclosure with optional key lock. The enclosure shall be rated for outdoor or indoor use. Enclosure shall be a wall mount (pedestal mount) model with removable knockouts on the lower side and back of the housing for choice of wiring location. The operating panel shall be a totally enclosed module that is removable from the housing for programming at a separate location. A test pod for 24V a.c. operation shall be accessible with or without the operating panel. Zone modules (SLXM) shall be self-contained modules that can be installed without turning off power to the unit and programming of new zones shall not be required. Module wiring connections shall be of the type that allows insertion of solid wires without any tool. Each module shall contain its own surge protection.

ELECTRIC: Controller shall be completely electric in operation. Controller shall be installed and wired in accordance with manufacturer's published instructions. Controller shall be capable of operating from an independent power supply. Primary shall be 115V a.c. 60hz or 230V, 50hz.

WARRANTY: Controller shall have a manufacturer's limited warranty of three (3) years.

G. RAIN SENSOR SmartLine® Weather Stations SLW6

WEATHER STATION(S) shall be model SLW6 manufactured by Weathermatic Sprinkler Division of Telsco Industries. Weather stations must be compatible for use with SmartLine irrigation controls.

CONSTRUCTION: Weather station shall be wireless for design using bi-directional communication. Weather station shall have integrated on-site sensors for rain-shut-off, freeze shut-off and calculation of daily evapotranspiration for irrigation controls. Weather station shall have an integral mounting bracket with a two-point articulating arm made from high-impact molded resin. Weather station shall be suitable for outdoor mounting in light-commercial or residential environments. Weather station shall be capable of two-way communications with the SmartLine controls and have independent power supply, self-diagnostic circuit and microprocessor.

OPERATION: Weather stations rain sensor shall be adjustable to interrupt irrigation after a user selected precipitation amount of 1/8th", 1/4" or 1/2". Weather station shall be capable of interrupting irrigation after temperatures reach below 37 degrees Fahrenheit. Weather station shall provide instant notification to the controller of either a rain or freeze event and upon clearing of the same. Evapotranspiration deficits shall be calculated daily and transferred to the SmartLine controller each day.

WARRANTY: Weather station shall have a manufacturer's limited warranty of two (2) years

I. IRRIGATION CONTROL WIRE(S)

1. Irrigation Control wires shall be minimum of 18 Gauge Direct Burial wire approved for use in irrigation.

2. CONSTRUCTION: Conductors must be soft drawn, annealed, solid copper conforming to ASTM 31. Conductor insulation must be polyvinyl chloride (PVC) conforming to UL 83(E).
multiple insulated conductors shall be laid in 1 and encased in a single outer jacket of thick, high-density, sunlight resistant polyethylene conforming to ICEA S-61-402 and NEMA WC5. The conductors shall be color-coded: normally one conductor white for common and the other single colored. All conductors shall be the same size.

A. REMOTE CONTROL VALVES Hunter ICV-Filter Series

The valve shall be available in a globe body style with 1 inch Female National Pipe Thread (FNPT) inlet and outlet. The 3-inch model shall be available in a combination globe/angle configuration. When specified, the valve shall be configured with British Standard Pipe threads. The valve shall be equipped with a flow control mechanism with removable handle that will regulate flow from full on to completely off. When specified for use with reclaimed water, a reclaimed water identifier handle shall be available. The body and bonnet shall be molded of non-corrodible, glass-reinforced nylon, rated to 220 PSI (15 bars, 1500 kPa). The body of the valve shall have brass inserts, with through-holes, which will accept the bonnet bolts. The bonnet bolts shall be serviceable with a slotted screwdriver, Phillips screwdriver, or a hex wrench, and shall be held captive in the bonnet when the bonnet is removed from the valve body. The diaphragm assembly shall be of molded EPDM construction, reinforced with nylon fabric and have a EPDM sealing material. The valve shall be equipped with an internal filter as well as a self-cleaning metering rod, so only clean water can enter the solenoid chamber. An optional filter cleaning system that cleans a stainless steel filter each time the valve opens and closes shall be available. All metal parts internal to the valve shall be manufactured from corrosion-resistant stainless steel.

The standard solenoid shall be a 24 VAC coil with a 370mA inrush current and 190mA holding current at 60 cycles and a 475 mA inrush current and 230 mA holding current at 50 cycles. When specified, the unit shall be equipped with a DC latching solenoid for use with battery-operated controllers. The solenoid shall be an encapsulated, one-piece unit with captive plunger. It shall be equipped with manual (internal and external bleed capability to release the upper chamber water to the downstream piping, or to atmosphere, allowing the valve to open.

The valve shall carry a five-year, exchange warranty (not prorated). The valve shall be manufactured by Hunter Industries.

VALVE & PULLER BOXES

1. All valve boxes shall meet specifications, be sized 7" valves to 7" valve box 1.5" and larger valves to 10 round valve boxes & installed as shown and detailed herein. Top of valve boxes shall be flush and level with grade when installed. Contractor to reinstall and re-level boxes if not settling occurs.

2. Where possible and feasible install valve boxes within planting bed lines. No valve boxes shall be installed within 3' of any sidewalk or other pedestrian used surface, 5' from any vehicular roadways, swale(s) or any other low-point.

K. POP-UP SPRAY HEADS Hunter PRO Series PRS 40 PSI as per plan

The sprinkler shall be available with a 6 or 12-inch pop-up stroke, depending on the body specified, to bring the nozzle into a clean flow path above the surrounding turf. The sprinkler shall be available as an aboveground shrub head. The sprinkler shall have the option of either a factory-installed or field-installed drain check valve capable of checking up to 10 feet (3.0 m) in elevation change. When specified as factory-installed, the sprinkler shall have the words "CHECK VALVE" stamped in white lettering on the body cap. The sprinkler shall have available an optional pressure-regulating module, marked in purple, adjustable between 30 and 70 PSI (2.1 and 4.8 bar). Nozzles shall be color-coded to indicate the size of reclaimed water. A vandal-resistant locking cap shall be available as a field-installed option.
The sprinkler shall have a standard pressure-regulating device as an integral part of the pop-up riser. This regulator will prevent fogging or misting of the sprinkler's spray pattern by maintaining a constant nozzle outlet pressure at 30 PSI for use with Spray Nozzles and constant nozzle outlet pressure of 45 PSI for MP Rotator Nozzles with inlet pressures of up to 100 PSI, regardless of the radius of nozzle installed.
The body of the sprinkler shall be constructed of corrosion and UV-resistant, heavy-duty A.B.S. The riser of the sprinkler shall be constructed of corrosion and UV-resistant A.B.S. and shall be adjustable for pattern alignment. The riser shall be compatible with female threaded nozzles and shall have a stainless steel spring for positive retraction when irrigation is complete.
The sprinkler shall have a pressure-activated, multi-function, UV-stable wiper seal that will clean debris from the pop-up stem while it retracts. The seal shall be molded around a rigid plastic ring to prevent seal deformation. This seal shall prevent the sprinkler from sticking in the up position and be capable of sealing the sprinkler riser stem to the sprinkler cap under normal operating pressures. The seal shall be removable from the cap for easy service and shall be replaceable.
The sprinkler shall have a factory-installed, removable flush cap with a pull-up tab that shall prevent debris from entering the sprinkler during installation and allow the system to be flushed before installing the nozzle. The flush cap shall have a directional flushing action that allows the water to escape only in one direction. The flush cap shall open as the stem extends and completely close when the stem is in the retracted position.
The sprinkler shall have an exposed surface diameter after installation of 2-1/4 inches (6 cm). In addition, the 6-inch (15 cm) and 12-inch (30 cm) sprinklers shall be available with a 1/2-inch (FNPT side inlet. When specified with a factory-installed check valve, the 6-inch (15 cm) and 12-inch (30 cm) sprinklers will be supplied without the side inlet.
The sprinkler shall carry a five-year, exchange warranty (not prorated).
The sprinkler shall be manufactured by Hunter Industries Incorporated, San Marcos, California.

L. Hunter HDL Drip Tubing

HDL-PC & HDL-R

The drip line shall feature construction of robust materials and pressure compensation.
The drip line shall feature color-coded stripes to indicate flow.
The drip line shall be UV resistant.
The PC dripline shall be distinguished from other HDL by its light brown base resin.
The drip line shall be stiffened in stretch-wrapped coils.
The drip line shall utilize flat emitters with multiple inlet filters.
The drip line shall be available in a reclaimed version identified by purple stripes to indicate irrigation using non-potable water.

M. Contractor is required to provide static pressure reading from water source to Landscape Architect prior to construction of irrigation system. System design based on typical information for systems in Florida of 60 PSI static pressure at point of connection designated on plan. Source must supply a minimum of 17 gallons per minute with a dynamic pressure of 60 PSI at entrance of backflow device.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	RADIUS
	Hunter MP Corner PRO-06-PRS40-CV-45-MP Turf Rotator, 6in, pop-up with factory installed check valve, Bequest, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body, 1"xFemale inlet w/ 45-105.	12	45	30	18'
	Hunter MP Side PRO-06-PRS40-CV-415-LCS Turf Rotator, 6in, pop-up with factory installed check valve, Bequest, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body, LCS=factory left side, SS=Shown side ratio, RCS=Custom 4(p=) side.	1	415	30	4'x15'
	Hunter MP Side PRO-06-PRS40-CV-4210-SCS Turf Rotator, 6in, pop-up with factory installed check valve, Bequest, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body, LCS=factory left side, SS=Shown side ratio, RCS=Custom 4(p=) side.	4	4210	30	4'x10'
	Hunter MP Side PRO-06-PRS40-CV-4-H-A-8 SCS Turf Rotator, 6in, pop-up with factory installed check valve, Bequest, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body, LCS=factory left side, SS=Shown side ratio, RCS=Custom 4(p=) side.	6	4227	30	4'x24'
	Hunter MP 1000 PRO-06-PRS40-CV-4-H-A1 Turf Rotator, 6in, pop-up with check valve, Bequest, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body, LCS=factory left side, SS=Shown side ratio, RCS=Custom 4(p=) side.	25	90-210	30	12'
	Hunter MP 2000 PRO-06-PRS40-CV-4-H-A-5 Turf Rotator, 6in, pop-up with check valve, Bequest, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body, H=Black, ad j ust 90-210, 5=5-mm / ad j ust 210-270, 8=8-mm / ad j ust 90-270, 8=Red 360 arc.	21	90-210	30	17'
	Hunter MP 3000 PRO-06-PRS40-CV-4-H-A Turf Rotator, 6in, pop-up with factory installed check valve, Bequest, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body, H=Black, ad j ust 90-210, 5=5-mm / ad j ust 210-270, 8=Red 360 arc.	1	360	30	27'
	Hunter MP 5000 PRO-06-PRS40-CV-4-H-A-10 Turf Rotator, 6in, pop-up with factory installed check valve, Bequest, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body, H=Black, ad j ust 90-210, 10=10-mm ad j ust 210-270, 4=Grey 360 arc.	28	90-210	30	37'
	Hunter MP 8000 PRO-06-PRS40-CV-4-H-A-Q Turf Rotator, 6in, pop-up with check valve, Bequest, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body, H=Black, ad j ust 90-210, Q=Quarter Circle (arc 90).	13	90	30	8'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter ICZ-101-40-LC-F 34" Drip Control Zone Kit, 1in, ICV Globe Valve with 1in, 40-100 filter system. Pressure Regulated to 40 psi, Flow Range: 2.0 GPM - 15 GPM. 150 mesh stainless steel screen.	13	
	Hunter PLD-BO Manual Bleed-valve of valve, (actioned from), typically installed in 10lbs. box, with adequate blank tubing to connect valve out-of-valve box. Use with NDL in other 24vac. dripline.	12	
	Hunter PLD-A-100 3/4" PLD-A-075 allows for air to escape a RESIDENTIAL drip irrigation system to prevent blockage and water hammering. 1/2in. MPT connection with #2 PSI maximum rating.	8	
	Hunter ECO-01-CO ECO-01 - 1/2in. FPT connection with 15 psid - 100 psid operating pressure. Specify with Hunter Sc swing joint.	7	
	Hunter HDL-09-12-PRT Drip Ring Drip Ring 12 Row 1/2 Drip Line	84	25
	Hunter to Rotaine Dripline Hunter HDL-09-12-PC HDL-09-12-PC	5,344 ft	25
	Hunter HDL-09-12-ICV Hunter Dripline w/ 12.0 GPH emitters at 12" O.C. Check valve, anti-bowing, w/ elbow adapting. Install with Hunter PLD barbed or PLD-ADP fittings.	28,0 ft	15

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICI-075-T 34in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves. Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use., With Filter Screw.	4
	Hunter ICI-075-F-T 34in., 1-1/2in., 2in., and 3in. Plastic Electric Master Valve. Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use., With Filter Screw. Factory Installed Orifice, and Pressitrol Model (), Purple Handle.	1
	Hunter UPS60-T Lead Free Reduced Pressure Backflow Preventer.	1
	Weathermatic SLW20 (2) 2ft corrosion resistant weatherproof, permanently-mounted modules. Internal 120VAC/24VAC transformer. large backlit LCD display	1
	Weathermatic SLW5 Wireless Rain Sensor for ET Based Watering. 300mHz - 1GHz. Ikm or 4Km range	1
	Hunter PSB-100-ADJ 4" Existing Well 2 HP Submersible Pump 22 GPM @ 60 PSI	1
	Irrigation Lateral Line: PVC Class 200 SDR 21-1 1/2"	125.0 ft
	Irrigation Lateral Line: PVC Class 200 SDR 21-1 1/4"	4,300.0 ft
	Irrigation Lateral Line: PVC Class 200 SDR 21-1"	323.4 ft
	Irrigation Mainline: PVC Class 200 SDR 21-1"	106.2 ft
	Irrigation Lateral Line: PVC Class 200 SDR 21-3/4"	15.4 ft
	Irrigation Lateral Line: PVC Class 200 SDR 21-3/4"	28.4 ft
	Irrigation Mainline: PVC Class 200 SDR 21-1 1/4"	104.0 ft
	Irrigation Mainline: PVC Class 200 SDR 21-1"	137.8 ft
	Pipe Sleeve: PVC Schedule 40-2"	206.0 ft
	Pipe Sleeve: PVC Schedule 40-4"	237.4 ft

CRITICAL ANALYSIS

Generated:	2026-04-25 12:03
P.O.C. NUMBER: 01	
Water Source Information:	1" Meter 17 GPM @ 67 PSI
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	21.1 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	67 PSI
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	20 ft
Pressure Available:	63 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	17.68 GPM
Flow Available at POC:	21.1 GPM
Residual Flow Available:	3.42 GPM
Critical Station:	12
Design Pressure:	25 PSI
Friction Loss:	1.14 PSI
Fittings Loss:	0.11 PSI
Elevation Loss:	0 PSI
Loss through Valve:	10.7 PSI
Pressure Req. at Critical Station:	36.9 PSI
Loss for Fittings:	0.83 PSI
Loss for Main Line:	6.31 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14.6 PSI
Loss for Master Valve:	3 PSI
Loss for Water Meter:	1.14 PSI
Critical Station Pressure at POC:	62.5 PSI
Pressure Available:	63 PSI
Residual Pressure Available:	0.45 PSI

Per Florida Water Star Requirements:
This design has all piping designed for water velocity the be 5 feet per second or less
All zones have matched precipitation nozzles.
No head spacing exceeds head to head spacing.
All zones have pressure regulation at emitters or at the valve
There are no spray nozzles used with this design.
This design utilizes pressure regulation with check valves in the inline drip tubing, PRS 40 6" Pressure regulated spray bodies with MPR Rotator Nozzels

Contractor to verify quantities of materials. Quantities supplied are a courtesy and Consultant is not responsible for errors in quantities or dimensional errors in design.

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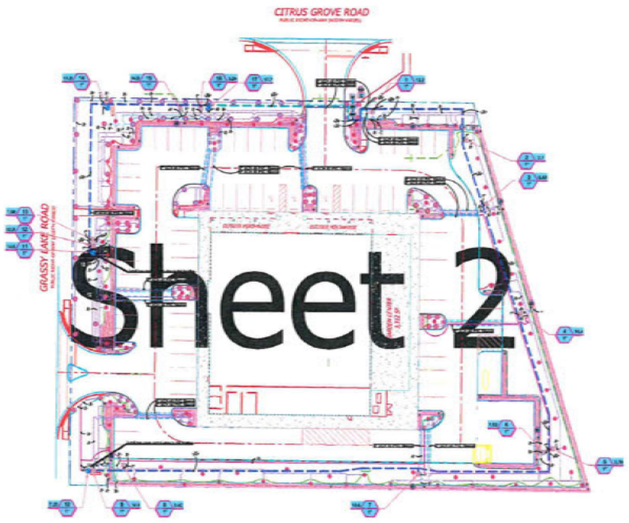
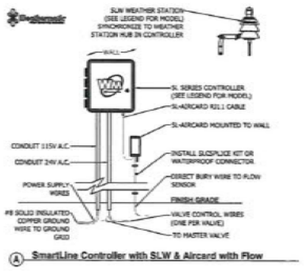
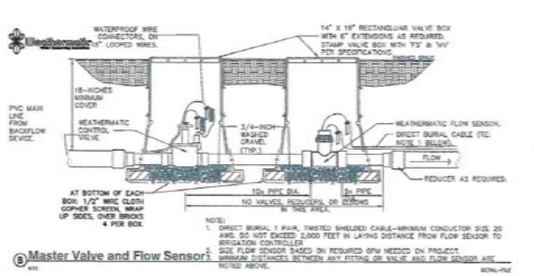


Drawing Key: scale 1" = 50'

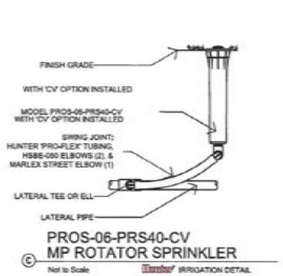


A SmartLine Controller with SLW & Aircard with Flow

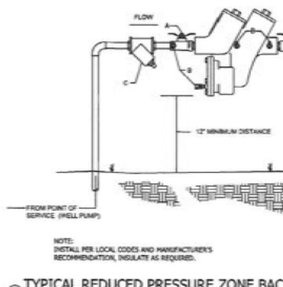


NOTE:
1. DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE--MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER
2. SIZE FLOW SENSOR BASED ON REQUIRED GPM NEEDED ON PROJECT. MINIMUM DISTANCES BETWEEN ANY FITTING OR VALVE AND FLOW SENSOR ARE NOTED ABOVE.

B Master Valve and Flow Sensor

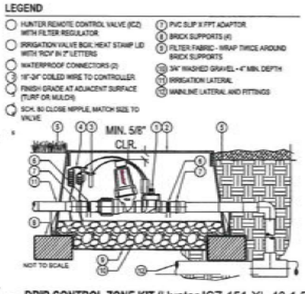


C PROS-06-PRS40-CV MP ROTATOR SPRINKLER
Not to Scale Hunter IRRIGATION DETAIL

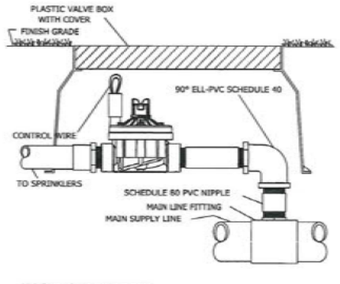


NOTE:
INSTALL PER LOCAL CODES AND MANUFACTURER'S RECOMMENDATION, INSULATE AS REQUIRED.

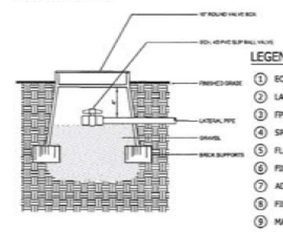
D TYPICAL REDUCED PRESSURE ZONE BACKFLOW PREVENTOR TO MEET LOCAL CODES



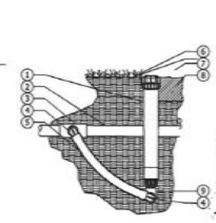
E DRIP CONTROL ZONE KIT (Hunter ICZ-151-XL-40-1.5")



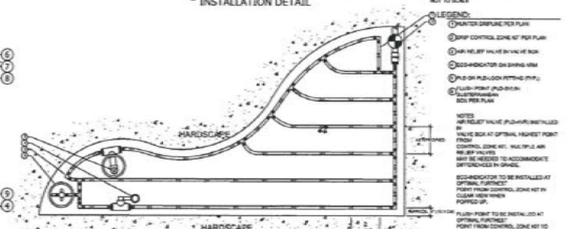
F HUNTER ICV IN VALVE BOX INSTALLATION DETAIL



G Drip Flush Assembly



H ECO INDICATOR WITH FLEX TUBING
NOT TO SCALE



I HUNTER DRIPLINE - IRREGULAR PLANTED AREA
HIL.HDL.02 (Hunter HDL-09-12-250-R)

L.R. HUFFSTETTLER, INC.
Landscape Architecture & Planning
L.R. Huffstetler III - Lic. # 0000744
[redacted]

APPLICANT/OWNER
TOOLE ASMA, LLC
884 SOUTH DILLARD STREET
WINTER GARDEN, FLORIDA 34787
PHONE: 407-656-5750

HUFFSTETTLER
Landscape Architecture & Planning
L.R. Huffstetler III - Lic. # 0000744
[redacted]

Leslie R Huffstetler
Digitally signed by Leslie R Huffstetler
Date: 2026.04.29 08:01:40 -04'00'

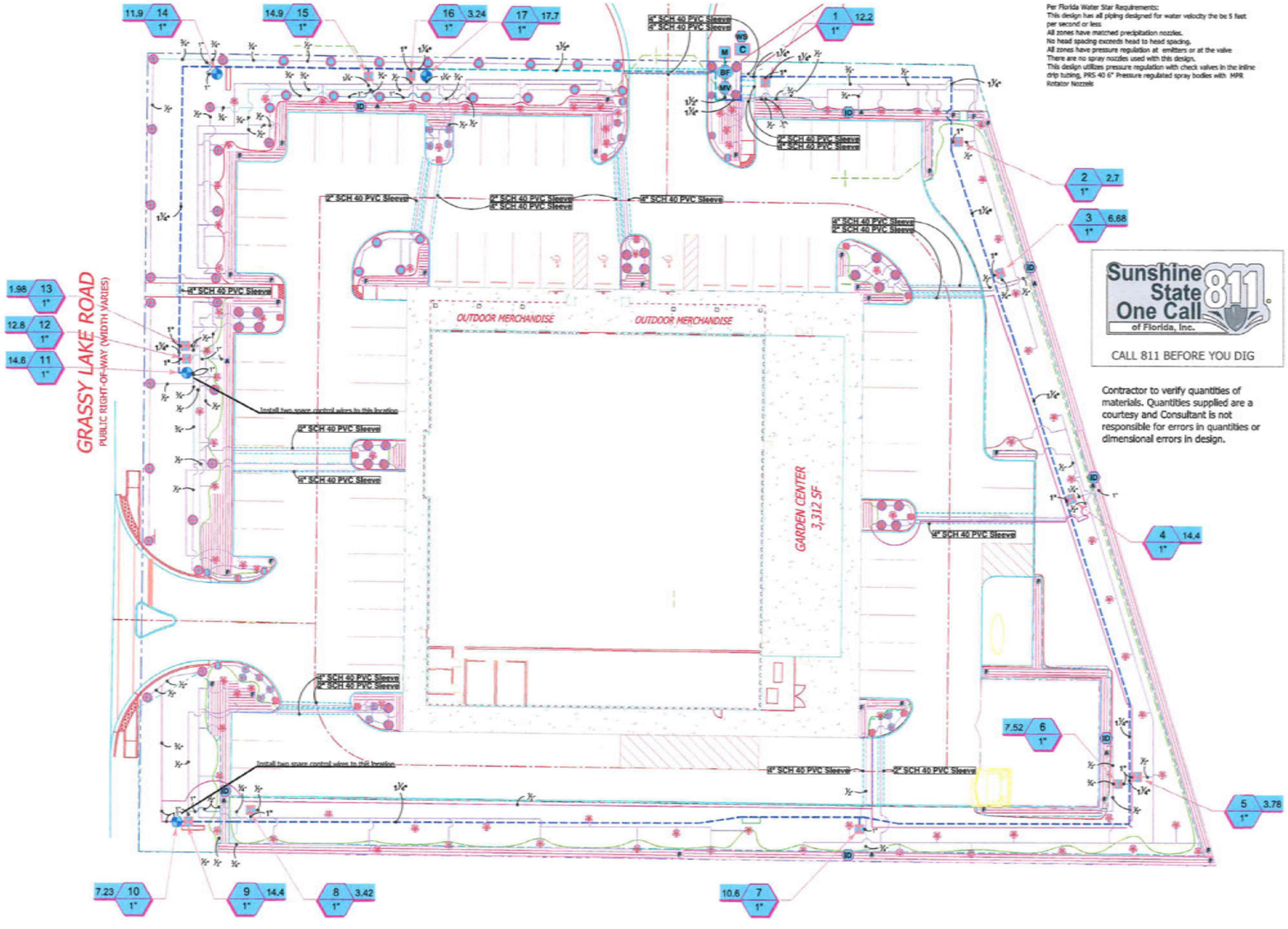
Irrigation Plan

Minneola
Ace Hardware
Minneola, Florida

revisions:	
date:	description:
11-07-2025	staff comments
12-15-2025	hard dripline

drawing date: 04-27-2026

scale: N/A when plotted on 24" x 36" sheet
sheet: IR1
of: 2



Per Florida Water Star Requirements:
This design has all piping designed for water velocity the be 5 feet per second or less
All zones have matched precipitation nozzles.
No head spacing exceeds head to head spacing.
All zones have pressure regulation at emitters or at the valve
There are no spray nozzles used with this design.
This design utilizes pressure regulation with check valves in the inline drip tubing, PRS 40 6" Pressure regulated spray bodies with MPR Rotator Nozzels

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Contractor to verify quantities of materials. Quantities supplied are a courtesy and Consultant is not responsible for errors in quantities or dimensional errors in design.

IRRIGATION SCHEDULE

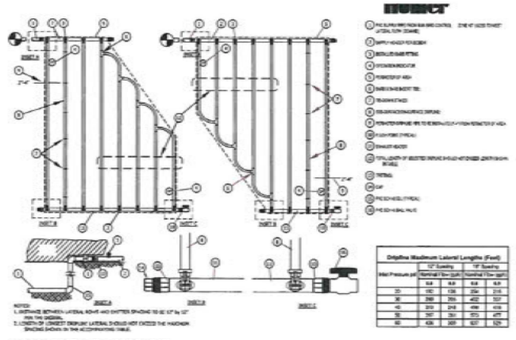
2026-04-28 16:14

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	RADIUS
	Hunter MP Corner PROS-06-PRS30-CV-F-R T Turf Rotator, 6in, pop-up with factory installed check valve, flloguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body, T=Turquoise adj arc 45-105.	12	Adj	30	12'
	Hunter MP Strip PROS-06-PRS30-CV-F-R LCS Turf Rotator, 6in, pop-up with factory installed check valve, flloguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip.	1	LCS	30	4'x12'
	Hunter MP Strip PROS-06-PRS30-CV-F-R RCS Turf Rotator, 6in, pop-up with factory installed check valve, flloguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip.	4	RCS	30	4'x12'
	Hunter MP Strip PROS-06-PRS30-CV-F-R SS Turf Rotator, 6in, pop-up with factory installed check valve, flloguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip.	6	SST	30	4'x24'
	Hunter MP1000 PROS-06-PRS30-CV-F-R M Turf Rotator, 6in, pop-up with check valve, flloguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. M=Maroon adj arc 90 to 210, LvLight Blue 210 to 270 arc, O=Olive 360 arc.	25	90-210	30	12'
	Hunter MP2000 PROS-06-PRS30-CV-F-R K Turf Rotator, 6in, pop-up with check valve, flloguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	21	90-210	30	17'
	Hunter MP3000 PROS-06-PRS30-CV-F-R A Turf Rotator, 6in, pop-up with factory installed check valve, flloguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	1	360	30	27'
	Hunter MP3000 PROS-06-PRS30-CV-F-R B Turf Rotator, 6in, pop-up with factory installed check valve, flloguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	20	90-210	30	27'
	Hunter MP800SR PROS-06-PRS30-CV-F-R ADJ Turf Rotator, 6in, pop-up with check valve, flloguard, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	12	Adj	30	8'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter ICZ-101-40-LF 1" Drip Control Zone Kit, 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.	13	
F	Hunter PLD-BV Manual Bushshut off valve, barbed insert, Typically installed in 10in. box, with adequate blank tubing to extend valve out of valve box. Use with HDL or other 3/4in. dripline.	32	
A	Hunter PLD-AVR 3/4" PLD-AVR allows for air to escape a RESIDENTIAL drip irrigation system to prevent blockage and water hammering. 1/2in. MPT connection with 80 PSI maximum rating.	8	
ID	Hunter ECO-ID-12 ECO-ID: 1/2in. FPT connection with 15 psi - 100 psi operating pressure. Specify with Hunter SJ swing joint.	7	
	Hunter HDL-09-12-PC Drip Ring Drip Ring 2 Row 13' Drip Line	84	25
	Area to Receive Dripline Hunter HDL-09-12-PC HDL-09-12-PC: Hunter Dripline with 0.9 GPH flow, Light brown tubing with black striping. Emitters at 12" O.C.. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	8,544 lf	25
	Hunter HDL-09-12-CV HDL-09-12-CV: Hunter Dripline w/ 0.9 GPH emitters at 12" O.C. Check valve, dark brown tubing w/ black striping. Install with Hunter PLD barbed or PLD-LOC fittings.	39.0 lf	15

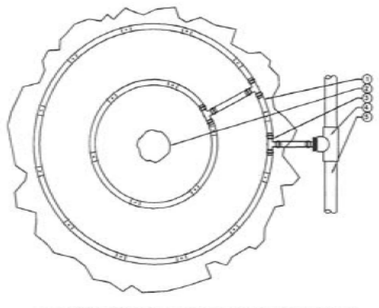
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G-FS 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.	4
MV	Hunter ICV-G-FS-R 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option, and Reclaimed Wuzer ID, Purple Handle.	1
BF	Watts LF909 1" Lead Free Reduced Pressure Backflow Preventer.	1
C	Weathermatic SL1620 (2) 20-zone model controller, permanently-mounted modules, internal 120VAC/230VAC transformer, large backlit LCD display	1
WS	Weathermatic SLW5 Wireless Weather Sensor for ET Based Watering, 900mhz - 1500ft. line of site range	1
M	Point of Connection 1 1/2" 4" Existing Well 2 HP Submersable Pump 22 GPM @ 65 PSI	1
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP	126.6 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP 1/2"	4,905 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP 3/4"	325.4 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP 1"	108.2 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP 1 1/4"	18.4 lf
	Irrigation Mainline: PVC Class 200 SDR 21 1"	28.4 lf
	Irrigation Mainline: PVC Class 200 SDR 21 1 1/4"	924.5 lf
	Irrigation Mainline: PVC Class 200 SDR 21 1 1/2"	137.6 lf
	Pipe Sleeve: PVC Schedule 40 2"	208.3 lf
	Pipe Sleeve: PVC Schedule 40 4"	237.4 lf

Valve Callout
Valve Number
Valve Flow
Valve Size



Dripline Maximum Lateral Lengths (Feet)				
	12" Spacing		18" Spacing	
Max Pressure psi	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
	0.6	0.9	0.6	0.9
20	240	190	294	240
30	288	256	402	357
40	312	310	498	478
50	330	354	570	570
60	426	366	630	630

J HUNTER HDL DRIPLINE
NOT TO SCALE



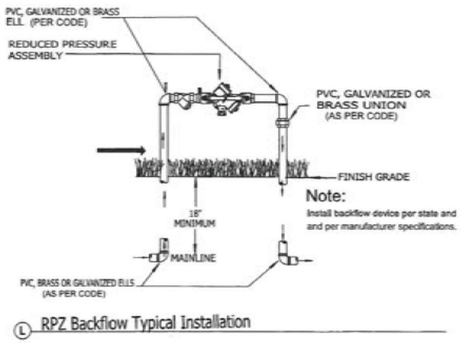
LEGEND:
1. HUNTER DRIPLINE (HDL) PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
5. PVC LATERAL LINE

NOTES:
AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

K HUNTER DRIPLINE - TREE RING LARGE SPECIMEN
HDL Dripline Typical
NOT TO SCALE



Note:
Install backflow device per state and and per manufacturer specifications.

L RPZ Backflow Typical Installation

L.R. HUFFSTETLER, INC.
Landscape Architecture & Planning
[redacted]
L.R. Huffstetler III - Lic. # 0000744

HUFFSTETLER
Landscape Architecture & Planning
Lic. # 0000744

Florida Water Star

Irrigation Plan

Minneola
Ace Hardware
Minneola, Florida

revisions:
date: description:
11-07-2025 Initial Submittal
2026-03-26 Revised Design

drawing date: 04-27-2026

scale: N/A
when plotted on 24" x 36" sheet
sheet: IR2
of: 2

CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FL 34755
(352) 394-3598

NOTICE OF PUBLIC HEARING

The City of Minneola Planning and Zoning Commission will hold a public hearing on **Monday, July 6, 2026 at 6:30 p.m**. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, to consider a request from Nicole Gargasz, Gemini Land Development, Applicant for Toole Asma, LLC, William N. Asma, Owner for a site plan for approximately 2.26 acres generally located east of Grassy Lake Road and south of Citrus Grove Road.

The City of Minneola City Council, will hold a public hearing on **Tuesday, August 4, 2026 at 6:30 p.m**. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, to consider the request.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code is available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:00 a.m. to 5:00 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598, ext. 111, AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.

OwnerName	OwnerAddress
BISS SAMUEL D & ANDREA C	1228 IVY MANOR ST
CONSTANTINO MICHAEL B & SOFIA T	1232 IVY MANOR ST
FOUNDERS RIDGE DEVELOPMENT LLC	877 EXECUTIVE CENTER DR STE 100
GRASSY LAKE MEDICAL LLC	PO BOX 4028
OVERLOOK AT GRASSY LAKE HOA INC	1631 E VINE ST STE 300
TOOLE ASMA LLC	PO BOX 770099
CALIXTO JUAN R & STEFANIE K	1224 IVY MANOR ST
GLINTON LAVERNE A	1177 WHISPERING LN
MACQUARRIE MATTHEW & STACI	1181 WHISPERING LN
ALLEN JOHN H O & HEATHER D L	13400 SAINT SIMONS CHAPEL CT
CIRUJALES ARAZAS RICKY J & TO-QUYEN B NGUYEN	1209 IVY MANOR ST
CISCO DAMIAN & DANISHA	1193 WHISPERING LN
FRIEDMAN ERIC C & MALORIE M	1217 IVY MANOR ST
LINK JASON E & WENDY C	1216 IVY MANOR ST
MASSEY JOSLYN	1212 IVY MANOR ST
NVR INC	7547 GOLF CHANNEL DR
RIVERA FRANKIE	1208 IVY MANOR ST
ZERO JOSEPH T III & GENA E	1189 WHISPERING LN
BONILLA ARAGON OSCAR E &	3214 HILL POINT ST
GROCHOWSKI THOMAS & CELIA	3210 HILL POINT ST
OVERLOOK AT GRASSY LAKE HOA INC	1637 E VINE ST STE 200
PRICE DENISE L	3218 HILL POINT ST

OwnerCity	OwnerState	OwnerZip
MINNEOLA	FL	34715
MINNEOLA	FL	34715
SAINT PETERSBURG	FL	33702
WINTER PARK	FL	32793-4028
KISSIMMEE	FL	34744
WINTER GARDEN	FL	34777-0099
MINNEOLA	FL	34715
MINNEOLA	FL	34715
MINNEOLA	FL	34715
BOWIE	MD	20720
MINNEOLA	FL	34715
MINNEOLA	FL	34715
MINNEOLA	FL	34715
MINNEOLA	FL	34715
MINNEOLA	FL	34715
ORLANDO	FL	32819
MINNEOLA	FL	34715
MINNEOLA	FL	34715
MINNEOLA	FL	34715
MINNEOLA	FL	34715
KISSIMMEE	FL	34744
MINNEOLA	FL	34715

GEMINI
LAND DEVELOPMENT

May 7, 2026

To:
Inspire Placemaking Collective
Attn: Eric Raasch, AICP – Inspire Project Manager
[redacted]

Cc: Joyce Heffington, AICP; Jose Fernandez

Re: Grassy Lake Ace Hardware – Inspire Case 203a
Response to Comment Letter

Dear Mr. Raasch,

On behalf of Gemini Land Development, Inc., we are submitting the following responses to the comment letter dated February 27, 2026, regarding the Grassy Lake Ace Hardware site plan review. Each of the comments provided has been addressed below, with revisions to the site plan and supporting documents as noted.

We appreciate the review and coordination on this project, and we look forward to working with City staff and Lake County to complete the approval process. Please do not hesitate to contact our office with any questions or if additional clarification is needed.

Sincerely,

[redacted]

[redacted]

Response to Comment Letter
Grassy Lake Ace Hardware – Inspire Case 203a
Submitted by: Gemini Land Development, Inc.

PLANNING

1. The parking space widths were updated to 10', however, the parking calculation table still shows spaces as 9' wide. *Please revise the parking calculation table to reflect the change.*
Response: The table has been revised to reflect the correct width.

2. The site plan shows a monument sign within the 15' grading, utility and drainage easement. *Inspire defers to Engineering and Public Works as to whether the monument sign can be located within the easement.*
Response: Acknowledged. No comments received from Public Works or Engineering.

Chapter 94, Development Standards
3. **Section 94-3(c)** provides exterior lighting requirements. *Please provide an exterior lighting plan according to this section.*
Response: Please refer to the site photometrics provided with this submission.

4. **Section 94-3(g)(2)** states facades/elevations that are adjacent to an arterial or collector street shall have two of the following design features:

a. Windows at a minimum of 40 percent of the affected facade;
b. Projected covered public entry with a minimum of 25 percent of the wall space devoted to windows;
c. Covered walkway (excluding canvas type) unless provided with six-inch columns or better attached to the building at a minimum of eight feet wide with a 60 percent minimum coverage for the affected facade.

Please revise architectural drawings to include the percentages of windows and a covered entry for the north elevation.
Response: The provided North Elevation meets the design intent with item b. projected covered public entry with a 31.3% (minimum required = 25%) window coverage, and c. a covered walkway that is 10'-8" wide (minimum required = 8') and covering 100% (minimum required = 60%) of the affected façade.

5. **Section 94-3(g)(3)** states that building facades facing a public street shall have two of the indicated design features. *Please revise the architectural drawings to incorporate architectural elements along the west elevation.*
Response: The West Elevation has been revised to achieve 37.7% (minimum required = 33%) window coverage, with pre-engineered metal awnings incorporated above the glazing as the covered walkway.

6. **Section 94-3(g)(5)** states facades attached to a primary facade shall incorporate features of the primary facade for a minimum of 33 percent of the overall wall length measured from the attached primary facade. *Please revise the architectural drawings to incorporate these features.*

Response: The west elevation has been adjusted per the 33% rule, however we are requesting a variance of the east elevation that has the Garden Center, which is integral to the commercial program of Ace Hardware.

7. **Section 94-3(g)(6)** requires buildings and projects to provide a minimum of three indicated design treatments. *Please identify three features from the list that are proposed for this project.*
Response: The proposed structure has been designed to incorporate architectural design treatments recommended by the applicable Municode requirements. The building includes the following elements: arcades, raised cornices, peaked roof elements, a projected and covered entry, and an emphasized building base.

8. **Section 94-3(g)(7)b.** states building facades shall include a repeating pattern and include at least three of the design elements listed, and at least one of these elements shall repeat horizontally. All design elements shall repeat at intervals of no more than 100 feet horizontally and a maximum of 15 feet vertically. *Please provide and identify the required three features.*
Response: The building elevations have been designed to comply with Section 94-3(g)(7)b. by incorporating a repeating pattern consisting of multiple required design elements. Each elevation includes a combination of color changes, texture changes, architectural banding, and pattern variations.

Additionally, these elements are designed to repeat horizontally and vertically in accordance with the code requirements. Please note that the South Elevation has been revised to incorporate an additional design element that breaks the façade massing to ensure the horizontal repetition interval does not exceed 100 feet.

9. **Section 94-3(g)(10)c.** states that tile or metal shall be the primary roof material. The applicant is proposing a TPO membrane roof. *Please either provide a tile or metal roof, or request a variance to permit the TPO membrane roof.*
Response: Use of TPO roofing is common and evident in other nearby structures, and as such a variance is requested to utilize a TPO roofing membrane with parapet as the primary roofing system.

10. **Section 94-3(g)(13)** states that outdoor display of merchandise, with the exception of propane tanks, is prohibited except where approved in the business' original site plan. The landscape plan shows an "outdoor display" area adjacent to the northern façade. *Please provide additional details on what is proposed for this outdoor display area.*
Response: Outdoor display areas feature typical hardware merchandise, such as wheelbarrows, patio furniture, and live plants. These displays help create a welcoming, neighborhood-oriented atmosphere and reinforce the traditional character of a community hardware store.

<u>Chapter 10, Landscaping</u>
11. **Section 110-3(a)(1)** states the maximum number of uninterrupted parking spaces between landscaping areas is eight. The proposed plan has two sections showing ten uninterrupted parking spaces in a row. *Please revise the plan to not exceed eight uninterrupted parking spaces in a row.*
Response: The site plan has been revised to reflect this requirement.

12. **Section 110-3(a)(1)** states that all landscape areas (islands) shall contain a minimum of one approved canopy tree and ground cover or grass. The proposed plan shows a sidewalk within the landscape island

on the western portion of the site. *Please either relocate the sidewalk so it is outside of the landscape island, or increase the size the landscape island to meet the minimum size 200 square feet without the sidewalk area and provide the required canopy tree and ground cover within the landscape island.*
Response: Sidewalk has been relocated so that the islands have the required square footage as requested.

13. **Section 122-35** provides a chart with minimum off-street and required bicycle spaces. *On the site plan, please provide required bicycle spaces.*
Response: Required bicycle spaces have been added to the chart on the Site Plan as requested. See sheet for updates.

14. **Section 122-42(4)a.** requires a certificate of concurrency or evidence of application. *Please either submit a concurrency application or provide proof that an application has been submitted.*
Response: A concurrency application was mailed to the City of Minneola as required dated 4/15/26.

ENGINEERING

1. **Informational Comment, No Response Required**. The applicant is cautioned that the issuance of City approval does not relieve them of their responsibility from obtaining all other required regulatory approvals and permits. Other permits may include but are not limited to the following:
FDEP NPDES Construction
St. Johns River Water Management District ERP
Lake County Driveway Connection
Lake County Right-of-Way Utilization
Response: Acknowledged. All necessary permits will be obtained.

2. **Informational Comment, No Response Required.** The environmental assessment for the project site was included with the Overlook Development. The site has also been previously impacted by the Citrus Grove Road project and the Overlook project.
Response: Acknowledged.

3. **Comment Resolved**. The sidewalk widths are not identified on the site/geometry plan sheet C3.00
Response: Acknowledged.

4. **Comment Resolved.** One site cross section along the western boundary is provided. A north-south cross section and an east boundary cross section are also recommended. *Additional cross sections added as requested. Comment resolved.*
Response: Acknowledged.

a. **Comment Resolved.** The grade slopes are not identified on the western boundary cross section on sheet C5.03 for the green space between the parking area and the property line.
Response: Grade slopes have been shown as requested. See updated cross sections.

5. **Defer to Planning.** Zoning, signage, trail connectivity, land use, buffering, setbacks, densities, building heights, floor to area ratios, open space, lot sizes, cross access requirements between adjacent properties, and other planning considerations are deferred to planning.
Response: Acknowledged.

PUBLIC WORKS

1. There is 15' Existing Utility Easement on the Westside of the property. Although the Easement was not recorded within this property, the Existing Utility Easement was installed and recorded when the owner developed Overlook Phase 3 & Overlook Phase 4. If the owner dedicates 12' ROW to the Lake County, the owner needs to relocate the existing utilities outside of the ROW or paved area. All of the Utilities Easement must be provided along with the Utilities Lines.
Response: The ROW dedication is being proposed as a Future ROW dedication, and we will coordinate with Lake County on the Reservation of the Future ROW. Any relocation of utilities and associated financial responsibility for such relocation will be the responsibility of the Lake County roadway project at the time the Future ROW is activated.

2. **(Comment Resolved)** It is missing an irrigation water meter. There is an existing Reclaimed Water of the Westside of the Property, please provide it.
Response: Acknowledged.

3. **(Comment Resolved)** The City requires a standard parking space shall be ten feet wide and 20 feet long.
Response: Acknowledged.

4. **(Comment Resolved)** No trees planted within ten (10) feet of city owned utilities and city right-of-way.
Response: Acknowledged.

LAKE COUNTY

1. Please add-on a call-out for curb ramp detectable warning mat to be cast-in place and brick red `in color.
   Response: Detectable warming mat callout has been added – please see sheet C3.00.

2. Please add spot elevation for both crosswalks to meet ADA compliant.
   Response: Grades have been added at all crosswalks to ensure ADA compliance.

3. The stormwater flows from both access flow toward the roads. Please provide a detailed section on both accesses that shows how the stormwater flows. Is there any valley gutter between EOP of the road and the access?
   Response: Please see detailed grading at these intersections on sheet C4.00 that depict the flow of stormwater at both access drives. The access drive along Citrus Grove Road will have a valley gutter included to ensure positive drainage to the west. The access drive along Grassy Lake Road does not require valley gutter as the slope of the roads falls adequately south and the flow of stormwater will not be interrupted.

4. Sheet C 4.00, Please include a call-out for the existing easement to be vacated.
   Response: A callout has been added for the existing drainage easement to be vacated.

5. Sheet C4.00, the existing 18" RCP from S-503 to S-4 please provide INV. Elev. For the pipe on manhole S-4.
   Response: Existing invert has been added as requested.

6. The 20 ft. drainage easement shall be extended to the end of additional 12 ft. ROW dedication.
   Response: We show a 24' drainage easement for this location. Please see sheet C4.00

7. Sheet C3.00. add on General Notes: The 20ft. proposed drainage easement to be dedicated to Lake County maintained by the property owner.
   Response: Note added.

8. Additional right-of-way dedication for the Grassy Lake rd. and the 20 ft. drainage to the County will require the following information to be provided to Lake County Public Works Department-Engineering Division.
   - The legal description and sketch of the area being dedicated as additional right-of-way.
   - Right-of-way Survey for the area of the offsite road improvements, as applicable.
   - Boundary Survey of the property.
   - Most recent title for the development property. This can be the Owners Policy from the most recent purchase or the Title Commitment.
   - The By-Laws or Operating Agreement clearly states who will sign the Deed and in what capacity. If neither of these are available, I can accept a letter from the attorney who represents the company, on their letterhead, stating who will sign and in what capacity.
   - A contact person info will need to be provided that is on the development team that can assist with coordination and questions.

   Response: Due to the City of Minneola's requirement that the existing utilities along the west side of the property be relocated outside of any dedicated right-of-way, the owner is proposing to reserve the additional 12' of ROW along Grassy Lake Road as Future ROW rather than dedicating it at this time. We will coordinate with Lake County Public Works on the Reservation of the Future ROW, and the legal description, sketch, surveys, title, and signatory documentation listed above will be provided in connection with that reservation. Upon activation of the Future ROW by the Lake County roadway project, the associated utility relocation and financial responsibility will be the responsibility of that roadway project.

Advisory Comments.

9. A Right-of-Way Utilization Permit application will be required to permit the utility and offsite road and right-of-way work along Grassy Lake rd. To apply for the permit, you will need to go to this website - https://www.lakecountyfl.gov/public-works and "*APPLY for Right-of-Way (ROW) Utilization Permit*" under "*Forms*." Please upload the approved signed and sealed plan, location map, MOT plan sheets or FDOT Indexes and any other supporting documents.
   Response: Understood. Permit will be applied for once we receive approval for construction plans.

10. A Commercial Driveway Connection Permit application will be required to permit the access off Grassy Lake Rd. . The permit application can be found here - https://www.lakecountyfl.gov/public-works and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov.

Response: Understood. Permit will be applied for once we receive approval for construction plans.

11. A Right-of-Way Utilization Permit application will be required to permit the utility and offsite road and right-of-way work along Citrus Grove rd. To apply for the permit, you will need to go to this website - https://www.lakecountyfl.gov/public-works and "*APPLY for Right-of-Way (ROW) Utilization Permit*" under "*Forms*." Please upload the approved signed and sealed plan, location map, MOT plan sheets or FDOT Indexes and any other supporting documents.
Response: Understood. Permit will be applied for once we receive approval for construction plans.

12. A Commercial Driveway Connection Permit application will be required to permit the access off Citrus Grove rd. The permit application can be found here - https://www.lakecountyfl.gov/public-works and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov.
Response: Understood. Permit will be applied for once we receive approval for construction plans.

13. Please note: additional comments and concern will be provided during the review for the application on Commercial driveways and ROW utilization permits.
Response: Acknowledged.

CITY OF MINNEOLA FIRE DEPARTMENT

1. All FD access roadways grading may not exceed 5% (1 ft. drop in 20 ft.) on approach, departure, or changes in grade.
Response: Acknowledged and grading has been updated not to exceed 5% as noted.

2. FD access MIN. 20' clear width of PAVED roadway, 13'-6" height clearance.* Measurements shall not include curbing, gutters, or drops from pavement. Landscaping over access roadway**.**
Response: Note added to landscape plans stating that trees will be pruned to adhere to the 13'-6" height clearance.

3. FDC's have signage "NO PARKING, FIRE DEPARTMENT CONNECTION" & fire lane established
Response: No Parking signage & fire lane has been added as requested.

4. Landscaping shall not interfere with FD access clearances.
Response: Acknowledged.

5. The existing hydrant is not accessible, more than 15 feet from access road. Another hydrant is required on the property.
Response: A hydrant has been added to the northwest corner of the building that is not greater than 15' from the access road. All points of the building are within 250' of a hydrant.

6. Hydrants and FDC- All hydrants providing Needed Fire Flow will be within 250' of all points of each building to be protected; measured "as the hose is laid" (on the road) not "as the crow flys".

Response: A hydrant has been added to the northwest corner of the building that is not greater than 15' from the access road. All points of the building is within 250' of a hydrant.

7. Hydrants not > 15' from access road.
   Response: A hydrant has been added to the northwest corner of the building that is not greater than 15' from the access road.

8. Point of connection clearly marked and shown as private from this point onward. All mains on private property are PRIVATE therefore installation must follow NFPA 24 AND must be installed by the appropriate type of certified Florida State Fire Protection Contractors for the project. ***UG fire lines are separately permitted through the Building Dept.
   Response: Notes added on sheet C4.10.

9. All fire mains shall be solely dedicated to firefighting water supply for hydrants and sprinkler systems, and shall be connected to the municipal water supply by a Double Check Detector Assembly (DCDA).
   Response: DCDA is proposed and shown on sheet C4.10.

10. Mains shall be a minimum of 8" mains. Dead-end mains more than 600 ft. shall be at least 10". All dead-end mains shall have a hydrant installed at the end.
    Response: An 8" loop is proposed around the building.

11. Plans must state "Underground mains shall be installed and tested per NFPA 24 @ 200 psi. or 50 psi above the working pressure, whichever is greater."
    Response: Note added on sheet C4.10.

12. C900 DR 14 PVC piping for fire lines. ALL fire service piping will be tested at 200 PSI or 50+/- working pressure (whichever is higher) for 2 hrs.
    Response: Note added on sheet C4.10.

13. Please contact this office 352-394-3598 ext. 202 for inspections and testing of all construction/equipment/systems, if applicable, prior to permanent installation OR COVERING.
    Response: Note added on sheet C4.10.

14. Updated autoturn.
    Response: Autoturn has been updated.

GEMINI
LAND DEVELOPMENT

PREPARED BY

Gemini Land Development, Inc.

DATE

July 2025

OVERLOOK

ACE HARDWARE

STORMWATER REPORT

Stormwater Report

Overlook

Ace Hardware

Prepared by

Gemini Land Development, Inc.

Certificate of Authorization No. 36898

[redacted]

ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert M Johnson
Reason: This item has been electronically signed and sealed using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.
Date: 2025.07.22 09:31:51 -04'00'

Robert M. Johnson, P.E.

Florida Professional Engineer License No. 77677

OVERLOOK ACE HARDWARE

SUMMARY

Drainage Statement for Ace Hardware Commercial Development
Related to ERP No. 134321-4 (Overlook at Grassy Lake, Phases 3 & 4)

Project Description:
The subject property is a ±2.27-acre commercial parcel located at the southeast corner of Citrus Grove Road and Grassy Lake Road within the City of Minneola, Lake County, Florida. The proposed development consists of an Ace Hardware store (16.5KSF). Supporting infrastructure includes parking, drives, and sidewalks. The site proposes approximately 1.51 acres of impervious cover.

Permitting Background:
This site was previously incorporated into the master stormwater design for Overlook at Grassy Lake Phases 3 & 4 under SJRWMD Environmental Resource Permit No. 134321-4. As part of that ERP, the commercial outparcel was modeled as 2.27 acres at 80% impervious (1.82 acres) and routed to the master stormwater facility (DRA) constructed in the southern portion of Phases 3 & 4. The proposed impervious area for the Ace Hardware site (1.51 acres at 67%) is less than the 1.82 acres accounted for under the original permit.

Stormwater Management Approach:
The proposed development will utilize the existing stormwater infrastructure and pond system permitted under ERP No. 134321-4. Runoff from the Ace Hardware site will be directed to the existing stormwater collection system and conveyed to the master DRA via manhole D-47, previously constructed.

Temporary Pond Removal:
A temporary dry retention pond constructed along Grassy Lake Road (originally associated with the Citrus Grove Road Phase I improvements, see DRMP report dated March 2017) was intended for short-term runoff management during initial roadway development. With the connection of the commercial site's drainage system to the permanent pond system of Overlook Phases 3 & 4, this temporary pond is no longer necessary. The Grassy Lake Road improvements were incorporated into the master stormwater design for Overlook at Grassy Lake Phases 3 & 4 under SJRWMD Environmental Resource Permit No. 134321-4. As part of that ERP, the Grassy Lake Road Improvements was modeled as 0.56 acres of impervious and 1.56 acres of pervious and routed to the master stormwater facility (DRA) constructed in the southern portion of Phases 3 & 4. The stormwater quantity and quality treatment provided by the permitted and constructed pond fully replaces the temporary system and meets or exceeds SJRWMD criteria.

Permit	Name	Road Imp.	Road Perv.	Com. Imp	Com. Perv.	Note
148907-1	Citrus Grove Road	0.56 ac	1.56 ac			Construction of Grassy Lake and temporary Pond.
134321-4	Overlook Ph3 & Ph4	0.56 ac	1.56 ac	1.82 ac	0.45 ac	Pond Construction & Master permitting of Grassy Lake Road and future Commercial
Proposed	Minneola Ace	0.56 ac	1.56 ac	1.51 ac	0.76 ac	Proposed removal of temp. Pond and proposed Ace Hardware.

APPENDIX A – CITRUS GROVE ROAD CALCULATIONS 148907-1

Stormwater Management Report
For
Citrus Grove Road

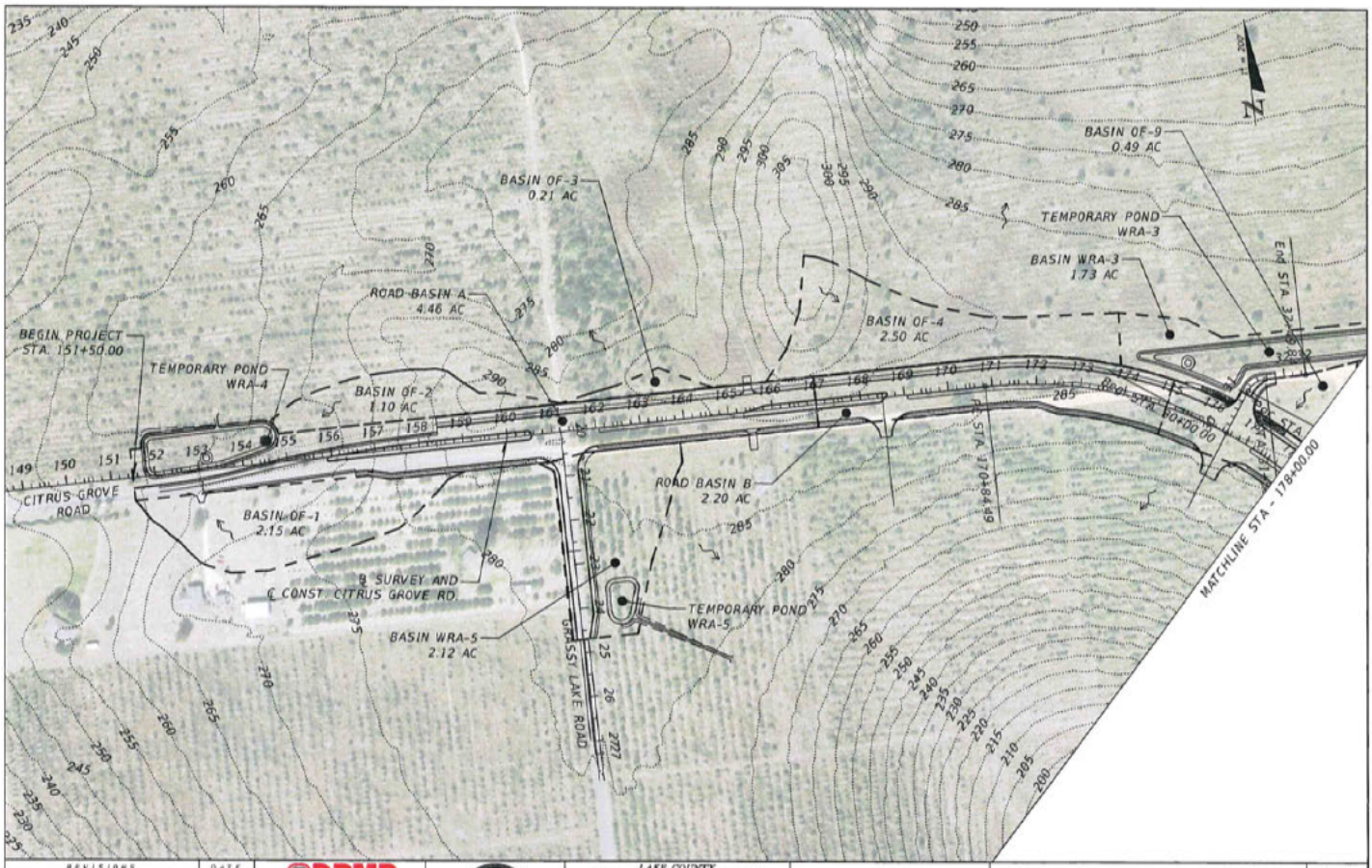
LAKE COUNTY
FLORIDA

Lake County
Department of Public Works
Engineering Division
[redacted]

DRMP, Inc.
[redacted]

March 2017

PERMIT SUBMITTAL



REVISIONS	DATE

DRMP

LAKE COUNTY FLORIDA

LAKE COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

ROAD	RSD NO.
CITRUS GROVE ROAD	15-0040

JOHN L. HINTON, P.E. LICENSE NO. 54657
DATE:

DRAINAGE MAP 1

SHEET NO. 3

C-1

WRA-5

Contributing Basins: Grassy Lake Road
Stations: 20+60 to 24+70 (Grassy Lake Road)

Contributing Basin	Impervious Area (acre)	Impervious Area Description	Total Area (acre)
WRA-5	0.56	pav't, curb, sidewalk	2.12
Totals =	0.6		2.1

Criteria 1):

Treatment Volume = 0.5-inch x 2.12 acre
Treatment Volume = **0.09 ac-ft**

Criteria 2):

Treatment Volume = 1.25-inch x 0.56 acre
Treatment Volume = **0.06 ac-ft**

Plus 1/2 inch of runoff over drainage area = 0.09 ac-ft

Treatment Volume Required = **0.18 ac-ft**

Pond Stage/Storage

	Stage (Ft. NAVD88)	Area (Ac.)	Incr. Storage (ac-ft)	Cum. Storage (ac-ft)
Pond Bottom	275.6	0.09	0	0
Treatment Volume	277.3	0.12	0.18	0.18
Top of Berm	278.6	0.15	0.18	0.36

0.18 Ac.-Ft. <= **0.36 Ac.-Ft.** OK

Basin WRA-2

Cover Description	Area
R/W Pervious	2.82 Ac
Rangeland	0.12 Ac
Total Impervious Area:	**0.00 Ac**
Total Area:	**2.94 Ac**

Basin WRA-3

Cover Description	Area
R/W Impervious	0.05 Ac
R/W Pervious	1.33 Ac
Rangeland	0.35 Ac
Total Impervious Area:	**0.05 Ac**
Total Area:	**1.73 Ac**

Basin WRA-5

Cover Description	Area
R/W Impervious	0.52 Ac
R/W Pervious	0.68 Ac
Rangeland	0.87 Ac
Sidewalk	0.04 Ac
Total Impervious Area:	**0.56 Ac**
Total Area:	**2.12 Ac**

FLORIDA DEPARTMENT OF TRANSPORTATION
STORM DRAIN TABULATION FORM

Financial Prj Id: **15-0040** County: **Lake** Network: **S-500** Designed by **Ryne Burkett** Date: 2/ 7/2017
Description: **Citrus Grove Road Phase I** Organization **DRMP, INC.** State Road: **.** Checked by: **John Minton** Date: 2/ 7/2017

LOCATION OF UPPER END ALIGNMENT NAME STATION	DIST	SD	STR. NO. UPPER LOWER	TYPE OF STR.	LEN. (ft.)	AREAS (Ac) C= 0.95 C= 0.20 C= 0.00 INC	TOTAL	SUB-TOTAL (C*A)	TIME OF CONC (min)	TIME OF FLOW SECT. (min)	INTEN (in/hr)	TOTAL (C*A)	BASE FLOW SUMM BASE (cfs)	TOTAL FLOW (cfs)	MINOR LOSS (ft.)	INLET ELEV. (ft.)	HGL CLEAR (ft.)	HYDRAULIC GRADE CROWN FLOWLINE UPPER (ft.)	LOWER (ft.)	FALL (ft.)	# B R L S	PIPE SIZE (in.) RISE SPAN	SLOPE % HGL PHYS	ACTUAL VEL. PHYS. VEL. (fps)	FULL FLOW CAP. (cfs)	NOTES & REMARKS ZONE: 7 FREQ. (Yrs): 10 MANNINGS n: 0.0120 TAILWEL (ft): 276.80
GrassyLk			**S-500**			0.09	0.09	0.09										278.70	278.70	0.00		18.00	0.003	0.38		
				P-5	100.00	0.01	0.01	0.00	10.00	0.83	7.41	0.09	0.00	**0.67**	0.00	282.22	**3.52**	279.50	278.70		1		0.800		10.33	
21+50	30.25	Lt.	S-502			0.00	0.00	0.00					0.00					278.00	277.20	0.80		18.00	0.150	5.85		
GrassyLk			**S-501**			0.10	0.10	0.10										278.70	278.70	0.00		18.00	0.004	0.41		
				P-5	43.50	0.00	0.00	0.00	10.00	0.36	7.41	0.10	0.00	**0.72**	0.00	281.77	**3.07**	279.00	278.70		1		0.690		9.79	
22+50	13.25	Rt.	S-502			0.00	0.00	0.00					0.00					277.50	277.20	0.30		18.00	0.150	5.54		
GrassyLk			**S-502**			0.08	0.28	0.08										278.23	278.20	0.03		18.00	0.029	1.10		
				P-5	100.00	0.02	0.03	0.00	10.83	0.83	7.21	0.27	0.00	**1.95**	0.00	281.43	**3.20**	278.70	278.20		1		0.500		8.17	
22+50	30.25	Lt.	S-503			0.00	0.00	0.00					0.00					277.20	276.70	0.50		18.00	0.150	4.62		
GrassyLk			**S-503**			0.08	0.36	0.08										277.73	277.70	0.03		18.00	0.047	1.40		
				P-5	62.66	0.02	0.05	0.00	11.67	0.52	7.03	0.35	0.00	**2.48**	0.00	280.93	**3.20**	278.20	277.70		1		0.798		10.42	
23+50	30.25	Lt.	S-505			0.00	0.00	0.00					0.00					276.70	276.20	0.50		18.00	0.150	5.90		
GrassyLk			**S-504**			0.08	0.08	0.08										277.70	277.70	0.00		18.00	0.003	0.33		
				P-5	43.50	0.00	0.00	0.00	10.00	0.36	7.41	0.08	0.00	**0.58**	0.00	280.96	**3.26**	278.20	277.70		1		1.149		12.64	
24+12.66	13.25	Rt.	S-505			0.00	0.00	0.00					0.00					276.70	276.20	0.50		18.00	0.150	7.15		
GrassyLk			**S-505**			0.09	0.53	0.09										277.14	277.10	0.04		18.00	0.100	2.04		
				P-5	35.23	0.02	0.07	0.00	12.19	0.00	6.92	0.52	0.00	**3.60**	0.00	280.61	**3.47**	277.70	277.10		1		1.703		15.18	
24+12.66	30.25	Lt.	S-505OF			0.00	0.00	0.00					0.00					276.20	275.60	0.60		18.00	0.150	8.59		

Units: ENGLISH

HGL method: Standard FDOT (Jump HGL to pipe crown).

Automated Storm sewer Analysis & Design (ASAD), copyright 1992-2007, Hiteshew Engineering Systems, Inc. Ph: (352) 383-4191
Portions of ASAD were developed by Kenneth J. Leeming, P.E. at International Engineering Consultants, Inc.

T60v3FDOT.RPT 7/10/2008

APPENDIX B – OVERLOOK PHASE 3 & PHASE 4 CALCULATIONS 14321-4

Stormwater Management Calculations
For
Overlook at Grassy Lake Ph. 3 & 4
Introduction

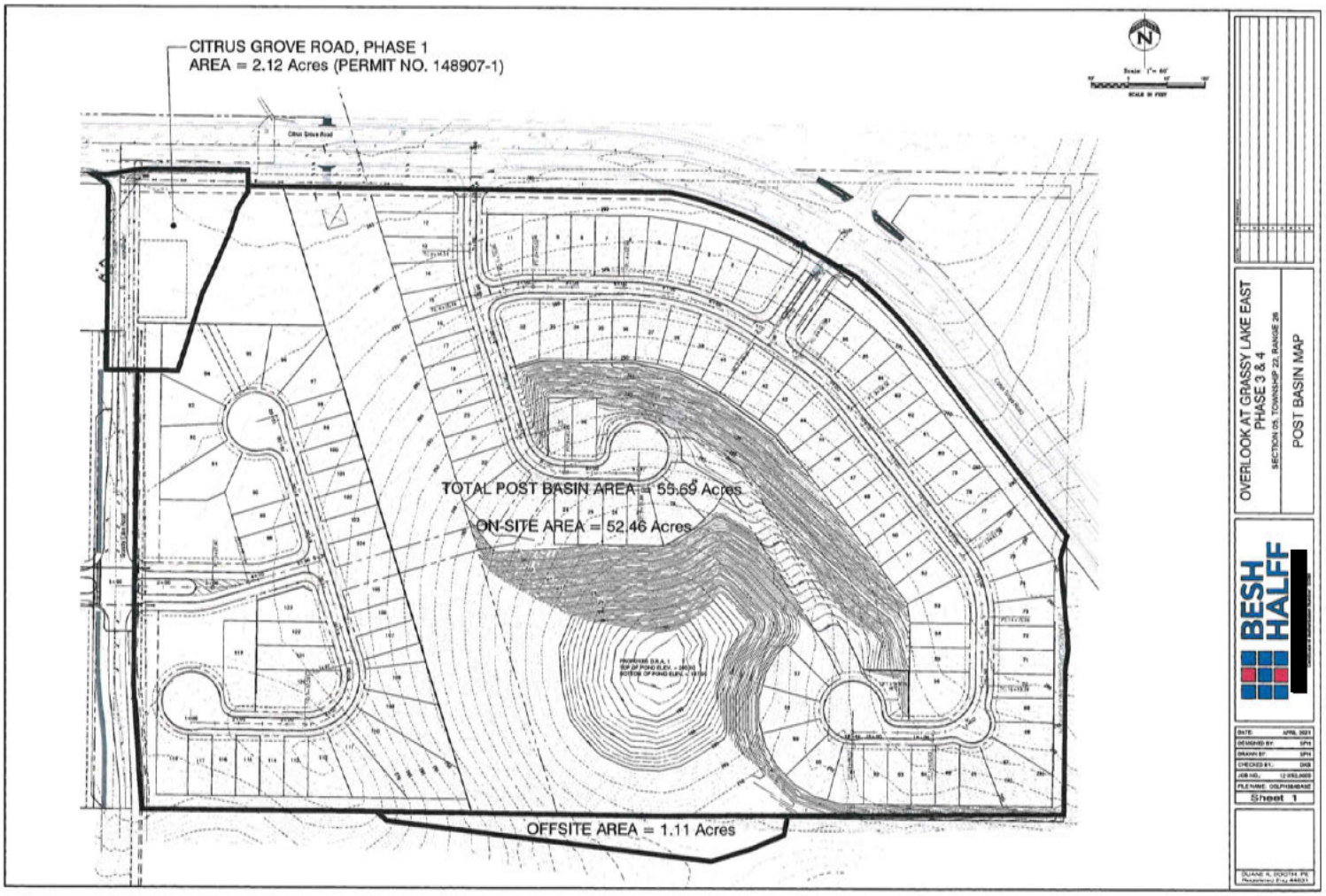
The project consists of 52.46 acres and is located in Lake County east of U.S. Hwy 27, west of N. Hancock Rd., at the southeast corner of Citrus Grove Rd. and Grassy Lake Rd. intersection, in Section 5, Township 22 south, Range 26 east of Lake County Florida. The existing property has three drainage patterns, 1). Southwest corner drains to southwest offsite, 2). Southeast corner drains southeast offsite, and 3). Remainder of property drains to existing low area middle south of property. Previously permitted Citrus Grove Road, Phase 1 (Permit No. 148907-1), has approximately 2.12 acres of runoff that discharges onto the proposed Overlook at Grassy Lake Commercial site, located in the north west corner of the proposed project. This runoff has been included in the Post Basin as the permitted 2.12 acres of which 0.56 acres is impervious. Approximately 2.27 acres in the north west corner of the proposed project is being left undeveloped as the Overlook at Grassy Lake Commercial Property. This area is included in the Post Basin and is being ran as 80% impervious or 1.82 acres. There is approximately 1.1 acres of offsite, south of southern property line, that drains onto subject property in the pre-condition and will continue to do so in the post condition. In the post condition the site will be one drainage basin that will include all the proposed improvements and the abovementioned Citrus Grove Road Basin, Commercial Basin, and offsite area. The existing site is orange grove with dense underbrush.

In the post developed condition there will be one large DRA constructed at the ultimate low area along the southern portion of the property. This DRA is sized to hold the entire 25-year 96-hour storm event, routed with horizontal infiltration. The site is all type 'A' soils and the water table is greater than 7 feet below the proposed DRA bottom (SHWT=168.00) (Bott=187.00). The St Johns River Water Management Districts criteria for permit is meet the Pre/Post runoff volume for the 25 year 96 hour storm event, the Pre/Post rate of runoff for the 25 year 24 hour storm event, hold the pollution abatement volume and recover this volume in 72 hours and full volume in 14 days. Since the proposed retention pond holds the entire rainfall events, without any discharge, the pre-developed condition was not routed. Ponds 3.1 was utilized to demonstrate the post condition meets the SJRWMD requirements. The storms were routed with only horizontal infiltration and a factor safety of 2 applied to that rate. The proposed top of DRA berm is at elevation 200.00, the adjacent property grade is at elevation 211.00.

DRA 25 yr 96 hr max. stage 197.52

DRA Treatment Volume recovers +/- 12 hours
DRA Total Volume recovers +/- 168 hours (7 days) after storm event

See the attached Appendix for all stormwater calculations and information demonstrating that the proposed system meets all the requirements of the St. Johns River Water Management District.


CITRUS GROVE ROAD, PHASE 1
AREA = 2.12 Acres (PERMIT NO. 148907-1)
TOTAL POST BASIN AREA = 55.69 Acres
ON-SITE AREA = 52.46 Acres
OFFSITE AREA = 1.11 Acres
OVERLOOK AT GRASSY LAKE EAST
PHASE 3 & 4
POST BASIN MAP
BESH
HALFF
Sheet 1

POST BASIN
DRAINAGE BASIN
POST-DEVELOPMENT
CURVE NUMBER CALCULATIONS

Total Area:	55.69	**AC**

Total Weighted CN Area:	**55.69**	**AC**
Weighted Curve Number:	**57.84**	

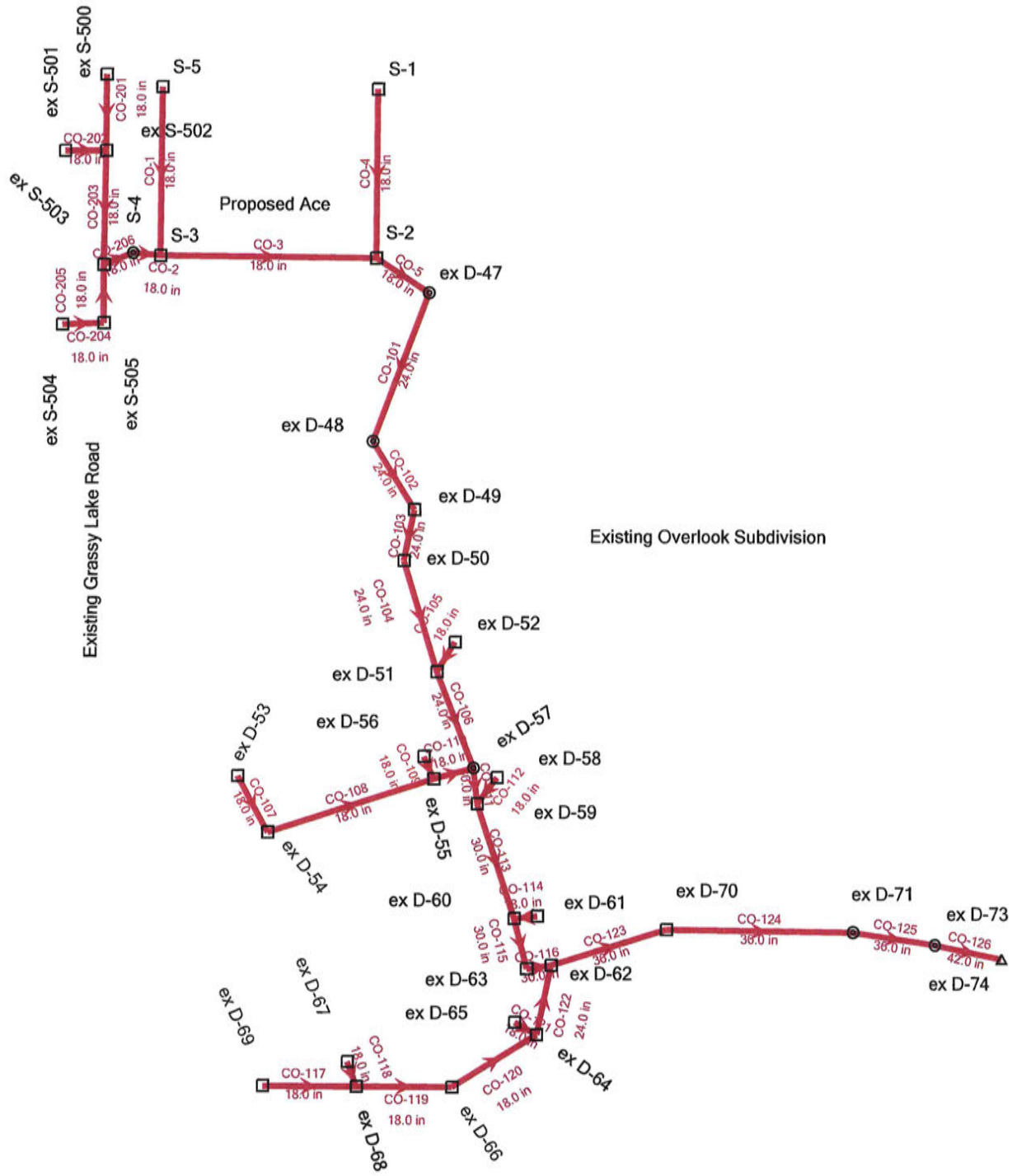
Land Use Description	Area		% DCIA, % Impervious & % Pervious			
Offsite Type "A" soil - Open Space	1.11	AC	100%	Pervious		
Type "A" soil - Open Space	35.23	AC	100%	Pervious		
Type "A" soil - Imp. Lots	10.17	AC	100%	Impervious		
Type "A" soil - Imp. Roads & Swk.	5.08	AC	100%	Impervious	0%	Pervious
Type "A" soil- Imp. Pond	0.16	AC	100%	Impervious	0%	Pervious
Type "A" soil - Imp. Citrus Grove Rd.	0.56	AC	100%	Impervious	0%	Pervious
Type "A" soil- Open Space Citrus Grove Rd.	1.56	AC	100%	Pervious		
Future Commercial Site Impervious (80%)	1.82	AC	100%	Impervious		
TOTAL AREA ------->	**55.69**	**AC**				

WEIGHTED C.N.

	% LAND USED	AREA (AC)	% AREA	C.N.	%XC.N.
Offsite Type "A" soil - Open Space	100%	1.11	2.0%	39	0.78
Type "A" soil - Open Space	100%	35.23	63.3%	39	24.68
Type "A" soil - Imp. Lots	100%	10.17	18.3%	98	17.89
Type "A" soil - Imp. Roads & Swk.	100%	5.08	9.1%	98	8.93
Type "A" soil- Imp. Pond	100%	0.16	0.3%	98	0.29
Type "A" soil - Imp. Citrus Grove Rd.	100%	0.56	1.0%	98	0.99
Type "A" soil- Open Space Citrus Grove Rd.	100%	1.56	2.8%	39	1.09
Future Commercial Site Impervious (80%)	100%	1.82	3.3%	98	3.20
TOTAL ----------->		**55.69**	**100%**		**57.84**

APPENDIX C – STORMCAD SIZING

Scenario: Base



FlexTable: Catchment Table

Label	Outflow Element	Runoff Coefficient (Rational)	Time of Concentration (min)	Area (Unified) (acres)	Catchment Intensity (in/h)	Flow (Total Out) (cfs)
CM-1	ex S-500	0.900	10.000	0.100	7.410	0.67
CM-2	ex S-501	0.950	10.000	0.100	7.410	0.71
CM-3	ex S-502	0.800	10.000	0.100	7.410	0.60
CM-4	ex S-503	0.800	10.000	0.100	7.410	0.60
CM-5	ex S-504	0.950	10.000	0.080	7.410	0.57
CM-6	ex S-505	0.820	10.000	0.110	7.410	0.67
CM-7	S-5	0.725	10.000	0.677	7.410	3.66
CM-8	S-1	0.725	10.000	0.592	7.410	3.21
CM-9	S-3	0.725	10.000	0.460	7.410	2.49
CM-10	S-2	0.725	10.000	0.563	7.410	3.05
CM-101	ex D-53	0.150	10.000	1.054	7.410	1.18
CM-102	ex D-67	0.150	10.000	0.466	7.410	0.52
CM-103	ex D-53	0.550	10.000	0.158	7.410	0.65
CM-104	ex D-54	0.550	10.000	0.276	7.410	1.13
CM-105	ex D-56	0.550	10.000	0.271	7.410	1.11
CM-106	ex D-55	0.550	10.000	0.267	7.410	1.10
CM-107	ex D-67	0.550	10.000	0.798	7.410	3.28
CM-108	ex D-69	0.550	10.000	0.531	7.410	2.18
CM-109	ex D-68	0.550	10.000	0.351	7.410	1.44
CM-110	ex D-50	0.550	10.000	1.208	7.410	4.96
CM-111	ex D-49	0.550	10.000	1.006	7.410	4.13
CM-112	ex D-52	0.550	10.000	0.450	7.410	1.85
CM-113	ex D-58	0.550	10.000	0.461	7.410	1.89
CM-114	ex D-61	0.550	10.000	0.464	7.410	1.91
CM-115	ex D-51	0.550	10.000	0.360	7.410	1.48
CM-116	ex D-59	0.550	10.000	0.206	7.410	0.85
CM-117	ex D-60	0.550	10.000	0.400	7.410	1.64
CM-118	ex D-65	0.550	10.000	0.376	7.410	1.55
CM-119	ex D-63	0.550	10.000	0.320	7.410	1.31
CM-120	ex D-66	0.550	10.000	0.349	7.410	1.44
CM-121	ex D-64	0.550	10.000	0.664	7.410	2.73
CM-122	ex D-62	0.550	10.000	0.556	7.410	2.29
CM-123	ex D-50	0.150	10.000	0.106	7.410	0.12
CM-124	ex D-50	0.150	10.000	0.207	7.410	0.23
CM-125	ex D-70	0.150	10.000	0.254	7.410	0.28
CM-126	ex D-70	0.150	10.000	0.161	7.410	0.18
CM-127	ex D-66	0.150	10.000	0.070	7.410	0.08
CM-128	ex D-64	0.150	10.000	0.063	7.410	0.07

FlexTable: Catch Basin Table

Label	Elevation (Ground) (ft)	Elevation (Invert) (ft)	Flow (Captured) (cfs)	Hydraulic Grade Line (In) (ft)	Headloss (ft)
S-5	283.00	277.00	3.66	279.09	0.05
S-3	283.00	274.93	2.49	278.82	0.31
S-2	283.00	273.56	3.05	276.92	0.78
S-1	283.00	277.00	3.21	277.94	0.14
ex D-49	275.48	270.50	4.13	272.58	0.58
ex D-50	274.47	267.50	5.31	269.91	0.75
ex D-51	270.03	260.00	1.48	262.62	0.87
ex D-52	271.03	266.00	1.85	266.66	0.15
ex D-53	275.20	270.00	1.83	270.66	0.15
ex D-54	274.40	269.00	1.13	269.85	0.20
ex D-55	267.49	260.00	1.10	261.15	0.29
ex D-56	267.49	262.27	1.11	262.78	0.11
ex D-59	264.00	255.00	0.85	257.64	0.74
ex D-58	264.83	259.50	1.89	260.17	0.15
ex D-60	259.20	250.50	1.64	254.95	0.59
ex D-61	259.11	250.77	1.91	254.97	0.01
ex D-63	258.56	250.20	1.31	254.00	0.62
ex D-62	258.56	250.00	2.29	253.19	0.73
ex D-69	273.75	268.75	2.18	269.47	0.17
ex D-68	270.08	262.00	1.44	263.44	0.39
ex D-67	270.53	265.18	3.80	266.16	0.23
ex D-66	264.36	257.00	1.51	258.61	0.46
ex D-64	259.57	251.50	2.80	253.66	0.22
ex D-65	259.57	251.76	1.55	253.67	0.01
ex D-70	257.50	238.00	0.46	241.12	0.87
ex S-500	282.52	277.99	0.67	279.03	0.00
ex S-501	282.17	277.46	0.71	279.03	0.00
ex S-502	281.82	277.21	0.60	279.03	0.01
ex S-503	281.25	275.84	0.60	278.97	0.05
ex S-504	281.23	276.52	0.57	278.99	0.00
ex S-505	280.90	275.95	0.67	278.99	0.01

FlexTable: Manhole Table

Label	Elevation (Ground) (ft)	Elevation (Invert in 1) (ft)	Flow (Total Out) (cfs)	Hydraulic Grade Line (Out) (ft)	Hydraulic Grade Line (In) (ft)	Headloss (ft)
S-4	283.00	275.11	3.38	278.85	278.89	0.05
ex D-47	281.30	273.19	13.92	274.53	275.01	0.48
ex D-48	277.10	271.00	13.81	272.85	273.10	0.26
ex D-57	265.72	258.50	28.61	258.82	259.52	0.69
ex D-71	214.00	208.00	47.48	199.24	200.12	0.87
ex D-73	200.00	194.00	47.37	190.10	190.51	0.41

FlexTable: Outfall Table

Label	Elevation (Ground) (ft)	Elevation (Invert) (ft)	Elevation (User Defined Tailwater) (ft)	Hydraulic Grade (ft)	Flow (Total Out) (cfs)
ex D-74	200.00	187.00	190.00	190.00	47.18

FlexTable: Conduit Table

Label	Start Node	Invert (Start) (ft)	Stop Node	Invert (Stop) (ft)	Length (Unified) (ft)	Slope (Calculated) (ft/ft)	Diameter (in)	Manning's n	Flow (cfs)	Velocity (ft/s)	Capacity (Full Flow) (cfs)
CO-1	S-5	277.00	S-3	276.47	177.0	0.003	18.0	0.013	3.66	2.07	5.75
CO-2	S-4	275.11	S-3	274.93	29.7	0.006	18.0	0.013	3.38	1.91	8.18
CO-3	S-3	274.93	S-2	273.56	229.0	0.006	18.0	0.013	8.76	4.95	8.12
CO-4	S-1	277.00	S-2	276.47	177.0	0.003	18.0	0.013	3.21	3.34	5.75
CO-5	S-2	273.56	ex D-47	273.19	64.0	0.006	18.0	0.013	13.97	7.90	7.99
CO-101	ex D-47	273.19	ex D-48	271.00	167.0	0.013	24.0	0.013	13.92	8.39	25.90
CO-102	ex D-48	271.00	ex D-49	270.50	82.0	0.006	24.0	0.013	13.81	6.22	17.66
CO-103	ex D-49	270.50	ex D-50	269.50	59.0	0.017	24.0	0.013	17.23	9.74	29.45
CO-104	ex D-50	267.50	ex D-51	263.00	121.0	0.037	24.0	0.013	21.67	13.86	43.62
CO-105	ex D-52	266.00	ex D-51	265.00	36.0	0.028	18.0	0.013	1.85	6.44	17.51
CO-106	ex D-51	260.00	ex D-57	258.50	107.0	0.014	24.0	0.013	24.39	9.66	26.78
CO-107	ex D-53	270.00	ex D-54	269.00	65.0	0.015	18.0	0.013	1.83	5.20	13.03
CO-108	ex D-54	269.00	ex D-55	262.00	183.0	0.038	18.0	0.013	2.94	8.25	20.54
CO-109	ex D-56	262.27	ex D-55	262.00	27.0	0.010	18.0	0.013	1.11	3.87	10.50
CO-110	ex D-55	260.00	ex D-57	257.00	46.0	0.065	18.0	0.013	5.08	11.67	26.82
CO-111	ex D-57	257.00	ex D-59	256.60	39.0	0.010	30.0	0.013	28.61	9.12	41.54
CO-112	ex D-58	259.50	ex D-59	259.00	33.0	0.015	18.0	0.013	1.89	5.23	12.93
CO-113	ex D-59	255.00	ex D-60	250.50	126.0	0.036	30.0	0.013	30.85	14.89	77.51
CO-114	ex D-61	250.77	ex D-60	250.50	24.4	0.011	18.0	0.013	1.91	1.08	11.04
CO-115	ex D-60	250.50	ex D-63	250.20	54.0	0.006	30.0	0.013	33.71	6.87	30.57
CO-116	ex D-63	250.20	ex D-62	250.00	26.0	0.008	30.0	0.013	34.69	7.07	35.99
CO-117	ex D-69	268.75	ex D-68	264.90	100.0	0.038	18.0	0.013	2.18	7.58	20.61
CO-118	ex D-67	265.18	ex D-68	264.90	28.0	0.010	18.0	0.013	3.80	5.46	10.50
CO-119	ex D-68	262.00	ex D-66	259.35	99.0	0.027	18.0	0.013	7.37	9.35	17.19
CO-120	ex D-66	257.00	ex D-64	254.20	107.0	0.026	18.0	0.013	8.82	9.71	16.99
CO-121	ex D-65	251.76	ex D-64	251.50	26.0	0.010	18.0	0.013	1.55	0.87	10.50
CO-122	ex D-64	251.50	ex D-62	250.00	77.0	0.019	24.0	0.013	13.03	9.57	31.57
CO-123	ex D-62	250.00	ex D-70	249.37	126.0	0.005	36.0	0.013	47.54	7.60	47.16
CO-124	ex D-70	238.00	ex D-71	208.00	201.0	0.149	36.0	0.013	47.62	27.83	257.66
CO-125	ex D-71	197.00	ex D-73	194.00	98.0	0.031	36.0	0.013	47.48	15.66	116.69
CO-126	ex D-73	187.30	ex D-74	187.00	73.6	0.004	42.0	0.013	47.37	7.30	64.22
CO-201	ex S-500	277.99	ex S-502	277.21	81.1	0.010	18.0	0.013	0.67	3.29	10.30
CO-202	ex S-501	277.46	ex S-502	277.21	43.6	0.006	18.0	0.013	0.71	0.40	7.95
CO-203	ex S-502	277.21	ex S-503	275.84	120.9	0.011	18.0	0.013	1.87	1.06	11.18
CO-204	ex S-504	276.52	ex S-505	275.95	44.0	0.013	18.0	0.013	0.57	0.32	11.95
CO-205	ex S-505	275.95	ex S-503	275.84	62.0	0.002	18.0	0.013	1.16	0.65	4.43
CO-206	ex S-503	275.84	S-4	275.11	33.2	0.022	18.0	0.013	3.40	1.92	15.57

Conduit FlexTable: Combined Pipe/Node Report

Label	Start Node	Stop Node	Length (Unified) (ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Slope (Calculated) (ft/ft)	Diameter (in)	Upstream Inlet C	System Intensity (in/h)	Upstream Inlet Area (acres)	Upstream Structure Flow (Total Surface) (cfs)	System CA (acres)	System Intensity (in/h)	System Rational Flow (cfs)	Flow (cfs)	Capacity (Full Flow) (cfs)	Velocity (ft/s)
CO-1	S-5	S-3	177.0	277.00	276.47	0.003	18.0	0.725	7.410	0.677	3.66	0.491	7.410	3.66	3.66	5.75	2.07
CO-2	S-4	S-3	29.7	275.11	274.93	0.006	18.0	(N/A)	6.550	(N/A)	0.00	0.511	6.550	3.38	3.38	8.18	1.91
CO-3	S-3	S-2	229.0	274.93	273.56	0.006	18.0	0.725	6.506	0.460	2.49	1.335	6.506	8.76	8.76	8.12	4.95
CO-4	S-1	S-2	177.0	277.00	276.47	0.003	18.0	0.725	7.410	0.592	3.21	0.430	7.410	3.21	3.21	5.75	3.34
CO-5	S-2	ex D-47	64.0	273.56	273.19	0.006	18.0	0.725	6.377	0.563	3.05	2.173	6.377	13.97	13.97	7.99	7.90
CO-101	ex D-47	ex D-48	167.0	273.19	271.00	0.013	24.0	(N/A)	6.356	(N/A)	0.00	2.173	6.356	13.92	13.92	25.90	8.39
CO-102	ex D-48	ex D-49	82.0	271.00	270.50	0.006	24.0	(N/A)	6.303	(N/A)	0.00	2.173	6.303	13.81	13.81	17.66	6.22
CO-103	ex D-49	ex D-50	59.0	270.50	269.50	0.017	24.0	0.550	6.269	1.006	4.13	2.726	6.269	17.23	17.23	29.45	9.74
CO-104	ex D-50	ex D-51	121.0	267.50	263.00	0.037	24.0	0.468	6.253	1.521	5.31	3.438	6.253	21.67	21.67	43.62	13.86
CO-105	ex D-52	ex D-51	36.0	266.00	265.00	0.028	18.0	0.550	7.410	0.450	1.85	0.248	7.410	1.85	1.85	17.51	6.44
CO-106	ex D-51	ex D-57	107.0	260.00	258.50	0.014	24.0	0.550	6.231	0.360	1.48	3.883	6.231	24.39	24.39	26.78	9.66
CO-107	ex D-53	ex D-54	65.0	270.00	269.00	0.015	18.0	0.202	7.410	1.212	1.83	0.245	7.410	1.83	1.83	13.03	5.20
CO-108	ex D-54	ex D-55	183.0	269.00	262.00	0.038	18.0	0.550	7.359	0.276	1.13	0.396	7.359	2.94	2.94	20.54	8.25
CO-109	ex D-56	ex D-55	27.0	262.27	262.00	0.010	18.0	0.550	7.410	0.271	1.11	0.149	7.410	1.11	1.11	10.50	3.87
CO-110	ex D-55	ex D-57	46.0	260.00	257.00	0.065	18.0	0.550	7.270	0.267	1.10	0.693	7.270	5.08	5.08	26.82	11.67
CO-111	ex D-57	ex D-59	39.0	257.00	256.60	0.010	30.0	(N/A)	6.203	(N/A)	0.00	4.576	6.203	28.61	28.61	41.54	9.12
CO-112	ex D-58	ex D-59	33.0	259.50	259.00	0.015	18.0	0.550	7.410	0.461	1.89	0.254	7.410	1.89	1.89	12.93	5.23
CO-113	ex D-59	ex D-60	126.0	255.00	250.50	0.036	30.0	0.550	6.193	0.206	0.85	4.943	6.193	30.85	30.85	77.51	14.89
CO-114	ex D-61	ex D-60	24.4	250.77	250.50	0.011	18.0	0.550	7.410	0.464	1.91	0.255	7.410	1.91	1.91	11.04	1.08
CO-115	ex D-60	ex D-63	54.0	250.50	250.20	0.006	30.0	0.550	6.172	0.400	1.64	5.418	6.172	33.71	33.71	30.57	6.87
CO-116	ex D-63	ex D-62	26.0	250.20	250.00	0.008	30.0	0.550	6.152	0.320	1.31	5.594	6.152	34.69	34.69	35.99	7.07
CO-117	ex D-69	ex D-68	100.0	268.75	264.90	0.038	18.0	0.550	7.410	0.531	2.18	0.292	7.410	2.18	2.18	20.61	7.58
CO-118	ex D-67	ex D-68	28.0	265.18	264.90	0.010	18.0	0.403	7.410	1.264	3.80	0.509	7.410	3.80	3.80	10.50	5.46
CO-119	ex D-68	ex D-66	99.0	262.00	259.35	0.027	18.0	0.550	7.356	0.351	1.44	0.993	7.356	7.37	7.37	17.19	9.35
CO-120	ex D-66	ex D-64	107.0	257.00	254.20	0.026	18.0	0.483	7.313	0.419	1.51	1.196	7.313	8.82	8.82	16.99	9.71
CO-121	ex D-65	ex D-64	26.0	251.76	251.50	0.010	18.0	0.550	7.410	0.376	1.55	0.207	7.410	1.55	1.55	10.50	0.87
CO-122	ex D-64	ex D-62	77.0	251.50	250.00	0.019	24.0	0.515	7.270	0.727	2.80	1.778	7.270	13.03	13.03	31.57	9.57
CO-123	ex D-62	ex D-70	126.0	250.00	249.37	0.005	36.0	0.550	6.143	0.556	2.29	7.678	6.143	47.54	47.54	47.16	7.60
CO-124	ex D-70	ex D-71	201.0	238.00	208.00	0.149	36.0	0.150	6.103	0.415	0.46	7.740	6.103	47.62	47.62	257.66	27.83
CO-125	ex D-71	ex D-73	98.0	197.00	194.00	0.031	36.0	(N/A)	6.086	(N/A)	0.00	7.740	6.086	47.48	47.48	116.69	15.66
CO-126	ex D-73	ex D-74	73.6	187.30	187.00	0.004	42.0	(N/A)	6.071	(N/A)	0.00	7.740	6.071	47.37	47.37	64.22	7.30
CO-201	ex S-500	ex S-502	81.1	277.99	277.21	0.010	18.0	0.900	7.410	0.100	0.67	0.090	7.410	0.67	0.67	10.30	3.29
CO-202	ex S-501	ex S-502	43.6	277.46	277.21	0.006	18.0	0.950	7.410	0.100	0.71	0.095	7.410	0.71	0.71	7.95	0.40
CO-203	ex S-502	ex S-503	120.9	277.21	275.84	0.011	18.0	0.800	6.997	0.100	0.60	0.265	6.997	1.87	1.87	11.18	1.06
CO-204	ex S-504	ex S-505	44.0	276.52	275.95	0.013	18.0	0.950	7.410	0.080	0.57	0.076	7.410	0.57	0.57	11.95	0.32
CO-205	ex S-505	ex S-503	62.0	275.95	275.84	0.002	18.0	0.820	6.900	0.110	0.67	0.166	6.900	1.16	1.16	4.43	0.65
CO-206	ex S-503	S-4	33.2	275.84	275.11	0.022	18.0	0.800	6.601	0.100	0.60	0.511	6.601	3.40	3.40	15.57	1.92

GEMINI
LAND DEVELOPMENT

PREPARED BY
Gemini Land Development, Inc.

DATE
July 2025

ACE MINNEOLA

UTILITY REPORT

Utility Report

Ace Minneola

Prepared by

Gemini Land Development, Inc.

Certificate of Authorization No. 36898

[redacted]

ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert M Johnson
Reason: This item has been electronically signed and sealed using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.
Date: 2025.07.17 10:11:24 -04'00'

Robert M. Johnson, P.E.

Florida Professional Engineer License No. 77677

ACE MINNEOLA

SUMMARY

The proposed project is a16.5ksf hardware store located at the southeast corner of the intersection of Citrus Grove Road and Grassy Lake Road in the Town of Minneola.

PROPOSED PROJECT

PROPOSED WATER SYSTEM

The proposed development consists of a 16.5ksf hardware store with attached garden Center. The project will connect to the existing 20" watermain on Citrus Grove Road. The minimum fireflow per FFPC for a 16.5ksf building and Type II (000) construction with a 75% sprinkler credit is 688 gpm. The Town of Minneola requires minimum fire flow of 1500 gpm for commercial projects.

Minneola Ace Hardware
POTABLE WATER DEMAND CALCULATIONS

Land Use	Retail Restroom Quantity (sf)	Residential Units (DU)	1BR Units (DU)	2BR Units (DU)	Total ERC's	Average Daily Flow (GPD)	Average Daily Flow (GPM)	Max Daily Flow (GPM) PF = 2.0	Peak Hourly Flow (GPM) PF =4.0	Required Fire Flow (GPM)
ex Overlook P3	0	73	0	0	73	25,550	18	35	71	
ex Overlook P4		36			36	12,600	9	18	35	
Hardware Store	16,500	0	0	0	6.6	2,310	2	3	6	1500
TOTAL	**16,500**	**109**			**116**	**40,460**	**28**	**56**	**112**	

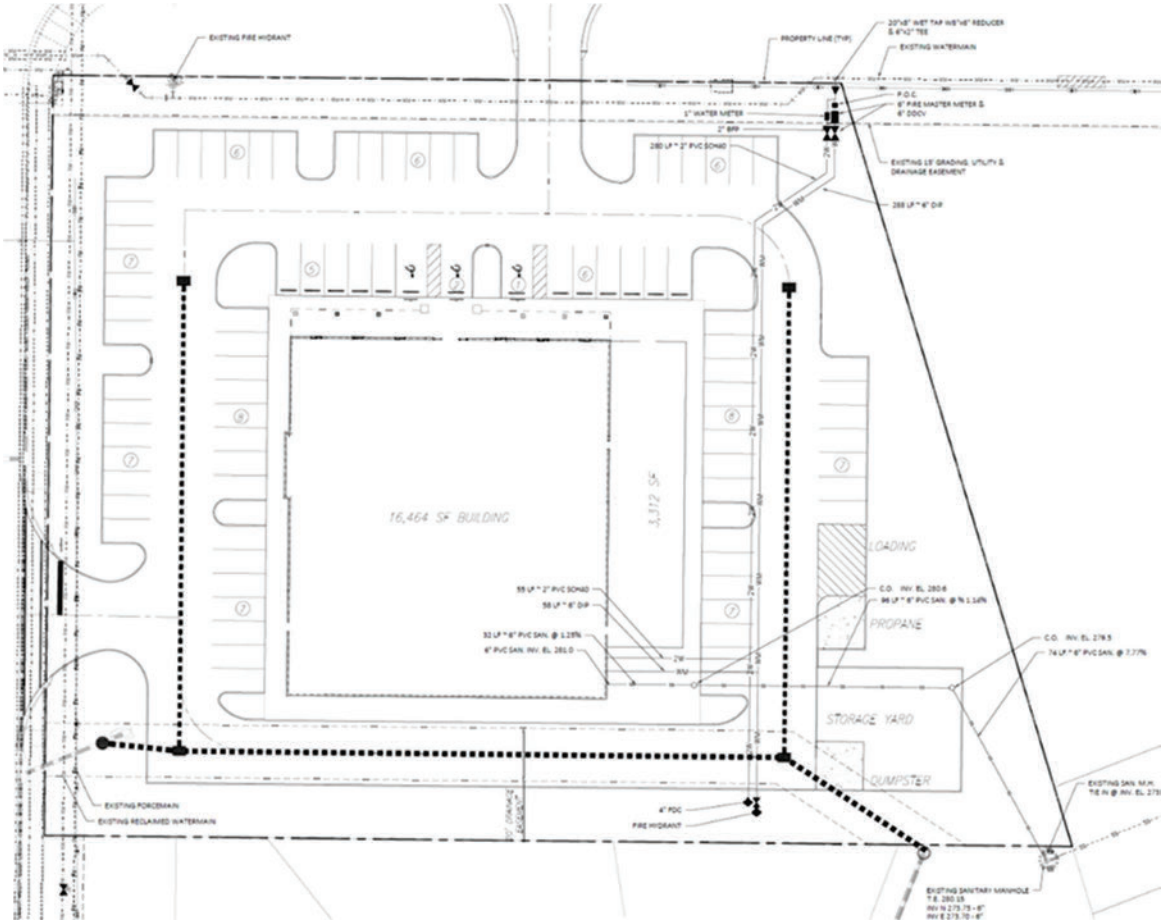
Notes:

(1) ERC Factors

Non Residential	0.400	per 1000 sf
Residential	1.000	per unit
1BR Apartment	0.583	per unit
2BR Apartment	0.833	per unit
1 ERC =	350	GPD

(1) gpd/1440=gpm

SITE LAYOUT



WATERCAD MODELING

The WaterCAD software was used to analyze the proposed water system to ensure that the required flows and pressures are available to provide fire flow protection. The model was based on the Overlook Phases 3 and 4 water model and updated based updated water demands and the fireflow for the hardware store. A fire flow 1000gpm of 1000gpm was modeled at the existing hydrant located at the intersection of Citrus Grove Road and Grassy Lake Road and a second flow of 500 gpm was at the proposed hydrant next to the FDC at the opposite corner of the building. Please see copy of WaterCAD report computations provided in Appendix B of this report.

The proposed modeling details during a fireflow event during max day flows, a minimum 30psi is maintained in the system.

PROPOSED SANITARY SYSTEM

The existing Overlook Phase 3 & 4 lift station is master planned for commercial development, up to a peak flow of 10gpm. The peak flow proposed by the hardware store is conservatively estimated at 0.4 ERU per 1000 sq-ft for a peak flow of 6gpm, which is less than master planned flow.

Minneola Ace Hardware
SEWER DEMAND CALCULATIONS

Land Use	Retail Restroom Quantity (sf)	Residential Units (DU)	1BR Units (DU)	2BR Units (DU)	Total ERC's	Average Daily Flow (GPD)	Average Daily Flow (GPM)	Max Daily Flow (GPM) PF = 2.0	Peak Hourly Flow (GPM) PF =4.0
Hardware Store	16,500	0	0	0	6.6	1,980	1	3	6
TOTAL	**16,500**	**0**			**7**	**1,980**	**1**	**3**	**6**

Notes:

(1) ERC Factors

Non Residential	0.400	per 1000 sf
Residential	1.000	per unit
1BR Apartment	0.583	per unit
2BR Apartment	0.833	per unit
1 ERC =	300	GPD

(1) gpd/1440=gpm

APPENDIX A – DEMAND CALCULATIONS

7/16/2025

Minneola Ace Hardware
POTABLE WATER DEMAND CALCULATIONS

Land Use	Retail Restroom Quantity (sf)	Residential Units (DU)	1BR Units (DU)	2BR Units (DU)	Total ERC's	Average Daily Flow (GPD)	Average Daily Flow (GPM)	Max Daily Flow (GPM) PF = 2.0	Peak Hourly Flow (GPM) PF =4.0	Required Fire Flow (GPM)
ex Overlook P3	0	73	0	0	73	25,550	18	35	71	
ex Overlook P4		36			36	12,600	9	18	35	
Hardware Store	16,500	0	0	0	6.6	2,310	2	3	6	1500
TOTAL	**16,500**	**109**			**116**	**40,460**	**28**	**56**	**112**	

Notes:

(1) ERC Factors

Non Residential	0.400	per 1000 sf
Residential	1.000	per unit
1BR Apartment	0.583	per unit
2BR Apartment	0.833	per unit
1 ERC =	350	GPD

(1) gpd/1440=gpm

ACE MINNEOLA
FIRE FLOW CALCULATIONS

FFPC, EIGHTH EDITION

Building	Construction Type (NFPA 220)	Total Fire Area (SF)				Required Fire Flow (gpm) [1]	Reduction for Sprinkler System[2] (%)	Min. Fire Flow (gpm)[2]	Req. Fire Flow (gpm)[4]	Min. Fire Hydrants Required[3]
		1st Floor	2nd Floor	3rd Floor	Total					
Office	Type II (000)	16,500	0	0	16,500	2,750	75%	688	1,500	1

NOTES:
(1) Required Minimum Fire Flow based on Table 18.4.5.2.1
(2) The Required Fire Flow can be reduced by 75% for NFPA 13 sprinkler systems. In no case shall the Required Fire Flow be less than 1,000 GPM.
(3) Minimum required from Table 18.5.4.3 for distance less than 250ft.

7/16/2025

Minneola Ace Hardware
SEWER DEMAND CALCULATIONS

Land Use	Retail Restroom Quantity (sf)	Residential Units (DU)	1BR Units (DU)	2BR Units (DU)	Total ERC's	Average Daily Flow (GPD)	Average Daily Flow (GPM)	Max Daily Flow (GPM) PF = 2.0	Peak Hourly Flow (GPM) PF =4.0
Hardware Store	16,500	0	0	0	6.6	1,980	1	3	6
TOTAL	**16,500**	**0**			**7**	**1,980**	**1**	**3**	**6**

Notes:

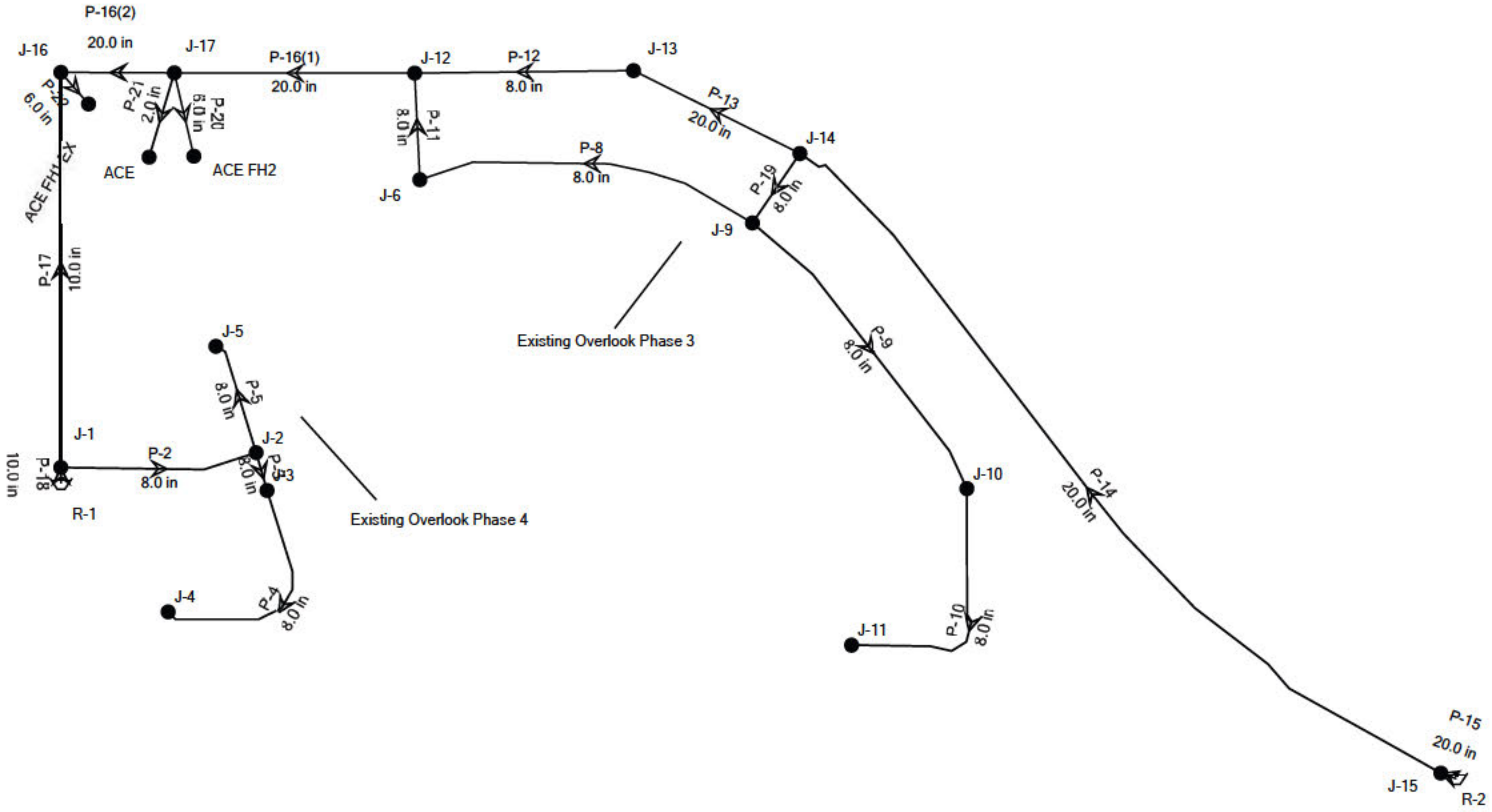
(1) **ERC Factors**

Non Residential	0.400	per 1000 sf
Residential	1.000	per unit
1BR Apartment	0.583	per unit
2BR Apartment	0.833	per unit
1 ERC =	300	GPD

(1) gpd/1440=gpm

APPENDIX B – WATER SYSTEM WATERCAD MODEL

Scenario: Base



FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	280.00	0	366.92	38
J-2	267.50	4	366.91	43
J-3	264.50	4	366.91	44
J-4	272.50	4	366.91	41
J-5	275.50	4	366.91	40
J-6	276.50	9	365.36	38
J-9	273.50	9	366.47	40
J-10	253.00	9	366.46	49
J-11	223.00	9	366.46	62
J-12	289.50	0	365.03	33
J-13	277.00	0	366.77	39
J-14	282.50	0	366.78	36
J-15	240.00	0	367.00	55
J-16	284.50	0	364.98	35
J-17	288.00	0	364.98	33
ACE FH2	285.00	500	361.43	33
ACE	285.00	3	364.91	35
ACE FH1 EX	287.00	1,000	360.14	32

FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)
P-2	J-1	J-2	400	8.0	PVC	150.0	18	0.11	0.000
P-3	J-2	J-3	80	8.0	PVC	150.0	9	0.06	0.000
P-4	J-3	J-4	492	8.0	PVC	150.0	4	0.03	0.000
P-5	J-2	J-5	235	8.0	PVC	150.0	4	0.03	0.000
P-8	J-6	J-9	704	8.0	PVC	150.0	-308	1.96	0.002
P-9	J-9	J-10	695	8.0	PVC	150.0	18	0.11	0.000
P-10	J-10	J-11	551	8.0	PVC	150.0	9	0.06	0.000
P-11	J-6	J-12	215	8.0	PVC	150.0	299	1.91	0.001
P-12	J-12	J-13	442	8.0	PVC	150.0	-506	3.21	0.004
P-13	J-13	J-14	375	20.0	PVC	150.0	-506	0.52	0.000
P-14	J-14	J-15	1,828	20.0	PVC	150.0	-840	0.86	0.000
P-15	J-15	R-2	34	20.0	PVC	150.0	-840	0.86	0.000
P-17	J-16	J-1	797	10.0	PVC	150.0	-699	2.85	0.002
P-18	J-1	R-1	33	10.0	PVC	150.0	-716	2.93	0.003
P-19	J-14	J-9	170	8.0	PVC	150.0	335	2.14	0.002
P-16(1)	J-12	J-17	485	20.0	PVC	150.0	805	0.82	0.000
P-16(2)	J-17	J-16	229	20.0	PVC	150.0	301	0.31	0.000
P-20	J-17	ACE FH2	173	6.0	Ductile Iron	130.0	500	5.67	0.021
P-21	J-17	ACE	178	2.0	Ductile Iron	130.0	3	0.33	0.000
P-22	J-16	ACE FH1 EX	85	6.0	PVC	150.0	1,000	11.35	0.057

FlexTable: Reservoir Table

Label	Elevation (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)
R-1	367.00	716	367.00
R-2	367.00	840	367.00

APPENDIX C – EXISTING PERMITTED OVERLOOK PHASES 3 AND 4 LIFTSTATION CALCULATIONS

OVERLOOK AT GRASSY LAKE PHASE 3 Lift Station

City of Minneola, Lake County, Florida

Lift Station Calculations

Prepared by:

HALFF

[redacted]

Halff Project No. 044974.007

August 5, 2021
Revision No. 1: 12/6/2021
Revision No. 2: 4/1/2022

Name: _____
Troy Mitchell, P.E. No. 60190

Date: _____

LIFT STATION CALCULATIONS

OVERLOOK AT GRASSY LAKE PHASE 3 Lift Station

I. Design Flow Rates:

Parcel ID	Residential Land Use Description	Unit Description	Units	Unit Flow (GPD/Unit)	Average Daily Flow (GPD)	Average Daily Flow (GPM)	Minimum Daily Flow (GPM)	Maximum Daily Flow (GPM)	Peak Daily Flow (GPM)
1	*Residential - SF (attached)*	dwelling unit	72	300	21,600	15	8	30	60
2	*N/A*	---		---	0	0	0	0	0
3	*N/A*	---		---	0	0	0	0	0
4	*N/A*	---		---	0	0	0	0	0
5	*N/A*	---		---	0	0	0	0	0
6	*N/A*	---		---	0	0	0	0	0
7	*N/A*	---		---	0	0	0	0	0
8	*N/A*	---		---	0	0	0	0	0
9	*N/A*	---		---	0	0	0	0	0
10	*N/A*	---		---	0	0	0	0	0
				Total Residential	21,600	15	8	30	60
							F_{min}	F_{max}	F_{peak}
				Residential Design Peaking Factors:			0.50	2.00	4.00

Parcel ID	Non-Residential Land Use Description	Unit Description	Units	Unit Flow (GPD/Unit)	Daily Flow (GPD)	Daily Flow (GPM)	Daily Flow (GPM)	Daily Flow (GPM)	Daily Flow (GPM)
1	*Commercial - Prof. Office*	square feet	23,522	0.15	3,528	2	1	5	10
2	*N/A*	---		---	0	0	0	0	0
3	*N/A*	---		---	0	0	0	0	0
4	*N/A*	---		---	0	0	0	0	0
5	*N/A*	---		---	0	0	0	0	0
6	*N/A*	---		---	0	0	0	0	0
7	*N/A*	---		---	0	0	0	0	0
8	*N/A*	---		---	0	0	0	0	0
9	*N/A*	---		---	0	0	0	0	0
10	*N/A*	---		---	0	0	0	0	0
11	*N/A*	---		---	0	0	0	0	0
12	*N/A*	---		---	0	0	0	0	0
				Total Non-Residential	3,528	2	1	5	10
							F_{min}	F_{max}	F_{peak}
				Non-Residential Design Peaking Factors:			0.50	2.00	4.00

Note: Commercial Lot: 2.25 acres. Assume 80% Impervious Area with 30% (of 80%) Building Area.

Equivalent Residential Unit, ERU: 300 gpd/du

Total Project ERU's = 84

	Daily Flow (GPD)	Daily Flow (GPM)	Daily Flow (GPM)	Daily Flow (GPM)	Daily Flow (GPM)
Total Design	**25,128**	**17**	**9**	**35**	**70**

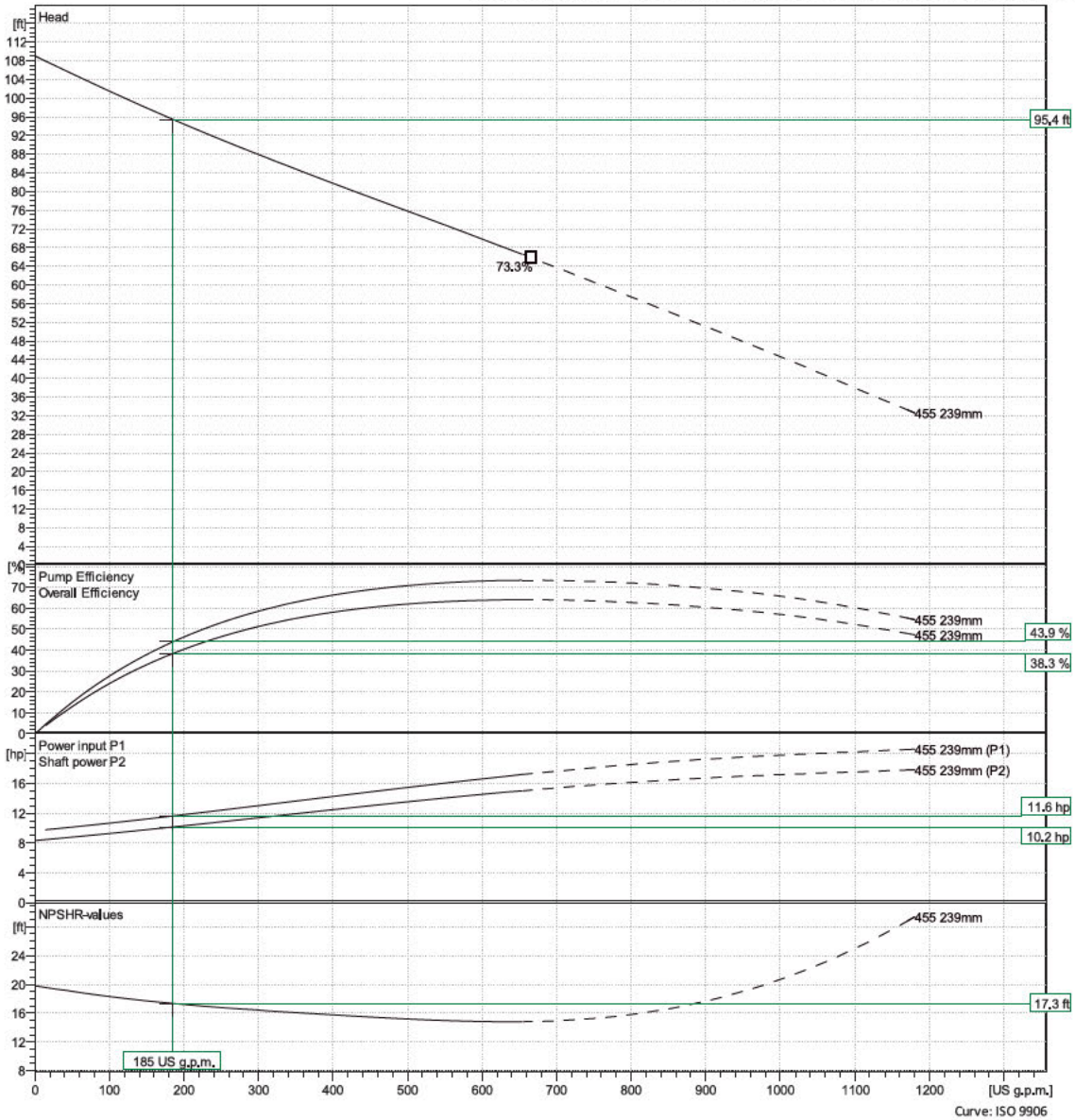
NP 3153 HT 3~ 455

Performance curve

Duty point

Flow	Head
185 US g.p.m.	95.4 ft

Curves according to: Water, pure Water, pure [100%],39.2 °F,62.42 lb/ft³,1.6891E-5 ft²/s



Curve: ISO 9906

Created on	4/1/2022	Last update	4/1/2022

Program version	Data version	User group(s)
62.0 - 2/11/2022 (Build 107)	3/8/2022 8:55 A3P3	Xylem: USA - EXT

APPENDIX D – EXISTING PERMITTED OVERLOOK PHASES 3 AND 4 MAX DAY FLOW MODEL

Scenario Summary Report
Scenario: Max day plus Fire flow

Scenario Summary

ID	84
Label	Max day plus Fire flow
Notes	
Active Topology	Base Active Topology
Physical	Base Physical
Demand	Max day Plus Fire Flow
Initial Settings	Base Initial Settings
Operational	Base Operational
Age	Base Age
Constituent	Base Constituent
Trace	Base Trace
Fire Flow	1000 gpm Fire flow
Energy Cost	Base Energy Cost
Transient	Base Transient
Pressure Dependent Demand	Base Pressure Dependent Demand
Failure History	Base Failure History
SCADA	Base SCADA
User Data Extensions	Base User Data Extensions
Steady State/EPS Solver Calculation Options	Base Calculation Options
Transient Solver Calculation Options	Base Calculation Options

Hydraulic Summary

Time Analysis Type	Steady State	Use simple controls during steady state?	True
Friction Method	Hazen-Williams	Is EPS Snapshot?	False
Accuracy	0.001	Start Time	12:00:00 AM
Trials	40	Calculation Type	Hydraulics Only

Hydraulic Model Inventory: Overlook at Grassy Lake Ph 3 and 4.wtg

Title	
Engineer	
Company	
Date	8/26/2021
Notes	

Scenario Summary

ID	84
Label	Max day plus Fire flow
Notes	
Active Topology	Base Active Topology
Physical	Base Physical
Demand	Max day Plus Fire Flow
Initial Settings	Base Initial Settings
Operational	Base Operational
Age	Base Age
Constituent	Base Constituent
Trace	Base Trace
Fire Flow	1000 gpm Fire flow
Energy Cost	Base Energy Cost
Transient	Base Transient
Pressure Dependent Demand	Base Pressure Dependent Demand
Failure History	Base Failure History
SCADA	Base SCADA
User Data Extensions	Base User Data Extensions
Steady State/EPS Solver Calculation Options	Base Calculation Options
Transient Solver Calculation Options	Base Calculation Options

Network Inventory

Pipes	18	Pump Stations	0
Laterals	0	Variable Speed Pump Batteries	0
Junctions	16	PRV's	0
Hydrants	0	PSV's	0
Tanks	0	PBV's	0
Reservoirs	2	FCV's	0
Customer Meters	0	TCV's	0
Taps	0	GPV's	0
SCADA Elements	0	Isolation Valves	0
Pumps	0	Spot Elevations	0

Transient Network Inventory

Turbines	0	Rupture Disks	0
Periodic Head-Flows	0	Discharges to Atmosphere	0
Air Valves	0	Orifices Between Pipes	0
Hydropneumatic Tanks	0	Valves With Linear Area Change	0
Surge Valves	0	Surge Tanks	0
Check Valves	0		

Hydraulic Model Inventory: Overlook at Grassy Lake Ph 3 and 4.wtg

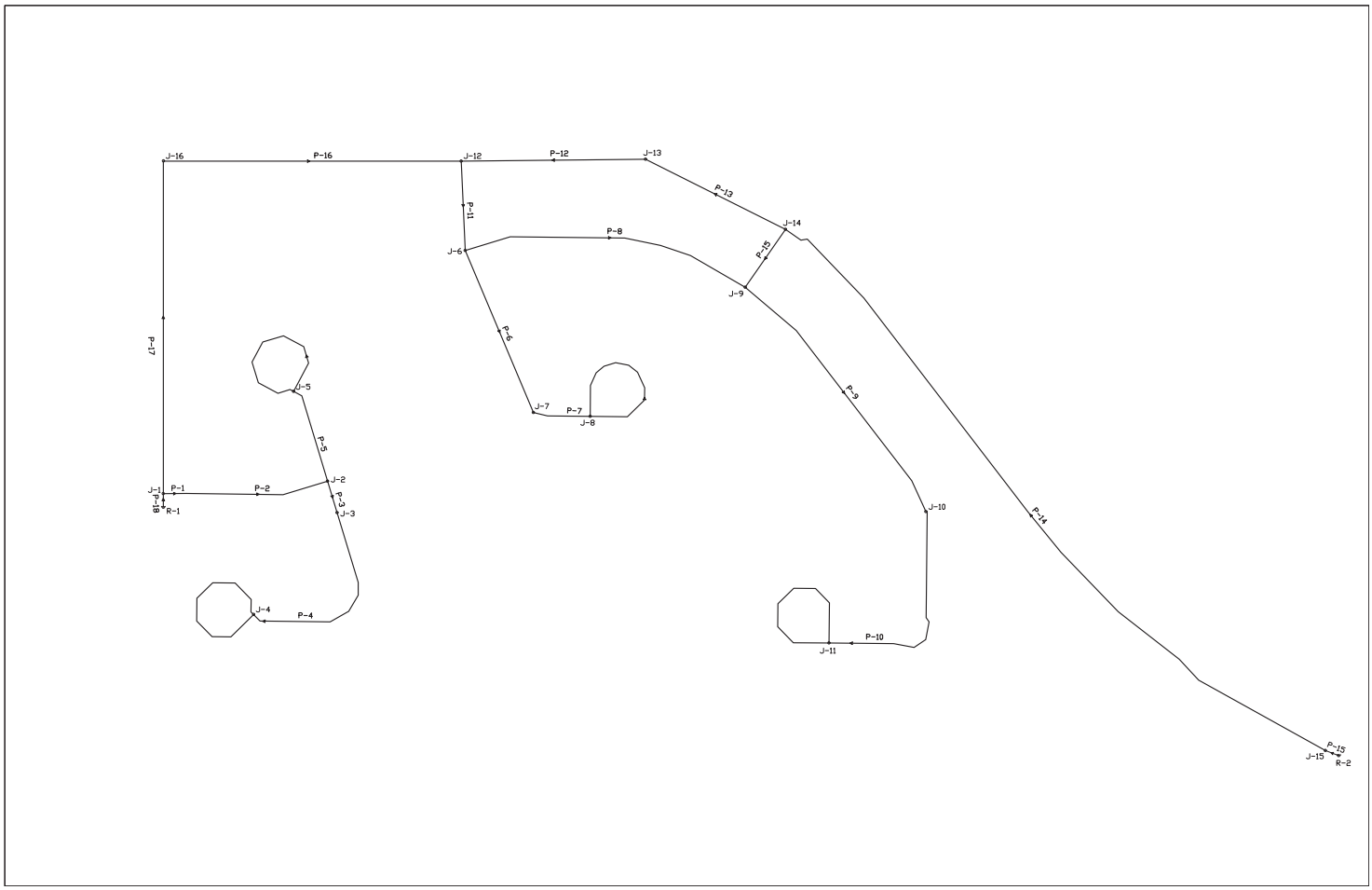
Pressure Pipes Inventory			
8.0 (in)	5,718 ft	20.0 (in)	3,385 ft
10.0 (in)	794 ft	All Diameters	9,897 ft

FlexTable: Pipe Table (Current Time: 0.000 hours) (Overlook at Grassy Lake Ph 3 and 4.wtg)

	ID	Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)	Has User Defined Length?	Length (User Defined) (ft)
30: P-3	30	P-3	78	J-2	J-3	8.0	PVC	150.0	12	0.07	0.000	☑	78
33: P-7	33	P-7	567	J-7	J-8	8.0	PVC	150.0	3	0.02	0.000	☑	567
36: P-15	36	P-15	167	J-9	J-14	8.0	PVC	150.0	-348	2.22	0.002	☑	167
39: P-5	39	P-5	652	J-2	J-5	8.0	PVC	150.0	1,011	6.45	0.014	☑	652
41: P-4	41	P-4	909	J-3	J-4	8.0	PVC	150.0	10	0.06	0.000	☑	909
43: P-2	43	P-2	452	J-1	J-2	8.0	PVC	150.0	1,026	6.55	0.015	☑	340
48: P-8	48	P-8	694	J-6	J-9	8.0	PVC	150.0	-321	2.05	0.002	☑	694
52: P-14	52	P-14	1,805	J-14	J-15	20.0	PVC	150.0	-202	0.21	0.000	☑	1,805
61: P-9	61	P-9	687	J-9	J-10	8.0	PVC	150.0	20	0.13	0.000	☑	687
62: P-10	62	P-10	982	J-10	J-11	8.0	PVC	150.0	10	0.06	0.000	☑	981
67: P-6	67	P-6	417	J-6	J-7	8.0	PVC	150.0	7	0.04	0.000	☑	431
68: P-11	68	P-11	212	J-6	J-12	8.0	PVC	150.0	-697	4.45	0.007	☑	212
71: P-15	71	P-15	34	J-15	R-2	20.0	PVC	150.0	-203	0.21	0.000	☑	10
76: P-13	76	P-13	371	J-14	J-13	20.0	PVC	150.0	-147	0.15	0.000	☑	371
77: P-12	77	P-12	436	J-13	J-12	20.0	PVC	150.0	-148	0.15	0.000	☑	436
80: P-16	80	P-16	763	J-12	J-16	20.0	PVC	150.0	-846	0.86	0.000	☑	763
83: P-17	83	P-17	784	J-16	J-1	10.0	PVC	150.0	-847	3.46	0.003	☑	784
91: P-18	91	P-18	37	J-1	R-1	10.0	Ductile Iron	130.0	-1,874	7.65	0.020	☑	10

FlexTable: Junction Table (Current Time: 0.000 hours) (Overlook at Grassy Lake Ph 3 and 4.wtg)

	ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
31: J-2	31	J-2	267.50	<None>	<Collection:	3	364.81	42
32: J-3	32	J-3	264.50	<None>	<Collection:	2	364.81	43
34: J-7	34	J-7	241.50	<None>	<Collection:	4	365.47	54
35: J-8	35	J-8	236.50	<None>	<Collection:	3	365.47	56
37: J-9	37	J-9	273.50	<None>	<Collection:	7	366.65	40
38: J-14	38	J-14	282.50	<None>	<Collection:	1	366.98	37
40: J-5	40	J-5	275.50	<None>	<Collection:	1,011	355.49	35
42: J-4	42	J-4	272.50	<None>	<Collection:	10	364.81	40
49: J-6	49	J-6	276.50	<None>	<Collection:	1,011	365.47	38
51: J-11	51	J-11	223.00	<None>	<Collection:	10	366.64	62
60: J-10	60	J-10	253.00	<None>	<Collection:	10	366.65	49
63: J-12	63	J-12	289.50	<None>	<Collection:	1	366.99	34
69: J-15	69	J-15	240.00	<None>	<Collection:	1	367.00	55
72: J-1	72	J-1	280.00	<None>	<Collection:	1	369.80	39
75: J-13	75	J-13	277.00	<None>	<Collection:	1	366.99	39
79: J-16	79	J-16	284.50	<None>	<Collection:	1	367.08	36


J-16
P-16
J-12
P-12
J-13
P-13
J-14
P-11
J-6
P-8
P-15
J-9
P-6
P-9
P-17
J-5
J-7
P-7
J-8
P-5
J-1
P-1
P-2
J-2
P-18
P-3
R-1
J-3
J-10
P-14
J-4
P-4
P-10
J-11
P-15
J-15
R-2

PRELIMINARY GEOTECHNICAL EXPLORATION

OVERLOOK AT GRASSY LAKE PUD COMMERCIAL
SEQ OF CITRUS GROVE RD AND GRASSY LAKE RD
MINNEOLA, LAKE COUNTY, FLORIDA

UES PROJECT NO. 0130.2400291.0000
UES REPORT NO. 2114015

PREPARED FOR:

[redacted]

PREPARED BY:

[redacted]

October 11, 2024

Materials Testing
Geotechnical Engineering
Environmental
Building Sciences & Safety
Inspections & Code Compliance
Virtual Design Consulting

October 11, 2024

Toole Asma, LLC
[redacted]

Reference: **Preliminary Geotechnical Exploration**
Overlook at Grassy Lake PUD Commercial
SEQ of Citrus Grove Rd and Grassy Lake Rd
Minneola, Lake County, Florida
UES Project No. 0130.2400291.0000
UES Report No. 2114015

[redacted]

UES Professional Solutions, LLC d/b/a UES has completed the Preliminary Geotechnical Exploration at the above referenced site in Minneola, Florida. The scope of our exploration was planned in conjunction with and authorized by you. This exploration was performed in general accordance with UES Proposal No. 2105272 dated August 20, 2024, and generally accepted soil and foundation engineering practices. No other warranty, express or implied, is made.

The following report presents the results of our field exploration with a geotechnical engineering interpretation of those results with respect to the project characteristics as provided to us. We have included our estimates of the seasonal high groundwater level at the boring locations and preliminary geotechnical recommendations for foundation design and site preparation. In general, the site was found to be suitable for the proposed development. However, additional exploration will be required to meet jurisdictional standards for final design.

We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please do not hesitate to contact us if you should have any questions, or if we may further assist you as your plans proceed.

Respectfully Submitted,
UES Professional Solutions, LLC
Florida Engineering Business Registry No. 549

[redacted]

[redacted]

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Geotechnical Department Manager
Florida Registration No. 70602

[redacted]

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1.0 PROJECT DESCRIPTION

We understand that Toole Asma, LLC is in the due diligence process for a new commercial development located in Lake County, Florida. The parcel is identified with Parcel I.D. 052226000400001300 by the Lake County Property Appraiser. **UES was not provided with a site plan or any information about the design of the development.**

Please note that our exploration was preliminary in nature and conducted to acquire general subsurface information. The information contained within this report should not be considered sufficient for the final design of the proposed developments. Additional field work and geotechnical engineering analysis will likely be needed to supplement the findings presented herein for the final design efforts.

2.0 PURPOSE

The purposes of this exploration were:

- to explore and evaluate the subsurface conditions at the site with special attention to potential problems that may impact the proposed development,
- to provide our estimates of the seasonal high groundwater level at the boring locations and
- to identify potential constraints to development and provide a preliminary geotechnical assessment regarding the planned construction for due diligence concerns.

This report presents an evaluation of site conditions on the basis of geotechnical procedures for site characterization. The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards. We would be glad to provide you with a proposal for these services at your request.

Our exploration was not designed to specifically address the potential for surface expression of deep geological conditions, such as sinkhole development related to karst activity. This evaluation requires a more extensive range of field services than those performed in this study. We would be pleased to conduct an exploration to evaluate the probable effect of the regional geology upon the proposed construction, if you so desire.

3.0 SITE DESCRIPTION

The subject site is located within Section 5, Township 22 South, Range 26 East in Lake County, Florida. More specifically, the site is located at SWQ of Schofield Rd & Cook Rd in Minneola, Florida as shown on the attached Appendix. At the time of drilling, the site consisted of mainly clear areas and remaining orange groves.

3.1 SOIL SURVEY

There is one (1) native soil types and Water mapped within the general vicinity of the site according to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Survey of Lake County. A brief summary of the mapped surficial soil types is presented in Table I. *Please note the native soil type and its associated engineering properties might have been altered during previous and current land use.*

TABLE I
SUMMARY OF PUBLISHED SOIL DATA [1]

Soil Symbol	Soil Type	Hydrologic Group	Drainage Characteristics	Depth to Published Seasonal High GWT (feet)
8	Candler sand, 0 to 5 percent slopes	A	Excessively drained	> 6½

1 Data obtained from the NRCS online webpage, accessed on 10/10/2024
2 GWT = Groundwater table

Figure I: Web Soil Survey
(Image obtained from the USDA NRCS Web Soil Survey online webpage, accessed on 6/10/2024)

3.2 TOPOGRAPHY

According to information obtained from the United States Geologic Survey (USGS) "Clermont East, Florida" quadrangle map, the pre-development ground surface elevation across the site area was approximately from +285 to +290 feet National Geodetic Vertical Datum (NGVD). A copy of a portion of the USGS Map is included in Appendix A.

4.0 SCOPE OF SERVICES

The services conducted by UES during our geotechnical explorations were as follows:

- Drilled four (4) Standard Penetration Test (SPT) borings to a depth of 20 feet below existing land surface (bls) scattered within the subject property.
- Secured samples of representative soils encountered in the soil borings for review, laboratory analysis and classification by a Geotechnical Engineer.
- Measured the existing site groundwater levels and provided an estimate of the seasonal high groundwater level at the boring locations.

- Conducted laboratory testing on selected soil samples obtained in the field to determine their engineering properties.
- Assessed the existing soil conditions with respect to the proposed construction.
- Prepared a report which documents the results of our exploration and analysis with geotechnical engineering recommendations.

5.0 FIELD EXPLORATION

The SPT borings were performed with an ATV mounted drilling rig. Horizontal and vertical survey control was not provided for the test locations prior to our field exploration program. UES located the test borings by using the provided site plan, measuring from existing on-site landmarks shown on an aerial photograph, and by using handheld GPS devices. The indicated test locations should be considered accurate to the degree of the methodologies used. The approximate boring locations are shown in Appendix B.

The SPT borings, designated B-01 through B-04, as shown on the attached Boring Location Plan in Appendix B-1, were performed in general accordance with the procedures of ASTM D 1586 "Standard Method for Penetration Test and Split-Barrel Sampling of Soils". SPT sampling was performed continuously to 10 feet to detect variations in the near surface soil profile and on approximate 5 feet centers thereafter. The soil samples recovered from the test borings were returned to our laboratory and visually classified in general accordance with ASTM D 2487 "Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System – USCS).

6.0 SOIL CLASSIFICATION

The soil samples recovered from the test borings were returned to our laboratory and visually classified in general accordance with ASTM D 2487 "Standard Classification of Soils for Engineering Purposes" (Unified Soil Classification System). Laboratory testing to aid in evaluation for the general engineering characteristics of the site soils should be taken once the site plan and final design are known.

7.0 SUBSURFACE CONDITIONS

7.1 GENERALIZED SOIL PROFILE

The results of our field exploration and laboratory analysis, together with pertinent information obtained from the SPT and hand auger borings, such as soil profiles, penetration resistance and groundwater levels are shown on the boring logs included in Appendix B. The Key to Boring Logs, Soil Classification Chart is also included in Appendix B. The soil profiles were prepared from field logs after the recovered soil samples were examined by a Geotechnical Engineer.

The stratification lines shown on the boring logs represent the approximate boundaries between soil types and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A generalized profile of the soil encountered at our boring locations is presented in Table III. For detailed soil profiles, please refer to the attached boring logs.

TABLE III
GENERALIZED SOIL PROFILE

Typical Depth (feet, bls)		Soil Description	Range of SPT "N" Values (blows/ft)
From	To		
0	20*	Very loose to medium dense fine SAND and clayey SAND [SP or SC].	3 to 27

* Denotes maximum termination depth of boring

8.0 GROUNDWATER CONDITIONS

8.1 EXISTING GROUNDWATER LEVEL

The groundwater **was not encountered** on October 4th of 2024 during our drilling operations. Please refer to the attached boring logs in Appendix B for boring location specific groundwater levels. Fluctuations in groundwater levels should be anticipated throughout the year, primarily due to seasonal variations in rainfall, surface runoff, and other factors that may vary from the time the boring was conducted.

8.3 SEASONAL HIGH GROUNDWATER LEVEL

Based on historical data, the rainy season in Central Florida is between June and October of the year. In order to estimate the seasonal high water level at the boring locations, many factors are examined, including the following:

- Measured groundwater level
- Drainage characteristics of existing soil types
- Current & historical rainfall data
- Natural relief points (such as lakes, rivers, wetlands, etc.)
- Man-made drainage systems (ditches, canals, retention basins, etc.)
- On-site types of vegetation
- Review of available data (soil surveys, USGS maps, etc.)
- Redoximorphic features (mottling, stripping, etc.)

Based on the results of our field exploration and the factors listed above, we estimate that the seasonal high groundwater level at the boring locations will generally form **at depth greater than 10 feet bls** depending on the boring locations. Site grading operations may influence the groundwater levels. The estimated seasonal high groundwater levels at the boring locations are shown on the individual boring logs as attached in Appendix B.

It should be noted that the estimated seasonal high water levels provided should be considered accurate to approximately ±½ foot and do not provide any assurance that groundwater levels will not exceed these estimated levels during any given year in the future. Should the impediments to surface water drainage be present, or should rainfall intensity and duration, or total rainfall quantities, exceed the normally anticipated rainfall quantities, groundwater levels might exceed our seasonal high estimates. Further, it should be understood that changes in the surface hydrology and subsurface drainage from on-site and/or off-site improvements could have significant effects on the normal and seasonal high groundwater levels.

9.0 PRELIMINARY GEOTECHNICAL ASSESSMENT

9.1 SITE SUITABILITY CONSIDERATIONS

General Site Suitability: Generally, the subsurface soils consisted mostly of very loose to medium dense sands [SP and SC]. In the event that large cuts are expected, care must be taken not to expose the poorly draining soils typically found in the area to deeper depths.

Site Preparation: We recommend stripping the construction limits of any vegetation, weeds, roots, **surface organic soils**, debris, pavement, etc. Stripping should be performed at least 5 feet beyond the foundation lines. Stripping depths on the order of 6 to 12 inches should be anticipated. Deeper stripping may be necessary within heavily vegetated or depressional areas of the site. We recommend that the stripped surface be observed and probed by representatives of UES, prior to the placement of fill. After approval of the stripped surface, any loose subgrade soils, and all subsequent fill soils, will need to be densified in order to provide a homogeneous, compacted, sandy soil system to a minimum depth of 2 feet below the bottom of the proposed foundations and floor slabs. The following preliminary recommendations are presented to provide a general description of the work that will likely be necessary. These recommendations will have to confirmed after a final geotechnical exploration is completed.

Structural Fill: All structural fill should consist of clean fine sands [SP] (less than 5 percent fines) placed in maximum 12-inch uniform loose lifts. Fill soils containing between 5 and 11 percent fines (SP-SM or SP-SC) may be also be used, however, strict moisture control may be required. Each lift of structural fill should be densified to at least 95 percent of the Modified Proctor test maximum dry density of the soil (ASTM D 1557) and tested for compaction and approved before the placement of subsequent lifts.

Shallow footing foundations: We assume that the proposed structures will consist of 1- to 2-story block and wood-framed construction. We have assumed that the maximum column loads will not exceed 25 kips and that maximum wall loads will not exceed 4 kips per linear foot for the proposed residential structures.

Provided the site is properly prepared prior to construction, the proposed residential structures can be supported upon conventional, shallow footing foundations designed for a maximum allowable net soil bearing pressure of **2,000 per square foot** (psf) in an effort to keep total and differential settlements to tolerable levels (i.e. 1-inch or less total settlement and ½-inch or less of differential settlement). The allowable net soil bearing pressure is that pressure that may be transmitted to the soil in excess of the minimum surrounding overburden pressure. The allowable bearing pressure should include dead load plus sustained live load. Per the Florida Building Code (FLBC), the foundations should be designed for the most unfavorable effects due to the combinations of loads specified in the FLBC.

The foundations may bear on either the compacted suitable native soils or compacted structural fill. The bearing level soils should be densified to at least 95 percent of the maximum dry density as determined by ASTM D 1557 (Modified Proctor) to a depth of at least **2 feet** below foundation levels.

The minimum width recommended for an isolated column footing is 24 inches. For continuous wall or thickened edge monolithic slab footings, the minimum widths should comply with the current FLBC, but under no circumstances should be less than 12 inches in width. The base of

all footings should bear at least 12 inches below finished grade elevation as required under the current FLBC.

Construction Observations and Testing: We recommend the developer retain UES to provide inspection services during the site preparation procedures for confirmation of the adequacy of the earthwork operations. Field tests and observations include verification of foundation subgrade by monitoring earthwork operations and performing quality assurance tests of the placement of compacted structural fill courses. In-place density tests shall be performed within two feet of the bottom of all foundations and in each lift of structural fill to verify proper compaction of the subgrade soils.

9.2 Preliminary Pavement Design

We assume that the proposed pavements will consist of a combination of flexible (asphaltic) pavement and rigid (concrete) pavements sections with typical commercial traffic.

Flexible pavements combine the strength and durability of several layer components to produce an appropriate and cost-effective combination of available materials. We recommend using a three-layer pavement section consisting of stabilized subgrade, base course, and surface course. For concrete pavements, we recommend a minimum 12-inch compacted subgrade beneath the pavement.

One of the most critical influences on the pavement performance in Central Florida is the relationship between the pavement subgrade and the seasonal high groundwater level. Many roadways and parking areas have been destroyed as a result of deterioration of the base and the base/surface course bond. We strongly recommend that the seasonal high groundwater and the bottom of the base course be separated by at least 12 to 18 inches for flexible pavements, depending on the type of base material used.

If the separation is not provided by grading, the installation of underdrains will be required. Based on the anticipated seasonal high groundwater levels, portions of the site will likely need to be raised in order to provide adequate separation.

9.3 Preliminary Stormwater Pond Design

Based on the anticipated seasonal high groundwater conditions at this site, we believe that "dry" ponds would be suitable stormwater management system for this project. However, depending on final grades and pond bottom (likely source of fill) deep wet ponds may be plausible (use of liners may be required).

Based on the results of our exploration, the soils across the site consist mostly of a mixture of fine sands [SP] and fine clayey sand [SC] The seasonal high groundwater table at each of the borings is shown on the attached boring logs. The stormwater pond bottom and side slopes should be stabilized according to applicable Water Management District and local municipality guidelines. The seasonal high groundwater table at each of the bores is shown on the attached boring logs.

9.4 Suitability of Excavated Soil for Use as Fill

The soils excavated from stormwater management areas or areas of significant cuts are usually re-used as structural fill throughout the development. Table IV lists the suitability of excavated materials for use as structural fill based on percent fines content.

TABLE IV
SUITABILITY OF EXCAVATED MATERIAL FOR USE AS FILL

Designation	USCS Soil Classification	% Fines Passing No. 200 Sieve	Suitability for Use as Structural Fill
Group A	SP	0-5	Favorable, freely draining, "clean" sands
Group B	SP-SC, SP-SM	6-12	Suitable, will require aeration and moisture control
Group C	SM, SC, SM-SC	13-20	Poor, impedes infiltration, limit overall use, extremely sensitive to water, do not use in pavement or pond areas
Group D	SM, SC, SM-SC, CH, MH	>20	Very Poor, not recommended for structural fill, may be used as stabilizing material in pavement subgrade
Group E	PT, OL, SM-OL	Organic	Unsuitable, must be completely removed and replaced with Group A or B soils

Based on the results of our soil borings and laboratory testing program, soil profiles in the upper 20 feet generally consists of fine sands [SP, SP-SM] ("Groups A and B"). All fill materials should be free of organics, debris, and other deleterious materials. We note that its possible for soils to differ from those encountered in our borings, especially in areas not explored and/or closer to the water body.

Clean sandy soils (Group A) with less than 5 percent soil fines are best suited for fill usage, since they are typically free-draining and require minimal moisture control during placement and compaction. The sands with silt and clay (Group B), with contents of 6 to 12 percent soil fines, will require some extra care during placement and compaction. These soils are less freely-draining and might require aeration and drying prior to usage, during use in the rainy season, and when placed near the groundwater table. We recommend that imported fill material meet the Group A and Group B qualifications.

Soils classified as silty or clayey, Group C and D (greater than 12 percent fines), will impede infiltration and may cause a perched water condition. We do not recommend using these soils as structural fill material as they will require stringent moisture control during stockpiling, placement and compaction. They will also be problematic during compaction.

10.0 FINAL GEOTECHNICAL EXPLORATION

Please note that this exploration was preliminary in nature and was designed to help determine the presence of any near surface constraints which would significantly impact the intended development of the subject site, as well as affect the cost of construction. The information obtained from this exploration is not sufficient to meet the industry standard of care for final design.

We strongly recommended that the information obtained from this preliminary exploration be supplemented with a more comprehensive subsurface exploration once the building layouts and the site plan have been finalized. The foundations for the building and the pavement grades should be designed based on the information obtained from a comprehensive geotechnical exploration program.

This report has not been prepared to meet the full needs of design professionals, contractors, or any other parties. Any use of this report without the guidance of the geotechnical engineer who prepared it constitutes improper usage which could lead to erroneous assumptions, faulty conclusions, and other problems.

11.0 CONSTRUCTION RELATED SERVICES

We recommend the owner retain UES to provide inspection services during the site preparation procedures for confirmation of the adequacy of the earthwork operations. Field tests and observations include verification of foundation and pavement subgrades by monitoring earthwork operations and performing quality assurance tests of the placement of compacted structural fill courses.

The geotechnical engineering design does not end with the advertisement of the construction documents. The design is an on-going process throughout construction. Because of our familiarity with the site conditions and the intent of the engineering design, we are most qualified to address site problems or construction changes, which may arise during construction, in a timely and cost-effective manner.

12.0 LIMITATIONS

This report has been prepared for the exclusive use of ***Toole Asma, LLC*** and other designated members of their design/construction team associated with the proposed construction for the specific project discussed in this report. No other site or project facilities should be designed using the soil information contained in this report. As such, UES will not be responsible for the performance of any other site improvement designed using the data in this report.

This report should not be relied upon for final design recommendations or professional opinions by unauthorized third parties without the expressed written consent of UES. Unauthorized third parties that rely upon the information contained herein without the expressed written consent of UES assume all risk and liability for such reliance.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations which may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of the variations.

Borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information for estimation of material quantities unless our contracted services ***specifically*** include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect anomalous conditions or estimate such quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

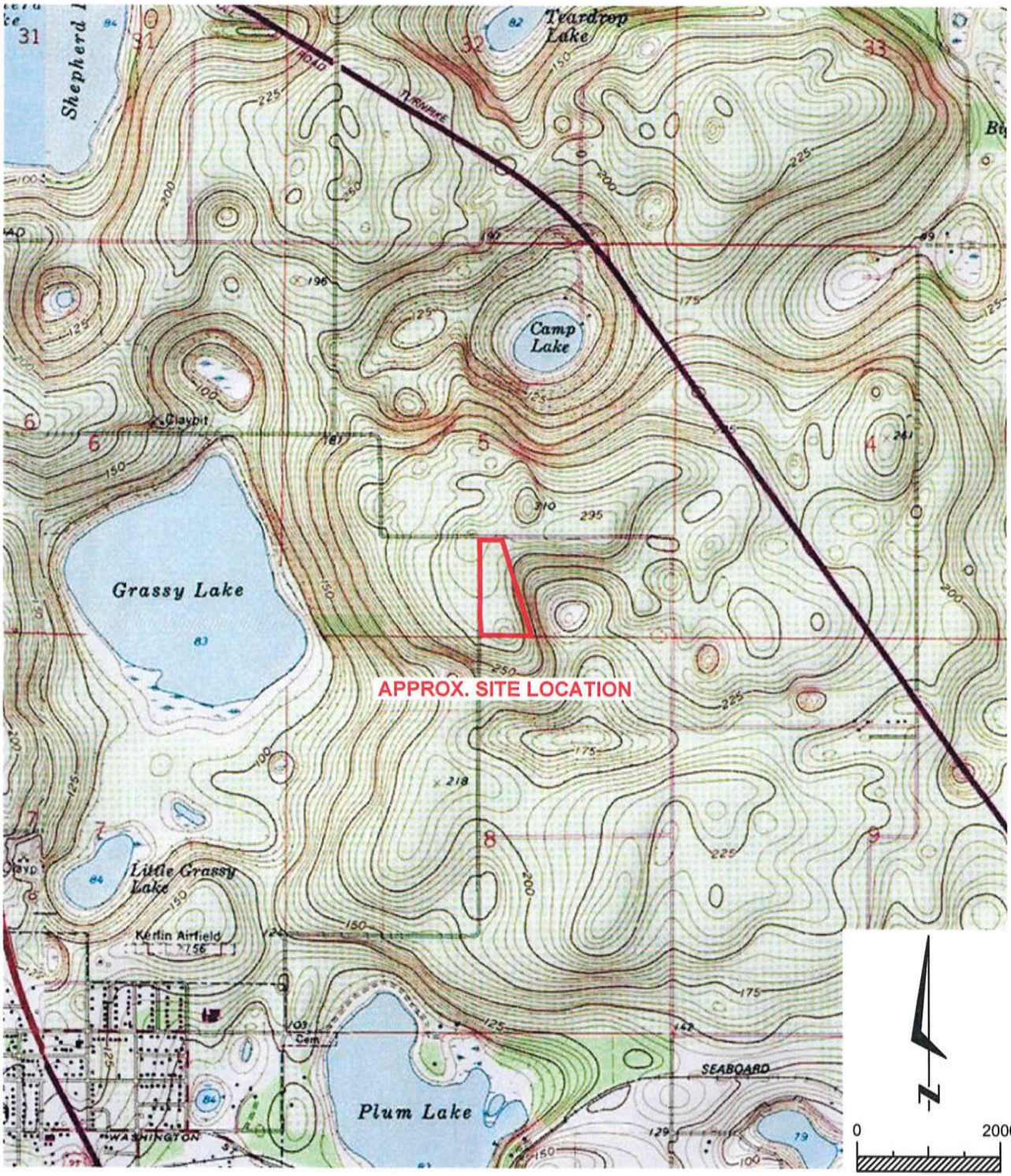
All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects or identify any other potentially hazardous conditions that may exist at the site during the course of this exploration. Therefore, no attempt was made by UES to locate or identify such concerns. UES cannot be responsible for any buried man-made objects or environmental hazards which may be subsequently encountered during construction that are not discussed within the text of this report. We can provide this service if requested.

During the early stages of most construction projects, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. A Geotechnical Business Council (GBC) publication, "Important Information About This Geotechnical Engineering Report" appears in Appendix C, and will help explain the nature of geotechnical issues. Further, we present documents in Appendix C: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

* * * * * * * * *

APPENDIX A

UES™



SOURCE: USGS QUADRANGLE MAP OF "CLERMONT EAST, FLORIDA".

UES

GEOTECHNICAL EXPLORATION
OVERLOOK AT GRASSY LAKE - PUD COMMERCIAL
MINNEOLA, LAKE COUNTY, FLORIDA

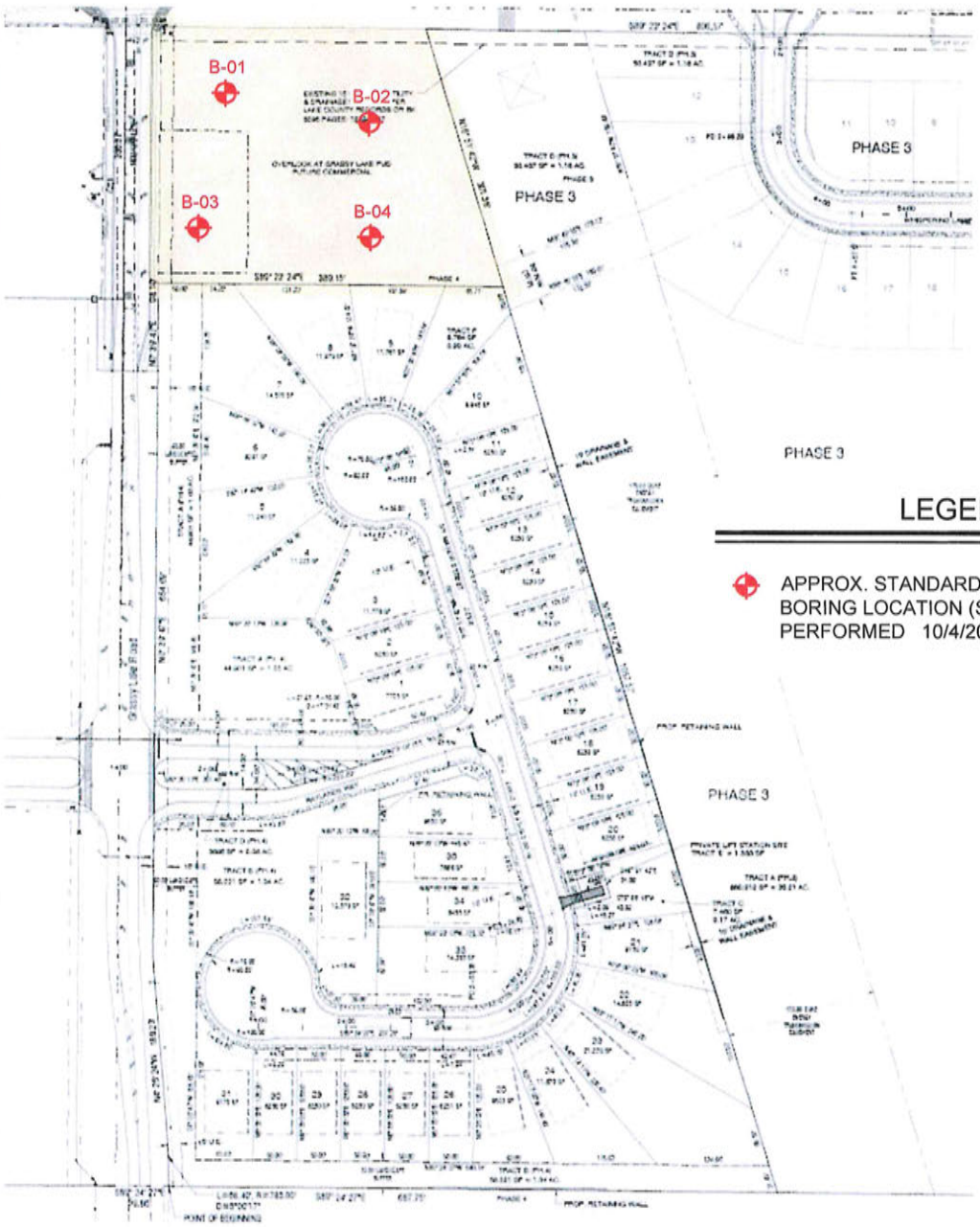
SITE LOCATION MAP

DRAWN BY:	N.F.	**DATE:**	10 - 7 - 2024	**CHECKED BY:**	D.F.	**DATE:**	10 - 11 - 2024
SCALE:	AS SHOWN	**PROJECT NO:**	0130.2400291.0000	**REPORT NO:**	2114015	**PAGE NO:**	A-1

24-0653-01

APPENDIX B

UES™



LEGEND

APPROX. STANDARD PENETRATION TEST BORING LOCATION (SPT) PERFORMED 10/4/2024

N

0 200

SCALE (FT.)

THIS DRAWING CREATED USING PLAN PROVIDED BY CLIENT.

UES

GEOTECHNICAL EXPLORATION
OVERLOOK AT GRASSY LAKE - PUD COMMERCIAL
MINNEOLA, LAKE COUNTY, FLORIDA

BORING LOCATION PLAN

DRAWN BY:	N.F.	**DATE:**	10 - 7 - 2024	**CHECKED BY:**	D.F.	**DATE:**	10 - 11 - 2024
SCALE:	AS SHOWN	**PROJECT NO:**	0130.2400291.0000	**REPORT NO:**	2114015	**PAGE NO:**	B-1

24-0653-01

UES BORING LOG

PROJECT NO.:	0130.2400291.0000
REPORT NO.:	2114015
PAGE:	B-2.1

PROJECT: GEOTECHNICAL EXPLORATION
OVERLOOK AT GRASSY LAKE - PUD COMMERCIAL
MINNEOLA, FLORIDA

BORING I.D.: **B-01** SHEET: **1 of 1**
SECTION: 5 TOWNSHIP: 22 S RANGE: 26 E

CLIENT: TOOLE ASMA, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 10/4/2024
EST. SHGWT (ft): >10

DATE STARTED: 10/4/24
DATE FINISHED: 10/4/24
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Medium dense orange brown fine SAND [SP]						
		8-8-10	18			-- loose						
		3-4-4	8									
5		3-2-2	4			-- very loose						
		1-2-1	3			-- loose						
		2-2-2	4									
10		2-2-2	4									
15		4-4-5	9									
						Medium dense orange brown clayey fine SAND [SC]						
		7-7-8	15									
20						BORING TERMINATED AT 20.0 FEET						
25												

W-13727.GPJ

UES
BORING LOG

PROJECT NO.:	0130.2400291.0000
REPORT NO.:	2114015
PAGE:	B-2.2

PROJECT: GEOTECHNICAL EXPLORATION
OVERLOOK AT GRASSY LAKE - PUD COMMERCIAL
MINNEOLA, FLORIDA

BORING I.D.: **B-02** SHEET: **1 of 1**
SECTION: 5 TOWNSHIP: 22 S RANGE: 26 E

CLIENT: TOOLE ASMA, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft):	N.S.	DATE STARTED:	10/4/24
WATER TABLE (ft):	NE	DATE FINISHED:	10/4/24
DATE OF READING:	10/4/2024	DRILLED BY:	ORL - JB/DM/JP
EST. SHGWT (ft):	>10	TYPE OF SAMPLING:	ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Medium dense orange brown fine SAND [SP]						
		4-5-6	11			-- loose						
		4-4-4	8									
5		4-2-2	4									
		3-2-2	4									
		3-2-3	5									
		3-3-3	6									
10												
						Loose dark orange brown clayey fine SAND [SC]						
15		4-4-4	8									
						-- medium dense						
20		5-6-7	13			BORING TERMINATED AT 20.0 FEET						
25												

W-13727.GPJ

UES BORING LOG

PROJECT NO.:	0130.2400291.0000
REPORT NO.:	2114015
PAGE:	B-2.3

PROJECT: GEOTECHNICAL EXPLORATION
OVERLOOK AT GRASSY LAKE - PUD COMMERCIAL
MINNEOLA, FLORIDA

BORING I.D.: **B-03** SHEET: **1 of 1**
SECTION: 5 TOWNSHIP: 22 S RANGE: 26 E

CLIENT: TOOLE ASMA, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 10/4/2024
EST. SHGWT (ft): >10

DATE STARTED: 10/4/24
DATE FINISHED: 10/4/24
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Medium dense orange brown fine SAND [SP]						
		10-10-12	22									
		13-14-13	27									
5		5-5-6	11			-- loose						
		4-3-4	7									
		3-4-3	7									
10		3-3-4	7									
						-- medium dense						
15		4-5-6	11									
20		6-7-9	16			BORING TERMINATED AT 20.0 FEET						
25												

W-13727.GPJ

UES BORING LOG

PROJECT NO.:	0130.2400291.0000
REPORT NO.:	2114015
PAGE:	B-2.4

PROJECT: GEOTECHNICAL EXPLORATION
OVERLOOK AT GRASSY LAKE - PUD COMMERCIAL
MINNEOLA, FLORIDA

CLIENT: TOOLE ASMA, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

BORING I.D.: **B-04** SHEET: **1 of 1**
SECTION: 5 TOWNSHIP: 22 S RANGE: 26 E

G.S. ELEVATION (ft): N.S. DATE STARTED: 10/4/24
WATER TABLE (ft): NE DATE FINISHED: 10/4/24
DATE OF READING: 10/4/2024 DRILLED BY: ORL - JB/DM/JP
EST. SHGWT (ft): >10 TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Loose orange brown fine SAND [SP]						
		4-4-5	9									
		4-3-4	7									
5		3-3-3	6									
		2-3-2	5									
		1-2-2	4									
		2-2-2	4									
10												
						Loose orange brown clayey fine SAND [SC]						
		3-4-4	8									
15												
						-- medium dense						
		6-9-10	19									
20						BORING TERMINATED AT 20.0 FEET						
25												

W-13727.GPJ

KEY TO BORING LOGS

SYMBOLS AND ABBREVIATIONS

SYMBOL	DESCRIPTION
N-Value	No. of Blows of a 140-lb. Weight Falling 30 Inches Required to Drive a Standard Spoon 1 Foot
WOR	Weight of Drill Rods
WOH	Weight of Drill Rods and Hammer
	Sample from Auger Cuttings
	Standard Penetration Test Sample
	Thin-wall Shelby Tube Sample (Undisturbed Sampler Used)
RQD	Rock Quality Designation
	Stabilized Groundwater Level
	Seasonal High Groundwater Level (also referred to as the W.S.W.T.)
NE	Not Encountered
GNE	Groundwater Not Encountered
BT	Boring Terminated
-200 (%)	Fines Content or % Passing No. 200 Sieve
MC (%)	Moisture Content
LL	Liquid Limit (Atterberg Limits Test)
PI	Plasticity Index (Atterberg Limits Test)
NP	Non-Plastic (Atterberg Limits Test)
K	Coefficient of Permeability
Org. Cont.	Organic Content
G.S. Elevation	Ground Surface Elevation

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE GRAINED SOILS More than 50% retained on the No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels and gravel-sand-silt mixtures
			GC	Clayey gravels and gravel-sand-clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS 5% or less passing No. 200 sieve	SW**	Well-graded sands and gravelly sands, little or no fines
			SP**	Poorly graded sands and gravelly sands, little or no fines
		SANDS with 12% or more passing No. 200 sieve	SM**	Silty sands, sand-silt mixtures
			SC**	Clayey sands, sand-clay mixtures
FINE-GRAINED SIOLS 50% or more passes the No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diamicaceous fine sands or silts, elastic silts
			CH	Inorganic clays or clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
			PT	Peat, muck and other highly organic soils

*Based on the material passing the 3-inch (75 mm) sieve
** Use dual symbol (such as SP-SM and SP-SC) for soils with more than 5% but less than 12% passing the No. 200 sieve

RELATIVE DENSITY
(Sands and Gravels)
Very loose – Less than 4 Blow/Foot
Loose – 4 to 10 Blows/Foot
Medium Dense – 11 to 30 Blows/Foot
Dense – 31 to 50 Blows/Foot
Very Dense – More than 50 Blows/Foot

CONSISTENCY
(Silts and Clays)
Very Soft – Less than 2 Blows/Foot
Soft – 2 to 4 Blows/Foot
Firm – 5 to 8 Blows/Foot
Stiff – 9 to 15 Blows/Foot
Very Stiff – 16 to 30 Blows/Foot
Hard – More than 30 Blows/Foot

RELATIVE HARDNESS
(Limestone)
Soft – 100 Blows for more than 2 Inches
Hard – 100 Blows for less than 2 Inches

MODIFIERS

These modifiers Provide Our Estimate of the Amount of Minor Constituents (Silt or Clay Size Particles) in the Soil Sample
Trace – 5% or less
With Silt or With Clay – 6% to 11%
Silty or Clayey – 12% to 30%
Very Silty or Very Clayey – 31% to 50%

These Modifiers Provide Our Estimate of the Amount of Organic Components in the Soil Sample
Trace – Less than 3%
Few – 3% to 4%
Some – 5% to 8%
Many – Greater than 8%

These Modifiers Provide Our Estimate of the Amount of Other Components (Shell, Gravel, Etc.) in the Soil Sample
Trace – 5% or less
Few – 6% to 12%
Some – 13% to 30%
Many – 31% to 50%

APPENDIX C

UES™

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a civil engineer may not fulfill the needs of a constructor — a construction contractor — or even another civil engineer. Because each geotechnical- engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. No one except you should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply this report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical-engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

Geotechnical Engineers Base Each Report on a Unique Set of Project-Specific Factors

Geotechnical engineers consider many unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk-management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical-engineering report that was:

- not prepared for you;
- not prepared for your project;
- not prepared for the specific site explored; or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical-engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical-engineering report is based on conditions that existed at the time the geotechnical engineer performed the study. *Do not rely on a geotechnical-engineering report whose adequacy may have been affected by*: the passage of time; man-made events, such as construction on or adjacent to the site; or natural events, such as floods, droughts, earthquakes, or groundwater fluctuations. *Contact the geotechnical engineer before applying this report to determine if it is still reliable.* A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ — sometimes significantly — from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide geotechnical-construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are Not Final

Do not overrely on the confirmation-dependent recommendations included in your report. *Confirmation-dependent recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations *only* by observing actual subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's confirmation-dependent recommendations if that engineer does not perform the geotechnical-construction observation required to confirm the recommendations' applicability.*

A Geotechnical-Engineering Report Is Subject to Misinterpretation

Other design-team members' misinterpretation of geotechnical-engineering reports has resulted in costly

problems. Confront that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Constructors can also misinterpret a geotechnical-engineering report. Confront that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing geotechnical construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical-engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make constructors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give constructors the complete geotechnical-engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise constructors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure constructors have sufficient time* to perform additional study. Only then might you be in a position to give constructors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and constructors fail to recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Environmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform an *environmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold-prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, many mold- prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical- engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; *none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.*

Rely, on Your GBC-Member Geotechnical Engineer for Additional Assistance

Membership in the Geotechnical Business Council of the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you GBC-Member geotechnical engineer for more information.

GBC GEOTECHNICAL BUSINESS COUNCIL
of the Geoprofessional Business Association

[redacted]

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CONSTRAINTS & RESTRICTIONS

The intent of this document is to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

WARRANTY

UES Professional Solutions, LLC d/b/a UES has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify UES, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and UES of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of UES to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

UES is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of UES.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by UES.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. UES cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by UES to locate any such buried objects. UES cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

UES

AGENDA SUMMARY
City Council
August 18, 2026

Agenda Item: 9.
Subject Title: Resolution 2026-06 Conditional Use Permit Mavis Tire - *Quasi-Judicial*

Objective:
A Resolution of the City Council of the City of Minneola, Florida, Granting a Conditional Use Permit Pursuant to Chapter 106, Section 106-1 of the Land Development Code of the City of Minneola, Florida for Property Generally Located West of US Highway 27 and South of Vino Road, Minneola, Florida to Allow the Property to be Used for a Tire Sales and Tire Service Facility; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.

Summary:
Derek Ramsburg, P.E., of Kimley-Horn, applicant,t has submitted an application on behalf of William Kendall Bosserman Non-Exempt Trust, owner, for a Conditional Use Permit for a 1.11 acre property generally located south of Vino Road and west of US Highway 27. The proposed development is for a Tire sales and Tire service center. The Conditional Use Permit will allow the sale of tires and tire service, and brake service with limited hours of work. It will not allow any services defined in the code for automotive repair, such as muffler repair or replacement, engine work, transmission work or body work.

Exhibits:
1. Exhibit A - Conditional Use Permit Application
2. Exhibit B - Resolution 2026-06 Conditional Use Permit Mavis Tire Attorney
3. Exhibit C - Conceptual Photometrics Plan for Mavis Tire
4. Exhibit D - Conceptual Landscape Plan for Mavis Tire
5. Exhibit E - Mavis #2398 Minneola, FL - Site Plan layout
6. Exhibit F - 8 Bay Double Sided Elevations
7. Exhibit G - 8 Bay Double Sided Floorplan
8. Exhibit H - Owner's Authorization
9. Exhibit I - WKB Owner's Authorization
10. Exhibit J - CUP #1 Cover Letter & Justification
11. Exhibit K - Legal Description
12. Exhibit L - Survey
13. Exhibit M - SP-01
14. Exhibit N - Comment Response Letter on Auto Center Conditional Use

15. Exhibit O - Res 2026-06 Affidavit
16. Exhibit P - Notice of Public Hearing on Resolution 2026-06 Mavis
17. Exhibit Q - Addresses
18. Exhibit R - Signs 7-13-26
19. Exhibit S - Mavis Tire & Brakes review by Inspire July 27, 2026
20. Exhibit T - Mavis Tire CU3

Options:

1) Approve the Resolution as presented.
2) Approve the Resolution as with conditions.
3) Postpone the decision.
4) Deny approval of the resolution.

Fiscal Impact:

Undetermined

P & Z Recommendation:

P & Z recommends approval with the following conditions: Increase the landscaping; Increase the parking lot canopy or install front planters; Improve ecological swale; Enhance pedestrian frontage & access; Increase Photometric with light spill relook and reconsider reducing spillover; Conduct a Noise study; Adopt all staff recommendations and hours of operation change..

Staff Recommendation:

Staff recommends if approved it be with all of the conditions in the city version of the resolution.

City of Minneola
Planning Department
800 N Highway 27, Minneola, FL 34715
(352) 394 – 3598

Conditional Use Permit Application

Non-Refundable fee of $500 (Cash or Check Only)

This Checklist is based on the relevant provisions of Chapter 106.1 – Conditional Use Permit - of the Minneola Florida Code of Ordinances. The Code is available online at www.municode.com. The requirements below are minimums that may be adjusted in the pre-application conference.

Application Review Process

Development Review Process (DRP)

- The DRP reviewers shall review every application and make recommendations to the Planning & Zoning Commission (P&Z)
- The DRP will provide written comments/recommendations to the applicant and the P&Z

Planning and Zoning Commission (P&Z)

- A P&Z review is required by the City Code
- The Planning Dept. (Dept.) is responsible for ensuring the proper legal advertising is done in a timely manner
- The applicant is responsible for correctly posting the required signs on the site in a timely manner and pursuant to the instructions supplied by the Department.

City Council

- The City Council must conduct a public hearing regarding the proposed conditional use.
- The City Council may impose any conditions they choose as a condition of approval.
- The City Council may defer consideration of the application at any time.

Please note:

Conditional Use Permits are granted for one-year terms which automatically renew, unless permit conditions have been violated, or unless Council specifies otherwise. A Conditional Use Permit which has not been initiated within one year automatically expires. A Conditional Use Permit which is abandoned for one year expires and must re-apply. A Conditional Use Permit must comply with the relevant requirements of Section 102 – Landscaping.

Conditions may be established which:

- Establish time limits for the initiation and/or duration of the conditional use
- Specify minimum and/or maximum limits to regular code requirements

Any other conditions reasonably related to the requirements of this chapter

City of Minneola
Conditional Use Permit Application Cont.

Checklist

The general requirements and review criteria are described in Section 106 1(f) of the City Code. The City Council shall consider the following requirements:

CUP Review Criteria:

X The proposed use must comply with the adopted comprehensive plan and future land use map.

X Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety.

X Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond what we experienced in the district [area].

X Required yards, screening or buffering and landscaping shall be consistent with the [zoning] district in general and specific needs of abutting land uses.

X Size, location and number of conditional uses in an area shall be limited to maintain the overall character of the [zoning] district as intended by the Land Development Code.

X Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development.

X The availability of utilities services (such as water, sewer and solid waste) and recreational facilities shall meet the minimum Level-Of-Service standards.

Submission Requirements:

X (1) Copy of the Legal Description or Warranty Deed [not both]

X (4) Copies of the Boundary Survey by a Florida licensed surveyor at 24" x 36" – one copy shall be signed and sealed

X (2) Copies reduced to no greater than 11" x 17"

X (4) Copies of the Conceptual Plan for the subject site at 24' x 36"

X (2) Copies reduced to no greater than 11" x 17"

X (1) Copy of the completed Application and Checklist forms

X (1) Copy of the signed and notarized Owner's Authorization form (if applicable)

X A CD or Flash Drive in PDF format which includes the entire application package

X ***Non-Refundable fee of $500 (Cash or Check Only)***

City of Minneola
Conditional Use Permit Application Cont.

CERTIFICATION

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State and Federal regulations applicable to this project.

I understand that the application fee is non-refundable.

I further understand that I am responsible for reimbursing the City for the actual advertising costs, mailing costs, AND the actual consultants' review fees, if any. Said fees shall be paid within 30 days of receipt of the City's invoice. All fees must be paid in full before application can go to hearing. Further processing of the application will cease until the invoice is paid in full.

I understand that only application packages that are determined to be completed by the Department will be scheduled for review.

[redacted]

10/30/2025

Date

Applicant Name: _____

Application For: _____

Amount: _____ Account #: _____

Amount: _____ Account #: _____

City of Minneola
Conditional Use Permit Application Cont.

Note: In accordance with the fee schedule of the City of Minneola additional fees may be charged for advertising and/or actual costs of engineering application review. The fees must be paid within 30 calendar days of receipt of the City invoice.

Property Address: Property located at the southwest corner of the intersection of US HWY 27 and Sullivan Rd.

Owner's Name [redacted]

Owner's Address: [redacted]

Owner's Ph. #:

Applicant's Name: [redacted]

Applicant's Address: [redacted]

Applicants' Ph. #: [redacted]

Applicant is: ☐ Owner ☒ Agent ☐ Purchaser ☐ Lessee

General location or address of the property:
Property located at the southwest corner of the intersection of US HWY 27 and Sullivan Rd.

Area of property (square foot or acres): 1.11 AC

Utilities: City of Minneola Water Central Water City of Minneola Sewer Septic Tank

Zoning: Business District (B-1)

Reason or basis for the request: Request to construct auto repair shop.

Number of existing structures on the property and the present use of the structures and property:
Property is currently vacant but is currently in the permitting process for the construction of a commercial development.

City of Minneola
Conditional Use Permit Application Cont.

Proposed use of property: Auto service shop on 1.11 acres of the overall 21.55 acre development

Has any previous application been filed within the last year in connection with this property? If yes, briefly describe the nature of the request: Special exception and variance applications have been approved in association with the overall 21.55 acre property for a grocer and convenience store with fuel sales.

A conceptual site plan prepared in accordance with submittal requirements is herewith attached:

Please see site plan included in this submittal.

If the project is to be developed in phases, give a brief description of how it will be phased:

The auto service shop will be built in one phase.

The exact legal description of the property being petitioned is evidenced by the attached Tax Receipt or Warranty Deed. For property being petitioned that is a portion of that shown on the Tax Receipt or Warranty Deed, a current survey of such property is required. Please see attached survey.

City of Minneola
Conditional Use Permit Application Cont.

Applicant's Affidavit

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared [redacted]

who is being by me first duly sworn on oath, deposes and says:

1. That he/she affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the City of Minneola, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Minneola, Florida, and are not returnable.

2. That the submittal requirements for the application have been completed and attached hereto as part of that application.

3. That he/she desires a Conditional Use Permit to allow AUTO SERVICE USE

[redacted]

This is to certify that on October 30, 2025 before me, ~~Derek Ramsburg~~ CK an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared [redacted] he/she is personally know to me or has produced [redacted]ation and did (did not) take an oath.

SEAL

Notary Public State of Florida
Charlene Kunold
My Commission
HH 190797
Exp. 2/19/2026

[redacted]

HH 190797
Serial Number

2/19/2026
My Commission Expires

City of Minneola
Conditional Use Permit Application Cont.

Owner's Authorization

(required if the property owner is not the applicant)

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared _____

who is being by me first duly sworn on oath, deposes and says:

1. That he/she is the property owner of the subject parcels in this application.
2. That he/she desires a Conditional Use Permit to allow:

   _____

3. 3. That he/she has appointed _____
   to act as agent on his/her behalf to accomplish the above.
4. That he/she as owner of the property is responsible for paying any fees not paid by the applicant.

_____
Owner's Signature

This is to certify that on _____ , 20___ before me,
an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ he/she is personally know to me or has produced
_____ as identification and did (did not) take an oath.

SEAL

_____
Signature of Acknowledger

_____
Acknowledger Name

_____ _____
Serial Number My Commission Expires

RESOLUTION 2026-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, GRANTING A CONDITIONAL USE PERMIT PURSUANT TO CHAPTER 106, SECTION 106-1 OF THE LAND DEVELOPMENT CODE OF THE CITY OF MINNEOLA, FLORIDA FOR PROPERTY GENERALLY LOCATED WEST OF US HIGHWAY 27 AND SOUTH OF VINO ROAD, MINNEOLA, FLORIDA TO ALLOW THE PROPERTY TO BE USED FOR A TIRE SALES AND TIRE SERVICE FACILITY; PROVIDING FOR CONDITIONS; PROVIDING FOR RECORDATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been received from Derek E. Ramsburg, P.E. ("Applicant") for William Kendall Bosserman Non-Exempt Trust ("Owner"), for a Conditional Use Permit ("CUP") pursuant to Chapter 106, Section 106-1 of the Land Development Code of the City of Minneola to allow a tire sales and tire service facility on property generally located west of US Highway 27 and south of Vino Road, more particularly described as Exhibit "A" (the "Property"); and

WHEREAS, public notice has been provided as required by the Florida Statutes and Land Development Code of the City of Minneola; and

WHEREAS, the Planning and Zoning Commission of the City of Minneola has considered the conditional use permit request and has made a recommendation to the City Council.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA:

Section 1. A Conditional Use Permit is hereby granted pursuant to Chapter 106, Section 106-1 of the Land Development Regulations of the City of Minneola allowing the Property within the B-1 "Business" district to be used solely for the retail sale, installation, balancing, rotation, repair, and replacement of tires, together with incidental wheel alignment, brake service, and oil change services as expressly authorized herein. The use authorized herein shall constitute a tire sales and tire service facility and shall not be deemed approval for a general automobile repair and maintenance facility.

Section 2. The Conditional Use Permit provided herein shall be subject to the following conditions:

a. The Owner shall commence operation under this CUP within one (1) year from the effective date of this Resolution, or the CUP granted herein shall lapse as provided by Section 106-1(g) of the Land Development Regulations.

b. The Conditional Use Permit shall be subject to annual review by the Planning and Zoning Commission pursuant to Section 106-1(e) of the Land Development Code. The City Council may modify, suspend, or revoke this Conditional Use Permit upon a finding that the approved use is no longer being operated in accordance with the conditions of approval.

c. The Conditional Use Permit is granted for operation of a tire sales and tire service facility substantially consistent with the application materials reviewed by the City Council. Any substantial change in the nature, intensity, or scope of the approved use, including the addition of services not expressly authorized herein, shall require amendment of this Conditional Use Permit.

d. The Owner shall comply with all applicable provisions of the Code of Ordinances of the City of Minneola. Minimum requirements of the B-1 zoning district must be met.

e. Permitted activities shall be limited to:

    1. Retail sales of tires and related automotive accessories;
    2. Tire mounting, balancing, rotation, repair, and replacement;
    3. Wheel alignment services;
    4. Brake inspection and brake repair
    5. Oil and lubricant changes and related fluid services.

    The following uses are expressly prohibited:

    1. Engine repair or replacement;
    2. Transmission repair or replacement;
    3. Body work, painting, sanding, or collision repair;
    4. Vehicle dismantling or salvage operations;
    5. Muffler fabrication or exhaust system modification;
    6. Vehicle towing, storage, or impound operations; and
    7. Any use not specifically authorized herein.

f. All service, repair, installation, and maintenance activities shall be conducted entirely within enclosed service bays. Doors shall remain shut, exhaust capture and insulated doors shall be installed.

g. Air compressors shall be installed inside with noise protection.

h. Pretreatment of Wastewater as required by Public Works.

i. Hours of operation shall be limited to 8 a.m. to 6 p.m., seven days per week, unless otherwise approved by City Council.

j. Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the public safety. Major site plan approval and all applicable development permits shall be obtained prior to issuance of a certificate of occupancy. Written permission for access from Vino Drive must be received from the owner of the road. A cross access easement along the front of the Property to adjacent properties shall be provided.

k. Off-street parking, loading, and service areas shall be provided and located in a manner that created no adverse impact on adjoining properties.

l. Exterior lighting shall comply with all applicable City lighting regulations and shall be designed to minimize light trespass onto adjacent properties.

m. Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development. No illuminated signage shall face residential housing or direct light, glare, or spillover onto residential properties.

n. No outdoor storage of tires, automotive parts, equipment, vehicles, or merchandise shall be permitted.

o. The approved use shall be operated substantially in accordance with the conceptual site plan attached as Exhibit "B." Any material deviation from the approved site layout, circulation pattern, building placement, or operational characteristics may require amendment of this Conditional Use Permit as determined by the City Manager or designee.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Resolution.

Section 4. This Resolution shall be recorded in the Public Records of Lake County, Florida.

Section 5. This Resolution shall be effective upon passage.

PASSED and **RESOLVED** this _____ day of _____, 2026 by the City Council of the City of Minneola.

_____
Pam Serviss, Mayor

ATTEST:

_____
Kristine Thompson, City Clerk

Approved as to form:

_____
Scott A. Gerken, City Attorney

PROPERTY OWNER'S CERTIFICATION

I have read Resolution 2026- and agree to comply with the terms and conditions contained herein.

_____
Witness Signature

_____
Witness Printed Name

_____
Witness Address

_____
Witness Signature

_____
Witness Printed Name

_____
Witness Address

_____
William Kendall Bosserman, as Co-Trustee of the William Kendall Bosserman non-exempt Trust

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this ___ day of _____, ____, by William Kendal Bosserman, as Co-Trustee of the William Kendal Bosserman non-exempt Trust, who is ____Personally Known _____ or Produced Identification Type of Identification Produced
_____

_____
Public Notary

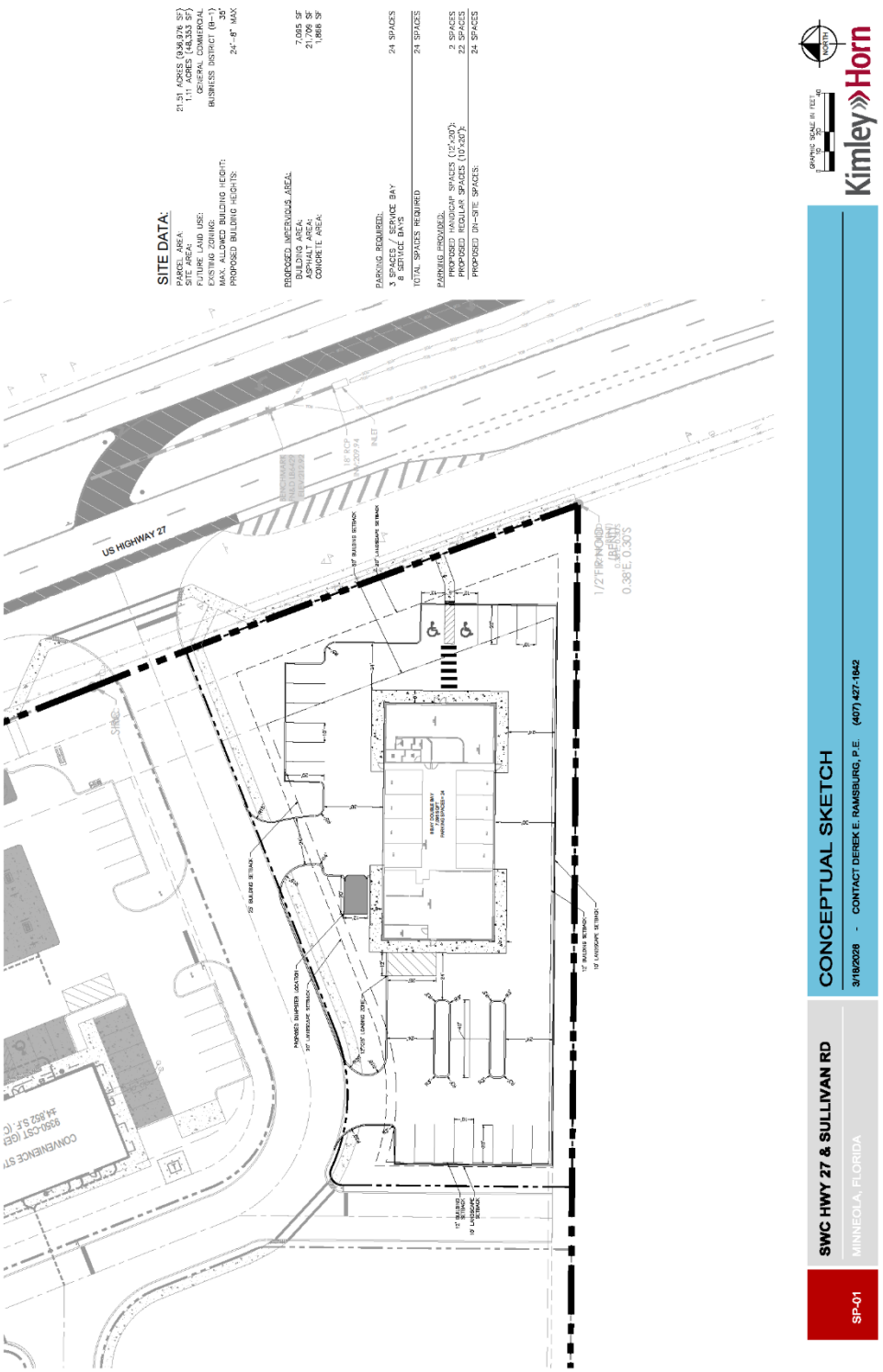
My Commission Expires

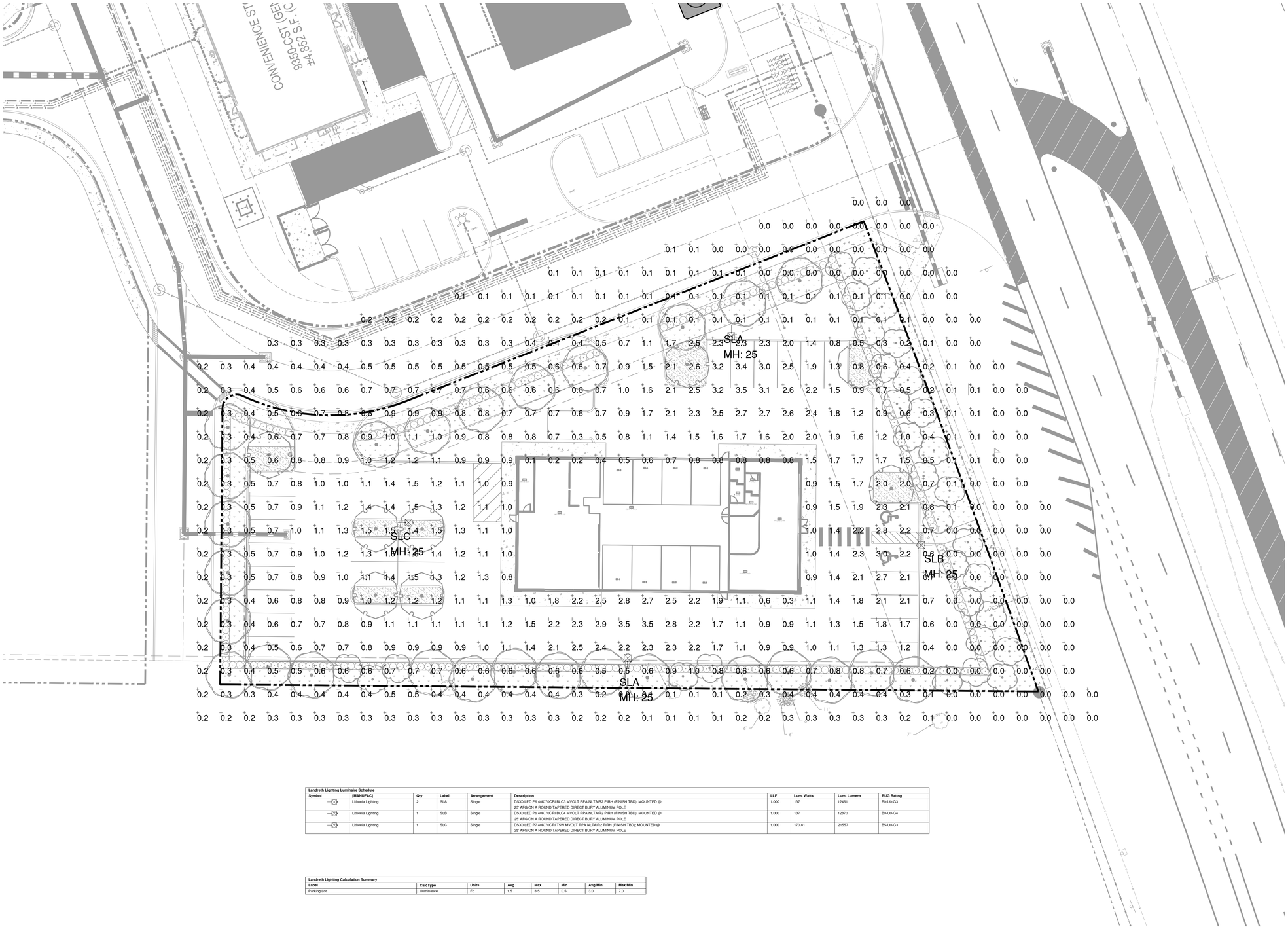
_____

EXHIBIT "A"

The following described land in SECTION 1, TOWNSHIP 22 SOUTH, RANGE 25 EAST, From the Northwest corner of Government Lot 1, run thence East 444.35 feet for a Point of Beginning, continue thence East 291.26 feet to the West right of way line of U.S. No. 27, thence Southeasterly along right of way to a point 1320 feet North of the South line of Government Lot 1, thence West 615.85 feet, thence North 538.43 feet, thence West 92.77 feet, thence North 509.61 feet to the Point of Beginning. All the above lying and being in Lake County, Florida.

EXHIBIT "B"


SITE DATA:
PARCEL AREA: 21.51 ACRES (936,976 SF)
SITE AREA: 1.11 ACRES (48,353 SF)
FUTURE LAND USE: GENERAL COMMERCIAL
EXISTING ZONING: BUSINESS DISTRICT (B-3)
MAX. ALLOWED BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHTS: 24'-6" MAX
PROPOSED IMPERVIOUS AREA: 7,065 SF
BUILDING AREA: 21,706 SF
ASPHALT AREA: 1,868 SF
CONCRETE AREA:
PARKING REQUIRED: 24 SPACES
3 SPACES / SERVICE BAY
8 SERVICE BAYS
TOTAL SPACES REQUIRED 24 SPACES
PARKING PROVIDED:
PROPOSED HANDICAP SPACES (12'x20'): 2 SPACES
PROPOSED REGULAR SPACES (10'x20'): 22 SPACES
PROPOSED ON-SITE SPACES: 24 SPACES
US HIGHWAY 27
CONVENIENCE STORE
8950 CST (GEN)
24,852 S.F. (C
SWC HWY 27 & SULLIVAN RD
MINNEOLA, FLORIDA
CONCEPTUAL SKETCH
3/10/2026 - CONTACT DEREK E. RAMSBURG, P.E. (407) 427-1642
SP-01
Kimley»Horn
GRAPHIC SCALE IN FEET
NORTH



Landreth Lighting Luminaire Schedule

Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting	2	SLA	Single	DSXO LED P6 40K 70CRI BLC3 MVOLT RPA NLTAIR2 PIRH (FINISH TBD); MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	137	12461	B0-U0-G3
	Lithonia Lighting	1	SLB	Single	DSXO LED P6 40K 70CRI BLC4 MVOLT RPA NLTAIR2 PIRH (FINISH TBD); MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	137	12870	B0-U0-G4
	Lithonia Lighting	1	SLC	Single	DSXO LED P7 40K 70CRI T5W MVOLT RPA NLTAIR2 PIRH (FINISH TBD); MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	170.81	21557	B5-U0-G3

Landreth Lighting Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	1.5	3.5	0.5	3.0	7.0

SWC HWY 27 & SULLIVAN RD

MINNEOLA, FLORIDA

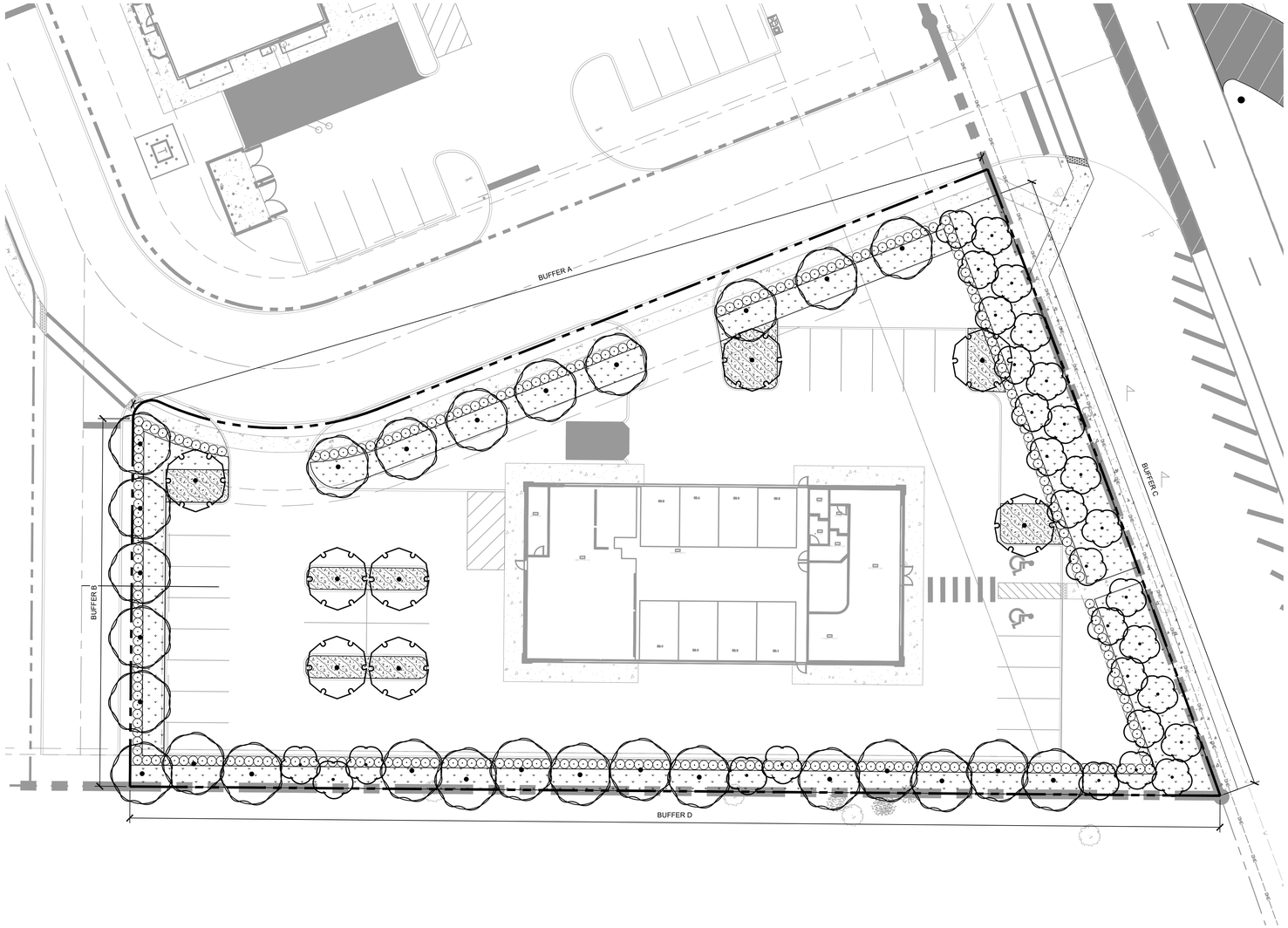
CONCEPTUAL PHOTOMETRICS SKETCH

3/20/2026 - CONTACT DEREK E. RAMSBURG, P.E. (407) 427-1642

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Kimley»Horn



LANDSCAPE CALCULATIONS

PER "CITY OF MINNEOLA" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
VEHICLE USE AREAS 1 CANOPY TREE + 5 SHRUBS + GROUNDCOVER PER ISLAND *SECTION 110-3.a*	8 ISLANDS = 8 CANOPY TREES 8 X 5 = 40 SHRUBS	8 CANOPY TREES 40 SHRUBS + GROUNDCOVER
BUFFER LANDSCAPING		
CLASS A: MIN 10' WIDE + 4 CANOPY TREES + CONTINUOUS HEDGE *PER 100 L.F* **CLASS B:** MIN 20' WIDE + 4 CANOPY TREES 2 UNDERSTORY TREES + CONTINUOUS HEDGE *PER 100 L.F.* *SECTION 110-3.b*	**BUFFER A:** 188 L.F B-1 AGAINST B-1 (CHART A-1) CLASS A: 8 CANOPY TREES + CONTINUOUS HEDGE **BUFFER B:** 118 L.F B-1 AGAINST B-1 (CHART A-1) CLASS A: 5 CANOPY TREES + CONTINUOUS HEDGE **BUFFER C:** 214 L.F B-1 AGAINST B-1 (CHART A-2) CLASS B: 9 CANOPY TREES + 5 UNDERSTORY TREES + CONTINUOUS HEDGE **BUFFER D:** 349 L.F B-1 AGAINST RSF-2 (CHART A-1) CLASS B: 14 CANOPY TREES + 7 UNDERSTORY TREES + CONTINUOUS HEDGE	**BUFFER A:** 188 L.F 8 CANOPY TREES + CONTINUOUS HEDGE **BUFFER B:** 118 L.F 5 CANOPY TREES + CONTINUOUS HEDGE **BUFFER C:** 18 UNDERSTORY TREES DUE TO OHE (2:1 CANOPY) + 5 UNDERSTORY TREES + CONTINUOUS HEDGE **BUFFER D:** 14 CANOPY TREES + 7 UNDERSTORY TREES + CONTINUOUS HEDGE

CONCEPT PLANT SCHEDULE

BUFFER TREE — 27
3" CAL. MIN., 12' HT., FL #1
LIVE OAK
RED MAPLE
SHUMARD OAK
SOUTHERN MAGNOLIA
BALD CYPRESS

BUFFER UNDERSTORY — 30
5" CAL. MIN MULTI-TRUNK, 8' HT, FL #1
CRAPE MYRTLE
EAGLESTON HOLLY
-

VUA CANOPY TREE — 8
3" CAL. MIN., 12' HT., FL #1
LIVE OAK
RED MAPLE
SHUMARD OAK
SOUTHERN MAGNOLIA
BALD CYPRESS
LONGLEAF PINE

BUFFER SHRUB — 281
3 GAL., 36" HT MIN., 36" OC
WALTER`S VIBURNUM
PODOCARPUS
SIMPSON`S STOPPER
-

INTERIOR VUA PLANTINGS — 1,460 SF
>50% SHRUBS, 18" FULL, 30" O.C.
FIREBUSH
BLUE PLUMBAGO
INDIAN HAWTHORN
LIRIOPE
DUNE SUNFLOWER

SOD — 7,813 SF
ROLLED TIGHT, 100% WEED/INSECT/DISEASE/DEBRIS FREE
ST AUGUSTINE
BAHIA

SWC HWY 27 & SULLIVAN RD

MINNEOLA, FLORIDA

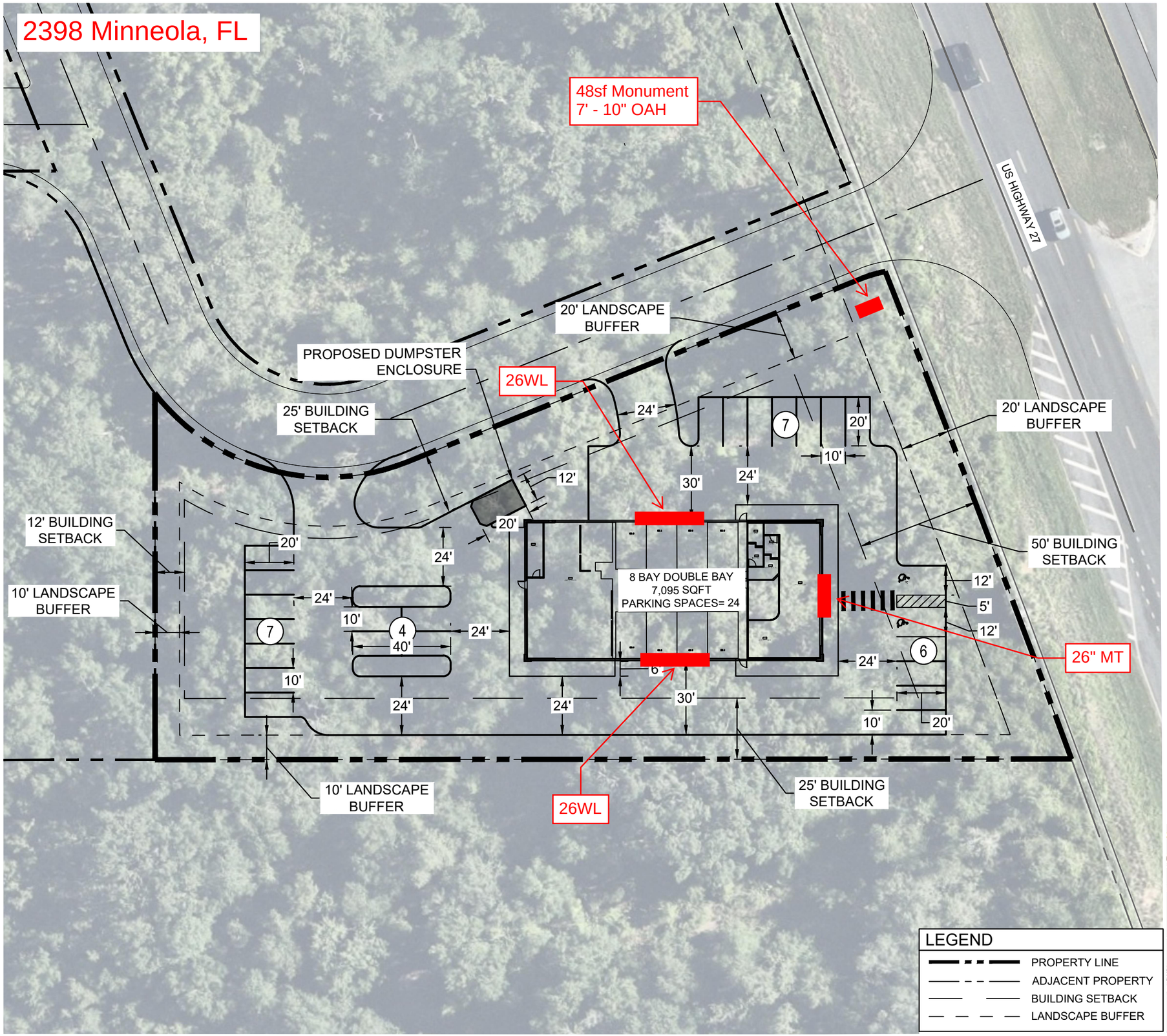
CONCEPTUAL LANDSCAPE PLAN

3/20/2026 - CONTACT DEREK E. RAMSBURG, P.E. (407) 427-1642

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Kimley»Horn



MINNEOLA, FL
LAYOUT EXHIBIT

MAVIS DISCOUNT TIRE, MINNEOLA, FL
17649 US-27, MINNEOLA, FLORIDA

DEVELOPMENT SUMMARY

Parcel Size	1.19 AC
Zoning	B-1
Parking Requirement	24
Proposed Spaces	24
Front Building Setback	25
Side Building Setback	East: 50' West:12'
Side Building Setback	25'
Front Landscape Buffer	20'
Side Landscape Buffer	East: 20' West:10'
Rear Landscape Buffer	10'

CONCEPT PLAN NOTES

1. This concept was prepared strictly and solely based upon information identified in the plan references.

2. The concept represented herein identifies a design concept resulting solely from layout preferences and guidance dictated and identified solely by the client. the feasibility with respect to obtaining local, county, state, and other applicable approvals is not warranted, and can only be assessed after further examination and verification of applicable requirements and the procurement of all necessary jurisdictional approvals.

3. This conceptual plan is prepared for conceptual presentation purposes, only, and is not intended to and should not be utilized as a zoning and construction document.

4. The existing conditions shown hereon are based upon information that was supplied to the engineer by the owner and others not under engineer's control, at the time of plan preparation and may be subject to change upon performance of additional due diligence and/or field survey.

5. It is strongly recommended that a zoning conformance analysis be performed to determine and evaluate if there are any restrictions and/or zoning issues, concerns or restrictions that may or could impact the feasibility of this project as the owner has described it.

OVERALL SITE

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PREPARED FOR:

PREPARED BY: Kimley»Horn

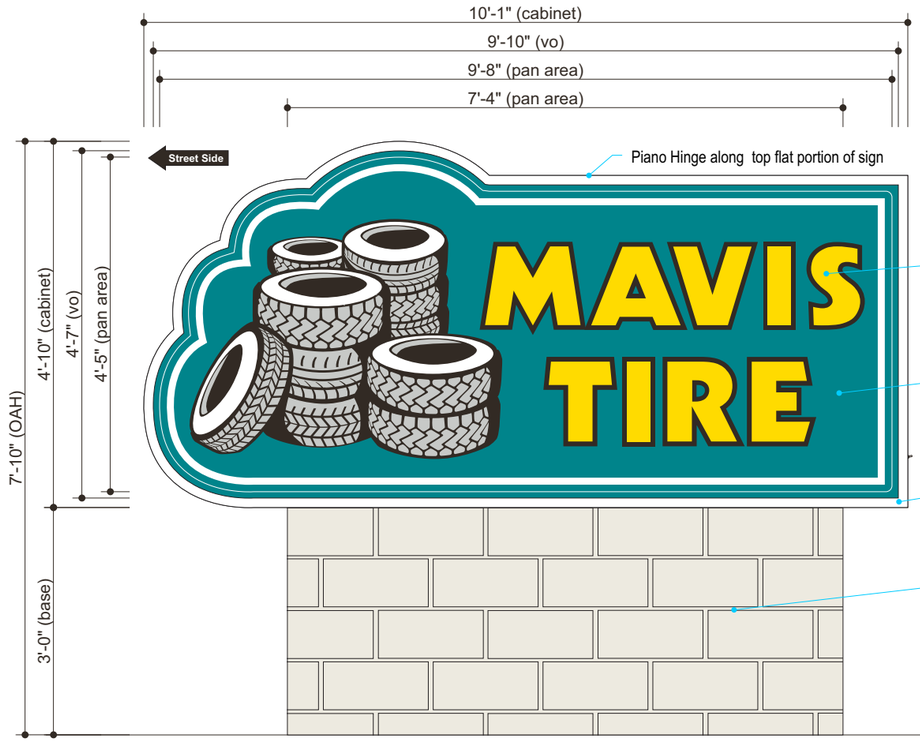
Note:
Face Layout to be Determined per Site

58" Monument Sign

LED Illuminated - Pan Formed / Embossed

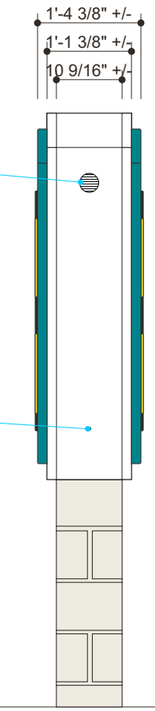
Insert Part #

DESIGN INTENT ONLY
Engineering Required to Determine Actual Production & Installation Requirements



Front View - A
Scale: 1/2"=1'-0"

48.74 Sq Ft



Side View
Scale: 1/2"=1'-0"

Front View - B
Scale: 1/2"=1'-0"

General Specifications

Face:	.150" Clear Polycarbonate;1 1/2" deep pan; 3/8" embossed logo, copy & tagline w/ 2nd Surface Printed Vinyl & back spray
Cabinet:	.125" Fabricated Ring & Alum. tube structure w/ .040" Alum Skin - Painted White 1 1/2" Fabricated Retainer - Painted White
Base:	Angled Aluminum Stucture w/ Aluminum skim covered in Faux Split face stone paneling Painted - SW 7008 Alabaster White
Illum:	White LEDs as Required by Manufacturer, Self Contained Power Supplies
Electrical:	(1) 20 AMP Circuit, 120 Volts *Actual # of Circuits to be Determined by Licensed Electrical Contractor*
Quantity:	(1) ONE

Color Specifications

- Pantone Yellow C
- Pantone 428 C
- Pantone Black C

Paint Specifications

- Paint to Match Pantone 321 C
- White Diffuser
- White
- SW 7008 Alabaster White

All paint finishes to be Satin unless otherwise specified

Night View
Scale: 3/8"=1'-0"

Alternate Faces

Scale: NTS

Allen Industries
YOUR BRAND AT ITS BEST™

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:

Approval Date:

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Allen Industries (MET) FILE NUMBER: E212503 — Listed (MET) E212503 — Electric Sign Complies with UL48

GROUNDED ELECTRICAL CONNECTIONS

All electrical components to be UL listed approved & marked per **NEC 600-4**. All to be electrically grounded & bonded per **NEC 250-90, 250-92, 250-94, 250-96 & 600-7**. All power supplies to be fused per **UL 48, 28.2.1**. Sign to meet NEC, UL48 and/or other applicable local codes for electrical signs.

#	Date	Description	Initial
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:
-

Address:
-

Drawing Series: **100**

File Name:
MAV_2026_ReferenceBook

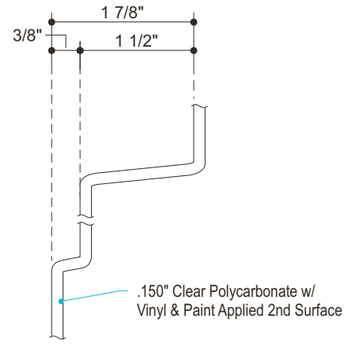
Sheet Name:
58" Mavis Monument Sign

Estimate #: **E15331**
Job #: **-**
Designer: **RS**
PM: **TT**
Page #: **78**
Date: **03/31/26**
Sales: **House**

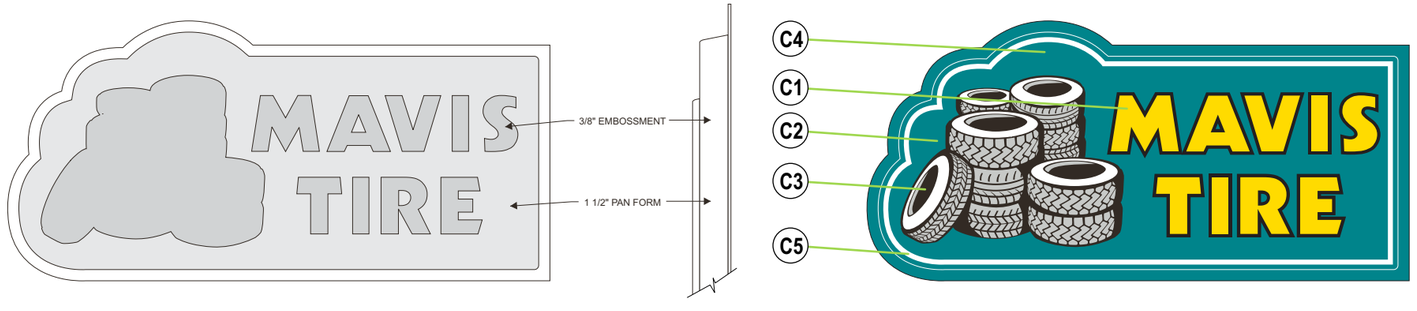
58" Monument Sign

Face Detail - A

Face View
Scale: 3/4"=1'-0"



Pan Form Detail
Scale: 6" = 1'-0"



PAN FORMED / EMBOSSED
N.T.S

Color Specifications

C1	Pantone Yellow C
C2	Pantone 428 C
C3	Pantone Black C

Paint Specifications

C4	Paint to Match Pantone 321 C
C5	White Diffuser

All paint finishes to be Satin unless otherwise specified

Allen Industries
YOUR BRAND AT ITS BEST™

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:

Approval Date:

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Allen Industries
FILE NUMBER: E212503
GROUNDED ELECTRICAL CONNECTIONS
Listed E212503
Electric Sign Complies with UL48
All electrical components to be UL listed approved & marked per **NEC 600-4**. All to be electrically grounded & bonded per **NEC 250-90, 250-92, 250-94, 250-96 & 600-7**. All power supplies to be fused per **UL 48, 28.2.1**. Sign to meet NEC, UL48 and/or other applicable local codes for electrical signs.

#	Date	Description	Initial
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:
-

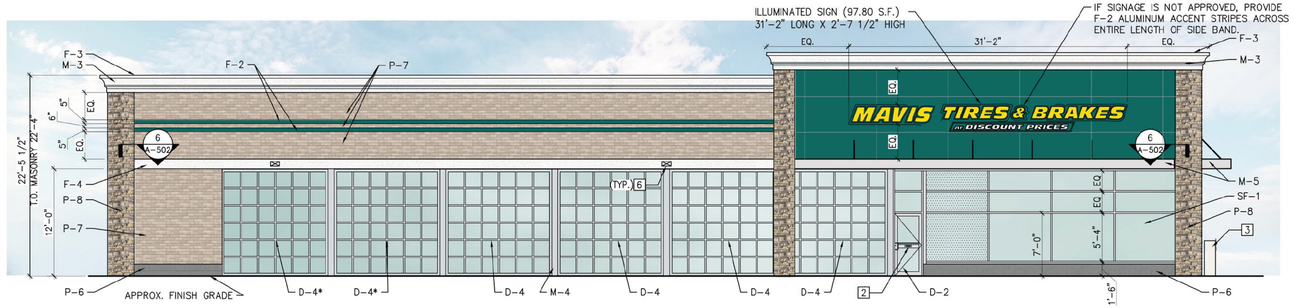
Address:
-

Drawing Series: **100**

File Name:
MAV_2026_ReferenceBook

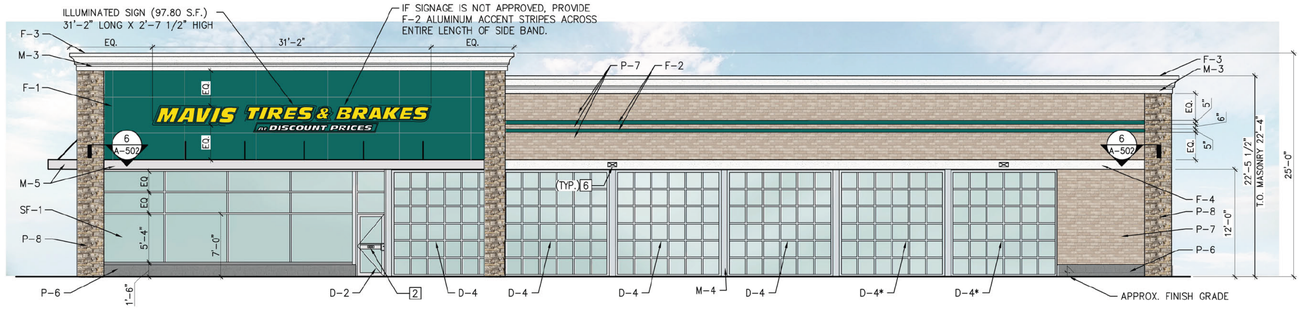
Sheet Name:
Face Details

Estimate #: **E15331**
Job #: **-**
Designer: **RS**
PM: **TT**
Page #: **79**
Date: **03/31/26**
Sales: **House**



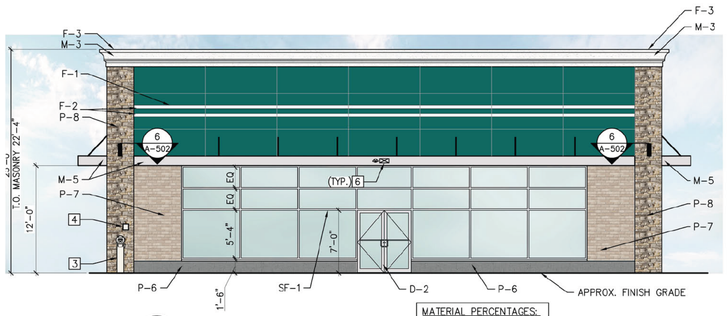
1 A-200 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL PERCENTAGES:
FASCADE SF: 1660 SF
NON-MASONRY SF: 242 SF
MASONRY - 85%



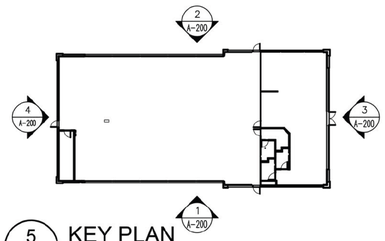
2 A-200 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL PERCENTAGES:
FASCADE SF: 1650 SF
NON-MASONRY SF: 242 SF
MASONRY - 85%

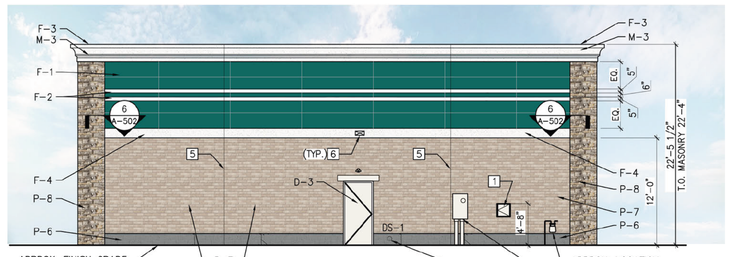


3 A-200 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL PERCENTAGES:
FASCADE SF: 1060 SF
NON-MASONRY SF: 184 SF
MASONRY - 83%



5 A-200 KEY PLAN
SCALE: NTS



4 A-200 REAR ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL PERCENTAGES:
FASCADE SF: 1304 SF
NON-MASONRY SF: 171 SF
MASONRY - 87%

EXTERIOR MATERIALS SCHEDULE

	MARK	MATERIAL	MANUFACTURER	STYLE/COLOR	NOTES
DOOR FINISHES	D-2	ALUMINUM STOREFRONT DOOR & FRAME	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS.
	D-3	PAINT FOR GALVANIZED HM DOOR & FRAME	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: SEMI-GLOSS	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM SUPER SPEC HP ACRYLIC PRIMER #HP04 FINISH COAT: (2) COATS- BM SUPER SPEC HP D.T.M. ACRYLIC SEMI-GLOSS #HP29
	D-4	ALUMINUM AND GLASS OH DOORS	RAYNOR GARAGE DOORS	RAYNOR AV200 COLOR: CLEAR SATIN ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS. RE: SPECS FOR ADDITIONAL INFO. *DOORS AT RACKING SHALL BE FIXED AND SECURE CONTACT DH PACE: ADAM POSLOSKY, ADAM.POSLOSKY@DHPACE.COM, 816-480-2361
MISC. ITEMS	F-1	PAINTED STUCCO	BENJAMIN MOORE	COLOR: BM#2041-10 HUNTER GREEN	INSTALL PER MFR RECOMMENDATIONS.
	F-2	ALUMINUM ACCENT STRIPE	ATAS	0.032" ALUMINUM COLOR: #19 TEAL	INSTALL PER MFR RECOMMENDATIONS.
	F-3	METAL ROOF COPING	ROOF MFR	MATCH ROOF SYSTEM COLOR: MATCH WALL BELOW	INSTALL PER MFR RECOMMENDATIONS.
	F-4	ALUMINUM BAND	KM SHEET METAL OR APPROVED EQUAL	0.032" ALUMINUM COLOR: #26 BONE WHITE	INSTALL PER MFR RECOMMENDATIONS.
	M-3	EIFS CORNICE	DRYVIT OR APPROVED EQUAL	COLOR: #101 SUPER WHITE	INSTALL PER MFR RECOMMENDATIONS.
	M-4	PAINT FOR STEEL LINTELS & COLUMNS	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: LOW LUSTRE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM SUPER SPEC HP ACRYLIC PRIMER #HP04 FINISH COAT: (2) COATS- BM SUPER SPEC HP D.T.M. ACRYLIC LOW LUSTRE #HP25
	M-5	SUPER LUMIDECK FLAT SOFFIT	MAPES ARCHITECTURAL CANOPIES	STYLE / COLOR: ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS.
WALL FINISHES	P-6	PAINTED SPLIT FACE BLOCK	BENJAMIN MOORE	COLOR: HC-164 PURITAN GRAY SHEEN: LOW LUSTRE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT-BM ULTRA SPEC MASONRY HI-BUILD BLOCK FILLER 571 FINISH COAT: (2) COATS- BM ULTRA SPEC ELASTOMERIC LOW LUSTRE 360
	P-7	MODULAR BRICK	ROBEN BRICK	STYLE: CALAIS	INSTALL PER MFR RECOMMENDATIONS.
	P-8	STONE VENEER	DUTCH QUALITY STONE	STYLE: WEATHER LEDGE COLOR: PRESTIGE	INSTALL PER MFR RECOMMENDATIONS.
	SF-1	ALUMINUM STOREFRONT SYSTEM CENTER PLANE GLAZING	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS. INSTALL WITH 1" LOW-E INSULATED GLAZING. MAX U-FACTOR: U-0.28 MAX SHGC: 0.40
	SF-2	ALUMINUM STOREFRONT SYSTEM CENTER PLANE GLAZING	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM GLAZING: SPANDREL GLASS OPACI-COAT-300, WARM GRAY	INSTALL PER MFR RECOMMENDATIONS.

GENERAL NOTES:
A. ALL FINISHES ON MATERIAL SCHEDULE MAY NOT BE USED
B. CENTER WALL LIGHTS OVER COLUMNS, DOORS & WINDOWS, ETC., AS SHOWN U.O.N.
C. MOUNTING HEIGHT OF EXTERIOR LIGHT FIXTURE ON REAR AND SIDE ELEVATIONS TO MATCH MOUNTING HEIGHT OF LIGHT FIXTURES ON FRONT ELEVATION
D. SIGNAGE UNDER SEPARATE PERMIT/SUBMISSION BY SIGN VENDOR.

EXTERIOR ELEVATION KEYNOTES

1. 16"X16" INSULATED ALUMINUM ACCESS DOOR BY BEST ACCESS DOORS. SKU # BA-PAL-16-16. FINAL COLOR SELECTION TO BE APPROVED BY OWNER AND ARCHITECT. RE: DETAIL 3/A-502 FOR ADDITIONAL INFO. (ACCESS DOOR IS FOR USE TO ACCESS OIL TANKS. COORDINATE FINAL LOCATION WITH TANK INSTALLER)
2. PROVIDE KEY DROP SLOT IN GARAGE ENTRY DOOR. FINAL INSTALLATION LOCATION TO BE DIRECTED BY MAVIS.
3. FREESTANDING AIR INFLATOR- LOCATION TO BE SITE SPECIFIC. (RE: RESPONSIBILITY SCHEDULE FOR ADDITIONAL INFO.)
4. PROVIDE KNOX BOX WHERE REQUIRED BY JURISDICTION (PURCHASED FROM LOCAL FIRE DEPARTMENT.) MOUNT PER FIRE DEPARTMENT REQUIREMENTS ON WALL ADJACENT TO ENTRANCE. CONTRACTOR TO MAKE APPLICATION FOR KNOX BOX AND COORDINATE WITH LOCAL APPROVING AUTHORITY.
5. EXPANSION JOINT MATERIAL COLOR TO MATCH ADJACENT FINISH COLOR.
6. EXTERIOR WALL PACK LIGHT. RE: ELECTRICAL DRAWINGS.
7. PORTION OF STOREFRONT SYSTEM TO INCLUDE SPANDREL GLAZING

BASED ON 8-BAY DOUBLE SIDED PROTOTYPE DATED OCT 25 2024

LDG
Larson Design Group, Inc.
[redacted]
MAVIS TIRE SUPPLY, LLC
[redacted]
CLIENT

COMMENTS
DATE
MARK

MAVIS TIRES & BRAKES #XXXX - MELISSA, TX
STREET ADDRESS, CITY, STATE XXXXX

EXTERIOR ELEVATIONS

Project No.: 11432-XXX
Sheet No.:
A-200c

EQUIPMENT KEYNOTES & RESPONSIBILITY SCHEDULE

NO.	ITEM	BY OTHERS	BY CONTRACTOR	COMMENTS
1	SYNTHETIC OIL BAR	PROVIDE		
2	RIM CLAMP: COATS [70X-3 RIM CLAMP TIRE CHANGER] or [RC-45 RIM CLAMP TIRE CHANGER]	PROVIDE		CONTRACTOR TO ACCEPT DELIVERY AND UNLOAD. PLACE PER PLAN.
3	WHEEL BALANCER: COATS 1400-2D DIRECT DRIVE WHEEL BALANCER	PROVIDE		CONTRACTOR TO ACCEPT DELIVERY AND UNLOAD. PLACE PER PLAN.
4	FLAT REPAIR STATION	PROVIDE		CONTRACTOR TO ACCEPT DELIVERY AND UNLOAD. PLACE PER PLAN.
5	WORK BENCH; JACK STANDS & AIR CAN (CHEETAH) LOCATED UNDER WORKBENCH	PROVIDE		
6	WHEEL ALIGNMENT COMPUTER AND ALIGNMENT CAMERA	PROVIDE		CONTRACTOR TO ACCEPT DELIVERY AND UNLOAD. PLACE PER PLAN.
7	DIAPHRAGM PUMP	PROVIDE		CONTRACTOR TO ACCEPT DELIVERY AND UNLOAD. PLACE PER PLAN.
8	FIXED STEEL RACKING MOUNTED LADDER FOR ROOF HATCH ACCESS (LADDER BEGINS AT UPPER RACKING LEVEL PER DETAILS 3&4/A-503.) PROVIDE POST EXTENSION THRU BOLT TOP OF LADDER TO STEEL FRAME, BOTTOM OF LADDER AND INTERMEDIATE CONNECTIONS TO STEEL RACKING. LADDER RATED FOR 1,500 LBS AND TREADS FOR 3,000 LBS. RE: SHEET A-101 FOR ROOF ACCESS HATCH INFO.		PROVIDE	LOCATED ON UPPER LEVEL.
9	SYNTHETIC OIL TANKS	PROVIDE		
10	AIR COMPRESSOR: CHAMPION TWO STAGE/TWO CYLINDER AIR COMPRESSOR & UNITS FEATURING THE R15B PUMP	PROVIDE		CONTRACTOR TO PROVIDE COMP, AIR DRIP, TENANT VENDOR TO CONNECT
11	USED OIL	PROVIDE		CONTRACTOR TO ACCEPT DELIVERY AND UNLOAD. PLACE PER PLAN.
12	NEW OIL	PROVIDE		CONTRACTOR TO ACCEPT DELIVERY AND UNLOAD. PLACE PER PLAN.
13	CAR LIFT: VSG SPOA10-SPEC 0065 CAR LIFT	PROVIDE		CONTRACTOR TO CONNECT ELECTRIC & COMPRESSED AIR & WIRE AUTO SHUT-OFF SENSOR
14	CAR LIFT: VSG SP010-SPEC 0198 CAR LIFT	PROVIDE		CONTRACTOR TO CONNECT ELECTRIC & COMPRESSED AIR & WIRE AUTO SHUT-OFF SENSOR
15	CAR LIFT: VSG SP012-0072 SERIES CAR LIFT	PROVIDE		CONTRACTOR TO CONNECT ELECTRIC & COMPRESSED AIR & WIRE AUTO SHUT-OFF SENSOR
16	CAR LIFT: AR014	PROVIDE		CONTRACTOR TO CONNECT ELECTRIC & COMPRESSED AIR & WIRE AUTO SHUT-OFF SENSOR
17	CHAMPION AIR DRYER TO BE PLACED ABOVE COMPRESSORS	FURNISH	INSTALL	
18	TIRE DROP	PROVIDE		
19	TIRE CONVEYOR	PROVIDE		
20	SERVICE MANAGER'S DESK. FIRST AID KIT LOCATED HERE.	FURNISH	INSTALL	PHONE/DATA WIRING BY TENANT. ELECT WIRING BY CONTRACTOR, RE: ELECT SHEETS
21	EMPLOYEE LOCKERS	PROVIDE		
22	BOLT-DOWN BAR STOOLS AND COMPUTER TECH CENTER COUNTER	FURNISH	INSTALL	
23	SALES COUNTER	FURNISH	INSTALL	
24	TV & FREE STANDING METAL STAND (IF REQ'D).	FURNISH	INSTALL	
25	FREE STANDING AIR INFLATOR	FURNISH	INSTALL	CONTRACTOR TO PROVIDE CONC. PAD AND BOLT TO PAD. PROVIDE ELECT. CONNECTION
26	TIRE DISPLAY	PROVIDE		
27	FRONT ROW FALL PROTECTION NETTING FOR RACKING ABOVE	PROVIDE		
28	OIL REELS ABOVE	PROVIDE		
29	FRIDGE/MICROWAVE	PROVIDE		
30	IT CABINET (ABOVE, SHOWN DASHED)	PROVIDE		
31	HAMPER	PROVIDE		
32	WATER COOLER	PROVIDE		
33	INDUSTRIAL OSCILLATING FAN MODEL NO. H-1457 30" BY ULINE. FAN TO BE MOUNTED 9'-0" A.F.F. ON WALL OR RACKING SYSTEM. PROVIDE MOUNT HARDWARE AS NEEDED.		PROVIDE	
34	ROLL AROUND OIL CAN	PROVIDE		
35	TRASH CAN	PROVIDE		
36	FIRE EXTINGUISHERS, DRY CHEMICAL, MONOAMMONIUM PHOSPHATE, 10LB, 4A:60B:C UL RATING		PROVIDE	MFR: KIDDIE, MODEL: PRO10MPO
37	OXYGEN ACETYLENE CART	PROVIDE		
38	STRUT COMPRESSOR	PROVIDE		
39	AIR GUN RACK AND TRUCK AIR GUN HOLDER	PROVIDE		
40	NUTS, BOLTS, AND BULBS CABINET	PROVIDE		
41	ROOF DRAIN	PROVIDE		
42	OVERFLOW ROOF DRAIN	PROVIDE		

EQUIPMENT & RACKING GENERAL NOTES

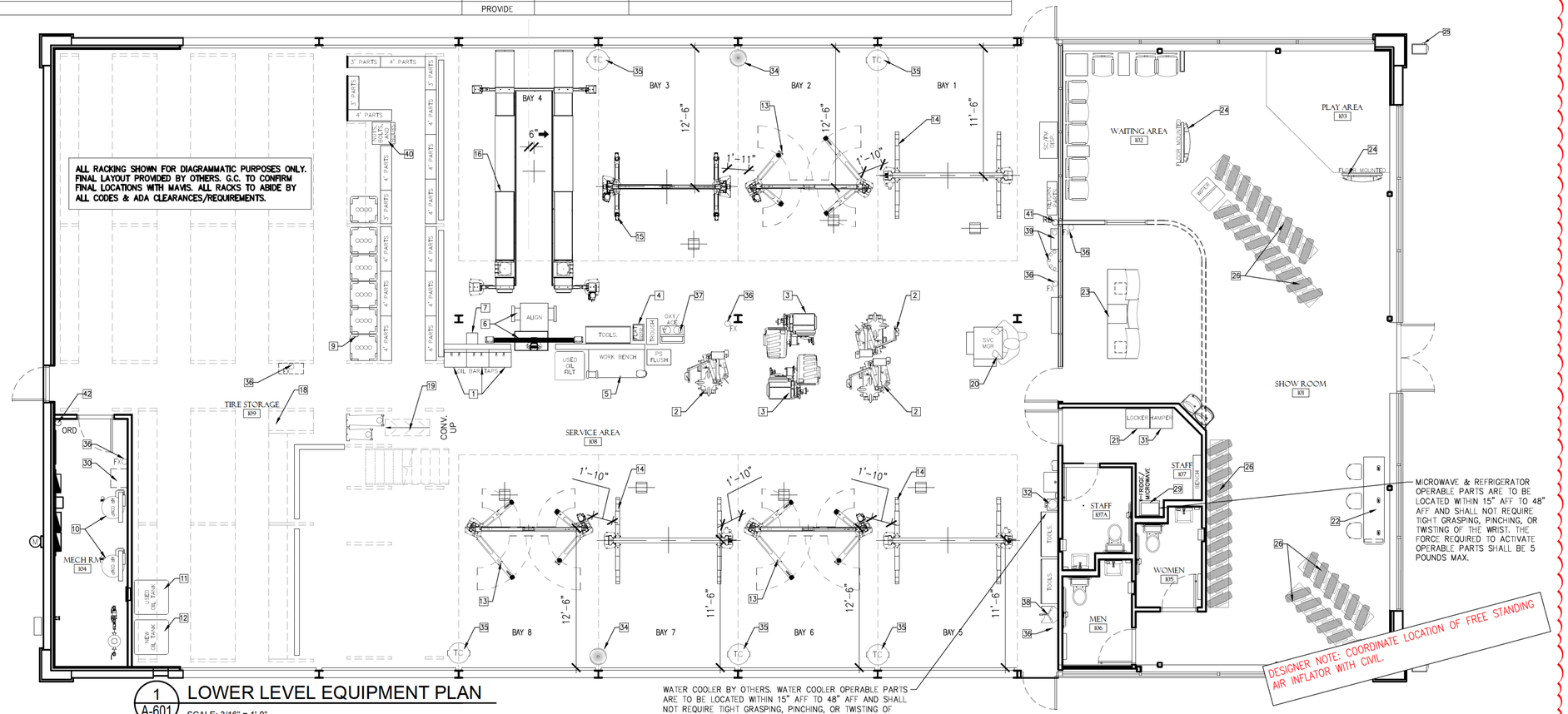
A. REFER TO RESPONSIBILITY SCHEDULE ON SHEET CS-100 FOR ADDITIONAL INFORMATION. ROUGHING AND FINAL HOOK-UP (PER ELECTRICAL PLANS) BY CONTRACTOR.

B. CONTRACTOR TO ELIMINATE CRACKING AND CONTROL JOINTS NEAR LIFT INSTALLATION LOCATIONS. RE: S-101 FOR ADDITIONAL INFORMATION. CONTROL JOINT LOCATIONS AND DEPTHS TO BE IN ACCORDANCE WITH STRUCTURAL DRAWINGS. LIFT MFR WILL NOT INSTALL EQUIPMENT ON CRACKED/JOINED CONCRETE.

C. FINAL LOCATION OF ALL EQUIPMENT TO BE VERIFIED BY MAVIS TIRE AT TIME OF INSTALLATION. ALL EQUIPMENT TO ABIDE BY ANY AND ALL ADA CLEARANCES / REQUIREMENTS.

D. CONTRACTOR SHALL ENSURE THAT NO CONDUITS OR PIPING IS RUN ALONG THE REAR WALL ADJACENT TO THE TIRE RACKING SYSTEM. ALTERNATIVELY, CONDUITS AND PIPING CAN RUN IN THE CORNERS AND AT THE AISLE WAYS.

E. ALL CAR LIFTS TO BE CENTERED IN BAY UNLESS OTHERWISE NOTED/DIMENSIONED.



1 A-601 LOWER LEVEL EQUIPMENT PLAN

SCALE: 3/16" = 1'-0"

WATER COOLER BY OTHERS. WATER COOLER OPERABLE PARTS ARE TO BE LOCATED WITHIN 15" AFF TO 48" AFF AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.

BASED ON 8-BAY DOUBLE SIDED PROTOTYPE DATED NOV 22 2023

Larson Design Group

[redacted]

MAVIS TIRE SUPPLY, LLC

[redacted]

CLIENT

FOR REFERENCE ONLY

MARK	DATE	
	11/09/2023	PERMIT SUBMISSION COMMENTS

MAVIS TIRES & BRAKES

MAVIS TIRES & BRAKES #2179 - AIKEN, SC
3565 RICHLAND AVE. WEST AIKEN, SC 29801

LOWER LEVEL EQUIPMENT PLAN

Project No.: 11432-139

Sheet No.:

A-601

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OWNER'S APPLICATION AUTHORIZATION

(Required if the property owner of record is not the applicant)

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority, personally appeared William Kendall Bosserman Non-Exempt Trust By: Charles E. Bosserman, III, Trustee who being by me first duly sworn on oath, deposes and says:

1. That he/she is the property owner of the subject parcel(s) in this application.

2. That he/she desires to apply for a Special Exception Permit on land generally located at (insert legal description)

   Alt Key: 1081203. The property is located at the southwest corner of the intersection of US HWY 27 and Sullivan Rd.

3. That he/she has appointed Derek E. Ramsburg, P.E. to act as agent in his/her behalf to accomplish the above.

4. That he/she agrees to pay any costs associated with the application, review, and hearings for the above.

x _____
Owner's Signature

This is to certify that on Nov. 1, 2024 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared William Kendall Bosserman Non-Exempt Trust By: Charles E. Bosserman, III, Trustee he/she is personally known to me or has produced _____ as identification and Did (Did Not) Take an Oath.

SEAL

M. Mancill
Signature of Acknowledger

M. Mancill
Acknowledger Name

_____
Serial Number

6/12/2028
M Mancill My Commission Expires
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
My Commission Expires 06/12/2028

pg. 6 of 6

OWNER'S APPLICATION AUTHORIZATION

(Required if the property owner of record is not the applicant)

Texas

STATE OF FLORIDA

Galveston

COUNTY OF LAKE

Before me, the undersigned authority, personally appeared William Kendall Bosserman Non-Exempt Trust by: William Kendall Bosserman, Trustee who being by me first duly sworn on oath, deposes and says:

1. That he/she is the property owner of the subject parcel(s) in this application.

2. That he/she desires to apply for a Special Exception Permit on land generally located at (insert legal description)

   Alt Key: 1081203. The property is located at the southwest corner of the intersection of US HWY 27 and Sullivan Rd.

3. That he/she has appointed Derek E. Ramsburg, P.E. to act as agent in his/her behalf to accomplish the above.

4. That he/she agrees to pay any costs associated with the application, review, and hearings for the above.

x William Kendall Bosserman
Owner's Signature

This is to certify that on November 1st, 2024 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared William Kendall Bosserman Non-Exempt Trust by: William Kendall Bosserman, Trustee he/she is personally known to me or has produced DRIVER LICENSE as identification and Did (Did Not) Take an Oath.

SEAL

NOTARY PUBLIC STATE OF TEXAS

David Lynn Toole

ID NUMBER
130548521
COMMISSION EXPIRES
February 22, 2028

Electronically signed and notarized online using the Proof platform.

David Lynn Toole
Signature of Acknowledger

David Lynn Toole
Acknowledger Name

130548521
Serial Number

02/22/2028
My Commission Expires

Kimley»Horn

March 18, 2026

City of Minneola
800 N. US Highway 27
Minneola, FL 34715

To Whom It May Concern,

Kimley-Horn & Associates is pleased to submit this Conditional Use Permit application to the City of Minneola Planning Department on behalf of the Property Owner. The proposed conditional use is further described below and the demonstration that the eight (8) conditional use review criteria have been met is provided within this submittal package. The specific conditional use request is listed below, along with a brief justification summary of the request.

Request:
Conditional Use: A conditional use listed in the City of Minneola Code of Ordinances Section 106.1 to allow for a auto service use in B-1 district.

In addition to the cover letter and conditional use justifications, the following documents are included in this submittal package:

- Conditional Use Permit Application
  - Owner Authorization (Signed & Notarized)
  - List of adjacent property owners
- Conceptual Plan (SP-01)
- Property Survey
- Property record card (Alt Key # 1081203)

Thank you for your consideration of our application. Please do not hesitate to contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Derek E. Ramsburg, P.E.
Project Manager

Conditional Use Permit Criteria

The general requirements and review criteria are described in Section 106-1(f)(2) of the City Code. The City Council shall consider the following requirements and criteria:

1. The proposed use must comply with the adopted comprehensive plan and future land use map.

Response: The future land use for the subject property is General Commercial. General Commercial land use designation is intended to accommodate retail sales and services conducted at more intensive levels than office/residential. The proposed use of an auto service shop is compatible with the City of Minneola Comprehensive Plan and Future Land Use Map Designation.

2. Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety. The proposed development shall be so located and designed to avoid undue noise, odor, traffic, or other nuisances and dangers to abutting property owners.

Response: No additional access points to public roads are included as part of this application. Site will utilize the private road that is proposed within the overall commercial development currently going through the permitting process. Proposed use is in in the southeasternmost location of the overall commercial development, fronting US-27 and adjacent to B-1 zoned land.

3. Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district. Streets must be sufficient width and capacity to serve the demands created by the proposed development. Dedication of rights-of-way, frontage or reverse frontage roads and other necessary improvements shall be considered and addressed.

Response: Off-street parking, loading and service areas are provided and located so that there are no anticipated adverse impacts on adjoining properties, beyond that generally experienced in the district (area). The proposed site provides off-street parking, loading, and service area in accordance with the requirements listed in Chapter 122 of the City Code. The location of off-street parking, loading, and service area have been designed to provide proper circulation of traffic to not adversely affect adjoining properties.

4. Required yards, screening or buffering, and landscaping shall be consistent with the district in general and the specific needs of abutting land uses.

Response: Site will meet all required buffer yards setbacks, buffering material requirements and screening, per Section 102 - Landscaping. Adjacent land uses are all similar in nature.

5. Size, location and number of conditional uses in an area shall be limited so as to maintain the overall character of the district as intended by this land development code.

Response: There are three auto service shops approximately 1.67 miles south down US-27.

6. The Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development.

Response: Architectural elevations are provided for City review and part of this application. Building design will meet all City of Minneola standards as applicable at the time of CUP submittal.

7. The Availability of utilities services (such as water, sewer, and solid waste) and recreational facilities shall meet the minimum adopted LOS. The capability, capacity, and location of the city storm sewer

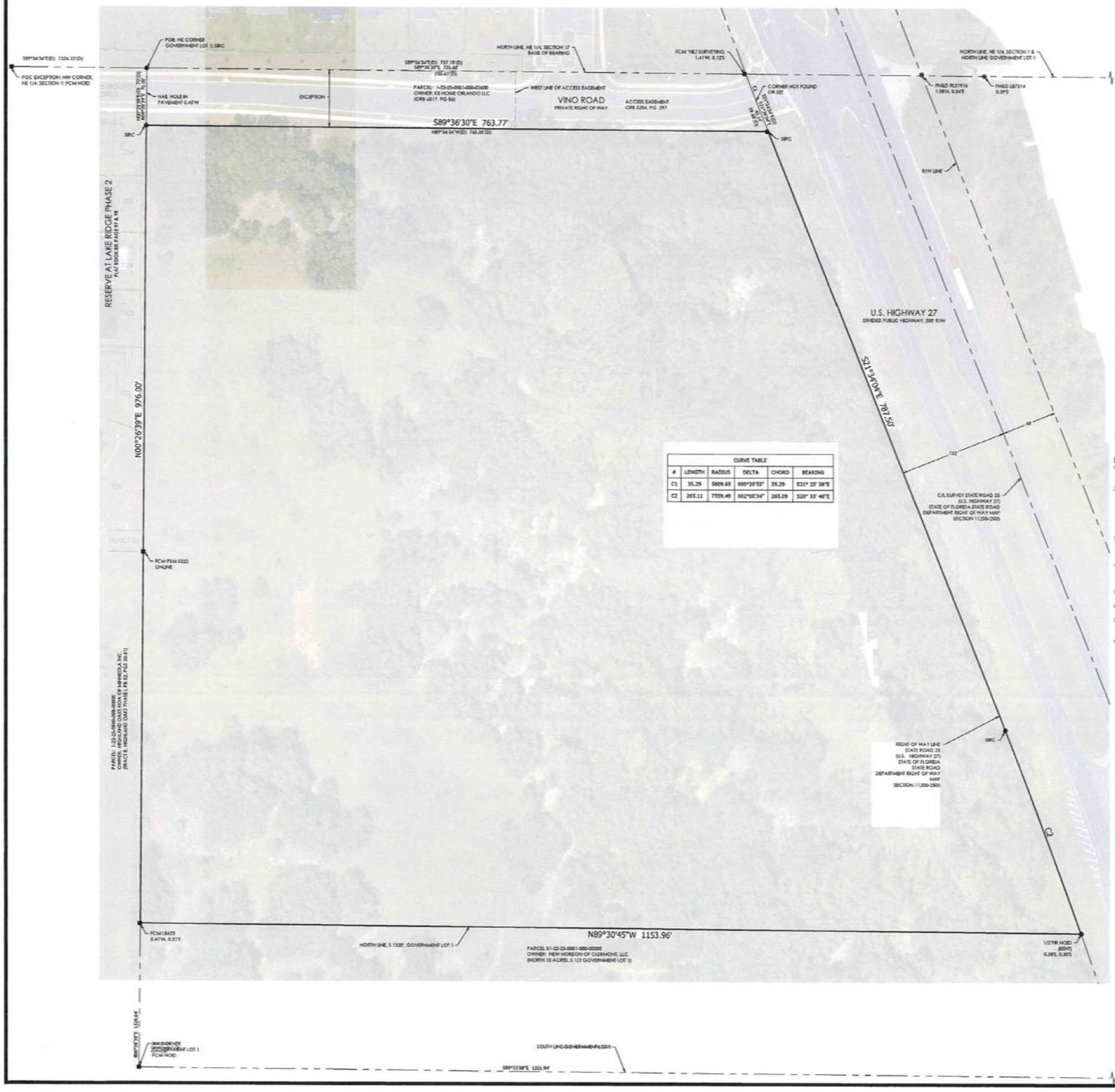
system for serving the proposed development must be considered, as well as adequacy of project design to provide retention and positive outfall of stormwater.

Response: Utility services such as water, sewer, and solid waste, and recreational facilities are available at this site. Per coordination with the City of Minneola, a 16" PVC potable water main and a 12" PVC force main are located along US-27. Solid waste to be disposed by city service following the requirements included in Sections 58-15 – 58-19. Being centrally located on US-27 provides for easy access to surrounding recreational facilities.

8. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

Response: The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 1 OF SECTION 1 TOWNSHIP 22 SOUTH RANGE 25 EAST RUN EAST 735.61 FEET TO THE RIGHT OF WAY LINE OF US HIGHWAY 27, SOUTHEASTERLY ALONG THE RIGHT OF WAY TO A POINT 1320 FEET NORTH OF THE SOUTH LINE OF GOVERNMENT LOT 1, RUN WEST TO THE WEST LINE OF GOVERNMENT LOT 1, NORTH TO THE POINT OF BEGINNING--LESS FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 1 TOWNSHIP 22 SOUTH RANGE 25 EAST RUN SOUTH 89-36-34 EAST 1326.22 FEET TO THE NORTHEAST CORNER OF TRACT 6 GROVELAND FARMS PB 2 PG 10 AND THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89-36-34 EAST 737.18 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF US HIGHWAY 27, BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5809.65 FEET, WITH A CHORD BEARING OF SOUTH 21-23-59 EAST, AND A CHORD DISTANCE OF 35.76 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 00-21-10 FOR A DISTANCE OF 35.76 FEET TO A POINT OF TANGENCY, THENCE RUN SOUTH 21-34-34 EAST 39.68 FEET, NORTH 89-36-34 WEST 765.35 FEET, NORTH 00-25-58 EAST 70 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN LAKE COUNTY, FLORIDA.



CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	35.29	5809.65	000°20'53"	35.29	S21° 33' 38"E
C2	265.11	7559.49	002°00'34"	265.09	S20° 33' 48"E

ABBREVIATIONS:
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FIR = FOUND IRON ROD
SIRC = SET 1/2" IRON ROD WITH CAP STAMPED "LB8112"
FCM = FOUND CONCRETE MONUMENT
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MES = METERED END SECTION
RCP = REINFORCED CONCRETE PIPE
ADS = ADVANCED DRAINAGE SYSTEMS PIPE
NAVD = NORTH AMERICAN VERTICAL DATUM
NAD = NORTH AMERICAN DATUM
LB = LICENSED BUSINESS

NORTH
SCALE: 1" = 60'
0' 60' 120'

LEGAL DESCRIPTION:
BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 1 OF SECTION 11 TOWNSHIP 22 SOUTH RANGE 26 EAST RUN EAST 735.61 FEET TO THE RIGHT OF WAY LINE OF US HIGHWAY 27, SOUTHEASTERLY ALONG THE RIGHT OF WAY TO A POINT 1320 FEET NORTH OF THE SOUTH LINE OF GOVERNMENT LOT 1, RUN WEST TO THE WEST LINE OF GOVERNMENT LOT 1, NORTH TO THE POINT OF BEGINNING—LESS FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 11 TOWNSHIP 22 SOUTH RANGE 26 EAST RUN SOUTH 89-36-34 EAST 1326.22 FEET TO THE NORTHEAST CORNER OF TRACT 6 GROVELAND FARMS PB 2 PG 10 AND THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89-36-34 EAST 737.18 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF US HIGHWAY 27, BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5809.65 FEET, WITH A CHORD BEARING OF SOUTH 21-33-09 EAST, AND A CHORD DISTANCE OF 35.74 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 00-21-10 FOR A DISTANCE OF 35.74 FEET TO A POINT OF TANGENCY, THENCE RUN SOUTH 21-24-34 EAST 39.68 FEET, NORTH 89-36-34 WEST 765.35 FEET, NORTH 00-25-58 EAST 70 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN LAKE COUNTY, FLORIDA.

CERTIFICATION TO:
BLACKFIN PARTNERS INVESTMENTS, INC.
WINDERMERE MAINES WARD & WOODMAN P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

Robert E Lazenby IV
Digitally signed by Robert E Lazenby IV
Date: 2024.09.18 06:51:26 -04'00'

THIS IS TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, INCLUDING ITEMS 1,2,3,4,5,7(a-c),8,9,13,14,16,17,18, & 19, FROM TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 12, 2024.

SURVEYORS NOTES:
1. LAST DATE OF FIELD WORK: SEPTEMBER 12, 2024.
2. BEARINGS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83, 2011 ADJUSTMENT FOR THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA BEING S89°36'30"E.
3. ELEVATIONS AND BENCH MARKS ARE BASED ON LAKE COUNTY BENCHMARK "LK 152 BEING A 4"x4" CONCRETE MONUMENT WITH ELEVATION OF 216.087 RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. UNDERGROUND UTILITIES (SANITARY SEWER, STORM, POTABLE WATER, FIRE, ELECTRIC, GAS, CABLE, & TELEPHONE) WERE NOT LOCATED. ABOVE GROUND INDICATORS OF SUCH FACILITIES ARE SHOWN ON THIS MAP AS OBSERVED. NO INVESTIGATION WAS PERFORMED AS TO HOW THESE LOCATED FEATURES ARE CONNECTED BELOW THE GROUND.
5. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED. ALL FEATURES SHOWN ON THIS MAP WERE LOCATED FROM VISIBLE EVIDENCE.
6. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY.
7. NO WETLAND INDICATORS WERE OBSERVED ON THE PROPERTY.
8. THIS MAP IS INTENDED TO BE DISPLAYED AT 1"=60' ON SHEET 1 AND 1"=40' ON SHEET 2 AND SHEET 3.
9. THE SURVEY IS BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER: 15481216, COMMITMENT DATE: JULY, 2, 2024 AT 11:00PM, PROPOSED INSURED: BLACKFIN PARTNERS INVESTMENTS, INC.

SCHEDULE B SECTION II TITLE EXCEPTIONS:
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET. *NOT A MATTER OF SURVEY.*
2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS. *NOT A MATTER OF SURVEY.*
b. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. *NOT A MATTER OF SURVEY.*
c. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. *ALL OBSERVED MATTERS ARE SHOWN ON THIS MAP.*
d. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. *NOT A MATTER OF SURVEY.*
e. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. *NOT A MATTER OF SURVEY.*
3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. *NOT A MATTER OF SURVEY.*
4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. *NOT A MATTER OF SURVEY.*
5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. *NOT A MATTER OF SURVEY.*
6. ORDINANCE RECORDED IN O.R. BOOK 1743, PAGE 761, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. *AFFECT PROPERTY. SUBJECT PARCEL LIES WITHIN TRACT TWO OF DOCUMENT.*
7. DEVELOPER AGREEMENT FOR WATER FACILITIES RECORDED IN O.R. BOOK 2712, PAGE 2457, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. *APPEARS TO AFFECT PROPERTY. SUBJECT PARCEL IS THE SAME PARCEL AS LOT 5 OF THE REFERENCED DOCUMENT.*
8. TEMPORARY CONSTRUCTION EASEMENT RECORDED IN O.R. BOOK 6014, PAGE 2160, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. *AFFECTS PROPERTY. THE EASEMENT IS NOT DESCRIBED BUT IS DEPICTED GRAPHICALLY. EASEMENT DEPICTION APPEARS TO REASONABLY MATCH THE FILL PILE FOUND ON THE SUBJECT PARCEL.*

ALTA / NSPS TABLE "A"OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATION NOTES:
1. AS TO TABLE A OPTIONAL ITEM 1, MONUMENTATION WAS RECOVERED OR SET AT ALL PROPERTY CORNERS AS SHOWN ON THIS MAP.
2. AS TO TABLE A OPTIONAL ITEM 2, THE ADDRESS OF THE SUBJECT PARCEL IS U.S. HIGHWAY 27, MINNEOLA, FL 34715. A STREET NUMBER WAS NOT LISTED IN TITLE COMMITMENT.
3. AS TO TABLE A OPTIONAL ITEM 3, THE PROPERTY IS LOCATED WITHIN ZONE "X" WITH LESS THAT 0.2% ANNUAL FLOOD CHANCE ACCORDING TO FEMA MAP NUMBER 12069C0560E EFFECTIVE DATE 12/18/2012.
4. AS TO TABLE A OPTIONAL ITEM 4, THE GROSS LAND AREA OF THE SUBJECT PARCEL AS FIELD SURVEYED IS 21.5477 ACRES.
5. AS TO TABLE A OPTIONAL ITEM 5, SEE SHEET 2 AND 3 OF THIS MAP FOR TOPOGRAPHIC INFORMATION WITHIN THE SUBJECT PARCEL AND ADJACENT RIGHT OF WAY.
6. AS TO TABLE A OPTION ITEM 6, A ZONING REPORT WAS NOT FURNISHED TO THE SURVEYOR.
7. AS TO TABLE A OPTIONAL ITEM 7a-c, NO BUILDINGS WERE OBSERVED ON THE SUBJECT PARCEL.
8. AS TO TABLE A OPTIONAL ITEM 8, ALL OBSERVED SUBSTANTIAL FEATURES ARE SHOWN ON THIS MAP.
9. AS TO TABLE A OPTIONAL ITEM 9, THERE ARE NO PARKING FACILITIES ON THE SUBJECT PARCEL.
10. AS TO TABLE A OPTIONAL ITEM 10, THERE ARE NO DIVISION OR PARTY WALLS ON THIS PARCEL.
11. AS TO TABLE A OPTIONAL ITEM 11a & 11b, NO UTILITY PLANS OR REPORTS WERE PROVIDED TO THE SURVEYOR, OR FIELD LOCATIONS. ALL UTILITIES SHOWN ON THIS MAP ARE AS OBSERVED.
12. AS TO TABLE A OPTIONAL ITEM 12, THE SURVEYOR DID NOT ENTER INTO ANY AGREEMENT TO PROVIDE ADDITIONAL GOVERNMENT AGENCY RELATED SURVEY REQUIREMENTS.
13. AS TO TABLE A OPTIONAL ITEM 13, THE NAMES OF ADJOINING PARCEL OWNERS ARE SHOWN ON THIS MAP.
14. AS TO TABLE A OPTIONAL ITEM 14, THE NEAREST INTERSECTING STREET IS VINO ROAD ALONG THE SUBJECT PARCEL'S NORTH BOUNDARY.
15. AS TO TABLE A OPTIONAL ITEM 15, THE ORTHO RECTIFIED IMAGE SHOWN ON THIS MAP WAS FLOWN SEPTEMBER 2, 2024 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY TO SHOW SITE CONDITIONS AT TIME OF SURVEY.
16. AS TO TABLE A OPTIONAL ITEM 16, A MASSIVE FILL PILE EXIST ON THE PROPERTY WITHIN A TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN SCHEDULE B-II, ITEM 8. NO RECENT ACTIVITY WAS APPARENT AT TIME OF SURVEY.
17. AS TO TABLE A OPTIONAL ITEM 17, THE SURVEYOR WAS NOT PROVIDED ANY INFORMATION INDICATING CHANGES IN RIGHT OF WAY LINES.
18. AS TO TABLE A OPTIONAL ITEM 18, NO OFFSITE EASEMENTS WERE LISTED IN THE TITLE COMMITMENT.

VICINITY MAP

NO.	DATE	APPROVED	DESCRIPTION

DRAWN BY: RJW
CHECKED BY: REL4

ROBERT E. LAZENBY IV PROFESSIONAL SURVEYOR & MAPPER LB 8112 STATE OF FLORIDA
REGISTERED LAND SURVEYOR AUTHENTICATED BY DIGITAL SIGNATURE

[redacted]
AUTHORIZATION # LB 8112

BASEPOINT SURVEYING, INC.

CLIENT: BLACKFIN PARTNERS
PROJECT: SULLIVAN RD

ALTA / NSPS LAND TITLE SURVEY

US HIGHWAY 27, MINNEOLA, FL 34715

PROJECT NO. 10276
SHEET 1 of 3

Robert E Lazenby IV

Digitally signed by Robert E Lazenby IV
Date: 2024.09.18 06:50:58 -04'00'

ABBREVIATIONS:
FIRC = FOUND IRON ROD AND CAP
FIR = FOUND IRON ROD
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FCM = FOUND CONCRETE MONUMENT
FN&D = FOUND NAIL & DISK
SN&D = SET NAIL & DISK STAMPED "TRAV PT LB8112"
FIP = FOUND IRON PIPE
NOID = NO IDENTIFICATION
ORB = OFFICIAL RECORD BOOK
PG = PAGE
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R/W = RIGHT-OF-WAY
C/L = CENTERLINE
(M) = MEASURED , (D) = DESCRIPTION / DEED ,
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
MES = MITERED END SECTION
RCP = REINFORCED CONCRETE PIPE
NAVD = NORTH AMERICAN VERTICAL DATUM
NAD = NORTH AMERICAN DATUM
LB = LICENSED BUSINESS
ELEV = ELEVATION
INV = INVERT

NORTH

SCALE: 1" = 40'
0' 40' 80'

LEGEND:
BENCHMARK
POWER POLE
HIGHWAY SIGN
LIGHT POLE
STORM MANHOLE
FIRE HYDRANT
UTILITY FLAG
RECLAIM WATER VALVE
POTABLE WATER VALVE
IRRIGATION VALVE
SANITARY VALVE
OVERHEAD POWER LINE — OH —
ASPHALT AREA
CONCRETE AREA
OAK TREE
PALM TREE
TREE SPECIES UNKNOWN

NO.	DATE	APPROVED	DESCRIPTION

ROBERT E. LAZENBY IV — STATE OF FLORIDA — LICENSED AND REGISTERED SURVEYOR

DRAWN BY:	CHECKED BY:
R.W	REL4

BASEPOINT SURVEYING, INC. — AUTHORIZATION # LB 8112

CLIENT:
PROJECT:

ALTA / NSPS LAND TITLE SURVEY

US HIGHWAY 27, MINNEOLA, FL 34715

PROJECT NO.	SHEET
10276	2 OF 3

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NAD = NORTH AMERICAN DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
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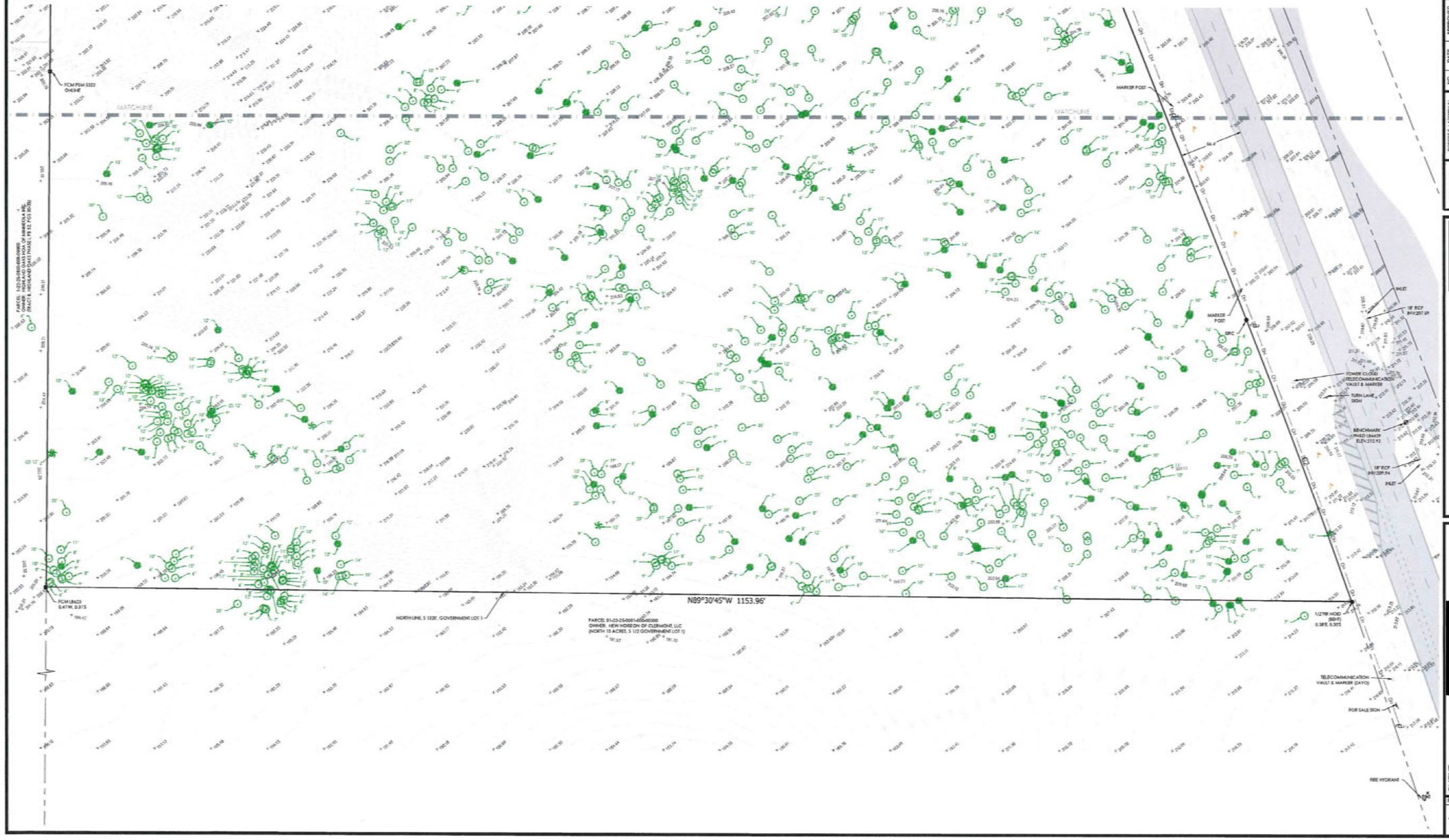
ELEV = ELEVATION
INV = INVERT

LEGEND:
POWER POLE
HIGHWAY SIGN
LIGHT POLE
STORM MANHOLE
FIRE HYDRANT
UTILITY FLAG
RECLAIM WATER VALVE
POTABLE WATER VALVE
IRRIGATION VALVE
SANITARY VALVE
OVERHEAD POWER LINE — OH —
ASPHALT AREA
CONCRETE AREA
OAK TREE
PALM TREE
TREE SPECIES UNKNOWN

Robert E Lazenby IV
Digitally signed by Robert E Lazenby IV
Date: 2024.09.18 06:50:29 -04'00'

NORTH
SCALE: 1" = 40'
0' 40' 80'



NO.	DATE	APPROVED	DESCRIPTION

ROBERT E. LAZENBY IV — STATE OF FLORIDA — PSM # 5322
NOT VALID UNLESS SIGNED AND EMBOSSED WITH AN ORIGINAL SEAL

DRAWN BY:	CHECKED BY:
RJW	REL4

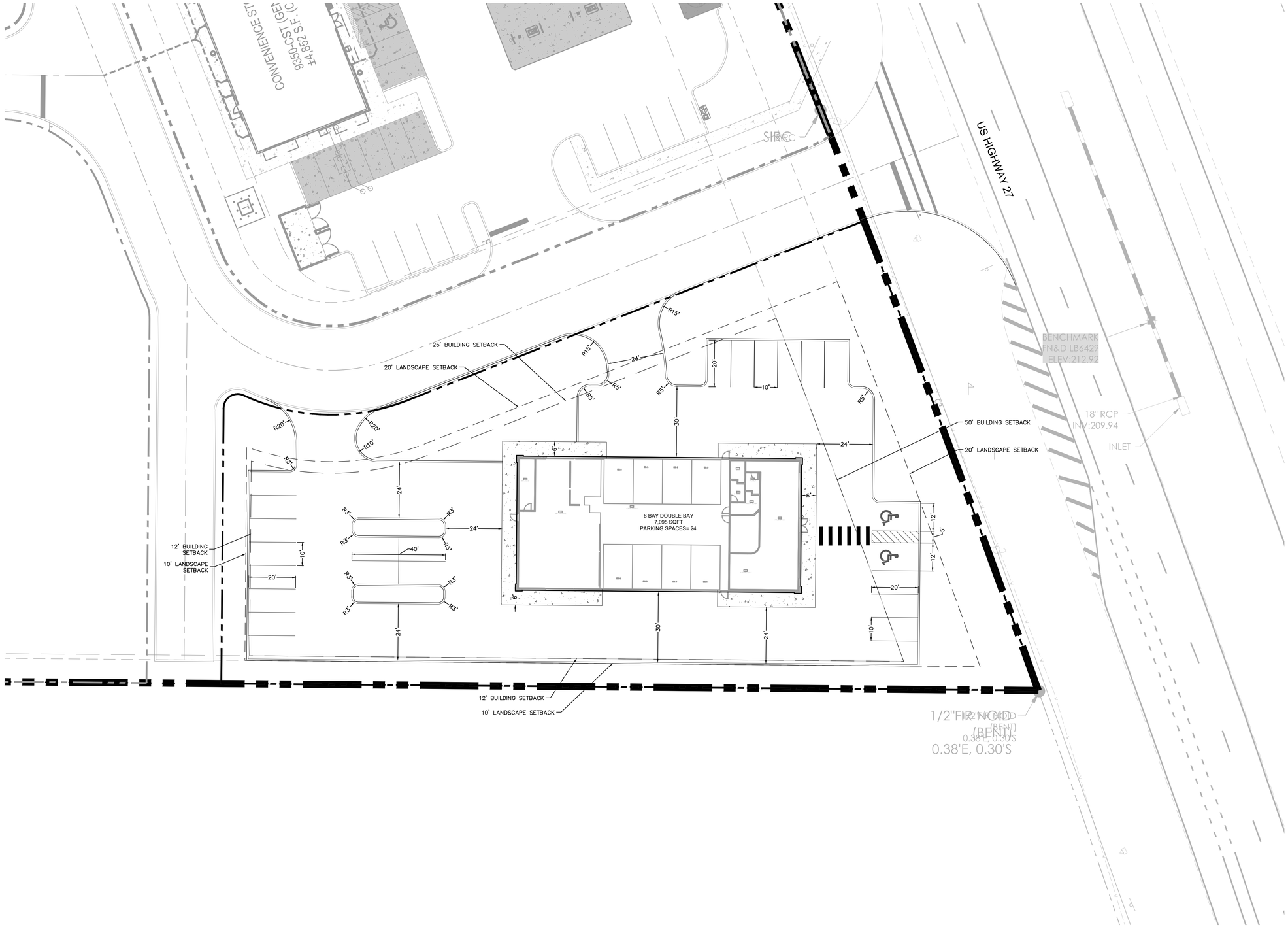
[redacted]
AUTHORIZATION # LB 8112

BASEPOINT SURVEYING, INC.

ALTA / NSPS
LAND TITLE SURVEY
US HIGHWAY 27, MINNEOLA, FL 34715

CLIENT:
PROJECT:

PROJECT NO.	SHEET
10276	3 OF 3



SITE DATA:

PARCEL AREA:	21.51 ACRES (936,976 SF)
SITE AREA:	1.11 ACRES (48,353 SF)
FUTURE LAND USE:	GENERAL COMMERCIAL
EXISTING ZONING:	BUSINESS DISTRICT (B-1)
MAX. ALLOWED BUILDING HEIGHT:	35'
PROPOSED BUILDING HEIGHTS:	24'-8" MAX

PROPOSED IMPERVIOUS AREA:

BUILDING AREA:	7,095 SF
ASPHALT AREA:	21,469 SF
CONCRETE AREA:	1,724 SF

PARKING REQUIRED:

3 SPACES / SERVICE BAY 8 SERVICE BAYS	24 SPACES
TOTAL SPACES REQUIRED	24 SPACES

PARKING PROVIDED:

PROPOSED HANDICAP SPACES (12'x20'):	2 SPACES
PROPOSED REGULAR SPACES (10'x20'):	22 SPACES
PROPOSED ON-SITE SPACES:	24 SPACES

SP-01

SWC HWY 27 & SULLIVAN RD

MINNEOLA, FLORIDA

CONCEPTUAL SKETCH

10/29/2025 - CONTACT DEREK E. RAMSBURG, P.E. (407) 427-1642

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Kimley»Horn

Kimley»Horn

April 13, 2026

City of Minneola
Development Review Committee
800 N. US Hwy 27
Minneola, FL 34715

Re: **US 27 and Sullivan Road Auto Service Conditional Use (Inspire Case 228)**

To Whom It May Concern:

We are in receipt of your recent comments dated March 10, 2026, regarding the above referenced project and offer the following in response:

GENERAL COMMENTS:

1. This conditional use application is for an automobile repair shop. Automobile repair shops are not listed in Section 102-342 – Permitted uses, or in Section 102-343 – Uses permitted as special exceptions upon approval. Therefore, a conditional use application is appropriate for the proposed use. The cover letter states that a special exception is being made and that is incorrect. Please revise cover letter to request conditional use approval.

   Response: The cover letter has been revised to accurately request for conditional use approval. Please see the attached cover letter and justification.

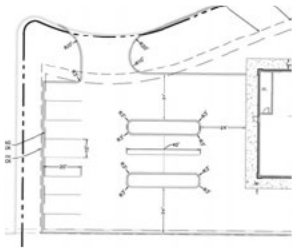
2. The application simply states the request to permit an "auto repair shop." Auto repair shops include oil change facilities, tire shops, body shops, and full-service facilities. Please provide details on the services proposed to be offered within the auto repair shop, the proposed hours of operation and operational details such as whether outdoor storage is being proposed.

   Response: The proposed use for this site consists of motor vehicle repair facility, freestanding commercial and service uses, motor vehicle service center, and quick oil change. The services that will be provided consist of tire purchase, installation, repair, rotation, and balance, wheel alignment, TPMS sensor replacement, oil change, brake, battery, A/C and suspension checks, front end repair, mufflers & exhausts, wiper blade replacements and state inspections. The hours of operation are 8:00am-6:00pm MTWF, 8:00am-8:30pm Th, 8:00am-5:00pm Sat, and 9:00am-5:00pm Sun. There will not be any outdoor storage proposed.

3. A lighting plan was not provided with the submittal. The landscape plan submitted lacked plant and buffer information. Please provide additional details on the compatibility of this use with surrounding properties, and consistency with LDC requirements.

   Response: The conceptual photometric plan has been provided. The conceptual landscape plan has been updated to include conceptual level plant information along with buffer information and calculations.

4. The site plan appears to show curbed islands within the parking lot. What is proposed for these areas? If they are intended as landscape islands, please see the requirements from Chapter 110 below. Please provide details on what is proposed for these areas.



Response: Yes, the curbed islands are intended as parking lot islands. Please see landscape calculation chart & conceptual landscape schedule.

CHAPTER 94 – DEVELOPMENT STANDARDS

5. Section 94-3(b) requires a site consistent lighting plan that denotes shielding and fixture height standards. Please provide a lighting plan.

   Response: A conceptual photometric plan has been provided. Please see the schedule for mounting heights.

6. Section 94-3(f) states that sidewalks must be designed to provide access between parking areas and the building entrances in a coordinated and safe manner. Pedestrian ways may be incorporated within a required landscape perimeter buffer as provided for in chapter 110 of the land development code. Sidewalks must be a minimum of 5 feet in width. Please provide a sidewalk connecting the perimeter sidewalk to the front entrance of the structure.

   Response: The site plan has been revised to incorporate a sidewalk connecting the perimeter sidewalk to the front entrance of the structure. Please see attached SP-01.

7. Section 94-3(f)(6) requires a minimum of three of the listed design features. Please identify which three design treatments are integrated into the building design on the Elevation Sheet.

   Response: The Elevation Sheet (A-200c) has been updated to indicate a minimum of three (3) Design Treatments integrated into the building design.

8. Section 94-3(f)(9) requires all outparcels in a shopping plaza to have a compatible architectural design to the primary structure. Please include elevations of the main/primary building with this application to determine compatibility.

   Response: Elevations and renderings have been provided for the primary building. Please see attached elevations and renderings.

9. Section 94-3(f)(10) At a minimum of two locations, the roof edge and/or parapet shall have a vertical change from the dominant roof condition, a minimum of three feet. At least one such change shall be located on a primary facade adjacent to a collector or arterial right-of-way. Only one vertical change is identified. Please provide a second vertical change on the primary façade facing US 27.

   Response: Two (2) vertical plane changes at the parapet have been provided at the primary façade (Front Elevation) facing US 27; two (2) vertical plane changes have been provided at the parapet at the Right Elevation facing the Development Right-of-Way, and an additional two (2) vertical plane changes provided at the parapet of the Left Elevation.

10. Section 94-3(f)(12)d states that building trim and accent areas are limited to ten percent of the

affected facade segment, with a maximum trim height of 24 inches total for its shortest distance. The proposed green areas exceed 10% of façade areas. Please revise to not exceed 10%.

Response: Building Trim and accent areas have been revised so as not to exceed 10% of façade areas.

CHAPTER 98 – SECTION 98-3(A) REZONING APPLICATIONS

11. Section 98-3(a)(2) states that applications shall include the legal description of the property, sketch or survey of the property, proof of ownership, and authorization form from the owner if represented by an agent or contract purchaser. Please provide these materials as part of this application.

    Response: Legal description of the property, survey of the property, property report card, and owners authorization has been provided. Please see attached.

CHAPTER 106 – SECTION 106.1 CONDITIONAL USES

12. Section 106.1(f)(2)b. states that traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety. The proposed development shall be so located and designed to avoid undue noise, odor, traffic, or other nuisances and dangers to abutting property owners. The use of a right-of-way internal to the shopping center is appropriate and will reduce impacts on US Highway 27. The proposed internal drive aisle that provides access from US Highway 27 does not appear wide enough to accommodate a turning lane. Is there a plan to accommodate vehicular stacking to prevent queuing into the US Highway 27 right-of-way?

    Response: The proposed automobile repair facility (LUC 942) is projected to generate only 35 PM peak hour trips, which does not create conditions for vehicular stacking into the US Highway 27 right-of-way. The use does not have a drive-through or queuing service component, meaning vehicles are not simultaneously staged at the entry point awaiting service. Combined with the availability of the internal shopping center drive aisle as an alternate access route, the development will not adversely impact traffic operations or public safety along US 27.

13. Section 106.1(f)(2)c. states that off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district. The site plan does not indicate the location of the loading area or dumpster. These must be located to minimally interrupt on site movement to avoid queuing in the right-of-way. Please indicate which bay will be used for loading/delivery of materials. Please indicate location and dimensions of dumpster.

    Response: Loading area and dumpster location has been added to the plans. Please see attached SP-01.

14. Section 106.1(f)(2)d. states that required yards, screening or buffering, and landscaping shall be consistent with the district in general and the specific needs of abutting land uses. The required minimum width of ten feet buffer is provided with the buffer extended to 20 feet along the US Highway 27 frontage. The requirement of four canopy trees and shrubbery or hedges to provide a continuous visual screen upon planting are not shown on the site plan, but must not encroach into line-of-sight triangle.

    Response: All required buffers have been added to the conceptual landscape plan. Please see landscape calculation chart & conceptual landscape schedule for what is included in each buffer.

15. Section 106.1(f)(2)f. states that the architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development. The location of signage is not indicated on the provided site plan. Sign structure elevations were not included in this application. Please show sign sizes and locations on site plan sheet SP-1 and include architectural elevations with this application.

    Response: See signage plan and elevations inlcuded with this submittal.

16. Section 106.1(f)(2)g. state that the availability of utilities services (such as water, sewer, and solid waste) and recreational facilities shall meet the minimum adopted LOS. Inspire will defer to Public Works to determine concurrency compliance.

    Response: Information acknowledged.

CHAPTER 110 – LANDSCAPING AND TREE PROTECTION

17. Section 110-3(a) A landscape area shall be provided at the end of all parking rows. The landscaped area will be a minimum of 200 square feet and shall contain a minimum of one approved canopy tree, five shrubs, and round cover or grass. Please provide tree and plant materials for the landscape island and the square footage of each island.

    Response: Landscape areas have been provided at the end of all parking rows including 1 canopy tree, at least 5 shrubs and groundcover in each landscape area. Please see landscape calculation chart & conceptual landscape schedule.

18. Section 110-3(b) requires buffers of differing widths depending on the abutting parcel zoning. Please indicate abutting zoning on the landscape plan. Please state the buffer type being provided on the landscape plan.

    Response: All required buffers have been added to the conceptual landscape plan. Please see landscape calculation chart & conceptual landscape schedule for what is included in each buffer.

19. Section 110-4 provides size and height requirements for required landscaping. Please provide a plant list indicating proper size.

    Response: Please see the conceptual landscape schedule for size and height requirements.

FIRE:

1. No comments.

    Response: Information acknowledged.

LAKE COUNTY:

1. No comments.

    Response: Information acknowledged.

PUBLIC WORKS:

1. No comments.

   Response: information acknowledged.

ENGINEERING:

Tetra Tech has no engineering comments, defers to Planning, and requires no further reviews.

1. Concept Plan- Tetra Tech has no comment on the conceptual plan. Defer to Final Design Reviews.

   Response: Information acknowledged.

2. Conditional Use Application-Informational Comment, No Response Required. The submittal consists of a conditional use permit application to allow auto service in B-1 district. Tetra Tech has no comment and defers to Planning.

   Response: Information acknowledged.

If you have any further questions, please do not hesitate to call me at 407-898-1511 or email me at derek.ramsburg@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Derek E. Ramsburg, P.E.
Project Manager

K:\ORL_Civil\249188007-Minneola Commercial\AGENCY PERMITS\CITY OF MINNEOLA\COMMENTS\2026-03-10 - Conditional Use Comments #1\Comment Response Letter 2025-03-10.docx

AFFIDAVIT OF PUBLICATION

Clermont Sun

Published Weekly

Clermont, Lake County, Florida

Case No. Minneola 2026-06

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority, Gina Sapp, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Clermont Sun, a newspaper published at Clermont in Lake County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

July 15, 2026

Affiant further says that the Clermont Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Gina Sapp

Gina Sapp

Sworn to and subscribed before me this 15th day of July 2026 by Gina Sapp, who is personally known to me.

Ashley N. Abear, Clerk, Notary Number: #HH744101
Notary expires: December 27, 2029

00043688 00213068

City of Minneola
P O BOX 678
Minneola, FL 34755

Notary Public State of Florida
Ashley Abear
My Commission HH 744101
Expires 12/27/2029

CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FL 34755
(352)394-3598

NOTICE OF PUBLIC HEARING
RESOLUTION 2026-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, GRANTING A CONDITIONAL USE PERMIT PURSUANT TO CHAPTER 106, SECTION 106-1 OF THE LAND DEVELOPMENT CODE OF THE CITY OF MINNEOLA, FLORIDA FOR PROPERTY GENERALLY LOCATED WEST OF US HIGHWAY 27 AND SOUTH OF VINO ROAD, MINNEOLA, FLORIDA TO ALLOW THE PROPERTY TO BE USED FOR A TIRE SALES AND TIRE SERVICE FACILITY; PROVIDING FOR CONDITIONS; PROVIDING FOR RECORDATION; PROVIDING FOR AN EFFECTIVE DATE.

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday August 3, 2026 at 6:30 pm at the Minneola City Hall located at 800 North U.S. Highway 27, Minneola, Fl, to consider a request for a conditional use for a tire sales and service facility for property generally located on the west of US Highway 27 and south of Vino Road.

The City of Minneola City Council will hold a public hearing on Tuesday, August 18, 2026 at 6:30 pm at the Minneola City Hall located at 800 North U.S. Highway 27, Minneola, FL, to consider the request.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statues, 286.0105).

The City of Minneola Land Development Code is available for inspection at the City Hall, located at 800 North U.S. Highway 27, Minneola, FL, Monday through Friday during the normal working hours of 8:00am to 5:00 pm.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TOPARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK, AT (352) 394-3598 EXT. 111 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING

CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FL 34755
(352)394-3598

NOTICE OF PUBLIC HEARING

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OwnerNam	OwnerAddr	OwnerCity	OwnerState	OwnerZip
BEHARRY	749 RIOJA	MINNEOLA	FL	34715
CAMACHO	753 RIOJA	MINNEOLA	FL	34715
CHEN XUN	765 RIOJA	MINNEOLA	FL	34715
COLON ES	745 RIOJA	MINNEOLA	FL	34715
FERREIRA	1948 BURC	MINNEOLA	FL	34715
FOX JAME	1925 BURC	MINNEOLA	FL	34715
GAMARRA	757 RIOJA	MINNEOLA	FL	34715
GARANITC	777 RIOJA	MINNEOLA	FL	34715
JONES NA	773 RIOJA	MINNEOLA	FL	34715
JUNIOR M	756 RIOJA	MINNEOLA	FL	34715
KARNATI F	764 RIOJA	MINNEOLA	FL	34715
KB HOME	9102 SOU	ORLANDO	FL	32819
KHAN RISH	769 RIOJA	MINNEOLA	FL	34715
KINLAW M	855 VINTA	MINNEOLA	FL	34715
LOPEZ MA	850 VINTA	MINNEOLA	FL	34715
MORMILE	1933 BURC	MINNEOLA	FL	34715
NETRAM D	760 RIOJA	MINNEOLA	FL	34715
PEREZ WA	19 TALLEN	HAZLET	NJ	07730
RESERVE	801 N MAI	KISSIMME	FL	34744
SARPI MUI	1929 BURC	MINNEOLA	FL	34715
SEYBERT	854 VINTA	MINNEOLA	FL	34715
SOLARES	761 RIOJA	MINNEOLA	FL	34715
TARDIU JC	1921 BURC	MINNEOLA	FL	34715
TORRES IS	851 VINTA	MINNEOLA	FL	34715
WILLIAM K	634 E HAR	ORLANDO	FL	32803
ZINN JUDY	768 RIOJA	MINNEOLA	FL	34715
BALKISSO	1945 BURC	MINNEOLA	FL	34715
DEL TORO	1941 BURC	MINNEOLA	FL	34715
HIGHLAND	2180 W ST	LONGWOO	FL	32779
IVERSEN L	1952 BURC	MINNEOLA	FL	34715
PEREZ WA	19 TALLEN	HAZLET	NJ	7730
SCHOOLC	1949 BURC	MINNEOLA	FL	34715
TIMMAPUF	1953 BURC	MINNEOLA	FL	34715
KHOVITCH	946 WILLO	MINNEOLA	FL	34715
MOOTOO I	1002 WILL	MINNEOLA	FL	34715-1008
NEW HORI	13940 ASH	MINNEOLA	FL	34715
SMITH JEF	950 WILLO	MINNEOLA	FL	34715
BACCHUS	1704 SOU	MINNEOLA	FL	34715
HARDEEN	1542 LIND	WINTER G	FL	34787
KERR LLO	1712 SOU	MINNEOLA	FL	34715
MAGNOLIA	PO BOX 13	WINDERM	FL	34786-1385
MARTIN RI	15288 CEN	BROOKSV	FL	34614
O'ROURKE	1022 WILL	MINNEOLA	FL	34715
PALMER W	1200 SUM	STAMFOR	CT	6905
RADER GA	1018 WILL	MINNEOLA	FL	34715
PROGRES	PO BOX 3	SALT LAKE	UT	84131-1236
PROGRES	PO BOX 3	SALT LAKE	UT	84131-1236
PROGRES	PO BOX 3	SALT LAKE	UT	84131-1236
MAIN STRI	12403 W C	WINTER G	FL	34787
QUIROGA	637 MAID	ANNAPOLI	MD	21405
HP-232091	631 W MOI	WINTER P	FL	32789

HILLS LL	26000 METR	ORLANDO	FL	32835
BUDHRAM	748 RIOJA	MINNEOLA	FL	34715
DIAZ MILD	744 RIOJA	MINNEOLA	FL	34715
RODRIGUE	740 RIOJA	MINNEOLA	FL	34715
SANCHEZ	737 RIOJA	MINNEOLA	FL	34715
SARLENG/	2360 JUNIP	MINNEOLA	FL	34715

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PARTNERS

CITY OF MINNEOLA
THIS PROPERTY WILL BE CONSIDERED FOR
a Conditional Use Permit To allow
The property To be used For a Tire sales
And Tire service Facility

TO:	Joyce Heffington, AICP, Minneola CRA Administrator
FROM:	Eric Raasch, AICP, Inspire Project Manager
CC:	Gabriela Castro, AICP
DATE:	July 27, 2026
SUBJECT:	Mavis Tires & Brakes (Inspire Case 228b)

We have conducted a review of the ***conditional use application*** for the above-referenced project. The site is located at the southwest corner of U.S. Highway 27 and Sullivan Road. The site is zoned B-1 (Business District) and has a Future Land Use designation of General Commercial. No site visit was conducted as part of this review.

GENERAL COMMENTS

1. This use is categorized as a motor vehicle service center as defined in Sec. 82-12, and not a motor vehicle service station which requires a different number of parking spaces. The parking provided is sufficient. *This is an informational comment and no response is required.*

CHAPTER 94 -DEVELOPMENT STANDARDS

1. **Section 94-3(E)(1)** states that rooftop equipment should be fully screened and out of view from adjacent properties at ground view level and in view of roadway corridors. The proposed architectural elevation is showing rooftop equipment. *Please provide a side profile showing that the rooftop equipment will not be visible from the rear adjacent property.*

CHAPTER 106 – SECTION 106.1 CONDITIONAL USES

2. **Section 106.1(f)(2)f.** states that the architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district. The proposed monument sign is located at the entrance to the development at U.S. Highway 27 exceeds the maximum allowed size for such sign types. Section 118-9, Exhibit A – Sign Regulation Table allows "4 square feet per sign at each driveway entrance" with a maximum height of 3 feet in a B-1 with a single occupant. The monument signs would be better located at the driveway entrances to the subject parcel. *Please revise sign plan in compliance with the sign regulations in Section 118.*

3. **Section 106.1(f)(2)g.** states that the availability of utilities services (such as water, sewer, and solid waste) and recreational facilities shall meet the minimum adopted LOS. *Inspire will defer to Public Works to determine concurrency compliance.*

CHAPTER 110, LANDSCAPING AND TREE PROTECTION

2. **Section 110-4** lists the water zones for each species of plant. The landscape plan is required to include the water zones listed in Section 110-4 of the Land Development Code (LDC). When submitting the landscape plans, *please include water zones consistent with LDC Section 110-4*.

3. **Section 110-4** includes the plant materials permitted within the City.

    a. Shumard Oak is not listed as an approved species. *Please replace this species with a listed tree species*.

    b. Under the grasses section, there is a note that states that St Augustine grass will only be allowed for residential sites. *Please revise the landscape plan to use an alternative type of sod*.

CHAPTER 122, SITE DEVELOPMENT

4. **Section 122-35(b)(4)** provides a matrix of the required parking needed for specified uses. A Motor Vehicle Service Center requires two spaces per service bay. The proposal contains 8 services bays necessitating 16 parking spaces. This amount does not include the 1 required loading space per Section 122-38. *Please update the parking summary chart to reflect the correct parking requirements*.

PUBLIC WORKS

1. No Comments.

FIRE

1. No Comments.

LAKE COUNTY

1. No Comments.

ENGINEERING

1. No Comments.

Inspire
PLACEMAKING COLLECTIVE

TO: Joyce Heffington, AICP, Minneola CRA Administrator

FROM: Eric Raasch, AICP, Inspire Project Manager

CC: Gabriela Castro, AICP

DATE: July 27, 2026

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PUBLIC WORKS

1. No Comments.

FIRE

1. No Comments.

LAKE COUNTY

1. No Comments.

ENGINEERING

1. No Comments.

AGENDA SUMMARY
City Council
August 18, 2026

Agenda Item: 10.
Subject Title: Ordinance 2026-19 Automatic License Plate Recognition Systems - *First Reading*

Objective:
An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 44, "Motor Vehicles and Traffic," of the City of Minneola Code of Ordinances; Creating Regulations for Automated License Plate Recognition Systems; Limiting the Use of City Funds and City Property for Fixed Automated License Plate Recognition Systems; Preserving the Authority of the Lake County Sheriff; Providing for Private Use; Providing for Codification, Conflicts, Severability, and An Effective Date.

Summary:
This ordinance amends Chapter 44, "Motor Vehicles and Traffic," of the City of Minneola Code of Ordinances to establish local policy regarding automated license plate recognition systems, commonly known as ALPR or license plate reader systems. The ordinance clarifies that fixed ALPR systems are not official traffic-control devices and may not be approved through the City Manager's delegated traffic-control authority.

The ordinance prohibits the use of City funds, including grant funds administered or matched by the City, for the purchase, installation, operation, maintenance, or expansion of fixed ALPR systems. It also provides that fixed ALPR systems may be placed on City-owned or City-controlled property only if the system is operated by or for the Lake County Sheriff's Office or another governmental law enforcement agency, is used for a lawful law enforcement purpose, complies with applicable law, and is specifically approved by City Council by resolution.

The ordinance preserves the independent constitutional, statutory, investigative, operational, and law enforcement authority of the Lake County Sheriff and does not restrict mobile or temporary law enforcement use of ALPR technology. It also does not prohibit or regulate private property owners, homeowners' associations, businesses, or other private entities from lawfully owning or operating ALPR systems on private property.

Approval of this ordinance would establish City Council oversight over the use of City property for fixed ALPR systems, prevent City funding of such systems, and balance public safety considerations with concerns related to privacy, data security, and

governmental surveillance.

Exhibits:
1. Exhibit A - Ordinance 2026-_ Automated License Plate Recognition Systems_Flock Cameras

Options:
1. Approve the ordinance as presented.
2. Approve the ordinance with modifications.
3. Deny the ordinance.

Fiscal Impact:
Undetermined.

P & Z Recommendation:
Not applicable.

Staff Recommendation:
Staff recommends City Council review the ordinance for modification or approval.

ORDINANCE NO. 2026-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AMENDING CHAPTER 44, "MOTOR VEHICLES AND TRAFFIC," OF THE CITY OF MINNEOLA CODE OF ORDINANCES; CREATING REGULATIONS FOR AUTOMATED LICENSE PLATE RECOGNITION SYSTEMS; LIMITING THE USE OF CITY FUNDS AND CITY PROPERTY FOR FIXED AUTOMATED LICENSE PLATE RECOGNITION SYSTEMS; PRESERVING THE AUTHORITY OF THE LAKE COUNTY SHERIFF; PROVIDING FOR PRIVATE USE; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution and section 166.021, Florida Statutes, authorize municipalities to exercise governmental, corporate, and proprietary powers for municipal purposes except when expressly prohibited by law; and

WHEREAS, Chapter 316, Florida Statutes, provides for the uniform regulation of traffic upon the streets and highways of the State of Florida and reserves certain traffic-control powers to local governments; and

WHEREAS, Chapter 44 of the City of Minneola Code of Ordinances provides for the exercise of the City's traffic-control authority and delegates to the City Manager or designee certain authority regarding the placement of official traffic-control devices; and

WHEREAS, automated license plate recognition systems are distinguishable from official traffic-control devices in that such systems use cameras and computer algorithms to capture and convert images of motor vehicle license plates into computer-readable data rather than regulate, warn, or guide traffic; and

WHEREAS, section 316.0777, Florida Statutes, defines and regulates automated license plate recognition systems and provides for the installation of such systems within rights-of-way of the State Highway System under specified circumstances; and

WHEREAS, the City of Minneola ("City") does not maintain a municipal police department and contracts law enforcement services through the Lake County Sheriff's Office ("LCSO"); and

WHEREAS, the Lake County Sheriff is an independently elected constitutional officer, and the City Council expressly intends that this Ordinance neither regulate nor interfere with the Sheriff's lawful constitutional, statutory, investigative, operational, personnel, procurement, or law enforcement authority; and

WHEREAS, automated license plate recognition technology may assist law enforcement in preventing and investigating criminal activity, recovering stolen vehicles, locating missing or wanted persons, and protecting public safety; and

WHEREAS, the City Council nevertheless recognizes that the widespread placement and use of automated license plate recognition systems may implicate legitimate concerns regarding

individual privacy, governmental surveillance, data security, retention of vehicle-location information, and access to or dissemination of such information; and

WHEREAS, the City Council finds that the expenditure of City funds and the placement of surveillance equipment upon property owned or controlled by the City are municipal fiscal and proprietary policy matters appropriately reserved to the City Council; and

WHEREAS, the City Council desires to establish a policy that City funds, including grant funds applied for, accepted, administered, matched, passed through, or expended by the City, shall not be used to purchase, acquire, install, operate, maintain, replace, expand, or otherwise fund fixed automated license plate recognition systems; and

WHEREAS, the City Council recognizes that LCSO or another governmental law enforcement agency may independently acquire and operate automated license plate recognition technology through its own funding sources and in the exercise of its lawful authority; and

WHEREAS, the City Council further finds that a fixed automated license plate recognition system should be permitted upon City-owned or City-controlled property only when the system is operated by or for a governmental law enforcement agency for a lawful law enforcement purpose and the City Council has specifically authorized use of the City property for such purpose; and

WHEREAS, in approving the use of City property, the City Council intends to act solely in its capacity as the governing body responsible for the ownership, custody, management, and control of City property and not as the supervisor of LCSO's law enforcement operations; and

WHEREAS, the City Council does not intend this Ordinance to restrict the temporary or mobile deployment of automated license plate recognition technology by LCSO or another governmental law enforcement agency for a lawful law enforcement purpose, or to apply to pole cameras or other surveillance equipment that are not automated license plate recognition systems and are deployed pursuant to a search warrant, court order, or other lawful investigative authority; and

WHEREAS, the City Council does not intend to prohibit or regulate the lawful purchase, ownership, installation, maintenance, or operation of automated license plate recognition systems by private property owners, homeowners' associations, condominium associations, businesses, or other private entities upon private property; and

WHEREAS, the City Council finds that adoption of this Ordinance is in the best interests of the public health, safety, and welfare of the residents and property owners of the City of Minneola.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals. The foregoing recitals are hereby adopted as the legislative findings of the City Council and are incorporated herein by reference.

SECTION 2. Amendment To Section 44-3. Section 44-3, "Authority to adopt rules and regulations and to install traffic control devices," of Chapter 44, "Motor Vehicles and Traffic," of

the City of Minneola Code of Ordinances is hereby amended by adding a new paragraph at the end thereof to read as follows:

(~~Strikethrough~~ indicates language to be deleted. Underline indicates new language to be added.)

Sec. 44-3. Authority to adopt rules and regulations and to install traffic control devices.

F.S. chapter 316 including, but not limited to, those powers specified in F.S. § 316.008, grants the authority to local municipalities to place traffic-control devices on roads, streets and highways located within their jurisdiction.

The location and existence of all official traffic-control devices which are in place or in existence on all streets and highways, except state roads, within the boundaries of the City on the effective date of this chapter are hereby ratified and confirmed and shall be considered to have been authorized by the City Council. The City Council hereby delegates its authority to place official traffic-control devices on all streets and highways, except state roads, within the boundaries of the City to the City Manager or designee, who shall hereafter be responsible for determining the need for placement of official traffic-control devices.

For purposes of this section, a fixed automated license plate recognition system, as defined in Article VII of this chapter, is not an official traffic-control device. The authority delegated to the City Manager or designee pursuant to this section to place official traffic-control devices shall not include authority to approve the installation, placement, or operation of a fixed automated license plate recognition system upon City property or within a City-owned or City-controlled right-of-way. The installation or placement of a fixed automated license plate recognition system upon City property shall be governed by Article VII of this chapter.

SECTION 3. Creation of Article VII. Chapter 44, "Motor Vehicles and Traffic," of the City of Minneola Code of Ordinances is hereby amended by creating a new Article VII, "Automated License Plate Recognition Systems," to read as follows:

ARTICLE VII. AUTOMATED LICENSE PLATE RECOGNITION SYSTEMS

Sec. 44-207. Purpose and intent.

(a) The purpose of this article is to establish municipal policy concerning:

(1) the expenditure of City funds for fixed automated license plate recognition systems;

(2) the placement of fixed automated license plate recognition systems upon City property;

(3) the limitation of fixed automated license plate recognition systems located upon City property to lawful law enforcement purposes;

(4) the reservation to the City Council of authority to approve the use of City property for fixed automated license plate recognition systems; and

(5) the continued ability of private entities to lawfully own and operate fixed automated license plate recognition systems upon private property.

(b) This article regulates the expenditure of City funds and the use of City property. Except as expressly provided herein, it is not intended to regulate the acquisition, possession, operation, use, or deployment of automated license plate recognition technology by LCSO or another governmental law enforcement agency.

(c) Nothing in this article shall be construed to designate an automated license plate recognition system as an official traffic-control device or to authorize its use for the regulation, warning, or guidance of traffic.

(d) This article shall be interpreted and applied in a manner that avoids interference with the lawful constitutional, statutory, investigative, and operational authority of the Lake County Sheriff.

Sec. 44-208. Definitions.

For purposes of this article, the following words and phrases shall have the meanings ascribed to them below:

Automated license plate recognition system or ALPR system means a system of one or more mobile or fixed high-speed cameras combined with computer algorithms or other technology to convert images of motor vehicle license plates into computer-readable data, consistent with the definition provided in section 316.0777, Florida Statutes, as amended from time to time. The term includes systems commonly referred to as automated license plate readers, license plate recognition systems, or LPR systems, including systems manufactured, marketed, sold, licensed, or provided by Flock Safety or any successor or substantially similar vendor.

Fixed automated license plate recognition system means an ALPR system installed, mounted, or affixed at a particular location for ongoing or indefinite use, including an ALPR system mounted upon a utility pole, light pole, traffic signal structure, sign structure, building, or other fixed improvement. The term does not include an ALPR system mounted upon or incorporated into a motor vehicle; a portable or trailer-mounted ALPR system temporarily deployed by a governmental law enforcement agency for a lawful law enforcement purpose; radar, speed-detection, traffic-monitoring, or similar portable law enforcement equipment incorporating ALPR functionality; or an ALPR system that is merely transported through or temporarily present within City property or a City-owned or City-controlled right-of-way and is not installed or affixed to City property for ongoing use.

City funds means any monies appropriated, budgeted, accepted, received, administered, controlled, or expended by the City, regardless of source, including general fund revenues, special revenues, enterprise funds, federal or state funds, and grant proceeds.

The term does not include funds independently received, controlled, administered, or expended by LCSO or another governmental entity when the City is not the applicant, recipient, fiscal agent,

administrator, pass-through entity, matching-fund source, contracting party, or source of reimbursement.

City property means real property owned, leased, or controlled by the City, including City buildings, facilities, parking areas, parks, utility property, and City-owned or City-controlled rights-of-way.

The term does not include property or rights-of-way owned or controlled by the State of Florida, Lake County, LCSO, another governmental entity, or a private entity merely because such property is geographically located within the municipal boundaries of the City.

Law enforcement agency means an agency having as its primary mission the prevention and detection of crime and enforcement of state penal, criminal, traffic, and motor vehicle laws and which, in furtherance of that mission, employs law enforcement officers as provided by Florida law.

Law enforcement purpose means the collection, access, use, or analysis of information by a law enforcement agency in furtherance of its lawful official duties, including:

(1) preventing, detecting, investigating, or prosecuting criminal activity;

(2) identifying or locating a stolen vehicle or a vehicle reasonably associated with criminal activity;

(3) identifying or locating a missing, endangered, abducted, or wanted person;

(4) responding to an immediate threat to public safety;

(5) collecting active criminal intelligence information or active criminal investigative information as authorized by Florida law; or

(6) another lawful criminal investigative, criminal intelligence, or public safety purpose within the authority of the law enforcement agency.

Private entity means a natural person, corporation, partnership, limited liability company, homeowners' association, condominium association, property owners' association, business, nonprofit organization, or other nongovernmental person or entity.

Sec. 44-209. Prohibition on use of City funds for Fixed Automated License Plate Recognition Systems.

(a) *General prohibition.* No City funds shall be appropriated, obligated, encumbered, transferred, reimbursed, or expended, directly or indirectly, for the purchase, lease, licensing, subscription, acquisition, installation, operation, maintenance, repair, replacement, relocation, upgrade, expansion, or renewal of a fixed automated license plate recognition system.

(b) *Grant funding.* The City shall not apply for, accept, receive, administer, match, appropriate, pass through, reimburse, or expend any federal, state, regional, local, or private grant funds

when such funds are designated or intended, in whole or in part, for the purchase, lease, licensing, acquisition, installation, operation, maintenance, repair, replacement, relocation, upgrade, expansion, or renewal of a fixed automated license plate recognition system.

(c) No City officer, employee, department, or agent shall submit, execute, or accept on behalf of the City a grant application, grant agreement, memorandum of understanding, reimbursement agreement, interlocal agreement, purchase order, contract, or other funding arrangement that would obligate or authorize the expenditure of City funds for a fixed automated license plate recognition system.

(d) *Independent funding by LCSO or another governmental entity***.** Nothing in this section prohibits LCSO or another governmental entity from independently applying for, receiving, administering, or expending its own funds or grant funds for a fixed automated license plate recognition system when the City is not the applicant, recipient, fiscal agent, administrator, pass-through entity, matching-fund source, contracting party, or source of reimbursement.

(e) *No circumvention.* The prohibitions contained in this section may not be avoided by characterizing an expenditure as an information technology expense, public safety expense, contractual service, subscription, equipment lease, reimbursement, intergovernmental transfer, utility expense, capital improvement, or other expenditure when the purpose or effect of the expenditure is to fund a fixed automated license plate recognition system.

Sec. 44-210. Fixed Automated License Plate Recognition Systems upon City Property.

(a) No fixed automated license plate recognition system may be installed, mounted, placed, or maintained upon City property except as authorized by this article.

(b) A fixed automated license plate recognition system located upon City property may be installed and operated only:

(1) by or for LCSO or another governmental law enforcement agency;

(2) for a lawful law enforcement purpose;

(3) in compliance with applicable federal and state law; and

(4) following approval by the City Council of the use of the City property pursuant to section 44-211.

(c) No fixed automated license plate recognition system located upon City property shall be owned or operated by the City for:

(1) code enforcement;

(2) parking enforcement;

(3) civil regulatory enforcement;

(4) collection of fines, fees, tolls, or other revenue;

(5) employee monitoring;

(6) general traffic enforcement; or

(7) any other non-law-enforcement purpose.

(d) Nothing in this article authorizes the City to approve placement of a fixed automated license plate recognition system within property or a right-of-way owned or controlled by the State of Florida, Lake County, or another governmental entity. Any such placement shall be governed by applicable law and the governmental entity having jurisdiction over the property or right-of-way.

(e) Nothing in this section requires City Council approval for the operation or temporary deployment upon City property or within a City-owned or City-controlled right-of-way of:

(1) an ALPR system mounted upon or incorporated into a law enforcement vehicle;

(2) a portable or trailer-mounted ALPR system temporarily deployed by a governmental law enforcement agency for a lawful law enforcement purpose;

(3) radar, speed-detection, traffic-monitoring, or similar portable law enforcement equipment incorporating ALPR functionality; or

(4) a vehicle-mounted ALPR system lawfully traveling upon or temporarily present within a City right-of-way, whether operated by a governmental law enforcement agency or a private entity, provided the system is not installed or affixed to City property for ongoing use.

Sec. 44-211. City Council approval for use of City property.

(a) The City Council reserves to itself the authority to approve the placement of a fixed automated license plate recognition system upon City property.

(b) Before installation of such a system upon City property, LCSO or another law enforcement agency requesting use of the property shall submit a request to the City identifying:

(1) the law enforcement agency requesting use of the property;

(2) the proposed location or locations of the system;

(3) the general law enforcement or public safety purpose supporting the requested placement;

(4) the anticipated duration of the placement; and

(5) such information concerning the physical installation and use of City property as the City Manager or designee may reasonably request.

(c) The City Manager or designee may review the request and make a recommendation to the City Council.

(d) After consideration of the request and any recommendation of the City Manager, the City Council may approve or deny the proposed use of City property by resolution.

(e) A resolution approving use of city property shall identify, at a minimum:

(1) the law enforcement agency authorized to use the property;

(2) the approved location or locations;

(3) the term of the authorization; and

(4) any reasonable conditions concerning physical installation, access, maintenance, utilities, restoration, or protection of City property.

(f) Approval under this section constitutes authorization solely for use of City property. Approval shall not constitute supervision, direction, approval, or control by the City over the investigative, intelligence, personnel, deployment, data-access, or other operational decisions of LCSO or another law enforcement agency.

(g) Neither the City Manager nor any other City officer or employee may independently approve a new fixed automated license plate recognition system location upon City property.

(h) The City Manager may administratively approve a minor relocation of a previously approved system when reasonably necessary because of construction, utility conflicts, road improvements, safety concerns, or similar physical conditions, provided that:

(1) the relocated system remains within the same general area previously approved by the City Council;

(2) the relocation does not materially expand the scope of the authorization; and

(3) no City funds are expended in violation of section 44-209.

(j) Nothing in this section shall require LCSO or another law enforcement agency to disclose active criminal intelligence information, active criminal investigative information, confidential investigative techniques, or other information made confidential or exempt by law as a condition of requesting use of City property.

Sec. 44-212. Costs Associated with Systems Located upon City Property.

(a) All costs associated with a fixed automated license plate recognition system located upon City property shall be borne by LCSO, the requesting law enforcement agency, or another funding source that does not constitute City funds.

(b) Such costs include, but are not limited to:

(1) acquisition;

(2) installation;

(3) operation;

(4) subscription or licensing fees;

(5) telecommunications;

(6) dedicated electrical service;

(7) maintenance and repair;

(8) replacement or relocation;

(9) removal; and

(10) restoration of City property.

(c) The incidental use of existing City property that does not require expenditure of City funds shall not, standing alone, constitute city funding of a fixed automated license plate recognition system.

(d) Nothing herein shall require the City to provide electricity, communications infrastructure, poles, foundations, maintenance services, or other City resources for an automated license plate recognition system.

Sec. 44-213. Lake County Sheriff's Office; preservation of independent authority.

(a) Nothing in this article shall be interpreted or applied to regulate, impair, restrict, supervise, direct, or interfere with the constitutional, statutory, investigative, operational, personnel, procurement, or law enforcement authority of the Lake County Sheriff or LCSO.

(b) Except with respect to expenditure of city funds or use of city property expressly regulated by this article, nothing herein shall prohibit or restrict LCSO from:

(1) acquiring, purchasing, owning, leasing, licensing, subscribing to, operating, accessing, or utilizing an automated license plate recognition system with funds that do not constitute city funds;

(2) installing, placing, or operating an automated license plate recognition system upon property that is not city property;

(3) utilizing a mobile automated license plate recognition system in or upon a law enforcement vehicle;

(4) accessing information obtained from automated license plate recognition systems owned or operated by another governmental agency or private entity;

(5) participating in a lawful law enforcement information-sharing system or network;

(6) requesting, receiving, subpoenaing, accessing, or utilizing automated license plate recognition information in connection with a lawful investigation or other law enforcement purpose;

(7) establishing or applying policies governing access to, use of, retention of, or dissemination of automated license plate recognition information within the limits of applicable law; or

(8) otherwise exercising any authority granted to the Sheriff or LCSO by the Florida Constitution, Florida Statutes, or other applicable law.

(c) Nothing in this article modifies, supersedes, terminates, or otherwise amends any agreement between the City and LCSO for the provision of law enforcement services unless the City and LCSO expressly agree otherwise in writing.

(d) Approval of a location pursuant to section 44-211 shall not constitute City control over LCSO decisions concerning:

(1) criminal investigations;

(2) criminal intelligence;

(3) searches or queries;

(4) hot lists or alerts;

(5) investigative or intelligence records;

(6) access to or dissemination of information;

(7) retention of records;

(8) personnel;

(9) deployment of law enforcement resources; or

(10) other law enforcement operations.

(e) If an application of this article would conflict with the lawful constitutional or statutory authority of the Lake County Sheriff, this article shall be construed so as to preserve such authority while enforcing, to the maximum extent lawful, the City's fiscal and proprietary policies concerning city funds and city property.

Sec. 44-214. Private Property and Private Entities.

(a) Nothing in this article prohibits or regulates the lawful purchase, ownership, installation, maintenance, operation, or use of an automated license plate recognition system by a private entity upon private property.

(b) A private entity shall not be required to obtain approval pursuant to section 44-211 for an automated license plate recognition system located wholly upon private property.

(c) Nothing in this article exempts a private entity from compliance with otherwise applicable zoning, building, electrical, permitting, right-of-way, utility, or other generally applicable requirements of law.

(d) The ownership or operation of an automated license plate recognition system by a private entity shall not, solely by reason of its location within the City, constitute City ownership, custody, operation, control, authorization, endorsement, or sponsorship of the system or the information generated by the system.

(e) Nothing in this article prohibits a private entity from voluntarily providing information generated by a privately owned automated license plate recognition system to LCSO or another law enforcement agency.

(f) Nothing in this article prohibits LCSO or another law enforcement agency from lawfully requesting, subpoenaing, receiving, accessing, or otherwise obtaining information generated by a privately owned automated license plate recognition system.

Sec. 44-215. Compliance with state law; records and confidentiality.

(a) Fixed automated license plate recognition systems located upon city property shall be installed and operated in accordance with applicable federal and state law, including sections 316.0777 and 316.0778, Florida Statutes, as amended from time to time.

(b) Nothing in this article shall be construed to:

(1) authorize use of an automated license plate recognition system in a manner prohibited by federal or state law;

(2) create, alter, limit, or expand a confidentiality requirement or public records exemption established by state law;

(3) establish a records-retention period inconsistent with a retention schedule established pursuant to state law;

(4) require disclosure of active criminal intelligence information, active criminal investigative information, or other information made confidential or exempt by law;

(5) authorize the City to direct the retention, disclosure, dissemination, or destruction of records in the custody or control of LCSO or another governmental law enforcement agency; or

(6) confer upon the City operational authority over an automated license plate recognition system operated by LCSO or another governmental law enforcement agency.

(c) To the extent any automated license plate recognition records are maintained by or on behalf of the City, such records shall be maintained, retained, disclosed, and disposed of in accordance with applicable Florida law.

Sec. 44-216. Administration.

(a) The City Manager and City Attorney are authorized to take administrative actions reasonably necessary to implement this article.

(b) Such actions may include preparation of licenses, right-of-entry agreements, memoranda of understanding, or other instruments governing physical use of city property by a governmental law enforcement agency for an automated license plate recognition system.

(c) No administrative action taken pursuant to this section may:

(1) authorize expenditure of city funds prohibited by section 44-209;

(2) authorize a new system location that has not been approved by the City Council as required by section 44-211;

(3) materially expand an authorization granted by the City Council; or

(4) regulate or direct the independent law enforcement operations of LCSO.

SECTION 4. Codification. It is the intention of the City Council that Sections 2 and 3 of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Minneola, Florida; that the sections and subsections of this Ordinance may be renumbered, relettered, or otherwise reformatted to accomplish such intention; and that the word "Ordinance" may be changed to "Section," "Article," or other appropriate word.

SECTION 5. Conflicts. All ordinances or portions of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Nothing herein shall be construed to repeal, supersede, restrict, or impair any authority, right, duty, or obligation arising under the Florida Constitution, Florida Statutes, or other applicable law.

SECTION 6. Severability. If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid, unlawful, or unconstitutional by a court of competent jurisdiction, such determination shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 7. Effective Date. This Ordinance shall become effective immediately upon adoption and shall remain in effect for five (5) years from its effective date, at which time the amendments to the City Code enacted by Sections 2 and 3 of this Ordinance shall automatically expire and be repealed, unless extended or reenacted by the City Council prior to such date.

PASSED AND ADOPTED by the City Council of the City of Minneola, Florida, on second and final reading this ___ day of _____, 2026.

CITY OF MINNEOLA, FLORIDA

_____
Pam Serviss, Mayor

ATTEST:

_____
Kristine Thompson, City Clerk

Approved as to form and legal sufficiency:

_____
Scott Gerken, City Attorney

AGENDA SUMMARY
City Council
August 18, 2026

Agenda Item: 11.
Subject Title: Discussion - Voluntary Conservation Design Checklist

Objective:
A Review and Presentation by Commissioner Martin of a Voluntary Conservation Design Checklist for Development Applications.

Summary:

Exhibits:
1. IMG_8684
2. IMG_8688
3. IMG_8687
4. IMG_8686
5. IMG_8685
6. IMG_8689
7. IMG_8683

Options:

Fiscal Impact:

P & Z Recommendation:

Staff Recommendation:

Here are opportunities that contribute to resilient, context-sensitive development in Minneola. Which of these fit your project?

For applicants

Work through the checklist line by line, ideally before your site plan is finalized. Check the items your project already includes, and consider whether any unchecked items could reasonably be incorporated. Not every site can do everything — a project that meaningfully accomplishes a handful of these is a success. Where an item does not apply, leave it blank.

For staff and the Commission

The completed checklist is a conversation starter, not a score to approve or deny. It gives everyone at the table a shared vocabulary for discussing site design, and it lets an applicant show the work they have already done. A completed sheet allows a simple factual statement such as: “This project incorporated 21 of the 65 conservation opportunities identified.”

The framework

The 65 items are grouped into ten interconnected focus areas. They are deliberately written as questions rather than requirements, because the goal is for applicants to evaluate their own project rather than respond to a mandate.

7

Construction Stewardship

OBJECTIVE Protect retained natural features during the construction phase.

WHY IT MATTERS Much of the ecological damage on a project happens after approval. Trees preserved on a plan are frequently lost to root compaction, grade changes, or staging activity during construction.

- [ ] Will protective fencing be installed at the drip line of retained trees?
- [ ] Have staging, storage, and equipment routes been located away from retained features?
- [ ] Will erosion and sediment control measures be maintained throughout construction?
- [ ] Has unnecessary clearing been limited to the actual construction envelope?
- [ ] Will soil compaction in preservation areas be prevented?
- [ ] Will a responsible party be identified to monitor protection measures on site?

8

Long-Term Stewardship & Resilience

OBJECTIVE Ensure that what is installed still functions ten years from now.

WHY IT MATTERS The question is not only whether a feature was installed, but whether it will survive. Long-term maintenance responsibility is what determines whether canopy, native areas, and stormwater systems continue to perform.

- [ ] Has long-term maintenance responsibility been identified (HOA, CDD, owner, or other)?
- [ ] Are preserved and native areas protected by easement, plat note, or covenant?
- [ ] Is stormwater system maintenance addressed in writing?
- [ ] Is canopy replacement planned for trees that are lost over time?
- [ ] Is invasive species control part of ongoing maintenance?
- [ ] Have drought-tolerant, flood-tolerant, and wind-resistant species been favored?
- [ ] Is post-construction monitoring or replacement of failed plantings addressed?

9

Community Experience & Human Connection

OBJECTIVE Create opportunities for residents and visitors to experience the natural landscape.

WHY IT MATTERS Preserved nature that no one can experience rarely builds public support for conservation. Access, comfort, and interpretation turn a preserve into a community amenity.

- [ ] Are there opportunities for residents to access and experience natural areas?
- [ ] Have trails, boardwalks, or overlooks been considered?
- [ ] Has seating or shaded gathering space been provided?
- [ ] Have interpretive or educational signs been considered?
- [ ] Have meaningful landscape features been preserved as focal points?
- [ ] Is there an opportunity to interpret the site's natural history?

10

Innovation & Voluntary Enhancements

OBJECTIVE Leave room for ideas this checklist did not anticipate.

WHY IT MATTERS No checklist can capture every good idea. Some of the strongest conservation outcomes come from approaches specific to a single site or a single applicant's expertise.

- [ ] Does the project include ecological restoration beyond what is required?
- [ ] Does the project incorporate ecosystem services such as shade, cooling, filtration, or air quality benefits?
- [ ] Does the project include a partnership, dedication, or stewardship commitment?
- [ ] Does the project include a feature not otherwise listed in this checklist?

3

Wildlife & Habitat

OBJECTIVE Retain and create habitat value within the developed landscape.

WHY IT MATTERS Development does not have to displace wildlife entirely. Small design choices — where open space goes, what is planted, how edges are treated — determine whether a site remains usable habitat.

- [ ] Has usable habitat been retained rather than only unbuildable remnants?
- [ ] Have habitat buffers been provided adjacent to natural or conserved areas?
- [ ] Have pollinator habitat areas or meadow plantings been incorporated?
- [ ] Have nesting, denning, or forage areas been protected where present?
- [ ] Has habitat value been considered in the design of retained open space?
- [ ] Has invasive species removal and long-term control been addressed?

4

Water, Soil & Stormwater

OBJECTIVE Work with the site's natural hydrology and soils rather than replacing them.

WHY IT MATTERS Most development strips and compacts soil, then relies on pipes to move water quickly off-site. Designing for infiltration protects downstream water quality, reduces flooding, and can turn required infrastructure into habitat.

- [ ] Has unnecessary grading been minimized?
- [ ] Have existing healthy soils been preserved where feasible?
- [ ] Does the design favor infiltration over rapid conveyance?
- [ ] Have stormwater features been designed to also function as habitat?
- [ ] Have littoral plantings or naturalized pond edges been incorporated?
- [ ] Have permeable surfaces been considered where appropriate?
- [ ] Has natural hydrology been restored or maintained where practical?

5

Lighting & Community Compatibility

OBJECTIVE Provide safe lighting while limiting light pollution and preserving neighborhood character.

WHY IT MATTERS Well-designed lighting improves safety while protecting night skies, wildlife behavior, and the comfort of adjacent residents. Compatibility with surrounding development is often what makes a project welcome.

- [ ] Is exterior lighting fully shielded and directed downward?
- [ ] Have warmer color temperatures been selected for exterior fixtures?
- [ ] Has light trespass onto adjacent properties and natural areas been limited?
- [ ] Have unnecessary hours of illumination been reduced through controls?
- [ ] Have building scale, setbacks, and transitions been designed for compatibility with adjacent uses?
- [ ] Have heat island effects been reduced through shade, materials, or roof treatment?

6

Open Space & Ecological Connectivity

OBJECTIVE Ensure preserved land functions as part of a larger connected landscape rather than as isolated fragments.

WHY IT MATTERS Connectivity is what separates open space that works ecologically from open space that only looks green. Continuous corridors allow wildlife movement, seed dispersal, and long-term resilience.

- [ ] Does preserved habitat connect to adjacent natural areas, parks, or conservation lands?
- [ ] Can wildlife move across the property without significant barriers?
- [ ] Has habitat fragmentation been minimized?
- [ ] Does open space form meaningful, contiguous areas rather than scattered remnants?
- [ ] Have greenway or trail corridors been considered that serve both wildlife and passive recreation?
- [ ] Has open space been located to benefit the surrounding neighborhood as well as the project?

1

Existing Site Conditions

OBJECTIVE Understand and protect what already exists on the property before deciding what to add.

WHY IT MATTERS The most valuable ecological features on a site are usually the ones already there. Mature trees, intact soils, wetlands, and native remnants take decades or centuries to form and minutes to remove.

- [ ] Has the property been walked and inventoried for existing natural features?
- [ ] Have mature or specimen trees been identified and mapped?
- [ ] Have wetlands, ponds, or seasonal water features been identified?
- [ ] Has existing native vegetation been identified and evaluated for retention?
- [ ] Have existing wildlife movement patterns or nesting areas been noted?
- [ ] Have historic or culturally meaningful landscape features been identified?
- [ ] Has the property's native ecological community been identified (sandhill, scrub, hammock, flatwoods, wetland)?

2

Trees & Native Landscaping

OBJECTIVE Preserve and expand tree canopy, and use plant communities adapted to the site's natural ecosystem and climate.

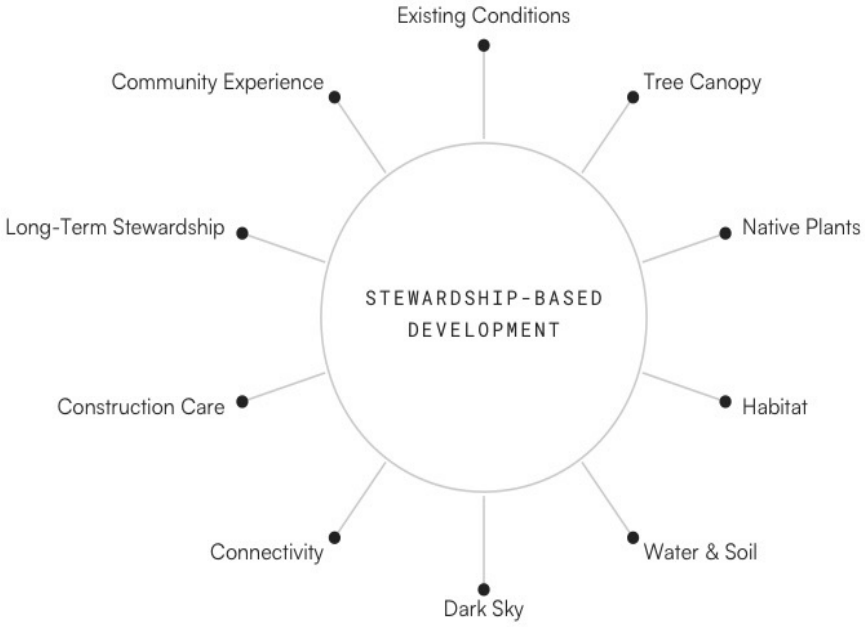
WHY IT MATTERS Healthy tree canopy reduces urban heat, improves stormwater infiltration, increases property value, and enhances neighborhood character. Native plant communities require less water and support far more wildlife than ornamental palettes.

- [ ] Have mature or specimen trees been incorporated into the site design where feasible?
- [ ] Has development been clustered to preserve larger, contiguous tree stands?
- [ ] Have shade trees been increased in parking areas and along drive aisles?
- [ ] Has a canopy target beyond minimum code been considered?
- [ ] Does the planting palette use Florida native species where practical?
- [ ] Does the landscape design reduce long-term irrigation demand?
- [ ] Are pollinator-friendly species included?
- [ ] Have invasive ornamental species been avoided?
- [ ] Does the landscape provide year-round ecological function?
- [ ] Does the plant palette reflect the site's natural ecological community?

REFERENCE EXAMPLES – MATCHING PALETTE TO COMMUNITY

- **Sandhill** → longleaf pine, wiregrass, turkey oak, blazing star
- **Scrub** → scrub oak, Florida rosemary, Chapman oak
- **Hardwood hammock** → live oak, cabbage palm, wild coffee, beautyberry
- **Wetland edge** → bald cypress, pickerelweed, duck potato

These are illustrations, not a required species list. The intent is simply to invite applicants to consider whether the landscape reflects the ecosystem the project is being built within.



These focus areas are interconnected. A decision about stormwater is also a decision about habitat, canopy, and long-term maintenance.

Referenced guidance

Established Best Practices

This checklist does not attempt to create new standards. Applicants who wish to learn more may find useful guidance in established, widely used resources such as:

- International Dark-Sky Association recommendations for exterior lighting
- Florida-Friendly Landscaping™ principles
- Florida Department of Environmental Protection guidance and best management practices
- Florida Fish and Wildlife Conservation Commission habitat guidance
- UF/IFAS Extension resources for native plants, soils, and stormwater
- Local watershed or basin management recommendations, where applicable

These references are offered as places to learn more. None is adopted, endorsed as a standard, or required.

Recognition – not approval

Project Summary

This summary is for recognition and discussion only. It is not a score, a threshold, or a condition of approval.

FOCUS AREA	ITEMS AVAILABLE	ITEMS INCORPORATED
1. Existing Site Conditions	7	
2. Trees & Native Landscaping	10	
3. Wildlife & Habitat	6	
4. Water, Soil & Stormwater	7	
5. Lighting & Community Compatibility	6	
6. Open Space & Ecological Connectivity	6	
7. Construction Stewardship	6	
8. Long-Term Stewardship & Resilience	7	
9. Community Experience & Human Connection	6	
10. Innovation & Voluntary Enhancements	4	
Total	**65**	

15+	30+	45+	55+
OPPORTUNITIES INCORPORATED	OPPORTUNITIES INCORPORATED	OPPORTUNITIES INCORPORATED	OPPORTUNITIES INCORPORATED

Tell us about your project

Innovation & Site-Specific Opportunities

What sustainability, conservation, or ecological design features are incorporated into your project that may not be reflected elsewhere in this checklist?

Examples applicants have described elsewhere: restoring a degraded wetland, preserving a historic oak grove, establishing a pollinator meadow, using permeable pavement, dedicating a trail connection, funding long-term invasive species control.

Future considerations

Which opportunities could not be accomplished on this site, and why? Are any of them possible in a future phase?

Completed by

NAME & TITLE | PROJECT | DATE

Voluntary Conservation Design Checklist

A collaborative tool to help applicants identify opportunities for resilient, context-sensitive site design.

PURPOSE

The City of Minneola encourages development that works with the natural landscape while creating resilient, attractive, and economically successful communities.

This voluntary checklist is intended to help applicants identify opportunities to incorporate conservation-minded design principles early in the planning process. It serves as a collaborative tool to encourage thoughtful site design, highlight opportunities for environmental stewardship, and facilitate productive conversations between applicants, staff, and the Planning & Zoning Commission.

NOT REGULATORY

This checklist is not a code requirement, an adopted amendment, or a condition of project approval. Nothing in this document is required, and no item affects the review, approval, or timing of an application. It is offered as a set of opportunities — the applicant decides which, if any, fit the project.

AGENDA SUMMARY
City Council
August 18, 2026

Agenda Item: 12.
Subject Title: Ordinance 2026-14 Fire Impact Fee - *Second Reading - Request to Table*

Objective:
An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 42 of the City of Minneola Code of Ordinances; Specifically Amending Chapter 42 to Increase the Fire Protection Impact Fee in the City of Minneola; Providing Findings and Declarations of the City Council; Providing for Notice; Providing for Codification; Providing for Severability; Providing an Effective Date.

Summary:
Addtional resources required to provide services to new development should not be born by existing residents. With the huge amount of development in the Mountain CRA, we are required to provide another fully equipped and staffed fire station. The increase in impact fees will help cover the costs.

Exhibits:
1. Ord 2026-14 Fire Impact Fee
2. Minneola Fees 6.18.26
3. Affidavit

Options:
1. Approve the Ordinance as presented.
2. Approve the Ordinance with Conditions.
3. Postpone the decision.
4. Deny approval of the Ordinance.

Fiscal Impact:
Undetermined.

P & Z Recommendation:
N/A

Staff Recommendation:

Staff recommends approval.

ORDINANCE 2026-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AMENDING CHAPTER 42 OF THE CITY OF MINNEOLA CODE OF ORDINANCES; SPECIFICALLY AMENDING CHAPTER 42 TO INCREASE THE FIRE PROTECTION IMPACT FEE IN THE CITY OF MINNEOLA; PROVIDING FINDINGS AND DECLARATIONS OF THE CITY COUNCIL; PROVIDING FOR NOTICE; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Minneola has determined that fire protection impact fees are necessary to help pay for a portion of the costs of new or expanded fire, rescue, and prevention and suppression capital facilities and equipment attributable to new construction within the City limits; and

WHEREAS, the City of Minneola accordingly adopted a fire protection impact fee pursuant to Ordinance 2005-36; and

WHEREAS, the City of Minneola has obtained an impact fee study prepared by TischlerBise Fiscal Economic Planning dated May 18, 2026, which found that the fire protection impact fee should be increased as set forth herein; and

WHEREAS, the City Council of the City of Minneola finds and determines that the calculation of the impact fee set forth in the study is based on the most recent and localized data; and

WHEREAS, the City of Minneola desires to increase the fire protection impact fee as set forth in the Study and provided herein; and

WHEREAS, the City of Minneola has provided notice in accordance with Section 163.31801 of the Florida Statutes; and

WHEREAS, the City of Minneola desires to adopt this Ordinance 2026-14.

NOW THEREFORE, be it ordained by the City Council of the City of Minneola, Florida:

Section 1. The study regarding fire protection impact fees prepared by TischlerBise Fiscal Economic Planning dated May 18, 2026 (the "Study") has been submitted to the City Council and discussed at public meetings and sets forth a reasonable methodology and

analysis for the determination of the impact of new development on the need for and costs of additional fire protection facilities and equipment within the City of Minneola. City of Minneola City Council hereby adopts those findings set forth in the Study relating to the City of Minneola's fire protection impact fee.

Section 2. Section 42-138 of the City of Minneola Code of Ordinances is hereby amended to read as follows:

Sec. 42-138.Fee Schedule.

Description	Unit	ERU Factor	Year 1	Year 2	Year 3	Year 4
Single-Family	Dwelling	1.00	$596.94	$660.63	$731.11	$809.10
Multi-Family	Dwelling	0.75	$447.71	$495.47	$548.33	$606.83
Nonresidential						
Office	1,000 sf	0.5586	$333.44	$369.01	$408.38	$451.95
Retail	1,000 sf	1.3736666	$819.97	$907.46	$1,004.27	$1,111.41
Institutional	1,000 sf	0.73566	$439.14	$485.99	$537.84	$595.22
Industrial	1,000 sf	0.33195	$198.15	$219.29	$242.68	$268.57

Section 3.

The City has published notice of the impact fees provided for in this Ordinance in a newspaper of general circulation no less than ninety (90) days before the effective date of this Ordinance pursuant to Florida Statute section 163.31801.

Section 4.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

Section 5.

This Ordinance shall be codified and included in the City of Minneola Municipal Code by the appropriate party. The section of this ordinance may be renumbered or relettered, and the word "ordinance" may be changed to "Section," ":article," or other appropriate designation.

Section 6.

This Ordinance shall become effective as of October 20, 2026 pursuant to F.S. 163.31801.

PASSED AND ORDAINED this _____ day of _____, 2026 by the City Council of the City of Minneola, Florida.

_____
Pam Serviss, Mayor

ATTEST:

_____
Kristine Thompson, City Clerk

Passed First Reading _____
Passed Second Reading _____

Approved as to form:

_____
Scott A. Gerken, City Attorney

Development Impact Fee Report

Prepared for:

Minneola, Florida

June 18, 2026

TischlerBise
FISCAL | ECONOMIC | PLANNING

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EXECUTIVE SUMMARY

Minneola, Florida, contracted with TischlerBise to update their impact fees pursuant to Florida Statutes §163.31801. Cities in Florida may assess impact fees to offset infrastructure costs necessitated by future growth. Impact fees are one-time payments used to construct system improvements needed to accommodate future development. Impact fees may only be used for capital improvements or debt service for growth-related infrastructure. In contrast to general taxes, impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies. All data used in this report is most recent and localized data available in the past four (4) years. This impact fee study includes the following components:

1. Parks and Recreation
2. Fire
3. Police

FLORIDA IMPACT FEE ENABLING LEGISLATION

The authority for Florida cities to adopt and collect impact fees to offset the demands future development creates for new infrastructure is well established. St. Johns City v. Northeast Florida Builders Association (583 So. 2d 635, 638 Fla. 1991) states, "The use of impact fees has become an accepted method of paying for public improvements that must be constructed to serve new growth."[1]

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction." §163.31801(2), Fla. Stat. The statute—concerned mostly with procedural and methodological limitations—did not expressly allow or disallow any particular public facility type from being funded with impact fees. The Act did specify procedural and methodological prerequisites, most of which were common to the practice already.

Subsequent amendments to the Act in 2009 removed prior notice requirements for impact fee reductions (but not increases) and purported to elevate the standard of judicial review. Under Florida law, impact fees must comply with the "dual rational nexus" test, which requires "a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in service units generated by new development. In addition, the government must show a reasonable connection, or rational nexus, between the expenditures of the funds collected and the benefits accruing to the subdivision," St. Johns City, 583 So.2d at 637 (quoting Hollywood, Inc. 431 So. 2d at 611-12). Impact fee calculation studies, generally speaking, establish the pro rata, or proportionate, "need" for new infrastructure and implementing ordinances to ensure that new growth paying the fees receive a pro rata "benefit" from their expenditure.

[1] Citing Home Builders & Contractors Association v. Palm Beach City., 446 So.2d 140 (Fla. 4th DCA 1984); Hollywood, Inc. v. Broward County, 431 So.2d 606 (Fla. 4th DCA 1983).

Other amendments to the Florida Impact Fee Act, House Bill 337 (2021) and most recently Senate Bill 1080 (2025) provided further definition for infrastructure, revised requirements for crediting contributions against the collection of impact fees, and restricted impact fee increases. **Among the increase restrictions, an adopted increase of 25 percent or less must be phased over two years; increases between 25-50 percent must be phased over four years; no increase can exceed 50 percent without a finding of extraordinary circumstances; and impact fees cannot be increased more than once every four years.** The restrictions can be bypassed if the jurisdiction complies with the impact fee rational nexus test; can demonstrate extraordinary circumstances; holds at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the limitations; and is approved by a unanimous vote of the governing body. An impact fee increase approved under the extraordinary circumstances requirement "must be implemented in at least two but not more than four equal annual increments;" and an impact fee rate may not be increased beyond the phase-in limitations "if the local government has not increased the impact fee within the past 5 years" (discounting years in which the local government is prohibiting from increasing an impact fee because it is located in a hurricane disaster area).

Minneola is updating impact fees for park and recreation, fire, and law enforcement to fund capital facilities needed to meet the demand created by future development. The need for these services, and the infrastructure necessary to provide them, is driven by development; therefore, as vacant lands within Minneola develop, or as existing uses expand, the demand imposed upon Minneola for additional capital facilities increases proportionately.

The need for additional capacity for future development is further shown through an established level-of-service standard and Minneola's existing capital improvement plan. Capital facilities necessary to provide this infrastructure standard have been provided by Minneola to date; however, Minneola will need to continue to provide new development with the same levels of service. The expenditures required to maintain existing levels of service are not necessitated by existing development, but rather by future development.

Furthermore, through the implementation of Minneola's capital improvement plans, future development paying impact fees will receive a pro rata benefit from new facilities built with those fees. In addition, Minneola's impact fee ordinance, including any amendments necessary to implement the fees recommended in this study, earmarks impact fees solely for capital facilities necessary to accommodate future development.

Finally, there are several steps Minneola will take to ensure ongoing compliance with applicable Florida laws related to impact fees. First, it will continue to update and implement plans for expending impact fee revenues on the types of facilities TischlerBise has used to develop the fees in this study. In Florida, this is typically satisfied through a Capital Improvement Plan (CIP). Also, Minneola will update its existing impact fee ordinance to ensure compliance with the approach used here and any developments in statutory and case law since Minneola's fees were last updated. The ordinance update should address, among other things, earmarking of impact fee revenues, limitations on the use of revenues, revisions related to developer credits, and ongoing compliance with other city and state law requirements.

INTRODUCTION TO IMPACT FEES

Impact fees are one-time payments used to fund capital improvements necessitated by future development. Impact fees have been utilized by local governments in various forms for at least fifty years. Impact fees do have limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive portfolio to ensure adequate provision of public facilities with the goal of maintaining current levels of service in a community. Any community considering impact fees should note the following limitations:

1) Fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and / or maintenance and rehabilitation costs.
2) Fees cannot be deposited in the General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected.
3) Fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

Conceptual Impact Fee Calculation

In contrast to project-level improvements, impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the development fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per thousand people. The third step in the development fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and / or park amenities.

Required Findings

There are three reasonable relationship requirements for impact fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U. S. Constitution, we prefer a more rigorous formulation that recognizes three elements: **"need," "benefit,"** and **"proportionality."** The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact. All future development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Development fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to development fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that development fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the State enabling Act authorizing development fees requires that facilities funded with fee revenues be available *exclusively* to development paying the fees. In other words, existing development may benefit from these improvements as well.

Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State Enabling Legislation, as are procedures to ensure that the fees are expended expeditiously or refunded. All requirements are intended to ensure that developments benefit from the fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to development fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate development fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development.

Impact Fee Methodologies

Impact fees for the capital facilities made necessary by new development must be based on the same level of service (LOS) provided to existing development in the service area. There are three basic methodologies used to calculate impact fees. They examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by new development for additional infrastructure capacity. Each methodology has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methodologies for calculating impact fees and how those methodologies can be applied.

- **Cost Recovery** (past improvements) - The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new development will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.
- **Incremental Expansion** (concurrent improvements) - The incremental expansion methodology documents current LOS standards for each type of capital facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.
- **Plan-Based** (future improvements) - The plan-based methodology allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Evaluation of Credits

Regardless of the methodology, a consideration of credits is integral to the development of a legally defensible impact fee methodology. There are two types of credits with specific characteristics, both of which should be addressed in impact fee studies and ordinances. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit is integrated into the impact fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the impact fee program.

IMPACT FEE COMPONENTS

Figure 1 summarizes the methods and cost components used for each type of public facility in the City's impact fee update. Based on conversations with City staff, it has been determined that all impact fees in this report will serve at a citywide level. Each chapter details residential (i.e., population) and nonresidential (i.e., jobs and nonresidential vehicle trips) factors used to allocate demand and cost for facilities.

Figure 1. Fee Methodologies and Cost Components

Fee Component	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Parks and Recreation	Citywide	N/A	Park Land, Park Amenities, Recreation Centers	N/A	Population
Fire	Citywide	N/A	Fire Facilities, Fire Facilities Land, Fire Apparatus	N/A	Population, Vehicle Trips
Police	Citywide	N/A	Police Facilities, Police Vehicles, Police Equipment	N/A	Population, Vehicle Trips

ROUNDING

Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using two, three, and four decimal places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

Current Impact Fees

Shown below, Figure 2 includes impact fees currently assessed by Minneola. Current impact fees for residential development are assessed per housing unit, based on the type of unit, and nonresidential fees are assessed per 1,000 square feet of floor area, based on the land use.

Figure 2: Current Impact Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Current Fees
Single Family	Housing Unit	$410	$539	$191	$1,141
Multi-Family	Housing Unit	$307	$405	$144	$855

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Current Fees
Industrial	1,000 Sq Ft	$0	$179	$64	$243
Commercial	1,000 Sq Ft	$0	$741	$263	$1,004
Office & Other Services	1,000 Sq Ft	$0	$301	$107	$408
Institutional	1,000 Sq Ft	$0	$397	$141	$538

Maximum Supportable Impact Fees

Figure 3 includes the maximum supportable impact fees for new development in Minneola. Impact fees for residential development will be assessed per dwelling unit, based on the type of unit, and nonresidential fees will be assessed per 1,000 square feet of floor area, based on the land use. For unique development types, Minneola may allow or require an independent impact fee assessment. Note that these are the maximum supportable impact fees based on the current costs and levels of service. Any impact fee ordinance must be in accordance with Florida state law and either follow the ordained increase phase-in or undergo the extraordinary circumstances approval process.

Figure 3. Maximum Supportable Impact Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Maximum Supportable
Single Family	Housing Unit	$5,325	$2,157	$246	$7,728
Multi-Family	Housing Unit	$1,571	$637	$73	$2,281

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Maximum Supportable
Industrial	1,000 Sq Ft	$0	$579	$61	$640
Commercial	1,000 Sq Ft	$0	$3,862	$405	$4,267
Office & Other Services	1,000 Sq Ft	$0	$1,259	$132	$1,391
Institutional	1,000 Sq Ft	$0	$1,721	$180	$1,901

Difference Between Current Fees and Maximum Supportable Fees

The Florida Impact Fee Act places limitations on how much local governments, school districts, or special districts may increase an impact fee. An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted. An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted. An impact fee increase in excess of 50 percent of the current impact fee rate must be demonstrated by the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

Figure 4: Difference Between Current Fees and Maximum Supportable Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Single Family	Housing Unit	$4,915	$1,618	$55	$6,587
Multi-Family	Housing Unit	$1,264	$232	($71)	$1,426

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Industrial	1,000 Sq Ft	$0	$400	($3)	$397
Commercial	1,000 Sq Ft	$0	$3,121	$142	$3,263
Office & Other Services	1,000 Sq Ft	$0	$958	$25	$983
Institutional	1,000 Sq Ft	$0	$1,324	$40	$1,364

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Single Family	Housing Unit	1199%	300%	29%	577%
Multi-Family	Housing Unit	412%	57%	-49%	167%

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Industrial	1,000 Sq Ft	0%	223%	-4%	164%
Commercial	1,000 Sq Ft	0%	421%	54%	325%
Office & Other Services	1,000 Sq Ft	0%	318%	23%	241%
Institutional	1,000 Sq Ft	0%	334%	28%	254%

PARKS AND RECREATION IMPACT FEE

The Parks and Recreation Impact Fee includes three components:

1. Park Land
2. Park Amenities
3. Recreation Centers

DEMAND UNITS AND PROJECTED GROWTH

The residential impact fees are calculated per housing unit and based on the number of persons per housing unit. Minneola's current population includes 22,214 persons. Over the next ten years there is a projected increase of 12,975 housing units and 33,204 persons in Minneola. This represents an increase of more than 100 percent from the base year. Appendix A: Land Use Assumptions includes further details about growth projections.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed the proportionate share of the capital cost needed to provide capital facilities for new development. The parks and recreation impact fee allocates 100 percent of the cost of capital facilities to residential development because it is residential development that generates the demand for parks and recreation facilities. The proportionate share of costs attributable to residential development will be allocated to population and then converted to an appropriate amount by type of housing unit, based on unit type.

LEVEL-OF-SERVICE ANALYSIS

Park Land – Incremental Expansion

Figure 5 shows the existing level of service for park land. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.0030 acres per person (66.6 acres / 22,214 persons). Based on conversations with City staff, the land cost is $450,000 per acre, and this yields a cost of $1,349.35 per person ($450,000 per acre X 0.0030 acres per person).

Figure 5. Existing Level of Service for Park Land

Existing Park Land	Acres
City Park	0.6
Community Garden Park	2.2
MAC	26.3
Minneola Trail Right of Way	1.9
Park Property (Oak Valley)	0.8
Park Property (Quail Valley)	13.5
Trail Head Park	12.0
Trail Head Park (Wet Land)	6.7
Trail Right of Way	2.7
Total	66.6

Cost Factors	
Cost per Acre	$450,000

Level-of-Service (LOS) Standards	
Existing Acres	66.6
Residential	
Residential Share	100%
2026 Population	22,214
Acres per Person	0.0030
Cost per Person	$1,349.35

Source: Minneola Parks and Recreation Department

Park Amenities – Incremental Expansion

Figure 6 shows the level of service for park amenities. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.0065 units per person (144 units / 22,214 persons). The average cost of existing park amenities is $47,273 per unit, and this yields a cost of $306.44 per person ($47,273 per unit X 0.0065 units per person).

Figure 6. Existing Level of Service for Park Amenities

Existing Amenity	Units	Unit Cost	Total Cost
Baseball Field	6	$151,054	$906,322
Basketball Court	5	$53,787	$268,933
Benches	29	$1,879	$54,501
Bicycle Rack	3	$996	$2,989
Bleachers	5	$22,338	$111,690
Boardwalk	1	$111,352	$111,352
Concession Stand	1	$25,000	$25,000
Drinking Fountain	3	$1,500	$4,500
Garden Shed	1	$50,000	$50,000
Gazebo	3	$18,331	$54,993
Pavilion	3	$132,155	$396,466
Pickleball Court	6	$8,012	$48,070
Playground	3	$877,581	$2,632,743
Restroom	2	$150,000	$300,000
Skate Park	1	$500,000	$500,000
Table	11	$3,500	$38,500
Tennis Court	2	$15,000	$30,000
Irrigation Well	1	$100,000	$100,000
MAC Lights	8	$125,000	$1,000,000
Trash Can	50	$3,424	$171,203
Total	144	$47,273	$6,807,262

Cost Factors	
Average Cost per Unit	$47,273

Level-of-Service (LOS) Standards	
Existing Units	144
Residential	
Residential Share	100%
2026 Population	22,214
Units per Person	0.0065
Cost per Person	$306.44

Source: Minneola Parks and Recreation Department

Recreation Centers – Incremental Expansion

Figure 7 shows the level of service for recreation centers. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.1801 square feet per person (4,000 square feet / 22,214 persons). The average cost per square foot of existing recreation centers is $500 per square foot, and this yields a cost of $90.03 per person ($500 per square foot X 0.1801 square feet per person).

Figure 7. Existing Level of Service for Recreation Centers

Existing Recreation Center	Square Feet
Gym	4,000
Total	4,000

Cost Factors	
Cost per Square Foot	$500

Level-of-Service (LOS) Standards	
Existing Square Feet	4,000
Residential	
Residential Share	100%
2026 Population	22,214
Square Feet per Person	0.1801
Cost per Person	$90.03

Source: Minneola Parks and Recreation Department

PROJECTED DEMAND FOR PARKS AND RECREATION INFRASTRUCTURE

Park Land

Figure 8 shows projected demand for park land. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 99.6 acres of park land (33,204 additional persons X 0.0030 acres per person). Based on the cost per acre of $450,000, the total projected growth-related expenditure on park land is $44,803,876 (99.6 acres X $450,000 per acre).

Figure 8. Projected Demand for Park Land

Type of Infrastructure		
Park Land		
Level of Service		
0.0030	Acres	per Person
Unit Cost		
$450,000	per Acre	

Demand for Park Land		
Year	Population	Acres
2026	22,214	66.6
2027	25,504	76.5
2028	28,828	86.4
2029	32,152	96.4
2030	35,475	106.4
2031	38,799	116.3
2032	42,123	126.3
2033	45,447	136.3
2034	48,770	146.2
2035	52,094	156.2
2036	55,418	166.2
10-Yr Increase	33,204	99.6
Growth-Related Expenditures		$44,803,876

Park Amenities

Figure 9 shows projected demand for park amenities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for 215.2 units of park amenities (33,204 additional persons X 0.0065 units per person). Based on the cost of $47,273 per unit, the total projected growth-related expenditure on park amenities is $10,175,040 (215.2 units X $47,273 per unit).

Figure 9. Projected Demand for Park Amenities

Type of Infrastructure		
Park Amenities		
Level of Service		
0.0065	Units	per Person
Unit Cost		
$47,273	per Unit	

Demand for Park Amenities		
Year	Population	Units
2026	22,214	144.0
2027	25,504	165.3
2028	28,828	186.9
2029	32,152	208.4
2030	35,475	230.0
2031	38,799	251.5
2032	42,123	273.1
2033	45,447	294.6
2034	48,770	316.1
2035	52,094	337.7
2036	55,418	359.2
10-Yr Increase	33,204	215.2
Growth-Related Expenditures		$10,175,040

Recreation Centers

Figure 10 shows projected demand for recreation centers. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 5,979 square feet of recreation centers (33,204 additional persons X 0.1801 square feet per person). Based on the cost of $500 per square foot, the total projected growth-related expenditure on recreation centers is $2,989,466 (5,979 square feet X $500 per square foot).

Figure 10. Projected Demand for Recreation Centers

Type of Infrastructure		
Recreation Centers		
Level of Service		
0.1801	Square Feet	per Person
Unit Cost		
$500	per Square Foot	

Demand for Recreation Centers		
Year	**Population**	**Square Feet**
2026	22,214	4,000.0
2027	25,504	4,592.4
2028	28,828	5,190.9
2029	32,152	5,789.4
2030	35,475	6,387.9
2031	38,799	6,986.4
2032	42,123	7,584.9
2033	45,447	8,183.4
2034	48,770	8,781.9
2035	52,094	9,380.4
2036	55,418	9,978.9
10-Yr Increase	33,204	5,978.9
Growth-Related Expenditures		$2,989,466

CREDIT

Minneola currently has no debt service or dedicated General Fund revenue allocated to the expansion of parks and recreation, as such there is no need for a credit to be applied.

PARKS AND RECREATION IMPACT FEE

Figure 11 summarizes cost factors for the updated Parks and Recreation Impact Fee. Maximum supportable fees per housing unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, the single-family fee of $5,325 (rounded) is based on an average of 3.05 persons per housing unit multiplied by a total capital cost of $1,745.82 per person.

Figure 11. Maximum Supportable Parks and Recreation Impact Fee

Fee Component	Cost per Person
Park Land	$1,349.35
Park Amenities	$306.44
Recreation Centers	$90.03
Total	$1,745.82

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Difference
Single Family	Housing Unit	3.05	$5,325	$410	$4,915
Multi-Family	Housing Unit	0.90	$1,571	$307	$1,264

1. See Land Use Assumptions

PARKS AND RECREATION IMPACT FEE REVENUE

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the parks and recreation impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 12, projected impact fee revenues are approximately $58.0 million and projected expenditures are approximately $58.0 million over the next 10 years. Because the incremental methodology was used for every component of the parks and recreation impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential construction, the projected parks and recreation fee revenue shown below may change.

Figure 12. Projected Parks and Recreation Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Park Land	$44,803,876	$0	$44,803,876
Park Amenities	$10,175,040	$0	$10,175,040
Recreation Centers	$2,989,466	$0	$2,989,466
Total	$57,968,382	$0	$57,968,382

		Single Family $5,325 per unit	Multi-Family $1,571 per unit
Year		Hsg Unit	Hsg Unit
Base	2026	7,040	787
Year 1	2027	8,043	1,082
Year 2	2028	9,046	1,376
Year 3	2029	10,048	1,671
Year 4	2030	11,051	1,966
Year 5	2031	12,054	2,261
Year 6	2032	13,057	2,555
Year 7	2033	14,060	2,850
Year 8	2034	15,062	3,145
Year 9	2035	16,065	3,439
Year 10	2036	17,068	3,734
10-Year Increase		10,028	2,947
Projected Revenue		$53,396,603	$4,630,438

Projected Fee Revenue	$58,027,041
Total Expenditures	$57,968,382

FIRE IMPACT FEE

The Fire Impact Fee includes three components:

1. Fire Facilities
2. Fire Facilities Land
3. Fire Apparatus

DEMAND UNITS AND PROJECTED GROWTH

Residential impact fees are calculated per housing unit and based on persons per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator of nonresidential demand for fire facilities and apparatus, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for fire services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

Currently, there is a population of 22,214 persons in Minneola. Over the next ten years there is a projected increase of 12,975 housing units, 33,204 persons, 3.9 million nonresidential square feet, and 21,590 nonresidential vehicle trips in the City. This represents an increase of more than 100 percent from the base year. Appendix A: Land Use Assumptions includes further details about growth projections.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed a proportionate share of the capital cost needed to provide capital facilities to the development. Fire impact fees allocate the cost of capital facilities between residential and nonresidential development using functional population. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on average activity of residents and workers in the City over a 24-hour period.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Minneola are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on the most recent local functional population data available (2023), residential development accounts for 83 percent of the functional population, while nonresidential development accounts for 17 percent, see Figure 13. The figure is used only for the functional population calculation, population and job estimates are produced separately.

Figure 13. Fire Proportionate Share Factors

Demand Units in 2023					
Residential				Demand Hours/Day	Person Hours
	Population	17,658			
	Residents Not Working		10,473	20	209,457
	Employed Residents		7,185		
	Employed in Minneola		162	14	2,268
	Employed outside Minneola		7,023	14	98,322
				Residential Subtotal	310,047
				Residential Share	**83%**
Nonresidential					
	Non-working Residents		10,473	4	41,891
	Jobs Located in Minneola		2,245		
	Residents Employed in Minneola		162	10	1,620
	Non-Resident Workers (inflow commuters)		2,083	10	20,830
				Nonresidential Subtotal	64,341
				Nonresidential Share	**17%**
				Total	374,389

Source: BEBR Florida Population Estimates, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.3 (employment).

LEVEL-OF-SERVICE ANALYSIS

Fire Facilities – Incremental Expansion

Figure 14 shows the level of service for fire facilities. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.6276 square feet per person (16,796 square feet X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.2853 square feet per vehicle trip (16,796 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). Based on conversations with City staff, the cost per square foot to construct fire facilities is $800. This yields a cost of $502.05 per person ($800 per square foot X 0.6276 square feet per person) and a cost of $228.27 per nonresidential vehicle trip ($800 per square foot X 0.2853 square feet per vehicle trip).

Figure 14. Existing Level of Service for Fire Facilities

Description	Square Feet
Station 89	16,796
Total	16,796

Cost Factors	
Cost per Square Foot	$800

Level-of-Service (LOS) Standards	
Existing Square Feet	16,796
Residential	
Residential Share	83%
2026 Population	22,214
Square Feet per Person	0.6276
Cost per Person	$502.05
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Square Feet per Vehicle Trip	0.2853
Cost per Vehicle Trip	$228.27

Source: Minneola Fire Department

Fire Facilities Land – Incremental Expansion

Figure 15 shows the level of service for fire facilities land. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.0654 acres per thousand persons (1.75 acres X 83 percent residential share / 22,214 persons X 1,000). For nonresidential development, the existing level of service is 0.0297 acres per thousand vehicle trips (1.75 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips X 1,000). Based on conversations with City staff, the land cost per acre is $450,000. This yields a cost of $29.42 per person ($450,000 per acre X 0.0654 acres per thousand persons / 1,000) and a cost of $13.38 per nonresidential vehicle trip ($450,000 per acre X 0.0297 square feet per thousand vehicle trips / 1,000).

Figure 15. Existing Level of Service for Fire Facilities Land

Description	Acres
Station 89	1.75
Total	1.75

Cost Factors	
Cost per Acre	$450,000

Level-of-Service (LOS) Standards	
Existing Acres	1.75
Residential	
Residential Share	83%
2026 Population	22,214
Acres per 1,000 Persons	0.0654
Cost per Person	$29.42
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per 1,000 Vehicle Trips	0.0297
Cost per Vehicle Trip	$13.38

Source: Minneola Fire Department

Fire Apparatus – Incremental Expansion

Figure 16 shows the level of service for fire apparatus. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.0005 units per person (13 apparatus units X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0002 units per vehicle trip (13 apparatus units X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing fire apparatus units is $362,115, this yields a cost of $175.89 per person ($362,115 per apparatus unit X 0.0005 units per person) and a cost of $79.97 per nonresidential vehicle trip ($362,115 per apparatus unit X 0.0002 units per vehicle trip).

Figure 16. Existing Level of Service for Fire Apparatus

Description	Units	Unit Cost	Total Cost
Brush	1	$215,000	$215,000
Car	2	$28,000	$56,000
Chief	3	$55,333	$166,000
Engine	2	$1,100,000	$2,200,000
Light Rescue	1	$58,000	$58,000
Prevention	1	$27,500	$27,500
Tower	1	$1,900,000	$1,900,000
Utility	2	$42,500	$85,000
Total	13	$362,115	$4,707,500

Cost Factors	
Average per Unit	$362,115

Level-of-Service (LOS) Standards	
Existing Units	13
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0005
Cost per Person	$175.89
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0002
Cost per Vehicle Trip	$79.97

Source: Minneola Fire Department

PROJECTED DEMAND FOR FIRE INFRASTRUCTURE

Fire Facilities

Figure 17 shows projected demand for fire facilities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 20,838 square feet of fire facilities (33,204 additional persons X 0.6276 square feet per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 6,160 square feet of fire facilities (21,590 additional vehicle trips X 0.2853 square feet per vehicle trip). Based on the cost of $800 per square foot, the total projected growth-related expenditure on fire facilities is approximately $21,598,331 (26,998 square feet X $800 per square foot).

Figure 17. Projected Demand for Fire Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Facilities	0.6276 Square Feet	per Person	$800
	0.2853 Square Feet	per Vehicle Trip	

Demand for Fire Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2026	22,214	10,007	13,941	2,855	16,796
2027	25,504	12,163	16,005	3,471	19,476
2028	28,828	14,322	18,091	4,087	22,178
2029	32,152	16,482	20,177	4,703	24,880
2030	35,475	18,641	22,263	5,319	27,582
2031	38,799	20,800	24,349	5,935	30,284
2032	42,123	22,960	26,435	6,551	32,986
2033	45,447	25,119	28,521	7,167	35,688
2034	48,770	27,278	30,607	7,783	38,390
2035	52,094	29,437	32,692	8,400	41,092
2036	55,418	31,597	34,778	9,016	43,794
10-Yr Increase	33,204	21,590	20,838	6,160	26,998
Growth-Related Expenditures			$16,670,076	$4,928,255	$21,598,331

Fire Facilities Land

Figure 18 shows projected demand for fire facilities land. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 2.2 acres of fire facilities land (33,204 additional persons X 0.0654 acres per thousand persons / 1,000). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 0.6 acres of fire facilities land (21,590 additional vehicle trips X 0.0297 acres per thousand vehicle trips / 1,000). Based on the cost of $450,000 per acre, the total projected growth-related expenditure on fire facilities land is approximately $1,265,829 (2.8 acres X $450,000 per acre).

Figure 18. Projected Demand for Fire Facilities Land

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Facilities Land	0.0654 Acres	per 1,000 Persons	$450,000
	0.0297 Acres	per 1,000 Vehicle Trips	

Demand for Fire Facilities Land					
Year	Population	Vehicle Trips	Acres		
			Residential	Nonresidential	Total
2026	22,214	10,007	1.5	0.3	1.8
2027	25,504	12,163	1.7	0.4	2.0
2028	28,828	14,322	1.9	0.4	2.3
2029	32,152	16,482	2.1	0.5	2.6
2030	35,475	18,641	2.3	0.6	2.9
2031	38,799	20,800	2.5	0.6	3.2
2032	42,123	22,960	2.8	0.7	3.4
2033	45,447	25,119	3.0	0.7	3.7
2034	48,770	27,278	3.2	0.8	4.0
2035	52,094	29,437	3.4	0.9	4.3
2036	55,418	31,597	3.6	0.9	4.6
10-Yr Increase	33,204	21,590	2.2	0.6	2.8
Growth-Related Expenditures			$976,995	$288,834	$1,265,829

Fire Apparatus

Figure 19 shows projected demand for fire apparatus. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 16 units of fire apparatus (33,204 additional persons X 0.0005 units per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 5 units of fire apparatus (21,590 additional vehicle trips X 0.0002 units per vehicle trip). Based on the average cost of $362,115 per unit, the total projected growth-related expenditure on fire apparatus is approximately $7,566,842 (20.9 units X $362,115 per unit).

Figure 19. Projected Demand for Fire Apparatus

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Apparatus	0.0005 Units	per Person	$362,115
	0.0002 Units	per Vehicle Trip	

Demand for Fire Apparatus					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	10.8	2.2	13.0
2027	25,504	12,163	12.4	2.7	15.1
2028	28,828	14,322	14.0	3.2	17.2
2029	32,152	16,482	15.6	3.6	19.3
2030	35,475	18,641	17.2	4.1	21.3
2031	38,799	20,800	18.8	4.6	23.4
2032	42,123	22,960	20.5	5.1	25.5
2033	45,447	25,119	22.1	5.5	27.6
2034	48,770	27,278	23.7	6.0	29.7
2035	52,094	29,437	25.3	6.5	31.8
2036	55,418	31,597	26.9	7.0	33.9
10-Yr Increase	33,204	21,590	16.1	4.8	20.9
Growth-Related Expenditures			$5,840,258	$1,726,584	$7,566,842

CREDIT

The City currently has no debt service or dedicated General Fund revenue allocated to the expansion of fire, as such there is no need for a credit to be applied.

FIRE IMPACT FEE

Figure 20 summarizes cost factors for the updated Fire Impact Fee. Maximum supportable fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit will pay a fee of $2,157 (rounded) based on an average of 3.05 persons per dwelling multiplied by a total capital cost of $707.36 per person.

Maximum supportable fees for nonresidential development are equal to the vehicle trip rate per 1,000 square feet multiplied by the total capital cost per vehicle trip. For example, a commercial development of 1,000 square feet will pay $3,862 (rounded) based on an average of 12.01 vehicle trips per 1,000 square feet (see Appendix A: Land Use Assumptions for further detail on trip rates) multiplied by an average cost of $321.62 per vehicle trip.

Figure 20. Maximum Supportable Fire Impact Fee

Fee Component	Cost per Person	Cost per Trip
Fire Facilities	$502.05	$228.27
Fire Facilities Land	$29.42	$13.38
Fire Apparatus	$175.89	$79.97
Total	$707.36	$321.62

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Single Family	3.05	$2,157	$539	$1,618
Multi-Family	0.90	$637	$405	$232

Nonresidential Fees per 1,000 Square Feet				
Development Type	AWVT per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	1.80	$579	$179	$400
Commercial	12.01	$3,862	$741	$3,121
Office & Other Services	3.92	$1,259	$301	$958
Institutional	5.35	$1,721	$397	$1,324

1. See Land Use Assumptions

Fire Impact Fee Revenue

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the fire impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 21, projected impact fee revenues are approximately $30.5 million and projected expenditures are approximately $30.4 million over the next 10 years. Because the incremental methodology was used for every component of the fire impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential and nonresidential construction, the projected fire fee revenue shown below may change.

Figure 21. Projected Revenue from Fire Impact Fee

Fee Component	Growth Share	Existing Share	Total
Fire Facilities	$21,598,331	$0	$21,598,331
Fire Facilities Land	$1,265,829	$0	$1,265,829
Fire Apparatus	$7,566,842	$0	$7,566,842
Total	$30,431,001	$0	$30,431,001

		Single Family $2,157 per unit	Multi-Family $637 per unit	Industrial $579 per 1,000 sq ft	Commercial $3,862 per 1,000 sq ft	Office & Other $1,259 per 1,000 sq ft	Institutional $1,721 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	7,040	787	379	496	324	394
Year 1	2027	8,043	1,082	552	608	372	452
Year 2	2028	9,046	1,376	726	720	419	511
Year 3	2029	10,048	1,671	899	832	467	570
Year 4	2030	11,051	1,966	1,073	944	514	629
Year 5	2031	12,054	2,261	1,247	1,056	562	687
Year 6	2032	13,057	2,555	1,420	1,168	609	746
Year 7	2033	14,060	2,850	1,594	1,280	656	805
Year 8	2034	15,062	3,145	1,767	1,392	704	864
Year 9	2035	16,065	3,439	1,941	1,504	751	923
Year 10	2036	17,068	3,734	2,114	1,616	799	982
10-Year Increase		10,028	2,947	1,736	1,121	475	588
Projected Revenue		$21,630,396	$1,877,239	$1,005,104	$4,328,639	$597,531	$1,012,450

Projected Fee Revenue	$30,451,359
Total Expenditures	$30,431,001

POLICE IMPACT FEE

The Police Impact Fee includes three components:

1. Police Facilities
2. Police Vehicles
3. Police Equipment

DEMAND UNITS AND PROJECTED GROWTH

Residential impact fees are calculated per housing unit and based on persons per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator of nonresidential demand for police facilities, vehicles, and equipment, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for police services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, police impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

Currently, there is a population of 22,214 persons in Minneola. Over the next ten years there is a projected increase of 12,975 housing units, 33,204 persons, 3.9 million nonresidential square feet, and 21,590 nonresidential vehicle trips in the City. This represents an increase of more than 100 percent from the base year. Further details about growth projections are included in Appendix A: Land Use Assumptions.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed a proportionate share of the capital cost needed to provide capital facilities to the development. Police impact fees allocate the cost of capital facilities between residential and nonresidential development using functional population. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on average activity of residents and workers in the City over a 24-hour period.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Minneola are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on the most recent local functional population data available (2023), residential development accounts for 83 percent of the functional population, while nonresidential development accounts for 17 percent, see Figure 22. The figure is used only for the functional population calculation, population and job estimates are produced separately.

Figure 22. Police Proportionate Share Factors

Demand Units in 2023					
Residential				Demand Hours/Day	Person Hours
	Population	17,658			
	Residents Not Working		10,473	20	209,457
	Employed Residents		7,185		
	Employed in Minneola		162	14	2,268
	Employed outside Minneola		7,023	14	98,322
				Residential Subtotal	310,047
				Residential Share	**83%**
Nonresidential					
	Non-working Residents		10,473	4	41,891
	Jobs Located in Minneola		2,245		
	Residents Employed in Minneola		162	10	1,620
	Non-Resident Workers (inflow commuters)		2,083	10	20,830
				Nonresidential Subtotal	64,341
				Nonresidential Share	**17%**
				Total	374,389

Source: BEBR Florida Population Estimates, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.3 (employment).

LEVEL-OF-SERVICE ANALYSIS

Police Facilities – Incremental Expansion

Figure 23 shows the level of service for police facilities. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0374 square feet per person (1,000 square feet X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0170 square feet per vehicle trip (1,000 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). Based on conversations with City staff, the cost to construct police facilities is $800 per square foot. This yields a cost of $29.89 per person ($800 per square foot X 0.0374 square feet per person) and a cost of $13.59 per nonresidential vehicle trip ($800 per square foot X 0.0170 square feet per vehicle trip).

Figure 23. Existing Level of Service for Police Facilities

Existing Facility	Square Feet
Police Space	1,000
Total	1,000

Cost Factors	
Cost per Square Foot	$800

Level-of-Service (LOS) Standards	
Existing Square Feet	1,000
Residential	
Residential Share	83%
2026 Population	22,214
Square Feet per Person	0.0374
Cost per Person	$29.89
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Square Feet per Vehicle Trip	0.0170
Cost per Vehicle Trip	$13.59

Source: Minneola Police Department

Police Vehicles – Incremental Expansion

Figure 24 shows the level of service for police vehicles. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0006 vehicles per person (16 vehicles X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0003 vehicles per vehicle trip (16 vehicles X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing police vehicles is $61,000. This yields a cost of $36.47 per person ($61,000 per vehicle X 0.0006 vehicles per person) and a cost of $16.58 per nonresidential vehicle trip ($61,000 per vehicle X 0.0003 vehicles per vehicle trip).

Figure 24. Existing Level of Service for Police Vehicles

Description	Units	Unit Cost	Total Cost
Marked Vehicle	16	$61,000	$976,000
Total	16	$61,000	$976,000

Cost Factors	
Average Cost per Unit	$61,000

Level-of-Service (LOS) Standards	
Existing Units	16
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0006
Cost per Person	$36.47
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0003
Cost per Vehicle Trip	$16.58

Source: Apache Junction Police Department

Police Equipment – Incremental Expansion

Figure 25 shows the level of service for police equipment. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0024 units per person (64 equipment units X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0011 units per vehicle trip (64 equipment units X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing police equipment units is $6,019. This yields a cost of $14.39 per person ($6,019 per equipment unit X 0.0024 units per person) and a cost of $6.54 per nonresidential vehicle trip ($6,019 per apparatus unit X 0.0011 units per vehicle trip).

Figure 25. Existing Level of Service for Police Equipment

Description	Units	Unit Cost	Total Cost
Uniform	16	$5,400	$86,400
Weapon	16	$3,625	$58,000
Radio	16	$6,650	$106,400
Body Camera & Computer	16	$8,400	$134,400
Total	64	$6,019	$385,200

Cost Factors	
Average Cost per Unit	$6,019

Level-of-Service (LOS) Standards	
Existing Units	64
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0024
Cost per Person	$14.39
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0011
Cost per Vehicle Trip	$6.54

Source: Minneola Police Department

PROJECTED DEMAND FOR POLICE INFRASTRUCTURE

Police Facilities

Figure 26 shows projected demand for police facilities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 1,241 square feet of police facilities (33,204 additional persons X 0.0374 square feet per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 367 square feet of police facilities (21,590 additional vehicle trips X 0.0170 square feet per vehicle trip). Based on the cost of $800 per square foot, the total projected growth-related expenditure on police facilities is approximately $1,285,921 (1,607 square feet X $800 per square foot).

Figure 26. Projected Demand for Police Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Police Facilities	0.0374 Square Feet	per Person	$800
	0.0170 Square Feet	per Vehicle Trip	

Demand for Police Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2026	22,214	10,007	830	170	1,000
2027	25,504	12,163	953	207	1,160
2028	28,828	14,322	1,077	243	1,320
2029	32,152	16,482	1,201	280	1,481
2030	35,475	18,641	1,325	317	1,642
2031	38,799	20,800	1,450	353	1,803
2032	42,123	22,960	1,574	390	1,964
2033	45,447	25,119	1,698	427	2,125
2034	48,770	27,278	1,822	463	2,286
2035	52,094	29,437	1,946	500	2,447
2036	55,418	31,597	2,071	537	2,607
10-Yr Increase	33,204	21,590	1,241	367	1,607
Growth-Related Expenditures			$992,503	$293,418	$1,285,921

Police Vehicles

Figure 27 shows projected demand for police vehicles. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 20 police vehicles (33,204 additional persons X 0.0006 vehicles per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 6 police vehicles (21,590 additional vehicle trips X 0.0003 vehicles per vehicle trip). Based on the cost of $61,000 per vehicle, the total projected growth-related expenditure on police vehicles is approximately $1,568,824 (25.7 vehicles X $61,000 per vehicle).

Figure 27. Projected Demand for Police Vehicles

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Vehicles	0.0006 Units	per Person	$61,000
	0.0003 Units	per Vehicle Trip	

Demand for Police Vehicles					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	13.3	2.7	16.0
2027	25,504	12,163	15.2	3.3	18.6
2028	28,828	14,322	17.2	3.9	21.1
2029	32,152	16,482	19.2	4.5	23.7
2030	35,475	18,641	21.2	5.1	26.3
2031	38,799	20,800	23.2	5.7	28.8
2032	42,123	22,960	25.2	6.2	31.4
2033	45,447	25,119	27.2	6.8	34.0
2034	48,770	27,278	29.2	7.4	36.6
2035	52,094	29,437	31.1	8.0	39.1
2036	55,418	31,597	33.1	8.6	41.7
10-Yr Increase	33,204	21,590	19.9	5.9	25.7
Growth-Related Expenditures			$1,210,853	$357,970	$1,568,824

Police Equipment

Figure 28 shows projected demand for police equipment. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 79 units of police equipment (33,204 additional persons X 0.0024 units per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 23 units of police equipment (21,590 additional vehicle trips X 0.0011 units per vehicle trip). Based on the average cost of $6,019 per unit, the total projected growth-related expenditure on police equipment is approximately $619,171 (103 units X $6,019 per unit).

Figure 28. Projected Demand for Police Equipment

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Equipment	0.0024 Units	per Person	$6,019
	0.0011 Units	per Vehicle Trip	

Demand for Police Equipment					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	53	11	64
2027	25,504	12,163	61	13	74
2028	28,828	14,322	69	16	85
2029	32,152	16,482	77	18	95
2030	35,475	18,641	85	20	105
2031	38,799	20,800	93	23	115
2032	42,123	22,960	101	25	126
2033	45,447	25,119	109	27	136
2034	48,770	27,278	117	30	146
2035	52,094	29,437	125	32	157
2036	55,418	31,597	133	34	167
10-Yr Increase	33,204	21,590	79	23	103
Growth-Related Expenditures			$477,890	$141,281	$619,171

CREDIT

The City currently has no debt service or dedicated General Fund revenue allocated to the expansion of police, as such there is no need for a credit to be applied.

POLICE IMPACT FEE

Figure 29 summarizes cost factors for the updated Police Impact Fee. Maximum supportable fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit will pay a fee of $246 (rounded) based on an average of 3.05 persons per dwelling multiplied by a total capital cost of $80.75 per person.

Maximum supportable fees for nonresidential development are equal to the vehicle trip rate per 1,000 square feet multiplied by the total capital cost per vehicle trip. For example, a commercial development of 1,000 square feet wil pay $405 (rounded) based on an average of 12.01 vehicle trips per 1,000 square feet (see Appendix A: Land Use Assumptions for further detail on trip rates) multiplied by an average cost of $33.72 per vehicle trip.

Figure 29. Maximum Supportable Police Impact Fee

Fee Component	Cost per Person	Cost per Trip
Police Facilities	$29.89	$13.59
Police Vehicles	$36.47	$13.59
Police Equipment	$14.39	$6.54
Total	$80.75	$33.72

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit[1]	Proposed Fees	Current Fees	Difference
Single Family	Housing Unit	3.05	$246	$191	$55
Multi-Family	Housing Unit	0.90	$73	$144	($71)

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Proposed Fees	Current Fees	Difference
Industrial	1,000 Sq Ft	1.80	$61	$64	($3)
Commercial	1,000 Sq Ft	12.01	$405	$263	$142
Office & Other Services	1,000 Sq Ft	3.92	$132	$107	$25
Institutional	1,000 Sq Ft	5.35	$180	$141	$40

1. See Land Use Assumptions

Police Impact Fee Revenue

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the police impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 30, projected impact fee revenues are approximately $3.4 million and projected expenditures are approximately $3.5 million over the next 10 years. Because the incremental methodology was used for every component of the police impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential and nonresidential construction, the projected police fee revenue shown below may change.

Figure 30. Projected Revenue from Police Impact Fee

Fee Component	Growth Share	Existing Share	Total
Police Facilities	$1,285,921	$0	$1,285,921
Police Vehicles	$1,568,824	$0	$1,568,824
Police Equipment	$619,171	$0	$619,171
Total	$3,473,916	$0	$3,473,916

Year		Single Family $246 per unit	Multi-Family $73 per unit	Industrial $61 per unit	Commercial $405 per unit	Office & Other $132 per unit	Institutional $180 per unit
		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	7,040	787	379	496	324	394
Year 1	2027	8,043	1,082	552	608	372	452
Year 2	2028	9,046	1,376	726	720	419	511
Year 3	2029	10,048	1,671	899	832	467	570
Year 4	2030	11,051	1,966	1,073	944	514	629
Year 5	2031	12,054	2,261	1,247	1,056	562	687
Year 6	2032	13,057	2,555	1,420	1,168	609	746
Year 7	2033	14,060	2,850	1,594	1,280	656	805
Year 8	2034	15,062	3,145	1,767	1,392	704	864
Year 9	2035	16,065	3,439	1,941	1,504	751	923
Year 10	2036	17,068	3,734	2,114	1,616	799	982
10-Year Increase		10,028	2,947	1,736	1,121	475	588
Projected Revenue		$2,466,888	$215,131	$105,375	$453,927	$62,705	$106,075

Projected Fee Revenue	$3,410,101
Total Expenditures	$3,473,916

APPENDIX A: LAND USE ASSUMPTIONS

The Florida Impact Fee Act specifically requires that local governments adopting, collecting, and administering an impact fee must: "Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update;" and "[e]nsure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction."[2] This section of the report provides documentation of the Land Use Assumptions for Minneola Impact Fees to meet the above requirements.

The estimates and projections of residential and nonresidential development in this *Land Use Assumptions* document are for Minneola, Florida. The current demographic estimates and future development projections will be used in the calculation of impact fees. Current demographic data estimates for 2025 are used in calculating levels of service (LOS) provided to existing development in Minneola.

SUMMARY OF GROWTH INDICATORS

Key land use assumptions include projections of population, housing units, employment, and nonresidential floor area. TischlerBise projects future development based on recent and emerging development trends. Development projections are summarized at the end of this document in Figure 41 and Figure 42. These projections will be used to estimate fee revenue and to indicate the anticipated need for growth-related infrastructure. However, impact fee methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate share fee amounts. If actual development occurs at a slower rate than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development occurs at a faster rate than anticipated, fee revenue will increase, but Minneola will also need to accelerate infrastructure improvements to keep pace with the actual rate of development.

During the next 10 years in Minneola, residential development projections indicate a population increase of 33,204 persons in 12,975 housing units. Nonresidential development projections indicate an employment increase of 6,739 jobs in approximately 3.9 million square feet of floor area.

[2] 2024 Florida Statutes, Sec. 163.31801 (4)(a) and (f).

RESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of residential development including population and housing units.

Occupancy by Housing Type

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When using PPHU in the fee calculations, the analysis derives infrastructure standards using year-round population. When using PPH in the fee calculations, the impact fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends Minneola impose impact fees for residential development according to the number of persons per housing unit.

Occupancy calculations require data on population and the types of units by structure. The 2010 census did not obtain detailed information using a "long-form" questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are combined with attached single units (commonly known as townhouses, which share a common sidewall, but are constructed on an individual parcel of land). For occupancy estimates in Minneola, single-family units include detached units, attached units, and mobile home units. Multi-family units include duplexes, structures with two or more units on an individual parcel of land, recreational vehicles, and all other units.

Figure 31 below shows the occupancy estimates for Minneola based on 2020-2024 American Community Survey 5-Year Estimates. Single-family units averaged 3.05 persons per housing unit and multi-family units averaged 0.90 persons per housing unit. The estimates shown below are used for housing unit mix factors and may not match population and housing unit estimates shown throughout this report.

Figure 31. Minneola Occupancy by Housing Type

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family[1]	16,095	5,062	**3.18**	5,270	3.05	90.9%	3.95%
Multi-Family[2]	476	309	**1.54**	526	0.90	9.1%	41.25%
Total	16,571	5,371	**3.09**	5,796	2.86	100.0%	7.33%

Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates

1. Includes detached, attached (townhouse), and mobile home units.
2. Includes dwellings in structures with two or more units, RVs, and all other units.

Residential Estimates

Base year (2026) estimates of population and housing units are calculated from U.S. Census data and permit data from the City of Minneola. Figure 32 shows the number of approved residential permits each year from 2020 to 2025.

Figure 32. Approved Residential Permits

Land Use	Dev. Unit	2020	2021	2022	2023	2024	2025	Total	Average
Single Family	Housing Unit	232	410	614	499	475	500	2,730	455
Multi-Family	Housing Unit	82	215	0	0	0	60	357	60
Total		314	625	614	499	475	560	3,087	515

Source: Minneola Planning Department

Permits each year were added to the 2020 U.S. Census Bureau housing unit totals to determine housing unit estimates each year from 2021 to 2026. The housing unit estimates were then converted into population estimates using the occupancy factors from Figure 31. The population and housing unit estimates from 2020 to 2026 are shown in Figure 33.

Figure 33. Residential Estimates

Minneola, Florida	2020	2021	2022	2023	2024	2025	2026
	Census						Base Year
Housing Units							
Single Family	4,310	4,542	4,952	5,566	6,065	6,540	7,040
Multi-Family	430	512	727	727	727	727	787
Total	**4,740**	**5,054**	**5,679**	**6,293**	**6,792**	**7,267**	**7,827**
Population							
Single Family	16,095	13,874	15,127	17,000	18,527	19,977	21,503
Multi-Family	476	464	658	658	658	658	711
Total	**16,571**	**14,338**	**15,785**	**17,658**	**19,184**	**20,634**	**22,214**

Source: U.S. Census Bureau, City of Minneola.

Residential Projections

Population and housing unit projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

The analysis projects housing units based on the current residential pipeline and calculates population estimates based on PPHU. According to the City of Minneola's current residential development pipeline, 10,028 single family units and 2,947 multi-family units are expected to be added over the next 10 years. Citywide population is projected to increase by 33,204 over the next 10 years. Population by type (single family and multifamily) is projected by applying the current allocation from the U.S. Census Bureau as shown in Figure 34.

Figure 34. Residential Projections

Minneola, Florida	2026	2027	2028	2029	2030	2031	2036	10-Year
	Base Year	1	2	3	4	5	10	Increase
Housing Units								
Single Family	7,040	8,043	9,046	10,048	11,051	12,054	17,068	10,028
Multi-Family	787	1,082	1,376	1,671	1,966	2,261	3,734	2,947
Total	**7,827**	**9,125**	**10,422**	**11,720**	**13,017**	**14,315**	**20,802**	**12,975**
Population								
Single Family	21,503	24,531	27,589	30,648	33,706	36,765	52,057	30,554
Multi-Family	711	974	1,239	1,504	1,769	2,034	3,361	2,650
Total	**22,214**	**25,504**	**28,828**	**32,152**	**35,475**	**38,799**	**55,418**	**33,204**

Source: U.S. Census Bureau, American Community Survey (ACS) 2020-2024 Estimates; City of Minneola.

NONRESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of nonresidential development including jobs and nonresidential floor area.

Nonresidential Demand Factors

TischlerBise uses the term jobs to refer to employment by place of work. In Figure 35, gray shading indicates the nonresidential development prototypes used to derive employment densities. For nonresidential development, TischlerBise uses data published in Trip Generation, Institute of Transportation Engineers, 12th Edition (2025). The prototypes used in the study reflect common uses in Minneola and average values. Prototypes are as follows: for industrial development, Light Industrial (ITE 110) with 1,117 square feet of floor area per employee. For office development, the proxy is General Office (ITE 710) with 439 square feet of floor area per employee. Institutional development uses Hospital (ITE 610) with 334 square feet of floor area per employee. The prototype for commercial development is Shopping Center (ITE 820) with 479 square feet of floor area per employee. Other categories are shown for informational purposes as well as to document demand factors for other nonresidential land uses that may be included in the fee schedule.

Figure 35. Nonresidential Demand Units

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Emp Per Dmd Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	3.60	4.02	0.90	1,117
130	Industrial Park	1,000 Sq Ft	2.68	3.93	0.68	1,466
140	Manufacturing	1,000 Sq Ft	4.27	2.67	1.60	625
150	Warehousing	1,000 Sq Ft	1.38	5.05	0.27	3,659
254	Assisted Living	bed	4.14	4.24	0.98	N/A
310	Hotel	room	5.84	14.34	0.41	N/A
520	Elementary School	student	2.27	22.50	0.10	N/A
525	High School	student	1.94	21.95	0.09	N/A
540	Community College	student	1.15	14.61	0.08	N/A
550	University/College	student	1.46	8.89	0.16	N/A
565	Day Care	student	3.79	19.30	0.20	N/A
610	Hospital	1,000 Sq Ft	10.70	3.57	3.00	334
620	Nursing Home	bed	3.06	3.31	0.92	N/A
710	General Office (avg size)	1,000 Sq Ft	7.83	3.44	2.28	439
720	Medical-Dental Office	1,000 Sq Ft	34.03	11.78	2.89	346
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	9.97	5.42	1.84	544
820	Shopping Center (avg size)	1,000 Sq Ft	36.39	17.42	2.09	479

1. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

Nonresidential Estimates

ESRI Business Analyst 2025 employment estimates for Minneola include 2,045 jobs. This employment estimate includes 339 industrial jobs, 545 commercial jobs, 593 jobs related to office and other services, and 568 institutional jobs. Applying the employment density factors shown in Figure 35 to employment estimates shown in Figure 36 provides a nonresidential floor area estimate of approximately 1.09 million square feet.

Figure 36. Minneola 2025 Nonresidential Estimates

Development Type	2025 Jobs[1]	Percent of Total Jobs	Square Feet per Job[2]	2025 Estimated Floor Area[3]
Industrial[4]	339	17%	1,117	378,550
Commercial[5]	545	27%	479	260,893
Office & Other Services[6]	593	29%	439	260,526
Institutional[7]	568	28%	334	189,510
Total	2,045	100%		1,089,480

1. Esri Business Analyst Online, Business Summary, 2025.
2. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).
3. TischlerBise calculation (2025 jobs X square feet per job).
4. Major sectors are Construction, Manufacturing; and Wholesale Trade.
5. Major sectors are Retail Trade; Accommodation & Food Services.
6. Major sectors are Healthcare and Social Assistance; Real Estate and Rental Leasing.
7. Major sectors are Public Administration; Educational Services.

Nonresidential permit data from the City of Minneola was used to establish base year estimates, in 2025 this data showed 502,379 square feet of newly constructed nonresidential floor area. This construction data yields a base year nonresidential floor area estimate of 1.59 million square feet. Applying the employment density factors shown in Figure 35 to the base year nonresidential floor area estimates provides a base year employment estimate of approximately 3,292 jobs. Figure 37 shows these estimates broken down by nonresidential land use type.

Figure 37. Minneola Base Year Nonresidential Estimates

Minneola, Florida	2025	2026
		Base Year
Employment		
Industrial	339	339
Commercial	545	1,035
Office & Other Services	593	738
Institutional	568	1,180
Total	**2,045**	**3,292**
Floor Area (Square Feet)		
Industrial	378,550	378,550
Commercial	260,893	495,527
Office & Other Services	260,526	324,205
Institutional	189,510	393,576
Total	**1,089,480**	**1,591,859**

Source: Esri Business Analyst, Institute of Transportation Engineers, City of Minneola.

Nonresidential Projections

Employment and floor area projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

TischlerBise projects future nonresidential development based on nonresidential pipeline data from the City of Minneola. The City projects 1.74 million square feet of industrial floor area, 1.12 million square feet of commercial floor area, and 475 thousand square feet of floor area for office and other services over the next 10 years. Institutional floor area is projected to increase at the rate of population, as is common practice. Employment density factors shown in Figure 35 are applied the nonresidential floor area projections to get employment projections.

Figure 38. Nonresidential Projections

Minneola, Florida	2026	2027	2028	2029	2030	2031	2036	10-Year
	Base Year	1	2	3	4	5	10	Increase
Employment								
Industrial	339	494	650	805	961	1,116	1,894	1,555
Commercial	1,035	1,269	1,503	1,738	1,972	2,206	3,377	2,341
Office & Other Services	738	846	954	1,062	1,170	1,278	1,818	1,080
Institutional	1,180	1,354	1,531	1,707	1,884	2,060	2,943	1,763
Total	**3,292**	**3,964**	**4,638**	**5,312**	**5,986**	**6,661**	**10,031**	**6,739**
Floor Area (Square Feet)								
Industrial	378,550	552,143	725,736	899,329	1,072,922	1,246,515	2,114,481	1,735,931
Commercial	495,527	607,610	719,693	831,776	943,858	1,055,941	1,616,355	1,120,828
Office & Other Services	324,205	371,666	419,127	466,588	514,048	561,509	798,813	474,608
Institutional	393,576	451,868	510,757	569,646	628,535	687,423	981,868	588,291
Total	**1,591,859**	**1,983,287**	**2,375,313**	**2,767,338**	**3,159,364**	**3,551,389**	**5,511,517**	**3,919,658**

Source: Esri Business Analyst Online, Business Summary, 2025; Trip Generation, Institute of Transportation Engineers, 12th Edition(2025); City of Minneola.

AVERAGE WEEKDAY VEHICLE TRIPS

Some nonresidential impact fees are calculated using average weekday vehicle trips (AWVT).[3] Components used to determine AWVT include average weekday vehicle trip generation rates, adjustments for commuting patterns, and adjustments for pass-by trips.

Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 12th Edition (2025), which is the most recent edition. The prototypes used in the study reflect common uses in Minneola and average values. The prototype for industrial development is Light Industrial (ITE 110) which generates 3.60 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 7.83 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional development uses Hospital (ITE 610) and generates 10.70 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 36.39 average weekday vehicle trips per 1,000 square feet of floor area.

Figure 39. Average Weekday Vehicle Trip Ends by Land Use

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Emp Per Dmd Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	3.60	4.02	0.90	1,117
130	Industrial Park	1,000 Sq Ft	2.68	3.93	0.68	1,466
140	Manufacturing	1,000 Sq Ft	4.27	2.67	1.60	625
150	Warehousing	1,000 Sq Ft	1.38	5.05	0.27	3,659
254	Assisted Living	bed	4.14	4.24	0.98	N/A
310	Hotel	room	5.84	14.34	0.41	N/A
520	Elementary School	student	2.27	22.50	0.10	N/A
525	High School	student	1.94	21.95	0.09	N/A
540	Community College	student	1.15	14.61	0.08	N/A
550	University/College	student	1.46	8.89	0.16	N/A
565	Day Care	student	3.79	19.30	0.20	N/A
610	Hospital	1,000 Sq Ft	10.70	3.57	3.00	334
620	Nursing Home	bed	3.06	3.31	0.92	N/A
710	General Office (avg size)	1,000 Sq Ft	7.83	3.44	2.28	439
720	Medical-Dental Office	1,000 Sq Ft	34.03	11.78	2.89	346
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	9.97	5.42	1.84	544
820	Shopping Center (avg size)	1,000 Sq Ft	36.39	17.42	2.09	479

1. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

[3] Per standard impact fee practice, the impact fee categories of Fire and Police use nonresidential vehicle trips as the demand factor for nonresidential land uses.

Trip Rate Adjustments

Trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the impact fee methodology includes adjustments from ITE to make the fees proportionate to the infrastructure demand for each type of development.

Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent per ITE because this type of development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Average Weekday Vehicle Trips

Shown below in Figure 40, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Minneola's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, existing nonresidential development citywide is estimated to attract 10,007 vehicle trips on an average weekday.

Figure 40. Average Weekday Vehicle Trips for Minneola

Development Type	Dev Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2026 Dev Units	2026 Veh Trips
Industrial	KSF	110	3.60	50%	379	681
Commercial	KSF	820	36.39	33%	496	5,951
Office & Other Services	KSF	710	7.83	50%	324	1,269
Institutional	KSF	610	10.70	50%	394	2,106
Total						10,007

Sources: Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

DEVELOPMENT PROJECTIONS

Provided below is a summary of development projections used in the Impact Fee Report. Base year estimates for 2026 are used in the fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands.

Figure 41. Minneola Projections Summary

Minneola, Florida	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Population	**22,214**	**25,504**	**28,828**	**32,152**	**35,475**	**38,799**	**42,123**	**45,447**	**48,770**	**52,094**	**55,418**	**33,204**
Housing Units												
Single Family	7,040	8,043	9,046	10,048	11,051	12,054	13,057	14,060	15,062	16,065	17,068	10,028
Multi-Family	787	1,082	1,376	1,671	1,966	2,261	2,555	2,850	3,145	3,439	3,734	2,947
Total	**7,827**	**9,125**	**10,422**	**11,720**	**13,017**	**14,315**	**15,612**	**16,910**	**18,207**	**19,505**	**20,802**	**12,975**
Employment												
Industrial	339	494	650	805	961	1,116	1,272	1,427	1,583	1,738	1,894	1,555
Commercial	1,035	1,269	1,503	1,738	1,972	2,206	2,440	2,674	2,908	3,142	3,377	2,341
Office & Other Services	738	846	954	1,062	1,170	1,278	1,386	1,494	1,602	1,710	1,818	1,080
Institutional	1,180	1,354	1,531	1,707	1,884	2,060	2,237	2,413	2,590	2,766	2,943	1,763
Total	**3,292**	**3,964**	**4,638**	**5,312**	**5,986**	**6,661**	**7,335**	**8,009**	**8,683**	**9,357**	**10,031**	**6,739**
Floor Area / Sq Ft (x1,000)												
Industrial	379	552	726	899	1,073	1,247	1,420	1,594	1,767	1,941	2,114	1,736
Commercial	496	608	720	832	944	1,056	1,168	1,280	1,392	1,504	1,616	1,121
Office & Other Services	324	372	419	467	514	562	609	656	704	751	799	475
Institutional	394	452	511	570	629	687	746	805	864	923	982	588
Total	**1,592**	**1,983**	**2,375**	**2,767**	**3,159**	**3,551**	**3,943**	**4,335**	**4,727**	**5,119**	**5,512**	**3,920**

Sources: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates; Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

AVERAGE WEEKDAY VEHICLE TRIP PROJECTIONS

TischlerBise uses the projections shown below for some nonresidential components of impact fees.

Figure 42. Minneola Average Weekday Vehicle Trips Summary

Minneola, Florida	Base	1	2	3	4	5	6	7	8	9	10	10-Year
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Increase
Industrial KSF	379	552	726	899	1,073	1,247	1,420	1,594	1,767	1,941	2,114	1,736
Commercial KSF	496	608	720	832	944	1,056	1,168	1,280	1,392	1,504	1,616	1,121
Office & Other KSF	324	372	419	467	514	562	609	656	704	751	799	475
Institutional KSF	394	452	511	570	629	687	746	805	864	923	982	588
Industrial Trips	681	994	1,306	1,619	1,931	2,244	2,556	2,869	3,181	3,494	3,806	3,125
Commercial Trips	5,951	7,297	8,643	9,989	11,335	12,680	14,026	15,372	16,718	18,064	19,410	13,460
Office & Other Trips	1,269	1,455	1,641	1,827	2,012	2,198	2,384	2,570	2,756	2,942	3,127	1,858
Institutional Trips	2,106	2,417	2,733	3,048	3,363	3,678	3,993	4,308	4,623	4,938	5,253	3,147
Nonresidential Trips	10,007	12,163	14,322	16,482	18,641	20,800	22,960	25,119	27,278	29,437	31,597	21,590

Sources: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates; Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

APPENDIX B: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Minneola will collect impact fees from all new residential units. One-time impact fees are determined by site capacity (i.e., number of residential units).

Single Family Units:

1. Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multi-Family Units:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. Boat, RV, Van, Etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT

As discussed below, the nonresidential development categories are defined by Trip Generation, Institute of Transportation Engineers, 12th Edition (2025). Minneola will collect impact fees from all new nonresidential development. One-time impact fees are determined by site capacity (i.e., square feet).

Industrial: Establishments primarily engaged in the production of goods. By way of example, *industrial – general* includes manufacturing plants, utility substations, power generation facilities, and telecommunications buildings.

Commercial: Establishments primarily selling merchandise, eating/drinking places, entertainment uses. By way of example, *commercial* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.

Office & Other Services: Establishments providing management, administrative, professional, business services, and health services. By way of example, *office & other services* includes banks, business offices, medical offices, hospitals, and veterinary clinics.

Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, *institutional* includes schools, universities, churches, daycare facilities, and government buildings.

APPENDIX C: FLORIDA IMPACT FEE ACT

2025 Florida Statutes

Title XI CITY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 163 INTERGOVERNMENTAL PROGRAMS

SECTION 31801 Impact fees; short title; intent; minimum requirements; audits; challenges.

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(1) This section may be cited as the "Florida Impact Fee Act."

(2) The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. Due to the growth of impact fee collections and local governments' reliance on impact fees, it is the intent of the Legislature to ensure that, when a city or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority complies with this section.

(3) For purposes of this section, the term:

(a) "Infrastructure" means a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service. The term also includes a fire department vehicle, an emergency medical service vehicle, a sheriff's office vehicle, a police department vehicle, a school bus as defined in s. 1006.25, and the equipment necessary to outfit the vehicle or bus for its official use. For independent special fire control districts, the term includes new facilities as defined in s. 191.009(4).

(b) "Public facilities" has the same meaning as in s. 163.3164 and includes emergency medical, fire, and law enforcement facilities.

(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must:

(a) Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update. The new study must be adopted by the local government within 12 months of the initiation of the new impact fee study if the local government increases the impact fee.

(b) Provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund.

(c) Limit administrative charges for the collection of impact fees to actual costs.

(d) Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee.

(e) Ensure that collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.

(f) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

(g) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction.

(h) Specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.

(i) Ensure that revenues generated by the impact fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

(5)(a) Notwithstanding any charter provision, comprehensive plan policy, ordinance, development order, development permit, or resolution, the local government or special district that requires any improvement or contribution must credit against the collection of the impact fee any contribution, whether identified in a development order, proportionate share agreement, or any form of exaction related to public facilities or infrastructure, including monetary contributions, land dedication, site planning and design, or construction. Any contribution must be applied on a dollar-for-dollar basis at fair market value to reduce any impact fee collected for the general category or class of public facilities or infrastructure for which the contribution was made.

(b) If a local government or special district does not charge and collect an impact fee for the general category or class of public facilities or infrastructure contributed, a credit may not be applied under paragraph (a).

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.

(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.

(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.

(e) An impact fee may not be increased more than once every 4 years.

(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g)1. A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

a. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

b. The local government jurisdiction has held at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

c. The impact fee increase ordinance is approved by a unanimous vote of the governing body.

2. An impact fee increase approved under this paragraph must be implemented in at least two but not more than four equal annual increments beginning with the date on which the impact fee increase ordinance is adopted.

3. A local government may not increase an impact fee rate beyond the phase-in limitations under this paragraph if the local government has not increased the impact fee within the past 5 years. Any year in which the local government is prohibited from increasing an impact fee because the jurisdiction is in a hurricane disaster area is not included in the 5-year period.

(7) If an impact fee is increased, the holder of any impact fee credits, whether such credits are granted under s. 163.3180, s. 380.06, or otherwise, which were in existence before the increase, is entitled to the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established. If a local government adopts an alternative transportation system pursuant to s. 163.3180(5)(i), the holder of any transportation or road impact fee credits granted under s. 163.3180 or s. 380.06 or otherwise that were in existence before the adoption of the alternative transportation system is entitled to the full benefit of the intensity and density prepaid by the credit balance as of the date the alternative transportation system was first established.

(8) A local government, school district, or special district must submit with its annual financial report required under s. 218.32 or its financial audit report required under s. 218.39 a separate affidavit signed by its chief financial officer or, if there is no chief financial officer, its executive officer attesting, to the best of his or her knowledge, that all impact fees were collected and expended by the local government,

school district, or special district, or were collected and expended on its behalf, in full compliance with the spending period provision in the local ordinance or resolution, and that funds expended from each impact fee account were used only to acquire, construct, or improve specific infrastructure needs.

(9) In any action challenging an impact fee or the government's failure to provide required dollar-for-dollar credits for the payment of impact fees as provided in s. 163.3180(6)(h)2.b., the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee or credit meets the requirements of state legal precedent and this section. The court may not use a deferential standard for the benefit of the government.

(10) Impact fee credits are assignable and transferable at any time after establishment from one development or parcel to any other that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and which receives benefits from the improvement or contribution that generated the credits. This subsection applies to all impact fee credits regardless of whether the credits were established before or after June 4, 2021.

(11) A city, municipality, or special district may provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If a city, municipality, or special district provides such an exception or waiver, it is not required to use any revenues to offset the impact.

(12) This section does not apply to water and sewer connection fees.

(13) In addition to the items that must be reported in the annual financial reports under s. 218.32, a local government, school district, or special district must report all of the following information on all impact fees charged:

(a) The specific purpose of the impact fee, including the specific infrastructure needs to be met, including, but not limited to, transportation, parks, water, sewer, and schools.

(b) The impact fee schedule policy describing the method of calculating impact fees, such as flat fees, tiered scales based on number of bedrooms, or tiered scales based on square footage.

(c) The amount assessed for each purpose and for each type of dwelling.

(d) The total amount of impact fees charged by type of dwelling.

(e) Each exception and waiver provided for construction or development of housing that is affordable.

(14) A local government, school district, or special district may not assess an impact fee for the reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use as the original structure and does not increase the impact on public facilities beyond that of the original structure. However, if the replacement structure increases the demand on public facilities due to a significant increase in size, intensity, or capacity of use, a local government, school district, or special district may assess an impact fee in an amount proportional to the difference in the demand between the replacement structure and the original structure. Any such fee must be reasonably

connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the reconstruction or replacement of a previously existing structure.

History.—s. 9, ch. 2006-218; s. 1, ch. 2009-49; s. 5, ch. 2009-96; s. 5, ch. 2011-14; s. 1, ch. 2011-149; s. 1, ch. 2019-106; s. 5, ch. 2019-165; s. 5, ch. 2020-27; s. 1, ch. 2020-58; ss. 1, 2, ch. 2021-63; s. 3, ch. 2024-266; s. 4, ch. 2025-177; s. 3, ch. 2025-190.

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AFFIDAVIT OF PUBLICATION

Clermont Sun

Published Weekly

Clermont, Lake County, Florida

Case No. 2026-14

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority, Patti Boniello, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Clermont Sun, a newspaper published at Clermont in Lake County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

July 08, 2026

Affiant further says that the Clermont Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Gina Sapp

Sworn to and subscribed before me this 8th day of July 2026 by Patti Boniello, who is personally known to me.

Ashley Abear

Ashley N. Abear, Clerk, Notary Number: #HH211536
Notary expires: December 27, 2025

00012418 00212936

Joyce Heffington
CITY OF MINNEOLA
P.O BOX 678
MINNEOLA, FL 34755

Notary Public State of Florida
Ashley Abear
My Commission HH 744101
Expires 12/27/2029

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MINNEOLA, FL 34755
(352) 394-3598

NOTICE OF PUBLIC HEARING

NOTICEIS HEREBY GIVEN, pursuant to FS 163.31801 of the Florida Statutes, that the City Council of the City of Minneola, Florida, will conduct public hearings in the Council Chambers of Minneola, Florida, 800 N. U.S. Highway 27, Minneola, Florida, during its regular meetings on July 7, 2026, and July 21, 2026, at 6:30 p.m., or as soon thereafter to consider, act upon, enact or reject the following Ordinance:

ORDINANCE 2026-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AMENDING CHAPTER 42 OF THE CITY OF MINNEOLA CODE OF ORDINANCES; SPECIFICALLY AMENDING CHAPTER 42 TO INCREASE THE FIRE PROTECTION IMPACT FEE IN THE CITY OF MINNEOLA; PROVIDING FINDINGS AND DECLARATIONS OF THE CITY COUNCIL; PROVIDING FOR NOTICE; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

This Ordinance proposes changes to the Fire Protection Impact Fees currently levied by the City of Minneola. If adopted, the Ordinance will establish the following rates for Fire

Description	Unit	ERU Factor	Year 1	Year 2	Year 3	Year 4
Single-Family	Dwelling	1.00	$596.94	$660.63	$731.11	$809.10
Multi-Family	Dwelling	0.75	$447.71	$495.47	$548.33	$606.83
Nonresidential						
Office	1,000 sf	0.5586	$333.44	$369.01	$408.38	$451.95
Retail	1,000 sf	1.3736666	$819.97	$907.46	$1,004.27	$1,111.41
Institutional	1,000 sf	0.73586	$439.14	$485.99	$537.84	$595.22
Industrial	1,000 sf	0.33195	$198.15	$219.29	$242.68	$268.57

The Ordinance, and the new impact fee rates established pursuant thereto, shall be effective on the 91st day following the date on which this advertisement is published, in accordance with the Florida Impact Fee Act requirement that notice of a new or amended Impact fee be provided ninety (90) days prior to the effective date of the ordinance imposing such impact fee. The actual rates adopted by the City Council of the City of Minneola may be less than those listed above. In any rate adopted exceeds the rate listed above, further notice shall be provided, and such rates shall take effect no sooner than ninety (90) days following the date on which notice is provided pursuant to the requirements of the Florida Impact Fee Act.

The public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The public may also provide written comments for the City Council to consider.

The proposed Ordinance is available for public inspection at City Hall, 800 N. US. Highway 27, Minneola Florida 34715 between the regular business hours of 8 a.m. and 5 p.m. Monday to Friday. A reasonable charge may be charged for the provision of copies.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON CITY CLERK AT (352) 394-3598 EXT. 111 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.

AGENDA SUMMARY
City Council
August 18, 2026

Agenda Item: 13.
Subject Title: Ordinance 2026-15 Public Safety Impact Fee - *Second Reading - Request to Table*

Objective:
An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 42 of the City of Minneola Code of Ordinances; Specifically Amending Chapter 42 to Increase the Police Public Safety Facilities Impact Fee in the City of Minneola; Providing Findings and Declarations of the City Council; Providing for Notice; Providing for Codification; Providing for Severability; Providing an Effective Date.

Summary:
Additional resources required to provide services to new development should not be born by existing residents. With the huge amount of development in the Mountain CRA, we need more deputies and a satellite office closer to the Mountain CRA , The increase in impact fees will help cover the costs.

Exhibits:
1. Ord 2026-15 Public Safety Impact Fee
2. Minneola Fees 6.18.26
3. Affidavit

Options:
1. Approve the Ordinance as presented.
2. Approve the Ordinance with Conditions.
3. Postpone the decision.
4. Deny approval of the Ordinance.

Fiscal Impact:
Undetermined

P & Z Recommendation:
N/A

Staff Recommendation:

Staff recommends approval.

ORDINANCE 2026-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AMENDING CHAPTER 42 OF THE CITY OF MINNEOLA CODE OF ORDINANCES; SPECIFICALLY AMENDING CHAPTER 42 TO INCREASE THE POLICE PUBLIC SAFETY FACILITIES IMPACT FEE IN THE CITY OF MINNEOLA; PROVIDING FINDINGS AND DECLARATIONS OF THE CITY COUNCIL; PROVIDING FOR NOTICE; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Minneola continues to develop and expand by annexation and by increased development of property currently within the municipal boundaries; and

WHEREAS, expansion and increased use and density require expansion of police and public safety facilities and equipment attributable to new construction within the city limits; and

WHEREAS, the City of Minneola has adopted a comprehensive plan which requires the City to plan for and finance the facilities and equipment needed to serve growth and intensified uses; and

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution and Section 166.021 of the Florida Statutes grant the City of Minneola broad home rule powers necessary to carry on municipal government; and

WHEREAS, Section 163.3202(3) of the Florida Statutes encourages the use of innovative land development regulations which include the use of impact fees to implement the goals, objectives and policies of a City's Comprehensive Plan; and

WHEREAS, the City Council of the City of Minneola has received and accepted the Development Impact Fee Report prepared by TischlerBise Fiscal Economic Planning dated May 18, 2026; and

WHEREAS, the Municipal Impact Fee Update sets forth the calculations and basis for the impact fees associated with the provision of municipal services for police and public safety; and

WHEREAS, in accordance with Florida Statute section 163.31801, the City Council of the City of Minneola finds and determines that the calculation of the impact

fees provided for herein is based on the most recent and localized data; and

WHEREAS, pursuant to Florida Statute section 163.31801, the City of Minneola has provided notice no less than ninety (90) days before the effective date of this ordinance; and

WHEREAS, the imposition of impact fees is seen as a proper means of requiring growth to help pay for a portion of the capital expenditures necessitated by such growth; and

WHEREAS, in order to equitably distribute the proportionate fair share of new municipal services on new developments within the City of Minneola that create the need for such municipal services, it serves the health, safety and general welfare of the residents of the City of Minneola to enact this ordinance establishing police public safety facilities impact fees.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA
THAT:

Section 1. Recitals

The recitals set forth above are hereby adopted and incorporated herein by reference.

Section 2. Findings

1. The City of Minneola has entered into an agreement with the Lake County Sheriff's Office ("LCSO") effective October 1, 2015. Through this agreement, the LCSO provides law enforcement services within the City and the City provides vehicles and office space for the LCSO's use in providing these services. These law enforcement services are a necessary and proper function of the City of Minneola.

2. In order to maintain current levels of law enforcement services, it will be necessary to expand capital facilities and equipment in relation to growth and development within the City of Minneola.

3. The imposition of impact fees has been identified as one of the preferred methods of ensuring that development bears a proportionate share of the cost of law enforcement services and public safety capital facilities necessary to accommodate such development. Allocation of a proportionate share of the capital costs for new development promotes and protects the public health, safety and welfare of the citizens of the City of Minneola.

4. Different types of development create different impacts on law enforcement and public safety.

5. The study regarding police impact fees prepared by TischlerBise Fiscal Economic Planning dated May 18, 2026 has been submitted to the City

Council and discussed at public meetings and sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional law enforcement and public safety capital facilities and equipment within the City of Minneola.

Section 3. The City of Minneola Code of Ordinances is hereby amended to add Article V to Chapter 42, as follows:

ARTICLE V. CITY OF MINNEOLA POLICE PUBLIC SAFETY FACILITIES IMPACT FEES

Sec. 42-139. Purpose and Imposition

For the purpose of helping to defray the cost of new or expanded police and public facilities and equipment attributable to new construction within the city limits, impact fees are hereby levied on new construction within the city limits in accordance with the provisions set forth on Exhibit "A" and other provisions of this article.

Sec. 42-140. Applicability

This Article shall apply to all new construction within the City limits except the following:

A. Expansion of a residential dwelling unit which does not increase the number of dwelling units in the structure;
B. Any reconstruction of a destroyed or partially destroyed building, provided that the destruction of the building occurred other than by willful razing or demolition;
C. Expansion of or additions to existing structures provided that such expansion or addition does not require the issuance of a certificate of occupancy;
D. Construction under any building permit issued prior to the effective date of this article;
E. Temporary activities and uses including, but not limited to, temporary construction and temporary commercial amusements.

Sec. 42-141. Review of Fee Amounts

Police public safety facilities impact fees shall be reviewed and updated at least every four years in accordance with an analysis of projected construction within the city limits, the cost of any expanded or new capital facilities and equipment for police and public safety facilities generated by such construction and the money, other than impact fee revenues, otherwise available to meet such costs. The City Council may annually adjust the established impact fee rates to reflect changes in the costs of relevant capital facilities and equipment. All changes or adjustments to the established impact fee rates shall be made by Ordinance or Resolution after advertising and public hearings and shall apply to construction for which building permits are issued after the effective

date of such ordinance.

Sec. 42-142.

A. *Rates.* The police public safety facilities impact fee rates to be applied to each new development building permit are contained in Exhibit "A" - City of Minneola Police Public Safety Facilities Impact Fee Schedule.

B. *Mixed Uses*. If a building permit is requested for mixed uses, then the police public safety facilities impact fee shall be determined by using the impact fee schedule contained in Exhibit "A" to calculate the impact fee due for each use specified on the building permit.

C. *Unspecified Use*. It is the intent that all development requiring building permit(s) shall pay an appropriate police public safety facilities impact fee. If the type of development activity requiring a building permit is not specified in the impact fee schedule contained in Exhibit "A", the City Manager, or his/her designee, shall assign the fee applicable to the most nearly comparable use or uses in the fee schedule contained in Exhibit "A".

D. *Change of Use or Densitv.* In the case of a change of use or density which requires a building permit, the impact fee shall be based on the net increase of the fee, if any, for the new land use as compared with the previous land use as determined by the City Manager or his/her designee.

E. Appeal. Any owner who disagrees with the determination of the City Manager or his/her designee may appeal such decision to the City Council by filing a written request for appeal within 20 days of the determination by the City Manager or his/her designee.

F. Credit. The City Council may give credit for part of the police public safety facilities impact fee on a project if it determines that a development can demonstrate that it will substantially reduce the project's impact under the city's capital needs for expansion of police public safety facilities. The amount credited under this section shall be determined by the city council.

Sec. 42-143. City of Minneola Public Safety Facilities Capital Expansion Trust Fund

A. DEPOSIT OF FEES. All police public safety facilities impact fees collected by the City of Minneola shall be separately accounted for and shall be deposited only in the City of Minneola Police Public Safety Facilities Capital Expansion Trust Fund.

B. USE OF FUNDS. Amounts in the City of Minneola Police Public Safety Facilities Capital Expansion Trust Fund shall be used only for the purpose of such fund and for no other purpose. Expenditures may not be used for operations or maintenance. Expenditures from the fund shall be specifically approved by the City Council of the City of Minneola and shall be limited to the expansion or acquisition of capital

facilities or equipment made necessary by the new development construction from which the fees were collected or for principal payments (including sinking fund payments) on bonds to expand or acquire such facilities or equipment. Whenever possible, fees are to be used in the order in which they are collected. Before authorizing expenditure from this Trust Fund, the City Council of the City of Minneola shall determine that such expenditure is for capital facilities or equipment to be used for the purpose of the trust fund and that the expenditure meets all other applicable requirements.

C. MATCHING FUNDS. City may use funds in the Minneola Police Public Safety Facilities Capital Expansion Trust Fund as its share of matching funds for any grant, loan, or similar purposes, and nothing herein shall preclude the use of said funds for matching purposes.

Sec. 42-144. Capital Expansion Plans

The City Council of the City of Minneola shall prepare and maintain a capital expansion plan or master plan for the fund as well as annual compilation of capital projects funded by impact fees. These plans shall be reviewed at least annually during the budget review process.

Sec. 42-145. Time of Payment; Remedies for Nonpayment; Method of Payment.

Police public safety facilities impact fees shall be due and payable at the time of issuance by the City Building Department of a building permit or mobile home tie down permit. No building permit or mobile home tie down permit shall be issued until all applicable police public safety facilities impact fees have been received by the City of Minneola.

Impact fees shall be paid in cash unless the city council specifically accepts an in-kind contribution of land or capital facilities for public use. Credit for any in-kind contribution shall be on a fair market value basis as of the date the city council accepts the offer of such contribution. The fair market value of any land accepted as an in-kind contribution shall be based upon an appraisal of its highest and best use then allowed under its current land use designation. Such appraisal shall be paid for by the donor.

Sec. 42-146. Refund of Fees Paid

A. If a building permit or mobile home tie down permit expires prior to the completion of the new development project, then the fee payer, or his heirs, successors or assigns may request a refund, less an administrative fee equal to five percent (5%) of the total fee. Such refund must be requested within sixty (60) days after expiration of the building permit or mobile home permit.

B. If the police public safety facilities impact fees have not been spent or encumbered by the end of the calendar quarter encompassing the six year anniversary of the date the police public safety facilities impact fees were paid to the City of Minneola, then upon receipt of a written request for a refund from the current land owner, the City of Minneola will issue a refund, to the current land owner unless the City can establish that it intends to use such impact fees within one year of such application. However, the City shall retain any interest accrued to partially

compensate for the administrative expenses associated with the impact fees.

Section 4. Notice

The City has published notice of the impact fees provided for in this Ordinance in a newspaper of general circulation no less than ninety (90) days before the effective date of this Ordinance pursuant to Florida Statute section 163.31801.

Section 5. Severability

The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Inclusion in the City of Minneola Code

It is the intention of the City Council of the City of Minneola that the provisions of this Ordinance shall become and be made a part of the City of Minneola Code of Ordinances and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article", or such other appropriate work or phrase to accomplish such intentions.

Section 7. Effective Date

This Ordinance shall become effective as of October 20, 2026 pursuant to F.S. 163.31801.

PASSED AND ORDAINED this _____ day of _____, 2026 by the City Council of the City of Minneola, Florida.

_____
Pam Serviss, Mayor

ATTEST:

_____
Kristine Thompson, City Clerk

Passed First Reading _____
Passed Second Reading _____

Approved as to form:

_____
Scott A. Gerken, City Attorney

EXHIBIT “A”

Description	Unit	ERU Factor	Year 1	Year 2	Year 3	Year 4
Single-Family	Dwelling	1.00	211.82	234.42	259.43	$287.10
Multi-Family	Dwelling	0.75	158.86	175.81	194.57	$215.33
Office	1,000 sq. ft.	0.52586	118.33	130.95	144.92	$160.38
Retail	1,000 sq. ft.	1.37362	290.96	322	356.35	$394.37
Institutional	1,000 sq. ft.	0.73566	155.83	172.46	190.86	$211.22
Industrial	1,000 sq. ft.	0.33195	70.32	77.82	86.12	$95.31

Development Impact Fee Report

Prepared for:

Minneola, Florida

June 18, 2026

TischlerBise
FISCAL | ECONOMIC | PLANNING

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EXECUTIVE SUMMARY

Minneola, Florida, contracted with TischlerBise to update their impact fees pursuant to Florida Statutes §163.31801. Cities in Florida may assess impact fees to offset infrastructure costs necessitated by future growth. Impact fees are one-time payments used to construct system improvements needed to accommodate future development. Impact fees may only be used for capital improvements or debt service for growth-related infrastructure. In contrast to general taxes, impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies. All data used in this report is most recent and localized data available in the past four (4) years. This impact fee study includes the following components:

1. Parks and Recreation
2. Fire
3. Police

FLORIDA IMPACT FEE ENABLING LEGISLATION

The authority for Florida cities to adopt and collect impact fees to offset the demands future development creates for new infrastructure is well established. St. Johns City v. Northeast Florida Builders Association (583 So. 2d 635, 638 Fla. 1991) states, "The use of impact fees has become an accepted method of paying for public improvements that must be constructed to serve new growth."[1]

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction." §163.31801(2), Fla. Stat. The statute—concerned mostly with procedural and methodological limitations—did not expressly allow or disallow any particular public facility type from being funded with impact fees. The Act did specify procedural and methodological prerequisites, most of which were common to the practice already.

Subsequent amendments to the Act in 2009 removed prior notice requirements for impact fee reductions (but not increases) and purported to elevate the standard of judicial review. Under Florida law, impact fees must comply with the "dual rational nexus" test, which requires "a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in service units generated by new development. In addition, the government must show a reasonable connection, or rational nexus, between the expenditures of the funds collected and the benefits accruing to the subdivision," St. Johns City, 583 So.2d at 637 (quoting Hollywood, Inc. 431 So. 2d at 611-12). Impact fee calculation studies, generally speaking, establish the pro rata, or proportionate, "need" for new infrastructure and implementing ordinances to ensure that new growth paying the fees receive a pro rata "benefit" from their expenditure.

[1] Citing Home Builders & Contractors Association v. Palm Beach City., 446 So.2d 140 (Fla. 4th DCA 1984); Hollywood, Inc. v. Broward County, 431 So.2d 606 (Fla. 4th DCA 1983).

Other amendments to the Florida Impact Fee Act, House Bill 337 (2021) and most recently Senate Bill 1080 (2025) provided further definition for infrastructure, revised requirements for crediting contributions against the collection of impact fees, and restricted impact fee increases. **Among the increase restrictions, an adopted increase of 25 percent or less must be phased over two years; increases between 25-50 percent must be phased over four years; no increase can exceed 50 percent without a finding of extraordinary circumstances; and impact fees cannot be increased more than once every four years.** The restrictions can be bypassed if the jurisdiction complies with the impact fee rational nexus test; can demonstrate extraordinary circumstances; holds at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the limitations; and is approved by a unanimous vote of the governing body. An impact fee increase approved under the extraordinary circumstances requirement "must be implemented in at least two but not more than four equal annual increments;" and an impact fee rate may not be increased beyond the phase-in limitations "if the local government has not increased the impact fee within the past 5 years" (discounting years in which the local government is prohibiting from increasing an impact fee because it is located in a hurricane disaster area).

Minneola is updating impact fees for park and recreation, fire, and law enforcement to fund capital facilities needed to meet the demand created by future development. The need for these services, and the infrastructure necessary to provide them, is driven by development; therefore, as vacant lands within Minneola develop, or as existing uses expand, the demand imposed upon Minneola for additional capital facilities increases proportionately.

The need for additional capacity for future development is further shown through an established level-of-service standard and Minneola's existing capital improvement plan. Capital facilities necessary to provide this infrastructure standard have been provided by Minneola to date; however, Minneola will need to continue to provide new development with the same levels of service. The expenditures required to maintain existing levels of service are not necessitated by existing development, but rather by future development.

Furthermore, through the implementation of Minneola's capital improvement plans, future development paying impact fees will receive a pro rata benefit from new facilities built with those fees. In addition, Minneola's impact fee ordinance, including any amendments necessary to implement the fees recommended in this study, earmarks impact fees solely for capital facilities necessary to accommodate future development.

Finally, there are several steps Minneola will take to ensure ongoing compliance with applicable Florida laws related to impact fees. First, it will continue to update and implement plans for expending impact fee revenues on the types of facilities TischlerBise has used to develop the fees in this study. In Florida, this is typically satisfied through a Capital Improvement Plan (CIP). Also, Minneola will update its existing impact fee ordinance to ensure compliance with the approach used here and any developments in statutory and case law since Minneola's fees were last updated. The ordinance update should address, among other things, earmarking of impact fee revenues, limitations on the use of revenues, revisions related to developer credits, and ongoing compliance with other city and state law requirements.

INTRODUCTION TO IMPACT FEES

Impact fees are one-time payments used to fund capital improvements necessitated by future development. Impact fees have been utilized by local governments in various forms for at least fifty years. Impact fees do have limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive portfolio to ensure adequate provision of public facilities with the goal of maintaining current levels of service in a community. Any community considering impact fees should note the following limitations:

1) Fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and / or maintenance and rehabilitation costs.
2) Fees cannot be deposited in the General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected.
3) Fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

Conceptual Impact Fee Calculation

In contrast to project-level improvements, impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the development fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per thousand people. The third step in the development fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and / or park amenities.

Required Findings

There are three reasonable relationship requirements for impact fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U. S. Constitution, we prefer a more rigorous formulation that recognizes three elements: **"need," "benefit,"** and **"proportionality."** The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact. All future development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Development fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to development fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that development fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the State enabling Act authorizing development fees requires that facilities funded with fee revenues be available *exclusively* to development paying the fees. In other words, existing development may benefit from these improvements as well.

Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State Enabling Legislation, as are procedures to ensure that the fees are expended expeditiously or refunded. All requirements are intended to ensure that developments benefit from the fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to development fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate development fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development.

Impact Fee Methodologies

Impact fees for the capital facilities made necessary by new development must be based on the same level of service (LOS) provided to existing development in the service area. There are three basic methodologies used to calculate impact fees. They examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by new development for additional infrastructure capacity. Each methodology has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methodologies for calculating impact fees and how those methodologies can be applied.

- **Cost Recovery** (past improvements) - The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new development will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.
- **Incremental Expansion** (concurrent improvements) - The incremental expansion methodology documents current LOS standards for each type of capital facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.
- **Plan-Based** (future improvements) - The plan-based methodology allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Evaluation of Credits

Regardless of the methodology, a consideration of credits is integral to the development of a legally defensible impact fee methodology. There are two types of credits with specific characteristics, both of which should be addressed in impact fee studies and ordinances. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit is integrated into the impact fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the impact fee program.

IMPACT FEE COMPONENTS

Figure 1 summarizes the methods and cost components used for each type of public facility in the City's impact fee update. Based on conversations with City staff, it has been determined that all impact fees in this report will serve at a citywide level. Each chapter details residential (i.e., population) and nonresidential (i.e., jobs and nonresidential vehicle trips) factors used to allocate demand and cost for facilities.

Figure 1. Fee Methodologies and Cost Components

Fee Component	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Parks and Recreation	Citywide	N/A	Park Land, Park Amenities, Recreation Centers	N/A	Population
Fire	Citywide	N/A	Fire Facilities, Fire Facilities Land, Fire Apparatus	N/A	Population, Vehicle Trips
Police	Citywide	N/A	Police Facilities, Police Vehicles, Police Equipment	N/A	Population, Vehicle Trips

ROUNDING

Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using two, three, and four decimal places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

Current Impact Fees

Shown below, Figure 2 includes impact fees currently assessed by Minneola. Current impact fees for residential development are assessed per housing unit, based on the type of unit, and nonresidential fees are assessed per 1,000 square feet of floor area, based on the land use.

Figure 2: Current Impact Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Current Fees
Single Family	Housing Unit	$410	$539	$191	$1,141
Multi-Family	Housing Unit	$307	$405	$144	$855

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Current Fees
Industrial	1,000 Sq Ft	$0	$179	$64	$243
Commercial	1,000 Sq Ft	$0	$741	$263	$1,004
Office & Other Services	1,000 Sq Ft	$0	$301	$107	$408
Institutional	1,000 Sq Ft	$0	$397	$141	$538

Maximum Supportable Impact Fees

Figure 3 includes the maximum supportable impact fees for new development in Minneola. Impact fees for residential development will be assessed per dwelling unit, based on the type of unit, and nonresidential fees will be assessed per 1,000 square feet of floor area, based on the land use. For unique development types, Minneola may allow or require an independent impact fee assessment. Note that these are the maximum supportable impact fees based on the current costs and levels of service. Any impact fee ordinance must be in accordance with Florida state law and either follow the ordained increase phase-in or undergo the extraordinary circumstances approval process.

Figure 3. Maximum Supportable Impact Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Maximum Supportable
Single Family	Housing Unit	$5,325	$2,157	$246	$7,728
Multi-Family	Housing Unit	$1,571	$637	$73	$2,281

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Maximum Supportable
Industrial	1,000 Sq Ft	$0	$579	$61	$640
Commercial	1,000 Sq Ft	$0	$3,862	$405	$4,267
Office & Other Services	1,000 Sq Ft	$0	$1,259	$132	$1,391
Institutional	1,000 Sq Ft	$0	$1,721	$180	$1,901

Difference Between Current Fees and Maximum Supportable Fees

The Florida Impact Fee Act places limitations on how much local governments, school districts, or special districts may increase an impact fee. An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted. An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted. An impact fee increase in excess of 50 percent of the current impact fee rate must be demonstrated by the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

Figure 4: Difference Between Current Fees and Maximum Supportable Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Single Family	Housing Unit	$4,915	$1,618	$55	$6,587
Multi-Family	Housing Unit	$1,264	$232	($71)	$1,426

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Industrial	1,000 Sq Ft	$0	$400	($3)	$397
Commercial	1,000 Sq Ft	$0	$3,121	$142	$3,263
Office & Other Services	1,000 Sq Ft	$0	$958	$25	$983
Institutional	1,000 Sq Ft	$0	$1,324	$40	$1,364

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Single Family	Housing Unit	1199%	300%	29%	577%
Multi-Family	Housing Unit	412%	57%	-49%	167%

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Industrial	1,000 Sq Ft	0%	223%	-4%	164%
Commercial	1,000 Sq Ft	0%	421%	54%	325%
Office & Other Services	1,000 Sq Ft	0%	318%	23%	241%
Institutional	1,000 Sq Ft	0%	334%	28%	254%

PARKS AND RECREATION IMPACT FEE

The Parks and Recreation Impact Fee includes three components:

1. Park Land
2. Park Amenities
3. Recreation Centers

DEMAND UNITS AND PROJECTED GROWTH

The residential impact fees are calculated per housing unit and based on the number of persons per housing unit. Minneola's current population includes 22,214 persons. Over the next ten years there is a projected increase of 12,975 housing units and 33,204 persons in Minneola. This represents an increase of more than 100 percent from the base year. Appendix A: Land Use Assumptions includes further details about growth projections.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed the proportionate share of the capital cost needed to provide capital facilities for new development. The parks and recreation impact fee allocates 100 percent of the cost of capital facilities to residential development because it is residential development that generates the demand for parks and recreation facilities. The proportionate share of costs attributable to residential development will be allocated to population and then converted to an appropriate amount by type of housing unit, based on unit type.

LEVEL-OF-SERVICE ANALYSIS

Park Land – Incremental Expansion

Figure 5 shows the existing level of service for park land. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.0030 acres per person (66.6 acres / 22,214 persons). Based on conversations with City staff, the land cost is $450,000 per acre, and this yields a cost of $1,349.35 per person ($450,000 per acre X 0.0030 acres per person).

Figure 5. Existing Level of Service for Park Land

Existing Park Land	Acres
City Park	0.6
Community Garden Park	2.2
MAC	26.3
Minneola Trail Right of Way	1.9
Park Property (Oak Valley)	0.8
Park Property (Quail Valley)	13.5
Trail Head Park	12.0
Trail Head Park (Wet Land)	6.7
Trail Right of Way	2.7
Total	66.6

Cost Factors	
Cost per Acre	$450,000

Level-of-Service (LOS) Standards	
Existing Acres	66.6
Residential	
Residential Share	100%
2026 Population	22,214
Acres per Person	0.0030
Cost per Person	$1,349.35

Source: Minneola Parks and Recreation Department

Park Amenities – Incremental Expansion

Figure 6 shows the level of service for park amenities. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.0065 units per person (144 units / 22,214 persons). The average cost of existing park amenities is $47,273 per unit, and this yields a cost of $306.44 per person ($47,273 per unit X 0.0065 units per person).

Figure 6. Existing Level of Service for Park Amenities

Existing Amenity	Units	Unit Cost	Total Cost
Baseball Field	6	$151,054	$906,322
Basketball Court	5	$53,787	$268,933
Benches	29	$1,879	$54,501
Bicycle Rack	3	$996	$2,989
Bleachers	5	$22,338	$111,690
Boardwalk	1	$111,352	$111,352
Concession Stand	1	$25,000	$25,000
Drinking Fountain	3	$1,500	$4,500
Garden Shed	1	$50,000	$50,000
Gazebo	3	$18,331	$54,993
Pavilion	3	$132,155	$396,466
Pickleball Court	6	$8,012	$48,070
Playground	3	$877,581	$2,632,743
Restroom	2	$150,000	$300,000
Skate Park	1	$500,000	$500,000
Table	11	$3,500	$38,500
Tennis Court	2	$15,000	$30,000
Irrigation Well	1	$100,000	$100,000
MAC Lights	8	$125,000	$1,000,000
Trash Can	50	$3,424	$171,203
Total	144	$47,273	$6,807,262

Cost Factors	
Average Cost per Unit	$47,273

Level-of-Service (LOS) Standards	
Existing Units	144
Residential	
Residential Share	100%
2026 Population	22,214
Units per Person	0.0065
Cost per Person	$306.44

Source: Minneola Parks and Recreation Department

Recreation Centers – Incremental Expansion

Figure 7 shows the level of service for recreation centers. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.1801 square feet per person (4,000 square feet / 22,214 persons). The average cost per square foot of existing recreation centers is $500 per square foot, and this yields a cost of $90.03 per person ($500 per square foot X 0.1801 square feet per person).

Figure 7. Existing Level of Service for Recreation Centers

Existing Recreation Center	Square Feet
Gym	4,000
Total	4,000

Cost Factors	
Cost per Square Foot	$500

Level-of-Service (LOS) Standards	
Existing Square Feet	4,000
Residential	
Residential Share	100%
2026 Population	22,214
Square Feet per Person	0.1801
Cost per Person	$90.03

Source: Minneola Parks and Recreation Department

PROJECTED DEMAND FOR PARKS AND RECREATION INFRASTRUCTURE

Park Land

Figure 8 shows projected demand for park land. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 99.6 acres of park land (33,204 additional persons X 0.0030 acres per person). Based on the cost per acre of $450,000, the total projected growth-related expenditure on park land is $44,803,876 (99.6 acres X $450,000 per acre).

Figure 8. Projected Demand for Park Land

Type of Infrastructure		
Park Land		
Level of Service		
0.0030	Acres	per Person
Unit Cost		
$450,000	per Acre	

Demand for Park Land		
Year	Population	Acres
2026	22,214	66.6
2027	25,504	76.5
2028	28,828	86.4
2029	32,152	96.4
2030	35,475	106.4
2031	38,799	116.3
2032	42,123	126.3
2033	45,447	136.3
2034	48,770	146.2
2035	52,094	156.2
2036	55,418	166.2
10-Yr Increase	33,204	99.6
Growth-Related Expenditures		$44,803,876

Park Amenities

Figure 9 shows projected demand for park amenities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for 215.2 units of park amenities (33,204 additional persons X 0.0065 units per person). Based on the cost of $47,273 per unit, the total projected growth-related expenditure on park amenities is $10,175,040 (215.2 units X $47,273 per unit).

Figure 9. Projected Demand for Park Amenities

Type of Infrastructure		
Park Amenities		
Level of Service		
0.0065	Units	per Person
Unit Cost		
$47,273	per Unit	

Demand for Park Amenities		
Year	Population	Units
2026	22,214	144.0
2027	25,504	165.3
2028	28,828	186.9
2029	32,152	208.4
2030	35,475	230.0
2031	38,799	251.5
2032	42,123	273.1
2033	45,447	294.6
2034	48,770	316.1
2035	52,094	337.7
2036	55,418	359.2
10-Yr Increase	33,204	215.2
Growth-Related Expenditures		$10,175,040

Recreation Centers

Figure 10 shows projected demand for recreation centers. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 5,979 square feet of recreation centers (33,204 additional persons X 0.1801 square feet per person). Based on the cost of $500 per square foot, the total projected growth-related expenditure on recreation centers is $2,989,466 (5,979 square feet X $500 per square foot).

Figure 10. Projected Demand for Recreation Centers

Type of Infrastructure		
Recreation Centers		
Level of Service		
0.1801	Square Feet	per Person
Unit Cost		
$500	per Square Foot	

Demand for Recreation Centers		
Year	**Population**	**Square Feet**
2026	22,214	4,000.0
2027	25,504	4,592.4
2028	28,828	5,190.9
2029	32,152	5,789.4
2030	35,475	6,387.9
2031	38,799	6,986.4
2032	42,123	7,584.9
2033	45,447	8,183.4
2034	48,770	8,781.9
2035	52,094	9,380.4
2036	55,418	9,978.9
10-Yr Increase	33,204	5,978.9
Growth-Related Expenditures		$2,989,466

CREDIT

Minneola currently has no debt service or dedicated General Fund revenue allocated to the expansion of parks and recreation, as such there is no need for a credit to be applied.

PARKS AND RECREATION IMPACT FEE

Figure 11 summarizes cost factors for the updated Parks and Recreation Impact Fee. Maximum supportable fees per housing unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, the single-family fee of $5,325 (rounded) is based on an average of 3.05 persons per housing unit multiplied by a total capital cost of $1,745.82 per person.

Figure 11. Maximum Supportable Parks and Recreation Impact Fee

Fee Component	Cost per Person
Park Land	$1,349.35
Park Amenities	$306.44
Recreation Centers	$90.03
Total	$1,745.82

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Difference
Single Family	Housing Unit	3.05	$5,325	$410	$4,915
Multi-Family	Housing Unit	0.90	$1,571	$307	$1,264

1. See Land Use Assumptions

PARKS AND RECREATION IMPACT FEE REVENUE

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the parks and recreation impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 12, projected impact fee revenues are approximately $58.0 million and projected expenditures are approximately $58.0 million over the next 10 years. Because the incremental methodology was used for every component of the parks and recreation impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential construction, the projected parks and recreation fee revenue shown below may change.

Figure 12. Projected Parks and Recreation Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Park Land	$44,803,876	$0	$44,803,876
Park Amenities	$10,175,040	$0	$10,175,040
Recreation Centers	$2,989,466	$0	$2,989,466
Total	$57,968,382	$0	$57,968,382

		Single Family $5,325 per unit	Multi-Family $1,571 per unit
Year		Hsg Unit	Hsg Unit
Base	2026	7,040	787
Year 1	2027	8,043	1,082
Year 2	2028	9,046	1,376
Year 3	2029	10,048	1,671
Year 4	2030	11,051	1,966
Year 5	2031	12,054	2,261
Year 6	2032	13,057	2,555
Year 7	2033	14,060	2,850
Year 8	2034	15,062	3,145
Year 9	2035	16,065	3,439
Year 10	2036	17,068	3,734
10-Year Increase		10,028	2,947
Projected Revenue		$53,396,603	$4,630,438

Projected Fee Revenue	$58,027,041
Total Expenditures	$57,968,382

FIRE IMPACT FEE

The Fire Impact Fee includes three components:

1. Fire Facilities
2. Fire Facilities Land
3. Fire Apparatus

DEMAND UNITS AND PROJECTED GROWTH

Residential impact fees are calculated per housing unit and based on persons per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator of nonresidential demand for fire facilities and apparatus, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for fire services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

Currently, there is a population of 22,214 persons in Minneola. Over the next ten years there is a projected increase of 12,975 housing units, 33,204 persons, 3.9 million nonresidential square feet, and 21,590 nonresidential vehicle trips in the City. This represents an increase of more than 100 percent from the base year. Appendix A: Land Use Assumptions includes further details about growth projections.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed a proportionate share of the capital cost needed to provide capital facilities to the development. Fire impact fees allocate the cost of capital facilities between residential and nonresidential development using functional population. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on average activity of residents and workers in the City over a 24-hour period.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Minneola are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on the most recent local functional population data available (2023), residential development accounts for 83 percent of the functional population, while nonresidential development accounts for 17 percent, see Figure 13. The figure is used only for the functional population calculation, population and job estimates are produced separately.

Figure 13. Fire Proportionate Share Factors

Demand Units in 2023					
Residential				Demand Hours/Day	Person Hours
	Population	17,658			
	Residents Not Working		10,473	20	209,457
	Employed Residents		7,185		
	Employed in Minneola		162	14	2,268
	Employed outside Minneola		7,023	14	98,322
				Residential Subtotal	310,047
				Residential Share	**83%**
Nonresidential					
	Non-working Residents		10,473	4	41,891
	Jobs Located in Minneola		2,245		
	Residents Employed in Minneola		162	10	1,620
	Non-Resident Workers (inflow commuters)		2,083	10	20,830
				Nonresidential Subtotal	64,341
				Nonresidential Share	**17%**
				Total	374,389

Source: BEBR Florida Population Estimates, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.3 (employment).

LEVEL-OF-SERVICE ANALYSIS

Fire Facilities – Incremental Expansion

Figure 14 shows the level of service for fire facilities. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.6276 square feet per person (16,796 square feet X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.2853 square feet per vehicle trip (16,796 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). Based on conversations with City staff, the cost per square foot to construct fire facilities is $800. This yields a cost of $502.05 per person ($800 per square foot X 0.6276 square feet per person) and a cost of $228.27 per nonresidential vehicle trip ($800 per square foot X 0.2853 square feet per vehicle trip).

Figure 14. Existing Level of Service for Fire Facilities

Description	Square Feet
Station 89	16,796
Total	16,796

Cost Factors	
Cost per Square Foot	$800

Level-of-Service (LOS) Standards	
Existing Square Feet	16,796
Residential	
Residential Share	83%
2026 Population	22,214
Square Feet per Person	0.6276
Cost per Person	$502.05
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Square Feet per Vehicle Trip	0.2853
Cost per Vehicle Trip	$228.27

Source: Minneola Fire Department

Fire Facilities Land – Incremental Expansion

Figure 15 shows the level of service for fire facilities land. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.0654 acres per thousand persons (1.75 acres X 83 percent residential share / 22,214 persons X 1,000). For nonresidential development, the existing level of service is 0.0297 acres per thousand vehicle trips (1.75 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips X 1,000). Based on conversations with City staff, the land cost per acre is $450,000. This yields a cost of $29.42 per person ($450,000 per acre X 0.0654 acres per thousand persons / 1,000) and a cost of $13.38 per nonresidential vehicle trip ($450,000 per acre X 0.0297 square feet per thousand vehicle trips / 1,000).

Figure 15. Existing Level of Service for Fire Facilities Land

Description	Acres
Station 89	1.75
Total	1.75

Cost Factors	
Cost per Acre	$450,000

Level-of-Service (LOS) Standards	
Existing Acres	1.75
Residential	
Residential Share	83%
2026 Population	22,214
Acres per 1,000 Persons	0.0654
Cost per Person	$29.42
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per 1,000 Vehicle Trips	0.0297
Cost per Vehicle Trip	$13.38

Source: Minneola Fire Department

Fire Apparatus – Incremental Expansion

Figure 16 shows the level of service for fire apparatus. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.0005 units per person (13 apparatus units X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0002 units per vehicle trip (13 apparatus units X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing fire apparatus units is $362,115, this yields a cost of $175.89 per person ($362,115 per apparatus unit X 0.0005 units per person) and a cost of $79.97 per nonresidential vehicle trip ($362,115 per apparatus unit X 0.0002 units per vehicle trip).

Figure 16. Existing Level of Service for Fire Apparatus

Description	Units	Unit Cost	Total Cost
Brush	1	$215,000	$215,000
Car	2	$28,000	$56,000
Chief	3	$55,333	$166,000
Engine	2	$1,100,000	$2,200,000
Light Rescue	1	$58,000	$58,000
Prevention	1	$27,500	$27,500
Tower	1	$1,900,000	$1,900,000
Utility	2	$42,500	$85,000
Total	13	$362,115	$4,707,500

Cost Factors	
Average per Unit	$362,115

Level-of-Service (LOS) Standards	
Existing Units	13
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0005
Cost per Person	$175.89
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0002
Cost per Vehicle Trip	$79.97

Source: Minneola Fire Department

PROJECTED DEMAND FOR FIRE INFRASTRUCTURE

Fire Facilities

Figure 17 shows projected demand for fire facilities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 20,838 square feet of fire facilities (33,204 additional persons X 0.6276 square feet per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 6,160 square feet of fire facilities (21,590 additional vehicle trips X 0.2853 square feet per vehicle trip). Based on the cost of $800 per square foot, the total projected growth-related expenditure on fire facilities is approximately $21,598,331 (26,998 square feet X $800 per square foot).

Figure 17. Projected Demand for Fire Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Facilities	0.6276 Square Feet	per Person	$800
	0.2853 Square Feet	per Vehicle Trip	

Demand for Fire Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2026	22,214	10,007	13,941	2,855	16,796
2027	25,504	12,163	16,005	3,471	19,476
2028	28,828	14,322	18,091	4,087	22,178
2029	32,152	16,482	20,177	4,703	24,880
2030	35,475	18,641	22,263	5,319	27,582
2031	38,799	20,800	24,349	5,935	30,284
2032	42,123	22,960	26,435	6,551	32,986
2033	45,447	25,119	28,521	7,167	35,688
2034	48,770	27,278	30,607	7,783	38,390
2035	52,094	29,437	32,692	8,400	41,092
2036	55,418	31,597	34,778	9,016	43,794
10-Yr Increase	33,204	21,590	20,838	6,160	26,998
Growth-Related Expenditures			$16,670,076	$4,928,255	$21,598,331

Fire Facilities Land

Figure 18 shows projected demand for fire facilities land. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 2.2 acres of fire facilities land (33,204 additional persons X 0.0654 acres per thousand persons / 1,000). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 0.6 acres of fire facilities land (21,590 additional vehicle trips X 0.0297 acres per thousand vehicle trips / 1,000). Based on the cost of $450,000 per acre, the total projected growth-related expenditure on fire facilities land is approximately $1,265,829 (2.8 acres X $450,000 per acre).

Figure 18. Projected Demand for Fire Facilities Land

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Facilities Land	0.0654 Acres	per 1,000 Persons	$450,000
	0.0297 Acres	per 1,000 Vehicle Trips	

Demand for Fire Facilities Land					
Year	Population	Vehicle Trips	Acres		
			Residential	Nonresidential	Total
2026	22,214	10,007	1.5	0.3	1.8
2027	25,504	12,163	1.7	0.4	2.0
2028	28,828	14,322	1.9	0.4	2.3
2029	32,152	16,482	2.1	0.5	2.6
2030	35,475	18,641	2.3	0.6	2.9
2031	38,799	20,800	2.5	0.6	3.2
2032	42,123	22,960	2.8	0.7	3.4
2033	45,447	25,119	3.0	0.7	3.7
2034	48,770	27,278	3.2	0.8	4.0
2035	52,094	29,437	3.4	0.9	4.3
2036	55,418	31,597	3.6	0.9	4.6
10-Yr Increase	33,204	21,590	2.2	0.6	2.8
Growth-Related Expenditures			$976,995	$288,834	$1,265,829

Fire Apparatus

Figure 19 shows projected demand for fire apparatus. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 16 units of fire apparatus (33,204 additional persons X 0.0005 units per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 5 units of fire apparatus (21,590 additional vehicle trips X 0.0002 units per vehicle trip). Based on the average cost of $362,115 per unit, the total projected growth-related expenditure on fire apparatus is approximately $7,566,842 (20.9 units X $362,115 per unit).

Figure 19. Projected Demand for Fire Apparatus

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Apparatus	0.0005 Units	per Person	$362,115
	0.0002 Units	per Vehicle Trip	

Demand for Fire Apparatus					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	10.8	2.2	13.0
2027	25,504	12,163	12.4	2.7	15.1
2028	28,828	14,322	14.0	3.2	17.2
2029	32,152	16,482	15.6	3.6	19.3
2030	35,475	18,641	17.2	4.1	21.3
2031	38,799	20,800	18.8	4.6	23.4
2032	42,123	22,960	20.5	5.1	25.5
2033	45,447	25,119	22.1	5.5	27.6
2034	48,770	27,278	23.7	6.0	29.7
2035	52,094	29,437	25.3	6.5	31.8
2036	55,418	31,597	26.9	7.0	33.9
10-Yr Increase	33,204	21,590	16.1	4.8	20.9
Growth-Related Expenditures			$5,840,258	$1,726,584	$7,566,842

CREDIT

The City currently has no debt service or dedicated General Fund revenue allocated to the expansion of fire, as such there is no need for a credit to be applied.

FIRE IMPACT FEE

Figure 20 summarizes cost factors for the updated Fire Impact Fee. Maximum supportable fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit will pay a fee of $2,157 (rounded) based on an average of 3.05 persons per dwelling multiplied by a total capital cost of $707.36 per person.

Maximum supportable fees for nonresidential development are equal to the vehicle trip rate per 1,000 square feet multiplied by the total capital cost per vehicle trip. For example, a commercial development of 1,000 square feet will pay $3,862 (rounded) based on an average of 12.01 vehicle trips per 1,000 square feet (see Appendix A: Land Use Assumptions for further detail on trip rates) multiplied by an average cost of $321.62 per vehicle trip.

Figure 20. Maximum Supportable Fire Impact Fee

Fee Component	Cost per Person	Cost per Trip
Fire Facilities	$502.05	$228.27
Fire Facilities Land	$29.42	$13.38
Fire Apparatus	$175.89	$79.97
Total	$707.36	$321.62

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Single Family	3.05	$2,157	$539	$1,618
Multi-Family	0.90	$637	$405	$232

Nonresidential Fees per 1,000 Square Feet				
Development Type	AWVT per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	1.80	$579	$179	$400
Commercial	12.01	$3,862	$741	$3,121
Office & Other Services	3.92	$1,259	$301	$958
Institutional	5.35	$1,721	$397	$1,324

1. See Land Use Assumptions

Fire Impact Fee Revenue

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the fire impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 21, projected impact fee revenues are approximately $30.5 million and projected expenditures are approximately $30.4 million over the next 10 years. Because the incremental methodology was used for every component of the fire impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential and nonresidential construction, the projected fire fee revenue shown below may change.

Figure 21. Projected Revenue from Fire Impact Fee

Fee Component	Growth Share	Existing Share	Total
Fire Facilities	$21,598,331	$0	$21,598,331
Fire Facilities Land	$1,265,829	$0	$1,265,829
Fire Apparatus	$7,566,842	$0	$7,566,842
Total	$30,431,001	$0	$30,431,001

		Single Family $2,157 per unit	Multi-Family $637 per unit	Industrial $579 per 1,000 sq ft	Commercial $3,862 per 1,000 sq ft	Office & Other $1,259 per 1,000 sq ft	Institutional $1,721 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	7,040	787	379	496	324	394
Year 1	2027	8,043	1,082	552	608	372	452
Year 2	2028	9,046	1,376	726	720	419	511
Year 3	2029	10,048	1,671	899	832	467	570
Year 4	2030	11,051	1,966	1,073	944	514	629
Year 5	2031	12,054	2,261	1,247	1,056	562	687
Year 6	2032	13,057	2,555	1,420	1,168	609	746
Year 7	2033	14,060	2,850	1,594	1,280	656	805
Year 8	2034	15,062	3,145	1,767	1,392	704	864
Year 9	2035	16,065	3,439	1,941	1,504	751	923
Year 10	2036	17,068	3,734	2,114	1,616	799	982
10-Year Increase		10,028	2,947	1,736	1,121	475	588
Projected Revenue		$21,630,396	$1,877,239	$1,005,104	$4,328,639	$597,531	$1,012,450

Projected Fee Revenue	$30,451,359
Total Expenditures	$30,431,001

POLICE IMPACT FEE

The Police Impact Fee includes three components:

1. Police Facilities
2. Police Vehicles
3. Police Equipment

DEMAND UNITS AND PROJECTED GROWTH

Residential impact fees are calculated per housing unit and based on persons per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator of nonresidential demand for police facilities, vehicles, and equipment, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for police services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, police impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

Currently, there is a population of 22,214 persons in Minneola. Over the next ten years there is a projected increase of 12,975 housing units, 33,204 persons, 3.9 million nonresidential square feet, and 21,590 nonresidential vehicle trips in the City. This represents an increase of more than 100 percent from the base year. Further details about growth projections are included in Appendix A: Land Use Assumptions.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed a proportionate share of the capital cost needed to provide capital facilities to the development. Police impact fees allocate the cost of capital facilities between residential and nonresidential development using functional population. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on average activity of residents and workers in the City over a 24-hour period.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Minneola are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on the most recent local functional population data available (2023), residential development accounts for 83 percent of the functional population, while nonresidential development accounts for 17 percent, see Figure 22. The figure is used only for the functional population calculation, population and job estimates are produced separately.

Figure 22. Police Proportionate Share Factors

Demand Units in 2023					
Residential				Demand Hours/Day	Person Hours
	Population	17,658			
	Residents Not Working		10,473	20	209,457
	Employed Residents		7,185		
	Employed in Minneola		162	14	2,268
	Employed outside Minneola		7,023	14	98,322
				Residential Subtotal	310,047
				Residential Share	**83%**
Nonresidential					
	Non-working Residents		10,473	4	41,891
	Jobs Located in Minneola		2,245		
	Residents Employed in Minneola		162	10	1,620
	Non-Resident Workers (inflow commuters)		2,083	10	20,830
				Nonresidential Subtotal	64,341
				Nonresidential Share	**17%**
				Total	374,389

Source: BEBR Florida Population Estimates, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.3 (employment).

LEVEL-OF-SERVICE ANALYSIS

Police Facilities – Incremental Expansion

Figure 23 shows the level of service for police facilities. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0374 square feet per person (1,000 square feet X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0170 square feet per vehicle trip (1,000 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). Based on conversations with City staff, the cost to construct police facilities is $800 per square foot. This yields a cost of $29.89 per person ($800 per square foot X 0.0374 square feet per person) and a cost of $13.59 per nonresidential vehicle trip ($800 per square foot X 0.0170 square feet per vehicle trip).

Figure 23. Existing Level of Service for Police Facilities

Existing Facility	Square Feet
Police Space	1,000
Total	1,000

Cost Factors	
Cost per Square Foot	$800

Level-of-Service (LOS) Standards	
Existing Square Feet	1,000
Residential	
Residential Share	83%
2026 Population	22,214
Square Feet per Person	0.0374
Cost per Person	$29.89
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Square Feet per Vehicle Trip	0.0170
Cost per Vehicle Trip	$13.59

Source: Minneola Police Department

Police Vehicles – Incremental Expansion

Figure 24 shows the level of service for police vehicles. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0006 vehicles per person (16 vehicles X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0003 vehicles per vehicle trip (16 vehicles X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing police vehicles is $61,000. This yields a cost of $36.47 per person ($61,000 per vehicle X 0.0006 vehicles per person) and a cost of $16.58 per nonresidential vehicle trip ($61,000 per vehicle X 0.0003 vehicles per vehicle trip).

Figure 24. Existing Level of Service for Police Vehicles

Description	Units	Unit Cost	Total Cost
Marked Vehicle	16	$61,000	$976,000
Total	16	$61,000	$976,000

Cost Factors	
Average Cost per Unit	$61,000

Level-of-Service (LOS) Standards	
Existing Units	16
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0006
Cost per Person	$36.47
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0003
Cost per Vehicle Trip	$16.58

Source: Apache Junction Police Department

Police Equipment – Incremental Expansion

Figure 25 shows the level of service for police equipment. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0024 units per person (64 equipment units X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0011 units per vehicle trip (64 equipment units X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing police equipment units is $6,019. This yields a cost of $14.39 per person ($6,019 per equipment unit X 0.0024 units per person) and a cost of $6.54 per nonresidential vehicle trip ($6,019 per apparatus unit X 0.0011 units per vehicle trip).

Figure 25. Existing Level of Service for Police Equipment

Description	Units	Unit Cost	Total Cost
Uniform	16	$5,400	$86,400
Weapon	16	$3,625	$58,000
Radio	16	$6,650	$106,400
Body Camera & Computer	16	$8,400	$134,400
Total	64	$6,019	$385,200

Cost Factors	
Average Cost per Unit	$6,019

Level-of-Service (LOS) Standards	
Existing Units	64
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0024
Cost per Person	$14.39
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0011
Cost per Vehicle Trip	$6.54

Source: Minneola Police Department

PROJECTED DEMAND FOR POLICE INFRASTRUCTURE

Police Facilities

Figure 26 shows projected demand for police facilities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 1,241 square feet of police facilities (33,204 additional persons X 0.0374 square feet per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 367 square feet of police facilities (21,590 additional vehicle trips X 0.0170 square feet per vehicle trip). Based on the cost of $800 per square foot, the total projected growth-related expenditure on police facilities is approximately $1,285,921 (1,607 square feet X $800 per square foot).

Figure 26. Projected Demand for Police Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Police Facilities	0.0374 Square Feet	per Person	$800
	0.0170 Square Feet	per Vehicle Trip	

Demand for Police Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2026	22,214	10,007	830	170	1,000
2027	25,504	12,163	953	207	1,160
2028	28,828	14,322	1,077	243	1,320
2029	32,152	16,482	1,201	280	1,481
2030	35,475	18,641	1,325	317	1,642
2031	38,799	20,800	1,450	353	1,803
2032	42,123	22,960	1,574	390	1,964
2033	45,447	25,119	1,698	427	2,125
2034	48,770	27,278	1,822	463	2,286
2035	52,094	29,437	1,946	500	2,447
2036	55,418	31,597	2,071	537	2,607
10-Yr Increase	33,204	21,590	1,241	367	1,607
Growth-Related Expenditures			$992,503	$293,418	$1,285,921

Police Vehicles

Figure 27 shows projected demand for police vehicles. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 20 police vehicles (33,204 additional persons X 0.0006 vehicles per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 6 police vehicles (21,590 additional vehicle trips X 0.0003 vehicles per vehicle trip). Based on the cost of $61,000 per vehicle, the total projected growth-related expenditure on police vehicles is approximately $1,568,824 (25.7 vehicles X $61,000 per vehicle).

Figure 27. Projected Demand for Police Vehicles

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Vehicles	0.0006 Units	per Person	$61,000
	0.0003 Units	per Vehicle Trip	

Demand for Police Vehicles					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	13.3	2.7	16.0
2027	25,504	12,163	15.2	3.3	18.6
2028	28,828	14,322	17.2	3.9	21.1
2029	32,152	16,482	19.2	4.5	23.7
2030	35,475	18,641	21.2	5.1	26.3
2031	38,799	20,800	23.2	5.7	28.8
2032	42,123	22,960	25.2	6.2	31.4
2033	45,447	25,119	27.2	6.8	34.0
2034	48,770	27,278	29.2	7.4	36.6
2035	52,094	29,437	31.1	8.0	39.1
2036	55,418	31,597	33.1	8.6	41.7
10-Yr Increase	33,204	21,590	19.9	5.9	25.7
Growth-Related Expenditures			$1,210,853	$357,970	$1,568,824

Police Equipment

Figure 28 shows projected demand for police equipment. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 79 units of police equipment (33,204 additional persons X 0.0024 units per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 23 units of police equipment (21,590 additional vehicle trips X 0.0011 units per vehicle trip). Based on the average cost of $6,019 per unit, the total projected growth-related expenditure on police equipment is approximately $619,171 (103 units X $6,019 per unit).

Figure 28. Projected Demand for Police Equipment

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Equipment	0.0024 Units	per Person	$6,019
	0.0011 Units	per Vehicle Trip	

Demand for Police Equipment					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	53	11	64
2027	25,504	12,163	61	13	74
2028	28,828	14,322	69	16	85
2029	32,152	16,482	77	18	95
2030	35,475	18,641	85	20	105
2031	38,799	20,800	93	23	115
2032	42,123	22,960	101	25	126
2033	45,447	25,119	109	27	136
2034	48,770	27,278	117	30	146
2035	52,094	29,437	125	32	157
2036	55,418	31,597	133	34	167
10-Yr Increase	33,204	21,590	79	23	103
Growth-Related Expenditures			$477,890	$141,281	$619,171

CREDIT

The City currently has no debt service or dedicated General Fund revenue allocated to the expansion of police, as such there is no need for a credit to be applied.

POLICE IMPACT FEE

Figure 29 summarizes cost factors for the updated Police Impact Fee. Maximum supportable fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit will pay a fee of $246 (rounded) based on an average of 3.05 persons per dwelling multiplied by a total capital cost of $80.75 per person.

Maximum supportable fees for nonresidential development are equal to the vehicle trip rate per 1,000 square feet multiplied by the total capital cost per vehicle trip. For example, a commercial development of 1,000 square feet wil pay $405 (rounded) based on an average of 12.01 vehicle trips per 1,000 square feet (see Appendix A: Land Use Assumptions for further detail on trip rates) multiplied by an average cost of $33.72 per vehicle trip.

Figure 29. Maximum Supportable Police Impact Fee

Fee Component	Cost per Person	Cost per Trip
Police Facilities	$29.89	$13.59
Police Vehicles	$36.47	$13.59
Police Equipment	$14.39	$6.54
Total	$80.75	$33.72

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit[1]	Proposed Fees	Current Fees	Difference
Single Family	Housing Unit	3.05	$246	$191	$55
Multi-Family	Housing Unit	0.90	$73	$144	($71)

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Proposed Fees	Current Fees	Difference
Industrial	1,000 Sq Ft	1.80	$61	$64	($3)
Commercial	1,000 Sq Ft	12.01	$405	$263	$142
Office & Other Services	1,000 Sq Ft	3.92	$132	$107	$25
Institutional	1,000 Sq Ft	5.35	$180	$141	$40

1. See Land Use Assumptions

POLICE IMPACT FEE REVENUE

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the police impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 30, projected impact fee revenues are approximately $3.4 million and projected expenditures are approximately $3.5 million over the next 10 years. Because the incremental methodology was used for every component of the police impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential and nonresidential construction, the projected police fee revenue shown below may change.

Figure 30. Projected Revenue from Police Impact Fee

Fee Component	Growth Share	Existing Share	Total
Police Facilities	$1,285,921	$0	$1,285,921
Police Vehicles	$1,568,824	$0	$1,568,824
Police Equipment	$619,171	$0	$619,171
Total	$3,473,916	$0	$3,473,916

Year		Single Family $246 per unit	Multi-Family $73 per unit	Industrial $61 per unit	Commercial $405 per unit	Office & Other $132 per unit	Institutional $180 per unit
		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	7,040	787	379	496	324	394
Year 1	2027	8,043	1,082	552	608	372	452
Year 2	2028	9,046	1,376	726	720	419	511
Year 3	2029	10,048	1,671	899	832	467	570
Year 4	2030	11,051	1,966	1,073	944	514	629
Year 5	2031	12,054	2,261	1,247	1,056	562	687
Year 6	2032	13,057	2,555	1,420	1,168	609	746
Year 7	2033	14,060	2,850	1,594	1,280	656	805
Year 8	2034	15,062	3,145	1,767	1,392	704	864
Year 9	2035	16,065	3,439	1,941	1,504	751	923
Year 10	2036	17,068	3,734	2,114	1,616	799	982
10-Year Increase		10,028	2,947	1,736	1,121	475	588
Projected Revenue		$2,466,888	$215,131	$105,375	$453,927	$62,705	$106,075

Projected Fee Revenue	$3,410,101
Total Expenditures	$3,473,916

APPENDIX A: LAND USE ASSUMPTIONS

The Florida Impact Fee Act specifically requires that local governments adopting, collecting, and administering an impact fee must: "Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update;" and "[e]nsure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction."[2] This section of the report provides documentation of the Land Use Assumptions for Minneola Impact Fees to meet the above requirements.

The estimates and projections of residential and nonresidential development in this *Land Use Assumptions* document are for Minneola, Florida. The current demographic estimates and future development projections will be used in the calculation of impact fees. Current demographic data estimates for 2025 are used in calculating levels of service (LOS) provided to existing development in Minneola.

SUMMARY OF GROWTH INDICATORS

Key land use assumptions include projections of population, housing units, employment, and nonresidential floor area. TischlerBise projects future development based on recent and emerging development trends. Development projections are summarized at the end of this document in Figure 41 and Figure 42. These projections will be used to estimate fee revenue and to indicate the anticipated need for growth-related infrastructure. However, impact fee methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate share fee amounts. If actual development occurs at a slower rate than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development occurs at a faster rate than anticipated, fee revenue will increase, but Minneola will also need to accelerate infrastructure improvements to keep pace with the actual rate of development.

During the next 10 years in Minneola, residential development projections indicate a population increase of 33,204 persons in 12,975 housing units. Nonresidential development projections indicate an employment increase of 6,739 jobs in approximately 3.9 million square feet of floor area.

[2] 2024 Florida Statutes, Sec. 163.31801 (4)(a) and (f).

RESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of residential development including population and housing units.

Occupancy by Housing Type

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When using PPHU in the fee calculations, the analysis derives infrastructure standards using year-round population. When using PPH in the fee calculations, the impact fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends Minneola impose impact fees for residential development according to the number of persons per housing unit.

Occupancy calculations require data on population and the types of units by structure. The 2010 census did not obtain detailed information using a "long-form" questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are combined with attached single units (commonly known as townhouses, which share a common sidewall, but are constructed on an individual parcel of land). For occupancy estimates in Minneola, single-family units include detached units, attached units, and mobile home units. Multi-family units include duplexes, structures with two or more units on an individual parcel of land, recreational vehicles, and all other units.

Figure 31 below shows the occupancy estimates for Minneola based on 2020-2024 American Community Survey 5-Year Estimates. Single-family units averaged 3.05 persons per housing unit and multi-family units averaged 0.90 persons per housing unit. The estimates shown below are used for housing unit mix factors and may not match population and housing unit estimates shown throughout this report.

Figure 31. Minneola Occupancy by Housing Type

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family[1]	16,095	5,062	**3.18**	5,270	3.05	90.9%	3.95%
Multi-Family[2]	476	309	**1.54**	526	0.90	9.1%	41.25%
Total	16,571	5,371	**3.09**	5,796	2.86	100.0%	7.33%

Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates

1. Includes detached, attached (townhouse), and mobile home units.
2. Includes dwellings in structures with two or more units, RVs, and all other units.

Residential Estimates

Base year (2026) estimates of population and housing units are calculated from U.S. Census data and permit data from the City of Minneola. Figure 32 shows the number of approved residential permits each year from 2020 to 2025.

Figure 32. Approved Residential Permits

Land Use	Dev. Unit	2020	2021	2022	2023	2024	2025	Total	Average
Single Family	Housing Unit	232	410	614	499	475	500	2,730	455
Multi-Family	Housing Unit	82	215	0	0	0	60	357	60
Total		314	625	614	499	475	560	3,087	515

Source: Minneola Planning Department

Permits each year were added to the 2020 U.S. Census Bureau housing unit totals to determine housing unit estimates each year from 2021 to 2026. The housing unit estimates were then converted into population estimates using the occupancy factors from Figure 31. The population and housing unit estimates from 2020 to 2026 are shown in Figure 33.

Figure 33. Residential Estimates

Minneola, Florida	2020	2021	2022	2023	2024	2025	2026
	Census						Base Year
Housing Units							
Single Family	4,310	4,542	4,952	5,566	6,065	6,540	7,040
Multi-Family	430	512	727	727	727	727	787
Total	**4,740**	**5,054**	**5,679**	**6,293**	**6,792**	**7,267**	**7,827**
Population							
Single Family	16,095	13,874	15,127	17,000	18,527	19,977	21,503
Multi-Family	476	464	658	658	658	658	711
Total	**16,571**	**14,338**	**15,785**	**17,658**	**19,184**	**20,634**	**22,214**

Source: U.S. Census Bureau, City of Minneola.

Residential Projections

Population and housing unit projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

The analysis projects housing units based on the current residential pipeline and calculates population estimates based on PPHU. According to the City of Minneola's current residential development pipeline, 10,028 single family units and 2,947 multi-family units are expected to be added over the next 10 years. Citywide population is projected to increase by 33,204 over the next 10 years. Population by type (single family and multifamily) is projected by applying the current allocation from the U.S. Census Bureau as shown in Figure 34.

Figure 34. Residential Projections

Minneola, Florida	2026	2027	2028	2029	2030	2031	2036	10-Year
	Base Year	1	2	3	4	5	10	Increase
Housing Units								
Single Family	7,040	8,043	9,046	10,048	11,051	12,054	17,068	10,028
Multi-Family	787	1,082	1,376	1,671	1,966	2,261	3,734	2,947
Total	**7,827**	**9,125**	**10,422**	**11,720**	**13,017**	**14,315**	**20,802**	**12,975**
Population								
Single Family	21,503	24,531	27,589	30,648	33,706	36,765	52,057	30,554
Multi-Family	711	974	1,239	1,504	1,769	2,034	3,361	2,650
Total	**22,214**	**25,504**	**28,828**	**32,152**	**35,475**	**38,799**	**55,418**	**33,204**

Source: U.S. Census Bureau, American Community Survey (ACS) 2020-2024 Estimates; City of Minneola.

NONRESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of nonresidential development including jobs and nonresidential floor area.

Nonresidential Demand Factors

TischlerBise uses the term jobs to refer to employment by place of work. In Figure 35, gray shading indicates the nonresidential development prototypes used to derive employment densities. For nonresidential development, TischlerBise uses data published in Trip Generation, Institute of Transportation Engineers, 12th Edition (2025). The prototypes used in the study reflect common uses in Minneola and average values. Prototypes are as follows: for industrial development, Light Industrial (ITE 110) with 1,117 square feet of floor area per employee. For office development, the proxy is General Office (ITE 710) with 439 square feet of floor area per employee. Institutional development uses Hospital (ITE 610) with 334 square feet of floor area per employee. The prototype for commercial development is Shopping Center (ITE 820) with 479 square feet of floor area per employee. Other categories are shown for informational purposes as well as to document demand factors for other nonresidential land uses that may be included in the fee schedule.

Figure 35. Nonresidential Demand Units

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Emp Per Dmd Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	3.60	4.02	0.90	1,117
130	Industrial Park	1,000 Sq Ft	2.68	3.93	0.68	1,466
140	Manufacturing	1,000 Sq Ft	4.27	2.67	1.60	625
150	Warehousing	1,000 Sq Ft	1.38	5.05	0.27	3,659
254	Assisted Living	bed	4.14	4.24	0.98	N/A
310	Hotel	room	5.84	14.34	0.41	N/A
520	Elementary School	student	2.27	22.50	0.10	N/A
525	High School	student	1.94	21.95	0.09	N/A
540	Community College	student	1.15	14.61	0.08	N/A
550	University/College	student	1.46	8.89	0.16	N/A
565	Day Care	student	3.79	19.30	0.20	N/A
610	Hospital	1,000 Sq Ft	10.70	3.57	3.00	334
620	Nursing Home	bed	3.06	3.31	0.92	N/A
710	General Office (avg size)	1,000 Sq Ft	7.83	3.44	2.28	439
720	Medical-Dental Office	1,000 Sq Ft	34.03	11.78	2.89	346
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	9.97	5.42	1.84	544
820	Shopping Center (avg size)	1,000 Sq Ft	36.39	17.42	2.09	479

1. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

Nonresidential Estimates

ESRI Business Analyst 2025 employment estimates for Minneola include 2,045 jobs. This employment estimate includes 339 industrial jobs, 545 commercial jobs, 593 jobs related to office and other services, and 568 institutional jobs. Applying the employment density factors shown in Figure 35 to employment estimates shown in Figure 36 provides a nonresidential floor area estimate of approximately 1.09 million square feet.

Figure 36. Minneola 2025 Nonresidential Estimates

Development Type	2025 Jobs[1]	Percent of Total Jobs	Square Feet per Job[2]	2025 Estimated Floor Area[3]
Industrial[4]	339	17%	1,117	378,550
Commercial[5]	545	27%	479	260,893
Office & Other Services[6]	593	29%	439	260,526
Institutional[7]	568	28%	334	189,510
Total	2,045	100%		1,089,480

1. Esri Business Analyst Online, Business Summary, 2025.
2. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).
3. TischlerBise calculation (2025 jobs X square feet per job).
4. Major sectors are Construction, Manufacturing; and Wholesale Trade.
5. Major sectors are Retail Trade; Accommodation & Food Services.
6. Major sectors are Healthcare and Social Assistance; Real Estate and Rental Leasing.
7. Major sectors are Public Administration; Educational Services.

Nonresidential permit data from the City of Minneola was used to establish base year estimates, in 2025 this data showed 502,379 square feet of newly constructed nonresidential floor area. This construction data yields a base year nonresidential floor area estimate of 1.59 million square feet. Applying the employment density factors shown in Figure 35 to the base year nonresidential floor area estimates provides a base year employment estimate of approximately 3,292 jobs. Figure 37 shows these estimates broken down by nonresidential land use type.

Figure 37. Minneola Base Year Nonresidential Estimates

Minneola, Florida	2025	2026
		Base Year
Employment		
Industrial	339	339
Commercial	545	1,035
Office & Other Services	593	738
Institutional	568	1,180
Total	**2,045**	**3,292**
Floor Area (Square Feet)		
Industrial	378,550	378,550
Commercial	260,893	495,527
Office & Other Services	260,526	324,205
Institutional	189,510	393,576
Total	**1,089,480**	**1,591,859**

Source: Esri Business Analyst, Institute of Transportation Engineers, City of Minneola.

Nonresidential Projections

Employment and floor area projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

TischlerBise projects future nonresidential development based on nonresidential pipeline data from the City of Minneola. The City projects 1.74 million square feet of industrial floor area, 1.12 million square feet of commercial floor area, and 475 thousand square feet of floor area for office and other services over the next 10 years. Institutional floor area is projected to increase at the rate of population, as is common practice. Employment density factors shown in Figure 35 are applied the nonresidential floor area projections to get employment projections.

Figure 38. Nonresidential Projections

Minneola, Florida	2026	2027	2028	2029	2030	2031	2036	10-Year
	Base Year	1	2	3	4	5	10	Increase
Employment								
Industrial	339	494	650	805	961	1,116	1,894	1,555
Commercial	1,035	1,269	1,503	1,738	1,972	2,206	3,377	2,341
Office & Other Services	738	846	954	1,062	1,170	1,278	1,818	1,080
Institutional	1,180	1,354	1,531	1,707	1,884	2,060	2,943	1,763
Total	**3,292**	**3,964**	**4,638**	**5,312**	**5,986**	**6,661**	**10,031**	**6,739**
Floor Area (Square Feet)								
Industrial	378,550	552,143	725,736	899,329	1,072,922	1,246,515	2,114,481	1,735,931
Commercial	495,527	607,610	719,693	831,776	943,858	1,055,941	1,616,355	1,120,828
Office & Other Services	324,205	371,666	419,127	466,588	514,048	561,509	798,813	474,608
Institutional	393,576	451,868	510,757	569,646	628,535	687,423	981,868	588,291
Total	**1,591,859**	**1,983,287**	**2,375,313**	**2,767,338**	**3,159,364**	**3,551,389**	**5,511,517**	**3,919,658**

Source: Esri Business Analyst Online, Business Summary, 2025; Trip Generation, Institute of Transportation Engineers, 12th Edition(2025); City of Minneola.

AVERAGE WEEKDAY VEHICLE TRIPS

Some nonresidential impact fees are calculated using average weekday vehicle trips (AWVT).[3] Components used to determine AWVT include average weekday vehicle trip generation rates, adjustments for commuting patterns, and adjustments for pass-by trips.

Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 12th Edition (2025), which is the most recent edition. The prototypes used in the study reflect common uses in Minneola and average values. The prototype for industrial development is Light Industrial (ITE 110) which generates 3.60 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 7.83 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional development uses Hospital (ITE 610) and generates 10.70 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 36.39 average weekday vehicle trips per 1,000 square feet of floor area.

Figure 39. Average Weekday Vehicle Trip Ends by Land Use

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Emp Per Dmd Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	3.60	4.02	0.90	1,117
130	Industrial Park	1,000 Sq Ft	2.68	3.93	0.68	1,466
140	Manufacturing	1,000 Sq Ft	4.27	2.67	1.60	625
150	Warehousing	1,000 Sq Ft	1.38	5.05	0.27	3,659
254	Assisted Living	bed	4.14	4.24	0.98	N/A
310	Hotel	room	5.84	14.34	0.41	N/A
520	Elementary School	student	2.27	22.50	0.10	N/A
525	High School	student	1.94	21.95	0.09	N/A
540	Community College	student	1.15	14.61	0.08	N/A
550	University/College	student	1.46	8.89	0.16	N/A
565	Day Care	student	3.79	19.30	0.20	N/A
610	Hospital	1,000 Sq Ft	10.70	3.57	3.00	334
620	Nursing Home	bed	3.06	3.31	0.92	N/A
710	General Office (avg size)	1,000 Sq Ft	7.83	3.44	2.28	439
720	Medical-Dental Office	1,000 Sq Ft	34.03	11.78	2.89	346
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	9.97	5.42	1.84	544
820	Shopping Center (avg size)	1,000 Sq Ft	36.39	17.42	2.09	479

1. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

[3] Per standard impact fee practice, the impact fee categories of Fire and Police use nonresidential vehicle trips as the demand factor for nonresidential land uses.

Trip Rate Adjustments

Trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the impact fee methodology includes adjustments from ITE to make the fees proportionate to the infrastructure demand for each type of development.

Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent per ITE because this type of development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Average Weekday Vehicle Trips

Shown below in Figure 40, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Minneola's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, existing nonresidential development citywide is estimated to attract 10,007 vehicle trips on an average weekday.

Figure 40. Average Weekday Vehicle Trips for Minneola

Development Type	Dev Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2026 Dev Units	2026 Veh Trips
Industrial	KSF	110	3.60	50%	379	681
Commercial	KSF	820	36.39	33%	496	5,951
Office & Other Services	KSF	710	7.83	50%	324	1,269
Institutional	KSF	610	10.70	50%	394	2,106
Total						10,007

Sources: Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

DEVELOPMENT PROJECTIONS

Provided below is a summary of development projections used in the Impact Fee Report. Base year estimates for 2026 are used in the fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands.

Figure 41. Minneola Projections Summary

Minneola, Florida	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Population	**22,214**	**25,504**	**28,828**	**32,152**	**35,475**	**38,799**	**42,123**	**45,447**	**48,770**	**52,094**	**55,418**	**33,204**
Housing Units												
Single Family	7,040	8,043	9,046	10,048	11,051	12,054	13,057	14,060	15,062	16,065	17,068	10,028
Multi-Family	787	1,082	1,376	1,671	1,966	2,261	2,555	2,850	3,145	3,439	3,734	2,947
Total	**7,827**	**9,125**	**10,422**	**11,720**	**13,017**	**14,315**	**15,612**	**16,910**	**18,207**	**19,505**	**20,802**	**12,975**
Employment												
Industrial	339	494	650	805	961	1,116	1,272	1,427	1,583	1,738	1,894	1,555
Commercial	1,035	1,269	1,503	1,738	1,972	2,206	2,440	2,674	2,908	3,142	3,377	2,341
Office & Other Services	738	846	954	1,062	1,170	1,278	1,386	1,494	1,602	1,710	1,818	1,080
Institutional	1,180	1,354	1,531	1,707	1,884	2,060	2,237	2,413	2,590	2,766	2,943	1,763
Total	**3,292**	**3,964**	**4,638**	**5,312**	**5,986**	**6,661**	**7,335**	**8,009**	**8,683**	**9,357**	**10,031**	**6,739**
Floor Area / Sq Ft (x1,000)												
Industrial	379	552	726	899	1,073	1,247	1,420	1,594	1,767	1,941	2,114	1,736
Commercial	496	608	720	832	944	1,056	1,168	1,280	1,392	1,504	1,616	1,121
Office & Other Services	324	372	419	467	514	562	609	656	704	751	799	475
Institutional	394	452	511	570	629	687	746	805	864	923	982	588
Total	**1,592**	**1,983**	**2,375**	**2,767**	**3,159**	**3,551**	**3,943**	**4,335**	**4,727**	**5,119**	**5,512**	**3,920**

Sources: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates; Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

AVERAGE WEEKDAY VEHICLE TRIP PROJECTIONS

TischlerBise uses the projections shown below for some nonresidential components of impact fees.

Figure 42. Minneola Average Weekday Vehicle Trips Summary

Minneola, Florida	Base	1	2	3	4	5	6	7	8	9	10	10-Year
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Increase
Industrial KSF	379	552	726	899	1,073	1,247	1,420	1,594	1,767	1,941	2,114	1,736
Commercial KSF	496	608	720	832	944	1,056	1,168	1,280	1,392	1,504	1,616	1,121
Office & Other KSF	324	372	419	467	514	562	609	656	704	751	799	475
Institutional KSF	394	452	511	570	629	687	746	805	864	923	982	588
Industrial Trips	681	994	1,306	1,619	1,931	2,244	2,556	2,869	3,181	3,494	3,806	3,125
Commercial Trips	5,951	7,297	8,643	9,989	11,335	12,680	14,026	15,372	16,718	18,064	19,410	13,460
Office & Other Trips	1,269	1,455	1,641	1,827	2,012	2,198	2,384	2,570	2,756	2,942	3,127	1,858
Institutional Trips	2,106	2,417	2,733	3,048	3,363	3,678	3,993	4,308	4,623	4,938	5,253	3,147
Nonresidential Trips	10,007	12,163	14,322	16,482	18,641	20,800	22,960	25,119	27,278	29,437	31,597	21,590

Sources: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates; Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

APPENDIX B: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Minneola will collect impact fees from all new residential units. One-time impact fees are determined by site capacity (i.e., number of residential units).

Single Family Units:

1. Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multi-Family Units:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. Boat, RV, Van, Etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT

As discussed below, the nonresidential development categories are defined by Trip Generation, Institute of Transportation Engineers, 12th Edition (2025). Minneola will collect impact fees from all new nonresidential development. One-time impact fees are determined by site capacity (i.e., square feet).

Industrial: Establishments primarily engaged in the production of goods. By way of example, *industrial – general* includes manufacturing plants, utility substations, power generation facilities, and telecommunications buildings.

Commercial: Establishments primarily selling merchandise, eating/drinking places, entertainment uses. By way of example, *commercial* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.

Office & Other Services: Establishments providing management, administrative, professional, business services, and health services. By way of example, *office & other services* includes banks, business offices, medical offices, hospitals, and veterinary clinics.

Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, *institutional* includes schools, universities, churches, daycare facilities, and government buildings.

APPENDIX C: FLORIDA IMPACT FEE ACT

2025 Florida Statutes

Title XI CITY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 163 INTERGOVERNMENTAL PROGRAMS

SECTION 31801 Impact fees; short title; intent; minimum requirements; audits; challenges.

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(1) This section may be cited as the "Florida Impact Fee Act."

(2) The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. Due to the growth of impact fee collections and local governments' reliance on impact fees, it is the intent of the Legislature to ensure that, when a city or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority complies with this section.

(3) For purposes of this section, the term:

(a) "Infrastructure" means a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service. The term also includes a fire department vehicle, an emergency medical service vehicle, a sheriff's office vehicle, a police department vehicle, a school bus as defined in s. 1006.25, and the equipment necessary to outfit the vehicle or bus for its official use. For independent special fire control districts, the term includes new facilities as defined in s. 191.009(4).

(b) "Public facilities" has the same meaning as in s. 163.3164 and includes emergency medical, fire, and law enforcement facilities.

(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must:

(a) Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update. The new study must be adopted by the local government within 12 months of the initiation of the new impact fee study if the local government increases the impact fee.

(b) Provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund.

(c) Limit administrative charges for the collection of impact fees to actual costs.

(d) Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee.

(e) Ensure that collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.

(f) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

(g) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction.

(h) Specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.

(i) Ensure that revenues generated by the impact fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

(5)(a) Notwithstanding any charter provision, comprehensive plan policy, ordinance, development order, development permit, or resolution, the local government or special district that requires any improvement or contribution must credit against the collection of the impact fee any contribution, whether identified in a development order, proportionate share agreement, or any form of exaction related to public facilities or infrastructure, including monetary contributions, land dedication, site planning and design, or construction. Any contribution must be applied on a dollar-for-dollar basis at fair market value to reduce any impact fee collected for the general category or class of public facilities or infrastructure for which the contribution was made.

(b) If a local government or special district does not charge and collect an impact fee for the general category or class of public facilities or infrastructure contributed, a credit may not be applied under paragraph (a).

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.

(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.

(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.

(e) An impact fee may not be increased more than once every 4 years.

(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g)1. A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

a. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

b. The local government jurisdiction has held at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

c. The impact fee increase ordinance is approved by a unanimous vote of the governing body.

2. An impact fee increase approved under this paragraph must be implemented in at least two but not more than four equal annual increments beginning with the date on which the impact fee increase ordinance is adopted.

3. A local government may not increase an impact fee rate beyond the phase-in limitations under this paragraph if the local government has not increased the impact fee within the past 5 years. Any year in which the local government is prohibited from increasing an impact fee because the jurisdiction is in a hurricane disaster area is not included in the 5-year period.

(7) If an impact fee is increased, the holder of any impact fee credits, whether such credits are granted under s. 163.3180, s. 380.06, or otherwise, which were in existence before the increase, is entitled to the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established. If a local government adopts an alternative transportation system pursuant to s. 163.3180(5)(i), the holder of any transportation or road impact fee credits granted under s. 163.3180 or s. 380.06 or otherwise that were in existence before the adoption of the alternative transportation system is entitled to the full benefit of the intensity and density prepaid by the credit balance as of the date the alternative transportation system was first established.

(8) A local government, school district, or special district must submit with its annual financial report required under s. 218.32 or its financial audit report required under s. 218.39 a separate affidavit signed by its chief financial officer or, if there is no chief financial officer, its executive officer attesting, to the best of his or her knowledge, that all impact fees were collected and expended by the local government,

school district, or special district, or were collected and expended on its behalf, in full compliance with the spending period provision in the local ordinance or resolution, and that funds expended from each impact fee account were used only to acquire, construct, or improve specific infrastructure needs.

(9) In any action challenging an impact fee or the government's failure to provide required dollar-for-dollar credits for the payment of impact fees as provided in s. 163.3180(6)(h)2.b., the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee or credit meets the requirements of state legal precedent and this section. The court may not use a deferential standard for the benefit of the government.

(10) Impact fee credits are assignable and transferable at any time after establishment from one development or parcel to any other that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and which receives benefits from the improvement or contribution that generated the credits. This subsection applies to all impact fee credits regardless of whether the credits were established before or after June 4, 2021.

(11) A city, municipality, or special district may provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If a city, municipality, or special district provides such an exception or waiver, it is not required to use any revenues to offset the impact.

(12) This section does not apply to water and sewer connection fees.

(13) In addition to the items that must be reported in the annual financial reports under s. 218.32, a local government, school district, or special district must report all of the following information on all impact fees charged:

(a) The specific purpose of the impact fee, including the specific infrastructure needs to be met, including, but not limited to, transportation, parks, water, sewer, and schools.

(b) The impact fee schedule policy describing the method of calculating impact fees, such as flat fees, tiered scales based on number of bedrooms, or tiered scales based on square footage.

(c) The amount assessed for each purpose and for each type of dwelling.

(d) The total amount of impact fees charged by type of dwelling.

(e) Each exception and waiver provided for construction or development of housing that is affordable.

(14) A local government, school district, or special district may not assess an impact fee for the reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use as the original structure and does not increase the impact on public facilities beyond that of the original structure. However, if the replacement structure increases the demand on public facilities due to a significant increase in size, intensity, or capacity of use, a local government, school district, or special district may assess an impact fee in an amount proportional to the difference in the demand between the replacement structure and the original structure. Any such fee must be reasonably

connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the reconstruction or replacement of a previously existing structure.

History.—s. 9, ch. 2006-218; s. 1, ch. 2009-49; s. 5, ch. 2009-96; s. 5, ch. 2011-14; s. 1, ch. 2011-149; s. 1, ch. 2019-106; s. 5, ch. 2019-165; s. 5, ch. 2020-27; s. 1, ch. 2020-58; ss. 1, 2, ch. 2021-63; s. 3, ch. 2024-266; s. 4, ch. 2025-177; s. 3, ch. 2025-190.

Retrieved October 3, 2025: **https://m.flsenate.gov/statutes/163.31801**

AFFIDAVIT OF PUBLICATION

Clermont Sun

Published Weekly

Clermont, Lake County, Florida

Case No. 2026-15

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority, Patti Boniello, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Clermont Sun, a newspaper published at Clermont in Lake County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

July 08, 2026

Affiant further says that the Clermont Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Sworn to and subscribed before me this 8th day of July 2026 by Patti Boniello, who is personally known to me.

Ashley N. Abear, Clerk, Notary Number: #HH211536
Notary expires: December 27, 2025

00012418 00212937

Joyce Heffington
CITY OF MINNEOLA
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Notary Public State of Florida
Ashley Abear
My Commission HH 744101
Expires 12/27/2029

CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FL 34755
(352) 394-3598

NOTICE OF PUBLIC HEARING

NOTICEIS HEREBY GIVEN, pursuant to FS 163.31801 of the Florida Statutes, that the City Council of the City of Minneola, Florida, will conduct public hearings in the Council Chambers of Minneola, Florida, 800 N. U.S. Highway 27, Minneola, Florida, during its regular meetings on July 7, 2026, and July 21, 2026, at 6:30 p.m., or as soon thereafter to consider, act upon, enact or reject the following Ordinance:

ORDINANCE 2026-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AMENDING CHAPTER 42 OF THE CITY OF MINNEOLA CODE OF ORDINANCES; SPECIFICALLY AMENDING CHAPTER 42 TO INCREASE THE POLICE PUBLIC SAFETY FACILITIES IMPACT FEE IN THE CITY OF MINNEOLA; PROVIDING FINDINGS AND DECLARATIONS OF THE CITY COUNCIL; PROVIDING FOR NOTICE; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

This Ordinance proposes changes to the Police Public Safety Protection Impact Fees currently levied by the City of Minneola. If adopted, the Ordinance will establish the following rates for Police Impact Fees:

Description	Unit	ERU Factor	Year 1	Year 2	Year 3	Year 4
Single-Family	Dwelling	1.00	$211.82	$234.42	$259.43	$287.10
Multi-Family	Dwelling	0.75	$158.86	$175.81	$194.57	$215.33
Office	1,000 sq. ft.	0.52586	$118.33	$130.95	$144.92	$160.38
Retail	1,000 sq. ft.	1.37362	$290.96	$322.00	$356.35	$394.37
Institutional	1,000 sq. ft.	0.73566	$155.83	$172.46	$190.86	$211.22
Industrial	1,000 sq. ft.	0.33195	$70.32	$77.82	$86.12	$95.31

The Ordinance, and the new impact fee rates established pursuant thereto, shall be effective on the 91st day following the date on which this advertisement is published, in accordance with the Florida Impact Fee Act requirement that notice of a new or amended Impact fee be provided ninety (90) days prior to the effective date of the ordinance imposing such impact fee. The actual rates adopted by the City Council of the City of Minneola may be less than those listed above. In any rate adopted exceeds the rate listed above, further notice shall be provided, and such rates shall take effect no sooner than ninety (90) days following the date on which notice is provided pursuant to the requirements of the Florida Impact Fee Act.

The public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The public may also provide written comments for the City Council to consider.

The proposed Ordinance is available for public inspection at City Hall, 800 N. US. Highway 27, Minneola Florida 34715 between the regular business hours of 8 a.m. and 5 p.m. Monday to Friday. A reasonable charge may be charged for the provision of copies.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON CITY CLERK AT (352) 394-3598 EXT. 111 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.

AGENDA SUMMARY
City Council
August 18, 2026

Agenda Item: 14.
Subject Title: Ordinance 2026-16 Parks & Recreation Impact Fee - *Second Reading - Request to Table*

Objective:
An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 43 of the City of Minneola Code of Ordinances; Specifically Amending Chapter 42 to Increase the Parks and Recreation Impact Fee in the City of Minneola; Providing Findings and Declarations of the City Council; Providing for Notice; Providing for Codification; Providing for Severability; Providing and Effective Date.

Summary:
Additional resources required to provide services to new development should not be born by existing residents. With the huge amount of development in the Mountain CRA, we need parks and recreation facilities. We have had two additional park sites dedicated to the City in the Mountain CRA but the impact fees will help provide the funding to make the sites usable for recreation activities.

Exhibits:
1. Ord 2026-16 Parks & Rec Impact Fee
2. Minneola Fees 6.18.26
3. Affidavit

Options:
1. Approve the Ordinance as presented.
2. Approve the Ordinance with Conditions.
3. Postpone the decision.
4. Deny approval of the Ordinance.

Fiscal Impact:
Undetermined

P & Z Recommendation:
N/A

Staff Recommendation:

Staff recommends approval.

ORDINANCE 2026-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AMENDING CHAPTER 42 OF THE CITY OF MINNEOLA CODE OF ORDINANCES; SPECIFICALLY AMENDING CHAPTER 42 TO INCREASE THE PARKS AND RECREATION FACILITIES IMPACT FEE IN THE CITY OF MINNEOLA; PROVIDING FINDINGS AND DECLARATIONS OF THE CITY COUNCIL; PROVIDING FOR NOTICE; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Minneola continues to develop and expand by annexation and by increased development of property currently within the municipal boundaries; and

WHEREAS, expansion and increased use and density require expansion of parks and recreation facilities attributable to new construction within the city limits; and

WHEREAS, the City of Minneola has adopted a comprehensive plan which requires the City to plan for and finance the facilities and equipment needed to serve growth and intensified uses; and

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution and Section 166.021 of the Florida Statutes grant the City of Minneola broad home rule powers necessary to carry on municipal government; and

WHEREAS, Section 163.3202(3) of the Florida Statutes encourages the use of innovative land development regulations which include the use of impact fees to implement the goals, objectives and policies of a City's Comprehensive Plan; and

WHEREAS, the City Council of the City of Minneola has received and accepted the Development Impact Fee Report prepared by TischlerBise Fiscal Economic Planning dated May 18, 2026; and

WHEREAS, the Development Impact Fee Report sets forth the calculations and basis for the impact fees associated with the provision of municipal services for parks and recreation; and

WHEREAS, the calculation of the impact fees set forth in the study is based on the most recent and localized data; and

WHEREAS, pursuant to Florida Statute section 163.31801, the City of Minneola has provided notice no less than ninety (90) days before the effective date of this ordinance; and

WHEREAS, the imposition of impact fees is seen as a proper means of requiring growth to help pay for a portion of the capital expenditures necessitated by such growth; and

WHEREAS, in order to equitably distribute the proportionate fair share of new municipal services on new developments within the City of Minneola that create the need for such municipal services, it serves the health, safety and general welfare of the residents of the City of Minneola to enact this ordinance establishing parks and recreation impact fees.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA THAT:

Section 1. Recitals

The recitals set forth above are hereby adopted and incorporated herein by reference.

Section 2. Findings

1. The City of Minneola owns and maintains parks and recreation facilities for the benefit of visitors and residents. These parks and recreation facilities are a necessary and proper function of the City of Minneola.

2. In order to maintain current levels of parks and recreation services, it will be necessary to expand capital facilities and equipment in relation to growth and development within the City of Minneola.

3. The imposition of impact fees has been identified as one of the preferred methods of ensuring that development bears a proportionate share of the cost of parks and recreation capital facilities necessary to accommodate such development. Allocation of a proportionate share of the capital costs for new development promotes and protects the public health, safety and welfare of the citizens of the City of Minneola.

4. Different types of development create different impacts on parks and recreation facilities.

5. The study regarding parks and recreation impact fees prepared by TischlerBise Fiscal Economic Planning dated May 18, 2026 has been submitted to the City Council and discussed at public meetings and sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional parks and recreation capital facilities and equipment within the City of Minneola.

Section 3. The City of Minneola Code of Ordinances is hereby amended to add Article VI to Chapter 43, as follows:

ARTICLE VI. CITY OF MINNEOLA PARKS AND RECREATION IMPACT FEES

Sec. 42-147. Purpose and Imposition

For the purpose of helping to defray the cost of new or expanded parks and recreation facilities and equipment attributable to new construction within the city limits, impact fees are hereby levied on new construction within the city limits in accordance with the provisions set forth on Exhibit "A" and other provisions of this article.

Sec. 42-148. Applicability

This Article shall apply to all new construction within the City limits except the following:

A. Expansion of a residential dwelling unit which does not increase the number of dwelling units in the structure;
B. Any reconstruction of a destroyed or partially destroyed building, provided that the destruction of the building occurred other than by willful razing or demolition;
C. Expansion of or additions to existing structures provided that such expansion or addition does not require the issuance of a certificate of occupancy;
D. Construction under any building permit issued prior to the effective date of this article;
E. Temporary activities and uses including, but not limited to, temporary construction and temporary housing.

Sec. 42-149. Review of Fee Amounts

Parks and recreation impact fees shall be reviewed and updated every four years in accordance with an analysis of projected residential construction within the city limits, the cost of any expanded or new capital facilities and equipment for parks and recreation facilities generated by such construction and the money, other than impact fee revenues, otherwise available to meet such costs. The City Council may annually adjust the established impact fee rates to reflect changes in the costs of relevant capital facilities and equipment. All changes or adjustments to the established impact fee rates shall be made by Ordinance or Resolution after advertising and public hearings and shall apply to construction for which building permits are issued after the effective date of such ordinance.

Sec. 42-150.

A. *Rates.* The parks and recreation impact fee rates to be applied to each new development building permit are contained in Exhibit"A" - City of Minneola Parks and Recreation Impact Fee Schedule.

B. *Mixed Uses.* If a building permit is requested for mixed uses, then the parks and recreation impact fee shall be determined by using the impact fee schedule contained in Exhibit "A" to calculate the impact fee due for each use specified on the building permit.

C. *Unspecified Use*. It is the intent that all development requiring building permit(s) shall pay an appropriate parks and recreation impact fee. If the type of development activity requiring a building permit is not specified in the impact fee schedule contained in Exhibit "A", the City Manager, or his/her designee, shall assign the fee applicable to the most nearly comparable use or uses in the fee schedule contained in Exhibit "A".

D. *Change of Use or Density.* In the case of a change of use or density which requires a building permit, the impact fee shall be based on the net increase of the fee, if any, for the new land use as compared with the previous land use as determined by the City Manager or his/her designee.

E. Appeal. Any owner who disagrees with the determination of the City Manager or his/her designee may appeal such decision to the City Council by filing a written request for appeal within 20 days of the determination by the City Manager or his/her designee.

F. Credit. The City Council may give credit for part of the parks and recreation impact fee on a project if it determines that a development can demonstrate that it will substantially reduce the project's impact under the city's capital needs for expansion of parks and recreation facilities. The amount credited under this section shall be determined by the city council.

Sec. 42-151. City of Minneola Parks and Recreation Capital Expansion Trust Fund

A. DEPOSIT OF FEES. All parks and recreation impact fees collected by the City of Minneola shall be separately accounted for and shall be deposited only in the City of Minneola Parks and Recreation Capital Expansion Trust Fund.

B. USE OF FUNDS. Amounts in the City of Minneola Parks and Recreation Capital Expansion Trust Fund shall be used only for the purpose of such fund and for no other purpose. Expenditures may not be used for operations or maintenance. Expenditures from the fund shall be specifically approved by the City Council of the City of Minneola and shall be limited to the expansion or acquisition of capital facilities or equipment made necessary by the new development construction from which the fees were collected or for principal payments (including sinking fund payments) on bonds to expand or acquire such facilities or equipment. Whenever possible, fees are to be used in the order in which they are collected. Before authorizing expenditure from this Trust Fund, the City Council of the City of Minneola shall determine that such expenditure is for capital facilities or equipment to be used for the purpose of the trust fund and meets all other applicable requirements.

C. MATCHING FUNDS. City may use funds in the Minneola Parks and Recreation Capital Expansion Trust Fund as its share of matching funds for any grant, loan, or similar purposes, and nothing herein shall preclude the

use of said funds for matching purposes.

Sec. 42-152. Capital Expansion Plans

The City Council of the City of Minneola shall prepare and maintain a capital expansion plan or master plan for the fund as well as annual compilation of capital projects funded by impact fees. These plans shall be reviewed at least annually during the budget review process.

Sec. 42-153. Time of Payment; Remedies for Nonpayment; Method of Payment.

Parks and recreation impact fees shall be due and payable at the time of issuance by the City Building Department of a building permit or mobile home tie down permit. No building permit or mobile home tie down permit shall be issued until all applicable parks and recreation impact fees have been received by the City of Minneola.

Impact fees shall be paid in cash unless the city council specifically accepts an in-kind contribution of capital facilities for public use. Credit for any in-kind contribution shall be on a fair market value basis as of the date the city council accepts the offer of such contribution.

Sec. 42-154. Refund of Fees Paid

A. If a building permit or mobile home tie down permit expires prior to the completion of the new development project, then the fee payer, or his heirs, successors or assigns may request a refund, less an administrative fee equal to five percent (5%) of the total fee. Such refund must be requested within sixty (60) days after expiration of the building permit or mobile home permit.

B. If the parks and recreation impact fees have not been spent or encumbered by the end of the calendar quarter encompassing the six year anniversary of the date the parks and recreation impact fees were paid to the City of Minneola, then upon receipt of a written request for a refund from the current land owner, the City of Minneola will issue a refund, to the current land owner unless the City can establish that it intends to use such impact fees within one year of such application. However, the City shall retain any interest accrued to partially compensate for the administrative expenses associated with the impact fees.

Section 4. Notice

The City has published notice of the impact fees provided for in this Ordinance in a newspaper of general circulation no less than ninety (90) days before the effective date of this Ordinance pursuant to Florida Statute section 163.31801.

Section 5. Severability

The provisions of this Ordinance are declared to be severable and if any

section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. **Inclusion in the City of Minneola Code**

It is the intention of the City Council of the City of Minneola that the provisions of this Ordinance shall become and be made a part of the City of Minneola Code of Ordinances and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article", or such other appropriate work or phrase to accomplish such intentions.

Section 7. **Effective Date**

This Ordinance shall become effective as of October 20, 2026 pursuant to F.S. 163.31801.

PASSED AND ORDAINED this _____ day of _____, 2026 by the City Council of the City of Minneola, Florida.

_____
Pam Serviss, Mayor

ATTEST:

_____
Kristine Thompson, City Clerk

Passed First Reading _____
Passed Second Reading _____

Approved as to form:

_____
Scott A. Gerken, City Attorney

EXHIBIT “A”

Description	Unit	ERU Factor	Year 1	Year 2	Year 3	Year 4
Single-Family	Dwelling	1.00	$453.74	$502.15	$555.72	$615.00
Multi-Family	Dwelling	.75	$339.75	$376.00	$416.11	$460.50

Development Impact Fee Report

Prepared for:

Minneola, Florida

June 18, 2026

TischlerBise
FISCAL | ECONOMIC | PLANNING

4701 Sangamore Road, Suite S240
Bethesda, MD
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EXECUTIVE SUMMARY

Minneola, Florida, contracted with TischlerBise to update their impact fees pursuant to Florida Statutes §163.31801. Cities in Florida may assess impact fees to offset infrastructure costs necessitated by future growth. Impact fees are one-time payments used to construct system improvements needed to accommodate future development. Impact fees may only be used for capital improvements or debt service for growth-related infrastructure. In contrast to general taxes, impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies. All data used in this report is most recent and localized data available in the past four (4) years. This impact fee study includes the following components:

1. Parks and Recreation
2. Fire
3. Police

FLORIDA IMPACT FEE ENABLING LEGISLATION

The authority for Florida cities to adopt and collect impact fees to offset the demands future development creates for new infrastructure is well established. St. Johns City v. Northeast Florida Builders Association (583 So. 2d 635, 638 Fla. 1991) states, "The use of impact fees has become an accepted method of paying for public improvements that must be constructed to serve new growth."[1]

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction." §163.31801(2), Fla. Stat. The statute—concerned mostly with procedural and methodological limitations—did not expressly allow or disallow any particular public facility type from being funded with impact fees. The Act did specify procedural and methodological prerequisites, most of which were common to the practice already.

Subsequent amendments to the Act in 2009 removed prior notice requirements for impact fee reductions (but not increases) and purported to elevate the standard of judicial review. Under Florida law, impact fees must comply with the "dual rational nexus" test, which requires "a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in service units generated by new development. In addition, the government must show a reasonable connection, or rational nexus, between the expenditures of the funds collected and the benefits accruing to the subdivision," St. Johns City, 583 So.2d at 637 (quoting Hollywood, Inc. 431 So. 2d at 611-12). Impact fee calculation studies, generally speaking, establish the pro rata, or proportionate, "need" for new infrastructure and implementing ordinances to ensure that new growth paying the fees receive a pro rata "benefit" from their expenditure.

[1] Citing Home Builders & Contractors Association v. Palm Beach City., 446 So.2d 140 (Fla. 4th DCA 1984); Hollywood, Inc. v. Broward County, 431 So.2d 606 (Fla. 4th DCA 1983).

Other amendments to the Florida Impact Fee Act, House Bill 337 (2021) and most recently Senate Bill 1080 (2025) provided further definition for infrastructure, revised requirements for crediting contributions against the collection of impact fees, and restricted impact fee increases. **Among the increase restrictions, an adopted increase of 25 percent or less must be phased over two years; increases between 25-50 percent must be phased over four years; no increase can exceed 50 percent without a finding of extraordinary circumstances; and impact fees cannot be increased more than once every four years.** The restrictions can be bypassed if the jurisdiction complies with the impact fee rational nexus test; can demonstrate extraordinary circumstances; holds at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the limitations; and is approved by a unanimous vote of the governing body. An impact fee increase approved under the extraordinary circumstances requirement "must be implemented in at least two but not more than four equal annual increments;" and an impact fee rate may not be increased beyond the phase-in limitations "if the local government has not increased the impact fee within the past 5 years" (discounting years in which the local government is prohibiting from increasing an impact fee because it is located in a hurricane disaster area).

Minneola is updating impact fees for park and recreation, fire, and law enforcement to fund capital facilities needed to meet the demand created by future development. The need for these services, and the infrastructure necessary to provide them, is driven by development; therefore, as vacant lands within Minneola develop, or as existing uses expand, the demand imposed upon Minneola for additional capital facilities increases proportionately.

The need for additional capacity for future development is further shown through an established level-of-service standard and Minneola's existing capital improvement plan. Capital facilities necessary to provide this infrastructure standard have been provided by Minneola to date; however, Minneola will need to continue to provide new development with the same levels of service. The expenditures required to maintain existing levels of service are not necessitated by existing development, but rather by future development.

Furthermore, through the implementation of Minneola's capital improvement plans, future development paying impact fees will receive a pro rata benefit from new facilities built with those fees. In addition, Minneola's impact fee ordinance, including any amendments necessary to implement the fees recommended in this study, earmarks impact fees solely for capital facilities necessary to accommodate future development.

Finally, there are several steps Minneola will take to ensure ongoing compliance with applicable Florida laws related to impact fees. First, it will continue to update and implement plans for expending impact fee revenues on the types of facilities TischlerBise has used to develop the fees in this study. In Florida, this is typically satisfied through a Capital Improvement Plan (CIP). Also, Minneola will update its existing impact fee ordinance to ensure compliance with the approach used here and any developments in statutory and case law since Minneola's fees were last updated. The ordinance update should address, among other things, earmarking of impact fee revenues, limitations on the use of revenues, revisions related to developer credits, and ongoing compliance with other city and state law requirements.

INTRODUCTION TO IMPACT FEES

Impact fees are one-time payments used to fund capital improvements necessitated by future development. Impact fees have been utilized by local governments in various forms for at least fifty years. Impact fees do have limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive portfolio to ensure adequate provision of public facilities with the goal of maintaining current levels of service in a community. Any community considering impact fees should note the following limitations:

1) Fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and / or maintenance and rehabilitation costs.
2) Fees cannot be deposited in the General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected.
3) Fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

Conceptual Impact Fee Calculation

In contrast to project-level improvements, impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the development fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per thousand people. The third step in the development fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and / or park amenities.

Required Findings

There are three reasonable relationship requirements for impact fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U. S. Constitution, we prefer a more rigorous formulation that recognizes three elements: **"need," "benefit,"** and **"proportionality."** The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact. All future development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Development fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to development fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that development fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the State enabling Act authorizing development fees requires that facilities funded with fee revenues be available *exclusively* to development paying the fees. In other words, existing development may benefit from these improvements as well.

Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State Enabling Legislation, as are procedures to ensure that the fees are expended expeditiously or refunded. All requirements are intended to ensure that developments benefit from the fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to development fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate development fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development.

Impact Fee Methodologies

Impact fees for the capital facilities made necessary by new development must be based on the same level of service (LOS) provided to existing development in the service area. There are three basic methodologies used to calculate impact fees. They examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by new development for additional infrastructure capacity. Each methodology has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methodologies for calculating impact fees and how those methodologies can be applied.

- **Cost Recovery** (past improvements) - The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new development will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.
- **Incremental Expansion** (concurrent improvements) - The incremental expansion methodology documents current LOS standards for each type of capital facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.
- **Plan-Based** (future improvements) - The plan-based methodology allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Evaluation of Credits

Regardless of the methodology, a consideration of credits is integral to the development of a legally defensible impact fee methodology. There are two types of credits with specific characteristics, both of which should be addressed in impact fee studies and ordinances. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit is integrated into the impact fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the impact fee program.

IMPACT FEE COMPONENTS

Figure 1 summarizes the methods and cost components used for each type of public facility in the City's impact fee update. Based on conversations with City staff, it has been determined that all impact fees in this report will serve at a citywide level. Each chapter details residential (i.e., population) and nonresidential (i.e., jobs and nonresidential vehicle trips) factors used to allocate demand and cost for facilities.

Figure 1. Fee Methodologies and Cost Components

Fee Component	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Parks and Recreation	Citywide	N/A	Park Land, Park Amenities, Recreation Centers	N/A	Population
Fire	Citywide	N/A	Fire Facilities, Fire Facilities Land, Fire Apparatus	N/A	Population, Vehicle Trips
Police	Citywide	N/A	Police Facilities, Police Vehicles, Police Equipment	N/A	Population, Vehicle Trips

ROUNDING

Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using two, three, and four decimal places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

Current Impact Fees

Shown below, Figure 2 includes impact fees currently assessed by Minneola. Current impact fees for residential development are assessed per housing unit, based on the type of unit, and nonresidential fees are assessed per 1,000 square feet of floor area, based on the land use.

Figure 2: Current Impact Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Current Fees
Single Family	Housing Unit	$410	$539	$191	$1,141
Multi-Family	Housing Unit	$307	$405	$144	$855

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Current Fees
Industrial	1,000 Sq Ft	$0	$179	$64	$243
Commercial	1,000 Sq Ft	$0	$741	$263	$1,004
Office & Other Services	1,000 Sq Ft	$0	$301	$107	$408
Institutional	1,000 Sq Ft	$0	$397	$141	$538

Maximum Supportable Impact Fees

Figure 3 includes the maximum supportable impact fees for new development in Minneola. Impact fees for residential development will be assessed per dwelling unit, based on the type of unit, and nonresidential fees will be assessed per 1,000 square feet of floor area, based on the land use. For unique development types, Minneola may allow or require an independent impact fee assessment. Note that these are the maximum supportable impact fees based on the current costs and levels of service. Any impact fee ordinance must be in accordance with Florida state law and either follow the ordained increase phase-in or undergo the extraordinary circumstances approval process.

Figure 3. Maximum Supportable Impact Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Maximum Supportable
Single Family	Housing Unit	$5,325	$2,157	$246	$7,728
Multi-Family	Housing Unit	$1,571	$637	$73	$2,281

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Maximum Supportable
Industrial	1,000 Sq Ft	$0	$579	$61	$640
Commercial	1,000 Sq Ft	$0	$3,862	$405	$4,267
Office & Other Services	1,000 Sq Ft	$0	$1,259	$132	$1,391
Institutional	1,000 Sq Ft	$0	$1,721	$180	$1,901

Difference Between Current Fees and Maximum Supportable Fees

The Florida Impact Fee Act places limitations on how much local governments, school districts, or special districts may increase an impact fee. An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted. An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted. An impact fee increase in excess of 50 percent of the current impact fee rate must be demonstrated by the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

Figure 4: Difference Between Current Fees and Maximum Supportable Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Single Family	Housing Unit	$4,915	$1,618	$55	$6,587
Multi-Family	Housing Unit	$1,264	$232	($71)	$1,426

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Industrial	1,000 Sq Ft	$0	$400	($3)	$397
Commercial	1,000 Sq Ft	$0	$3,121	$142	$3,263
Office & Other Services	1,000 Sq Ft	$0	$958	$25	$983
Institutional	1,000 Sq Ft	$0	$1,324	$40	$1,364

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Single Family	Housing Unit	1199%	300%	29%	577%
Multi-Family	Housing Unit	412%	57%	-49%	167%

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Industrial	1,000 Sq Ft	0%	223%	-4%	164%
Commercial	1,000 Sq Ft	0%	421%	54%	325%
Office & Other Services	1,000 Sq Ft	0%	318%	23%	241%
Institutional	1,000 Sq Ft	0%	334%	28%	254%

PARKS AND RECREATION IMPACT FEE

The Parks and Recreation Impact Fee includes three components:

1. Park Land
2. Park Amenities
3. Recreation Centers

DEMAND UNITS AND PROJECTED GROWTH

The residential impact fees are calculated per housing unit and based on the number of persons per housing unit. Minneola's current population includes 22,214 persons. Over the next ten years there is a projected increase of 12,975 housing units and 33,204 persons in Minneola. This represents an increase of more than 100 percent from the base year. Appendix A: Land Use Assumptions includes further details about growth projections.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed the proportionate share of the capital cost needed to provide capital facilities for new development. The parks and recreation impact fee allocates 100 percent of the cost of capital facilities to residential development because it is residential development that generates the demand for parks and recreation facilities. The proportionate share of costs attributable to residential development will be allocated to population and then converted to an appropriate amount by type of housing unit, based on unit type.

LEVEL-OF-SERVICE ANALYSIS

Park Land – Incremental Expansion

Figure 5 shows the existing level of service for park land. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.0030 acres per person (66.6 acres / 22,214 persons). Based on conversations with City staff, the land cost is $450,000 per acre, and this yields a cost of $1,349.35 per person ($450,000 per acre X 0.0030 acres per person).

Figure 5. Existing Level of Service for Park Land

Existing Park Land	Acres
City Park	0.6
Community Garden Park	2.2
MAC	26.3
Minneola Trail Right of Way	1.9
Park Property (Oak Valley)	0.8
Park Property (Quail Valley)	13.5
Trail Head Park	12.0
Trail Head Park (Wet Land)	6.7
Trail Right of Way	2.7
Total	66.6

Cost Factors	
Cost per Acre	$450,000

Level-of-Service (LOS) Standards	
Existing Acres	66.6
Residential	
Residential Share	100%
2026 Population	22,214
Acres per Person	0.0030
Cost per Person	$1,349.35

Source: Minneola Parks and Recreation Department

Park Amenities – Incremental Expansion

Figure 6 shows the level of service for park amenities. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.0065 units per person (144 units / 22,214 persons). The average cost of existing park amenities is $47,273 per unit, and this yields a cost of $306.44 per person ($47,273 per unit X 0.0065 units per person).

Figure 6. Existing Level of Service for Park Amenities

Existing Amenity	Units	Unit Cost	Total Cost
Baseball Field	6	$151,054	$906,322
Basketball Court	5	$53,787	$268,933
Benches	29	$1,879	$54,501
Bicycle Rack	3	$996	$2,989
Bleachers	5	$22,338	$111,690
Boardwalk	1	$111,352	$111,352
Concession Stand	1	$25,000	$25,000
Drinking Fountain	3	$1,500	$4,500
Garden Shed	1	$50,000	$50,000
Gazebo	3	$18,331	$54,993
Pavilion	3	$132,155	$396,466
Pickleball Court	6	$8,012	$48,070
Playground	3	$877,581	$2,632,743
Restroom	2	$150,000	$300,000
Skate Park	1	$500,000	$500,000
Table	11	$3,500	$38,500
Tennis Court	2	$15,000	$30,000
Irrigation Well	1	$100,000	$100,000
MAC Lights	8	$125,000	$1,000,000
Trash Can	50	$3,424	$171,203
Total	144	$47,273	$6,807,262

Cost Factors	
Average Cost per Unit	$47,273

Level-of-Service (LOS) Standards	
Existing Units	144
Residential	
Residential Share	100%
2026 Population	22,214
Units per Person	0.0065
Cost per Person	$306.44

Source: Minneola Parks and Recreation Department

Recreation Centers – Incremental Expansion

Figure 7 shows the level of service for recreation centers. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.1801 square feet per person (4,000 square feet / 22,214 persons). The average cost per square foot of existing recreation centers is $500 per square foot, and this yields a cost of $90.03 per person ($500 per square foot X 0.1801 square feet per person).

Figure 7. Existing Level of Service for Recreation Centers

Existing Recreation Center	Square Feet
Gym	4,000
Total	4,000

Cost Factors	
Cost per Square Foot	$500

Level-of-Service (LOS) Standards	
Existing Square Feet	4,000
Residential	
Residential Share	100%
2026 Population	22,214
Square Feet per Person	0.1801
Cost per Person	$90.03

Source: Minneola Parks and Recreation Department

PROJECTED DEMAND FOR PARKS AND RECREATION INFRASTRUCTURE

Park Land

Figure 8 shows projected demand for park land. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 99.6 acres of park land (33,204 additional persons X 0.0030 acres per person). Based on the cost per acre of $450,000, the total projected growth-related expenditure on park land is $44,803,876 (99.6 acres X $450,000 per acre).

Figure 8. Projected Demand for Park Land

Type of Infrastructure		
Park Land		
Level of Service		
0.0030	Acres	per Person
Unit Cost		
$450,000	per Acre	

Demand for Park Land		
Year	Population	Acres
2026	22,214	66.6
2027	25,504	76.5
2028	28,828	86.4
2029	32,152	96.4
2030	35,475	106.4
2031	38,799	116.3
2032	42,123	126.3
2033	45,447	136.3
2034	48,770	146.2
2035	52,094	156.2
2036	55,418	166.2
10-Yr Increase	33,204	99.6
Growth-Related Expenditures		$44,803,876

Park Amenities

Figure 9 shows projected demand for park amenities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for 215.2 units of park amenities (33,204 additional persons X 0.0065 units per person). Based on the cost of $47,273 per unit, the total projected growth-related expenditure on park amenities is $10,175,040 (215.2 units X $47,273 per unit).

Figure 9. Projected Demand for Park Amenities

Type of Infrastructure		
Park Amenities		
Level of Service		
0.0065	Units	per Person
Unit Cost		
$47,273	per Unit	

Demand for Park Amenities		
Year	Population	Units
2026	22,214	144.0
2027	25,504	165.3
2028	28,828	186.9
2029	32,152	208.4
2030	35,475	230.0
2031	38,799	251.5
2032	42,123	273.1
2033	45,447	294.6
2034	48,770	316.1
2035	52,094	337.7
2036	55,418	359.2
10-Yr Increase	33,204	215.2
Growth-Related Expenditures		$10,175,040

Recreation Centers

Figure 10 shows projected demand for recreation centers. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 5,979 square feet of recreation centers (33,204 additional persons X 0.1801 square feet per person). Based on the cost of $500 per square foot, the total projected growth-related expenditure on recreation centers is $2,989,466 (5,979 square feet X $500 per square foot).

Figure 10. Projected Demand for Recreation Centers

Type of Infrastructure		
Recreation Centers		
Level of Service		
0.1801	Square Feet	per Person
Unit Cost		
$500	per Square Foot	

Demand for Recreation Centers		
Year	**Population**	**Square Feet**
2026	22,214	4,000.0
2027	25,504	4,592.4
2028	28,828	5,190.9
2029	32,152	5,789.4
2030	35,475	6,387.9
2031	38,799	6,986.4
2032	42,123	7,584.9
2033	45,447	8,183.4
2034	48,770	8,781.9
2035	52,094	9,380.4
2036	55,418	9,978.9
10-Yr Increase	33,204	5,978.9
Growth-Related Expenditures		$2,989,466

CREDIT

Minneola currently has no debt service or dedicated General Fund revenue allocated to the expansion of parks and recreation, as such there is no need for a credit to be applied.

PARKS AND RECREATION IMPACT FEE

Figure 11 summarizes cost factors for the updated Parks and Recreation Impact Fee. Maximum supportable fees per housing unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, the single-family fee of $5,325 (rounded) is based on an average of 3.05 persons per housing unit multiplied by a total capital cost of $1,745.82 per person.

Figure 11. Maximum Supportable Parks and Recreation Impact Fee

Fee Component	Cost per Person
Park Land	$1,349.35
Park Amenities	$306.44
Recreation Centers	$90.03
Total	$1,745.82

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Difference
Single Family	Housing Unit	3.05	$5,325	$410	$4,915
Multi-Family	Housing Unit	0.90	$1,571	$307	$1,264

1. See Land Use Assumptions

PARKS AND RECREATION IMPACT FEE REVENUE

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the parks and recreation impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 12, projected impact fee revenues are approximately $58.0 million and projected expenditures are approximately $58.0 million over the next 10 years. Because the incremental methodology was used for every component of the parks and recreation impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential construction, the projected parks and recreation fee revenue shown below may change.

Figure 12. Projected Parks and Recreation Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Park Land	$44,803,876	$0	$44,803,876
Park Amenities	$10,175,040	$0	$10,175,040
Recreation Centers	$2,989,466	$0	$2,989,466
Total	$57,968,382	$0	$57,968,382

		Single Family $5,325 per unit	Multi-Family $1,571 per unit
Year		Hsg Unit	Hsg Unit
Base	2026	7,040	787
Year 1	2027	8,043	1,082
Year 2	2028	9,046	1,376
Year 3	2029	10,048	1,671
Year 4	2030	11,051	1,966
Year 5	2031	12,054	2,261
Year 6	2032	13,057	2,555
Year 7	2033	14,060	2,850
Year 8	2034	15,062	3,145
Year 9	2035	16,065	3,439
Year 10	2036	17,068	3,734
10-Year Increase		10,028	2,947
Projected Revenue		$53,396,603	$4,630,438

Projected Fee Revenue	$58,027,041
Total Expenditures	$57,968,382

FIRE IMPACT FEE

The Fire Impact Fee includes three components:

1. Fire Facilities
2. Fire Facilities Land
3. Fire Apparatus

DEMAND UNITS AND PROJECTED GROWTH

Residential impact fees are calculated per housing unit and based on persons per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator of nonresidential demand for fire facilities and apparatus, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for fire services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

Currently, there is a population of 22,214 persons in Minneola. Over the next ten years there is a projected increase of 12,975 housing units, 33,204 persons, 3.9 million nonresidential square feet, and 21,590 nonresidential vehicle trips in the City. This represents an increase of more than 100 percent from the base year. Appendix A: Land Use Assumptions includes further details about growth projections.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed a proportionate share of the capital cost needed to provide capital facilities to the development. Fire impact fees allocate the cost of capital facilities between residential and nonresidential development using functional population. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on average activity of residents and workers in the City over a 24-hour period.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Minneola are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on the most recent local functional population data available (2023), residential development accounts for 83 percent of the functional population, while nonresidential development accounts for 17 percent, see Figure 13. The figure is used only for the functional population calculation, population and job estimates are produced separately.

Figure 13. Fire Proportionate Share Factors

Demand Units in 2023					
Residential				Demand Hours/Day	Person Hours
	Population	17,658			
	Residents Not Working		10,473	20	209,457
	Employed Residents		7,185		
	Employed in Minneola		162	14	2,268
	Employed outside Minneola		7,023	14	98,322
				Residential Subtotal	310,047
				Residential Share	**83%**
Nonresidential					
	Non-working Residents		10,473	4	41,891
	Jobs Located in Minneola		2,245		
	Residents Employed in Minneola		162	10	1,620
	Non-Resident Workers (inflow commuters)		2,083	10	20,830
				Nonresidential Subtotal	64,341
				Nonresidential Share	**17%**
				Total	374,389

Source: BEBR Florida Population Estimates, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.3 (employment).

LEVEL-OF-SERVICE ANALYSIS

Fire Facilities – Incremental Expansion

Figure 14 shows the level of service for fire facilities. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.6276 square feet per person (16,796 square feet X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.2853 square feet per vehicle trip (16,796 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). Based on conversations with City staff, the cost per square foot to construct fire facilities is $800. This yields a cost of $502.05 per person ($800 per square foot X 0.6276 square feet per person) and a cost of $228.27 per nonresidential vehicle trip ($800 per square foot X 0.2853 square feet per vehicle trip).

Figure 14. Existing Level of Service for Fire Facilities

Description	Square Feet
Station 89	16,796
Total	16,796

Cost Factors	
Cost per Square Foot	$800

Level-of-Service (LOS) Standards	
Existing Square Feet	16,796
Residential	
Residential Share	83%
2026 Population	22,214
Square Feet per Person	0.6276
Cost per Person	$502.05
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Square Feet per Vehicle Trip	0.2853
Cost per Vehicle Trip	$228.27

Source: Minneola Fire Department

Fire Facilities Land – Incremental Expansion

Figure 15 shows the level of service for fire facilities land. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.0654 acres per thousand persons (1.75 acres X 83 percent residential share / 22,214 persons X 1,000). For nonresidential development, the existing level of service is 0.0297 acres per thousand vehicle trips (1.75 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips X 1,000). Based on conversations with City staff, the land cost per acre is $450,000. This yields a cost of $29.42 per person ($450,000 per acre X 0.0654 acres per thousand persons / 1,000) and a cost of $13.38 per nonresidential vehicle trip ($450,000 per acre X 0.0297 square feet per thousand vehicle trips / 1,000).

Figure 15. Existing Level of Service for Fire Facilities Land

Description	Acres
Station 89	1.75
Total	1.75

Cost Factors	
Cost per Acre	$450,000

Level-of-Service (LOS) Standards	
Existing Acres	1.75
Residential	
Residential Share	83%
2026 Population	22,214
Acres per 1,000 Persons	0.0654
Cost per Person	$29.42
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per 1,000 Vehicle Trips	0.0297
Cost per Vehicle Trip	$13.38

Source: Minneola Fire Department

Fire Apparatus – Incremental Expansion

Figure 16 shows the level of service for fire apparatus. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.0005 units per person (13 apparatus units X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0002 units per vehicle trip (13 apparatus units X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing fire apparatus units is $362,115, this yields a cost of $175.89 per person ($362,115 per apparatus unit X 0.0005 units per person) and a cost of $79.97 per nonresidential vehicle trip ($362,115 per apparatus unit X 0.0002 units per vehicle trip).

Figure 16. Existing Level of Service for Fire Apparatus

Description	Units	Unit Cost	Total Cost
Brush	1	$215,000	$215,000
Car	2	$28,000	$56,000
Chief	3	$55,333	$166,000
Engine	2	$1,100,000	$2,200,000
Light Rescue	1	$58,000	$58,000
Prevention	1	$27,500	$27,500
Tower	1	$1,900,000	$1,900,000
Utility	2	$42,500	$85,000
Total	13	$362,115	$4,707,500

Cost Factors	
Average per Unit	$362,115

Level-of-Service (LOS) Standards	
Existing Units	13
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0005
Cost per Person	$175.89
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0002
Cost per Vehicle Trip	$79.97

Source: Minneola Fire Department

PROJECTED DEMAND FOR FIRE INFRASTRUCTURE

Fire Facilities

Figure 17 shows projected demand for fire facilities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 20,838 square feet of fire facilities (33,204 additional persons X 0.6276 square feet per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 6,160 square feet of fire facilities (21,590 additional vehicle trips X 0.2853 square feet per vehicle trip). Based on the cost of $800 per square foot, the total projected growth-related expenditure on fire facilities is approximately $21,598,331 (26,998 square feet X $800 per square foot).

Figure 17. Projected Demand for Fire Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Facilities	0.6276 Square Feet	per Person	$800
	0.2853 Square Feet	per Vehicle Trip	

Demand for Fire Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2026	22,214	10,007	13,941	2,855	16,796
2027	25,504	12,163	16,005	3,471	19,476
2028	28,828	14,322	18,091	4,087	22,178
2029	32,152	16,482	20,177	4,703	24,880
2030	35,475	18,641	22,263	5,319	27,582
2031	38,799	20,800	24,349	5,935	30,284
2032	42,123	22,960	26,435	6,551	32,986
2033	45,447	25,119	28,521	7,167	35,688
2034	48,770	27,278	30,607	7,783	38,390
2035	52,094	29,437	32,692	8,400	41,092
2036	55,418	31,597	34,778	9,016	43,794
10-Yr Increase	33,204	21,590	20,838	6,160	26,998
Growth-Related Expenditures			$16,670,076	$4,928,255	$21,598,331

Fire Facilities Land

Figure 18 shows projected demand for fire facilities land. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 2.2 acres of fire facilities land (33,204 additional persons X 0.0654 acres per thousand persons / 1,000). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 0.6 acres of fire facilities land (21,590 additional vehicle trips X 0.0297 acres per thousand vehicle trips / 1,000). Based on the cost of $450,000 per acre, the total projected growth-related expenditure on fire facilities land is approximately $1,265,829 (2.8 acres X $450,000 per acre).

Figure 18. Projected Demand for Fire Facilities Land

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Facilities Land	0.0654 Acres	per 1,000 Persons	$450,000
	0.0297 Acres	per 1,000 Vehicle Trips	

Demand for Fire Facilities Land					
Year	Population	Vehicle Trips	Acres		
			Residential	Nonresidential	Total
2026	22,214	10,007	1.5	0.3	1.8
2027	25,504	12,163	1.7	0.4	2.0
2028	28,828	14,322	1.9	0.4	2.3
2029	32,152	16,482	2.1	0.5	2.6
2030	35,475	18,641	2.3	0.6	2.9
2031	38,799	20,800	2.5	0.6	3.2
2032	42,123	22,960	2.8	0.7	3.4
2033	45,447	25,119	3.0	0.7	3.7
2034	48,770	27,278	3.2	0.8	4.0
2035	52,094	29,437	3.4	0.9	4.3
2036	55,418	31,597	3.6	0.9	4.6
10-Yr Increase	33,204	21,590	2.2	0.6	2.8
Growth-Related Expenditures			$976,995	$288,834	$1,265,829

Fire Apparatus

Figure 19 shows projected demand for fire apparatus. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 16 units of fire apparatus (33,204 additional persons X 0.0005 units per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 5 units of fire apparatus (21,590 additional vehicle trips X 0.0002 units per vehicle trip). Based on the average cost of $362,115 per unit, the total projected growth-related expenditure on fire apparatus is approximately $7,566,842 (20.9 units X $362,115 per unit).

Figure 19. Projected Demand for Fire Apparatus

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Apparatus	0.0005 Units	per Person	$362,115
	0.0002 Units	per Vehicle Trip	

Demand for Fire Apparatus					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	10.8	2.2	13.0
2027	25,504	12,163	12.4	2.7	15.1
2028	28,828	14,322	14.0	3.2	17.2
2029	32,152	16,482	15.6	3.6	19.3
2030	35,475	18,641	17.2	4.1	21.3
2031	38,799	20,800	18.8	4.6	23.4
2032	42,123	22,960	20.5	5.1	25.5
2033	45,447	25,119	22.1	5.5	27.6
2034	48,770	27,278	23.7	6.0	29.7
2035	52,094	29,437	25.3	6.5	31.8
2036	55,418	31,597	26.9	7.0	33.9
10-Yr Increase	33,204	21,590	16.1	4.8	20.9
Growth-Related Expenditures			$5,840,258	$1,726,584	$7,566,842

CREDIT

The City currently has no debt service or dedicated General Fund revenue allocated to the expansion of fire, as such there is no need for a credit to be applied.

FIRE IMPACT FEE

Figure 20 summarizes cost factors for the updated Fire Impact Fee. Maximum supportable fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit will pay a fee of $2,157 (rounded) based on an average of 3.05 persons per dwelling multiplied by a total capital cost of $707.36 per person.

Maximum supportable fees for nonresidential development are equal to the vehicle trip rate per 1,000 square feet multiplied by the total capital cost per vehicle trip. For example, a commercial development of 1,000 square feet will pay $3,862 (rounded) based on an average of 12.01 vehicle trips per 1,000 square feet (see Appendix A: Land Use Assumptions for further detail on trip rates) multiplied by an average cost of $321.62 per vehicle trip.

Figure 20. Maximum Supportable Fire Impact Fee

Fee Component	Cost per Person	Cost per Trip
Fire Facilities	$502.05	$228.27
Fire Facilities Land	$29.42	$13.38
Fire Apparatus	$175.89	$79.97
Total	$707.36	$321.62

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Single Family	3.05	$2,157	$539	$1,618
Multi-Family	0.90	$637	$405	$232

Nonresidential Fees per 1,000 Square Feet				
Development Type	AWVT per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	1.80	$579	$179	$400
Commercial	12.01	$3,862	$741	$3,121
Office & Other Services	3.92	$1,259	$301	$958
Institutional	5.35	$1,721	$397	$1,324

1. See Land Use Assumptions

Fire Impact Fee Revenue

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the fire impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 21, projected impact fee revenues are approximately $30.5 million and projected expenditures are approximately $30.4 million over the next 10 years. Because the incremental methodology was used for every component of the fire impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential and nonresidential construction, the projected fire fee revenue shown below may change.

Figure 21. Projected Revenue from Fire Impact Fee

Fee Component	Growth Share	Existing Share	Total
Fire Facilities	$21,598,331	$0	$21,598,331
Fire Facilities Land	$1,265,829	$0	$1,265,829
Fire Apparatus	$7,566,842	$0	$7,566,842
Total	$30,431,001	$0	$30,431,001

		Single Family $2,157 per unit	Multi-Family $637 per unit	Industrial $579 per 1,000 sq ft	Commercial $3,862 per 1,000 sq ft	Office & Other $1,259 per 1,000 sq ft	Institutional $1,721 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	7,040	787	379	496	324	394
Year 1	2027	8,043	1,082	552	608	372	452
Year 2	2028	9,046	1,376	726	720	419	511
Year 3	2029	10,048	1,671	899	832	467	570
Year 4	2030	11,051	1,966	1,073	944	514	629
Year 5	2031	12,054	2,261	1,247	1,056	562	687
Year 6	2032	13,057	2,555	1,420	1,168	609	746
Year 7	2033	14,060	2,850	1,594	1,280	656	805
Year 8	2034	15,062	3,145	1,767	1,392	704	864
Year 9	2035	16,065	3,439	1,941	1,504	751	923
Year 10	2036	17,068	3,734	2,114	1,616	799	982
10-Year Increase		10,028	2,947	1,736	1,121	475	588
Projected Revenue		$21,630,396	$1,877,239	$1,005,104	$4,328,639	$597,531	$1,012,450

Projected Fee Revenue	$30,451,359
Total Expenditures	$30,431,001

POLICE IMPACT FEE

The Police Impact Fee includes three components:

1. Police Facilities
2. Police Vehicles
3. Police Equipment

DEMAND UNITS AND PROJECTED GROWTH

Residential impact fees are calculated per housing unit and based on persons per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator of nonresidential demand for police facilities, vehicles, and equipment, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for police services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, police impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

Currently, there is a population of 22,214 persons in Minneola. Over the next ten years there is a projected increase of 12,975 housing units, 33,204 persons, 3.9 million nonresidential square feet, and 21,590 nonresidential vehicle trips in the City. This represents an increase of more than 100 percent from the base year. Further details about growth projections are included in Appendix A: Land Use Assumptions.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed a proportionate share of the capital cost needed to provide capital facilities to the development. Police impact fees allocate the cost of capital facilities between residential and nonresidential development using functional population. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on average activity of residents and workers in the City over a 24-hour period.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Minneola are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on the most recent local functional population data available (2023), residential development accounts for 83 percent of the functional population, while nonresidential development accounts for 17 percent, see Figure 22. The figure is used only for the functional population calculation, population and job estimates are produced separately.

Figure 22. Police Proportionate Share Factors

Demand Units in 2023					
Residential				Demand Hours/Day	Person Hours
	Population	17,658			
	Residents Not Working	10,473		20	209,457
	Employed Residents	7,185			
	Employed in Minneola		162	14	2,268
	Employed outside Minneola		7,023	14	98,322
				Residential Subtotal	310,047
				Residential Share	**83%**
Nonresidential					
	Non-working Residents	10,473		4	41,891
	Jobs Located in Minneola	2,245			
	Residents Employed in Minneola		162	10	1,620
	Non-Resident Workers (inflow commuters)		2,083	10	20,830
				Nonresidential Subtotal	64,341
				Nonresidential Share	**17%**
				Total	374,389

Source: BEBR Florida Population Estimates, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.3 (employment).

LEVEL-OF-SERVICE ANALYSIS

Police Facilities – Incremental Expansion

Figure 23 shows the level of service for police facilities. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0374 square feet per person (1,000 square feet X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0170 square feet per vehicle trip (1,000 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). Based on conversations with City staff, the cost to construct police facilities is $800 per square foot. This yields a cost of $29.89 per person ($800 per square foot X 0.0374 square feet per person) and a cost of $13.59 per nonresidential vehicle trip ($800 per square foot X 0.0170 square feet per vehicle trip).

Figure 23. Existing Level of Service for Police Facilities

Existing Facility	Square Feet
Police Space	1,000
Total	1,000

Cost Factors	
Cost per Square Foot	$800

Level-of-Service (LOS) Standards	
Existing Square Feet	1,000
Residential	
Residential Share	83%
2026 Population	22,214
Square Feet per Person	0.0374
Cost per Person	$29.89
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Square Feet per Vehicle Trip	0.0170
Cost per Vehicle Trip	$13.59

Source: Minneola Police Department

Police Vehicles – Incremental Expansion

Figure 24 shows the level of service for police vehicles. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0006 vehicles per person (16 vehicles X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0003 vehicles per vehicle trip (16 vehicles X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing police vehicles is $61,000. This yields a cost of $36.47 per person ($61,000 per vehicle X 0.0006 vehicles per person) and a cost of $16.58 per nonresidential vehicle trip ($61,000 per vehicle X 0.0003 vehicles per vehicle trip).

Figure 24. Existing Level of Service for Police Vehicles

Description	Units	Unit Cost	Total Cost
Marked Vehicle	16	$61,000	$976,000
Total	16	$61,000	$976,000

Cost Factors	
Average Cost per Unit	$61,000

Level-of-Service (LOS) Standards	
Existing Units	16
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0006
Cost per Person	$36.47
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0003
Cost per Vehicle Trip	$16.58

Source: Apache Junction Police Department

Police Equipment – Incremental Expansion

Figure 25 shows the level of service for police equipment. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0024 units per person (64 equipment units X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0011 units per vehicle trip (64 equipment units X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing police equipment units is $6,019. This yields a cost of $14.39 per person ($6,019 per equipment unit X 0.0024 units per person) and a cost of $6.54 per nonresidential vehicle trip ($6,019 per apparatus unit X 0.0011 units per vehicle trip).

Figure 25. Existing Level of Service for Police Equipment

Description	Units	Unit Cost	Total Cost
Uniform	16	$5,400	$86,400
Weapon	16	$3,625	$58,000
Radio	16	$6,650	$106,400
Body Camera & Computer	16	$8,400	$134,400
Total	64	$6,019	$385,200

Cost Factors	
Average Cost per Unit	$6,019

Level-of-Service (LOS) Standards	
Existing Units	64
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0024
Cost per Person	$14.39
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0011
Cost per Vehicle Trip	$6.54

Source: Minneola Police Department

PROJECTED DEMAND FOR POLICE INFRASTRUCTURE

Police Facilities

Figure 26 shows projected demand for police facilities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 1,241 square feet of police facilities (33,204 additional persons X 0.0374 square feet per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 367 square feet of police facilities (21,590 additional vehicle trips X 0.0170 square feet per vehicle trip). Based on the cost of $800 per square foot, the total projected growth-related expenditure on police facilities is approximately $1,285,921 (1,607 square feet X $800 per square foot).

Figure 26. Projected Demand for Police Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Police Facilities	0.0374 Square Feet	per Person	$800
	0.0170 Square Feet	per Vehicle Trip	

Demand for Police Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2026	22,214	10,007	830	170	1,000
2027	25,504	12,163	953	207	1,160
2028	28,828	14,322	1,077	243	1,320
2029	32,152	16,482	1,201	280	1,481
2030	35,475	18,641	1,325	317	1,642
2031	38,799	20,800	1,450	353	1,803
2032	42,123	22,960	1,574	390	1,964
2033	45,447	25,119	1,698	427	2,125
2034	48,770	27,278	1,822	463	2,286
2035	52,094	29,437	1,946	500	2,447
2036	55,418	31,597	2,071	537	2,607
10-Yr Increase	33,204	21,590	1,241	367	1,607
Growth-Related Expenditures			$992,503	$293,418	$1,285,921

Police Vehicles

Figure 27 shows projected demand for police vehicles. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 20 police vehicles (33,204 additional persons X 0.0006 vehicles per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 6 police vehicles (21,590 additional vehicle trips X 0.0003 vehicles per vehicle trip). Based on the cost of $61,000 per vehicle, the total projected growth-related expenditure on police vehicles is approximately $1,568,824 (25.7 vehicles X $61,000 per vehicle).

Figure 27. Projected Demand for Police Vehicles

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Vehicles	0.0006 Units	per Person	$61,000
	0.0003 Units	per Vehicle Trip	

Demand for Police Vehicles					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	13.3	2.7	16.0
2027	25,504	12,163	15.2	3.3	18.6
2028	28,828	14,322	17.2	3.9	21.1
2029	32,152	16,482	19.2	4.5	23.7
2030	35,475	18,641	21.2	5.1	26.3
2031	38,799	20,800	23.2	5.7	28.8
2032	42,123	22,960	25.2	6.2	31.4
2033	45,447	25,119	27.2	6.8	34.0
2034	48,770	27,278	29.2	7.4	36.6
2035	52,094	29,437	31.1	8.0	39.1
2036	55,418	31,597	33.1	8.6	41.7
10-Yr Increase	33,204	21,590	19.9	5.9	25.7
Growth-Related Expenditures			$1,210,853	$357,970	$1,568,824

Police Equipment

Figure 28 shows projected demand for police equipment. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 79 units of police equipment (33,204 additional persons X 0.0024 units per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 23 units of police equipment (21,590 additional vehicle trips X 0.0011 units per vehicle trip). Based on the average cost of $6,019 per unit, the total projected growth-related expenditure on police equipment is approximately $619,171 (103 units X $6,019 per unit).

Figure 28. Projected Demand for Police Equipment

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Equipment	0.0024 Units	per Person	$6,019
	0.0011 Units	per Vehicle Trip	

Demand for Police Equipment					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	53	11	64
2027	25,504	12,163	61	13	74
2028	28,828	14,322	69	16	85
2029	32,152	16,482	77	18	95
2030	35,475	18,641	85	20	105
2031	38,799	20,800	93	23	115
2032	42,123	22,960	101	25	126
2033	45,447	25,119	109	27	136
2034	48,770	27,278	117	30	146
2035	52,094	29,437	125	32	157
2036	55,418	31,597	133	34	167
10-Yr Increase	33,204	21,590	79	23	103
Growth-Related Expenditures			$477,890	$141,281	$619,171

CREDIT

The City currently has no debt service or dedicated General Fund revenue allocated to the expansion of police, as such there is no need for a credit to be applied.

POLICE IMPACT FEE

Figure 29 summarizes cost factors for the updated Police Impact Fee. Maximum supportable fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit will pay a fee of $246 (rounded) based on an average of 3.05 persons per dwelling multiplied by a total capital cost of $80.75 per person.

Maximum supportable fees for nonresidential development are equal to the vehicle trip rate per 1,000 square feet multiplied by the total capital cost per vehicle trip. For example, a commercial development of 1,000 square feet wil pay $405 (rounded) based on an average of 12.01 vehicle trips per 1,000 square feet (see Appendix A: Land Use Assumptions for further detail on trip rates) multiplied by an average cost of $33.72 per vehicle trip.

Figure 29. Maximum Supportable Police Impact Fee

Fee Component	Cost per Person	Cost per Trip
Police Facilities	$29.89	$13.59
Police Vehicles	$36.47	$13.59
Police Equipment	$14.39	$6.54
Total	$80.75	$33.72

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit[1]	Proposed Fees	Current Fees	Difference
Single Family	Housing Unit	3.05	$246	$191	$55
Multi-Family	Housing Unit	0.90	$73	$144	($71)

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Proposed Fees	Current Fees	Difference
Industrial	1,000 Sq Ft	1.80	$61	$64	($3)
Commercial	1,000 Sq Ft	12.01	$405	$263	$142
Office & Other Services	1,000 Sq Ft	3.92	$132	$107	$25
Institutional	1,000 Sq Ft	5.35	$180	$141	$40

1. See Land Use Assumptions

POLICE IMPACT FEE REVENUE

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the police impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 30, projected impact fee revenues are approximately $3.4 million and projected expenditures are approximately $3.5 million over the next 10 years. Because the incremental methodology was used for every component of the police impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential and nonresidential construction, the projected police fee revenue shown below may change.

Figure 30. Projected Revenue from Police Impact Fee

Fee Component	Growth Share	Existing Share	Total
Police Facilities	$1,285,921	$0	$1,285,921
Police Vehicles	$1,568,824	$0	$1,568,824
Police Equipment	$619,171	$0	$619,171
Total	$3,473,916	$0	$3,473,916

Year		Single Family $246 per unit	Multi-Family $73 per unit	Industrial $61 per unit	Commercial $405 per unit	Office & Other $132 per unit	Institutional $180 per unit
		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	7,040	787	379	496	324	394
Year 1	2027	8,043	1,082	552	608	372	452
Year 2	2028	9,046	1,376	726	720	419	511
Year 3	2029	10,048	1,671	899	832	467	570
Year 4	2030	11,051	1,966	1,073	944	514	629
Year 5	2031	12,054	2,261	1,247	1,056	562	687
Year 6	2032	13,057	2,555	1,420	1,168	609	746
Year 7	2033	14,060	2,850	1,594	1,280	656	805
Year 8	2034	15,062	3,145	1,767	1,392	704	864
Year 9	2035	16,065	3,439	1,941	1,504	751	923
Year 10	2036	17,068	3,734	2,114	1,616	799	982
10-Year Increase		10,028	2,947	1,736	1,121	475	588
Projected Revenue		$2,466,888	$215,131	$105,375	$453,927	$62,705	$106,075

Projected Fee Revenue	$3,410,101
Total Expenditures	$3,473,916

APPENDIX A: LAND USE ASSUMPTIONS

The Florida Impact Fee Act specifically requires that local governments adopting, collecting, and administering an impact fee must: "Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update;" and "[e]nsure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction."[2] This section of the report provides documentation of the Land Use Assumptions for Minneola Impact Fees to meet the above requirements.

The estimates and projections of residential and nonresidential development in this *Land Use Assumptions* document are for Minneola, Florida. The current demographic estimates and future development projections will be used in the calculation of impact fees. Current demographic data estimates for 2025 are used in calculating levels of service (LOS) provided to existing development in Minneola.

SUMMARY OF GROWTH INDICATORS

Key land use assumptions include projections of population, housing units, employment, and nonresidential floor area. TischlerBise projects future development based on recent and emerging development trends. Development projections are summarized at the end of this document in Figure 41 and Figure 42. These projections will be used to estimate fee revenue and to indicate the anticipated need for growth-related infrastructure. However, impact fee methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate share fee amounts. If actual development occurs at a slower rate than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development occurs at a faster rate than anticipated, fee revenue will increase, but Minneola will also need to accelerate infrastructure improvements to keep pace with the actual rate of development.

During the next 10 years in Minneola, residential development projections indicate a population increase of 33,204 persons in 12,975 housing units. Nonresidential development projections indicate an employment increase of 6,739 jobs in approximately 3.9 million square feet of floor area.

[2] 2024 Florida Statutes, Sec. 163.31801 (4)(a) and (f).

RESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of residential development including population and housing units.

Occupancy by Housing Type

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When using PPHU in the fee calculations, the analysis derives infrastructure standards using year-round population. When using PPH in the fee calculations, the impact fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends Minneola impose impact fees for residential development according to the number of persons per housing unit.

Occupancy calculations require data on population and the types of units by structure. The 2010 census did not obtain detailed information using a "long-form" questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are combined with attached single units (commonly known as townhouses, which share a common sidewall, but are constructed on an individual parcel of land). For occupancy estimates in Minneola, single-family units include detached units, attached units, and mobile home units. Multi-family units include duplexes, structures with two or more units on an individual parcel of land, recreational vehicles, and all other units.

Figure 31 below shows the occupancy estimates for Minneola based on 2020-2024 American Community Survey 5-Year Estimates. Single-family units averaged 3.05 persons per housing unit and multi-family units averaged 0.90 persons per housing unit. The estimates shown below are used for housing unit mix factors and may not match population and housing unit estimates shown throughout this report.

Figure 31. Minneola Occupancy by Housing Type

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family[1]	16,095	5,062	**3.18**	5,270	3.05	90.9%	3.95%
Multi-Family[2]	476	309	**1.54**	526	0.90	9.1%	41.25%
Total	16,571	5,371	**3.09**	5,796	2.86	100.0%	7.33%

Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates

1. Includes detached, attached (townhouse), and mobile home units.
2. Includes dwellings in structures with two or more units, RVs, and all other units.

Residential Estimates

Base year (2026) estimates of population and housing units are calculated from U.S. Census data and permit data from the City of Minneola. Figure 32 shows the number of approved residential permits each year from 2020 to 2025.

Figure 32. Approved Residential Permits

Land Use	Dev. Unit	2020	2021	2022	2023	2024	2025	Total	Average
Single Family	Housing Unit	232	410	614	499	475	500	2,730	455
Multi-Family	Housing Unit	82	215	0	0	0	60	357	60
Total		314	625	614	499	475	560	3,087	515

Source: Minneola Planning Department

Permits each year were added to the 2020 U.S. Census Bureau housing unit totals to determine housing unit estimates each year from 2021 to 2026. The housing unit estimates were then converted into population estimates using the occupancy factors from Figure 31. The population and housing unit estimates from 2020 to 2026 are shown in Figure 33.

Figure 33. Residential Estimates

Minneola, Florida	2020	2021	2022	2023	2024	2025	2026
	Census						Base Year
Housing Units							
Single Family	4,310	4,542	4,952	5,566	6,065	6,540	7,040
Multi-Family	430	512	727	727	727	727	787
Total	**4,740**	**5,054**	**5,679**	**6,293**	**6,792**	**7,267**	**7,827**
Population							
Single Family	16,095	13,874	15,127	17,000	18,527	19,977	21,503
Multi-Family	476	464	658	658	658	658	711
Total	**16,571**	**14,338**	**15,785**	**17,658**	**19,184**	**20,634**	**22,214**

Source: U.S. Census Bureau, City of Minneola.

Residential Projections

Population and housing unit projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

The analysis projects housing units based on the current residential pipeline and calculates population estimates based on PPHU. According to the City of Minneola's current residential development pipeline, 10,028 single family units and 2,947 multi-family units are expected to be added over the next 10 years. Citywide population is projected to increase by 33,204 over the next 10 years. Population by type (single family and multifamily) is projected by applying the current allocation from the U.S. Census Bureau as shown in Figure 34.

Figure 34. Residential Projections

Minneola, Florida	2026	2027	2028	2029	2030	2031	2036	10-Year
	Base Year	1	2	3	4	5	10	Increase
Housing Units								
Single Family	7,040	8,043	9,046	10,048	11,051	12,054	17,068	10,028
Multi-Family	787	1,082	1,376	1,671	1,966	2,261	3,734	2,947
Total	**7,827**	**9,125**	**10,422**	**11,720**	**13,017**	**14,315**	**20,802**	**12,975**
Population								
Single Family	21,503	24,531	27,589	30,648	33,706	36,765	52,057	30,554
Multi-Family	711	974	1,239	1,504	1,769	2,034	3,361	2,650
Total	**22,214**	**25,504**	**28,828**	**32,152**	**35,475**	**38,799**	**55,418**	**33,204**

Source: U.S. Census Bureau, American Community Survey (ACS) 2020-2024 Estimates; City of Minneola.

NONRESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of nonresidential development including jobs and nonresidential floor area.

Nonresidential Demand Factors

TischlerBise uses the term jobs to refer to employment by place of work. In Figure 35, gray shading indicates the nonresidential development prototypes used to derive employment densities. For nonresidential development, TischlerBise uses data published in Trip Generation, Institute of Transportation Engineers, 12th Edition (2025). The prototypes used in the study reflect common uses in Minneola and average values. Prototypes are as follows: for industrial development, Light Industrial (ITE 110) with 1,117 square feet of floor area per employee. For office development, the proxy is General Office (ITE 710) with 439 square feet of floor area per employee. Institutional development uses Hospital (ITE 610) with 334 square feet of floor area per employee. The prototype for commercial development is Shopping Center (ITE 820) with 479 square feet of floor area per employee. Other categories are shown for informational purposes as well as to document demand factors for other nonresidential land uses that may be included in the fee schedule.

Figure 35. Nonresidential Demand Units

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Emp Per Dmd Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	3.60	4.02	0.90	1,117
130	Industrial Park	1,000 Sq Ft	2.68	3.93	0.68	1,466
140	Manufacturing	1,000 Sq Ft	4.27	2.67	1.60	625
150	Warehousing	1,000 Sq Ft	1.38	5.05	0.27	3,659
254	Assisted Living	bed	4.14	4.24	0.98	N/A
310	Hotel	room	5.84	14.34	0.41	N/A
520	Elementary School	student	2.27	22.50	0.10	N/A
525	High School	student	1.94	21.95	0.09	N/A
540	Community College	student	1.15	14.61	0.08	N/A
550	University/College	student	1.46	8.89	0.16	N/A
565	Day Care	student	3.79	19.30	0.20	N/A
610	Hospital	1,000 Sq Ft	10.70	3.57	3.00	334
620	Nursing Home	bed	3.06	3.31	0.92	N/A
710	General Office (avg size)	1,000 Sq Ft	7.83	3.44	2.28	439
720	Medical-Dental Office	1,000 Sq Ft	34.03	11.78	2.89	346
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	9.97	5.42	1.84	544
820	Shopping Center (avg size)	1,000 Sq Ft	36.39	17.42	2.09	479

1. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

Nonresidential Estimates

ESRI Business Analyst 2025 employment estimates for Minneola include 2,045 jobs. This employment estimate includes 339 industrial jobs, 545 commercial jobs, 593 jobs related to office and other services, and 568 institutional jobs. Applying the employment density factors shown in Figure 35 to employment estimates shown in Figure 36 provides a nonresidential floor area estimate of approximately 1.09 million square feet.

Figure 36. Minneola 2025 Nonresidential Estimates

Development Type	2025 Jobs[1]	Percent of Total Jobs	Square Feet per Job[2]	2025 Estimated Floor Area[3]
Industrial[4]	339	17%	1,117	378,550
Commercial[5]	545	27%	479	260,893
Office & Other Services[6]	593	29%	439	260,526
Institutional[7]	568	28%	334	189,510
Total	2,045	100%		1,089,480

1. Esri Business Analyst Online, Business Summary, 2025.
2. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).
3. TischlerBise calculation (2025 jobs X square feet per job).
4. Major sectors are Construction, Manufacturing; and Wholesale Trade.
5. Major sectors are Retail Trade; Accommodation & Food Services.
6. Major sectors are Healthcare and Social Assistance; Real Estate and Rental Leasing.
7. Major sectors are Public Administration; Educational Services.

Nonresidential permit data from the City of Minneola was used to establish base year estimates, in 2025 this data showed 502,379 square feet of newly constructed nonresidential floor area. This construction data yields a base year nonresidential floor area estimate of 1.59 million square feet. Applying the employment density factors shown in Figure 35 to the base year nonresidential floor area estimates provides a base year employment estimate of approximately 3,292 jobs. Figure 37 shows these estimates broken down by nonresidential land use type.

Figure 37. Minneola Base Year Nonresidential Estimates

Minneola, Florida	2025	2026
		Base Year
Employment		
Industrial	339	339
Commercial	545	1,035
Office & Other Services	593	738
Institutional	568	1,180
Total	**2,045**	**3,292**
Floor Area (Square Feet)		
Industrial	378,550	378,550
Commercial	260,893	495,527
Office & Other Services	260,526	324,205
Institutional	189,510	393,576
Total	**1,089,480**	**1,591,859**

Source: Esri Business Analyst, Institute of Transportation Engineers, City of Minneola.

Nonresidential Projections

Employment and floor area projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

TischlerBise projects future nonresidential development based on nonresidential pipeline data from the City of Minneola. The City projects 1.74 million square feet of industrial floor area, 1.12 million square feet of commercial floor area, and 475 thousand square feet of floor area for office and other services over the next 10 years. Institutional floor area is projected to increase at the rate of population, as is common practice. Employment density factors shown in Figure 35 are applied the nonresidential floor area projections to get employment projections.

Figure 38. Nonresidential Projections

Minneola, Florida	2026	2027	2028	2029	2030	2031	2036	10-Year
	Base Year	1	2	3	4	5	10	Increase
Employment								
Industrial	339	494	650	805	961	1,116	1,894	1,555
Commercial	1,035	1,269	1,503	1,738	1,972	2,206	3,377	2,341
Office & Other Services	738	846	954	1,062	1,170	1,278	1,818	1,080
Institutional	1,180	1,354	1,531	1,707	1,884	2,060	2,943	1,763
Total	**3,292**	**3,964**	**4,638**	**5,312**	**5,986**	**6,661**	**10,031**	**6,739**
Floor Area (Square Feet)								
Industrial	378,550	552,143	725,736	899,329	1,072,922	1,246,515	2,114,481	1,735,931
Commercial	495,527	607,610	719,693	831,776	943,858	1,055,941	1,616,355	1,120,828
Office & Other Services	324,205	371,666	419,127	466,588	514,048	561,509	798,813	474,608
Institutional	393,576	451,868	510,757	569,646	628,535	687,423	981,868	588,291
Total	**1,591,859**	**1,983,287**	**2,375,313**	**2,767,338**	**3,159,364**	**3,551,389**	**5,511,517**	**3,919,658**

Source: Esri Business Analyst Online, Business Summary, 2025; Trip Generation, Institute of Transportation Engineers, 12th Edition(2025); City of Minneola.

AVERAGE WEEKDAY VEHICLE TRIPS

Some nonresidential impact fees are calculated using average weekday vehicle trips (AWVT).[3] Components used to determine AWVT include average weekday vehicle trip generation rates, adjustments for commuting patterns, and adjustments for pass-by trips.

Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 12th Edition (2025), which is the most recent edition. The prototypes used in the study reflect common uses in Minneola and average values. The prototype for industrial development is Light Industrial (ITE 110) which generates 3.60 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 7.83 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional development uses Hospital (ITE 610) and generates 10.70 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 36.39 average weekday vehicle trips per 1,000 square feet of floor area.

Figure 39. Average Weekday Vehicle Trip Ends by Land Use

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Emp Per Dmd Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	3.60	4.02	0.90	1,117
130	Industrial Park	1,000 Sq Ft	2.68	3.93	0.68	1,466
140	Manufacturing	1,000 Sq Ft	4.27	2.67	1.60	625
150	Warehousing	1,000 Sq Ft	1.38	5.05	0.27	3,659
254	Assisted Living	bed	4.14	4.24	0.98	N/A
310	Hotel	room	5.84	14.34	0.41	N/A
520	Elementary School	student	2.27	22.50	0.10	N/A
525	High School	student	1.94	21.95	0.09	N/A
540	Community College	student	1.15	14.61	0.08	N/A
550	University/College	student	1.46	8.89	0.16	N/A
565	Day Care	student	3.79	19.30	0.20	N/A
610	Hospital	1,000 Sq Ft	10.70	3.57	3.00	334
620	Nursing Home	bed	3.06	3.31	0.92	N/A
710	General Office (avg size)	1,000 Sq Ft	7.83	3.44	2.28	439
720	Medical-Dental Office	1,000 Sq Ft	34.03	11.78	2.89	346
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	9.97	5.42	1.84	544
820	Shopping Center (avg size)	1,000 Sq Ft	36.39	17.42	2.09	479

1. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

[3] Per standard impact fee practice, the impact fee categories of Fire and Police use nonresidential vehicle trips as the demand factor for nonresidential land uses.

Trip Rate Adjustments

Trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the impact fee methodology includes adjustments from ITE to make the fees proportionate to the infrastructure demand for each type of development.

Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent per ITE because this type of development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Average Weekday Vehicle Trips

Shown below in Figure 40, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Minneola's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, existing nonresidential development citywide is estimated to attract 10,007 vehicle trips on an average weekday.

Figure 40. Average Weekday Vehicle Trips for Minneola

Development Type	Dev Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2026 Dev Units	2026 Veh Trips
Industrial	KSF	110	3.60	50%	379	681
Commercial	KSF	820	36.39	33%	496	5,951
Office & Other Services	KSF	710	7.83	50%	324	1,269
Institutional	KSF	610	10.70	50%	394	2,106
Total						10,007

Sources: Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

DEVELOPMENT PROJECTIONS

Provided below is a summary of development projections used in the Impact Fee Report. Base year estimates for 2026 are used in the fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands.

Figure 41. Minneola Projections Summary

Minneola, Florida	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Population	**22,214**	**25,504**	**28,828**	**32,152**	**35,475**	**38,799**	**42,123**	**45,447**	**48,770**	**52,094**	**55,418**	**33,204**
Housing Units												
Single Family	7,040	8,043	9,046	10,048	11,051	12,054	13,057	14,060	15,062	16,065	17,068	10,028
Multi-Family	787	1,082	1,376	1,671	1,966	2,261	2,555	2,850	3,145	3,439	3,734	2,947
Total	**7,827**	**9,125**	**10,422**	**11,720**	**13,017**	**14,315**	**15,612**	**16,910**	**18,207**	**19,505**	**20,802**	**12,975**
Employment												
Industrial	339	494	650	805	961	1,116	1,272	1,427	1,583	1,738	1,894	1,555
Commercial	1,035	1,269	1,503	1,738	1,972	2,206	2,440	2,674	2,908	3,142	3,377	2,341
Office & Other Services	738	846	954	1,062	1,170	1,278	1,386	1,494	1,602	1,710	1,818	1,080
Institutional	1,180	1,354	1,531	1,707	1,884	2,060	2,237	2,413	2,590	2,766	2,943	1,763
Total	**3,292**	**3,964**	**4,638**	**5,312**	**5,986**	**6,661**	**7,335**	**8,009**	**8,683**	**9,357**	**10,031**	**6,739**
Floor Area / Sq Ft (x1,000)												
Industrial	379	552	726	899	1,073	1,247	1,420	1,594	1,767	1,941	2,114	1,736
Commercial	496	608	720	832	944	1,056	1,168	1,280	1,392	1,504	1,616	1,121
Office & Other Services	324	372	419	467	514	562	609	656	704	751	799	475
Institutional	394	452	511	570	629	687	746	805	864	923	982	588
Total	**1,592**	**1,983**	**2,375**	**2,767**	**3,159**	**3,551**	**3,943**	**4,335**	**4,727**	**5,119**	**5,512**	**3,920**

Sources: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates; Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

AVERAGE WEEKDAY VEHICLE TRIP PROJECTIONS

TischlerBise uses the projections shown below for some nonresidential components of impact fees.

Figure 42. Minneola Average Weekday Vehicle Trips Summary

Minneola, Florida	Base	1	2	3	4	5	6	7	8	9	10	10-Year
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Increase
Industrial KSF	379	552	726	899	1,073	1,247	1,420	1,594	1,767	1,941	2,114	1,736
Commercial KSF	496	608	720	832	944	1,056	1,168	1,280	1,392	1,504	1,616	1,121
Office & Other KSF	324	372	419	467	514	562	609	656	704	751	799	475
Institutional KSF	394	452	511	570	629	687	746	805	864	923	982	588
Industrial Trips	681	994	1,306	1,619	1,931	2,244	2,556	2,869	3,181	3,494	3,806	3,125
Commercial Trips	5,951	7,297	8,643	9,989	11,335	12,680	14,026	15,372	16,718	18,064	19,410	13,460
Office & Other Trips	1,269	1,455	1,641	1,827	2,012	2,198	2,384	2,570	2,756	2,942	3,127	1,858
Institutional Trips	2,106	2,417	2,733	3,048	3,363	3,678	3,993	4,308	4,623	4,938	5,253	3,147
Nonresidential Trips	10,007	12,163	14,322	16,482	18,641	20,800	22,960	25,119	27,278	29,437	31,597	21,590

Sources: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates; Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

APPENDIX B: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Minneola will collect impact fees from all new residential units. One-time impact fees are determined by site capacity (i.e., number of residential units).

Single Family Units:

1. Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multi-Family Units:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. Boat, RV, Van, Etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT

As discussed below, the nonresidential development categories are defined by Trip Generation, Institute of Transportation Engineers, 12th Edition (2025). Minneola will collect impact fees from all new nonresidential development. One-time impact fees are determined by site capacity (i.e., square feet).

Industrial: Establishments primarily engaged in the production of goods. By way of example, *industrial – general* includes manufacturing plants, utility substations, power generation facilities, and telecommunications buildings.

Commercial: Establishments primarily selling merchandise, eating/drinking places, entertainment uses. By way of example, *commercial* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.

Office & Other Services: Establishments providing management, administrative, professional, business services, and health services. By way of example, *office & other services* includes banks, business offices, medical offices, hospitals, and veterinary clinics.

Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, *institutional* includes schools, universities, churches, daycare facilities, and government buildings.

APPENDIX C: FLORIDA IMPACT FEE ACT

2025 Florida Statutes

Title XI CITY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 163 INTERGOVERNMENTAL PROGRAMS

SECTION 31801 Impact fees; short title; intent; minimum requirements; audits; challenges.

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(1) This section may be cited as the "Florida Impact Fee Act."

(2) The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. Due to the growth of impact fee collections and local governments' reliance on impact fees, it is the intent of the Legislature to ensure that, when a city or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority complies with this section.

(3) For purposes of this section, the term:

(a) "Infrastructure" means a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service. The term also includes a fire department vehicle, an emergency medical service vehicle, a sheriff's office vehicle, a police department vehicle, a school bus as defined in s. 1006.25, and the equipment necessary to outfit the vehicle or bus for its official use. For independent special fire control districts, the term includes new facilities as defined in s. 191.009(4).

(b) "Public facilities" has the same meaning as in s. 163.3164 and includes emergency medical, fire, and law enforcement facilities.

(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must:

(a) Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update. The new study must be adopted by the local government within 12 months of the initiation of the new impact fee study if the local government increases the impact fee.

(b) Provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund.

(c) Limit administrative charges for the collection of impact fees to actual costs.

(d) Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee.

(e) Ensure that collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.

(f) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

(g) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction.

(h) Specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.

(i) Ensure that revenues generated by the impact fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

(5)(a) Notwithstanding any charter provision, comprehensive plan policy, ordinance, development order, development permit, or resolution, the local government or special district that requires any improvement or contribution must credit against the collection of the impact fee any contribution, whether identified in a development order, proportionate share agreement, or any form of exaction related to public facilities or infrastructure, including monetary contributions, land dedication, site planning and design, or construction. Any contribution must be applied on a dollar-for-dollar basis at fair market value to reduce any impact fee collected for the general category or class of public facilities or infrastructure for which the contribution was made.

(b) If a local government or special district does not charge and collect an impact fee for the general category or class of public facilities or infrastructure contributed, a credit may not be applied under paragraph (a).

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.

(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.

(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.

(e) An impact fee may not be increased more than once every 4 years.

(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g)1. A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

a. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

b. The local government jurisdiction has held at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

c. The impact fee increase ordinance is approved by a unanimous vote of the governing body.

2. An impact fee increase approved under this paragraph must be implemented in at least two but not more than four equal annual increments beginning with the date on which the impact fee increase ordinance is adopted.

3. A local government may not increase an impact fee rate beyond the phase-in limitations under this paragraph if the local government has not increased the impact fee within the past 5 years. Any year in which the local government is prohibited from increasing an impact fee because the jurisdiction is in a hurricane disaster area is not included in the 5-year period.

(7) If an impact fee is increased, the holder of any impact fee credits, whether such credits are granted under s. 163.3180, s. 380.06, or otherwise, which were in existence before the increase, is entitled to the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established. If a local government adopts an alternative transportation system pursuant to s. 163.3180(5)(i), the holder of any transportation or road impact fee credits granted under s. 163.3180 or s. 380.06 or otherwise that were in existence before the adoption of the alternative transportation system is entitled to the full benefit of the intensity and density prepaid by the credit balance as of the date the alternative transportation system was first established.

(8) A local government, school district, or special district must submit with its annual financial report required under s. 218.32 or its financial audit report required under s. 218.39 a separate affidavit signed by its chief financial officer or, if there is no chief financial officer, its executive officer attesting, to the best of his or her knowledge, that all impact fees were collected and expended by the local government,

school district, or special district, or were collected and expended on its behalf, in full compliance with the spending period provision in the local ordinance or resolution, and that funds expended from each impact fee account were used only to acquire, construct, or improve specific infrastructure needs.

(9) In any action challenging an impact fee or the government's failure to provide required dollar-for-dollar credits for the payment of impact fees as provided in s. 163.3180(6)(h)2.b., the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee or credit meets the requirements of state legal precedent and this section. The court may not use a deferential standard for the benefit of the government.

(10) Impact fee credits are assignable and transferable at any time after establishment from one development or parcel to any other that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and which receives benefits from the improvement or contribution that generated the credits. This subsection applies to all impact fee credits regardless of whether the credits were established before or after June 4, 2021.

(11) A city, municipality, or special district may provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If a city, municipality, or special district provides such an exception or waiver, it is not required to use any revenues to offset the impact.

(12) This section does not apply to water and sewer connection fees.

(13) In addition to the items that must be reported in the annual financial reports under s. 218.32, a local government, school district, or special district must report all of the following information on all impact fees charged:

(a) The specific purpose of the impact fee, including the specific infrastructure needs to be met, including, but not limited to, transportation, parks, water, sewer, and schools.

(b) The impact fee schedule policy describing the method of calculating impact fees, such as flat fees, tiered scales based on number of bedrooms, or tiered scales based on square footage.

(c) The amount assessed for each purpose and for each type of dwelling.

(d) The total amount of impact fees charged by type of dwelling.

(e) Each exception and waiver provided for construction or development of housing that is affordable.

(14) A local government, school district, or special district may not assess an impact fee for the reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use as the original structure and does not increase the impact on public facilities beyond that of the original structure. However, if the replacement structure increases the demand on public facilities due to a significant increase in size, intensity, or capacity of use, a local government, school district, or special district may assess an impact fee in an amount proportional to the difference in the demand between the replacement structure and the original structure. Any such fee must be reasonably

connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the reconstruction or replacement of a previously existing structure.

History.—s. 9, ch. 2006-218; s. 1, ch. 2009-49; s. 5, ch. 2009-96; s. 5, ch. 2011-14; s. 1, ch. 2011-149; s. 1, ch. 2019-106; s. 5, ch. 2019-165; s. 5, ch. 2020-27; s. 1, ch. 2020-58; ss. 1, 2, ch. 2021-63; s. 3, ch. 2024-266; s. 4, ch. 2025-177; s. 3, ch. 2025-190.

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AFFIDAVIT OF PUBLICATION

Clermont Sun

Published Weekly

Clermont, Lake County, Florida

Case No. 2026-16

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority, Patti Boniello, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Clermont Sun, a newspaper published at Clermont in Lake County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

July 08, 2026

Affiant further says that the Clermont Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Patti Sapp

Sworn to and subscribed before me this 8th day of July 2026 by Patti Boniello, who is personally known to me.

Ashley Abear

Ashley N. Abear, Clerk, Notary Number: #HH211536
Notary expires: December 27, 2025

00012418 00212938

Joyce Heffington
CITY OF MINNEOLA
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Notary Public State of Florid
Ashley Abear
My Commission HH 74410
Expires 12/27/2029

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(352) 3943598

NOTICE OF PUBLIC HEARING

NOTICEIS HEREBY GIVEN, pursuant to Section 163.31801, Florida Statutes, that the City Council of the City of Minneola, Florida, will conduct public hearings during its regular meetings in the Council Chambers of Minneola, Florida, 800 N. U.S. Highway 27, Minneola, Florida, on July 7, 2026, and July 21, 2026, at 6:30 p.m., or as soon thereafter to consider, act upon, enact or reject the following Ordinance:

ORDINANCE 2026-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AMENDING CHAPTER 42 OF THE CITY OF MINNEOLA CODE OF ORDINANCES; SPECIFICALLY AMENDING CHAPTER 42 TO INCREASE THE PARKS AND RECREATION FACILITIES IMPACT FEE IN THE CITY OF MINNEOLA; PROVIDING FINDINGS AND DECLARATIONS OF THE CITY COUNCIL; PROVIDING FOR NOTICE; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

This Ordinance proposes changes to the Parks and Recreation Facilities Impact Fees currently levied by the City of Minneola. If adopted, the Ordinance will establish the following rates for the Parks and Recreation Facilities Impact Fees:

			ERU			
Description	Unit	Factor	Year 1	Year 2	Year 3	Year 4
Single-Family	Dwelling	1.00	$453.74	$502.15	$555.72	$615.00
Multi-Family	Dwelling	.75	$339.75	$376.00	$416.11	$460.50

The Ordinance, and the new impact fee rates established pursuant thereto, shall be effective on the 91st day following the date on which this advertisement is published, in accordance with the Florida Impact Fee Act requirement that notice of a new or amended Impact fee be provided ninety (90) days prior to the effective date of the ordinance imposing such impact fee. The actual rates adopted by the City Council of the City of Minneola may be less than those listed above. In any rate adopted exceeds the rate listed above, further notice shall be provided, and such rates shall take effect no sooner than ninety (90) days following the date on which notice is provided pursuant to the requirements of the Florida Impact Fee Act.

The public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The public may also provide written comments for the City Council to consider.

The proposed Ordinance is available for public inspection at City Hall, 800 N. US. Highway 27, Minneola Florida 34715 between the regular business hours of 8 a.m. and 5 p.m. Monday to Friday. A reasonable charge may be charged for the provision of copies.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON CITY CLERK AT (352) 394-3598 EXT. 111 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.