



City of Eustis
Development Application

RECEIVED
APR 14 2023
BY: *[Signature]*

FOR OFFICE USE ONLY
File #: 2023-CW-03
Date: 4/14/23

*\$800.00 pd ck # 9531018182
cashiers ck 4/14/23*

Date: _____ Property Alternate Key #(s) 1420521
Parcel ID No: 12-19-26-0600-002-00501

Legal Description: EUSTIS COLLEGE HEIGHTS S 1/2 OF LOTS 5, 6, 7, 8 BLK 2 PB 4 PG 52 ORB 5579 PG 2242

Application Type:

- | | | |
|--|--|---|
| <input type="checkbox"/> Administrative Site Plan (\$200) | <input type="checkbox"/> Final Engineering/Construction Plan (\$750) | <input type="checkbox"/> Preliminary Subdivision (Prelim. Plat) (\$1,000 + \$5/lot) |
| <input type="checkbox"/> Administrative Variance (\$100) | <input type="checkbox"/> Final Plat (\$875 + \$5/lot + review fee**) | <input type="checkbox"/> Site Plan (\$1,100) |
| <input type="checkbox"/> Annexation (Please see special form*) | <input type="checkbox"/> Lot Line Deviation (\$200) | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Appeal (\$350) | <input type="checkbox"/> Lot Split (\$100) | <input type="checkbox"/> Easement (\$400) |
| <input type="checkbox"/> Concept Plan (\$250) | <input type="checkbox"/> Minor Replat (\$875 + \$5/lot) | <input type="checkbox"/> Row (\$500) |
| <input checked="" type="checkbox"/> Conditional Use (\$800) | <input type="checkbox"/> Modification (Minor) (\$200) | <input type="checkbox"/> Plat (\$400) |
| <input type="checkbox"/> Conditional Sign Permit (\$350) | <input type="checkbox"/> Modification (Substantial) (\$600) | <input type="checkbox"/> Variance - Major (\$525***) |
| <input type="checkbox"/> Community Meeting (\$150) | <input type="checkbox"/> Planned Unit Dev. (PUD) (\$1,300) | |
| <input type="checkbox"/> Development Plan (\$1,100) | <input type="checkbox"/> Outside Utility/Annexation Agreement (\$250 - Residential) (\$350 - All Others) | |
| <input type="checkbox"/> Extension of Time (No fee) | | |

***Use Annexation, Comp. Plan Design District Application Form for those types of requests**

Project Name: ADU Conditional Use for 527 Hill St

General Location/Address of Property: 527 Hill St Eustis FL 32726

Property Owner: Florida Homes 17 LLC

Address: 1222 Camp Ave Mount Dora FL 32757

Phone: 352-577-5201 Email: info@expertadvisorsgroup.com

Applicant: Jonathan Wanberg

Address: 1222 Camp Ave Mount Dora FL 32757

Phone: 352-978-8486 Email: jon@expertadvisorsgroup.com

*Primary Contact Person: Jonathan Wanberg

Relationship to Property Owner/Project: Owner

Address: 1222 Camp Ave Mount Dora FL 32757

Phone: 352-978-8486 Email: jon@expertadvisorsgroup.com

***All correspondence will be directed to the Primary Contact Person**

Have previous applications been filed in connection with this property?

Yes No (If Yes, please explain) _____

Date of Pre-Application Meeting (if applicable) _____ Date of Community Meeting (if applicable) _____

Community Meeting Waived By Dev. Svcs. Director _____ Date _____

Project Information:

Description of Request: To permit the Accessory Dwelling unit. Detached garage was converted to living space prior to our ownership. Both the main house and the detached garage are currently rented to the same family.

Justification Statement: We purchased the property as it is from a bank after they foreclosed on the property. It was listed in MLS and we did not receive any information that the work was not done correctly or without permits. We have updated the property and invested a significant amount of money into improvements. No one in the neighborhood has complained. We have had the property inspected and believe everything is up to current code.

Area of subject property in acres: Upland .2 Wetland _____ Water _____ Total .2

Current Use of the Property Residential SFR

Proposed Use of the Property Residential MFR

Future Land Use Designation Suburban Residential (SR) Design District Suburban Neighborhood

Is property within the Wekiva Study Area? Yes No (If Yes, and application is for a Subdivision or Site Plan, see WSA requirements on Page 3)

Is City water service available to the site? Yes No

Is City wastewater service available to the site? Yes No

For Non-Residential Projects only:

Existing Building Square Footage 1948 Proposed Building Square Footage 1948

For Residential Subdivisions only:

Number of Lots 1

Number and Type of Proposed Dwelling Units:

Single Family Detached _____ Single Family Attached _____ Multi-Family 2

Additional Requirements for Wekiva Study Area Subdivisions & Site Plans

The Land Development Regulations shall require the following surveys and studies are required to be submitted with a subdivision plan or site plan or its functional equivalent to provide an analysis and evaluate the location and presence of most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub:

- a. An analysis of soils, by a professional qualified to determine the location of most effective recharge areas. Unless otherwise provided for by rule of the St. Johns River Water Management District (SJRWMD), most effective recharge areas shall be defined as Type "A" Hydrologic soils described by the National Resources Conservation Service (NRCS) Soil Survey.
- b. An analysis of the site, by a professional qualified to determine the location and nature of sinkholes and other karst features of the property, such as stream-to-sink and other direct connections to the aquifer including an analysis to determine the depth of the water table, location of the Floridan Aquifer relative to ground surface and thickness and extent of the bedrock or other confining layers over the aquifer. This analysis may include the use of geophysical surveys, such as microgravity and ground penetrating radar surveys, and may be supplemented with documented locations of sinkholes, light detection and ranging surveys, and aerial photographs. If karst features are determined to exist on site, further analysis may be required to evaluate surface and subsurface characteristics that provide potential connection to the aquifer, assess the potential for contamination of the aquifer from development, and identify protective solutions to be incorporated into the site design. Such design solutions shall utilize Best Management Practices described in Protecting Florida's Springs Manual Land Use Planning Strategies and Best Management Practices (November 2002).
- c. An analysis of the site by a professional qualified to identify flora and fauna, state and federally listed species, and vegetative habitat types including but not limited to wetlands and sensitive natural habitat defined as Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub. This analysis shall include field surveys and use of best available information from federal, state, regional, and local agencies. The site analysis shall also consider ecosystem connectivity in relationship to adjacent properties and surrounding area in coordination with the Florida Fish and Wildlife Conservation Commission and the Florida Department of Environmental Protection.
- d. The analysis required above shall be used to characterize on site soils and determine locations of geologic features including sinkholes, solution pipes, depressions, and depth of soil to lime rock, including karst features like sinkholes with a direct connection to the aquifer and stream-to-sink features that require protection.

BOUNDARY SURVEY



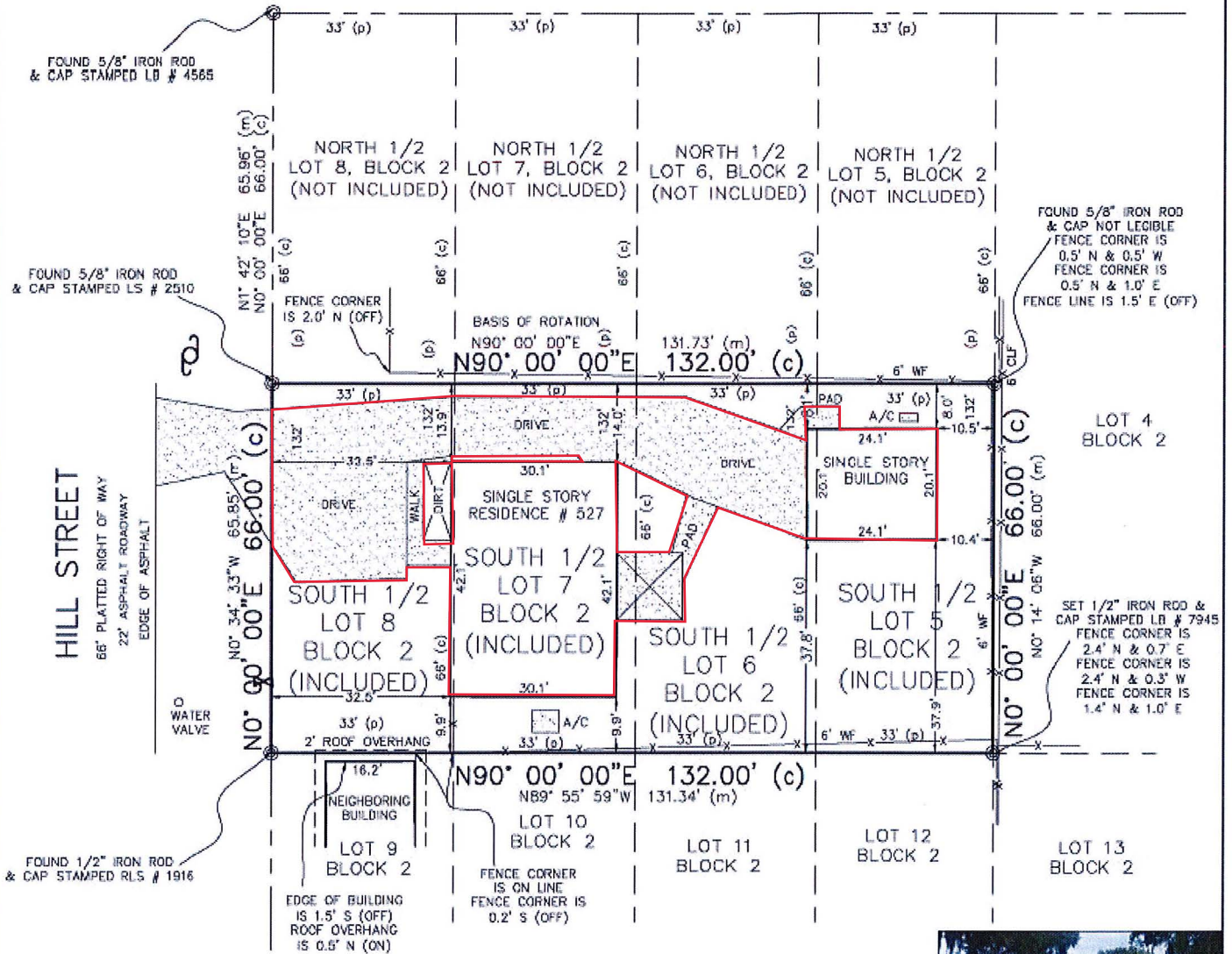
SCALE: 1" = 30'

DESCRIPTION (As Furnished)

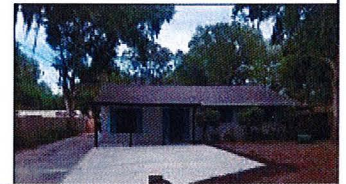
THE SOUTH 1/2 OF LOTS 5, 6, 7, & 8, BLOCK 2, OF COLLEGE HEIGHTS, according to the plat thereof as recorded in Plat Book 4, Page 52 of the Public Records of Lake County, Florida.

PENNSYLVANIA AVENUE

PLATTED RIGHT OF WAY



AREAS OF INTEREST:
 #1 NEIGHBORING BUILDING & OVERHANG
 FALLS INSIDE SOUTH LOT LINE.



BOUNDARY SURVEY

SCALE: 1" = 30'

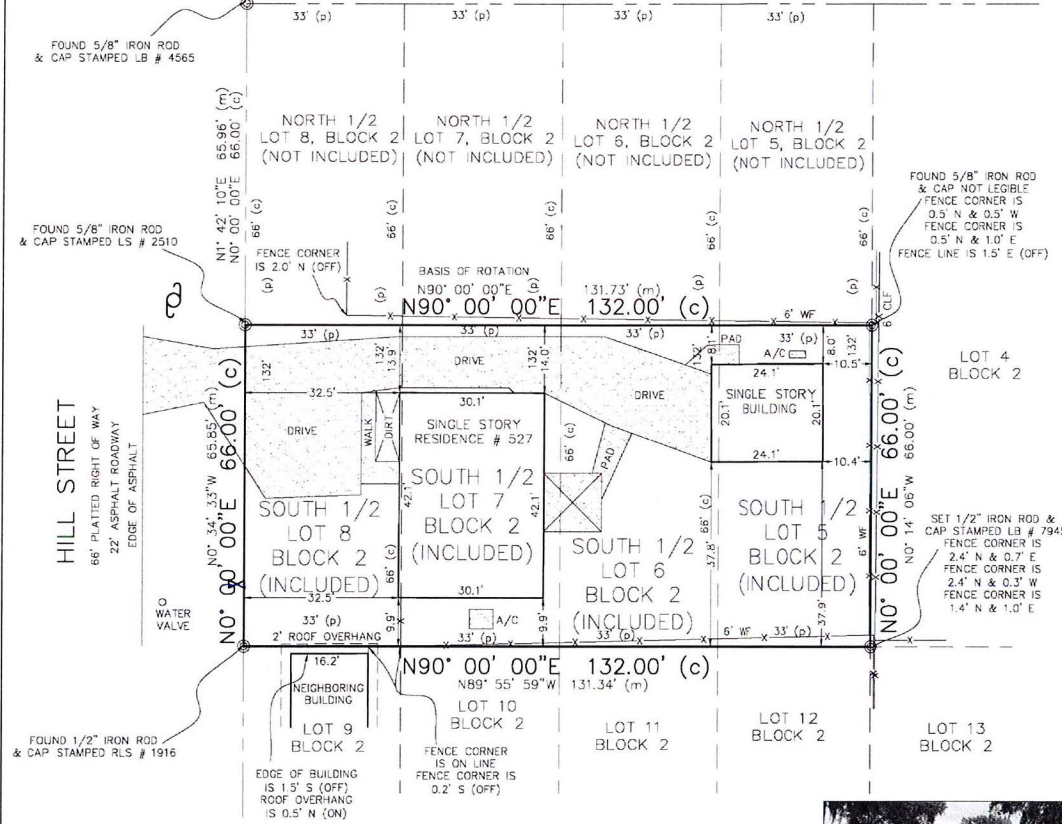
DESCRIPTION (As Furnished)



THE SOUTH 1/2 OF LOTS 5, 6, 7, & 8, BLOCK 2, OF COLLEGE HEIGHTS, according to the plat thereof as recorded in Plat Book 4, Page 52 of the Public Records of Lake County, Florida.

PENNSYLVANIA AVENUE

PLATTED RIGHT OF WAY



AREAS OF INTEREST:
#1 NEIGHBORING BUILDING & OVERHANG FALLS INSIDE SOUTH LOT LINE.

CERTIFIED TO:
EXPERT INVESTMENTS, LLC



Based on the FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, Lake County, Florida, Community Panel Number 120134 0356 E, last dated 12/18/2012, it appears from a scaling of said map that the land described hereon is shown to be in Zone "X", (AREA OF MINIMAL FLOODING)
Said FEMA map is not a Survey and no responsibility is taken for the information contained in or the accuracy of the above referenced map.

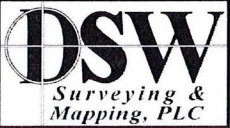
REVISIONS AND ADDITIONS

LEGEND:

- = Light Pole
- = Utility Pole
- R = Radius
- L = Arc Length
- U.E. = Utility Easement
- PC = Point of Curvature
- PT = Point of Tangency
- PB = Plat Book
- PG (S) = Page(s)
- PRC = Point of Reverse Curvature
- P/B = Point of Beginning
- R/W = Right-Of-Way
- PCC = Point of Compound Curvature
- (P) = Per Plat
- C = Centerline
- COL. = Column
- TYP. = Typical
- RP = Radius Point
- (R) = Radial
- (NR) = Non Radial
- BFE = Base Flood Elevation
- EQUIP = Equipment
- = Fire Hydrant
- DENOTES CONCRETE
- WF = Wood Fence
- (M) = Measured
- CBW = Concrete Block Wall
- PI = Point of Intersection
- CNF = Corner Not Found
- OHUL = Overhead Utility Lines
- P/B = Point of Beginning
- POC = Point of Commencement
- (D) = Per Description
- BSL = Building Setback Line
- = Denotes Utility Pole
- = Well
- = Water Meter
- = Covered
- CNA = Corner Not Accessible
- (C) = Calculated
- D.U.E. = Drainage & Utility Easement
- D.A.U.E. = Drainage, Access & Utility Easement

- This Plat represents a Boundary Survey of the description as furnished DSW Surveying and Mapping, PLC, per client's instruction and makes no claims regarding ownership or rights of possession.
- Bearings shown hereon are based on the WEST line of Lot 8, Block 2, Being NORTH, PER ASSUMED DATUM.
- This surveyor has not searched the public records or abstracted the land shown hereon for easements, right of ways, covenants and restrictions or other pertinent documents which may be found in the public records of this county. This research was not included in the scope of services of this firm.
- The relative distance accuracy for boundary dimensions shown hereon is in excess of 1 Foot in 10,000 Feet.
- Underground Improvements and utilities have not been located.
- This survey performed by DSW Surveying and Mapping, PLC, is for the singular use by the clients named hereon for the express stated purpose listed hereon. This drawing is not legally binding without my signature and original raised embossed seal. No third party is authorized to use this drawing in any way, and this surveyor shall not be held liable for damages resulting from the unauthorized or illegal executions or attempts at circumventing prescribed laws or professional fee payments. All plats, reports, notes, plans, specifications, computer files, field notes or data, other documents and instruments prepared by this firm as instruments of service shall remain the property of this firm. This firm shall retain all common law, statutory and other reserved rights, including the copyright thereto. The original of this drawing remains the property of DSW Surveying and Mapping, PLC.
- Building lines, Fence lines, Etc. are not to be used as a way to reconstruct boundary line location.
- Fencing may deflect on and off property as fencing travels property lines. Fencing is located and ties at the property corners only.

**** PLEASE VISIT OUR WEBSITE: WWW.DSWSURVEYS.COM ****



PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATION OF AUTHORIZATION #LB7945
4500 ORANGE BOULEVARD, SUITE 1000
SANFORD, FLORIDA 32771
Phone: (352) 735-3796
JOB NO. 20.0817 Sheet 1 of 1

* PLEASE VISIT OUR WEBSITE: WWW.DSWSURVEYS.COM *

DRAWING: 20.0817 SURVEY DATE: 05/19/20

INTENDED DISPLAY SCALE: 1" = 30' DRAWN: JGH

EXPECTED USE OF THIS LAND: RESIDENTIAL PURPOSES

IT IS CERTIFIED THAT THE SURVEY REPRESENTED HEREON MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 33-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 172.02, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DOUGLAS S. WILLIS, Florida Registration # 5984 FOR THE FIRM:

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF EUSTIS

BEFORE ME, the undersigned authority personally appeared Jonathan E Wanberg,
who being by me first duly sworn on oath, deposes and says:

1. That he/she is the fee-simple owner of the property legally described and attached to this application.
2. That he/she desires conditional use approval to accomplish the above desired request, as stated on Page 1 of this Application.
3. That he/she has appointed Jonathan Wanberg to act as Agent and/or Applicant in their behalf to accomplish the above.

Jonathan E Wanberg
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF EUSTIS

The foregoing instrument was acknowledged before me this 14 day of April, 2023 by Jonathan Wanberg, who is personally known to me or who has produced FL DL as identification.

Edonna Bengston
Notary Public (Signature)

(SEAL)

Edonna Bengston
Print or type Notary Name



Edonna Bengston
Comm.: HH 196396
Expires: Nov. 8, 2025
Notary Public - State of Florida

Commission (serial) Number HH 196396
My Commission Expires: 11/8/25

NOTE:

All applications shall be signed by the Owner(s) of the Property, or some person duly authorized by the Owner to sign. The authority authorizing such person other than the Owner to sign MUST be attached.

AGENT/APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF EUSTIS

BEFORE ME, the undersigned authority personally appeared Jonathan E Wanberg
who being by me first duly sworn on oath, deposes and says:

1. That he/she Affirms and Certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Eustis, and that all statements and diagrams submitted herewith and attached hereto, are true and accurate to the best of their knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Eustis, Florida, and are **Not Returnable**.
2. That he/she desires conditional use approval for the use of property as proposed, for the property legally described on this Application.
3. That the submittal requirements for this Application, which are attached hereto, have been completed and attached hereto as part of this Application.

Jonathan E Wanberg
(Agent/Applicant's Signature)

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF EUSTIS

The foregoing instrument was acknowledged before me this 14 day of April, 2022 by Jonathan Wanberg, who is personally known to me or who has produced FL DL as identification.

Edonna Bengston
Notary Public (Signature)



(SEAL)
Edonna Bengston
Comm.: HH 196396
Expires: Nov. 8, 2025
Notary Public - State of Florida

Edonna Bengston
Print or type Notary Name

Commission (serial) Number HH 194396

My Commission Expires: 11/8/25