

**Virtual Community Meeting
January 22, 2025
6:00 to 7:00 p.m.**

I. Overview

A second community meeting was held regarding a PSP application submitted to develop a residential neighborhood on property located on S.R. 19 and north of Powers Road and identified as AltKeys 1782414, 3846883 and 1094739 (collectively, the “Property”).

II. List of affected parties (with addresses) that were notified of the proposed project and invited to the Neighborhood Meeting.

Please see Appendix A

III. Number of Neighborhood Meeting Notices distributed.

Twenty-four (24) notices were mailed to property owners within 500 feet of the subject property, as directed by Staff.

IV. A copy of the Neighborhood Meeting Notice.

Please see Appendix B.

V. Neighborhood Meeting Notice distribution date and method.

The notices were mailed via USPS certified mail on January 8, 2025. Per Staff direction, a public notice was also placed on the Property.

VI. The date and location of the Community Meeting.

A virtual meeting was held via Zoom Meeting ID 896 4816 1268, Passcode 999265

VII. The number of people that participated in the Neighborhood Meeting.

Five (5) members of the project team and three (3) people owning adjacent property attended the meeting.

VIII. A record of all phone calls and e-mails received, with a description of concerns, issues or problems discussed and contact information of caller.

One (1) adjacent owner reached out via email to RSVP or request project information.

XI. A summary of concerns, issues and or problems expressed at the Neighborhood Meeting.

General discussion ensued regarding revisions made to the PSP relating to comments from City Council members and adjacent owners. Those revisions included the access, the private 20' access easement being realigned on southern boundary of the property along with stormwater pond, school capacity was found to be sufficient, traffic study found no signal is warranted at this time but being monitored, corner interior lots were reworked on the plat to meet code so no variances/waivers were needed, and commercial property was carved out and set aside for future commercial development as the City requested mixed uses along S.R. 19.

Project Team noted the roads within the subdivision will be public. There are 3 stub-outs for future development when adjacent parcels to the west are sold for development. The name for Powers Road will remain the same. The existing 20' easement alignment will be needed to adjust a section of Powers Road and a new easement will be prepared and recorded in the future. A fence and retaining walls around the pond will be installed around the subdivision to maintain separation between the subdivision and Powers property.

Questions:

1. Will the road be improved? No, the road will remain clay/dirt.
2. How long until the infrastructure is in? It will take approximately 9-12 months for site improvements and infrastructure, and homes are anticipated to be built-out by late 2027 or early 2028. The stormwater ponds will be first.
3. Who is the owner of the front commercial parcels and how many acres are they? The client did not have the owner's name but stated they will be commercial uses.
4. Participant stated the access may be difficult, but project team illustrated the three (3) stub-outs and noted the roads will be public.
5. What is the timing for approval? It was noted that the current schedule is this item will be on the February 20th City Council agenda.

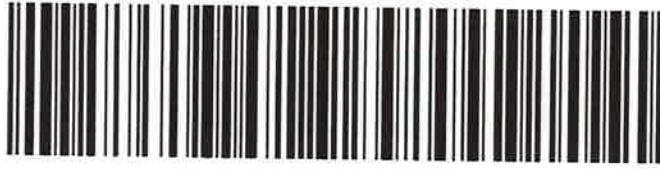
January 23, 2025
Page 3

EXHIBIT "A"
Mailing List

OwnerNam	OwnerAddr	OwnerCity	OwnerState	OwnerZip
AMSD	20445 EME	CLEVELAN	OH	44135
BAY STRE	37181 STA	UMATILLA	FL	32784
CROSSRO	26168 SE 1	UMATILLA	FL	32784
CSX TRAN	500 WATEI	JACKSON	FL	32202-4420
GOODMAN	77 CHARIN	LYNBROO	NY	11563
J & K PR	IV37136 STA	UMATILLA	FL	32784
LBD H LLC	1110 BRIG	SAINT PET	FL	33704
LUNSFOR	I36916 STA	UMATILLA	FL	32784
MC KINLE	\16301 MC	UMATILLA	FL	32784
MHC HASE	917 W WA	CHICAGO	IL	60607
NORTHST	,1900 ST J	HOUSTON	TX	77056
ORANGE	(PO BOX 9	EUSTIS	FL	32727-0937
PEREZ AL	I10021 ALC	ORLANDO	FL	32817
PMG PRO	IPO BOX 1	SANFORD	FL	32772-1509
POWERS I	PO BOX 2	UMATILLA	FL	32784-2550
POWERS I	15691 POV	UMATILLA	FL	32784
POWERS I	299 W SA	ELONGWOC	FL	32779
POWERS I	15600 LON	EUSTIS	FL	32726
POWERS I	15600 LON	EUSTIS	FL	32726
PRENTICE	36801 STA	UMATILLA	FL	32784
ROHE DIA	I10182 NW	CORAL SP	FL	33071
SMITH JAC	1254 SMIT	TAVARES	FL	32778
STAPLES I	16248 MC	UMATILLA	FL	32784
WEBB RO	M150 BOAR	UMATILLA	FL	32784



USPS CERTIFIED MAIL



9214 8901 9403 8395 6031 85

NORTHSTAR LAKESIDE LLC
STE 200
1900 SAINT JAMES PL
HOUSTON TX 77056-4125



quadiënt
FIRST-CLASS MAIL
IMI
\$008.16⁰
01/08/2025 ZIP 32801
043M31252228

US POSTAGE



USPS CERTIFIED MAIL



9214 8901 9403 8395 6029 28

MHC HASELTON VILLAGE LLC
PMB 316
917 W WASHINGTON BLVD
CHICAGO IL 60607-2203



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FIRST-CLASS MAIL
IMI
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01/08/2025 ZIP 32801
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MC KINLEY INC
16301 MCKINLEY RD
UMATILLA FL 32784-7420



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01/08/2025 ZIP 32801
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LUNSFORD WANDA
36916 STATE ROAD 19
UMATILLA FL 32784-8360



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IMI
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LBD H LLC
1110 BRIGHTWATERS BLVD NE
ST PETERSBURG FL 33704-3726

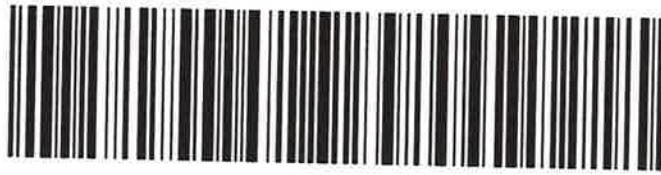


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J & K PRIME PROPERTIES LLC
37136 STATE ROAD 19
UMATILLA FL 32784-8069



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GOODMAN JANE B TRUSTEE
77 CHARING CROSS
LYNBROOK NY 11563-3103



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CROSSROADS 44 LLC
26168 SE 159TH LN
UMATILLA FL 32784-9128



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BAY STREET BAPTIST CHURCH
37181 STATE ROAD 19
UMATILLA FL 32784-8070

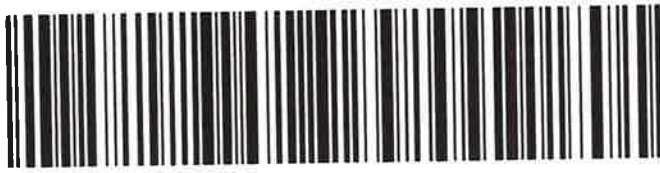


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CSX TRANSPORTATION INC
500 WATER ST
JACKSONVILLE FL 32202-4423



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SMITH JACKSON E TRUSTEE
1254 SMITH AVE
TAVARES FL 32778-5766

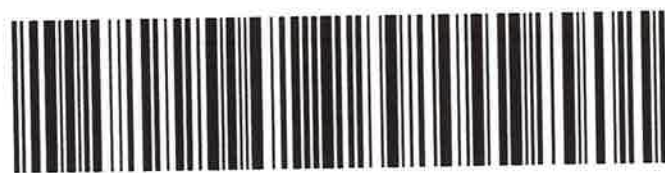


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ORANGE COUNTY CRUISERS INC
PO BOX 937
EUSTIS FL 32727-0937



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PEREZ ALEJANDRO
10021 ALCOCK RD
ORLANDO FL 32817-4339

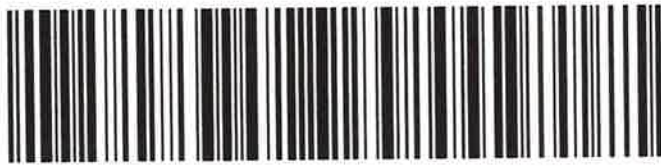


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USPS CERTIFIED MAIL



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PMG PROPERTIES INC
PO BOX 1509
SANFORD FL 32772-1509

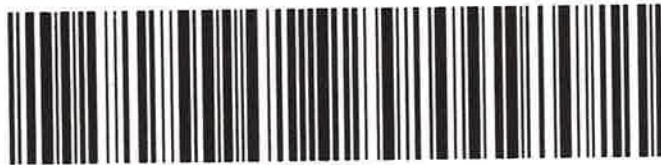


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POWERS L HUGHES LIFE ESTATE
PO BOX 2550
UMATILLA FL 32784-2550



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POWERS MICHAEL F ET AL
15691 POWERS RD
UMATILLA FL 32784-8392

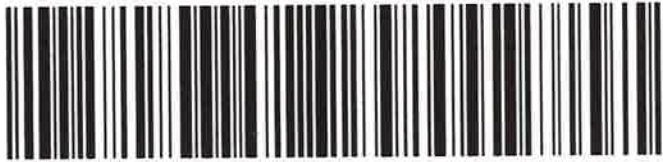


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POWERS PATRICIA M
299 W SABAL PALM PL
LONGWOOD FL 32779-3653



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9214 8901 9403 8395 6042 43

POWERS RANDY A
15600 LONESOME PINE TRL
EUSTIS FL 32726-6603



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USPS CERTIFIED MAIL



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POWERS TOMMIE R SR
15600 LONESOME PINE TRL
EUSTIS FL 32726-6603

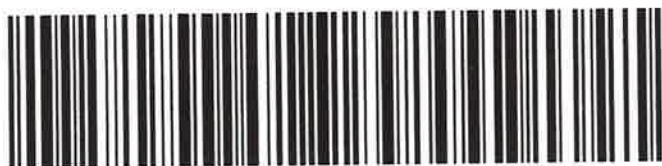


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PRENTICE KATHLEEN E
36801 STATE ROAD 19
UMATILLA FL 32784-9225

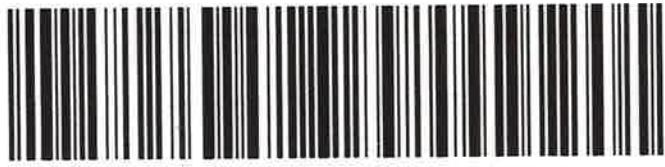


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ROHE DIANE BAKER
10182 NW 3RD PL
CORAL SPRINGS FL 33071-6807



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USPS CERTIFIED MAIL



9214 8901 9403 8395 6018 22

AMSDOLL STORAGE VENTURES 65 LLC
STE 220
20445 EMERALD PKWY
CLEVELAND OH 44135-6027

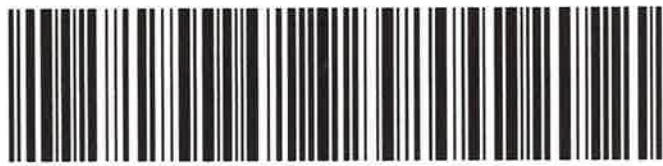


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USPS CERTIFIED MAIL



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STAPLES MARIETTA ANNE ESTATE
16248 MCKINLEY RD
UMATILLA FL 32784-7405



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9214 8901 9403 8395 6046 32

WEBB RONALD J & DEBRA S
150 BOARDMAN DR
UMATILLA FL 32784-7621



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01/08/2025 ZIP 32801
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US POSTAGE

EXHIBIT "B"
Community Meeting Notice
COMMUNITY MEETING
January 22, 2025
6:00-7:00 p.m.

Dear Neighbors,

We hope you can join us for a voluntary community meeting to discuss a proposed residential development of property located on State Route 19 and north of Powers Road identified as AltKeys 1782414, 3846883 and 1094739.

The project team is hosting a community meeting via Zoom to present information about the proposed project via Zoom on Wednesday, January 22, 2025 at 6:00 p.m. Below is a link and information for accessing the meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/89648161268?pwd=G2nweaZ0B7JAhHYxhnoasr5VflYj4D.1>

Meeting ID: 896 4816 1268

Passcode: 999265

Dial by your location

- +1 305 224 1968 US
- +1 312 626 6799 US (Chicago)

Please RSVP to Lauren Korn if you will be attending or cannot attend and have any questions: Lauren.Korn@lowndes-law.com. We look forward to talking to you!

PROPOSED SITE LOCATION MAP



LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Lauren Korn
Lowndes Law
215 N Eola DR
Orlando FL 32801-2028

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

01/12/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/12/2025

Kelejan Alvaran
Legal Clerk

Winn Kelly
Notary, State of WI, County of Brown

3-7-27

My commission expires

Publication Cost:	\$450.80	
Tax Amount:	\$0.00	
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THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin



COMMUNITY MEETING

January 22, 2025

6:00-7:00 p.m.

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Meeting ID: 896 4816 1268

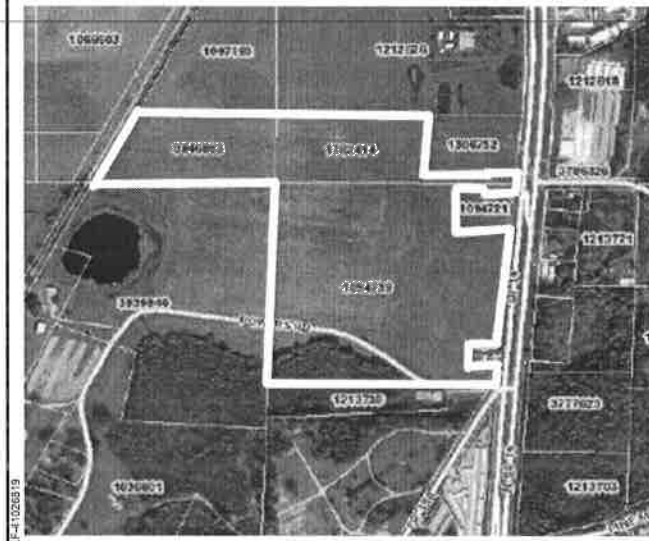
Passcode: 999265

Dial by your location

- +1 305 224 1968 US
- +1 312 626 6799 US (Chicago)

Please RSVP to Lauren Korn if you will be attending or cannot attend and have any questions: Lauren.Korn@lowndes-law.com. We look forward to talking to you!

PROPOSED SITE LOCATION MAP





POWERS RD

ELSTIS HEARING

EUSTIS HEARING

January 21, 2013
8:00 AM - 5:00 PM

Dear Neighbors,

We have been notified by the environmental regulatory agencies that the proposed development is located on State Route 17 south of Eustis, Florida. The project is located on the east side of the road, south of the intersection of State Route 17 and State Road 17.

The project site is being a community center for the town of Eustis. The project is located on the east side of the road, south of the intersection of State Route 17 and State Road 17.

Site Description:

The project site is located on the east side of the road, south of the intersection of State Route 17 and State Road 17. The project site is located on the east side of the road, south of the intersection of State Route 17 and State Road 17.

Project Description:

The project is a community center for the town of Eustis. The project is located on the east side of the road, south of the intersection of State Route 17 and State Road 17.

Map:

