



APPROVED: 6/2/2022

MINUTES

Regular City Commission Meeting

6:15 PM - Thursday, May 19, 2022 - City Hall

INVOCATION: MOMENT OF SILENCE OBSERVED

PLEDGE OF ALLEGIANCE: COMMISSIONER COBB

CALL TO ORDER: 6:07 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Commissioner Nan Cobb, Vice Mayor Emily Lee and Mayor Michael Holland

ABSENT: Commissioner Willie Hawkins and Commissioner Karen LeHeup-Smith

1. AGENDA UPDATE

- 1.1 Bill Howe, Human Resources Director and Acting City Manager, noted an award presentation by Police Chief Capri to follow the approval of minutes.

Mayor Holland acknowledged and thanked the Eustis High School FBLA for the plaque in honor of the efforts of the City Commission to support FBLA for their summer trip to the City of Chicago.

2. APPROVAL OF MINUTES

- 2.1 May 5, 2022 - Regular City Commission Meeting

Moved by Vice Mayor Lee, seconded by Commissioner Cobb, to approve the Minutes as submitted. Motion carried by the following votes:

Ayes: Commissioner Cobb, Vice Mayor Lee, and Mayor Holland

- 2.2 Presentation of Officer of the Year Award for the City and Eustis and Lake County.

Chief Capri awarded the Eustis Police Officer of the Year Award to Sydnee Burtzlaff in recognition of her dedicated and outstanding service to the City of Eustis. Officer Burtzlaff also received a nomination for Rotary Club of Leesburg, Florida Officer of the Year.

3. APPOINTMENTS

- 3.1 Appointment to Historic Preservation Board - Dorothy Stevenson

Moved by Vice Mayor Lee, seconded by Commissioner Cobb, to approve the appointment of Dorothy Stevenson to the Historic Preservation Board for a partial term. Motion carried by the following votes:

Ayes: Commissioner Cobb, Vice Mayor Lee, and Mayor Holland

4. AUDIENCE TO BE HEARD

- 4.1 Cindy Newton addressed the Commission to invite the public to a Lake County presentation of Charles Marohn's book *Strong Towns*.

Gail Isaac Thomas thanked the Commission for prayers and condolences on the passing of her brother. She informed the Commission of a comedy show planned for June 18th at the Eustis Community Center and tickets will be sold.

5. CONSENT AGENDA

- 5.1 Resolution Number 22-31: Annexation Agreement and Developer's Agreement to provide water service outside the City Limits (37153 County Road 452)
- 5.2 Resolution Number 22-32: Annexation agreement and developer's agreement to provide water service outside the city limits (16909 Cumbermoore Lane)
- 5.3 Resolution Number 22-33: Supporting application for a small matching grant from the Department of State, Division of Historical Resources.
- 5.4 Resolution Number 22-34: Disposal of City-Owned Residential Property located at 221 North Mary Street
- 5.5 Resolution 22-35: Emergency Management Plan Update

Moved by Vice Mayor Lee, seconded by Commissioner Cobb, to approve the Consent Agenda as submitted. Motion carried by the following votes:

Ayes: Commissioner Cobb, Vice Mayor Lee, and Mayor Holland

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

- 6.1 Resolution Number 22-30: All County Collision (25 S Bay St) Conditional Sign

Derek Schroth, City Attorney, announced Resolution Number 22-30: A resolution of the City Commission of the City of Eustis, Florida; approving a conditional sign for All County Collision at 25 South Bay Street to permit a 24.75-square foot projecting sign in the urban center design district that is less than eight feet from the ground to the bottom of the sign.

Heather Croney, Senior Planner, reviewed the conditional sign request, pertinent site information, and code violation case. A permit was not applied for nor obtained prior to erecting the sign. The sign does not meet the City's Land Development Regulations. The sign is larger than allowed by code and mounted on the wall of the building lower than code allows. The projecting sign is located at the NE corner of Bay and Citrus. This property is just over half an acre and in the central business district and urban center design district. Staff reviewed the application and had no major concerns. The Commission may place conditions on approval or deny the application. She stated approval would grant special privilege

that is compatible with the environment; the sign could be an obstruction due to height; however, the sign is not in the public right of way. She confirmed the property was posted and noticed as required.

The Commission expressed no significant issues with the signage, where it is located on the corner and does not see the potential for other signage as an option. The Commission questioned the safety regarding the height of the sign. The Commission noted that approval could set a precedent; a double permit fee may apply due to not obtaining a permit initially.

Mr. Schroth opened the public hearing at 6:26 p.m.

Ryan DeMarco apologized for not getting a permit. He indicated he could move the sign and exterior light higher, if needed, but does not see another way for signage. He explained the shop protrudes in front of the office, and the side of the building would hide the sign.

There being no further comment, the hearing was closed at 6:28 p.m.

Mr. Schroth asked if the Commission wished to postpone the vote to another day when a full Commission is present; the Commission indicated that the vote may proceed.

Moved by Commissioner Cobb, seconded by Vice Mayor Lee, to approve Resolution Number 22-30. Motion carried by the following votes:

Ayes: Commissioner Cobb, Vice Mayor Lee, and Mayor Holland

6.2 Ordinance Number 22-10 for 2022-A-02 Voluntary Annexation

Ordinance Number 22-11 2022-CPLUS-02 Comprehensive Plan Amendment

Ordinance Number 22-12 Assignment of Design District

All for Property Located North of CR 44 Approximately 1,000 Feet East of South Fish Camp Road (Alternate Key Numbers 3395948 and 1407877) - First Reading

Mr. Schroth read Ordinance Number 22-10 by title on first reading: An ordinance of the City Commission of the City of Eustis, Florida, voluntarily annexing approximately 16.28 acres of real property at alternate key numbers 3395948 and 1407877, on the North side of County Road 44, East of South Fish Camp Road.

Jeff Richardson, Deputy Director of Development Services, reviewed the requested annexation and future land use. The property is consistent with existing land uses. The location of the property is surrounded by single family residential to South and North. The property is currently wooded and not in the wetlands; there should be no environmental concerns. The requested future land use designation is suburban residential which allows up to two single family attached and detached building types. Future land use has been evaluated and compatible with designation. The annexation is consistent with the comprehensive plan. He stated staff recommends approval.

Mr. Schroth opened the public hearing at 6:34 p.m.

Ivan Obelar commented on the growth of the City, increased traffic, and higher number of cars. He understood urbanization, but cautions this growth and its effect on property taxes and availability of amenities.

Mayor Holland commented that property owners within a 500 foot radius of properties are notified; he encouraged the public to use the City website as a resource for updates and information. At this time, the Commission is only considering the annexation; the developer will present details for housing at a later date. He added that City staff, Lake County staff and the Lake County school board and government work together through the process.

There being no further comment, the hearing was closed at 6:40 p.m.

Mr. Schroth commented if the Commissioners were inclined to not approve the item and the following two ordinances, then he suggested to refer it to another meeting and continue the item, but if all are in consensus then he suggested the Commissioners move forward.

CONSENSUS: It was a consensus of the Commission to move forward.

Moved by Vice Mayor Lee, seconded by Commissioner Cobb, to approve Ordinance Number 22-10 on first reading. Motion carried by the following votes:

Ayes: Commissioner Cobb, Vice Mayor Lee, and Mayor Holland

6.3 Ordinance Number 22-11 2022-CPLUS-02 Comprehensive Plan Amendment

Mr. Schroth read Ordinance Number 22-11 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, amending the City of Eustis comprehensive plan pursuant to 163.3187 F.S.; changing the future land use designation of approximately 16.28 acres of recently annexed real property at alternate key numbers 3395948 and 1407877, on the north side of County Road 44, East of South Fish Camp road from urban low in Lake County to suburban residential in the City of Eustis.

Mr. Schroth opened the public hearing at 6:41 p.m. There being no comment, the hearing was closed at 6:41 p.m.

Moved by Vice Mayor Lee, seconded by Commissioner Cobb, to approve Ordinance Number 22-10 on first reading. Motion carried by the following votes:

Ayes: Commissioner Cobb, Vice Mayor Lee, and Mayor Holland

6.4 Ordinance Number 22-12 Assignment of Design District

Mr. Schroth announced Ordinance Number 22-12 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning the suburban neighborhood design district designation to approximately 16.28 acres of real property on the north side of County Road 44, east of South Fish Camp Road.

Mr. Schroth opened the public hearing at 6:42 p.m. There being no comment, the hearing was closed at 6:43 p.m.

Note: After the vote, Mayor Holland commented that Commissioner Hawkins was present at the LPA meeting prior to the City Commission meeting and raised no objections during the meeting.

Moved by Commissioner Cobb, seconded by Vice Mayor Lee, to approve Ordinance Number 22-10 on first reading. Motion carried by the following votes:

Ayes: Commissioner Cobb, Vice Mayor Lee, and Mayor Holland

- 6.5** Ordinance Number 22-13 – Voluntary Annexation
Ordinance Number 22-14 – Comprehensive Plan Amendment
Ordinance Number 22-15 – Design District Assignment
All for property located on Joleen Drive

Mr. Schroth read Ordinance Number 22-13 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Florida, voluntarily annexing approximately 0.36 acres of real property at alternate key number 1723183, on the south side of Joleen drive, west of Abrams Road.

Jeff Richardson, Deputy Director of Development Services, reviewed the requested voluntary annexation of Joleen Drive. This property annexation would begin to close a small enclave. He stated the requested future land use designation would change the property from urban low in Lake County to suburban residential in the City with a design district designation of suburban neighborhood. The designations would allow a single family detached dwelling. No environmental concerns. The property consists of two lots and will remain two lots. The level of service is not affected. He stated the request is consistent with the Comprehensive Plan and Land Development Regulations. He stated staff recommends approval.

The Commission had no questions.

Mr. Schroth opened the public hearing at 6:47 p.m. There being no public comment, the hearing was closed at 6:47 p.m.

Mr. Schroth confirmed that the Commission wished to move forward as with the previous ordinances.

CONSENSUS: It was a consensus of the Commission to move forward.

Moved by Vice Mayor Lee, seconded by Commissioner Cobb, to approve Ordinance Number 22-13 on first reading. Motion carried by the following votes:

Ayes: Commissioner Cobb, Vice Mayor Lee, and Mayor Holland

- 6.6** Ordinance Number 22-14 - Comprehensive Plan Amendment

Mr. Schroth read Ordinance Number 22-14 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, amending the

City of Eustis comprehensive plan pursuant to 163.3187 F.S.; changing the future land use designation of approximately 0.36 acres of recently annexed real property at alternate key number 1723183, on the South side of Joleen Drive, west of Abrams Road from urban low in Lake County to suburban residential in the City of Eustis.

Mr. Schroth opened the public hearing at 6:48 p.m. There being no public comment, the hearing was closed at 6:48 p.m.

Moved by Commissioner Cobb, seconded by Vice Mayor Lee, to approve Ordinance Number 22-13 on first reading. Motion carried by the following votes:

Ayes: Commissioner Cobb, Vice Mayor Lee, and Mayor Holland

6.7 Ordinance Number 22-15 Design District Assignment

Mr. Schroth read Ordinance Number 22-14 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning the suburban neighborhood design district designation to approximately 0.36 acres of real property on the south side of Joleen Drive, West of Abrams Road.

Mr. Schroth opened the public hearing at 6:49 p.m. There being no public comment, the hearing was closed at 6:49 p.m.

Moved by Vice Mayor Lee, seconded by Commissioner Cobb, to approve Ordinance Number 22-13 on first reading. Motion carried by the following votes:

Ayes: Commissioner Cobb, Vice Mayor Lee, and Mayor Holland

7. FUTURE AGENDA ITEMS

- 7.1** Mayor Holland stated the previously requested cemetery update would be moved to a future agenda and noted to Vice Mayor Lee that Police Chief Capri is working on a sign ordinance.

Vice Mayor Lee commented on her progress with her request for designated classes for homeowners of the homes being improved through the City's rehab program. She emphasized that educating and expanding the knowledge of the homeowner is important.

8. COMMENTS

8.1 City Commission

Vice Mayor Lee congratulated Eustis residents for the community service awards, Commissioner Cobb, Lance Pauli, Jose Sanchez, and Isaac Dietz.

Commissioner Cobb reported she met last week with Rick Gierok, Public Works Director, for an update on the landscaping for the islands. They are working with Ramon on types of plants and exploring costs for this main corridor through Eustis.

Vice Mayor Lee commented on the CRA meeting for Palmetto Plaza which was held at the Garden Center stating she felt the meeting went well and was very productive providing direction to move forward.

Mayor Holland indicated that Tom Carrino, City Manager, was attending his son's graduation that evening.

Commissioner Cobb stated she spoke with Heather Croney, Senior Planner, regarding progress at Southern Palms with a white fence and landscaping.

8.2 City Manager

Bill Howe, acting City Manager for the evening, was asked by Commissioner Hawkins to bring to the Commission's attention the option of adding a fifth home to the list of four homes previously approved by the Commission for improvements with the Lake Community Action Agency. The home is located at 19 Cardinal Drive with high energy bills and in need of improvements. The application was previously submitted in May 2021. The Commission agreed to move forward.

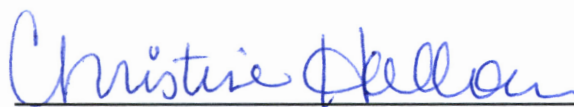
8.3 City Attorney - None

8.4 Mayor

Mayor Holland expressed congratulations to Commissioner Cobb and the other Eustis residents for receiving the Community Service awards. He announced that the City held its Employee luncheon honoring employees; one employee was a 35 year honoree. He congratulated Eustis High School and Alee Academy graduates and encouraged students to move on to college. He encouraged the audience to cheer on the Lady Panthers softball team Friday night at 7:00pm at the stadium on Golf Links. He then thanked the public for working as one community to grow wisely. He stated the City Commission reads, listens and meets with County and State officials to make decisions; there are state mandates the City has to follow with development but the Commission listens to residents.

9. ADJOURNMENT: 6:58 P.M.

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



CHRISTINE HALLORAN
City Clerk



MICHAEL L. HOLLAND
Mayor/Commissioner