



APPROVED: 1/21/2021

MINUTES

Regular City Commission Meeting

6:00 PM - Thursday, January 7, 2021 - City Hall

INVOCATION: A moment of silence was observed.

PLEDGE OF ALLEGIANCE: VICE MAYOR LEE

CALL TO ORDER: 6:01 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Vice Mayor Emily Lee, Commissioner Karen LeHeup-Smith, Commissioner Nan Cobb, Commissioner Willie Hawkins and Mayor Michael Holland

1. AGENDA UPDATE

2. APPROVAL OF MINUTES

2.1 December 17, 2020 - Regular City Commission Meeting

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

Ayes: Vice Mayor Lee, Commissioner LeHeup-Smith and Mayor Holland

3. ANNUAL ORGANIZATIONAL ITEMS

3.1 Appointment of City Clerk as Temporary Chairman

Mayor Holland turned the meeting over to the City Clerk for the swearing-in of the Commissioners-Elect and election of Mayor.

3.2 Swearing-in of new Commissioners - Nan Cobb, Willie Hawkins and Emily Lee

Mary Montez, City Clerk, introduced Lake County Sheriff Peyton Grinnell who administered the Oath of Office to Commissioners-Elect Nan Cobb, Willie Hawkins and Emily Lee.

3.3 Election and seating of Mayor and Vice Mayor

Ms. Montez explained the procedure to be used for election of the Mayor and Vice Mayor and opened the floor to nominations for Mayor.

Commissioner Lee nominated Michael Holland for the position of Mayor.

There being no further nominations, Ms. Montez called for a motion to close the nominations.

Commissioner LeHeup-Smith moved to close the nominations, seconded by Commissioner Lee.

On a voice vote, the motion to close the nominations passed unanimously.

On a roll call vote, the motion to elect Michael Holland as Mayor for 2021 passed unanimously.

Mayor Holland opened the floor to nominations for Vice Mayor.

Commissioner Cobb nominated Emily Lee for the position of Vice Mayor.

There being no further nominations, Mayor Holland called for a motion to close the nominations.

Commissioner LeHeup-Smith moved to close the nominations, seconded by Commissioner Hawkins.

On a voice vote, the motion to close the nominations passed unanimously.

On a roll call vote, the motion to elect Emily Lee as Vice Mayor for 2021 passed unanimously.

4. APPOINTMENTS

4.1 Reappointment to Eustis Housing Authority - Hugh Brockington II

Dr. Brockington thanked the Commission for having faith and trust in the Board to move the Housing Authority forward.

Mayor Holland complimented the Housing Authority Board and Executive Director Horace Jones on their work and how well all of their facilities look.

Moved by Vice Mayor Lee, seconded by Commissioner LeHeup-Smith, to approve the reappointment of Dr. Hugh Brockington to the EHA Board for a four-year term to expire January 17, 2025. Motion carried by the following votes:

Ayes: Vice Mayor Emily Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

5. AUDIENCE TO BE HEARD

5.1 David Serdar addressed the Commission regarding various issues and congratulated the new Commissioners.

6. CONSENT AGENDA

6.1 Approval of 2021 Commission Meeting Schedule

6.2 Resolution Number 21-01: Agreement with the Florida Dept. of Health for Closed Point of Dispensing of vaccinations to City employee and family

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

Ayes: Vice Mayor Emily Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

7. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

7.1 Ordinance Number 21-01: Conditional Use Permit for an accessory dwelling unit located at 307 Windemere Avenue

Derek Schroth, City Attorney, read Ordinance Number 21-01 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, approving a conditional use permit for a free-standing accessory dwelling unit behind a single-family residence in the Suburban Residential (SR) future land use district on approximately 0.22 acres located at 307 Windemere Avenue.

Lori Barnes, Development Services Director, reviewed the request for a conditional use permit in a Suburban Residential (SR) land use district to permit the construction of a 352 square foot free-standing accessory dwelling unit. She explained the location of the property consisting of 0.22 acres and stated it has an Urban Neighborhood design district. She cited the close proximity to Residential/Office Transitional district and the amount of mixed uses. She explained the planned location of the accessory unit and stated they are allowed in SR only with a conditional use permit. She indicated they are restricted to one per site and may be within a primary structure or as a free-standing structure. She explained the Commission may attach conditions or limitations to insure the use is compatible with the surrounding area. She further reviewed staff's analysis of the request and stated staff's recommendation for approval stating it meets the requirements of the Land Development Regulations, promotes compact growth and provides affordable housing.

Mr. Schroth opened the public hearing at 6:21 p.m. There being no public comment, the hearing was closed at 6:21 p.m.

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to approve Ordinance Number 21-01 on first reading. Motion carried by the following votes:

Ayes: Vice Mayor Emily Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

- 7.2 Ordinance Number 20-32: Voluntary Annexation of property located on north side of CR 44A, east of East Eldorado Lake Drive**
Ordinance Number 20-33: Comprehensive Plan amendment assigning future land use designation to above property
Ordinance Number 20-34: Assigning a design district designation to the above property
Ordinance Number 20-35: Voluntary annexation of property located on the south side of CR 44A and west of Thrill Hill Road
Ordinance Number 20-36: Comprehensive Plan amendment assigning a future land use designation to the above property

Ordinance Number 20-37: Assigning a design district designation to the above property

Ordinance Number 20-38: Voluntary annexation of property located on the east side of Thrill Hill Road and north of Reedy Road

Ordinance Number 20-39: Comprehensive Plan amendment assigning a future land use designation to the above property

Ordinance Number 20-40: Assigning a design district designation to the above property

Mr. Schroth noted the next nine ordinances were postponed from the last meeting and staff is requesting that the ordinances be postponed again to the next meeting January 21, 2021.

Mr. Schroth opened the hearing regarding postponement at 6:22 p.m.

Melanie Marsh, Lake County Attorney, requested that the Commission postpone the ordinances longer than two weeks to give City and County staff more time to work through an agreement. She cited the number of people attending the meetings on those items.

Ron Neibert, City Manager, stated staff's recommendation that the ordinances be postponed meeting to meeting which would allow the Commission to take action quicker.

There being no further public comment, the hearing was closed at 6:24 p.m.

The Commission discussed whether to postpone to the next meeting or for a longer period with a consensus to continue postponing meeting to meeting.

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to continue Ordinances 20-32 through 20-40 to the January 21, 2021, because the County's actions have prevented us from having a hearing and finalizing approval. Motion carried by the following votes:

Ayes: Vice Mayor Emily Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

- 7.3 Ordinance Number 20-41: Voluntary Annexation of property located north and south of Pine Meadows Golf Course Road
Ordinance Number 20-42: Comprehensive Plan Amendment for property located north and south of Pine Meadows Golf Course Road
Ordinance Number 20-43: Design District Assignment for property located north and south of Pine Meadows Golf Course Road

Mr. Schroth read Ordinance Number 20-41 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Florida, voluntarily annexing approximately 226.826 acres of real property located on the north and south sides of Pine Meadows Golf Course Road, as more particularly described herein.

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

Major Stacey, representing the applicant, stated he was present to answer any questions.

Walter Gross expressed opposition to the annexation and noted how long he and others have lived in the area. He expressed concern regarding the impact on traffic on Pine Meadows Golf Course Road.

Terry Roher expressed concern regarding stormwater runoff and fertilizer running into Hicks Ditch and into the Harris chain.

There being no further public comment, the hearing was closed at 6:32 p.m.

Mayor Holland commented on the concerns expressed by the community on all of the annexations and recommended postponing second reading to the 21st to allow more time for the new Commissioners to get up to speed on the project and for staff to continue working with Lake County.

The Commission discussed whether or not to postpone second reading to January 21st with a consensus to postpone second reading to January 21st.

Commissioner Hawkins reported that he had met with some of the residents.

Mayor Holland opened the public hearing on postponement of Ordinances 20-41 through 20-43 at 6:35 p.m. There being no public comment, the hearing was closed at 6:35 p.m.

Moved by Vice Mayor Lee, seconded by Commissioner Hawkins, to postpone the second reading of Ordinances 20-41 through 20-43 to the January 21, 2021, Commission meeting. Motion carried by the following votes:

Ayes: Vice Mayor Emily Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

8. FUTURE AGENDA ITEMS

- 8.1** Vice Mayor Lee asked to have an update on the housing rehab program with Mr. Neibert indicating a report would be provided at the next meeting.

9. COMMENTS

9.1 City Commission

Commissioner LeHeup-Smith wished everyone Happy New Year and commented positively on the First Friday event.

Vice Mayor Lee expressed appreciation for the presence of her family.

Commissioner Cobb commented on her experience in campaigning and stated she is looking forward to serving the City of Eustis.

Commissioner Hawkins commented on the late Commissioner Carla Gnann-Thompson's encouragement to him to run for Commissioner and thanked his friends and family who assisted with his campaign.

9.2 City Manager

Mr. Neibert introduced the City's new Parks & Recreation Director Craig Dolan.

Mr. Dolan stated his pleasure in working for the City and encouraged everyone to visit the Recreation Center.

9.3 City Attorney - None

9.4 Mayor

Commissioner Hawkins stated he would not have been able to be successful without his campaign manager and introduced the young man, Victor John, who did his videos.

Mayor Holland wished everyone Happy New Year and expressed support for the City and County working together. He commented on the incidents in Washington DC and cited the need for the local community to work together.

10. ADJOURNMENT: 6:41 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 or verbatim transcript of the meeting can be obtained from the office of the City Clerk for a fee.*



MARY C. MONTEZ
City Clerk



MICHAEL L. HOLLAND
Mayor/Commissioner