



**MINUTES**  
**Regular City Commission Meeting**  
**6:00 PM - Thursday, February 21, 2019 – City Hall**

**APPROVED: 3/21/2019**

**INVOCATION: BISHOP KEVIN BENTON, IMPACTING WORD OF GOD**

**PLEDGE OF ALLEGIANCE: COMMISSIONER MORIN**

**1 PRESENTATION**

Mayor Holland introduced Bishop Kevin Benton and noted that his niece is the female lead in the Broadway musical Hamilton. He explained that the Benton family is presenting to the City a book (Natasha, Pierre and the Great Comet of 1812: Journey of a New Musical to Broadway) about a previous musical she starred in for which she was nominated for a Tony award.

**CALL TO ORDER: 6:04 P.M.**

**ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE**

**2 AGENDA UPDATE**

Ron Neibert, City Manager, announced that the Appointment to the Lake County Arts & Cultural Alliance was being removed from the agenda.

**3 APPROVAL OF MINUTES**

**February 7, 2019 - Regular City Commission Meeting**

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

Ayes: Commissioner Morin, Commissioner Aliberti, Vice Mayor LeHeup-Smith, and Mayor Holland

**4 APPOINTMENTS**

**Appointment to Lake Eustis Museum of Art - Karen LeHeup-Smith**

Moved by Commission Morin, seconded by Commissioner Aliberti, to approve the appointment of Karen LeHeup-Smith as the City's liaison to the Lake Eustis Museum of Art. Motion carried by the following votes:

Ayes: Commissioner Morin, Commissioner Aliberti, Vice Mayor LeHeup-Smith, and Mayor Holland

**Reappointment to Library Board of Trustees - Vivian Carla Miller Mitchell**

Moved by Vice Mayor LeHeup-Smith, seconded by Commissioner Morin, to approve the reappointment of Vivian Carla Miller Mitchell to the Library Board of Trustees. Motion carried by the following votes:

Ayes: Commissioner Morin, Commissioner Aliberti, Vice Mayor LeHeup-Smith, and Mayor Holland

**5 AUDIENCE TO BE HEARD**

No one came forward at that time.

**6 CONSENT AGENDA**

**Resolution No. 19-23: Approving purchase in excess of \$25,000 for Carver Park Annex Turf Replacement Project**

**Resolution No. 19-25: Building Services - Expenditure in Excess of \$25,000; Amended Contract and Budget Transfer**

**Resolution No. 19-26: Developers Agreement with Lake Investment Ventures, L.L.C.**

Moved by Commissioner Morin, seconded by Commissioner Aliberti, to approve the Consent Agenda. Motion carried by the following votes:

Ayes: Commissioner Morin, Commissioner Aliberti, Vice Mayor LeHeup-Smith, and Mayor Holland

**7 ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS**

**Resolution No. 19-24: Preliminary Subdivision Plat Approval with Waivers for Eleven Oaks Subdivision (E. CR 44 and E. Orange Avenue)**

Derek Schroth, City Attorney, announced Resolution No. 19-24: A Resolution of the City Commission of the City of Eustis, Florida; approving a preliminary subdivision plat with waivers for the Eleven Oaks subdivision, a sixty-nine lot residential subdivision, on approximately 14.72 +/- acres located on the south side of E. Orange Avenue at E. CR 44.

Lori Barnes, Development Services Director, reviewed the proposed preliminary subdivision plat and the history of previous plans for the property. She explained that the property currently has split land use and design district designations. Staff required them to request one land use and design district for the entire parcel and they selected the Suburban Residential land use district and Suburban Neighborhood design district. She stated the proposed density is 4.69 du/acre. She reviewed staff analysis of the plat under the comprehensive plan and land development regulations and explained the requested waivers as follows: 1) To allow town homes in the Suburban Neighborhood design district designation; 2) to reduce the minimum town home lot width from 22 ft. to 20 ft.; 3) to allow longer block lengths; and 4) to allow the sidewalk on one side of the street only across from the park. She explained the developer plans to construct a multi-purpose mulch walking path in the park making a sidewalk on that side redundant.

Ms. Barnes then reviewed the planned transportation improvements as follows: 1) Main entrance will align with the existing signalized intersection; 2) An emergency access will be available for fire department access only further to the east; 3) A left turn lane will be added on East Orange Avenue for west bound access to the project; 4) A pedestrian crossing will be installed at the signalized intersection. The traffic impact statement did not identify any required improvements other than signal modifications and timing. The applicant has agreed, in negotiations with staff and Lake County, to provide those additional improvements for the betterment of the project and the area traffic situation. She stated

staff's recommendation for approval of the preliminary plat.

Mr. Schroth opened the public hearing at 6:19 p.m.

Elizabeth Johnson questioned what the price range will be.

Jay Barfield, general contractor, stated the price range on the town homes will range from \$150,000 to \$185,000 and the single family homes from \$220,000 to just under \$300,000.

Ms. Johnson expressed concern regarding the impact on traffic.

Dolores Taylor explained the town homes will abut her property and expressed concern regarding the increased traffic and residents coming onto her property to reach the lake.

There being no further public comment, the hearing was closed at 6:23 p.m.

Mayor Holland asked Captain Winheim about the traffic impacts.

Capt. Winheim explained that the Community Traffic Safety Team (including representatives from all local law enforcement agencies, the Lake Sumter MPO, Lake County and Florida Dept. of Transportation) recently discussed the east Orange Avenue area and a study is currently underway for that area for planned improvements.

Mayor Holland asked that they discuss moving up improvements to the traffic signal. He explained for the public that the signal and Orange Avenue is controlled by Lake County.

Moved by Vice Mayor LeHeup-Smith, seconded by Commissioner Aliberti, to approve Resolution No. 19-24. Motion carried by the following votes:

Ayes: Commissioner Morin, Commissioner Aliberti, Vice Mayor LeHeup-Smith, and Mayor Holland

## **SECOND READING**

### **Ordinance No. 18-31: Comprehensive Plan Text Amendment to the Future Land Use Element Appendix: Non-residential and Mixed Use Intensities**

Mr. Schroth read Ordinance No. 18-31 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Florida, amending the City of Eustis Comprehensive Plan 2010-2035 pursuant to Section 163.3184 of the Florida Statutes; providing for text revisions to the Future Land Use Element Appendix; assigning incrementally decreasing intensities (floor area ratios) for non-residential and mixed-use land use districts based on design district designation; providing for the repeal of ordinances inconsistent with the ordinance; providing for conflicting provisions; and providing for severability and effective date.

Ms. Barnes explained Ord. 18-31 was approved on first reading December 7, 2018, and staff transmitted the plan amendment to the State for consideration. She further explained the Florida Dept. of Transportation as submitted comments to the City. She stated staff has responded to those comments and requested that second reading be postponed to March 7th to allow time to address their concerns.

Mr. Schroth opened the public hearing at 6:27 p.m. There being no public comment, the hearing was closed at 6:27 p.m.

Moved by Commissioner Morin, seconded by Vice Mayor LeHeup-Smith, to postpone second reading of Ordinance No. 18-31 to the March 7, 2019, agenda.

Motion carried by the following votes:

Ayes: Commissioner Morin, Commissioner Aliberti, Vice Mayor LeHeup-Smith, and Mayor Holland

**8 FUTURE AGENDA ITEMS: NONE**

**9 COMMENTS**

City Commission

Vice Mayor LeHeup-Smith reported on the Commission members attending Lake County Days in Tallahassee and encouraged the public to remain in contact with their legislative representatives.

City Manager

Mr. Neibert reported on a meeting held with FDOT regarding improvement to the curve at the north end of Grove Street/SR 19 to begin in 2020. He also announced there would be a free class on Friday, March 15th, "Coding with Minecraft", at the Eustis Memorial Library to be taught by Microsoft experts.

City Attorney: None

Mayor

Mayor Holland commented on the Commission's participation in the African-American Heritage Festival and complimented the committee on the Black Achievers dinner. He reminded everyone about the 117th annual Georgefest beginning on Friday and cited a number of activities.

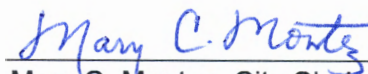
Mayor Holland then commented on their activities in Tallahassee and emphasized the need for the public to stay informed about the legislature and their efforts to erode home rule.

Vice Mayor LeHeup-Smith announced that the Lake Eustis Museum of Art would have an art opening Friday evening prior to the fireworks.

**10 ADJOURNMENT: 6:33 P.M.**



Michael L. Holland,  
Mayor/Commissioner



Mary C. Montez, City Clerk

*\*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](http://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.*