



MINUTES

APPROVED: 7/21/2019

Regular City Commission Meeting

6:00 PM - Thursday, February 7, 2019 – City Hall

INVOCATION: RICHARD KING, ST. JAMES AME CHURCH

PLEDGE OF ALLEGIANCE: VICE MAYOR LEHEUP-SMITH

CALL TO ORDER: 6:03 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

1. AGENDA UPDATE: NONE

2. APPROVAL OF MINUTES

2.1 January 17, 2019 - Regular City Commission Meeting

Moved by Commissioner Morin, seconded by Vice Mayor LeHeup-Smith, to approve the Minutes as submitted.

Motion carried by the following votes:

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

3. PRESENTATIONS

3.1 Proclamation declaring February as Black History Month and recognizing 26th annual African-American Heritage Festival

Mayor Holland presented a proclamation declaring February as Black History Month and recognizing the African-American Heritage Celebration to members of the African-American Heritage Committee: President Carla Miller Mitchell, Lucille McClain, Administrative Assistant and member Curtine Bivins.

Ms. Miller Mitchell thanked the Commission for the proclamation and for the City's support of the celebration. She noted that the festival is the oldest African-American festival in Lake County. She introduced Kimberly Gerry, Vice President. She invited the audience to attend the festival and distributed copies of flyers.

4. AUDIENCE TO BE HEARD

Lance Pauli presented to the Commission copies of a handout regarding Eustis Middle School and invited them to attend and meet the principal. He commented on the negative effects of gentrification.

Gail Isaac Thomas and Darius Kerrison addressed the Commission regarding the upcoming Comedy Show on Saturday, February 16th.

Christine Cruz addressed the Commission regarding Clean Up Eustis' efforts to clean up the Lake Eustis lakefront. She provided photographs of the recent clean up. She stated that the shoreline has become marshy and overrun with invasive species making it difficult to do the clean-up. She added that the FWC representative has indicated that she would expedite a permit to clean out the invasive species if the City will apply for it. She commented on the need for the group to purchase longer poles, waders and kayaks in order to do the cleanup. She explained that the vegetation is also making it difficult for kayakers. She cited the need for more trash cans and for "no littering" signs. She asked the City to consider implementing fines for littering in the park.

Rick Gierok, Public Works Director, stated the City already has a permit and funds are budgeted for the clean out of the vegetation. He added that staff is in the process of getting quotes for the removal; however, they can only remove the invasive species. He explained that there is now a strain of duck weed that is resistant to the chemicals used so they are unsure as to how to curtail the new duck weed.

Ms. Cruz expressed her thanks to City staff for their support of the group's efforts to clean up the lakefront.

The Commission thanked Ms. Cruz and the group for their work.

Dan Kelsey asked the Commission to consider additional funding for the Trap, Neuter, Release program and cited the number of cats that have been handled through the program.

Ron Neibert, City Manager, indicated that the City has previously provided \$5,000 for the program and offered to bring forward a budget amendment at the next meeting to provide another \$5,000.

5. CONSENT AGENDA

- 5.1 Resolution No. 19-12: Lakeview Avenue Outside Water and Annexation Agreement**
- 5.2 Resolution No. 19-14: Authorizing budget amendment for disc golf course**
- 5.3 Resolution No. 19-15: Approval of purchase in excess of \$25,000 for upgrades to the City's critical network server and storage configuration**
- 5.4 Resolution No. 19-16: Dedication of Sunset Park as an outdoor recreational site for the use and benefit of the general public**
- 5.5 Resolution No. 19-17: Dedication of Carver Park as an outdoor recreational site for the use and benefit of the general public**

- 5.6 Resolution No. 19-18: Reduction of Code Enforcement Fine/Release of Lien - 345 N. Grove St., Case #16-00826**
- 5.7 Resolution No. 19-19: Reduction of Code Enforcement Fine/Release of Lien - 2014 E. Bates Ave., Case #16-01093**
- 5.8 Resolution No. 19-20: Reduction of Code Enforcement Fine/Release of Lien - 1110 E. Bates Ave., Case #18-00182**
- 5.9 Resolution No. 19-21: Lemon-Ward Site Plan Extension of Time**
- 5.10 Resolution No. 19-22: Purchase in excess of \$25,000 for annual subscription for the SirsiDynix online library catalog**

Moved by Commissioner Morin, seconded by Commissioner Aliberti, to approve the Consent Agenda.

Motion carried by the following votes:

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

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1. Resolution No. 19-11: Magnolia Park Concept Plan

Derek Schroth, City Attorney, announced Resolution No. 19-11: A Resolution of the City Commission of the City of Eustis, Florida; approving a concept plan for a senior housing, multi-family development on an approximately 17.58 acre parcel at the northeast corner of E. Orange Avenue and E. CR 44.

Roland Magyar, Senior Planner, reviewed the proposed concept plan for a 202-unit, multi-family senior housing community. He stated the concept plan is substantially consistent with the LDR's; however, approval of the plan does not grant any entitlements. He stated that site plan or development plan approval will be required before any development can proceed. He stated staff's recommendation for approval.

The Commission confirmed that the main entrance will be off of Orange Avenue with an emergency entrance/exit off of 44.

The Commission commented on the possibility of sending notifications to the entire adjoining neighborhood rather than just within 500 feet with Mr. Magyar noting that the notifications serve the purpose and the adjoining residents usually learn about it. He commented on the increased cost for additional mailings. He noted that the property is also posted and advertisements are placed in the newspaper as well.

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

Steve Nelson, Coral Ritz Development, presented a photograph of the architect's concept of the project. He noted they have conducted a traffic survey and explained the recommended improvements to accommodate the increased traffic.

Ron Falanga stated that most of the residents found out about the development through social media. He expressed support for the project.

Jonathan Pearson, Lifepointe Church pastor, stated it should be a benefit to the church.

Joel Kelley and Margie LaRoe explained they live across CR44 from the emergency exit. He expressed concern regarding the lack of sidewalks and the dangers to the school children. He commented on the traffic congestion at Abrams and Orange Avenue and the need to improve the traffic signals in the area. He cited the difficulty they have in exiting their driveway as well as the residents of Summer Glen. He also expressed concern regarding the wear and tear on the roads. Ms. LaRoe expressed the need for turn lanes for the development and emphasized the need to improve the traffic signal at SR 44 and CR 44.

Pete Rose, engineer for the project, stated they will have a six-foot sidewalk on both Orange Avenue and CR 44. He indicated the exit on CR 44 will be for emergency vehicles only with no access for the residents. He stated an indepth traffic study is being done. He noted that this is a senior citizen facility with an anticipated traffic flow of 51 daily trips.

There being no further public comment, the hearing was closed at 6:45 p.m.

Moved by Vice Mayor LeHeup-Smith, seconded by Commissioner Morin, to approve Resolution No. 19-11.

Motion carried by the following votes:

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

SECOND READING

6.2 ORDINANCE NO. 19-02: CONDITIONAL USE PERMIT FOR EUSTIS MARINA LOCATED AT 350 LAKESHORE DRIVE

Mr. Schroth read Ordinance No. 19-02 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, approving a Conditional Use Permit for a pre-existing non-conforming marina and expansion of same in a Suburban Residential (SR) Future Land Use District at 350 Lakeshore Drive.

Mr. Schroth opened the public hearing at 6:45 p.m. There being no public comment, the hearing was closed at 6:46 p.m.

Moved by Commissioner Morin, seconded by Vice Mayor LeHeup-Smith, to approve Ordinance No. 19-02 on second and final reading.

Motion carried by the following votes:

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

7. FUTURE AGENDA ITEMS

Commissioner Morin asked about the proposed housing improvement program and establishment of a committee.

Mr. Neibert indicated his intent for it to be discussed in depth at the upcoming workshop.

Mayor Holland indicated that the budget discussion at the workshop would go hand in hand with the housing discussion.

8. COMMENTS

8.1 City Commission

Vice Mayor LeHeup-Smith thanked Mr. Neibert for adding funding for the TNR program to the next agenda. She announced she had attended her first meeting with Lake Community Action Agency but the meeting was postponed to February. She commented on her meeting with various staff members regarding Carver Park. She complimented Erin Bailey's presentation at the Chamber breakfast and encouraged public participation in the upcoming events including the Dog Jog. She noted that Addie Garner passed away the previous week and expressed sympathy.

Mayor Holland commented on the Running of the Georges and Chili Cookoff events the previous week. He announced that a Eustis High School culinary arts student won first place with \$500 to go towards his college tuition. He commented on other upcoming events and cited the jazz festival including the high school and a number of college bands.

8.2 City Manager

Mr. Neibert noted that the Lake County Action Days are February 20th and 21st necessitating the cancellation of the budget workshop and CRA meetings on February 21st. He then commented on a meeting held at Eustis Elementary with the School Board superintendent, faculty and staff. He emphasized that there are no imminent plans to close the school but they are beginning planning in 2022 to determine what to do with the school but nothing would occur until funding is available in 2025.

8.3 City Attorney - None

8.4 Mayor

Mayor Holland opened the floor to Darius Kerrison.

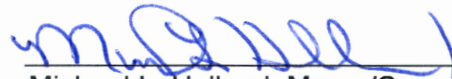
Darius Kerrison announced there would be a "Night to Shine" prom for disabled students with one occurring at Lifepointe Church. He asked for community support for the event. He asked about Resolutions No. 19-16 and 19-17 with Mr. Neibert asking him to contact Joe LaPolla.

Mayor Holland asked for a Commissioner to volunteer to serve on the Lake County Arts & Culture Committee as they currently do not have a quorum in order to meet.

Commissioner Aliberti agreed for them to contact her and Mayor Holland asked to have the appointment on the next agenda.

Mayor Holland asked the Commission's feeling about riding on the float for Georgefest and African-American Heritage parades with Commissioner Aliberti indicating her intent to walk.

9. ADJOURNMENT: 7:01 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 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.*