



City of Eustis, Florida

City Hall
10 North Grove Street
Post Office Drawer 68
Eustis, FL 32727-0068

Meeting Minutes – Final* City Commission

Thursday, March 1, 2018

6:00 PM

City Hall

INVOCATION: Ron Neibert, City Manager

PLEDGE OF ALLEGIANCE: Commissioner Bob

CALL TO ORDER: Mayor Morin

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

Present: 4 - Commissioner Linda Bob; Commissioner Carla Gnann-Thompson; Vice-Mayor Marie Aliberti; and Mayor Robert Morin

Absent: 1 - Commissioner Anthony Sabatini

I. AGENDA UPDATE

Ron Neibert, City Manager, noted that due to the absence of a Commissioner a straw poll may be necessary prior to legislative votes.

II. APPROVAL OF MINUTES

18-0070 February 15, 2018 - Regular City Commission Meeting

A motion was made by Commissioner Gnann-Thompson, seconded by Commissioner Bob, that the Minutes be Approved. On a voice vote, the motion passed unanimously.

III. AUDIENCE TO BE HEARD

Alan Johnson addressed the Commission regarding several issues from 2017. He suggested that the City host a number of free programs for local residents and asked that gateway streets not be renamed due to the major impact on businesses.

Mr. Neibert indicated that was discussed at the budget workshop and the City will be moving forward with some of the programs. He indicated the City had adopted a facility naming policy and he would forward Mr. Johnson a copy.

Mayor Morin explained that the Martin Luther King renaming was strictly honorary and does not require re-addressing. He commented on the success of the GeorgeFest event and the concert by Jefferson Starship. He congratulated staff for their work on the event.

Tom Carrino, Economic Development Director, thanked all of the City staff for their support and hard work on the event. He thanked all of the event sponsors particularly LEMA and the Chamber and cited a number of volunteers and staff members. He presented some highlights and photographs from the event and then reviewed upcoming events including March First Friday, the Busker Festival, the Amazing Race for Charity, and the Eustis Music Festival and Bikefest.

Mayor Morin announced that the high school would be showing a Harry Potter movie in Ferran Park on Friday evening.

IV. CONSENT AGENDA**18-0064 Resolution No. 18-21: Approval of Annual Purchase in Excess of \$25,000 for Street Milling Services**

A motion was made by Commissioner Bob, seconded by Vice-Mayor Aliberti, to Approve the Consent Agenda. The motion carried by the following vote:

Aye: 4 - Commissioner Bob; Commissioner Gnann-Thompson; Vice-Mayor Aliberti; and Mayor Morin

V. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS**FIRST READING****18-0065 Ordinance No. 18-07: Voluntary Annexation - 37136 SR 19**

Derek Schroth, City Attorney, read Ordinance No. 18-07 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 5.82 acres of real property located at 37136 N. SR 19, Eustis, FL.

Roland Magyar, Senior Planner, reviewed the requested annexation of 5.82 acres located at 37136 N. SR 19 and the affiliated future land use and design district designations. He stated the property is proposed to be designated General Industrial in the City with a design district designation of Suburban Corridor. He explained that the three ordinances would need to be voted on separately and if the annexation is denied then the other two ordinances would not be considered. He explained the staff evaluations of the annexation request, future land use and design district designations and stated staff's recommendation for approval based on those evaluations.

The Commission questioned if there is any low land or wetland and how much with Mr. Magyar stating only the wetland which is about 2 acres. He confirmed there was no request to fill the wetland acreage.

The Commission questioned how the property is contiguous with Mr. Magyar indicating the contiguous areas on the map.

The Commission expressed concern about the wastewater being handled by a septic system with Mr. Neibert indicating staff could provide additional wastewater information on second reading.

Mr. Schroth opened the public hearing at 6:22 p.m. There being no public comment, the hearing was closed at 6:23 p.m.

A motion was made by Commissioner Gnann-Thompson, seconded by Vice-Mayor Aliberti, to Approve Ordinance No. 18-07 on First Reading. The motion carried by the following vote:

Aye: 4 - Commissioner Bob; Commissioner Gnann-Thompson; Vice-Mayor Aliberti; and Mayor Morin

18-0066 Ordinance No. 18-08: Comprehensive Plan Amendment - Small Scale Future Land Use Map Amendment - 31736 SR 19

Mr. Schroth read Ordinance No. 18-08 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 (1) F.S.; changing the Future Land Use designation of 5.82 acres of recently annexed real property located at 37136 N. SR 19 from Urban Low in Lake County to General Industrial (GI) in the City of Eustis.

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

A motion was made by Vice-Mayor Aliberti, seconded by Commissioner Bob, to Approve Ordinance No. 18-08 on First Reading. The motion carried by the following vote:

Aye: 4 - Commissioner Bob; Commissioner Gnann-Thompson; Vice-Mayor Aliberti; and Mayor Morin

18-0068 Ordinance No. 18-09: Design District Assignment - 37136 SR 19

Mr. Schroth read Ordinance No. 18-09 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning the Suburban Corridor design district designation to approximately 5.82 acres of recently annexed real property located 37136 N. SR 19.

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

The Commission confirmed that if one of the ordinances was denied then the applicant likely would withdraw the annexation request.

A motion was made by Commissioner Bob, seconded by Vice-Mayor Aliberti, to Approve Ordinance No. 18-09 on First Reading. The motion carried by the following vote:

Aye: 4 - Commissioner Bob; Commissioner Gnann-Thompson; Vice-Mayor Aliberti; and Mayor Morin

VI. OTHER BUSINESS

18-0062 Discussion of Proposal to Permit Retail Uses in the Residential/Office Transitional (RT) Land Use District without a Conditional Use Permit Approval

Lori Barnes, Development Services Director, reviewed the previously proposed change to the Residential/Office Transitional land use district which would allow low intensity retail uses within the RT district without a Conditional Use Permit. She provided an overview of the related Comprehensive Plan elements and Land Development Regulations pertaining to transitional uses. She provided a review of how surrounding entities handle Residential Transitional. She noted none of them allow retail without a CUP and some even require a CUP for professional offices. She added that only Eustis allows retail within the RT land use district with a CUP. She stated that the City has only received four CUP applications in RT since 2015, one of which was withdrawn prior to consideration and the other three being approved by the Commission. She noted that the RT land use designation is limited in the downtown area and cited other areas designated RT. She then outlined the Commission's options as follows: 1) Take no action; 2) Direct staff to prepare an ordinance permitting retail in RT with the following possible variations: a) Urban districts only with limitations; b) Urban districts only without limitations; c) All districts with limitations; and d) All districts without limitations.

The Commission confirmed that with limitations would require retail to maintain the residential character of the area and that there would be specified parking requirements.

Ms. Barnes explained what would be included with maintaining residential character.

The Commission confirmed they would still have to go through a permitting process with Ms. Barnes explaining they would go through Administrative Review and building permitting. She noted that an Administrative Site Plan Review would not require Commission approval.

Mr. Neibert explained that the City has more discretion than other communities since it allows some retail through the CUP process which allows the City to review the proposed retail and make sure it is appropriate for the area.

The Commission expressed concern regarding parking and traffic concerns and commented on the additional expense for a CUP application.

The Commission questioned the Tavares designation with Ms. Barnes explaining that Tavares does not have an RT or RP designation. They have a Mixed Use designation which is primarily in their downtown area. She noted that Howey-in-the-Hills has a Town Center - Flex designation which is similar.

CONSENSUS: It was a consensus of the Commission to leave the land use designation as is.

The Commission noted that the discussion was generated due to the CUP fee with Ms. Barnes noting that the applicant never expressed concern about the fee to her or her staff.

The Commission questioned what is covered by the fees with Ms. Barnes indicating they cover advertising and legal notifications and partially cover staff costs.

18-0063 Discussion of Central Business District Density

Ms. Barnes reviewed previous Commission discussion regarding the possibility of changing the densities within the Central Business District (CBD) and/or the CBD "core area". She stated the maximum density in the core area is the 40 du/acre and outside of that area is 12 du/ac unless the Commission approves a CUP to increase the density. She indicated the subject areas on a map and aerial view. She pointed out those vacant areas that could be developed and surface parking lots that could be redeveloped. She stated the maximum yield in the area could be 300 units. She further stated that in order for revitalization to be successful additional densification must occur to provide residents to support the businesses. She stated that the only change staff might recommend is a step down between the 40 and 12 du/ac outside the core area. She then outlined the options for the Commission to consider as follows: 1) Take no action and leave the densities as is; 2) Direct staff to prepare a Comprehensive Plan Text Amendment with one of the following changes: a) Create a transitional area between the core and area surrounding the CBD at 20 du/ac; b) Increase overall CBD density to 40 du/ac; or c) Change the core area boundary.

Commissioner Gnann-Thompson recommended tabling the discussion to a workshop. She indicated that the Commission needs a vision for the growth pattern before making a decision.

Commissioner Bob stated she would prefer to do nothing and take everything on a case by case basis. She expressed opposition to 40 du/ac.

Mr. Neibert pointed out on the map those areas that could be allowed to have 20 du/ac rather than having the abrupt drop to the 12 du/ac.

Ms. Barnes noted the area that is mandatory to be mixed use. She indicated that if the Commission directed staff to bring back a text amendment they would prepare a draft and bring it back first before bringing it for formal adoption. She emphasized staff would not recommend 40 du/ac throughout the CBD. She commented that some of those properties may develop as strictly commercial but if they want residential, they have to have a commercial component as well.

The Commission discussed leaving it as is, continuing to consider applications on a case by case basis and cited possible issues with future parking. It was noted that when the downtown area is redeveloped, the City will no longer be able to host the events downtown such as GeorgeFest.

The Commission discussed not having a transition area with it being noted that higher density than the 12 could be approved through the CUP process. They confirmed that there are no current requests in line.

CONSENSUS: It was a consensus of the Commission to maintain the density as is.

VIII. FUTURE AGENDA ITEMS

Commissioner Gnann-Thompson requested a presentation regarding Recreation programming.

Mr. Neibert suggested holding a brief workshop at 5:30 p.m. before the first meeting in April.

Mayor Morin noted the Lake Sumter MPO is selecting a new director. He stated that the City does not currently have a complete streets project approved by the MPO.

Ms. Barnes reported she spoke with the interim director stating her understanding that the City had a project approved for 2018-19 funding. He indicated his understanding that FDOT had some concerns about the City's project and recommended the City hold a meeting with FDOT to get the City's project back on their radar.

Mayor Morin requested that he and the Vice Mayor be apprised of that meeting so that one of them could attend. He asked about a 2008 report with Ms. Barnes stating her understanding that it was about removing the one-way pairs, which was an unrealistic goal. She indicated she would research to confirm that and noted that goal has been removed from the CRA plan.

Mayor Morin requested to have a discussion about the MPO on the next agenda.

Commissioner Bob noted there would be a meeting in Sorrento the following week regarding fair housing as well as a meeting in Mount Dora on Thursday about roads. She stated she would attend both meetings and report back.

Vice Mayor Aliberti asked to have an agenda item about prohibiting the use of electronic devices on the dais during the Commission meetings. She stated the focus needs to be on the City business.

Commissioner Bob expressed concern about family members not being able to reach them during an emergency and Mayor Morin stated they could have a general expectation of not using devices.

Mayor Morin commented on recent Facebook posts that were untrue. He specifically cited a post made by Commissioner Sabatini on February 13, 2018, and read it in its entirety. He then provided a formal statement in response to those posts. He indicated that, in the future, if residents send in Facebook posts that are untrue, then the Commission will discuss them in the public meetings.

IX. COMMENTS**City Commission**

Vice Mayor Aliberti expressed support for being able to respond to social media comments during the public meetings.

City Manager

Mr. Neibert noted that staff was directed to contact the County regarding a possible interlocal agreement for annexation of enclaves. He stated County Commissioner Campione expressed no interest in approving an interlocal agreement for the enclaves. He stated that the City's only alternative will be the referendum and incentive program.

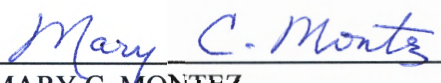
Mayor Morin noted he had discussions with some of the County Commissioners regarding an agreement and received a different impression.

Vice Mayor Aliberti commented on the voluntary annexation approved at the meeting for an industrial site.

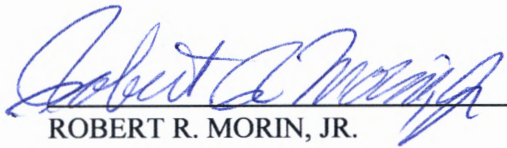
City Attorney - None

Mayor - None

X. ADJOURNMENT - 7:24 p.m.



MARY C. MONTEZ
City Clerk



ROBERT R. MORIN, JR.
Mayor/Commissioner

*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.