APPROVED: 6/16/2016

City of Eustis, Florida

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

Meeting Minutes – Final*
City Commission

Thursday, June 2, 2016 | **6:00 PM** | **City Hall**

INVOCATION: Rev. Marc Kappel, Faith Lutheran Church

PLEDGE OF ALLEGIANCE: Commissioner Gnann-Thompson

CALL TO ORDER: Mayor Holland - 6:01 p.m.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

Present: 4 - Commissioner Carla Gnann-Thompson; Vice-Mayor Karen LeHeup-Smith; Commissioner Linda Bob; and Mayor Michael Holland

I. AGENDA UPDATE

Ron Neibert, City Manager, announced that Resolution No. 16-47 would be postponed until there is a full Commission.

II. APPROVAL OF MINUTES

16117 May 19, 2016 - Regular City Commission Meeting

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Bob, to Approve the Minutes. The motion carried by the following vote:

Aye: 4 - Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; and Mayor Holland

III. PRESENTATIONS

16108 Recognition of Eustis High School Key Club

Mayor Holland recognized Commissioner Gnann-Thompson for her work as the Key Club Sponsor.

Commissioner Gnann-Thompson explained the purpose of the Key Club as a community service organization and cited specific projects accomplished by the club. She noted that the club does not hold fundraisers but does receive donations from some of the community organizations. She announced that the club would be assisting the Fire Department over the summer to repaint the City's fire hydrants and invited the community to join them.

Mayor Holland presented the individual club members each with a City pin.

Commissioner Gnann-Thompson recognized Debbie Sear and Ms. Lugo for their assistance with the club's activities. She then asked all of the Key Club parents to stand and be recognized and thanked them for their support.

16109 Eustis Memorial Library Summer Reading Program Presentation

Lauren McLaughlin, Youth Services Librarian, reviewed the summer reading program activities for 2016 and explained the education benefits of the program.

IV. AUDIENCE TO BE HEARD

Gail Isaac-Thomas addressed the Commission regarding the Golden Seniors Bingo Breakfast. She thanked the City for the recognition of Barbara Martin Pope.

V. CONSENT AGENDA

16113 Resolution No. 16-46: Purchase in excess of $50,000 for emergency repair of Eustis Lakewalk floating dock.

16114 Reappointment to Historic Preservation Board - Larry Broden

16115 Appointment to Code Enforcement Board - Anthony Sabatini

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Gnann-Thompson, to Approve the Consent Agenda. The motion carried by the following vote:

Aye: 4 - Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; and Mayor Holland

VI. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

16112 Resolution No. 16-45: Conditional Sign at 1255 CR 44

Derek Schroth, City Attorney, announced Resolution No. 16-45: A Resolution of the City Commission of the City of Eustis, Florida, approving a Conditional Sign for Cobb's Triangle Tractor, Inc. on approximately 3.0 acres at 1255 East CR 44.

Roland Magyar, Senior Planner, requested the resolution be continued to the June 16, 2016, Commission meeting due to a noticing error.

Mr. Schroth opened the public hearing at 6:20 p.m. for comments regarding the postponement. There being no public input, the hearing was closed at 6:20 p.m.

A motion was made by Commissioner Bob, seconded by Commissioner Gnann-Thompson, to defer Resolution No. 16-45 until June 16, 2016. The motion carried by the following vote:

Aye: 4 - Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; and Mayor Holland

16116 Resolution No. 16-47: Appointment of City Representative to Lake Community Action Agency Board of Directors

Deferred until a full Commission is present.

VII. OTHER BUSINESS

16110 Possible Revisions to the Land Development Regulations

Lori Barnes, Development Services Director, explained the need for some additional revisions to the City's Land Development Regulations due to deficiencies in the land development standards, inconsistencies between regulations and the City's strategic plan, and needed updates to reflect changes in best practices and state regulations. She provided an overview of the recommended revisions as follows: 1) Chapter 100 - Definitions - Removal of definitions for terms not included in the LDR text and addition of definitions for some listed uses not specifically defined; 2) Clarification of fencing regulations pertaining to opaque and not opaque and height restrictions; 3) Modification of carport enclosures and garage enclosures based on recent variances; 4) Outdoor display and storage regulations relating to residential versus home occupation and commercial uses; 5) Review of allowable lot types and consideration of main street/Central Business District design guidelines;

6) Setbacks for all building lot types and general building design standards especially for Hwy. 441; 7) Conditional use permits for metal buildings; 8) Design standards for automotive repair shops particularly for vehicle lifts; 9) Stormwater management regulations which are not consistent with St. John's and other agencies' best practices; 10) Landscaping and tree removal particularly regarding issues with damage to landscape trees; and 11) Maintenance standards for landscaping.

Ms. Barnes asked for direction regarding holding a workshop on either all of the proposed amendments or for the architectural design standards for the Central Business District.

CONSENSUS: It was a consensus of the Commission to hold a workshop on all of the proposed revisions due to the incoming Interim Commissioner.

16111 Complete Streets Planning Study in Cooperation with the Lake Sumter Metropolitan Planning Organization (LSMPO)

Ms. Barnes explained a recent meeting between her, the City's Public Works Director, staff from the Lake Sumter MPO and FDOT. She stated Pam Richmond from the MPO informed them of funding that would be available for complete streets studies. She explained the purpose of a complete streets study and reviewed areas within the downtown that staff would like to see included. She noted that staff and the City Manager are already working with FDOT regarding safety improvements for pedestrians crossing to Ferran Park. She indicated that the study could be beneficial to the City in seeking competitive funding. She reviewed the process for submitting an application including consideration of a resolution supporting the study at the June 16th Commission meeting.

The Commission asked if the study could be extended out Orange Avenue to include Abrams with Ms. Barnes responding the City needs to focus on areas with existing safety concerns within a compact area. She indicated that a separate application could be submitted for that area if there are pedestrian safety concerns.

The Commission also asked about an additional traffic signal at Magnolia and Bay Street with Ms. Barnes responding that FDOT is not opposed to a relocation of the signal if a study shows it is warranted but an additional signal would not be likely. She stated they are hoping the results of the study support the relocation.

CONSENSUS: It was a consensus of the Commission for staff to proceed with the application process.

VIII. FUTURE AGENDA ITEMS

Mayor Holland asked to have the Capital Improvement Plan additional information back on the agenda for discussion.

IX. COMMENTS

City Commission

Commissioner Bob announced the upcoming Coffee with a Cop and expressed support for the program. She commented on the summer reading program and noted that the school system now expects kindergarten students to be reading by January.

Commissioner Gnann-Thompson announced the upcoming First Friday event and requested more support due to graduation also occurring.

Vice Mayor LeHeup-Smith reviewed the highlights of the Key Club lock-in program.

Mayor Holland cited the Eustis Heights Elementary promotion ceremony and congratulated their principal on her retirement. He encouraged residents to volunteer at the school. He commented on the splash pad event and announced that the grand opening would be June 10th from 11 a.m. to 5 p.m.

Commissioner Bob noted she was out picking up trash along Orange Avenue and Chief Swanson saw her and stopped to help. She expressed thanks for his assistance.

Mayor Holland thanked Chief Swanson for him and his daughter helping to clean up the lakeshore when they go out boating. He commented on the recent prayer walk sponsored by Win.1.Ministries and thanked Chief Calhoun and others for participating.

City Manager

Mr. Neibert commented on the Memorial Day program at Ferran Park.

City Attorney - None

Mayor

Mayor Holland also commented on the Memorial Day program citing a veteran from the Battle of the Bulge who placed a wreath on the memorial. He thanked the audience for their attendance.

X. ADJOURNMENT - 6:48 p.m.

Mary C. Montez

MARY C. MONTEZ
City Clerk

MICHAEL L. HOLLAND
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.