



City of Eustis, Florida

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

Meeting Minutes – Final* City Commission

Thursday, February 19, 2015

6:00 PM

City Hall

INVOCATION: Pastor Marc Kappel, Faith Lutheran Church

PLEDGE OF ALLEGIANCE: Commissioner Brett

CALL TO ORDER: Mayor Eckian

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

Present: 5 - Commissioner Karen LeHeup-Smith; Commissioner Linda Bob; Commissioner Bill Brett; Vice-Mayor Michael Holland; and Mayor Albert Eckian

I. AGENDA UPDATE - None

II. APPROVAL OF MINUTES

15031 January 29, 2015 - City Commission Workshop
February 5, 2015 - Regular City Commission Meeting

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

Aye: 5 - Commissioner LeHeup-Smith; Commissioner Bob; Commissioner Brett; Vice-Mayor Holland; and Mayor Eckian

III. AUDIENCE TO BE HEARD

No one came forward at that time.

IV. CONSENT AGENDA

- 15027 Resolution No. 15-06: Edward Byrne Memorial Justice Assistance Grant (2015-JAGD-LAKE-2-R1-009)
- 15029 Resolution No. 15-08: Contract with Evoqua Water Technologies, LLC
- 15036 Resolution No. 15-09: Construction Management Services for Improvements to the Main Fire Station
- 15032 Appointment to the Police Officers' Pension Board of Trustees - Susan Hooper
- 15037 Appointment to the Police Officers' Pension Board of Trustees - Danielle Schmidt
- 15033 Appointment to Code Enforcement Board (CEB) - Tom Tookey
- 15034 Appointment to Eustis Housing Authority - Thelma LeFlore
- 15035 Appointment to the Firefighters' Pension Board - Ken Carpenter

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

Aye: 5 - Commissioner LeHeup-Smith; Commissioner Bob; Commissioner Brett; Vice-Mayor Holland; and Mayor Eckian

V. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

SECOND READING

14273 Ordinance No. 14-36: Large-Scale Comprehensive Plan Amendment - South Side of Pine Meadows Golf Course Road, East of Pine Tree Dr. & Meadow Ln.

Derek Schroth, City Attorney, read Ordinance No. 14-36, by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, Amending the City of Eustis Comprehensive Plan Pursuant to 163.3184 F.S.; Assigning a Future Land Use Designation of Rural Residential (RR) to Approximately 16 Acres of Real Property Located on the South Side of Pine Meadows Golf Course Road, East of Pine Tree Dr. and Meadow Lane.

Mr. Schroth opened the public hearing at 6:14 p.m.

Patricia Klancer, 1016 Pine Tree Drive, asked how many homes were to be constructed on the site and expressed concern regarding the site and protected species as well as possible runoff to her property. She presented a photograph of a public park to the Commission.

There being no further public comment, the hearing was closed at 6:17 p.m.

Dianne Kramer, Acting City Manager, explained there is not a development request in hand for the property. She stated that the action is being taken to correct an error from when the property was originally annexed and it was not included on the future land use map or assigned a design district designation. She further explained that it is termed a "large scale amendment" due to the property being more than 10 acres.

The public hearing was reopened at 6:19 p.m.

Dennis Klancer stated he saw an old map designating the property for timber with Ms. Kramer indicating there are no designations in the City for timber.

The Commission explained that the property was annexed into the City in 1965 and for some reason was not shown on the City maps and that the proposed ordinance corrects that error. It was confirmed that the adjoining property owner has not submitted any application for development.

A motion was made by Vice-Mayor Holland, seconded by Commissioner LeHeup-Smith, to Adopt Ordinance No. 14-36 on second reading. The motion carried by the following vote:

Aye: 5 - Commissioner LeHeup-Smith; Commissioner Bob; Commissioner Brett; Vice-Mayor Holland; and Mayor Eckian

14274 Ordinance No. 14-37: Design District Amendment - South Side of Pine Meadows Golf Course Road, East of Pine Tree Dr. & Meadow Ln.

Mr. Schroth read Ordinance No. 14-37 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; Amending the Design District Map to Correct Mapping Errors; Assigning the Design District Designation of Rural Neighborhood to Approximately 16 Acres of Real Property Located on the South Side of Pine Meadows Golf Course Road East of Pine Tree Dr. and Meadow Lane.

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 Holland, seconded by Commissioner Brett, to Adopt Ordinance No. 14-37 on second reading. The motion carried by the following vote:

Aye: 5 - Commissioner LeHeup-Smith; Commissioner Bob; Commissioner Brett; Vice-Mayor Holland; and Mayor Eckian

15018 Ordinance No. 15-03: Small Scale Comprehensive Plan Amendment - 1227 E. Hazzard Avenue (2015-CPLUS-01)

Mr. Schroth read Ordinance No. 15-03 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, FL., Amending the City of Eustis Comprehensive Plan Pursuant to 163.3187(1) F.S.; Changing the Future Land Use Designation of Approximately 0.21 Acres of Real Property Located at 1227 E. Hazzard Ave. from Suburban Residential (SR) and Mixed Commercial/Residential (MCR) to Mixed Commercial/Residential (MCR).

Mr. Schroth opened the public hearing at 6:25 p.m. There being no public comment, the hearing was closed at 6:25 p.m.

A motion was made by Vice-Mayor Holland, seconded by Commissioner Bob, to Adopt Ordinance No. 15-03 on second reading. The motion carried by the following vote:

Aye: 5 - Commissioner LeHeup-Smith; Commissioner Bob; Commissioner Brett; Vice-Mayor Holland; and Mayor Eckian

VI. OTHER BUSINESS

15040 Request for Executive Session

Ms. Kramer explained that D. Andrew Smith, III, Attorney with Shepard, Smith & Cassady, P.A. and trial counsel for the City in the matter of Panuska vs. City of Eustis litigation has requested that an executive session be scheduled to discuss a possible settlement negotiation.

Mayor Eckian asked the Commission consider holding two executive sessions at the same time with the second one to discuss the Meadows litigation.

CONSENSUS: It was a consensus of the Commission to schedule the executive sessions for March 10, 2015, with the first to begin at 5:30 p.m.

15038 Follow-up: Proposed Comprehensive Plan Revisions

Ms. Kramer provided an explanation of the proposed Comprehensive Plan revisions regarding the use of maximum impervious surface and minimum open space requirements. She reviewed the definition of open space and provided various examples to further show the difference between the two methods. She explained that the proposed revisions are to the Comprehensive Plan only and do not affect the regulations contained in the Land Development Regulations. She further explained how the recommended change would provide more flexibility.

The Commission confirmed that a natural water body or wetlands would not be included in calculations; however, a created water body such as for a stormwater system would be included as pervious area.

Mayor Eckian opened the floor to public comment at 6:43 p.m. No one came forward at that time.

The Commission discussed the effect of the change on the Land Development Regulations with Ms. Kramer stating that the LDR's would still be consistent with the Comprehensive Plan and explaining how a development application would be addressed.

CONSENSUS: It was a consensus of the Commission to include the proposed revision to eliminate the minimum open space requirements from the Comprehensive Plan and utilize the maximum impervious surface method and for staff to proceed with preparation of an ordinance.

VII. FUTURE AGENDA ITEMS - None**VIII. COMMENTS****City Commission**

Commissioner Bob announced that Eustis Heights Elementary has a tentative move in date of May 4th to the new school buildings.

Mayor Eckian reported on his efforts to work with the School Board to schedule an education workshop which has been tentatively scheduled for May 21st.

Commissioner Brett reminded everyone about the African American Heritage Festival and Georgefest activities.

Vice Mayor Holland reported on his attendance at Lake County Days in Tallahassee. He commented favorably on new State Representative Jennifer Sullivan.

Mayor Eckian commented on meetings with Rep. Marlene O'Toole from the Villages and Rep. Dennis Baxley from Ocala and their support for municipal issues.

Commissioner LeHeup-Smith reported on the Legends presentation by the Historical Society featuring Glenn Tyre. She announced the Lake Eustis Museum of Art Annual Wine Affair would be held March 12th and the Eustis Art League would hold a judged art show at the museum on February 20th. She cited the upcoming movie night in Ferran Park and congratulated her father Bill LeHeup and Ann Rou for being selected as Georgefest parade marshals and B.E. Thompson and Daisy Waterman for being selected the Georgefest King and Queen. She reported on the progress on the Open Door drop-in homeless shelter stating that funding has been allocated but not received. She reported that Lifestream has agreed to front the money so the project can begin.

City Manager - None**City Attorney - None****Mayor**

Mayor Eckian announced there would be a workshop following the meeting regarding funding for road improvements.

IX. ADJOURNMENT - 6:57 p.m.


MARY C. MONTEZ
City Clerk


ALBERT G. ECKIAN
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.