



AGENDA

City Commission Meeting

6:00 PM – Thursday, October 23, 2025 – City Hall

Invocation

Pledge of Allegiance: Commissioner George Asbate

Call to Order

Acknowledge of Quorum and Proper Notice

1. Agenda Update

- 1.1** Ordinance Numbers 25-31, 25-32 and 25-33: Annexation of Parcels with Alternate Key Numbers 1743320 and 1407940

Ordinance Number 25-31 – Voluntary Annexation

Ordinance Number 25-32 – Comprehensive Plan Amendment

Ordinance Number 25-33 – Design District Assignment

2. Approval of Minutes

- 2.1** September 18, 2025 City Commission Workshop: Impact Fees

September 29, 2025 City Commission Workshop: Impact Fees

September 29, 2025 City Commission Special Meeting: Impact Fees

3. Presentations

- 3.1** Recognition for Retirement for Jobey Jones

- 3.2** Fire Department Meritorious Award for Positive Outcome for a Critical Traumatic Call

- 3.3** Events Department: City of Eustis Sunsational Awards Recognition

4. Audience to be Heard

5. Consent Agenda

- 5.1** Resolution Number 25-78: Annexation Agreement and Developer's Agreement To Provide Water Service Outside the City Limits for a Real Property (addressed unassigned) on Honey Blossom Drive (Alternate Key 1407591)

- 5.2** Resolution Number 25-79: Authorizing Multiple Annual Purchases in Excess of \$100,000 for Products and Services Essential to the Daily Operations of Public Utilities

- 5.3** Resolution Number 25-80: Approving an Expenditure in Excess of \$100,000.00 for Construction Phase I of the Greenwood Cemetery Improvements and the Veterans Memorial

- 5.4** Resolution Number 25-81: Authorizing an Expenditure in Excess of \$100,000 for the Eastern Wastewater Treatment Plant Reuse Pump Station Project

- 5.5** Resolution Number 25-84: Police Department FY 25-26 Drone Grant

6. Ordinances, Public Hearings, & Quasi Judicial Hearings

6.1 Resolution Number 25-75: Refinancing of CRA Community Redevelopment Loan

6.2 Resolution Number 25-83: Preliminary Subdivision Plat for Tealwood Estates (2025-S-03) with Alternate Key Numbers 1215013, 1215544, 1094828, 1215536, and 1215005

6.3 FIRST READING

Ordinance Number 25-37: Residential Backyard Chickens Program

7. Other Business

7.1 City Manager's Annual Evaluation

7.2 Staff seeks Commission direction on a policy to guide the sale or transfer of surplus City-owned residential lots, including both CRA and non-CRA properties. Discussion will focus on options to prevent speculative resale and ensure community benefit, such as reverter clauses, deed restrictions, or performance-based mortgages. Direction is needed on preferred safeguards and criteria to apply in future dispositions. (City Attorney)

7.3 Staff requests Commission direction to bring forward a resolution adopting the City's standardized Public Records Exemption Request Form and administrative procedures. These tools implement expanded protections under Section 119.071(4)(d), Florida Statutes, and Senate Bill 268 (2025) for qualifying officials, employees, and family members. Adoption will ensure legal compliance and consistent processing of exemption requests. (City Attorney)

7.4 Staff requests Commission direction to advance a resolution adopting a standardized acknowledgment form for use when public records requests involve personal devices or accounts of City officials or employees. The form affirms the individual's legal duty under Chapter 119, Florida Statutes, to exercise due diligence in identifying, preserving, and producing responsive records. It also provides written documentation of compliance efforts to protect the City and individual from potential liability. Adoption will enhance transparency and reduce legal exposure. (City Attorney)

8. Future Agenda Items and Comments

8.1 City Commission

8.2 City Manager

8.3 City Attorney

8.4 Mayor

9. Adjournment

This Agenda is provided to the Commission only as a guide, and in no way limits their consideration to the items contained hereon. The Commission has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments to this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is or will be the Agenda considered at the meeting.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Florida Statutes, 286.0105). In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk 48 hours prior to any meeting so arrangements can be made. Telephone (352) 483-5430 for assistance.