



MINUTES

City Commission Meeting

APPROVED 4/18/2024

6:00 PM – Thursday, April 04, 2024 – City Hall

INVOCATION: PASTOR LUKE RACZYKOWSKI, BAY STREET BAPTIST CHURCH

PLEDGE OF ALLEGIANCE: VICE MAYOR EMILY LEE

CALL TO ORDER: 6:17 P.M.

ACKNOWLEDGE OF QUORUM AND PROPER NOTICE

1. AGENDA UPDATE

Tom Carrino, City Manager, requested that Item #2.2 (Bay Street Baptist Church north Eustis beautification project) be moved to the first presentation. He added that Items #4.2, 4.3 and 4.4 (Ordinances 24-12, 24-13 and 24-14) would be removed due to the action taken by the Local Planning Agency. He further asked that Item #4.1 (Resolution Number 24-36) be postponed to a future agenda.

CONSENSUS: It was a consensus of the Commission to amend the agenda as requested.

2. PRESENTATIONS

2.1 Bay Street Baptist Church – North Eustis Beautification Project

Pastor Luke Raczykowski, Bay Street Baptist Church, presented a proposal for a beautification project for the northern entrance to the City. He explained there was a pond in the area in front of the City sign back in 1941 which has gradually disappeared. He stated they would like to bring back the pond with a fountain that would provide a better visual of the City's sign as well as beautify the church property. He suggested that it could be a joint project with the City to assist with regulatory issues.

Mayor Holland asked that they work with the City Manager and Mike Lane as well as the Lake County Water Authority to see what could be done.

Vice Mayor Lee suggested that the project could possibly be added to the City's America in Bloom program.

2.2 Eustis Police Department Recognition of Chaplains

Police Chief Craig Capri recognized the Police Chaplains as follows: Renee Hill, Kimberly Garry, Precious Miller, Rose Lindo, Craig Lindo, Markques Menefee and Tanasha Nelson. He explained all of the chaplains have gone through specified training and are certified so they have entrance into the building. He stated that the chaplains spend two weeks at a time on call in case of need by the department. He cited various ways the chaplains assist the department.

2.3 Magic Boys Productions

Chief Capri announced a representative from the Magic Boys Productions was supposed to attend the meeting. In their absence, he explained they hold a car show at the Fairgrounds at the same time as the City's Georgefest weekend which has caused a problem with staffing. He stated he reached out to them to see if they could reschedule their event to omit

that conflict. He indicated they agreed to do that. He commented on how well the last event went off with limited issues other than complaints about the music.

Chief Capri stated there are going to be events at the Fairgrounds that have music. He indicated they would not tolerate profanity laced music and the Magic Boys stated they would curtail that. They also agreed to move the music inside when it gets later to reduce the noise. He stated the department did not receive any complaints about disturbances, only about noise. He confirmed they will be rescheduling so they do not conflict with Georgefest.

2.4 Eustis Police Department Year in Review 2023

Chief Capri noted he would be celebrating his third year anniversary with the City. He provided a report on the department's activities for 2023. He complimented the Commission and City Manager for their support for the department. He acknowledged Det. Keninger for preparing the report. He provided an overview of the calls for service and crime statistics for the City in 2023. The calls for service were up from the previous year; however, Part I Crimes were down by almost 40%. He stated that the department's clearance rate is significantly higher than the national average. He then compared the 2022 and 2023 traffic crash statistics and commented on the new school zone camera program and motorcycle units.

Chief Capri announced that as of the new school year the department will be providing School Resource Officers at all of the City's schools. He introduced the department's new Crime Analyst who works in the County's real-time crime center. He explained his responsibilities and how he has assisted the department in clearing cases.

Chief Capri then commented on the department's community policing approach. He noted the department is offering a women's defense class. He thanked the Commission for their support of providing additional training to the officers in de-escalation. He reviewed a number of the community events sponsored by the department and cited the new Eustis Police app. He concluded with comments on the department and its handling of the homeless. He indicated that the report will be available online.

3. AUDIENCE TO BE HEARD

Mr. Carrino introduced the City's new Parks and Recreation Director Sam Brinson.

Jane Hepting spoke in opposition to the proposed Interlocal Service Boundary Agreement regarding the Thrill Hill properties and the annexation of seven properties for 535 dwelling units. She cited a petition being circulated for the further protection of the Rural Protection Areas.

Gail Isaac-Thomas thanked the Eustis Police Department for its service to the community. She noted an incident that day and a 911 call she made to the Sheriff's Department. She indicated that no one ever responded to her home. She announced the comedy show to be held April 13th.

Darius Kerrison added that the event would also feature U.S. Health Street who would provide free health screenings. One Blood will be present for blood donations. Lake Community Action Agency will be present to provide information regarding child care and home repairs. He cited the possibility of there also being a City of Eustis tent.

Steven Gerard Sidlovsky, pro life speaker, presented a flyer regarding the possibility of any city in the United States becoming a "personhood city". He provided a copy of a draft resolution which would create a safe personhood city.

Kristin Nelson, Leesburg resident, asked why the City couldn't pass the personhood resolution with Mayor Holland responding that the Commission doesn't respond to questions during Audience to be Heard but their information would be provided to the City Manager for consideration.

Bryan Broomfield addressed the Commission regarding diversity, equity and inclusion (DEI) noting that the day was the 56th anniversary of the assassination of Dr. Martin Luther King Jr.

4. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

4.1 Approval of Resolution 24-36 Second Donation of Land to Lake Sumter State College

This item was postponed to a future agenda.

4.2 FIRST READING

Explanation of Ordinance Numbers 24-12, 24-13, and 24-14: Annexation, Future Land Use and Design District Assignment for Parcel with Alternate Key 2607173

Ordinance Number 24-12: Annexation for 2024-A-02 - Green Lynx LLC - Alternate Key 2607173

This item was not transmitted from the Local Planning Agency.

4.3 FIRST READING

Ordinance Number 24-13: Future Land Use Assignment - Comprehensive Plan Amendment - 2024-CPLUS-02 – Future Land Use Assignment - Green Lynx LLC – Alternate Key 2607173

This item was not transmitted from the Local Planning Agency.

4.4 FIRST READING

Ordinance Number 24-14: Design District for 2024-DD-02 - E CR 44 and Bates Ave - Green Lynx LLC - Alternate Key 2607173

This item was not transmitted from the Local Planning Agency.

4.5 FIRST READING

Explanation of Ordinance Numbers 24-15, 24-16, and 24-17: Annexation, Future Land Use and Design District Assignment for Parcel with Alternate Key 1064309

Ordinance Number 24-15: Annexation for 2024-A-03 - Envisage Homes LLC - Alternate Key 1064309

Attorney Garcia read Ordinance Number 24-15 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Florida, voluntarily annexing approximately 0.3 acres of real property at Alternate Key Number 1064309, Coolidge Street and Suanee Avenue, on north side of Suanee Ave.

Sherri Takaloo, Senior Planner, reviewed the requested annexation and related future land use and design district designations. She stated that the site is within the Joint Planning Area with adequate urban services and is contiguous to the City limits. She indicated that the annexation begins to close the gap in the City's natural growth boundary. She reviewed the proposed future land use and design district designations and the surrounding properties. She explained staff's review and analysis of the request and stated the request is compliant with the City's land development regulations and Comprehensive Plan and utilities are available. She stated staff's recommendation for approval.

Attorney Garcia opened the public hearing at 7:07 p.m. There being no public comment, the hearing was closed at 7:07 p.m.

Motion made by Commissioner Hawkins, Seconded by Vice Mayor Lee to approve Ordinance Number 24-15 on first reading. The motion passed on the following vote:

Voting Yea: Commissioner Cobb, Commissioner Hawkins, Vice Mayor Lee, Mayor Holland

4.6 FIRST READING

Ordinance Number 24-16: Future Land Use Assignment - Comprehensive Plan Amendment - 2024-CPLUS-03 – Envisage Homes LLC – Alternate Key 1064309

Attorney Garcia read Ordinance Number 24-16 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 F.S.; changing the future land use designation of approximately 0.3 acres of real property at Alternate Key Number 1064309, on Coolidge Street and Suanee Avenue, on north side of Suanee Ave. from Urban Low in Lake County to Suburban Residential in the City of Eustis.

Attorney Garcia opened the public hearing at 7:08 p.m.

Bryan Broomfield stated he has no concerns with the annexation but has concerns with the proposed densities and the impact on current residents living on Suanee. He noted Suanee is a dead-end street. He added that the infrastructure needs to be in place before the development begins.

Mayor Holland commented on the amount of change that is expected in that area. He encouraged Mr. Broomfield to meet with the City Manager and Development Services. He further commented on the infrastructure project, road work and other changes to improve that area for the residents. He noted that the City was able to get the State to contribute several million dollars to the project with Commissioner Cobb noting that Lake County is also contributing.

There being no further public comment, the hearing was closed at 7:12 p.m.

Motion made by Commissioner Hawkins, Seconded by Commissioner Cobb to approve Ordinance Number 24-16 on first reading. The motion passed on the following vote:

Voting Yea: Commissioner Cobb, Commissioner Hawkins, Vice Mayor Lee, Mayor Holland

4.7 FIRST READING

Ordinance Number 24-17: Design District Assignment - 2024-DD-03 – Envisage Homes LLC – Design District Assignment for Parcel with Alternate Key 1064309

Attorney Garcia read Ordinance Number 24-17 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning the Suburban Neighborhood design district designation to approximately 0.3 acres of real property at Alternate Key Number 1064309, on Coolidge Street and Suanee Avenue, on north side of Suanee Ave.

Attorney Garcia opened the public hearing at 7:13 p.m. There being no public comment, the hearing was closed at 7:13 p.m.

Motion made by Commissioner Cobb, Seconded by Commissioner Hawkins, to approve Ordinance Number 24-17 on first reading. The motion passed on the following vote:

Voting Yea: Commissioner Cobb, Commissioner Hawkins, Vice Mayor Lee, Mayor Holland

4.8 FIRST READING

Ordinance Number 24-18: 2024-CPLUS-01 Grand Island Shores Road Future Land Use Map Amendment

Attorney Garcia read Ordinance Number 24-18 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 approximately 1.99 acres of real property located northwest of the intersection of Grand Island Shores Road and County Road 44 from Suburban Residential (SR) to Urban Residential (UR).

Mike Lane, Development Services Director, explained the requested change to the future land use designation to convert seven duplexes into 14 units. He explained that, if approved, they will bring back a replat of the Johnson's Point Subdivision. He added that due to it being a replat of an already developed property, they could not really apply any of the Comprehensive Plan policies. He stated staff's recommendation for approval.

Commissioner Cobb announced she had met with Mr. Wilson, Mike Lane and Tom Carrino when it was first proposed. She noted the properties are on septic tanks and she was able to obtain \$100,000 from Lake County for the septic to sewer conversion. She added that this will provide 14 workforce housing units.

Commissioner Hawkins confirmed that staff had not received any comments from the public.

Attorney Garcia opened the public hearing at 7:16 p.m. There being no public comment, the hearing was closed at 7:16 p.m.

Motion made by Vice Mayor Lee, Seconded by Commissioner Hawkins, to approve Ordinance Number 24-18 on first reading. The motion passed on the following vote:

Voting Yea: Commissioner Cobb, Commissioner Hawkins, Vice Mayor Lee, Mayor Holland

4.9 FIRST READING

Ordinance Number 24-20: Amending the Land Development Regulations, Section 118. Construction Standards

Attorney Garcia read Ordinance Number 24-20 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Florida, amending the Land Development Regulations, Section 118 Construction Standards; providing for codification, severability and an effective date.

Mr. Lane explained the requested changes to Section 118 Construction Standards. He indicated that the Florida Building Code has been amended and went into affect December 31, 2023. He explained that the code needs to be changed to reference the 8th edition of the Florida Building Code.

Attorney Garcia opened the public hearing at 7:18 p.m. There being no public comment, the hearing was closed at 7:18 p.m.

Motion made by Commissioner Hawkins, Seconded by Vice Mayor Lee, to approve Ordinance Number 24-20 on first reading. The motion passed on the following vote:

Voting Yea: Commissioner Cobb, Commissioner Hawkins, Vice Mayor Lee, Mayor Holland

4.10 FIRST READING

Ordinance Number 24-21: Approving a Conditional Use Permit for a Monopine Communication Tower with a height of 180 feet, located within Pine Meadows Subdivision on Future Acorn Meadows Loop - Street A

Attorney Garcia read Ordinance Number 24-21 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; approving a conditional use permit for monopine communication tower located within Pine Meadows Subdivision on future Acorn Meadows Loop - Street A.

Ms. Takaloo reviewed the requested conditional use permit to allow the installation of a monopine communication tower, including maps of the property with the location of the tower. She stated the tower will support four wireless service providers. She noted that the Pine Meadows Subdivision will contain 548 single family residences on 240.43 acres north and south of Pine Meadows Golf Course Road. She reviewed the impact of the tower, benefits and construction details.

The Commission confirmed the height of the tower with Ms. Takaloo responding it is 180 feet; however, the collapse radius is 60 feet.

The Commission asked if the tower will have emergency lights with Mary Solic, legal counsel for the applicant, responding negatively as it is not required by the FAA since it is under 200 feet.

The Commission confirmed that notices were sent to the public with Ms. Takaloo stating staff received no comments from the public.

Ms. Solic noted that the property is currently vacant and the tower will be installed prior to the residences being constructed.

Mr. Carrino indicated he was contacted by Mr. Keating who he referred to Mike Lane.

The Commission asked about the carriers with Ms. Solic explaining that they construct the tower and lease it to the wireless carriers. Verizon will be the anchor tenant and at the top of the tower.

Attorney Garcia opened the public hearing at 7:30 p.m. There being no public comment, the hearing was closed at 7:30 p.m.

Motion made by Commissioner Cobb, Seconded by Vice Mayor Lee, to approve Ordinance Number 24-21 on first reading. The motion passed on the following vote:

Voting Yea: Commissioner Cobb, Commissioner Hawkins, Vice Mayor Lee, Mayor Holland

5. OTHER BUSINESS

No other business was presented.

6. FUTURE AGENDA ITEMS AND COMMENTS

6.1 City Commission

Commissioner Hawkins invited the Commission and executive staff to the Sparkle and Shine prom for adults with special needs. He announced that the Forward Paths Community Event spaghetti dinner would be held on April 24th with the grand opening to be held on May 17th. He stated everyone is invited to come and walk through the homes. He reminded the public of the Comedy Show on 4/13 at Ferran Park. He commented on the additional

community-centered activities added to the event. He concluded noting that the Eustis African American Heritage Festival would be held April 20th with the parade to begin at 10 a.m.

Commissioner Cobb announced the Arbor Day event was rescheduled to May with the date to be announced. She reported on her attendance at the Welcome Home Vietnam Veteran event, hosted by the Daughters of the American Revolution.

Mayor Holland noted the one Veteran that was 105-years-old and had served in WWII, Korea and Vietnam.

Commissioner Cobb announced that the Lake County Fair would begin April 5th. She asked about the evaluation on the eastern water plants.

Mr. Carrino responded they are working with the City's rate study consultant to analyze the rates and revenues. He explained this would be a couple month process to pull data together.

Commissioner Cobb asked about the hiring of consultants to review the City's Code of Ordinances and the Land Development Regulations as well reducing the Suburban Residential from 5 units per acre to 4.

Mr. Carrino responded that, through continuing services, they have hired Kimberly Horn to look at density and design guidelines. He explained that they did not task them with reviewing the entire code but strictly to provide recommendations on density reductions, residential guidelines, lot width variations and product type variations. He added they also asked them to look at the use table and removal of Map 19. He summarized they are not doing a revamp of the entire code but some targeted items. He indicated that Gladding Jackson did a comprehensive review of the City's code and LDR's in 2010 and it took hundreds of thousands of dollars and years to accomplish.

Commissioner Cobb expressed concern that the City has outdated codes and emphasized the need to overhaul the City's ordinances.

Vice Mayor Lee complimented Rick Gierok and his crew for their work on the Clifford House. She cited all of the work done and noted the plan to hold a tea at the facility for Mother's Day. She commented on the celebration for Pastor Renee Hill and her family and thanked her for all she does for the community.

Commissioner Cobb commented on the Gateway Corridor grant program and expressed support for that coordinating with the America in Bloom program. She passed on information on the Gateway Corridor program to Vice Mayor Lee who is spearheading the America in Bloom program.

6.2 City Manager

Mr. Carrino reported on the proposal from Bezos to create a school in Eustis. He stated that Bezos has put the brakes on the school in Eustis so they can concentrate on building out their Gainesville facility; however, they would come back to the City in 2025-2026. He explained that staff has continued to work on the project. He requested the Commission consider making a commitment to having an educational facility that may include some services for the community and partnerships between the City, Lake Sumter State College and the Eustis Community Alliance, as well as the Bezos organization.

Mr. Carrino cited several properties staff was looking at including the following: 1) near the Palmetto Plaza and the ECA building; 2) a vacant City property at Macdonald and Kensington; and 3) Carver Park on the Cardinal side by the Public Works facility. He explained it is an underutilized property with some tennis courts and a small parking lot.

Mr. Carrino stated that he and the Vice Mayor have done all they can do without Commission approval. He asked if they are comfortable with staff working out some details for a project such as what size building, square footage, where it would go, and how much it would cost to build. He provided an information packet containing some programming and commitments the Vice Mayor has been working on and information about the possible building. He stated they are asking for permission to continue working on it and bringing back additional data. He also questioned how it would be funded noting that it is in the CRA. He asked if the Commission is comfortable with them continuing to work on it and then bringing it back.

CONSENSUS: It was a consensus of the Commission for staff and the Vice Mayor to continue working on the education project and bring it back for further consideration.

Mr. Carrino noted that utility liens were on the last agenda. He stated that staff does not hold a property owner liable for a tenant's debts. However, if a tenant fails to pay their bill, they continue to try and collect from them but it is transferred back into the property owner's name at that time. He indicated his intent to postpone bringing the resolution back until he has had the opportunity to speak with the Commissioners individually about the issue.

Mr. Carrino explained, if a tenant can't pay the utility bill and it leads to a disconnection, the City contacts the owner and informs them that the water has been disconnected. In the City, a building cannot be occupied without water. Therefore, the account is moved back into the property owner's name. If they want, they can reconnect the water; however, the property owner would be responsible for the usage charges following that. It was noted that, if the meter has to be pulled, the property owner would be responsible for the reconnection charges.

Further discussion was held regarding how the utility accounts are handled and the need to protect the other City residents and bondholders from defaults.

Mr. Carrino noted the previous Conditional Use application by Dollar General. He indicated that since the ordinance was not actually denied it will be back on the agenda at the next meeting at the request of the applicant.

6.3 City Attorney - None

6.4 Mayor

Mayor Holland asked to have discussion at the next meeting regarding growth and concentrating on the enclaves and infill. He stated they need to look at where they are and what they need. He added they need to grow responsibly.

Mayor Holland expressed condolences to Niece Allen Parks on the loss of her brother. He noted the City would be sending a condolence card. He then cited the death of the husband of Kathleen Passidomo, the president of the State Senate. He asked for permission to send a sympathy card to Ms. Passidomo as well.

Mayor Holland thanked the public for their attendance.

7. ADJOURNMENT: 7:54 P.M.

**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 of the meeting can be obtained from the office of the City Clerk for a fee.*



CHRISTINE HALLORAN, City Clerk



MICHAEL L. HOLLAND, Mayor/Commissioner