



MINUTES

City Commission Meeting

APPROVED 9/4/2025

6:00 PM – Thursday, July 17, 2025 – City Hall

Invocation: Jay Kowalski, FUMC Eustis

Pledge of Allegiance: Vice Mayor Gary Ashcraft

Call to Order: 6:37 p.m.

Acknowledge of Quorum and Proper Notice

PRESENT: Vice Mayor Gary Ashcraft, Commissioner Michael Holland, Commissioner Emily Lee, Commissioner George Asbate and Mayor Willie L. Hawkins

1. Agenda Update

Tom Carrino, City Manager, indicated that 5.2 on the Consent Agenda is an annexation agreement for utility services. He explained that an updated version of the agreement was provided to the Commission which matches the new template.

2. Approval of Minutes

2.1 June 19, 2025 City Commission Workshop
June 19, 2025 City Commission Meeting

Motion made by Commissioner Lee, Seconded by Commissioner Holland, to approve the Minutes. The motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

3. Presentations

3.1 Trails Update

Mike Stevens, Chairman for the Florida Greenways and Trails Council, treasurer for the Florida Greenways and Trails Foundation and Chairman for Friends of Lake County Trails, provided an update on both the local and state level regarding trails and funding for trails. He reported on the November 2024 bond referendum that was approved for conservation and trails. He explained that 50% of the funds will be used for trails which should provide \$25 million in Lake County in the next two years to use for purchase of the land and right of way. He stated that, compared to Seminole, Volusia and Orange Counties, Lake County is 25 years behind in development of trails.

Mr. Stevens reported on efforts in 2023 to get two trails on the state priority list - the North Lake River to Hills Trail and the Wekiva Trail. He explained the development of the state's five year plan and increases in funding. He provided an overview of the tentative routes for the North Lake River to Hills Trail and the Wekiva Trail.

Mr. Stevens stated the biggest priority for the state is the Coast to Coast Trail, which goes from St. Pete across the state to Titusville, which is 85% done. He indicated that the second state priority is the St. Johns River to Hills Loop. He provided an overview of that trail and what has

been completed. He stated the third priority is the Heart of Florida Loop, a 250 mile loop. He noted that the North Lake River to Hills Trail will connect to that. He cited the loop trail around Lake Apopka and the progress on that.

The Commission asked about the local trail being on the state priority list with Mr. Stevens stating it means it will be eligible for funding, and they will have to apply for the funding as it is competitive. He explained that Sun Trail wants the entities to "have skin in the game". He commented on the intergovernmental agreement for the feasibility money which was budgeted last year. He reviewed the status of various segments of the trails. He stated they are currently working on a feasibility study for the segment running from Tavares through Eustis to Umatilla. He reported they have met with the Director of Florida Rails to Trails Conservancy and CSX is willing to discuss purchase of the railroad ROW. He continued a review of the progress on the Wekiva Trail and where it will connect. He cited issues with the purchase of CSX property.

The Commission asked about timelines with Mr. Stevens responding Seminole, Volusia and Orange County used their Sales Tax Revenue to build their trails and were able to budget \$1 to \$2 million into trails every year. He commented on the difficulty in raising funds in Lake County for trails. He explained why they worked so hard to get the Lake County trails included in Sun Trails so that it made them eligible for funding. He stated the biggest thing the cities can do is get together and get the feasibility study done. He expressed concern about getting the railroad to agree to selling the property and raising the necessary funding. He indicated they need to get conceptual ideas of where the trail will get into downtown Eustis and Tavares. He commented on a meeting with the hospital administration and their desire to tie into the trail. He stated it could be 20 years in the future, or it could be 5. He emphasized the need to get the feasibility study completed and indicated that would take about one year. He explained the process following that.

The Commission asked what they could do to make their trail more attractive to the state with Mr. Steven responding the following: 1) Get the feasibility study done as soon as possible; 2) Get the City and residents on board; and 3) Provide letters of support from the community, the MPO and the County. He commented further on how the projects get moved up on the unfunded priority list.

Mr. Carrino asked about estimates for the cost of the Wekiva railroad right-of-way with Mr. Stevens estimating that cost at \$20 to \$25 million. He noted that is probably twice as long as what Lake County needs so they will probably need about \$10 million.

Mr. Carrino stated he wanted to set expectations and emphasized the need for partners including the state, Lake County, Tavares and Umatilla in order to get the railroad right-of-way.

Mr. Stevens commented on missed opportunities including the sidewalk from Eustis and Umatilla, and how they tried to get FDOT to make it wider for use as a trail. He suggested that the City try to focus on the plan to make sure they take advantage of opportunities for local trails that could eventually be connected to the regional trails.

Commissioner Asbate asked staff to keep trails in mind when developers come in with proposals.

Mr. Carrino commented on the need to get the feasibility study completed. He stated it will help when they can identify where the trail actually is going. He confirmed that the current fiscal year was the first year they budgeted for the study. He noted there is an existing interlocal agreement regarding the trail. He stated they have informed Lake County that it is a priority and indicated the County needs to be the lead agency.

3.2 Residential Rehabilitation Program Update

Derek Blue, Lake Community Action Agency (LCAA), reported on the City's home improvement program they administer for the City. He cited the focus of the program to address health and safety concerns, provide energy efficiency improvement and provide cosmetic enhancements. He listed some of the specific types of improvements that were undertaken and provided some before and after photographs showing the improvements.

Tim Bridges, LCAA Director of Program Operations, noted that LCAA has been in the City for 58 years. He provided an overview of the amount of funding they have spent within the City of Eustis. He emphasized that the improvements are provided to the residents at no cost. He stated that of the \$302,000 in CRA funds contributed to the program, only \$29,970 went to the LCAA for program support fees. He reported they completed 14 homes outside of the CRA totaling \$119,000 and 17 homes within the CRA. He explained their pre-qualification process. He noted they have six homes on the waiting list inside the CRA and another ten outside the CRA.

Mr. Blue explained the \$4,000 program support fee and what it covers. He noted that the homeowners receive both CRA funds and LCAA weatherization funds. He also commented on the homeowner education program and the warranty on the homes.

Mr. Bridges reviewed the LCAA financial impact on the City from 2002 to 2025 including water bills paid to the City, rent paid to the City, utilities paid for residents, rental assistance for residents and education assistance to residents. He stated that the total of the LCAA contribution to the City was over \$1 million.

Mr. Blue introduced two of their participants to make comments on their participation in the program.

Sandra Purdue, resident, commented on her status as a single parent and expressed her appreciation.

Lewis Armstrong, resident since 2021, explained he and his wife bought their house, but his health issues limited his ability to work and make repairs. He expressed appreciation for the assistance.

The Commission asked about other non-profit agencies paying rent to the City.

Mr. Carrino explained that LCAA gets credit toward a higher match from the federal government. He indicated that the rent is higher but a portion of it is rebated back to them.

The Commission discussed the amount of rent with the possibility of the issue being discussed in the future.

Mr. Bridges reviewed the history of the program and noted that, due to the success of the program within Mount Dora and Eustis, they now have a program with the City of Leesburg. He commented on the number of contractors they have involved in the program and the requirements for the contractors.

Commissioner Lee asked about their homeowner education program with Mr. Bridges explaining that the contractors work with them as they are making the improvements and explain how to manage the homes.

Mr. Bruce explained how they walk the homeowner through maintenance of the home. He commented on how they encourage the older residents to obtain assistance with their children

or other family members to help with maintenance. He noted they sit down with them and discuss how not to get back into the same situation with a deteriorating house.

Mr. Bridge explained they also have pamphlets they provide on different topics with Commissioner Lee commenting she would like to see them offer actual classes for the homeowners.

Mayor Hawkins asked Juliette Jones to address the Commission.

Juliette Jones stated she has been trying to get assistance from the CRA for years but she was told she is out of the district. She explained the house needs to be gutted. She cited her roof problems and noted it also has a lot of mold that is making her sick.

Mayor Hawkins explained he wanted her to speak in order to show that the need is also outside of the CRA district. He commented on the possibility of working with Habitat to expand the program outside of the CRA.

Vice Mayor Ashcraft expressed agreement for expanding the program outside the CRA.

Mr. Bridges stated that in Leesburg they cooperate with both the City and Habitat for Humanity on their program.

Commissioner Lee asked if Ms. Jones would have qualified for LCAA's other program with Mr. Bridges responding that she had received services previously from a federal program and had not completed the 15 years required since then.

Discussion was held regarding a joint program with LCAA and Habitat for Humanity to assist residents outside the CRA district.

Mr. Carrino reported there is approximately \$50,000 left in the rehab program from a previous year and the Commission added \$50,000 during the budget process. He noted that \$30,000 was added as well as one other house. He indicated that the City has spent approximately \$125,000 in the current fiscal year and they are out of funding for the current year. He stated they would not be able to take on anything else until after October 1st. He asked if the Commission wants to wait until October 1st to continue the program or if they want to add more money to the program.

The Commission discussed increasing the budget for the next fiscal year and whether or not to add more funds to the current year. It was noted that there is \$377,000 left over in the CRA current budget.

The Commission asked how much it would take for the home remaining on the wait list with Mr. Bridges stating they won't know for sure until they get the shingles off. Mr. Blue stated that it costs approximately \$12,500 per house.

Mayor Hawkins asked, if the City can provide additional funding, could LCAA reduce their fees by \$2,000 and Mr. Blue responded affirmatively.

Mr. Blue confirmed there is more to be done for the home than just the roof.

Mr. Carrino indicated that it would require CRA approval; however, if he has a consensus of the Commission, he has the authority to proceed and then bring it back for after-the-fact approval.

CONSENSUS: It was a consensus of the Commission to approve an additional \$12,500 for the housing rehabilitation program in the current fiscal year.

4. Audience to be Heard

Craig Capri, Police Chief, announced there will be four amateur fighters from Eustis that will be boxing on August 28th in Orlando at a national tournament. He noted they have two female fighters from Eustis High School and then two male fighters from Eustis. He indicated they will be wearing the City of Eustis and Eustis Police Department logos on their uniforms.

Ariana Varela addressed the Commission regarding the boxing program and what it has taught her regarding discipline and self-respect. She noted that she used to have problems in school but now she is making straight A's.

Chief Capri commented on the Double R&O Boxing Club located on Grove Street and the benefits of the boxing program for the youth as well as adults. He thanked everyone for their support.

Debbie Weinert, Tavares resident, addressed the Commission regarding the Dolly Parton Imagination Library. She reported on their recent activities and noted she started with 18 children and closed the month of June with 1,055 children receiving books. She added that there are no children from Eustis involved with her program and commented on her desire to have Eustis involved. She provided a history of the program began by Dolly Parton. She provided an overview of the books provided to the students and how they teach the parents to engage with the children. She asked if she could be put on a future agenda to provide a presentation. She noted that it costs her \$36 per child per year to receive a book a month and provided a breakdown on the use of those funds. She confirmed that her program is a 501(c)(3).

Chief Capri stated he would donate \$1,000 to the program and Mayor Hawkins asked the Finance Director to provide whatever is left of his funds to the program.

Commissioner Holland stated he would like to see her come back with a full presentation. He noted that she has met with the Library Director and indicated he would like to see a partnership.

Ms. Weinert commented she would like to get some of the businesses involved as well.

Bryan Broomfield, representing St. James AME Church, stated that every year they have their annual Shelly Ware King family and friends day. He stated they would be holding a worship service on Sunday, July 27th, at 11:00 a.m. with a fellowship day on Saturday, July 26th, 10 a.m. to 2 p.m. He invited all of the Commissioners to attend. He noted that police and firefighters also attend the celebration.

5. Consent Agenda

5.1 Resolution Number 25-51: Eustis Police Department Armored Personnel Carrier Donation

5.2 Resolution Number 25-52: Annexation Agreement and Developer's Agreement To Provide Water Service Outside the City Limits for 2218 Getford Road

Motion made by Commissioner Holland, Seconded by Commissioner Lee., to approve the Consent Agenda. The motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

6. Ordinances, Public Hearings, & Quasi Judicial Hearings

6.1 Resolution Number 25-47: Approving a Site Plan with Waivers for a Self-Storage Facility at 36640 South Fish Camp Drive (Alternate Key 1213177)

Sasha Garcia, City Attorney, read Resolution Number 25-47 by title: A Resolution of the City Commission of the City of Eustis, Florida; approving a site plan with waivers for a self-storage facility on approximately 4.63 +/- acres located at 36640 S. Fishcamp Road (Alternate Key Number 1213177).

Kyle Wilkes, Senior Planner, reviewed the proposed site plan and explained the requested waivers as follows: 1) Waiver To Section 115-9.3.2 (a) (2) & (3) Suburban Design District Standards to allow for understory trees in lieu of canopy trees (due to utility line constraints); 2) Waiver To Section 115-6.1.2 Metal Buildings to allow metal buildings with insulated stucco board panels for the sides of the building facing the road; 3) Waiver to Section 110-4.13 Commercial Building Lot to allow for the primary structures to exceed the 75' maximum setback due to circulation and operational needs of the self-storage; and 4) Waiver to Section 110-4.13 Commercial Building Lot to waive the frontage buildout and design standards to meet fenestration and architectural requirements along CR 44 as self-storage buildings do not provide street-facing windows or transparent features.

Mr. Wilkes provided an overview of the site location, future land use (mixed commercial residential) and design district (suburban corridor). He explained the project breakdown as follows: Office – 1,200 sq ft., RV/Boat Storage – 11,160 sq. ft., and Mini-Warehouse – 17,400 sq. ft. for a total of 29,760 sq. ft. He stated staff recommends approval of the Site Plan with Waivers and indicated it is generally consistent with the Land Development Regulations and does not negatively impact the health, safety, or welfare of the surrounding community.

Mayor Hawkins questioned the setback with Mr. Wilkes explaining the setback is typically from the primary structure and there isn't really a primary structure. He indicated the applicant wants to be further back from Fishcamp Road. He confirmed that this application was in the queue prior to any changes.

The Commission confirmed that the structure will be closer to the northern property with Mr. Carrino indicating on the north is the CSX right-of-way which is approximately 100 feet. It was noted that it would be closest to the home on the northwest corner. Mr. Wilkes confirmed that the request was advertised, and no comments had been received from that homeowner.

Attorney Garcia opened the public hearing at 8:02 p.m.

Deirdre Lewis expressed opposition to the storage facility in the subject location. She noted that a storage facility was just completed in the area.

Tander Kilbow, addressed the Commission on behalf of the Novaks, and explained they are not shifting the structure closer to the home. He added that in addition to the buffer they will be installing a six foot masonry wall along that same property line. He indicated the site plan submitted indicates where the structure will be located.

Mr. Wilkes explained that the 75' setback is a maximum, not a minimum.

John Cook, representing the builder, stated the setback would be an additional 50 feet back. He added the proposed office is 127.5 feet from CR 44. He explained that they would be single-story self-storage buildings, not multi-story. He indicated there would be landscape buffer all around the property. He stated that in addition to the masonry wall would be the landscape buffer and a swale plus 50 feet of parking lot, another 10 feet and then the

office. He emphasized that it is not a 24-hour facility. Additionally, he stated they are not proposing any site lighting but there would be some wall packs on the building. If it is a concern, they can avoid any light going into the adjacent residence. He confirmed that the entrance would be off of Fish Camp.

The Commission discussed what else could go on the site and what would be the least impactful. They confirmed the notices were sent out and no comments were received.

There being no further public comment, the hearing was closed at 8:11 p.m.

Motion made by Commissioner Holland, Seconded by Mayor Hawkins for discussion, to approve Resolution Number 25-47.

The Commission asked to see renderings of how the facility would look with renderings being provided. Discussion was held regarding the number of units, the location of the operations office, fence and landscape buffer, the type of fencing and location of the entrance.

Mr. Novak confirmed they are Lark Shed and noted they are Eustis residents. He commented on how well they have maintained their Leesburg location.

Mr. Carrino explained that, under the City's new regulations, the self-storage would not have been allowed; however, the application was grandfathered due to their application being submitted prior to adoption. He noted the need to determine the impact of Senate Bill 180.

Attorney Garcia stated that she has done another review of the Senate Bill and her opinion stands.

The motion to approve Resolution Number 25-47 passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

6.2 Resolution Number 25-54: Establishes the Proposed Millage Rate for FY2025/26

Attorney Garcia read Resolution Number 25-54 by title: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, providing for the proposed millage rate of 7.5810 mills for the Fiscal Year 2025/26 annual budget for the City of Eustis, Lake County, providing for an effective date.

Lori Carr, Finance Director, explained the budget and millage rate approval process. She stated that the approval sets the tentative rate and may be changed. She explained how that could be done. She stated resolution sets the millage that will go on the TRIM notices to be mailed by the Property Appraiser. She indicated that the preliminary budget is based on the millage rate of 7.5810. She reported that the City's property tax increased by 9.33% which was a 1.8% drop over the prior year. She added that new construction revenue had also dropped significantly from the prior year.

Ms. Carr indicated that health insurance costs have increased by 5.5%. She stated that the Property and Casualty Insurance is projected to increase by 14% but the final figure will not be known until August or September. She added that some state revenues still have not been received and cited a number of new positions added to the General Fund.

Ms. Carr then reviewed the preliminary revenues and expenses stating that the preliminary revenues are \$28.2 million, and preliminary expenses are \$29.8 million with a preliminary shortfall of \$1.6 million. She explained that it is not uncommon to fund CIP projects through reserves. She stated the plan is to fund those at \$920,000. She cited recurring operating

capital of \$310,300 leaving a revised shortfall of \$371,000, which is based on the 7.5810 millage rate.

Mr. Carrino stated they have a responsibility to present to the Commission a balanced budget. He indicated that he and staff would be working to close that shortfall and stated that it is not best practice to fund the recurring capital from reserves. He indicated they will be working to cut \$680,000 from the budget.

Vice Mayor Ashcraft stated they have had the same millage rate for ten years and most of those years they have had a surplus, why do they not have a surplus this year.

Mr. Carrino responded that generally there is a surplus with the actual expenses. The last fiscal year closed was FY23-24 and they had a \$1.9 million surplus of revenues over expenses. He stated they expect to again have a surplus; however, they can't assume that until the year closes out. He cited various reasons why there will most likely be a surplus after year-end.

Ms. Carr noted they are required to present a balanced budget with Vice Mayor Ashcraft responding that the charter says they don't have to present a balanced budget as long as they have over \$1 million in reserves. He noted the City has \$20 million in reserves.

Mr. Carrino explained that state law says they have to present a balanced budget, and the charter allows them to use reserves to do that.

Ms. Carr provided an overview of the various millage rates including what would require a majority vote of four. She provided an explanation of the impact on a \$250,000 home from the different levels of millage. She stated that the City budgets the property tax revenues at 95%.

Attorney Garcia opened the public hearing at 8:32 p.m. There being no public comment, the hearing was closed at 8:32 p.m.

Motion made by Commissioner Holland, Seconded by Commissioner Lee, to approve Resolution Number 25-54. The motion passed on the following vote:

Voting Yea: Commissioner Holland, Commissioner Lee, Mayor Hawkins

Voting Nay: Vice Mayor Ashcraft, Commissioner Asbate

6.3 Resolution Number 25-56: Authorizing Recording of Lien on a Delinquent Utility Account

Attorney Garcia read Resolution Number 25-56 by title: A Resolution of the City Commission of the City of Eustis, Lake County, Florida; approving the recording of water, wastewater, stormwater, irrigation, reclaimed water and/or residential garbage services liens; repealing all resolutions or parts of resolutions in conflict herewith; and providing for an effective date.

Nichole Jenkins, Water Customer Service Manager, reviewed the proposed utility lien and stated staff's recommendation for approval to record that lien. She explained the circumstances surrounding the utility account.

The Commission asked about a possible leak on the property with Ms. Jenkins explaining that there is a leak; however, the account has been past due for longer than the leak has existed.

The Commission asked how they can see if the usage is due to use or a leak with Ms. Jenkins explaining how they can do an hour-by-hour polling.

The Commission asked when the doctor's note was provided with Ms. Jenkins responding that the water was cut off on May 20th and on May 21st the note was provided. They turned the water back on after receiving the note. She stated that the customer is the owner of record

and there are several tax certificates on the property. She noted the owners are no longer communicating with the department. She stated staff suspects they are filling their pool and forgetting to turn off the water hose.

The Commission asks how they determined that with Ms. Jenkins explaining the field supervisor went out and walked around the home with someone who represented themselves as the customer's fiancé. That individual stated that the kids like to fill the pool.

The Commission asked if they are asking to authorize lien but keep the water on with Ms. Jenkins stating they are asking for authorization to record the lien and disconnect the water because the City's bond says they cannot give free water. The collection ordinance requires a ten day demand to remove the meter and a ten day demand to put a lien on the property.

The Commission asked about the tax deed certificate and if the City does a title search or knows if there is a mortgage.

Attorney Garcia explained that the utility lien is not extinguished through foreclosure. She stated that the County's lien and the City's lien would have the same weight. She confirmed that they could not leave the water on.

Attorney Garcia opened the public hearing at 8:41 p.m. There being no public comment, the hearing was closed at 8:41 p.m.

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to approve Resolution Number 25-56. The motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

RECESS: 8:41 p.m. RECONVENE: 8:48 p.m.

6.4 Resolution Number 25-57: Compliance with SB 180 (Ch. 2025-190, Laws of Florida)

Attorney Garcia read Resolution Number 25-57 by title: A Resolution of the City Commission of the City of Eustis, Lake County, Florida, declaring a temporary suspension of certain land development regulation activities to ensure compliance with Chapter 2025-190, Laws of Florida (SB 180); directing staff to identify and repeal conflicting ordinances and resolutions and to prepare amendments to the City Code of Ordinances and Land Development Regulations so as to conform with State Law; providing for conflicts; providing for severability; and providing for an effective date.

Attorney Garcia explained the Senate Bill concerns streamlining the storm permitting process to ensure that local governments are prepared to respond following a natural disaster. She stated the bill prohibits counties and municipalities that were listed in the federal disaster declaration for hurricanes Debbie, Helene and Milton from proposing or adopting the following items: 1) A moratorium on construction, re-construction or redevelopment of any property damaged by the hurricane; 2) More restrictive or burdensome amendments to local government Comprehensive Plan or Land Development Regulations; and 3) More restrictive or burdensome procedures concerning review, approval or issuance of a site plan, development permit or development order. For those cities, that is retroactive to August 1, 2024, and active through October 1, 2027. She said that Eustis and Lake County are under the scope of the full three years. She acknowledged that it is quite restrictive on Home Rule and ties to both current development and future development. She noted that a lot of cities are unhappy with it. She added that a couple of municipalities have since passed ordinances that apply a moratorium on changes to the LDR's and they have already received notice from

developers. She indicated that a number want to challenge this in court; however, it is in place until either a change in the legislation or a court finds that it is an unconstitutional act.

Attorney Garcia stated that the legislation provides an avenue for private property owners or business owners to sue the government in the event that the legislation is violated. She indicated that they cannot even change the code to make the structures more resilient to hurricanes and storms. She stated they have to leave everything as is. She suggested that they could bring back the City's ordinance but to revise it to indicate that it would not be in effect until either the statutory period expires, there is a change in the legislation, or a court strikes down the provision. That would be a way to get it into the code but make it known that it would not be enforced and the City is not trying to violate any restriction put on it by the state. It would provide notice for the future, and it would already be in place if a change occurs. She stated that would mean the ordinance will have to be re-advertised and amended to change the effective date. She explained the need for the resolution.

Mr. Carrino asked if the City would be required to go to the back date and review everything that's been approved since then and reconsider those such as the self-storage ordinance.

Attorney Garcia responded that they would need to look at any legislation that was enacted since August 2024 and that affected the LDR's to make them more restrictive.

The Commission asked what is considered "more restrictive" and who determines that with Attorney Garcia responding the legislature did not specify that. She stated the code must basically remain as it was in 2023. She explained they did not want any changes since the storms enacted that would create more restrictions. She indicated that if a private property owner wants to voluntarily follow any restrictions they can, but the City can't enforce them. She added that it does not apply to annexations.

Vice Mayor Ashcraft suggested waiting and seeing what happens before they do anything. He expressed opposition to the legislation but noted he understood the intent.

Commissioner Lee asked if they waited it out could it open the City up to a lawsuit.

Attorney Garcia emphasized that they will have to undertake the audit to determine if there could be a possible violation. She stated that any changes would have to come back to the Commission. She explained the resolution will put the public on notice that they are aware of the legislation, allowing them time to do the analysis and bring back any necessary changes. She further explained her recommendation for changing the ordinance's effective date to protect the City. She indicated she did not believe the City had that many ordinances that would be affected.

Mr. Carrino stated that primarily they have made changes to the table of uses. He provided an example of someone wanting to place self-storage in MCR which under the changes would not be allowed but under the state legislation it would have to be allowed.

Attorney Garcia indicated they would conduct the audit to determine what needs to be changed. She noted medical marijuana is under separate legislation and they would have to look at that to determine if it would be affected.

Attorney Garcia opened the public hearing at 9:01 p.m. There being no public comment, the hearing was closed at 9:01 p.m.

Motion made by Commissioner Holland, Seconded by Commissioner Lee, to approve Resolution Number 25-57.

The Commission discussed waiting to see if any further changes were made by the legislature with Attorney Garcia explaining the resolution would impose a temporary suspension to allow staff to conduct the analysis and bring back a report regarding any changes and to republish the LDR ordinance with an amendment that states the ordinance is not enforceable until the expiration of the statutory period, change in legislation or if the court strikes down the bill. She stated that by making those changes, if the bill is no longer valid in six months, the ordinance will already be in place. She noted other municipalities that are already considering legislation. She stated her recommendation for approval of the resolution and for the ordinance to be brought back as recommended.

Voting Yea: Commissioner Holland, Commissioner Lee, Mayor Hawkins

Voting Nay: Vice Mayor Ashcraft, Commissioner Asbate

6.5 Resolution Number 25-58: Administrative Approvals of Final Plats and Replats (SB 784, Ch. 2025-164, Laws of Florida)

Attorney Garcia read Resolution Number 25-58 by title: A Resolution of the City Commission of the City of Eustis, Lake County, Florida, designating an administrative authority for the review and final administrative approval of final plats and replats pursuant to Chapter 2025-164, Laws of Florida (SB 784); incorporating the statutory definition of "Administrative Authority"; delegating such authority to the Development Services Director or other eligible designee as determined by the City Manager; establishing review procedures and appeal rights; directing staff to prepare conforming amendments; providing for conflicts, severability, and an effective date.

Attorney Garcia explained Senate Bill 784, which was enacted on June 20, 2025, and states the legislation streamlines the subdivision-platting process for local governments within the Hurricane Milton disaster area by requiring an "administrative authority" to approve or deny final plats and replats, pursuant to Chapters 177.071 and 177.111, Florida Statutes. She stated that preliminary plats would still go before the Commission and, as long as there are no significant changes from the preliminary plat, the final plat will go through just the administrative process. She confirmed that any changes from the code or waivers would have to come to the Commission. She stated it eliminates the approval of the final plat by resolution and noted that it would also tighten the timeline.

Attorney Garcia then reviewed the requirements included in the resolution as follows: 1) Requires completeness notices within seven days of plat or replat submittal; 2) Mandates a written decision within the timeframe stated in that notice without requesting or requiring any extension from the applicant; 3) Specifies that any denial must identify each area of non-compliance with pinpoint citations to the controlling statute, ordinance, or technical standard; 4) Provides a fifteen-day administrative appeal to the City Commission with a forty-five-day decision window; and 5) Directs staff to present conforming LDR amendments to the Commission by October 31, 2025.

Attorney Garcia opened the public hearing at 9:09 p.m. There being no public comment, the hearing was closed at 9:09 p.m.

Motion made by Vice Mayor Ashcraft, Seconded by Commissioner Holland, to approve Resolution Number 25-58. The motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

6.6 Explanation of Ordinance Numbers 25-10, 25-11 and 25-12 for Annexation of Parcels with Alternate Key Numbers 3957568, 3957567, and 3450680

SECOND READING

Ordinance Number 25-10: Voluntary Annexation of Parcels with Alternate Key Numbers 3957568, 3957567, and 3450680

Attorney Garcia read Ordinance Number 25-10 by title on final reading: An Ordinance of the City Commission of the City of Eustis, Florida, voluntarily annexing approximately 0.60 acres of real property at Lake County Property Appraiser's Alternate Key Numbers 3957568, 3957567, and 3450680, located on the west side of State Road 19, along Ruth Avenue.

Attorney Garcia opened the public hearing at 9:11 p.m. There being no public comment, the hearing was closed at 9:11 p.m.

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to adopt Ordinance 25-10 on final reading. The motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

6.7 SECOND READING

Ordinance Number 25-11: Comprehensive Plan Amendment for Recently Annexed Parcels with Alternate Key Numbers 3957568, 3957567, and 3450680

Attorney Garcia read Ordinance Number 25-11 by title on 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 163.3187 F.S.; changing the Future Land Use designation of approximately 0.60 acres of recently annexed real property at Alternate Key Numbers 3957568, 3957567, and 3450680, generally located on the west side of State Road 19 along Ruth Avenue, from Urban Low in Lake County to Suburban Residential in the City of Eustis.

Attorney Garcia opened the public hearing at 9:12 p.m. There being no public comment, the hearing was closed at 9:12 p.m.

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to adopt Ordinance Number 25-11 on final reading. The motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

6.8 SECOND READING

Ordinance Number 25-12: Design District Assignment for Recently Annexed Parcels with Alternate Key Numbers 3957568, 3957567, and 3450680

Attorney Garcia read Ordinance Number 25-12 by title on final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning the Suburban Corridor design district designation to approximately 0.60 acres of recently annexed real property at Alternate Key Numbers 3957568, 3957567, and 3450680, generally located on the west side of State Road 19 along Ruth Avenue.

Attorney Garcia opened the public hearing at 9:12 p.m. There being no public comment, the hearing was closed at 9:13 p.m.

Motion made by Commissioner Lee, Seconded by Commissioner Holland, to adopt Ordinance Number 25-12 on final reading. The motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

6.9 Explanation of Ordinance Numbers 25-13, 25-24 and 25-15 for Annexation of Parcels with Alternate Key Numbers 3862860 and 1193532

FIRST READING

Ordinance Number 25-13: Voluntary Annexation of Parcels with Alternate Key Numbers 3862860 and 1193532

Attorney Garcia read Ordinance Number 25-13 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 6.18 acres of real property at Lake County Property Appraiser's Alternate Key Numbers 3862860 and 1193532, located east of Palmetto Street, north of Hollywood Avenue, and northwest of Dawes Street.

Jeff Richardson, Deputy Development Services Director, reviewed the proposed annexation, the proposed future land use designation of Urban Residential and design district designation of Suburban Neighborhood. He provided an overview of the site, staff's analysis of the request and stated staff's recommendation for approval.

Attorney Garcia opened the public hearing at 9:19 p.m. There being no public comment, the hearing was closed at 9:19 p.m.

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to approve Ordinance Number 25-13 on first reading. The motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

6.10 FIRST READING

Ordinance Number 25-14: Comprehensive Plan Amendment for Recently Annexed Parcels with Alternate Key Numbers 3862860 and 1193532

Attorney Garcia read Ordinance Number 25-14 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 6.18 acres of recently annexed real property at Alternate Key Numbers 3862860 and 1193532, located east of Palmetto Street, north of Hollywood Avenue, and northwest of Dawes Street, from Urban Medium in Lake County to Urban Residential in the City of Eustis.

Attorney Garcia opened the public hearing at 9:20 p.m. There being no public comment, the hearing was closed at 9:20 p.m.

Motion made by Commissioner Holland, Seconded by Commissioner Lee, to approve Ordinance Number 25-14 on first reading. The motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

6.11 FIRST READING

Ordinance Number 25-15: Design District Assignment for Recently Annexed Parcels with Alternate Key Numbers 3862860 and 1193532

Attorney Garcia read Ordinance Number 25-15 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 6.18 acres of recently annexed real property at Alternate Key Numbers 3862860 and 1193532, located east of Palmetto Street, north of Hollywood Avenue, and northwest of Dawes Street.

Attorney Garcia opened the public hearing at 9:21 p.m. There being no public comment, the hearing was closed at 9:21 p.m.

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to approve Ordinance Number 25-15 on first reading. The motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

6.12 Explanation of Ordinance Numbers 25-16, 25-17 and 25-18 for Annexation of Parcels with Alternate Key Numbers 2704365, 1214041, and 3803090

FIRST READING

Ordinance Number 25-16: Voluntary Annexation of Parcels with Alternate Key Numbers 2704365, 1214041, and 3803090

Not heard as item was tabled by Local Planning Agency.

6.13 FIRST READING

Ordinance Number 25-17: Comprehensive Plan Amendment for Recently Annexed Parcels with Alternate Key Numbers 2704365, 1214041, and 3803090

Not heard as item was tabled by Local Planning Agency.

6.14 FIRST READING

Ordinance Number 25-18: Design District Assignment for Recently Annexed Parcels with Alternate Key Numbers 2704365, 1214041, and 3803090

Not heard as item was tabled by Local Planning Agency.

7. Other Business

7.1 Stormwater and Open Space Discussion

Mr. Carrino stated that previously approved state legislation is requiring St. John's to be stricter when it comes to stormwater quality. He indicated that the City's code states that the City must defer to St. John's regulations. They are being required to improve how stormwater gets done with low impact development and stormwater quality. He stated his interpretation of Senate Bill 180 is that St. John's is not included in the mandate to not be more restrictive or burdensome. He summarized his interpretation that St. John's is required by state law to become more restrictive on stormwater and the City's code says they follow St. John's.

Vice Mayor Ashcraft explained that his desire is to find a way to prevent some of the stormwater issues.

Mr. Carrino stated that if the facilities meet St. John's requirements then they can't do anything with them, and he did not think they can be more restrictive under Senate Bill 180.

Vice Mayor Ashcraft had slides presented of various stormwater retention areas and asked if there are other ways to handle it.

Mr. Carrino stated that changes are coming from St. John's, and they don't know what those will be.

Daniel Milan, City Engineer for Public Works, explained the intended purpose to treat runoff water in the pond before it goes to a recharge area. He said though they are not aesthetically pleasing they have a function.

8. Future Agenda Items and Comments

8.1 City Commission

Commissioner Holland congratulated Abel Berry from Advent Health Waterman on being promoted to CFO of Florida Hospital Orlando. He noted a going away reception would be held on July 22nd.

Commissioner Lee commented she received a compliment about the City's Planning Department with Mayor Hawkins noting he also heard that compliment.

Vice Mayor Ashcraft noted his work on developing a Japanese Arts and Culture Festival and announced he has been invited to attend a meeting on Aug 15th at 11 a.m. in Miami. He asked to be reimbursed for his travel expenses.

CONSENSUS: It was a consensus of the Commission for the City to cover Vice Mayor Ashcraft's travel expenses for the meeting.

Vice Mayor Ashcraft announced that Pat Davis is in hospice care. He commented on her vast volunteer work in the area over the years. He stated a ceremony would be held on Friday on the boardwalk to recognize her years of service. He invited the Commission and others to attend. He then complimented Parks & Recreation on their involvement in an interlocal event. He announced they had won the event.

Sam Brinson, Parks & Recreation Director, explained the event noting they took approximately 35 children and indicated they would be posting information out on Facebook.

Mayor Hawkins noted that the Parks & Recreation kids had done a cleanup at Ferran Park as well.

Vice Mayor Ashcraft announced that Bill Gay had passed away. He commented on Mr. Gay's dedication to the Eustis community. He then announced his vacation dates and noted he would not answer his phone but would have access to email.

Commissioner Asbate expressed his condolences to Bill Gay's family and commented on all his contributions.

8.2 City Manager

Mr. Carrino announced that the City had received a request for information from Florida DOGE related to revenues and expenses. He thanked the Finance Department for their hard work on that request. He announced that a workshop was scheduled for 9:00 a.m. the next day. He apologized that the title work on the community building has still not been received. He recommended moving forward with the workshop.

Discussion was held regarding the purpose of the workshop with Mayor Hawkins stating the intent was to solidify what the Commission wants on the three blocks. It was noted they would also discuss the community building site.

It was a consensus to proceed with the workshop the following day.

Mr. Carrino stated they still need to review the other funds and the CIP. He asked if they want to hold additional budget workshops or review the provided material and provide staff feedback. He noted that the CIP does need to be completed fairly quickly. He stated his preference to schedule at least one more workshop.

Following discussion, Mr. Carrino stated he would do a Doodle poll to get a workshop scheduled.

Mr. Carrino commented on recent media coverage. He explained they have done some stories based on old videos and meeting minutes without getting the most up-to-date information. He stated that he and Marissa Cella have been working with the media outlets to insure they have the most current and accurate information.

8.3 City Attorney

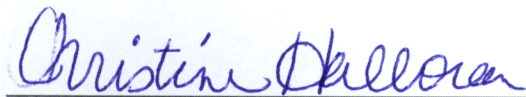
Attorney Garcia provided to the Commissioners a summary of the changes made by the legislature that affect the City.

8.4 Mayor

Mayor Hawkins complimented staff and the Chamber on the 4th of July celebration and cited the large turnout. He commented on the issue of drainage on Orange Avenue and what is causing it. He complimented the Police and Fire Departments on their responses to recent tragic events. He commented on the recent Music Festival and the good responses he has heard. He expressed sympathy on the passing of Bill Gay. He announced Alvin Jackson would have a book signing on July 27th at Carver Park and noted his previous position with the City.

9. Adjournment: 9:45 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



WILLIE L. HAWKINS
Mayor/Commissioner