



AGENDA

Historic Preservation Board

5:30 PM – Wednesday, November 12, 2025 – City Hall

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. AGENDA UPDATES

2. APPROVAL OF MINUTES

[2.1](#) HPB Meeting Minutes for September 10, 2025

3. AUDIENCE TO BE HEARD

4. NEW BUSINESS

[4.1](#) Nomination and Election of Officers for 2026

5. OLD BUSINESS

6. BOARD MEMBER REPORTS

7. STAFF REPORTS

[7.1](#) Historic Preservation Annual Report

[7.2](#) Historic Preservation Board Meeting Dates for 2026

8. ADJOURNMENT

This Agenda is provided to the Board only as a guide, and in no way limits their consideration to the items contained hereon. The Board 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 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.



MINUTES

Historic Preservation Board Meeting

5:30 PM – September 10, 2025 – City Hall

CALL TO ORDER: 5:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL:

PRESENT: Kirk Musselman, Dorothy Stevenson, Derek Stewart, Chairman Kalus

ABSENT: Shannon Graves, Monte Stamper

STAFF PRESENT: Kyle Wilkes, Senior Planner
Deanna Mikiska, Development Review Coordinator

OTHERS PRESENT: Cheyenne Rossi, HPB Attorney

1. AGENDA UPDATES

2. APPROVAL OF MINUTES

2.1 HPB Meeting Minutes for March 12, 2025

Motion made by Mr. Musselman, Seconded by Mr. Stewart to approve the Minutes as submitted. The motion passed by a unanimous vote.

2.2 HPB Meeting Minutes for May 14, 2025

Motion made by Mr. Musselman, Seconded by Mr. Stewart to approve the Minutes as submitted. The motion passed by a unanimous vote.

3. AUDIENCE TO BE HEARD: NONE

4. NEW BUSINESS

4.1 Adopt Revised Rules of Procedure for the Historic Preservation Board

Item 2.1

Motion made by Mr. Musselman, Seconded by Ms. Stevenson to adopt HPB Resolution Number 25-01 the revised Rules of Procedure for the Historic Preservation Board. The motion passed by a unanimous vote.

5. OLD BUSINESS

6. BOARD MEMBER REPORTS: NONE

7. STAFF REPORTS

7.1 Overview of Florida Sunshine and Ethics Laws

7.2 Presentation of Historic Preservation Board Powers and Duties

8. ADJOURNMENT: 6:13 p.m.

DEANNA MIKISKA
Development Review Coordinator

MATTHEW E. KALUS
Chairperson

HPB RESOLUTION NUMBER 25-01**A RESOLUTION OF THE CITY OF EUSTIS HISTORIC PRESERVATION BOARD ADOPTING REVISED RULES OF PROCEDURE; PROVIDING FOR TRANSMITTAL TO THE CITY COMMISSION; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Eustis Historic Preservation Board (“Board”) was established pursuant to Ordinance Number 95-27 to advise the City Commission on matters relating to historic preservation and to carry out duties consistent with the Certified Local Government Program; and

WHEREAS, the Board adopted Rules of Procedure on July 23, 1996, which were subsequently amended on October 8, 1996, and July 8, 1997, to address notarization of property owner objections and member attendance requirements; and

WHEREAS, the Board has determined that additional revisions are necessary to address quorum requirements, conflict of interest and voting abstention, recordkeeping and minutes, procedures for tie votes, and the role of *Robert’s Rules of Order* as advisory guidance only; and

WHEREAS, the Board finds that adoption of the revised Rules of Procedure, attached hereto as *Exhibit A* and incorporated herein by reference, will promote transparency, compliance with Florida Statutes, and the efficient and orderly conduct of Board business.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF EUSTIS, FLORIDA, AS FOLLOWS:

Section 1. Adoption of Revised Rules of Procedure.

The Historic Preservation Board hereby adopts the revised Rules of Procedure attached hereto as *Exhibit A*. Said Rules supersede all prior versions and shall govern the proceedings of the Board unless and until amended in accordance with applicable law.

Section 2. Transmittal to City Commission.

City staff is hereby directed to transmit a copy of the revised Rules of Procedure to the City Commission for acknowledgment and for inclusion in the City’s Certified Local Government records.

Section 3. Effective Date.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 10th day of September, 2025, by the Historic Preservation Board of the City of Eustis, Florida.

**HISTORIC PRESERVATION BOARD
CITY OF EUSTIS, FLORIDA**

By: 
Matthew E. Kalus, Chairperson

ATTEST:


Deanna Mikiska, Recording Secretary

Exhibit A: Revised Rules of Procedure (as adopted September 2025)

City of Eustis Historic Preservation Board Rules of Procedure

Pursuant to City of Eustis Ordinance 95-27, the City of Eustis Historic Preservation Board ("Board") hereby adopts the following Rules of Procedure:

1. Conduct of Meetings

All meetings of the Board shall be conducted in accordance with these Rules of Procedure. *Robert's Rules of Order* may be used as guidance in matters of parliamentary procedure not otherwise addressed by these Rules but shall not be binding on the Board.

2. Participation in Activities

Board members are encouraged to participate in survey and planning activities undertaken by the City of Eustis in furtherance of historic preservation goals.

3. Agenda Preparation and Notice

The proposed agenda for each Board meeting shall be prepared by City staff and publicly noticed in advance by posting copies at City Hall and other locations where City ordinances are routinely posted.

4. Public Records

These Rules of Procedure constitute a public record and shall be available for public inspection consistent with the requirements of Chapter 119, Florida Statutes.

5. Quasi-Judicial Hearings

All quasi-judicial hearings conducted by the Board shall conform to the procedures set forth in the City's Land Development Regulations.

6. Coordination with the State Historic Preservation Office

The Board shall coordinate with the State Historic Preservation Office as follows:

- a. Provide a copy of all duplicate inventory materials to the State Historic Preservation Office.
- b. Provide the State Historic Preservation Office with at least thirty (30) days' prior notice of all Board meetings, except in the case of special meetings, in which case reasonable notice shall be given.
- c. Submit approved minutes of all Board meetings to the State Historic Preservation Office within thirty (30) days of approval. Minutes shall reflect attendance, actions taken, and any changes in Board membership.

8. Conflict of Interest/Voting Abstention

Board members shall comply with the Code of Ethics for Public Officers and Employees, codified at Chapter 112, Part III, Florida Statutes. A member who has a voting conflict shall publicly disclose the conflict at the meeting prior to participation in discussion, abstain from voting, and file the required written memorandum of voting conflict with the City Clerk within fifteen (15) days, as required by Section 112.3143, Florida Statutes.

9. Recordkeeping and Minutes

The Board shall maintain minutes of all meetings in compliance with the Florida Sunshine Law (F.S. § 286.011) and the Public Records Law (F.S. Ch. 119). Minutes shall document attendance, motions, votes, and official actions. Approved minutes shall be forwarded to the State Historic Preservation Office within thirty (30) days of approval.

10. Tie Votes

In the event of a tie vote, the motion shall be deemed to have failed.

History:

Adopted July 23, 1996

Amended October 8, 1996 (Notarization of objections)

Amended July 8, 1997 (Attendance requirements)

Amended September 2025 (Quorum, conflict of interest, recordkeeping, tie votes)

Guidance on Quorum Amendments

Quorum Determination: Quorum is based upon the number of authorized seats, not merely the number of filled seats. For example, if the Board has seven seats but two are vacant, quorum remains four. This ensures consistency and prevents manipulation of quorum requirements through vacancies.

Loss of Quorum: If quorum is lost during a meeting, official action must cease immediately. The meeting may continue for purposes of discussion or public comment, but no binding votes or official actions may occur until quorum is reestablished.



City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: TBD

RE: Historic Preservation Annual Report

Introduction:

The purpose of this item is to provide the City Commission with an annual report as required by Section 46-59 of the Code of Ordinances.

Background:

On September 7, 1995, the City adopted Ordinance No. 95-27 establishing a historic preservation program within the City. The ordinance is now codified as Chapter 46 of the Eustis Code of Ordinances. Section 46-59 states that, "The board shall annually make a report to the city commission of its activities." Pursuant to that requirement, the Eustis Historic Preservation Board (HPB) offers the following regarding its activities for the period beginning October 1, 2024, and ending September 30, 2025.

Summary of Regular Historic Preservation Activities:

Activity	Number Reviewed/Attended	Number Submitted / Under Review	Number Approved	Number Denied
New Local Landmark Designations	0	0	0	0
National Register Proposals:	0	0	0	0
Certificates of Appropriateness (COAs):	4	0	4	0
Administrative COAs:	2	0	2	0
Ad Valorem Tax Exemption Projects:	0	0	0	0
Historic Preservation Board Meetings:	4	n/a	n/a	n/a
Workshops Attended by Board Members:	0	n/a	n/a	n/a

Other Historic Preservation Activities:

The number of Certificate of Appropriateness applications (COAs) were less than in previous years. In FY 23-24, a total of 13 COAs were issued, seven by the Historic Preservation Board and six administratively. The HPB only approved four (4) COAs while just two (2) administrative COAs were requested and approved.

The HPB welcomed one new regular member – Shannon Graves – as well as a new alternate: Derek Stewart.

At the September meeting, HPB Attorney Cheyenne Rossi provided review of Florida’s Sunshine Laws and the board approved its Rules & Procedures by adopting HPB Resolution 25-01, which was forwarded to City Commission for their acceptance.

As noted in last year’s annual report, in July 2023 consulting firm Stantec completed an updated inventory of historical resources in the city’s historic districts. The consultant identified 202 resources (Florida Master Site Files), and the potential for additional surveys along major roadways to recognize “roadway architecture” and other areas of the city such as Lake Nettie, East Crooked Lake and West Crooked Lake to identify potential for other historic districts.

HPB members agreed that that additional emphasis should be made in the next reporting period on better identifying the existing historic districts by leveraging grant resources.

Planned Activities for Next Reporting Period:

- Review certificates of appropriateness and local landmark designation requests as needed.
- Look for grant opportunities for additional signage and public outreach efforts to make the public aware of the existence of the historic districts and what that means for them.
- Recognize May as Historic Preservation Month through City Commission proclamation and other activities.
- Conduct historic preservation education and research as staff availability allows, with offerings to the Board for training and education.
 - Focus on a mid-century modern component and the post-war years

Recommended Action:

Acceptance of Historic Preservation Board Annual Report.

Policy Implications:

None.

Alternatives:

1. Accept the Historic Preservation Annual Report

2. Do not accept the Historic Preservation Annual Report and provide other directions to staff.

Budget/Staff Impact:

There is no budget or staff impact related to this item.

Business Impact Estimate:

Not applicable.

Prepared By:

Kyle Wilkes, AICP, Senior Planner

Reviewed By:

Historic Preservation Board, approved during November 12, 2025, HPB meeting



City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

City of Eustis, FL 2026 Historic Preservation Board Meeting Schedule

The Eustis Historic Preservation Board of the City of Eustis will hold their meetings at City Hall, 10 N. Grove St., Eustis, FL at 5:30 p.m. on the following dates in 2026:

Wednesday, January 14, 2026
Wednesday, March 11, 2026
Wednesday, May 13, 2026
Wednesday, July 8, 2026
Wednesday, September 9, 2026
Tuesday, November 10, 2026