



AGENDA

City Commission Meeting - UPDATED

6:00 PM – Thursday, June 05, 2025 – City Hall

Invocation: Moment of Silence

Pledge of Allegiance: Commissioner Michael Holland

Call to Order

Acknowledge of Quorum and Proper Notice

1. Agenda Update

2. Approval of Minutes

2.1 Approval of Minutes

May 6, 2025 City Commission Workshop: Master Plan
May 8, 2025 City Commission Workshop: Master Plan
May 15, 2025 City Commission Meeting

3. Presentations

3.1 America In Bloom Update

3.2 Lake Economic Area Development (LEAD)

4. Audience to be Heard

5. Consent Agenda

5.1 Resolution Number 25-40: Approving an Expenditure in Excess of \$100,000 for Pavement Management Program Services

5.2 Resolution Number 25-41: Orlando Health Free Standing Emergency Room (2024-SP-02DP) Extension of Time

6. Ordinances, Public Hearings, & Quasi Judicial Hearings

6.1 Resolution Number 25-34: Garage setback variance for property at 501 Jackson Street

6.2 Resolution Number 25-39: Acceptance of the Final Subdivision Plat for Horizon Heights Townhomes Subdivision and acceptance of Maintenance Bond

6.3 Resolution Number 25-43: Acceptance of the Final Subdivision Plat for Connors Cove Townhomes Subdivision and acceptance of Maintenance Bond

6.4 Resolution Number 25-44: Increasing water, wastewater and stormwater rates

6.5 Resolution Number 25-45: Acceptance of the Final Subdivision Plat for Hidden Cove Subdivision and acceptance of Maintenance Bond

7. Other Business

7.1 Discussion COPS Grant

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.



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: June 5, 2025

RE: Approval of Minutes

May 6, 2025 City Commission Workshop: Master Plan

May 8, 2025 City Commission Workshop: Master Plan

May 15, 2025 City Commission Meeting

Introduction:

This item is for consideration of the minutes of the Eustis City Commission workshops and meeting.

Recommended Action:

Approval of the minutes as submitted.

Prepared By:

Mary C. Montez, Deputy City Clerk

Reviewed By:

Christine Halloran, City Clerk



MINUTES

Commission Workshop: Master Plan

5:30 PM – Tuesday, May 06, 2025 – City Hall

Call to Order: 5:30 p.m.

Acknowledgement of Quorum and Proper Notice

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

1. Workshop Item with Discussion, Public Input and Direction

Mayor Hawkins reminded the Commissioners to stay on topic and provide useful suggestions. He stated the purpose is to approve a two-month extension and consider a development agreement.

Tom Carrino, City Manager, commented on the presentation provided by G3C2 at the last Commission meeting. He acknowledged the Commission did not have time to review that presentation prior to the meeting. He stated the purpose is for the Commission to provide their thoughts and feedback and discuss next steps. He asked Mike Goman to provide a brief presentation regarding his thoughts on the G3C2 presentation and then for the Commission to provide their feedback. He indicated they need direction from the Commission on the next steps which may include negotiation of a development agreement.

Mike Goman, Goman and York consultant for the City, stated he had reviewed the G3C2 presentation and commented the presentation is a good start and summary on a conceptual level for this stage of the process. He commented that it is natural at this stage for a developer to not go too deeply due to the time and money involved. He noted there are risks on the side of the municipality and the developer.

Mr. Goman commented that this process is different from the usual since the developer usually initiates the process, and this is a partnership between the developer and the city for the three blocks that are critical for future economic growth and development. He noted the layers of risk, including economic uncertainty. He stated there would be qualitative and quantitative concerns and likes and dislikes that are all part of the process. He indicated the presentation would be the starting point. He suggested starting with feedback from the individual Commissioners.

Mr. Carrino noted the presence of representatives from G3C2, Mike Goman and staff members to answer any questions or address any concerns. He expressed his desire to receive feedback and/or direction and consensus regarding the next steps.

Mayor Hawkins opened the floor to the individual Commissioners.

Vice Mayor Ashcraft suggested they start out by discussing what they like and dislike about the presentation and then decide on what they want to look at first. As an example, he questioned who wants the parking garage located on Magnolia and stated they need to determine what is the best starting point.

Commissioner Lee detailed her interest in conducting a deep review of the document and reviewing the specifics of what G3C2 is bringing to the table including drawings of what they want to do for the City not what was done in another city.

Mayor Hawkins noted a thorough review may require more funding.

Vice Mayor Ashcraft stated they need to determine what they are going to work with - the Master Plan, what Mike Goman says or what they want.

Commissioner Holland noted the Master Plan provides a road map that includes input from the public. He noted other plans the City has received that included a hotel. He commented that G3C2 has done good work thus far for the City. He indicated he doesn't blame G3C2 for not wanting to invest a lot of money at that point until the Commission as a whole agrees on a plan.

Mayor Hawkins commented on G3C2's hesitancy to put more into the project at that point. He stated the plan can always be changed but they need to start somewhere.

The Commissioners discussed where to start, how to proceed in a logical order and what should be the guiding document. Commissioner Lee suggested going through the G3C2 plan and determining what they like.

Vice Mayor Ashcraft responded they need to determine the starting point. He commented that the development will take years and the Commission needs to consider the disruption to the downtown businesses and where to place the parking. He urged that they start with one block and progress out from there.

Further discussion was held regarding the differences between the Master Plan recommendations and the plan presented by G3C2, whether or not the hotel should be first and the site for the parking garage.

Jerry Gunther, G3C2 representative, stated the Master Plan is a consultant report. He explained the recommendation in the Master Plan for the hotel is based on a market study that Johnson Consulting did. He further explained that it was based on the occupancy rate for the Budget Inn not for the type of hotel the City would be interested in. He stated his opinion that they cannot get a boutique hotel until there is some energy in the downtown. He added that parking is necessary to get more energy. He indicated that the hotel does not need to have all the amenities because you want the visitors to get out of the hotel and patronize the downtown businesses. He emphasized the need for the community center, branding and getting more people to visit the downtown. He stated you cannot have a successful hotel until you hire a specific consultant to consult on boutique hotels. He prioritized the parking over the hotel and stated, it doesn't need to be on Magnolia, but it needs to be somewhere. He indicated they need a developer agreement first and then trust them to bring forward a plan.

Commissioner Asbate commented on the initial meetings previously held with G3C2 and stated they provided a vision and what they thought the City wanted. He indicated that the hotel was always discussed. He noted that Johnson Consulting is a hospitality specialist. He commented on how having a hotel would attract people and cited his opinions regarding placement of the parking. He expressed concern regarding their intent to subcontract the hotel.

Commissioner Lee commented on the first document from G3C2 which listed parking, mixed-use residential and then a hotel. She said they may not do hotels but have people who do. She suggested that the Commission can tweak the plan and see if they are willing to accept that.

Mayor Hawkins concurred and noted that this is the starting point.

Commissioner Asbate commented on G3C2's reluctance to invest any money unless they get an exclusivity agreement.

Discussion was held regarding when work began with G3C2.

Derek Wallace, G3C2, stated that Mr. Gunther was not saying they can't have a hotel just not right away. He stated it takes about three years to get a hotel. He emphasized the need for a joint effort with G3C2 to market the area and accomplish the goals. He cited the need for the infrastructure for a hotel. He highlighted the need to develop the Central Business District and expand the downtown and waterfront property as a destination which would enhance the ability to finance the mixed-use. He indicated they have spent money on the project and emphasized their desire to be a partner with the City. He expressed concern regarding where they are in the process.

Discussion was held regarding the timeline, need for energy, the need to solidify the contract, the lack of trust, how to determine the best place to start, the need to consider the professionally provided data, the number of hotels in downtown Tavares without adding more residential downtown, where the hotel should be placed, and the need to consider the market analysis.

Mr. Gunther reviewed what has occurred in the years since the beginning of the process and emphasized the need for the City Commission to provide direction. He stated they have done what they have asked and indicated they have done all they are going to do without a development agreement. He commented on the lack of direction from the Commission.

Mayor Hawkins opened public comment at 6:21 p.m.

Daniel DiVenanzo commented on the misdirection of the former City Manager to package the three blocks together for a RFP and noted the frustration from G3C2. He highlighted parking issues and estimations. He commented on hotels and identity of brands which will bring good and sustainable restaurants. He expressed concern regarding the size of the parking. He suggested issuing an RFP just for the hotel. He emphasized that getting a hotel with the right brand would attract the energy to get good, sustainable restaurants. He questioned who would pay for the parking garage and if the City is planning to give the property away. He commented on the amount of taxable income that would be derived from a \$20 million structure.

Denel Hoffer, Center Green Development, commented on developers and development in general. She commented on the amount they have already invested in the project. She recommended tabling the project if they are not sure. She stated that a developer should come to them with a full proposal including financial modeling, concepts, pictures and with the City's vision in mind.

Public comment was closed at 6:31 p.m.

Mr. Carrino noted that the Commission could not take a vote that night, but they could provide a consensus and direction.

Mr. Goman commented there is some consensus primarily with moving ahead with something consistent with the Master Plan. He agreed with the need to examine the data and stated that is what lenders will look at for financing. He commented that the data tells what the market will support then you proceed with the feasibility study. He noted the Commission's apparent agreement to begin with the hotel. He asked if the Commission is comfortable with moving ahead with creating the development agreement. He stated his understanding that the goal for the meeting was to get the Commission's feedback on the G3C2 presentation such as are the buildings in the right locations, where should the parking be located and beginning with the hotel. He asked that the Commission focus on the presentation and get a consensus to move forward with a development agreement. He noted that it can take six months to create the development agreement. He explained that it will help them, and the developer, decide if it's going to work.

Mayor Hawkins asked about the development agreement terms and if there would be an option to change.

Mr. Goman responded positively and provided an example of what might be added after the agreement is finalized.

Vice Mayor Ashcraft asked if he said that they can't determine the best path without making a development agreement with Mr. Goman responding that a development agreement would be helpful in determining the best path. He explained they would be worked on concurrently.

Vice Mayor Ashcraft expressed concern stating he is uncomfortable with moving forward on the agreement without first determining what will be their best chance for success.

Mr. Goman further explained how creation of the development agreement would assist with determining the plan. He recommended doing the feasibility study in conjunction with their chosen developer.

Further discussion was held regarding relying on the professionals, listening to their recommendations, and approving a developer so they can move forward. Mr. Goman explained the development agreement would say how they are going to work together.

Commissioner Asbate expressed his belief that the City should enter into a development agreement with each organization that they choose to do a project on a specific area based on their presentation and statistical data. He expressed concern regarding how much time has been wasted and expressed opposition to an exclusivity agreement for multiple projects.

Mayor Hawkins noted G3C2 put their presentation together in about a month based on the City's inaction and that 2 months remain in the exclusivity agreement.

Commissioner Lee commented on the possibility of separating the projects and then putting out RFP's on the different projects.

Commissioner Asbate again expressed opposition to having an exclusivity agreement.

Further discussion was held regarding why they hired the consultant and whether or not to move forward.

Commissioner Holland asked G3C2 if the project is an all or nothing for all the blocks or would they be willing to work with fewer lots.

Mr. Wallace noted Commissioner Asbate was present during the initial discussions. He stated they are only asking for the opportunity to enter into the agreement. He insisted it is the City's property and downtown and it would be their input they are seeking. He commented on what he heard from the Commission during their discussions and cited his efforts to provide the marketing plan prior to May 1st. He insisted they are taking it very seriously to be their developer, but they need some direction. He noted the City would have to issue another RFP in order to select another developer which would take additional time. He added that, in December when they submitted their first package, there were no comments other than they did not want 500 parking spaces. He explained that the design will be in accordance with the Master Plan and in keeping with the historic design and they will do whatever the Commission desires. He commented on their work with the City and emphasized that he never said they couldn't have a hotel; only that it would take time.

Mr. Gunther commented on the difficulty with the management process with multiple developers and emphasized they are just looking for direction.

Mayor Hawkins opened the floor for comments from the Commission.

Commissioner Holland expressed opposition to the two-month extension. He commented on the amount of disagreement among the Commission.

Vice Mayor Ashcraft agreed with Commissioner Holland.

Commissioner Lee agreed and stated she did not say "don't do anything".

Commissioner Asbate agreed with the other Commissioners regarding not providing an additional two months.

Mayor Hawkins expressed support for the extension. He stated that just as the Master Plan is a blueprint, so is the developer's agreement.

Commissioner Lee noted there are still two months left in the original agreement. She indicated there is still time for them to do some work.

Mayor Hawkins asked if G3C2 wants to quit the City with Mr. Wallace responding negatively but asking if they can provide more directions. He said if the hotel is first; what do they want second? What do they want on each block? How do they want to handle parking and are they going to work with G3C2 to expand the waterfront?

Mr. Carrino clarified that the agreement expires June 12, 2025, with Mayor Hawkins asking the Commission what they want G3C2 to bring back to the Commission.

Commissioner Holland responded that it starts with the Commission. He asked where the dock for the boat would be. He noted that Mr. Wallace has offered to put money into a marketing plan for Eustis. He stated the community center is too small and leaks. He emphasized the Commission needs to work on a marketing plan. He stated the hotel needs to be worked on quickly and then parking needs to be addressed and not located on Magnolia.

Vice Mayor Ashcraft stated there are still too many unknowns. He asked how they would quantify what is the best path forward.

Mr. Wallace stated that the succession plan would have to come from the Commission. He explained the townhouses could be placed on Block 2. He indicated they need to bring more people downtown in order to make the mixed-use retail/commercial use viable. He noted that office space would likely not work. He added that, if they did three stories, then they would make two stories residential and place retail/commercial on the first floor. He explained the need for parking for the residents and placement for the mixed-use and how those decisions would be made.

Vice Mayor Ashcraft responded that those types of decisions need to be made before going down any path. He added they need to have an in-depth discussion regarding parking and cited the possible need for a new parking study.

Commissioner Asbate commented that G3C2 came into the City in good faith with excitement about entering into the partnership. He stated they need to continue with the waterfront option. He expressed concern regarding the possibility of reaching an agreement within the final timeframe. He expressed opposition to an exclusivity agreement and support for utilizing different developers per project. He stated they need a market analysis to determine how to move forward with the Master Plan.

Commissioner Lee expressed support for G3C2 continuing work during the remaining time with direction from the Commission. She expressed an interest in the hotel including a restaurant, parking, and activities on the lake. She stated that organizations that use the lake do not stay in Eustis due to there not being any place to stay. She emphasized that the Commission needs to provide direction and give until June 12th to bring back something.

Mayor Hawkins asked for any additional input regarding what the Commission wants to move forward. He asked Mike Goman what he thinks G3C2 needs to concentrate on.

Mr. Goman commented on what he heard from the feedback including quantity and location of parking, activation of waterfront, hotel feasibility, doing in phases, and leaving the City with more options by doing the project in phases. He indicated that G3C2 would have a competitive advantage if they did well on Phase 1. He explained that a Development Agreement would provide options for moving forward. He cited the following as direction for G3C2 to bring back: 1) Parking quantity and location; 2) Activation of the waterfront; 3) Further exploration of the hotel; and 4) Determining how to phase the project so they begin with one parcel but may not have responsibility for the other parcels.

Mr. Wallace agreed except he recommended they present a plan for the whole central business district and not do a phased approach. He noted there are actually two firms working on the project. He asked for an opportunity to do the project based on what was asked for in the proposal. He stated it would be best to concentrate on the whole and not do one piece at a time. He explained, if they start with a hotel that can take up to three years to complete, that leaves the rest of the district just sitting.

Commissioner Lee highlighted prior presentations that indicated it could be possible to do a hotel in 18 months to 2 years. She emphasized they need to provide specific directions to them on what they want.

Mr. Wallace asked to have in writing what the City wants in the next presentation.

Commissioner Holland noted the activation of waterfront needs to move forward along with the seaplanes and boat tours to create the energy to bring people to downtown.

Discussion was held regarding items to be included in the agreement with Commissioner Lee expressing concern regarding the financial side of the project and how much G3C2 may be willing to invest.

Commissioner Asbate referenced Mr. Goman's first presentation and stated they need to follow his recommendations and look at their finances, make sure they are capable and look at the entities they form.

Mr. Wallace asked for clarifications on what is wanted with Mayor Hawkins indicating that Austin Gunther had written everything down. Mr. Wallace asked that they confirm what he has noted.

Austin Gunther cited the following points: 1) Commissioner Holland: Activate the waterfront, look into docks and planes; possibly a hotel; 2) Vice Mayor Ashcraft: What's the best path forward, look into parking study; 3) Commissioner Asbate: Using per project developers; 4) Commissioner Lee: Hotel, parking, emphasis on retail, restaurants and residential not being a priority; and 5) Mayor Hawkins: Agreed with Mike Goman.

Mr. Wallace asked if they could state what they didn't like about the presentation. He noted they do not want the housing on Block #2. He asked if they want retail.

Commissioner Asbate asked for an in-depth global presentation with specifications and financial information and data that supports a hotel. He stated what they are looking for can't be summarized in a sentence or two for each commissioner. He indicated that it needs to be from a high level.

Mayor Hawkins responded that can be ironed out in a developer's agreement.

Mr. Wallace asked if he could assume they should follow the Master Plan and prepare their presentation based on that.

Commissioner Lee asked to have them incorporate a look that reflects the City, such as similar to the Clifford House, rather than photos from other cities.

Mayor Hawkins emphasized the Commission had not given G3C2 any constructive direction until tonight.

Mr. Carrino asked if they want to have the presentation on June 5, 2025, or hold a special meeting to hear G3C2's presentation.

CONSENSUS: It was a consensus of the Commission for staff to work on scheduling a special meeting.

Commissioner Asbate noted that June 12th ends the exclusivity agreement but it doesn't mean they can't work past that.

2. Adjournment: 7:27 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



MINUTES

Commission Workshop: Master Plan

5:30 PM – Thursday, May 08, 2025 – City Hall

Call to Order: 5:33 p.m.

Acknowledgement of Quorum and Proper Notice

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

1. Workshop Item with Discussion, Public Input and Direction

Mayor Hawkins explained the plan for the workshop is to review the Master Plan.

Tom Carrino, City Manager, noted he had four speaker cards from Daniel DiVenanzo.

Daniel DiVenanzo, owner of four downtown businesses, commented on the Master Plan and how it will affect his businesses. He stated it is a great guideline for which the City paid \$249,999. He commented on the important consideration of property values with new development and questioned whether or not they require historical review for the downtown area.

Mr. Carrino noted that every building is supposed to be reviewed to follow the architectural design guidelines; however, new buildings do not need to be reviewed by the Historic Preservation Board.

Mr. DiVenanzo noted that anyone building downtown would have to go through development review. He stated that the Wells Fargo building was going to be just a box until he and his partner purchased the property and re-designed the building. He asked if the Master Plan says the architectural guidelines will have to be met with Mr. Carrino indicating they are in the code; however, the Master Plan does not speak to that. He then noted other property he owns downtown and buildings he constructed in the downtown. He expressed concern regarding any negative effects on the downtown property values.

Mr. DiVenanzo then commented on his restaurant - Lake Eustis Marina - and stated that to have a viable downtown there needs to be ten successful restaurants.

Brian Butler commented on the proposed location of a parking garage and questioned why they would take up valuable downtown real estate. He recommended considering the old American Legion site.

Marie Aliberti commented on her recent research on the Eustis Chamber of Commerce that shows the Chamber is over 100 years old. She noted that at one time there were four hotels downtown. She stated the City has a lot to offer and emphasized the potential of activating, promoting and supporting the waterfront.

Commissioner Asbate provided comments on the Master Plan beginning on page 50, the market analysis. He stated that Johnson Consulting had recommended the parking garage be located north of Clifford. He reviewed the Master Plan Summary with the following items: 1) hiring a consultant; 2) activating the waterfront; 3) adding a hotel; 4) retail/restaurants, etc. He commented on how the garage could be paid for either through a loan or through issuance of a bond. He stated his research shows the financing costs at 3.8 to 4.0% which would work out to approximately \$84,000 per month. He noted that Rick Gierok had previously obtained a quote for a parking garage and asked if they

should have him get an updated price. He indicated they should discuss whether or not the City wants to own the garage in order to avoid having someone else charge for parking.

Discussion was held regarding the parking garage, cost of construction, possible locations, whether or not to construct two garages, and updating the previous construction estimate.

Mr. Carrino explained the previous cost estimate was obtained as part of the Atrium project. They proposed a garage on one of the three lots, and the City was going to construct a garage north of the surface lot behind the Atlantic Coast Tile/Lake Mechanical building. He stated they could probably get some updated pricing on what the City was going to do. He indicated the issue would be that is not the entire parking solution for downtown. The question would be what other complementary parking is involved which would probably be related to a discussion with a developer for the three lots. He added that the Master Plan calls for some on-street parking on all three blocks.

Commissioner Lee asked if there would be parking affiliated with the hotel with Commissioner Asbate responding that to get the national flag for a hotel they would have to have parking. He cited the need for the main anchor parking to be in Ferran Park along with something on the south side and something on the north side along with fill in parking throughout.

The Commission discussed funding options for the parking garage to be discussed during the budget workshops. Mr. Carrino noted the option of the Community Redevelopment Agency (CRA) participating in the funding.

Further discussion was held regarding possible locations and how far the downtown area would extend in the future.

CONSENSUS: It was a consensus of the Commission for staff to update the estimated cost for construction with financing to be discussed during the budget workshops.

Mr. Carrino commented that Public Works could be a resource for geotechnical information regarding the parking garage and Development Services and Economic Development regarding placement of the parking garage.

Commissioner Asbate referred back to the Master Plan Summary which recommends creation of a hotel event space incorporating 15,000 sq. ft. of event space along with a rooftop venue to take advantage of the views. He indicated that Chief Swanson informed him you can fit approximately 1,200 seated banquet style in 15,000 sq. ft. or close to 1800 in stadium chairs. He commented on how that could benefit the City.

Discussion was held regarding the benefit of an event space and what size the City would need to fit approximately 1100 people. It was agreed that Chief Swanson would prepare the estimate for what would be needed to fit that number of people and provide it to the City Manager for distribution to the Commission. Further discussion was held regarding how large the hotel should be.

Commissioner Holland remarked that the master plan is a road map, and the market will dictate the capacities.

Discussion was held regarding the type of hotel and the possibility of a resort. It was noted that a lot of the details will have to come later based on the individual entities that come to the City.

Commissioner Asbate commented on the recommendations for retail to include a small grocery store. He then cited the focus in the plan on activating the waterfront. He asked about the boat dock.

Mr. Carrino responded they are planning a meeting with Ryan Benaglio to determine the necessary infrastructure and review the FAA process. He noted that the fuel option could be discussed at a later time to include a fixed location or a barge option which requires different permitting.

Discussion was held regarding whether or not fuel should be included especially for the boats.

Commissioner Asbate cited the education recommendation from the plan. He commented on what is already occurring within the community including the UCF business incubator and Lake Tech. He noted the recommendation for market support and cited the existing inventories. He skipped ahead to Page 56 and commented on public participation and community engagement.

Vice Mayor Ashcraft asked about the market study funded by Duke, and Al Latimer, Economic Development Director, responded that the study would be ready in two weeks. Discussion was held regarding a video of the Clifford House that was posted to Facebook with Vice Mayor Ashcraft commenting on the brightness of all the lighting.

Commissioner Asbate moved ahead to Pages 63 and 64 and expressed concern regarding the development of the recreation trail. Discussion was held regarding getting the railroad to work with the City on the trail and obtaining funding for the trail.

Mr. Carrino reported they would be receiving an update from Mike Stevens in the future about the trail.

Commissioner Asbate reviewed the goals listed on Page 65. He then noted the primary catalytic sites and primary gateway sites on Page 68. He reviewed the downtown definitions on Page 71 with Commissioner Lee citing the "framework for success" that discussed identifying opportunities and priorities for investment downtown and creating an environment for partnership between the private and public interests.

Mr. Carrino announced that on May 15th both LEAD and the UCF Incubator will be doing presentations before the Commission.

The Commission discussed ways to generate activity on the waterfront, including seaplanes, pontoon boat rentals and a party boat. They also discussed methods for extending the waterfront and connecting and expanding the downtown area. Discussion was held regarding the kayak rental with Mr. Carrino explaining it was determined that the kayak vending machine was not legal due to a requirement for training before someone could rent the kayak.

Mayor Hawkins asked how much traffic was generated when they had the pontoon boat rentals with Mr. Carrino indicating he did not know. Discussion was held regarding pontoon rentals to get people downtown until the other boats are there.

Commissioner Asbate reviewed "charting the path forward" and the related points as follows: 1) Extending the waterfront; 2) Connecting downtown; and 3) Expanding the downtown. Discussion was held regarding how those could be accomplished and how to get buy-in from the downtown businesses. They also discussed the need for businesses to stay open during events. Discussion was held regarding utilizing the Lake Eustis Chamber of Commerce to help with the businesses. The Commission asked how many downtown businesses are Chamber members and discussed the City possibly paying for some of the memberships.

Marie Alberti reported on Chamber memberships and scholarship opportunities to aid with the membership fee for first time businesses and new business owners. She explained the Chamber pays for a portion of the membership fee with the business to pay the remainder.

Brian Butler responded to Commissioner Holland and stated that the City of Umatilla did pay for Chamber membership fees for a two-year period; however, none of those that participated renewed their memberships. He stated his opinion that it is better for them to pay a portion of their fees.

Ms. Aliberti cited the Chamber's wine and beer walk and sunset stroll events as helpful to get people familiar with the downtown. She commented on marketing strategies for new business owners. She highlighted the theater for getting more involved with the City.

Discussion was held regarding the value of the theater to the City and how the City might be able to help.

Pam Rivas, Lake Eustis Area Chamber of Commerce, commented on local events and business owners coming together for events and driving momentum. She noted an interest in more City interaction with the grant money and cited legal issues with the City being involved in events promoting alcohol. She commented on the need for the Chamber to have City support. Ms. Rivas commented on great feedback from the downtown events and highlighted the music was a great draw with focus on businesses. She commented on their interest in partnering with the City to help activate the waterfront and promote downtown businesses.

Discussion was held regarding having monthly events in the pocket park with entertainment and the possibility of holding a farmer's market in Ferran Park twice per month and the cost affiliated for that.

Mr. Carrino explained staff had been working with the sponsor on the event and they had gotten the cost down to about \$250. He noted that City staff will have to be present in the park on overtime so they have to pass some of the cost along.

Commissioner Asbate proceeded to Page 90 and the various recommendations. The Commission discussed proposed improvements to the bandshell with Mr. Carrino confirming there is a project in the budget for that.

Mayor Hawkins asked about putting in astroturf in the park with Mr. Carrino indicating nothing has happened with that yet.

Commissioner Lee asked that American In Bloom be included in the planning.

The Commission discussed the FDOT project and low level native and Florida friendly plantings that do not include irrigation. Mr. Carrino explained that FDOT's contractor has responsibility for getting the landscaping established.

Commissioner Ashcraft stated the Master Plan included the extension of Bates Avenue and indicated that would be an excellent idea. Mr. Carrino responded that a pedestrian path could be done but not a vehicle roadway. Discussion was held regarding a possible Bates extension.

Commissioner Asbate reviewed the recommendations beginning on Page 104.

Commissioner Holland asked about closing off Magnolia Avenue to Ferran Park as closure for specific events.

Commissioner Asbate commented on the possible construction of "bolsters" for special events and periodic closure of Magnolia on the west side of Bay Street. He commented on the walkable downtown and on beautifying McCullough Alley as an America in Bloom project. He reviewed the recommendations already underway as part of the FDOT project. He reviewed the "expanding downtown Eustis" discussion on Page 125.

Discussion was held regarding activities for youth during First Friday and other events such as "movie night". Discussion was held regarding placement of a restaurant on the water.

Commissioner Asbate reviewed the recommendations on Page 126 and discussion regarding the Waterman site recommendations beginning on Page 128.

Commissioner Lee asked what the plan means by "block faces" with Mr. Carrino explaining each block should have varying setbacks and architectural embellishments so it doesn't look like one solid wall.

Commissioner Asbate continued the page-by-page review. He discussed the various absorption rates. He commented on issues with tree trimming within the City.

Vice Mayor Ashcraft commented on discussions he has had with Nancy Dodd from Duke Energy regarding trees around the large transmission lines. Discussion was held regarding other tree issues.

Commissioner Lee commented on the recommendations on Page 147 and how America in Bloom could be involved with beautification.

Commissioner Asbate reviewed the recommendations on Page 159 pertaining to the downtown revitalization and beautification.

Commissioner Lee expressed support for more art being included in their efforts.

Commissioner Asbate commented on the marketing and branding recommendations.

Mr. Carrino noted the current marketing plan focuses on Economic Development marketing not city branding. He commented that Jaime Lanford, Public Relations Manager, was hired to initially stabilize communications and can now move forward with City branding.

Vice Mayor Ashcraft stated the City needs to do more marketing outside of the City for the City, not just events.

Discussion was held regarding various marketing methods and the possibility of developing a new City logo. Discussion was also held regarding public comments supporting putting the word "lake" back in the City's name.

Commissioner Asbate continued to review page by page and discussed the recommendations for improving connectivity. Discussion was held regarding the benefits to the City once the trail has been constructed. Discussion was also held on the following items: 1) relocating the parking at the Community Building to the street side instead of the lake side; 2) use of alleyways and mid-block connections; 3) transit stop shelter designs and amenities; 4) downtown infill; 5) downtown housing; 6) ground floor activation; 7) creation of inviting buildings; 8) need for additional office/professional space; and 9) vacant storefront/ building activation programs.

The Commission discussed the need for office space in Downtown Eustis with walkability.

Pam Rivas, Mega Companies, stated Eustis is in a HUB Zone (Historically Underutilized Business Zone). She explained that in a HUB Zone companies can get preferential treatment for government contracts. She noted that 35% of your workforce must be in the HUB zone. She added that most HUB Zones are in a depressed area; however, Eustis' zone has a waterfront, downtown area which is very attractive to businesses. She commented on businesses that have moved into their building. She explained when they are talking about office space, they are not discussing large office complexes. She noted a lot of them work remotely or their staff work remotely but they need to have an office space.

Ms. Rivas reported on a meeting they held with a business interested in relocating to the City who is anticipating pulling employees from Lake Tech. She cited the boundaries of the zone. She explained that the federal government determines a HUB zone based on the census and theirs will be up for review in 2028.

Commissioner Asbate reviewed the implementation recommendations beginning on Page 207 and commented on the need to work those into the budget.

Commissioner Lee asked to have Lake Sumter State College and Lake Technical College added to Item #6 under the recommendations on Page 209.

Commissioner Asbate continued the review on Page 213 with the priority projects. He noted the previous parking structure discussion, the Waterman site, and need for grants for financing. He cited the following items: 1) downtown rail trail; 2) community center; 3) historical museum; 4) extension of Ferran Park; and 5) waterfront Lake Walk and promenade.

The Commission discussed where to start with the projects. It was agreed that City staff would bring back figures regarding the parking garage and they would wait to see what the G3C2 brings back.

Vice Mayor Ashcraft announced that he had two presentations he was going to provide; however, due to how late it was he asked Mr. Carrino to have them printed out for the other Commissioners to see. He explained the first one is a history of the hotels in Eustis and the second one was photographs of Knoxville, Tennessee. He noted all of the redevelopment they have gone through while acknowledging they are not the same as Eustis.

Commissioner Lee recommended that the other Commissioners should go and see downtown Winter Garden. She asked when G3C2 will be presenting since the contract ends June 12th.

Mr. Carrino noted that they could present after June 12th even though the contract ends then. He suggested they present on June 19th which is a regular Commission meeting. It was a consensus of the Commission to allow G3C2 to provide their presentation during the regular meeting on June 19th.

2. Adjournment: 7:40 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



MINUTES

City Commission Meeting

6:00 PM – Thursday, May 15, 2025 – City Hall

**Invocation: Rev. Theodore Andrews, Associate Pastor
Gethsemane Missionary Baptist Church**

**Pledge of Allegiance: Aubree Bostwick and Alayna Bostwick
Seminole Springs Elementary School Students**

Mayor Hawkins presented Certificates of Appreciation to Aubree Bostwick and her sister Alayna Bostwick from Seminole Springs Elementary School. Alayna led Pledge of Allegiance.

Call to Order: 6:03 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: None

2. Approval of Minutes

April 17, 2025 City Commission Meeting

May 1, 2025 City Commission Workshop: Sunshine Laws

May 1, 2025 City Commission Meeting

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to approve the Minutes. Motion passed on the following vote:

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

3. Presentations

3.1 Proclamation for Reverend Hawkins

Mayor Hawkins presented to Reverend William Hawkins a proclamation recognizing his 47 years of service to the Gethsemane Missionary Baptist Church. Reverend Hawkins thanked the Mayor, Commissioners, City of Eustis and the Gethsemane Missionary Baptist Church for the honor.

3.2 Eustis High School Future Business Leaders of America (FBLA)

Aran Cross, EHS FBLA Outgoing President, thanked the Commission for their support of the FBLA.

Kelli Ung, Outgoing Secretary for the EHS FBLA, also thanked the City for its support.

Sonya White, EHS FBLA Advisor, presented the Gold Star Partner Award to Mayor Hawkins and the City Commission. She announced that Aran Cross and Kelli Ung are seniors and would be graduating the following Friday. She introduced their other officers: Michael Whitfield, Annabelle Shook and Savannah Shook.

3.3 Economic Development Week (May 11 - May 14, 2025)

Commissioner Holland read a proclamation recognizing Economic Development Week, May 11 - May 14, 2025. The proclamation was presented to the City of Eustis Economic Development Team including Al Latimer, Economic Development Director; Miranda Burrowes, Assistant City Manager; Mike Lane, Development Services Director; and Chamber of Commerce representatives Marie Alberti, Pam Rivas and Brian Bedrick, Site manager for the UCF Business Incubator for Lake County.

3.4 Eustis/Lake County University of Central Florida Incubator

Mayor Hawkins recognized National Police Week which honors police officers who have died in the line of duty.

Brian Bedrick, Site Manager for the UCF Business Incubator for Lake County, presented an overview of the program and highlighted new businesses and services. He cited their outreach efforts to let people know about the program and clarify all the programs and educational activities provided by the incubator, including how UCF fits into the collaboration. He commented on their upcoming activities.

Tom Carrino, City Manager, introduced Pam Rivas, COO of Mega Workplace, Chairperson with the Lake Eustis Chamber of Commerce and Board member with Lake 100 and LEAD.

Ms. Rivas thanked the City and staff for their support. She commented on the importance of economic development and provided an overview of Mega Workplace as a support ecosystem and how they assist the local businesses. She also cited their work with the local schools.

Marie Alberti, Executive Director of the Lake Eustis Area Chamber of Commerce, reported on the Chamber's mission for 2025 and reviewed their plans for the current year. She stated their membership has increased since 2023 from 229 to 322 with 11 new members in January. She commented on the attendance at their monthly breakfast meetings. She indicated they are working on a new website for the Chamber and a survey they are asking people to complete. She cited a number of upcoming events including the Business Expo in June and Home & Garden Expo in September. She commented on the Chamber's work with the high school FBLA organization. She thanked the Commission for their support.

4. Appointments

4.1 Appointments to the Code Enforcement Board (CEB) – Four Members and Two Alternates

Mr. Carrino apologized to the Commission, Code Enforcement Board and applicants due to the amount of time it has taken to bring forward the appointments and re-appointments. He cited staff's work on the process and the need to speed up the process. He thanked all of the current board members and the applicants for their service and their willingness to serve.

1. Member, currently seated, Ryan Benaglio, term expiration 5/31/2024 – seeking reappointment. Term: 5/31/2024 to 5/31/2027

Commissioner Holland moved, Seconded by Commissioner Lee, to approve the reappointment of Ryan Benaglio for a term to expire 5/31/2027. Motion passed on the following vote:

Aye: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

2. Member, Karen Sartele, term expiration 10/31/2024 – seeking reappointment. Term: 10/31/2024 to 10/31/2027

Commissioner Holland moved, Seconded by Commissioner Lee, to approve the reappointment of Karen Sartele for a term to expire 10/31/2027. Motion passed on the following vote:

Aye: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

3. Member, Bradley P. Shelley, term expiration 3/31/2025 – seeking reappointment. Term: 3/31/2025 to 3/31/2028

Commissioner Holland moved, Seconded by Commissioner Lee, to approve the reappointment of Bradley Shelley for a term to expire 3/31/2028. Motion passed on the following vote:

Aye: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

4. Member, Vacancy due to end of term of George Asbate. Term: 1/1/2025 to 1/1/2028.

Mayor Hawkins announced that the applicants for the vacancy are Nicie Allen Parks, Patricia Jensen, and Christine Cruz.

Commissioner Lee nominated Nicie Allen Parks, Commissioner Holland seconded.

Vice Mayor Ashcraft asked if a second nomination could be made with Mr. Carrino stating that, according to the Commission Rules of Order, they need to vote on the motion that's on the floor since it was seconded.

Motion passed on the following vote:

Aye: Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

Nay: Vice Mayor Ashcraft

5. Alternate, Vacancy due to resignation of Carol S. Kirst on 5/19/2024. Appointment to fill a vacancy for a term to expire 8/4/2025.

Mr. Carrino explained that the first alternate position does expire August 4, 2025. Based on the new tracking and advertising system, this position needs to be appointed but staff will begin almost immediately start the process to get the position again filled in August.

Mayor Hawkins announced there are two applicants for the appointment: Patricia Jensen and Christine Cruz.

Vice Mayor Ashcraft nominated Christine Cruz, Seconded by Commissioner Asbate. Motion passed on the following vote:

Aye: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

6. Alternate, Vacancy due to resignation of William J. Gay in September 2023. Appointment to fill a vacancy for term to expire 11/3/2025.

Commissioner Holland nominated Patricia Jensen, Vice Mayor Ashcraft seconded. Motion passed on the following vote:

Aye: Vice Mayor Ashcraft, Commissioner Holland, Commissioner Lee, Commissioner Asbate, Mayor Hawkins

5. Consent Agenda

- 5.1 Resolution Number 25-33: Police Department Transfer of Forfeiture Funds for donations to youth sports programs and a smartboard
- 5.2 Resolution Number 25-35: Approving an Expenditure in Excess of \$100,000 for Controllers and Telemetry Communication Systems Upgrades
- 5.3 Resolution Number 25-36: Eustis Police Department PBA Memorandum of Agreement Article 18 – Extra Duty
- 5.4 Resolution Number 25-38: Emergency Management Plan Update 2025

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to approve the Consent Agenda. Motion passed on the following vote:

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

6. Audience to be Heard

Cindy Newton thanked the Commission for postponing the annexation across from Trout Lake Nature Center. She confirmed that there is an existing code enforcement case on the property with Lake County due to development without an order.

7. Ordinances, Public Hearings, & Quasi Judicial Hearings

- 7.1 Resolution Number 25-24: Authorizing the recording of liens on delinquent utility accounts

Sasha Garcia, City Attorney, announced Resolution Number 25-24: 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.

Lori Carr, Finance Director, cited the previous discussion with the Commission regarding re-implementing the lien process for utility liens on properties where the owner is delinquent on their utility bill. She cited the attachment in the packet with the list of delinquent accounts and explained there was one exception with Nichole Jenkins, Water Customer Service Supervisor, stating they are removing the request for Account 20088-1 as it has been paid.

Attorney Garcia opened the public hearing at 7:01 p.m. There being no public comment, the hearing was closed at 7:01 p.m.

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to approve Resolution Number 25-24. Motion passed on the following vote:

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

8. Other Business

- 8.1 Discussion of Backyard Chickens

Attorney Garcia provided an overview of the components of a possible ordinance concerning backyard chickens and explained that staff had attended training presented by the University of Florida Chicken University. She noted the chickens would only be allowed for personal

consumption and cited specific prohibited actions and possible restrictions. She commented on restrictions against the hatching of eggs and the prohibition of roosters. She indicated that chickens would only be allowed on residential single-family properties, and lots would have to be fenced in. She stated that any HOA/deed restrictions would override the City's regulations. She emphasized the applicant would bear the responsibility of checking with their HOA or property covenants prior to applying for a permit.

Attorney Garcia reviewed the sample regulations as follows: 1) Only hens, no roosters permitted; 2) Maximum generally between 4 to 6 chickens; 3) Possible minimum requirement (e.g. Winter Garden requires a minimum of three); and 4) Excluding other poultry or fowl such as ducks, geese, turkeys, pigeons, etc. She then reviewed the possible permit requirements as an accessory use including the following: 1) Limit the number of permits issued; 2) Accessory use permit charges to range between \$25 - \$75 and a conditional use permit would not be required; 3) Permits would not be transferable but could be surrendered; 4) Possible requirement for annual renewals which could include a yearly inspection; 5) Tenants must obtain consent from the property owner via affidavit or application joinder; and 6) Only one permit per person per lot would be allowed.

Attorney Garcia reviewed possible additional requirements as follows: 1) Application must be notarized to confirm the applicant understands compliance with the ordinance and provides consent for City personnel right-of-entry upon the subject property for inspection and/or investigation of code enforcement complaints; agrees to penalties for non-compliance and holds the City harmless from matters relating to the permit; 2) Applicant must provide a blueprint drawing of the backyard showing the coop location and size, materials for the coop and number of chickens; 3) Requires inspection of the coop before or after set-up and 4) Possible requirement of no open code violations for permit consideration.

Attorney Garcia then reviewed the recommended run dimensions, placement, and design of the coops. She provided information about the University of Florida Extension Office (UF/IFAS) Training Program. She explained they are offered online and in-person with fees ranging from \$5 to \$15. She noted that some municipalities have partnered with UF/IFAS to create customized courses providing a certificate of completion in the applicant's name which must be provided to the City at time of application.

Attorney Garcia explained some other considerations regarding cats or dogs who injure or kill a chicken, disposal of deceased chickens, corrective actions that may be required, communicating with neighbors and obtaining chickens within a certain timeframe from the permit being granted. She cited certain nuisance concerns and penalties for non-compliance, including code enforcement liens (placed on violator and property owner), fines, revocation of permit and injunctive relief. She noted that most municipalities do not allow roaming and require supervision if they are outside the coop. She reviewed the possible penalties for non-compliance and indicated permits may be revoked due to non-compliance. She cited possible maximums as follows: 1) Less than an acre - up to five; and 2) Anything over an acre - up to ten.

Commissioner Asbate concurred and indicated they discussed requirements for different size lots. He stated the subject came up due to requests from residents. He indicated that every municipality in Lake County and Orange County and in other counties has a backyard chicken program. He noted he contacted Mount Dora and Winter Garden and, to date, they have had zero complaints. He emphasized that Eustis is an agricultural city and Lake County is agricultural. He noted that downtown New York in Manhattan has a backyard chicken program. He commented on the expense of the City's current process. He stated that the program would have a low impact on staff and is educational.

Mayor Hawkins expressed concern with chickens roaming as they do in Miami.

Mr. Carrino explained the City's current process with chickens considered an accessory conditional use which costs \$800. He explained the reason for the fee due to advertising requirements and staff time. He suggested calling it something else so the fee could be reduced. He indicated the Commission would also have to decide if they want to make decisions on a case-by-case basis.

Attorney Garcia explained the program would be enacted by ordinance which would list all of the requirements, indicate the cost of the permit, put the public on notice through the ordinance process and would be issued through Development Services. She indicated that any complaints would be handled through Code Enforcement.

Discussion was held regarding the proposed program with the following issues highlighted: 1) Problems with the chicken owners; 2) Issues with mosquitoes, coop ventilation issues, odors and effects on people with allergies, presence of parasites; 3) Possibility of free ranging chickens eating toxic plants; 4) Effect of other animals such as dogs and cats; 5) Impact on staff; 6) Effect of chickens on the City's efforts to build the downtown; and 7) Number of permits to be allowed.

Attorney Garcia commented that some of the programs started as test programs. She indicated the trial period is usually two years. She cautioned that participants would have to be aware that, if the program gets shut down, then applicants would be responsible for removing the coops and rehoming the chickens. She further commented on the setbacks required by other communities and required locations for coops. She noted that someone with a smaller backyard may not be able to participate.

Mr. Carrino asked if, other than the cost prohibitive nature of the conditional use permit fee, is there a reason the current program does not work. He expressed concern regarding over-regulating.

Further discussion was held regarding a test program with an acknowledgement that there are already unpermitted chickens within the City.

Discussion was held regarding the \$800 fee with Mr. Carrino explaining that conditional use permits are issued for a number of reasons and for those the \$800 fee is appropriate due to advertising costs and staff time. Discussion was held regarding other cities' fees.

The Commission asked if the chicken permit process would be part of the new software program they are rolling out with Mike Lane, Development Services Director, explaining that has not been discussed with GovWell but could be added.

Commissioner Ashcraft thanked Development Services for implementation of the new online permitting program.

Discussion was held regarding the fee range with Attorney Garcia responding that the fees ranged from \$25 to \$75. She explained how a conditional use permit is typically used. She stated that the chicken permits should be tied to a person, not the property.

Discussion was held regarding opening up a test program, the number of permits to allow for a test program, fees, number of chickens to allow, impact on staff and the effect on downtown.

CONSENSUS: It was a consensus of the Commission to have staff draft an ordinance for consideration for a test program for two years with a maximum of 15 permits and three chickens.

Commissioner Holland left the meeting at 7:48 p.m. Prior to leaving he expressed good the Lady Panthers softball team and congratulations to the graduating seniors.

8.2 Sister Cities Discussion

Mr. Carrino noted that former Interim Commissioner Christine Cruz presented information in November about a potential relationship with Japan. He indicated that information was provided to the Commission in their packet.

Commissioner Lee suggested the City could partner with Japan without incurring the costs associated with Sister Cities.

Commissioner Ashcraft explained the suggestion began in discussions with the owners of the Japanese cultural center located outside of Eustis and they have asked if Eustis would consider doing a Sister Cities program with a city in Japan. He expressed support for creating a program and stated his opinion that the costs wouldn't be that great.

Commissioner Lee expressed support for partnering with the cultural center without doing the Sister Cities program. She expressed concern regarding the cost and staff time.

Commissioner Asbate agreed it would be educational and worth exploring.

Mayor Hawkins expressed support for discussing with another city already involved in Sister Cities and learning more about what would be required.

Mr. Carrino noted that the library has already established a relationship and is sponsoring classes. He stated the City could certainly do cultural exchange and work with them and at the same time explore the formal Sister Cities program.

Commissioner Ashcraft stated that having the formal relationship would give the program more weight with the Japanese businesses that might be interested in coming to Eustis with economic development and jobs.

Further discussion was held regarding the benefit of the Sister Cities program and how it might help the City with Mr. Carrino stating that staff would conduct more research on the program.

9. Future Agenda Items and Comments

9.1 City Commission

Commissioner Lee asked about the grant writer position with Mr. Carrino explaining that they are working on re-organization and moving the position to another department.

Commissioner Asbate commented on a tour he took of Lake Tech and stated it may be the strongest economic development tool that is underutilized. He commented on the proposed Trident boat deal with the City of Eustis and encouraged the City to move forward with the agreement. He noted they are holding a boat for the City and stated they need to proceed. He commented on a new dock they had installed and expressed concern there are other municipalities reaching out to them. He added that the proposed seaplane project should work together with that.

Mr. Carrino explained staff had met with Ryan Benaglio and stated that the seaplane proposal slowed up the boat project. He stated they need to clarify what each project needs in the way of infrastructure. He stated that staff will have to bring back to the Commission some different options for design and purchasing. He estimated the probable cost for a design-build for both boat and seaplane infrastructure of \$1 million to \$1.2 million. He explained that the square footage is bigger than what was originally anticipated and prices have gone up per square

foot. He explained there were discrepancies between what experts were saying they need versus the boat operator's estimate.

Commissioner Lee asked if the City would get anything back from either operation with Mr. Carrino explaining that it would depend on whether or not they enter into franchise agreements with either operator. He indicated that the City would be responsible for the infrastructure since it's the City's infrastructure. He noted that one of the operators mentioned they would probably need a storage area and a kiosk and that would probably be at his cost not the City. He stated those are the types of details they would have to work through. He added that the master plan does mention activating the waterfront and this would do that. He stated they have to come to terms with the cost to do that.

Commissioner Asbate mentioned that Pam Rivas and the Chamber of Commerce discussed the Chamber providing office space for Ryan and Fred to manage their operations which would help them get up and running. Commissioner Asbate asked about City quotes with Mr. Carrino stating they only have a cost estimate from an engineer for the price per square foot. Now they have to have it engineered and designed before they can get it bid out.

Vice Mayor Ashcraft asked about cameras for the park with Mr. Carrino reporting that cameras have been installed in the Police Department, they are in process at Ferran Park and have completed Carver Park. He commented on the possibility of holding a shade meeting to discuss security.

Vice Mayor Ashcraft thanked Mike Lane for the implementation of the online permitting program. He commented on the high school girls' softball team game. He indicated there was also a free comedy show ongoing at the theater. He noted that high school graduation would be in two weeks. He announced that Thunderstorm, who performed at Georgefest, is in the finals on American Idol. He thanked the Events team for their efforts to provide quality entertainment for the City's events. He asked everyone to remember the purpose of Memorial Day and honor those who gave their all.

9.2 City Manager

Mr. Carrino announced the Legislature did pass elimination of fluoride in City water. He stated the City will be compliant with state law no later than the deadline on July 1st. If they run out of fluoride before then, they would stop putting it in the water at that time. He commented on the new Building Department software and noted they have already transitioned to the new software in the Fire Department, and it is working well for them. They are working to get the word out to the contractors, home builders association and the public. He explained they are working to improve customer service externally as well as the internal process. He noted they would schedule a shade meeting to discuss security. He announced that he would be taking time off at the end of the next week and Miranda Burrowes would be in charge.

9.3 City Attorney: None

9.4 Mayor

Mayor Hawkins commented on the City's Spirit Awards luncheon and thanked all of the employees that attended. He complimented Human Resources for their work on the event. He highlighted the upcoming high school graduation.

10. Adjournment: 8:11 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, please 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.*

Item 2.1

CHRISTINE HALLORAN
City Clerk

WILLIE L. HAWKINS
Mayor/Commissioner



City of Eustis

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

TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: June 5, 2025

RE: America In Bloom Update

Introduction:

America In Bloom Advisors, Kristina Whitney and Michael Thompson, will provide an update to City Commission.

Prepared By:

Christine Halloran, City Clerk

Reviewed By:

Tom Carrino, City Manager



City of Eustis

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

TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: June 5, 2025

RE: Lake Economic Area Development (LEAD)

Introduction:

City Commissioner will be presented with information about LEAD.

Prepared By:

Christine Halloran, City Clerk

Reviewed By:

Tom Carrino, City Manager



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: June 5, 2025

RE: Resolution Number 25-40: Approving an Expenditure in Excess of \$100,000 for Pavement Management Program Services

Introduction:

Resolution Number 25-40 approves an expenditure in excess of \$100,000 for pavement management program services throughout City of Eustis roadways and authorizes the City Manager to execute all related agreements.

Background:

The City has received a proposal from Kimley-Horn for Pavement Management Services involving the use of automated data collection equipment that will result in an inventory and condition assessment of existing City-maintained streets. The scope of services will include the following:

- Project Administration and Network Definition; including project management, administrative and accounting activities for the project, and additional pre-field activities including data gathering, GIS integration, network definition development, database development, and traffic count analysis.
- Data Collection and Integration, Pavement Condition Analysis, and Pavement Strength Testing; including a comprehensive pavement data collection effort using high-speed automated equipment, review and confirmation of final pavement distress data, and pavement structural testing for all City-maintained street segments.
- Unit Cost Estimates and Budget Analysis; including review of City provided pavement construction cost bid submittals, development of unit costs for repair methods identified as appropriate maintenance or rehabilitation alternatives for City pavements.
- Treatment Prioritization and Report; including coordinating with City to develop prioritization criteria for identifying future pavement projects, and development of a technical report to discuss data collection methodology, data collection results, analysis scenarios, and maintenance and repair priorities.
- GIS Online Web-Application and Pavement Management and Repair Training; including developing an online ArcGIS based website application to communicate the results of the Pavement Management Program and providing in-person training on Pavement Management Systems.

The City's Purchasing Policies require that City Commission approve any purchase that exceeds \$100,000.

Recommended Action:

Staff recommends approval of Resolution Number 25-40

Policy Implications:

Not applicable

Budget/Staff Impact:

The approved Fiscal Year 2024-2025 budget has allocated funds of \$296,918 for the Pavement Management Program Services as shown Below

040-3100-536-30-31	Pavement Assessment Study	\$350,000
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Business Impact Estimate:

Not applicable

Prepared By:

Chris Helme – Administrative Supervisor, Public Utilities

Reviewed By:

Rick Gierok – Director, Public Works

Attachments:

Resolution Number 25-40

Available Upon Request:

Kimley-Horn Proposal

RESOLUTION NUMBER 25-40

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, APPROVING AN EXPENDITURE IN EXCESS OF \$100,000 FOR PAVEMENT MANGEMENT PROGRAM SERVICES.

WHEREAS, the City is in need of an inventory and condition assessment of existing City-maintained streets; and

WHEREAS, Kimley-Horn will provide the City with a proposal to execute a pavement management program for existing City-maintained streets; and

WHEREAS, in accordance with the Continuing Services Agreement between Kimley-Horn and the City, they are offering these professional services at a cost of \$296,918; and

WHEREAS, the City's approved Fiscal Year 2024-2025 budget includes funds for the Pavement Assessment Study; and

WHEREAS, the City of Eustis Purchasing Ordinance requires that the City Commission approve any purchase in excess of \$100,000.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Eustis, Lake County, Florida, that:

- (1) The City Commission hereby authorizes an expenditure in excess of \$100,000 for the Pavement Management Program Services; and
- (2) The City Commission hereby authorizes the City Manager to execute all agreements and contracts associated with the approved purchase; and
- (3) That this resolution shall become effective immediately upon passing.

DONE AND RESOLVED, this 5th day of June 2025, in regular session of the City Commission of the City of Eustis, Lake County, Florida.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

ATTEST:

Willie L. Hawkins
Mayor/Commissioner

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this 5th day of June 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial No.:

CITY ATTORNEY'S OFFICE

This document has been reviewed and approved as to form and legal content, for use and reliance of the City Commission of the City of Eustis, Florida.

City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 25-40 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: June 5, 2025

RE: Resolution Number 25-41: Orlando Health Free Standing Emergency Room (2024-SP-02DP) Extension of Time

Introduction:

Resolution Number 25-41 provides for an extension of time limitations pursuant to Section 102.25 of the Land Development Regulations, which provides that an applicant must file an application for a Site Development Permit or a Building Permit within six (6) months of approval of their Final Engineering and Construction Plans or in this case Development Plans (Site Plan and FECF combined).

Background:

Orlando Health Free Standing Emergency Room (2024-SP-02DP) at 15719 US Highway 441, was approved by the Development Review Committee on November 15, 2024. The applicant, Orlando Health, Incorporated, has been working toward final financing of the construction. On May 9, 2025, VHB, Inc., engineering consultants for Orlando Health, Incorporated, requested a twelve (12) month extension to the approved Development Plan. The extension of time will run from the date of City Commission approval of Resolution Number 25-41, with an expiration of June 5, 2026.

The Development Plan approved by the Development Review Committee on November 15, 2024 is still in compliance with the current Land Development Regulations, and there are no anticipated changes to the Land Development Regulations that will render non-compliance for the approved plans.

Recommended Action:

Staff recommends approval of Resolution Number 25-41 for a twelve (12) month extension of time for 2024-SP-02DP, until June 5, 2026.

Policy Implications:

None

Alternatives:

Approve Resolution Number 25-41
Deny Resolution Number 25-41

Budget/Staff Impact:

None

Business Impact Estimate:

Does Not Apply

Prepared By:

Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:

Mike Lane, AICP, Director, Development Services

RESOLUTION NUMBER 25-41

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A TWELVE (12) MONTH EXTENSION OF TIME TO SUBMIT APPLICATION FOR SITE DEVELOPMENT PERMIT AND BUILDING PERMIT ON APPROXIMATELY 9.3 ACRES LOCATED ON THE NORTH SIDE OF US HIGHWAY 441, WEST OF DILLARD ROAD AND ADDRESSED AS 15719 US HIGHWAY 441.

WHEREAS, On May 9, 2025, VHB, Inc. made an application for an extension of time to submit a building permit application for the Orlando Health Free Standing Emergency Room (2024-SP-02DP) on approximately 9.3 acres located on the north side of US Highway 441, west of Dillard Road and addressed as 15719 US Highway 441 , more particularly described as:

Alternate Key Number: 1036879

Parcel ID Number: 22-19-26-0001-000-01100

Legal Description:

S 1/2 OF SW 1/4 OF NE 1/4 N OF HWY 19--LESS W 500 FT & LESS DILLARD RD R/W-- ORB 6326 PG 2166.

(Legal Description taken from the Lake County Property Appraiser Property Record Card information, and has not been verified for accuracy.)

WHEREAS, the property described above has a land use designation of General Commercial (GC) and a design district designation of Suburban Corridor; and

WHEREAS, an emergency medical facility is permitted in a General Commercial (GC) land use district; and

WHEREAS, the Final Engineering and Construction Plans filed under Project Number 2024-SP-02DP, also known as Orlando Health Free Standing Emergency Room, were submitted concurrently with the Site Plan, and Development Services advised the applicant of both Site Plan and Final Construction Plan approval on November 15, 2024; and

WHEREAS, pursuant to Section 102.25 of the Land Development Regulations, submittal of a site development permit and building permit was required by May 15, 2025; and

WHEREAS, the underlying development order complies with the most recent Land Development Regulations and is consistent with the City's Comprehensive Plan; and

WHEREAS, the applicant is deemed to be continuing in good faith.

NOW, THEREFORE, BE IT RESOLVED BY THE EUSTIS CITY COMMISSION AS FOLLOWS:

SECTION 1.

- A. That the Orlando Health Free Standing Emergency Room (2024-SP-02DP), as approved on November 15, 2024, shall remain valid until June 5, 2026, provided that the applicant submits a Site Development Permit and Building Permit application consistent with the approved plans on or before that date.

SECTION 2. That all Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

SECTION 3. That this Resolution shall become effective immediately on passing.

DONE AND RESOLVED this 5th day of June, 2025, in regular session of the City Commission of the City of Eustis, Florida.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Willie Hawkins
Mayor-Commissioner

ATTEST:

Christine Halloran, CMC
City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 5th day of June, 2025, by Willie Hawkins, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial No:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 25-41 is hereby approved, and I hereby certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, CMC, City Clerk



May 9, 2025

Ref: 66583.00

Jeff Richardson
City of Eustis Development Services
4 N. Grove Street
Eustis, Florida 32723

Re: Request for Extension of Permit No. 2024-SP-02DP

Dear Mr. Richardson,

I am writing to formally request a 12-month extension of the Orlando Health Free Standing Emergency Room Site Permit (permit number 2024-SP-02DP), originally approved on November 15, 2024. At the time of this request, the approved construction plans are in compliance with all applicable local and state codes.

We are requesting this extension in accordance with the provisions outlined in Land Development Code Chapter 102, Section 102-25, which allows for permit extensions under specified circumstances. The additional time is requested as we are currently awaiting the necessary funding to proceed with the project.

I kindly ask for your review and favorable consideration of this request. If there is any further information or clarification needed, please do not hesitate to contact me.

Sincerely,

VHB

A handwritten signature in purple ink that reads "C. Langermann".

Cameron Langermann, PE
Director of Land Development



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: June 5, 2025

RE: Resolution 25-34: Garage setback variance for property at 501 Jackson Street

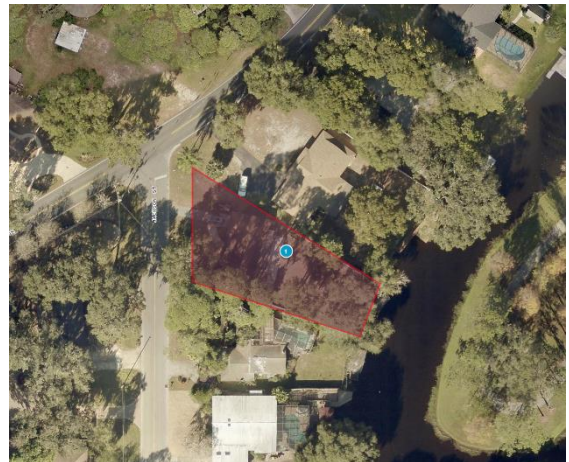
Introduction:

Resolution Number 25-34 approves a Variance to the City of Eustis Land Development Regulations Section 110-4.1 to allow a garage street setback of approximately 11 feet to allow construction of a garage on a pre-existing, legally conforming estate lot at 501 Jackson Street.

Background:

Pertinent Site Information:

1. The property is approximately one (1) acre, located at 501 Jackson Street.
2. The property is conforming to the dimensional criteria for an Estate Lot in an Urban Neighborhood (UN) design district, which minimums are 8,400 square feet (70' x 120').



Applicant's Request:

The applicant, Ryan Benaglio, is requesting a variance to the primary street garage setback of 18 feet to 11 feet. The applicant's justification for the request is that the variance is necessary in order to build a garage suitable in size to accommodate his vehicle.

ANALYSIS OF REQUEST: LAND DEVELOPMENT REGULATIONS, SECTION 102-31.1 MAJOR VARIANCES.

- (a) Generally. A variance is a request to modify or eliminate a provision of these land development regulations concerning the type, size, dimension, or height of a sign, lot, building, or structure, for a particular property and/or a request to waive any other development standard or provision of the land development regulations that cannot be addressed under section 102-21.1.

The applicant requests a variance to the 18-foot garage setback required in the Urban Neighborhood (UN) Design District. While the property subject to this request

is a standard size, the applicant wishes to construct a garage that cannot be accommodated by the 18-foot primary street setback for garages.

- (b) Requirements for Variance. Variances may be granted when the person subject to a land development regulation demonstrates that the purpose of the land development regulation will be or has been achieved by other means, and when the application of the regulation would create substantial hardship or would violate principles of fairness. For the purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal or other type of hardship such as the following:

Not applicable.

- 1) "There exist special circumstances and conditions which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land use district. Land use violations or nonconformities on neighboring properties shall not constitute grounds for approval of any proposed hardship relief."

The property subject to this request is conforming and has existed in its current dimensional consideration since 1957 (or before) when the house was constructed.

- 2) "The special conditions and circumstances do not result from actions of the applicant, nor could the conditions or circumstances be corrected or avoided by the applicant."

The applicant has a proposed home remodel/addition which would increase the footprint of the home and garage, pushing the garage within the 18-foot garage setback requirement. However, the proposed setback is consistent with the front setback in the Urban Neighborhood (UN) Design District for primary structures.

"Principles of fairness are violated when the literal application of a Land Development Regulation affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the same regulation."

The application of the 18-foot street yard garage setback affects this property to the extent that the proposed garage cannot be constructed with an 18-foot setback given the proposed addition to the primary residence. The proposed addition and garage constitute infill development.

"Financial loss, business competition, or purchase of property with intent to develop in violation of the restrictions of the Land Development Regulations shall not constitute grounds for approval."

The applicant wishes to develop a larger home and garage not in compliance with Land Development Regulations.

"The City Commission must also make the following findings in order to approve a Variance":

- a. The granting of relief does not create unsafe conditions or other detriments to the public welfare beyond the normal effects of development otherwise allowed.”

The granting of relief would allow a primary garage setback of 11-feet (Jackson Street). The proposed garage setback would reduce the driveway length to the detriment of off-street parking.

- b. "The granting of relief does not confer upon the applicant any special privilege that is denied by this Land Development Regulation to the lands, buildings, or structures in the same district”.

Granting relief would allow the applicant special privilege by providing a nearly 30 percent relief in setback to accommodate a garage and home addition.

- c. “The granting of relief does not violate the general intent and purpose of this Land Development Regulation nor the policies of the Comprehensive Plan.”

“The general purpose of this Code is to establish procedures and standards for the development of land within the corporate boundaries and the planning area of the City, such procedures and standards being formulated in an effort to promote the public health, safety and welfare and enforce and implement the City's Comprehensive Plan, while permitting the orderly growth and development within the City and Eustis planning area consistent with its small-town community character and life style.”

Approval of this request should not impact the public health, safety, and as there should be room to park one vehicle.

- d. “The relief granted is the minimum degree of relief necessary to make possible the reasonable use of the land, building, or structure in compliance with all other applicable regulations.”

The requested setback variance is not the minimum to allow for reasonable use of the property (construction of a new garage).

APPLICABLE POLICIES AND CODES:

Land Development Regulations:

Land Use Districts 109-2.3 (b): Suburban Residential district (SR). Areas designated suburban residential (SR) have a maximum density of five units to one acre. The SR designation is intended to provide for a mix of single-family detached, patio homes and townhouse-type dwellings in a suburban atmosphere.

Design Districts 109-5.5 (b) (1): Urban Neighborhood

- a. *Definition.* Predominately residential uses with some neighborhood scale commercial services.
- b. *Structure.* Interconnected trails, bikeways and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.

c. *Form.* Mix of detached residential uses with some neighborhood supporting retail, parks and civic spaces as focal points in the neighborhoods.

Estate Lot Section 110-4.1. Estate Lot: A building lot located and designed to accommodate a detached building with large common lot yards, rear yards and street yards (See attached Estate Lot typology).

Recommended Action:

The request for setback relief meets Land Development Regulation's requirements for a Variance or the required findings for Variance approval, so staff recommends approval.

Policy Implications:

None

Budget/Staff Impact:

Not applicable.

Business Impact Estimate:

Not applicable.

Prepared By:

Kyle Wilkes, Senior Planner

Reviewed By:

Mike Lane, AICP, Development Services Director

RESOLUTION NUMBER 25-34

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; GRANTING APPROVAL FOR A VARIANCE TO THE CITY OF EUSTIS LAND DEVELOPMENT REGULATIONS SECTION 110-4.1 TO ALLOW A PRIMARY STREET GARAGE SETBACK OF APPROXIMATELY 11 FEET TO PERMIT THE CONSTRUCTION OF A GARAGE ON A LEGALLY CONFORMING ESTATE LOT AT 501 JACKSON STREET.

WHEREAS, Ryan Benaglio has applied for a variance to the City of Eustis Land Development Regulations Section 110-4.1 to allow a primary street garage setback of approximately 11 feet to allow construction of a single-family residence on a pre-existing, conforming estate lot at 501 Jackson Street, more particularly described as:

Property AK 1196647; Parcel Number 10-19-26-0400-000-02200

EUSTIS, LAKEVIEW PARK LOT 22 PB 12 PG 62 ORB 5626 PG 1358

WHEREAS, the property described above has a Future Land Use Designation of Suburban Residential and a Design District Designation of Urban Neighborhood; and

WHEREAS, Land Development Regulations Section 110.4.1, Estate Lot in Urban Neighborhood, requires an 18-foot garage setback on each street frontage; and

WHEREAS, the applicant has provided information to demonstrate hardship pursuant to Land Development Regulations Section 102-31.1; and

WHEREAS, the request for a Variance has been properly noticed for a Quasi-Judicial Hearing before the Eustis City Commission, and the City Commission has found that the presented evidence demonstrates the following:

1. There exist special circumstances and conditions which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land use district.
2. The special conditions and circumstances do not result from actions of the applicant, nor could the conditions or circumstances be corrected or avoided by the applicant.
3. That literal application of the provisions of the Land Development Regulations would violate the principles of fairness and deprive the applicant of rights commonly enjoyed by other properties in the same land use category.

4. That the granting of relief will not create unsafe conditions or other detriments to the public welfare beyond the normal effects of development otherwise allowed.
5. That the granting of relief will not confer upon the applicant any special privilege that is denied by the Land Development Regulations to the lands, buildings, or structures in the same district.
6. That the granting of relief will not violate the general intent and purpose of this Land Development Regulation nor the policies of the Comprehensive Plan.
7. That the relief granted is the minimum degree of relief necessary to make possible the reasonable use of the land, building or structure in compliance with all other applicable regulations.

NOW, THEREFORE, BE IT RESOLVED by the Eustis City Commission as follows:

Section 1: Section 110-4.1 to allow a primary street garage setback of approximately 11 feet to allow construction of garage on a pre-existing, conforming estate lot at the southeast corner of 501 Jackson Street, as shown on Exhibit A, property more particularly described as:

Property AK 1196647; Parcel Number 10-19-26-0400-000-02200

EUSTIS, LAKEVIEW PARK LOT 22 PB 12 PG 62 ORB 5626 PG 1358

Section 2: That approval of this variance runs with the land as it applies to the primary structure (single-family residence) only as depicted on Exhibit A.

Section 3: That this resolution shall become effective immediately upon passing.

DONE AND RESOLVED this 5th day of June 2025, in regular session of the City Commission of the City of Eustis, Florida.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Willie L. Hawkins
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by means of physical presence, this 5th day of June 2025 by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

 Notary Public - State of Florida
 My Commission Expires:
 Notary Serial Number:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

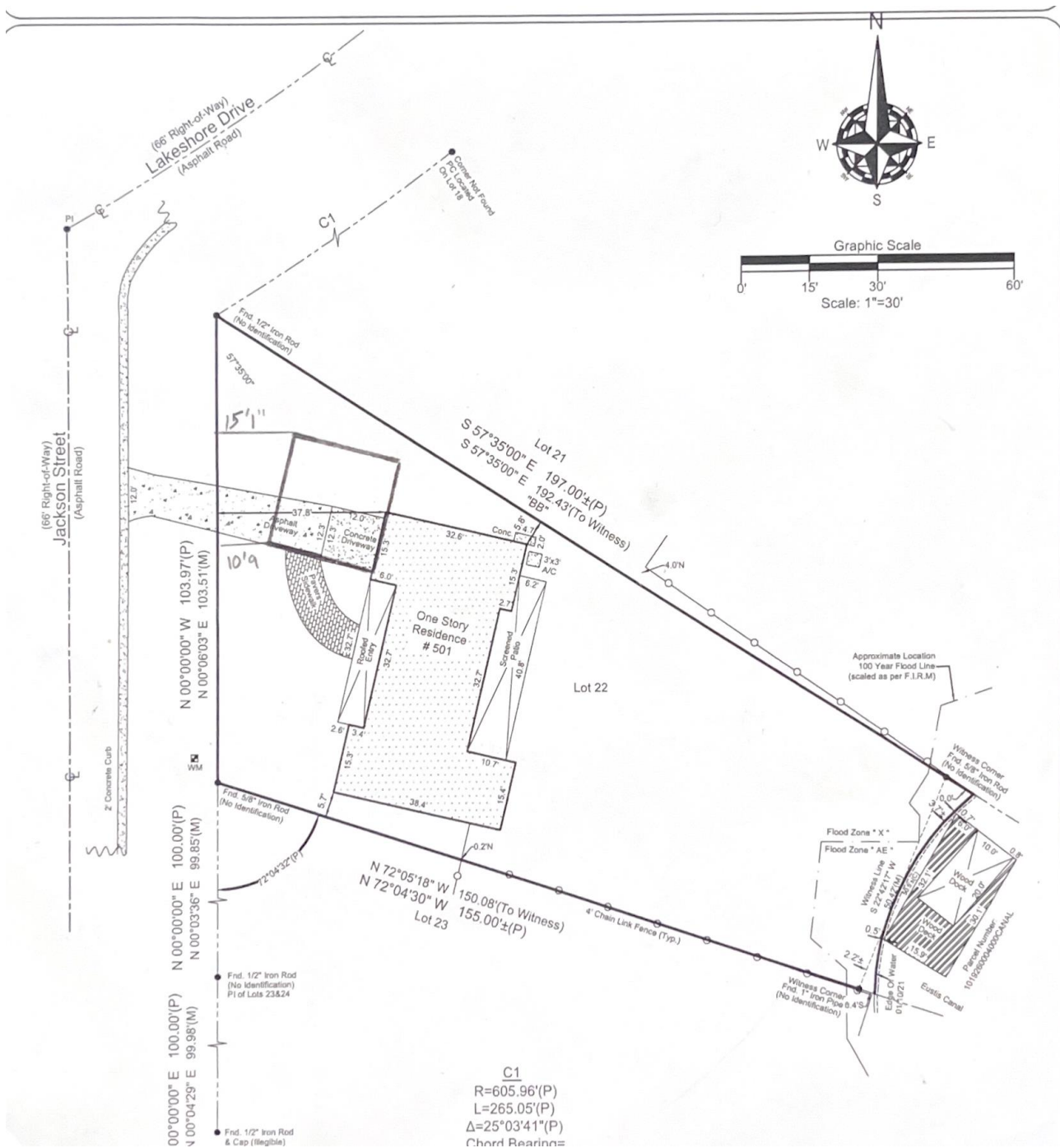
 City Attorney's Office

 Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 25-34 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

 Christine Halloran, City Clerk

Exhibit A



City of Eustis

Extracted from the City's Land Development Regulations (LDRs)

ESTATE: A building lot located and designed to accommodate a detached building with large common lot yards, rear yards and street yards. Existing estate sized lots in urban design districts shall follow urban house lot standards.

Allowed in the Following Design Districts:

- ☐ Rural Neighborhood
- ☐ Suburban Corridor
- ☐ Suburban Neighborhood
- ☐ Urban Neighborhood

Lot Dimensions:

 Dimensions vary depending on the Design District

Width: 70'/200'

Depth: 120'/660'

Size: 8.4k s.f./132k s.f.

Setbacks:

Street: 25'

Common Lot: 10'

Rear: 15'

Frontage Buildout: 0%

Accessory Building

Setbacks:

Street: 25'

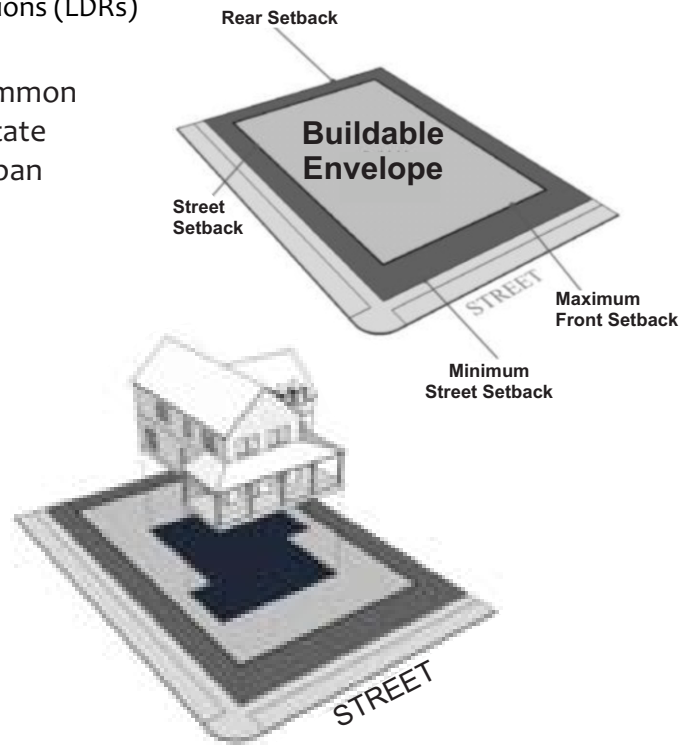
Common Lot: 5'

Rear: 5'

Max. Building Height:

Principal: 2 stories

Accessory: 2 stories



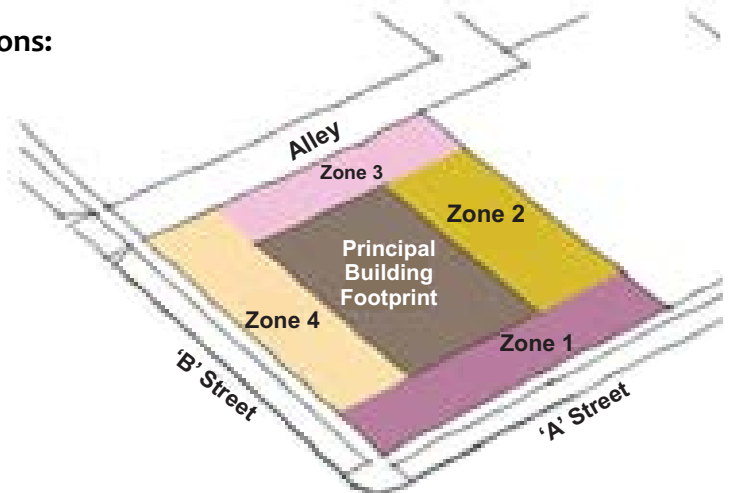
Parking Area Provisions:

SF Locations:

- Zone 1
- Zone 2
- Zone 3
- Zone 4

Other Locations:

- Zone 2
- Zone 3



For More Information:

City of Eustis - Development Services Department
4 North Grove Street, Eustis, FL 32726
850-483-5460

Please Note: The regulations are general in nature and have not been deemed all inclusive.



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: June 5, 2025

RE: Resolution Number 25-39: Acceptance of the Final Subdivision Plat for Horizon Heights Townhomes Subdivision and acceptance of Maintenance Bond

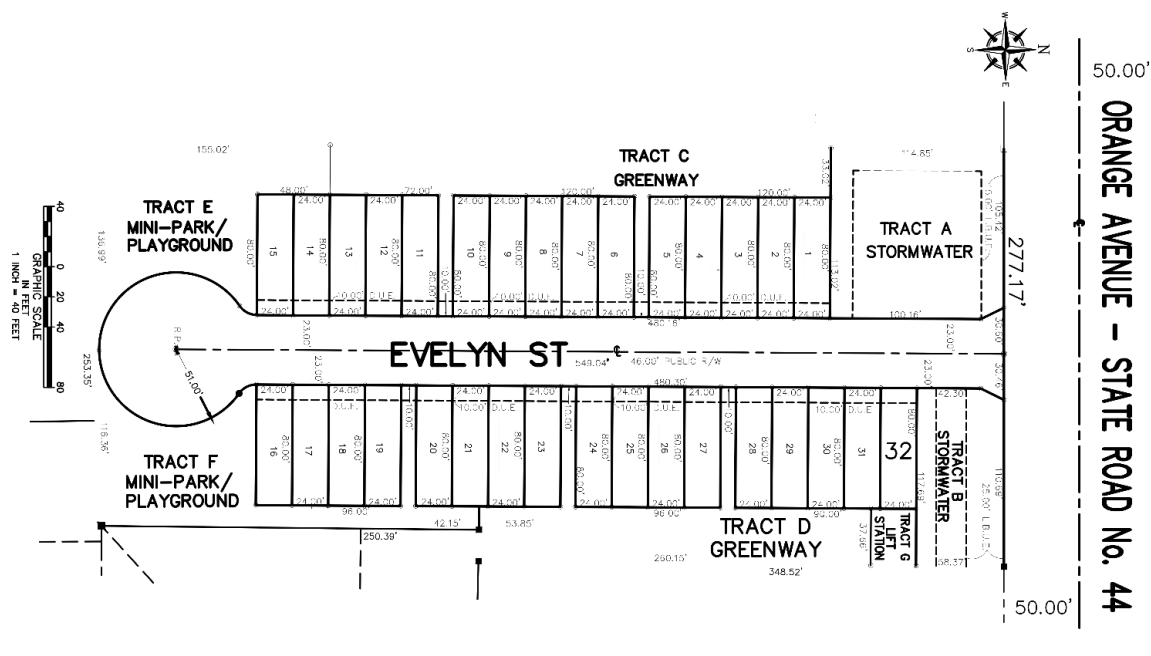
Introduction:

East Orange Townhomes, LLC has completed the construction of infrastructure on the Horizon Heights Subdivision (formerly known as the Orange Avenue Townhomes Project) and have requested approval of the final subdivision plat. Resolution Number 25-39 approves and accepts the Final Plat for this subdivision and accepts the Maintenance Bond. Horizon Heights Subdivision is a 32-lot townhome subdivision located on the south side of Orange Avenue, just west and adjacent to the Dollar General Store (Alternate Key Number: 3800590).

Background:

The subject property is 3.68 acres in total and is located in the Mixed Commercial Residential (MCR) Future Land Use district with both a Suburban Neighborhood and Suburban Corridor Design District designation.

1. The City Commission approved Resolution 21-50 approving the Preliminary Plat on August 5, 2021.



2. The DRC reviewed and approved the Final Engineering and Construction Plans on December 28, 2021.
3. The Final Plat was deemed complete and in compliance with Chapter 177 of the Florida Statutes in late February of 2025.
4. The submitted Maintenance Bond has been received and reviewed by Public Works and found to be acceptable.

Recommended Action:

Approve the Final Subdivision Plat for Horizon Heights Townhomes and accept the Maintenance Bond as surety for two-years maintenance of improvements.

Policy Implications:

None

Budget/Staff Impact:

None

Business Impact Estimate:

Does Not Apply.

Prepared By:

Mike Lane, AICP, Director, Development Services

Reviewed By:

Kyle Wilkes, Senior Planner

RESOLUTION NUMBER 25-39

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A FINAL SUBDIVISION PLAT FOR THE HORIZON HEIGHTS SUBDIVISION, A 32-LOT TOWNHOUSE SUBDIVISION, ON APPROXIMATELY 3.68 ACRES LOCATED ON THE SOUTH SIDE OF ORANGE AVENUE AND ADJACENT ON THE EAST SIDE TO THE DOLLAR GENERAL STORE (ON ORANGE AVENUE) (ALTERNATE KEY NUMBER: 3800590).

WHEREAS; Eustis Orange Townhomes, LLC, the legal owner of record, has made application for a Final Subdivision Plat approval for a 32 lot, townhome subdivision on approximately 3.68 acres of real property located on the south side of Orange Avenue, just west and adjacent to the Dollar General Store, more particularly described as:

LEGAL DESCRIPTION:

A portion of Lots 117 and 118, ORANGE AVENUE HEIGHTS, as recorded 1n Plat Book 5, Page 24 of the Public Records of Lake County, Florida, lying in Section 7, Township 19 South, Range 27 East, Lake County, Florida and being described as follows:

BEGIN at the Southwest corner of Lot 117, ORANGE AVENUE HEIGHTS, as recorded in Plat Book 5, Page 24 of the Public Records of Lake County, Florida; thence run N 00°18'51" E, along the West line of said Lot 117, a distance of 601.87 feet to a point on the South Right-of-Way line of Orange Avenue (State Road No. 44) as described in Official Records Book 264, Page 561 of the Public Records of Lake County, Florida; thence run S 89°59'50" E, along said South Right-of-Way line, a distance of 277.17 feet; thence run S 00°37'46" W, along the East line of Lot 118 of aforesaid ORANGE AVENUE HEIGHTS, a distance of 348.52 feet to a point on the North line of Lot 9, JOLEEN ESTATES, as recorded in Plat Book 17, Page 27 of the Public Records of Lake County, Florida; thence run N 88°51'56" W, along said North line, a distance of 20.71 feet; thence run S 00°35'54" W, along the occupied West line of JOLEE ESTATES, as recorded in Plat Book 17, Page 27 of the Public Records of Lake County, Florida, a distance of 250.39 feet to a point on the South line of said ORANGE AVENUE HEIGHTS; thence run S 89°14'05" W, along said South line, a distance of 253.35 feet to the POINT OF BEGINNING.

Containing 3.68 acres, more or less.

WHEREAS, the property described above has a Land Use Designation of Mixed Commercial Residential (MCR), and Design District Designations of both Suburban Neighborhood (SN) and Suburban Corridor (SC); and

WHEREAS, residential uses are permitted uses in the Mixed Commercial Residential (MCR) land use designation; and

WHEREAS, the subject plat has been reviewed and found to be in compliance with Chapter 177 of the Florida State Statutes; and

WHEREAS, the proposed plat as submitted is consistent with the City's Comprehensive Plan, Land Development Regulations and Resolution Number 25-39; and

WHEREAS, the applicant has submitted Covenants, Conditions, and Restrictions consistent with City requirements.

WHEREAS, the City Commission finds that approval of the requested final plat does not violate the general intent and purpose of the Land Development Regulations and is in the best interest of the public health, safety, and welfare; and

WHEREAS, the developer's engineer is required to certify that all the facilities have been constructed in accordance with the approved construction plans and specifications; and

WHEREAS, upon clearance from applicable State agencies and test reports related to road and water systems construction, the City will conduct applicable inspections, and make recommendation for final acceptance of the subdivision infrastructure, when complete; and

WHEREAS, Eustis Orange Townhomes, LLC, has submitted an engineer's certification of construction costs for the improvements to be accepted by the City, and provided a maintenance bond as security, in accordance with Section 102-26(c)(5) of the Land Development Regulations; and

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:

SECTION 1.

That the final plat for Horizon Heights Subdivision is hereby approved and shall be recorded in the public records of Lake County, Florida.

SECTION 2.

That the City Manager is hereby authorized to release the provided security as follows:

- a. At the end of the two (2) year maintenance period, prior to release of the Maintenance Bond, the Public Works Director shall provide verification that no deficiencies exist, the City Manager is then authorized to release the Bond.

SECTION 3.

That all Resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4.

That should any section, phrase, sentence, provision, or portion of this Resolution be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 5.

That this Resolution shall become effective upon filing.

DONE AND RESOLVED in Regular Session of the City Commission of the City of Eustis, Florida, this 5th day of June 2025.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Willie L. Hawkins
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this 5th day of June 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial Number:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission but I have not performed an independent title examination as to the accuracy of the legal description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 25-39 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

MERCHANTS BONDING COMPANY™

MERCHANTS NATIONAL BONDING, INC. P.O. BOX 14498, DES MOINES, IOWA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 101397950

That Bulldog Sitework, LLC

of Leesburg, FL

as Principal, and the Merchants National Bonding, Inc. as Surety are
held and firmly bound unto the City of Eustis

in the penal sum of
One Hundred Forty Eight Thousand Four Hundred Fifty Two & 52/100----- (\$148,452.52-----)

DOLLARS, lawful money of the United States of America, for the payment of which, well and truly to be
made, the Principal and Surety bind themselves, their and each of their heirs, executors, administrators,
successors and assigns, jointly and severally, firmly by these presents.

Signed and delivered this 16th day of April, 2025

WHEREAS, the Principal entered into a certain contract, dated the _____ day of _____,
with the Eustis Orange Townhomes LLC

to furnish all the material and labor necessary for the construction of Orange Ave Town Homes, East
Orange Ave, Eustis, FL

in conformity with certain specifications; and

WHEREAS, a further condition of said contract is that the Principal should furnish a bond of indemnity,
guaranteeing to remedy any defects in workmanship or materials that may develop in said work within a
period of Two (2) years from the date of acceptance of the work under said contract; and

WHEREAS, the above work has been completed and accepted and if not accepted will be automatically
accepted upon the filing of this maintenance bond; and

WHEREAS, the Merchants National Bonding, Inc. for valuable
consideration, has agreed to join with said Principal in such bond or guarantee, indemnifying said
City of Eustis as aforesaid;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal does
and shall, at the Principal's own cost and expense, remedy any and all defects that may develop in said
work, within the period of Two (2) years from the date of acceptance of the work under said contract, by
reason of bad workmanship or poor material used in the construction of said work, and shall keep all
work in continuous good repair during said period, and shall in all other respects, comply with all the
terms and conditions of said contract with respect to maintenance and repair of said work, then this
obligation to be null and void; otherwise to be and remain in full force and virtue in law.

It is agreed that while the Principal shall be and remain liable for failure to adhere to the specifications
which form the basis for the work, the Surety, inasmuch as the original work was not bonded, shall be
obligated only to assure the maintenance of the work in the condition in which it existed at the time the
work was accepted. Any obligation beyond this shall be that of only the Principal.

Bulldog Sitework, LLC

Principal

By

NAVARA PETRALANDA
PRESIDENT

Approved _____

By _____

Merchants National Bonding, Inc.

By

Jeffrey W. Reich

Jeffrey W. Reich, Attorney-in-Fact & FL Licensed Resident Agent

CON 0304 (2/15)

Inquiries: 407-786-7770

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Cheryl A Foley; Emily J Golecki; Jeffrey W Reich; Kim E Niv; Lisa A Roseland; Nathan K Reich; Robert P Olinn; Sarah K Olinn; Sonja Amanda Floree Harris; Susan L Reich; Teresa L Durham

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 24th day of March, 2025.



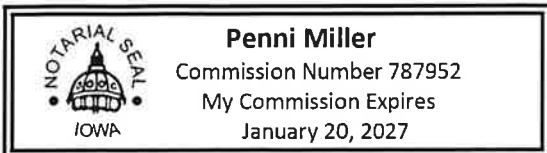
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 24th day of March, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

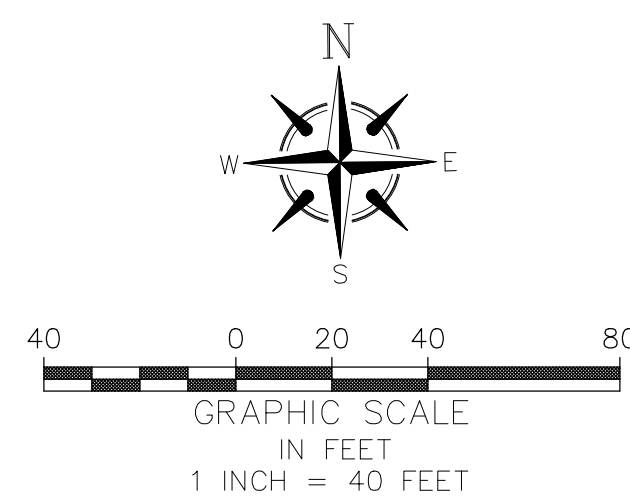
[Signature]
Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 16th day of April, 2025.



Atta B. Smith
Secretary



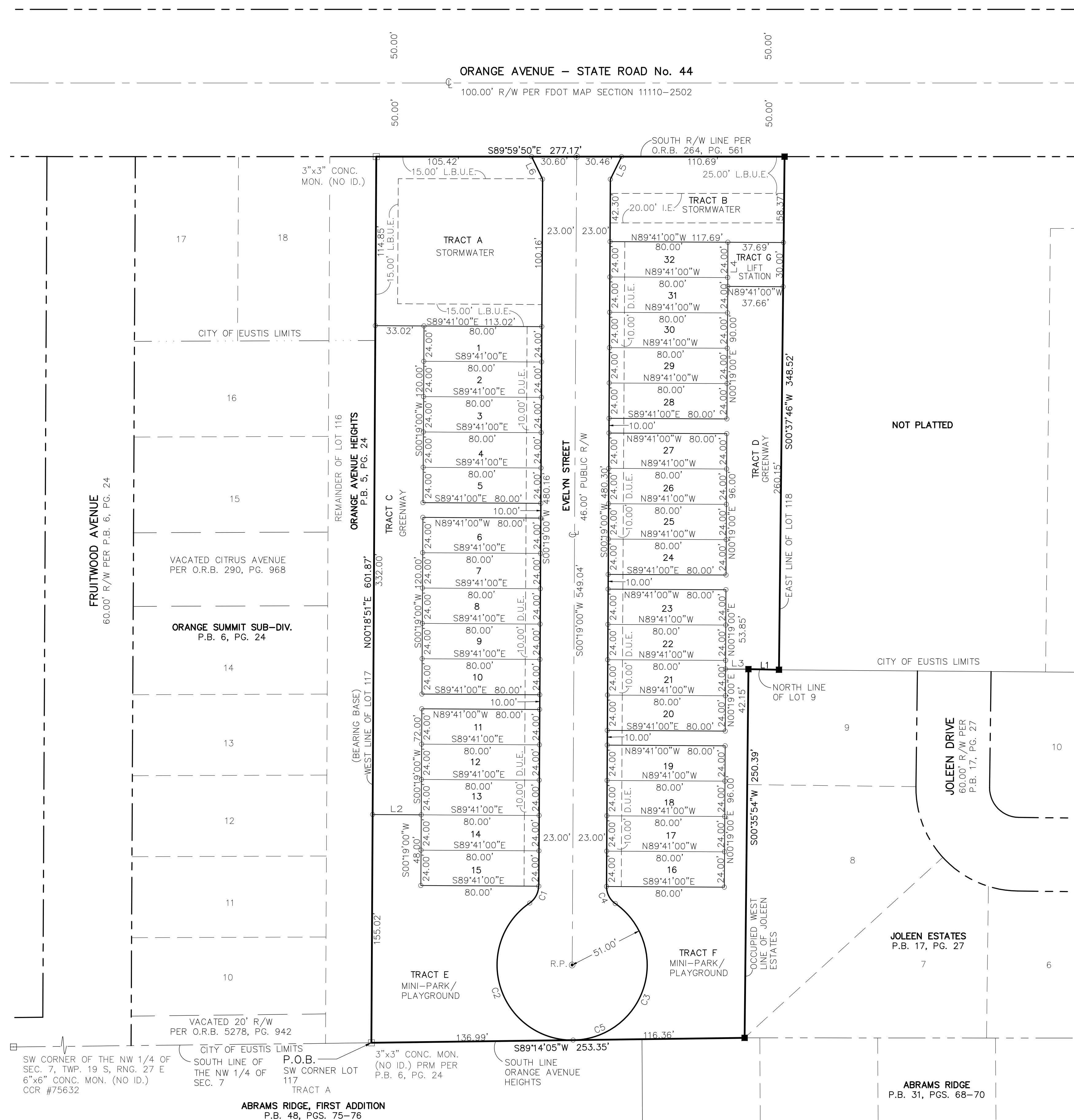
HORIZON HEIGHTS TOWNHOMES

A REPLAT OF A PORTION OF LOTS 117 AND 118
ORANGE AVENUE HEIGHTS
PLAT BOOK 5, PAGE 24
SECTION 7, TOWNSHIP 19 SOUTH, RANGE 27 EAST
CITY OF EUSTIS, LAKE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT
BOOK

PAGE



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°51'56\"W	20.71'
L2	N89°41'00\"W	33.00'
L3	S89°41'09\"E	15.53'
L4	N00°19'00\"E	30.00'
L5	S26°02'51\"W	17.17'
L6	S26°08'32\"E	17.06'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	14.00'	55°18'12\"	13.51'	N27°58'06\"E	12.99'
C2	51.00'	146°23'07\"	130.30'	S17°34'21\"E	97.64'
C3	51.00'	144°13'17\"	128.37'	N17°07'26\"E	97.07'
C4	14.00'	55°18'12\"	13.51'	S27°20'06\"E	12.99'
C5	51.00'	290°36'24\"	258.67'	S89°41'00\"E	58.06'

JOHNSTON'S
SURVEYING, LLC

900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
LB #966



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: June 5, 2025

RE: Resolution Number 25-43: Acceptance of the Final Subdivision Plat for Connors Cove Townhomes Subdivision and acceptance of Maintenance Bond

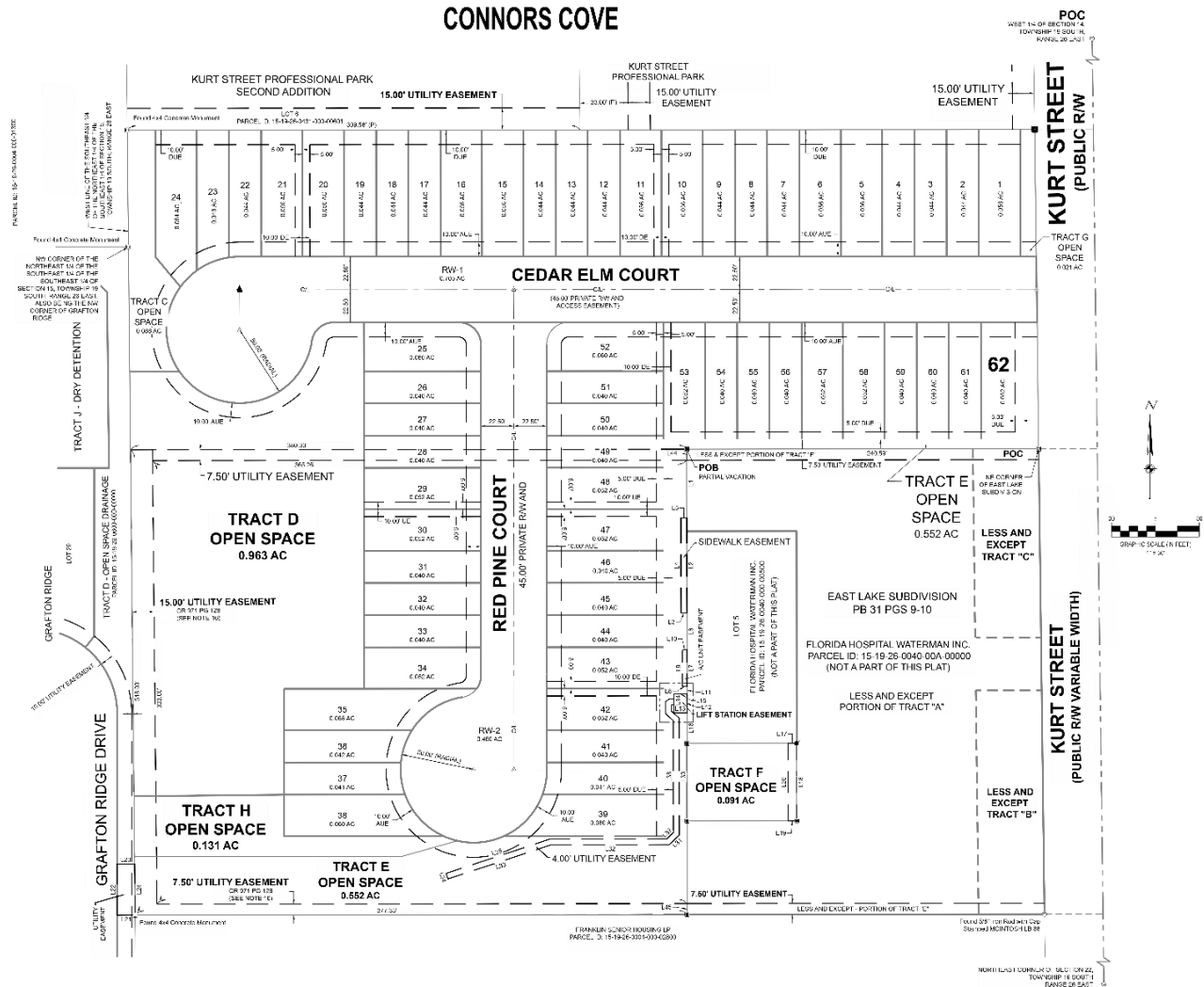
Introduction:

Kurt Street Project I, LLC have completed the construction of infrastructure for the Connors Cove Townhomes Subdivision (formerly known as the Kurt Street Townhomes Subdivision) and requests the approval of the final plat. Resolution Number 25-43 approves and accepts this Final Subdivision Plat and Maintenance Bond. Connors Cove Townhomes Subdivision is a 62-lot townhome subdivision located on the west side of Kurt Street, just west of Lake Tech College and West Charlotte Avenue (Alternate Key Numbers: 2930497 and 3859180).

Background:

The subject property is 5.97 acres in total and is located in the Mixed Commercial Residential (MCR) Future Land Use district with a Suburban Neighborhood Design District designation.

1. The City Commission approved Resolution 24-06 approving the Preliminary Plat on March 7, 2024.
2. The DRC reviewed and approved the Final Engineering and Construction Plans on April 23, 2024.
3. The Final Plat was deemed complete and in compliance with Chapter 177 of the Florida Statutes in late April of 2025.
4. The submitted Maintenance Bond has been received and reviewed by Public Works and found to be acceptable.



Recommended Action:

Approve the Final Subdivision Plat for Connors Cove Townhomes and accept the Maintenance Bond as surety for two-year maintenance of improvements.

Policy Implications:

None

Budget/Staff Impact:

None

Business Impact Estimate:

Does Not Apply.

Prepared By:

Mike Lane, AICP, Director, Development Services

Reviewed By:

Kyle Wilkes, Senior Planner

RESOLUTION NUMBER 25-43

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A FINAL SUBDIVISION PLAT FOR THE CONNORS COVE SUBDIVISION, A 62-LOT TOWNHOUSE SUBDIVISION, ON APPROXIMATELY 5.97 ACRES LOCATED ON THE WEST SIDE OF KURT STREET AND WEST CHARLOTTE AVENUE (ALTERNATE KEY NUMBERS 2930497 AND 3859180).

WHEREAS, Kurt Street Project I, LLC, the legal owner of record, has made application for a Final Subdivision Plat approval for a 62 lot, townhouse subdivision on approximately 5.97 acres of real property located on the west side of Kurt Street and West Charlotte Avenue, more particularly described as:

TRACT ONE:

THE NORTH 218.22 FEET OF THE NORTH 536.22 FEET OF THE SOUTH 740.82 FEET OF THE FOLLOWING DESCRIBED PROPERTY: NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL BEING IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; LESS AND EXCEPT THE EAST 40.0 FEET THEREOF.

TRACT TWO:

LOTS 1, 2, 3, 4, 6, 7, 8, 9 AND 10, EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AND

TRACTS A, B, C, D, E, F AND G, EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALL OF THE ABOVE IS ALSO DESCRIBED AS:

TRACT ONE:

THE NORTH 218.22 FEET OF THE NORTH 536.22 FEET OF THE SOUTH 740.82 FEET OF THE FOLLOWING DESCRIBED PROPERTY: NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL BEING IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; LESS AND EXCEPT THE EAST 40.0 FEET THEREOF.

TRACT TWO:

LOTS 1, 2, 3, 4, 6, 7, 8, 9 AND 10, EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND TRACTS "D", "C" AND PORTIONS OF TRACTS "A", "F" AND "E", EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL BEING DESCRIBED AS FOLLOWS: THAT PART OF EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,

BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, ALSO BEING THE NORTHWEST CORNER OF LOT 6, EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE NORTH 89°42'40" EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 75.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 00°17'20" EAST, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 53.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89°42'40" WEST, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 00°17'20" EAST, ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOTS 5 AND 6 OF SAID PLAT OF EAST LAKE SUBDIVISION, A DISTANCE OF 64.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID PLAT OF EAST LAKE SUBDIVISION; THENCE SOUTH 89°42'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 377.80 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF EAST LAKE SUBDIVISION; THENCE NORTH 00°47'49" WEST, ALONG THE WEST LINE OF SAID PLAT OF EAST LAKE SUBDIVISION, A DISTANCE OF 318.02 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF EAST LAKE SUBDIVISION; THENCE NORTH 89°42'40" EAST, ALONG THE NORTH LINE OF SAID PLAT OF EAST LAKE SUBDIVISION, A DISTANCE OF 380.62 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOTS 5 AND 6 OF SAID PLAT OF EAST LAKE SUBDIVISION; THENCE SOUTH 00°17'20" EAST, ALONG SAID WEST LINE OF LOTS 5 AND 6 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 201.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 6 AND THE POINT OF BEGINNING.

TRACT THREE:

TRACTS "B" AND "C", EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND

PORTIONS OF TRACTS "A", "F" AND "E", EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF A LINE THAT RUNS ALONG AND PARALLEL WITH THE WEST BOUNDARY LINE OF LOT 5 OF SAID EAST LAKE SUBDIVISION AND EXTENDS TO THE NORTH AND SOUTH BOUNDARY LINES OF SAID EAST LAKE SUBDIVISION.

LESS AND EXCEPT:

THAT PART OF EAST LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 9 AND 10, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID EAST LAKE SUBDIVISION; THENCE SOUTH 89°50'07" WEST ALONG THE SOUTH LINE OF SAID EAST LAKE SUBDIVISION, 244.23 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 6 OF SAID EAST LAKE SUBDIVISION; THENCE NORTH 00°03'02" WEST ALONG SAID SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 6, FOR A DISTANCE OF 63.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89°56'58" EAST ALONG THE SOUTH LINE OF SAID LOT 6, FOR A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 00°03'21" WEST ALONG THE EAST LINE OF SAID LOT 6 AND THE EAST LINE OF LOT 5 OF SAID EAST LAKE SUBDIVISION, 198.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89°56'58" WEST ALONG THE NORTH LINE OF SAID LOT 5, FOR A DISTANCE OF 75.00 FEET TO THE

NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00°03'02" WEST ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 5, FOR A DISTANCE OF 56.04 FEET TO THE NORTH LINE OF SAID EAST LAKE SUBDIVISION; THENCE NORTH 89°57'33" EAST ALONG SAID NORTH LINE, 240.56 FEET TO THE NORTHEAST CORNER OF SAID EAST LAKE SUBDIVISION; THENCE SOUTH 00°42'42" EAST ALONG THE EAST LINE OF SAID EAST LAKE SUBDIVISION, 318.02 FEET TO THE POINT OF BEGINNING. BEING MORE PARTICULARLY AS FOLLOWS: A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6375, PAGE 1673, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, SOUTH 00°42'25" EAST, A DISTANCE OF 1,240.62 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 218.22 FEET OF THE NORTH 536.22 FEET OF THE SOUTH 740.82 FEET OF THE FOLLOWING DESCRIBED PROPERTY: NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL BEING IN THE AFOREMENTIONED SECTION 15; THENCE ALONG SAID NORTH LINE, SOUTH 89°57'54" WEST, A DISTANCE OF 40.08 FEET TO THE SOUTHEAST CORNER OF KURT STREET PROFESSIONAL PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGES 72, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE WEST RIGHT OF WAY LINE OF KURT STREET, SOUTH 00°42'30" EAST, A DISTANCE OF 218.19 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 218.22 FEET OF THE NORTH 536.22 FEET OF THE SOUTH 740.82 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, SAID POINT ALSO BEING THE NORTHEAST CORNER OF EAST LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 9 AND 10, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE SOUTH 89°56'38" WEST, A DISTANCE OF 240.59 FEET TO A POINT OF INTERSECTION OF THE NORTHERLY PROJECTION OF THE WEST LINE OF LOT 5, OF SAID EAST LAKE SUBDIVISION; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF SAID LOT 5, SOUTH 00°02'19" EAST, A DISTANCE OF 201.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTH LINE OF SAID LOT 5, NORTH 89°57'41" EAST, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°02'19" EAST, A DISTANCE OF 53.00 FEET; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00°02'19" EAST, A DISTANCE OF 63.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 536.22 FEET OF THE SOUTH 740.82 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15; THENCE ALONG SAID SOUTH LINE, SOUTH 89°56'38" WEST, A DISTANCE OF 377.33 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, SAID LINE ALSO BEING THE EAST LINE OF GRAFTON RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 80, PAGES 76 AND 77, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, NORTH 00°34'43" WEST, A DISTANCE OF 456.60 FEET TO THE NORTHWEST

CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED GRAFTON RIDGE SUBDIVISION; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, NORTH 00°34'43" WEST, A DISTANCE OF 79.87 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 218.22 FEET OF THE NORTH 536.22 FEET OF THE SOUTH 740.82 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF KURT STREET PROFESSIONAL PARK SECOND ADDITION SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGES 21 AND 22, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID KURT STREET PROFESSIONAL PARK SECOND ADDITION SUBDIVISION, AND THE AFOREMENTIONED KURT STREET PROFESSIONAL PARK SUBDIVISION, NORTH 89°57'54" EAST, A DISTANCE OF 620.42 FEET TO THE POINT OF BEGINNING.

WHEREAS, the property described above has a Land Use Designation of Mixed Commercial Residential (MCR), and a Design District Designations of Suburban Neighborhood (SN); and

WHEREAS, residential uses are permitted uses in the Mixed Commercial Residential (MCR) land use designation; and

WHEREAS, the subject plat has been reviewed and found to be in compliance with Chapter 177 of the Florida State Statutes; and

WHEREAS, the proposed plat as submitted is consistent with the City's Comprehensive Plan, Land Development Regulations and Resolution Number 25-43; and

WHEREAS, the applicant has submitted Covenants, Conditions, and Restrictions consistent with City requirements.

WHEREAS, the City Commission finds that approval of the requested final plat does not violate the general intent and purpose of the Land Development Regulations and is in the best interest of the public health, safety, and welfare; and

WHEREAS, the developer's engineer is required to certify that all the facilities have been constructed in accordance with the approved construction plans and specifications; and

WHEREAS, upon clearance from applicable State agencies and test reports related to road and water systems construction, the City will conduct applicable inspections, and make recommendation for final acceptance of the subdivision infrastructure, when complete; and

WHEREAS, Kurt Street Project I, LLC, has submitted an engineer's certification of construction costs for the improvements to be accepted by the City, and provided a maintenance bond as security, in accordance with Section 102-26(c)(5) of the Land Development Regulations; and

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:

SECTION 1.

That the final plat for Connor's Cove Subdivision is hereby approved and shall be recorded in the public records of Lake County, Florida.

SECTION 2.

That the City Manager is hereby authorized to release the provided security as follows:

- a. At the end of the two (2) year maintenance period, prior to release of the Maintenance Bond, the Public Works Director shall provide verification that no deficiencies exist, the City Manager is then authorized to release the Bond.

SECTION 3.

That all Resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4.

That should any section, phrase, sentence, provision, or portion of this Resolution be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 5.

That this Resolution shall become effective upon filing.

DONE AND RESOLVED in Regular Session of the City Commission of the City of Eustis, Florida, this 5th day of June 2025.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Willie L. Hawkins
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by means of physical presence, this 5th day of June 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial Number:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission but I have not performed an independent title examination as to the accuracy of the legal description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 25-43 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk



Bond No. 0858008

Premium \$ 7,713.00

SUBDIVISION MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Kurt Street Project I, LLC as Principal, and Harco National Insurance Company a corporation duly organized and by the virtue of the laws of the State of Illinois and authorized to become sole surety on bonds in the State of Florida, as Surety, are held and firmly bound unto the City of Eustis _____, hereinafter called the Obligee, in the just and penal sum of One Hundred Ninety Two Thousand Eight Hundred Nineteen and 31/100 Dollars (\$ 192,819.31), lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

Kurt Street Townhomes

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of Two (2) year(s) from the date of acceptance of the work by the Obligee to expire May 8, 2027.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

Signed and sealed this 8th day of May, 2025.

Kurt Street Project I, LLC a Florida limited liability company
 By: EBS Residential Development Fund IV, LLC, an Ohio limited liability company, its sole owner
 By: Eubel Brady & Suttman Asset Management, Inc., a Delaware corporation, its Manager
 By: Mark E. Brady or Ronald L. Eubel, Its Co-CIO

Kurt Street Project I, LLC

Principal

By: Mark E. Brady

Harco National Insurance Company

By: Amy M. Perdue
 Amy M. Perdue / Attorney-in-Fact

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Bond # 0858008

Item 6.3

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

STEPHANIE M. WHITE, AMY M. PERDUE, JACK KEHL, KATIE ROSE, BRIAN MOZENA, GREGORY R. OVERMYER, DAVID CATANESE

Columbus, OH

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2024



STATE OF NEW JERSEY
County of Essex

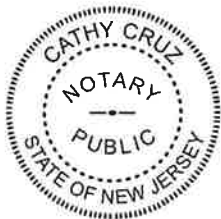
Michael F. Zurcher

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2024, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, May 08, 2025

HARCO NATIONAL INSURANCE COMPANY

1701 GOLF ROAD, SUITE 1-600, ROLLING MEADOWS, IL 60008

**STATEMENT OF ASSETS, LIABILITIES, SURPLUS AND OTHER FUNDS
AT DECEMBER 31, 2024**ASSETS

Bonds (Amortized Value)	\$151,003,602
Stocks (Preferred Stocks)	5,295,012
Stocks (Common Stocks)	1,117,319,913
Cash, Bank Deposits & Short-Term Investments	101,581,740
Other Invested Assets	0
Unpaid Premiums & Assumed Balances	147,431,464
Deferred Premiums, Agents Balances & Installments booked	12,276,867
Reinsurance Recoverable from Reinsurers	43,214,951
Reinsurance - Funds Held by or deposited with reinsured companies	15,163,786
Current Federal & Foreign Income Tax Recoverable & Interest	14,121,633
Investment Income Due and Accrued	2,090,174
Receivables from Parent Subsidiaries & Affiliates	14,302,543
Other Assets	1,052,236
TOTAL ASSETS	<u>\$1,624,853,921</u>

LIABILITIES, SURPLUS & OTHER FUNDS

Losses (Reported Losses Net as to Reinsurance Ceded and Incurred But Not Reported Losses)	\$217,385,914
Reinsurance payable on paid losses & loss adjustment expense	661,855
Loss Adjustment Expenses	42,734,045
Commissions Payable, Contingent Commissions & Other Similar Charges	1,367,674
Other Expenses (Excluding Taxes, Licenses and Fees)	0
Taxes, Licenses & Fees (Excluding Federal Income Tax)	1,414,883
Current federal and foreign income taxes	0
Net Deferred Tax Liability	14,515,327
Unearned Premiums	164,124,841
Advance Premium	1,242,801
Ceded Reinsurance Premiums Payable	53,505,057
Funds held by Company under reinsurance treaties	29,506,468
Amounts Withheld by Company for Account of Others	62,460,811
Payable to Parent Subsidiaries & Affiliates	11,222,841
Other Liabilities	2,797,065
TOTAL LIABILITIES	<u>\$603,939,582</u>
 Common Capital Stock	 \$3,500,004
Gross Paid-in & Contributed Surplus	670,781,834
Unassigned Funds (Surplus)	346,632,501
Surplus as Regards Policyholders	<u>\$1,020,914,339</u>
TOTAL LIABILITIES, SURPLUS & OTHER FUNDS	<u>\$1,624,853,921</u>

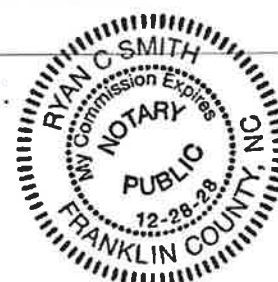
I, John Mruk, Treasurer of HARCO NATIONAL INSURANCE COMPANY, certify that the foregoing is a fair statement of Assets, Liabilities, Surplus and Other Funds of this Company, at the close of business, December 31, 2024, as reflected by its books and records and as reported in its statement on file with the Insurance Department of the State of Illinois.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the Company, this 25th day of February, 2025.
HARCO NATIONAL INSURANCE COMPANY

John M. Mruk

SIGNED AND SWORN to before me on this 25th day of February, 2025.

Ryan C. Smith
NOTARY PUBLIC, STATE OF North Carolina

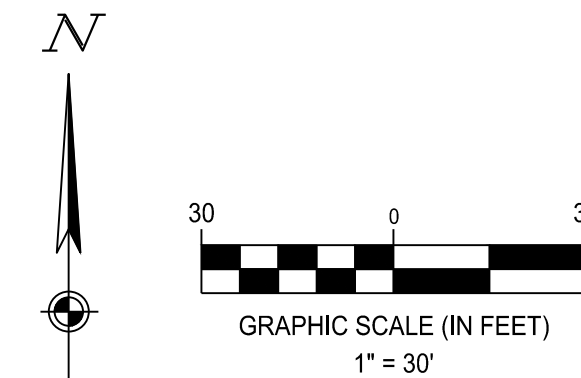


CONNORS COVE

A REPLAT OF EAST LAKE SUBDIVISION, LOTS 1 THROUGH 4, LOTS 6 THROUGH 10, TRACTS D & G AND A PORTION OF TRACTS A, F & E, PLAT BOOK 31, PAGE 9
AND A PORTION OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST, CITY OF EUSTIS, LAKE COUNTY, FLORIDA

PLAT BOOK:

PAGE:



SHEET INDEX

SHEET 1 - COVER SHEET, LEGAL
DESCRIPTION, DEDICATIONS,
LEGEND AND VICINITY MAP
SHEET 2 - NOTES
SHEET 3 - LOTS GEOMETRY
SHEET 4 - EASEMENTS GEOMETRY

LINE TABLE			LINE TABLE		
Line #	Direction	Length	Line #	Direction	Length
L1	S00° 02' 19"E	47.00'	L24	S00° 34' 43"E	35.00'
L2	S00° 02' 19"E	65.00'	L25	S00° 02' 19"E	3.61'
L3	S89° 57' 41"W	4.00'	L26	S00° 02' 19"E	4.00'
L4	N00° 02' 19"W	65.00'	L27	S89° 57' 41"W	1.69'
L5	N89° 57' 41"E	4.00'	L28	S00° 02' 19"E	4.17'
L6	S00° 02' 19"E	25.13'	L29	S47° 43' 15"E	7.29'
L7	S00° 02' 19"E	25.00'	L30	S00° 02' 19"E	79.94'
L8	S89° 57' 41"W	3.00'	L31	S46° 51' 03"W	9.47'
L9	N00° 02' 19"W	25.00'	L32	S89° 57' 54"W	80.37'
L10	N89° 57' 41"E	3.00'	L33	S71° 44' 02"W	74.67'
L11	S00° 02' 19"E	5.03'	L34	N18° 15' 58"W	4.00'
L12	S00° 02' 19"E	13.00'	L35	N71° 44' 02"E	75.31'
L13	S89° 57' 41"W	9.00'	L36	N89° 57' 54"E	79.43'
L14	N00° 02' 19"W	13.00'	L37	N46° 51' 03"E	6.16'
L15	N89° 57' 41"E	9.00'	L38	N00° 02' 19"W	76.44'
L16	S00° 02' 19"E	20.94'	L39	N47° 43' 15"W	7.29'
L17	N89° 57' 41"E	6.00'	L40	N00° 02' 19"W	8.00'
L18	S00° 02' 19"E	53.00'	L41	N51° 53' 11"E	3.14'
L19	S89° 57' 41"W	6.00'	L42	N89° 57' 41"E	3.22'
L20	N00° 02' 19"W	53.00'	L43	S00° 02' 19"E	5.39'
L21	S89° 25' 17"W	12.35'	L44	S00° 02' 19"E	7.50'
L22	N00° 00' 17"E	35.00'	L45	S00° 02' 19"E	7.50'
L23	N89° 25' 17"E	12.00'			

CESO IRON PIN LEGEND

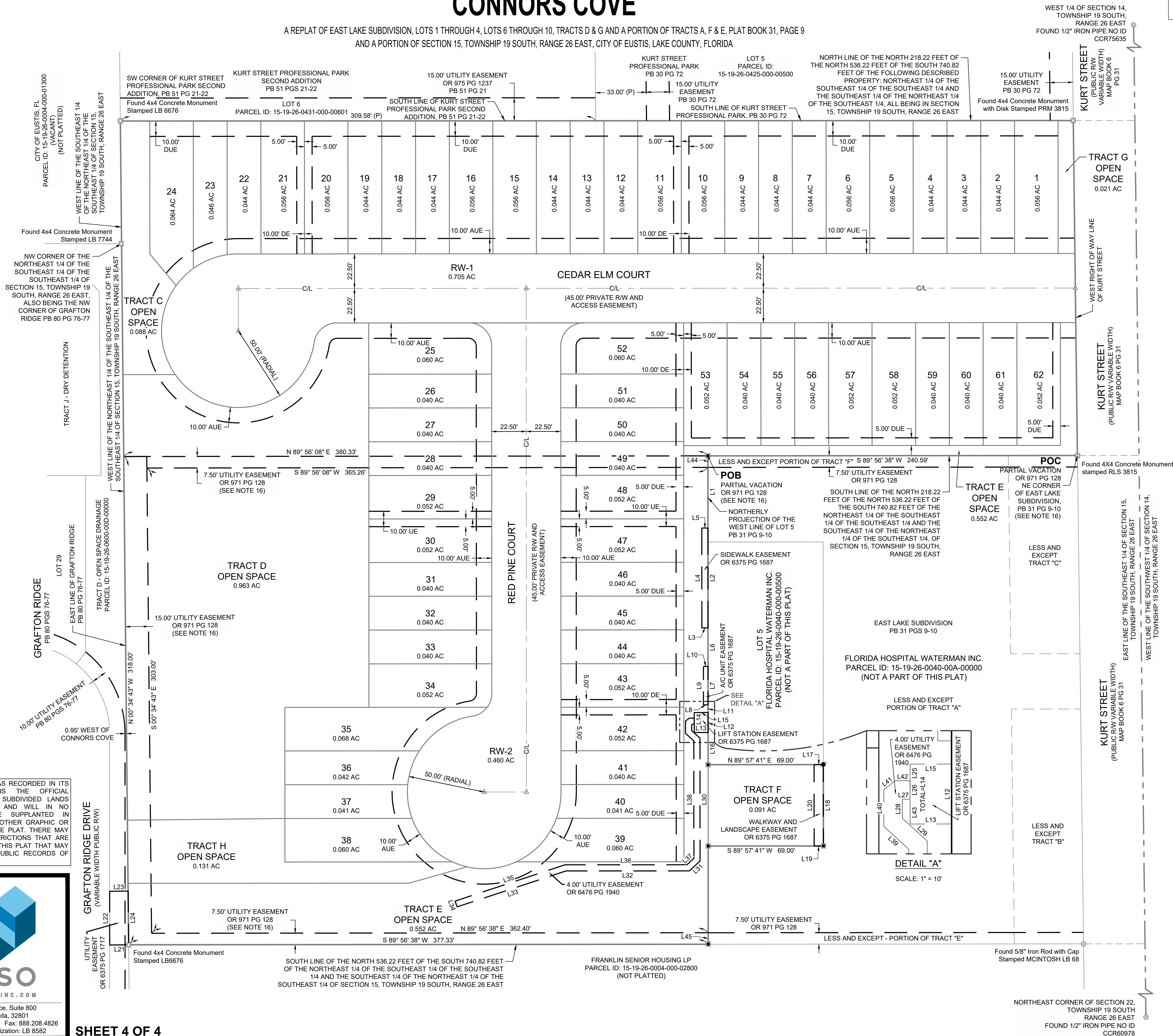
- IRON PIN FOUND
- SET 5/8" REBAR WITH CAP STAMPED CESO LB8582
- SET NAIL AND DISK STAMPED PRM LB8582
- ▲ SET MAG NAIL WITH ALUMINUM DISC STAMPED PCP LB8582
- MONUMENT FOUND
- SET 4"x4" CONCRETE MONUMENT STAMPED PRM LB8582

AC ACRES
A/C AIR CONDITIONER UNIT
AUE ACCESS AND UTILITY EASEMENT
(C) CALCULATED MEASUREMENT
DE DRAINAGE EASEMENT
DUE DRAINAGE AND UTILITY EASEMENT
CCR CERTIFIED CORNER RECORD
C/L CENTER LINE
FL FLORIDA
ID IDENTIFICATION
LB LICENSED BUSINESS
N.R. NOT RADIAL
(P) PLATTED MEASUREMENT
PB PLAT BOOK
PCP PERMANENT CONTROL POINT
PG PAGE
PGS PAGES
PI POINT OF INTERSECTION
PLS PROFESSIONAL LAND SURVEYOR
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRM PERMANENT REFERENCE MONUMENT
PSM PROFESSIONAL SURVEYOR & MAPPER
OR OFFICIAL RECORDS BOOK
O/S OFFSET
RLS REGISTERED LAND SURVEYOR
RP RADIUS POINT
R/W RIGHT OF WAY
SQ FT SQUARE FEET
TYP. TYPICAL
UE UTILITY EASEMENT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SHEET 4 OF 4





City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: June 5, 2025

RE: Resolution Number 25-44: Water, Wastewater and Reclaimed Water Rate Adjustment

Introduction:

The purpose of Resolution Number 25-44 is to establish new water, wastewater, and reclaimed water rates to ensure that the facilities used and required are maintained in proper working order and comply with regulatory mandates. Resolution 21-20 established rate adjustments for water, wastewater, and reclaimed water for the period beginning June 1, 2021 and annually each year thereafter through 2025. The effective date of the new rates will be July 1st billing for June usage each year. A notice of a 2.5% increase will be included on every utility bill issued in July.

Recommended Action:

Staff recommends approval of Resolution Number 25-44 as submitted.

Background:

In 2016, the City contracted with Public Resource Management Group, Inc. (PRMG) to perform a utility rate study. PRMG presented the results and recommendations of the 2016 Water, Wastewater, and Reclaimed Water Study to the Commission on February 18, 2016.

In 2021, the Finance Department conducted an in-house study covering the status and projections of the water, wastewater, and reclaimed water systems through the year ending June 30, 2025. Consideration was given to current financial conditions, projected operation costs, proposed system upgrades, required system upgrades, customer growth, economic assumptions and revenue streams necessary to deliver reliable and quality service to customers.

Based on the analysis of the water, wastewater, and reclaimed water systems, it was determined that an annual increase of 2.5% each year through June 1, 2025, would be sufficient. Other rates were explored in the study; however, it was determined that the 2.5% increase allowed the City to balance funding operations while keeping costs reasonable for users.

The Commission has always provided for and ensured proper rates are in effect for the City. This due diligence has been able to satisfy outside agencies such as lending institutions and bond rating companies, allowing us to obtain financing for major expansions when necessary.

The previous study had an initial increase of 7.7% followed by 4 years at 1.7%, which averaged out to 2.9% a year over the five years ending 6-1-2020. As it turned out, the CPI for the same period was also 2.9%. The study currently in use maintained a consistent 2.5% each year, totaling 12.5% for the period reviewed.

Based on the growth of customers, as well as future Consumer Price Index, we believe the rates are adequate and just. It is imperative that the City continue to ensure that rates are available to support the operation, maintenance and necessary replacement of the infrastructure; as well as provide assurances to outside agencies, lending institutions and bond rating companies that the City is compliant in providing for operational needs. The current increase in rates should still fulfill that commitment for the coming year.

The City has determined that a new rate study needs to be conducted as a result of economic changes since the in-house study was performed. A new rate study was approved by the Commission and is currently being performed by an outside consultant, Raftelis. Raftelis is a local government & utility management consulting company with national exposure. Raftelis has a system to deal with inflationary factors previously not projected. Raftelis will present their initial findings to the Commission at a later date. Their assumptions are based on this 2.5% rate increase occurring.

Community Input:

At the June 5, 2025 meeting, the community will have an opportunity to speak during the public hearing.

Budget/Staff Impact:

These rate increases have been determined by the most current rate study to meet the projected immediate operational needs as well as provide revenue projections to meet debt service requirements.

Prepared By:

Nichole Jenkins, Water Customer Service Manager

Reviewed By:

Lori Carr, Finance Director

Attachments:

Resolution Number 25-44

Exhibit A - Utility Rate Comparison Current Rate and Proposed new Rate

RESOLUTION NUMBER 25-44

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; AUTHORIZING ADJUSTMENT TO CITY OF EUSTIS RATES FOR WATER, WASTEWATER AND RECLAIMED WATER TO PROVIDE FOR THE ANNUAL ADJUSTMENT PER ORDINANCE NUMBER 16-10, TO BE EFFECTIVE JUNE 1, 2025.

WHEREAS, Florida Statutes Chapter 180 provides municipalities with the authority to establish and operate water utility systems; and

WHEREAS, increasing operating costs, regulatory mandates from state agencies, and aging infrastructure have placed a financial burden on the City to upgrade its facilities requiring planning for future rate increases to ensure fiscal solvency of the system, compliance with State mandates, and continued service to residents; and

WHEREAS, the City Commission has the discretion to increase, decrease, or leave rates and charges the same in accordance with law; and

WHEREAS, an annual 2.5% rate increase for water, wastewater, and reclaimed water was established each year through June 1, 2025; and

WHEREAS, the 2.5% increase will be included on the first bills sent out on July 1, 2025; and

WHEREAS, the City Commission finds it in the best interest of the City to establish rate increases and rate setting procedures to ensure its utility systems are adequately funded.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Eustis, Florida, that a 2.5% rate increase for water, wastewater and reclaimed water is hereby approved to be effective June 1, 2025.

DONE AND RESOLVED, this 5th day of June, 2025, in regular session of the City Commission of the City of Eustis, Lake County, Florida.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Willie L. Hawkins
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 5th day of June 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial Number:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 25-44 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

CITY OF EUSTIS

Item 6.4

JUNE 2025

Water Rate Increase 2.5%

Current **New Rate**
6/1/2025

Current **New Rate**
6/1/2025

WATER RATES

Residential

<u>In-City</u>		
Availability Charge (Incl. 0 usage)	\$ 12.66	\$ 12.98
Per 1,000 gallons		
0 to 8,000 gallons	\$ 2.64	\$ 2.71
8,001 to 20,000 gallons	\$ 3.30	\$ 3.38
20,001 to 30,000 gallons	\$ 4.64	\$ 4.76
Over 30,000 gallons	\$ 10.56	\$ 10.82
STORMWATER		
* All In-City Residential accounts get flat fee		\$ 6.00
OTHER		
10% Utility Tax on all In-City Utilities (* codes excluded)		Varies
<u>Outside City</u>		
Availability Charge (Incl. 0 usage)	\$ 15.83	\$ 16.23
Per 1,000 gallons		
0 to 8,000 gallons	\$ 3.31	\$ 3.39
8,001 to 20,000 gallons	\$ 4.12	\$ 4.22
20,001 to 30,000	\$ 5.80	\$ 5.94
Over 30,000 gallons	\$ 13.20	\$ 13.53

Commercial

(INCLUDES CONSTRUCTION METERS)

<u>In-City</u>		
Availability Charge (Incl. 0 usage)	\$ 25.35	\$ 25.98
Per 1,000 gallons		
0 to 30,000 gallons	\$ 2.65	\$ 2.71
Over 30,000 gallons	\$ 3.29	\$ 3.37
STORMWATER		
* All in-City Commercial accounts get flat fee		\$ 12.00
OTHER		
10% Utility Tax on all In-City Utilities (* codes excluded)		
<u>Outside City</u>		
Availability Charge (Incl. 0 usage)	\$ 31.69	\$ 32.48
Per 1,000 gallons		
0 to 30,000 gallons	\$ 3.31	\$ 3.39
Over 30,000 gallons	\$ 4.12	\$ 4.22

RV Parks

<u>In-City</u>		
Availability Charge (Incl. 0 usage)	\$ 4.22	\$ 4.33
Rate per 1,000 gallons (All Usage)	\$ 2.65	\$ 2.71
<u>Outside City</u>		
Availability Charge (Incl. 0 usage)	\$ 5.27	\$ 5.41
Rate per 1,000 gallons (All Usage)	\$ 3.31	\$ 3.39

Industrial

<u>In-City</u>		
Availability Charge (Incl. 0 usage)	\$ 55.75	\$ 57.14
Per 1,000 gallons		
0 to 350,000 gallons	\$ 2.65	\$ 2.71
Over 350,000 gallons	\$ 3.29	\$ 3.37
<u>Outside City</u>		
Availability Charge (Incl. 0 usage)	\$ 69.69	\$ 71.43
0 to 350,000 gallons	\$ 3.32	\$ 3.40
Over 350,000 gallons	\$ 4.12	\$ 4.22

IRRIGATION RATES

Residential

<u>In-City</u>		
Availability Charge (Incl. 0 usage)		
Per 1,000 gallons		
First 12,000 gallons	\$ 3.29	\$ 3.37
12,001 to 20,000 gallons	\$ 4.64	\$ 4.76
Over 20,000 gallons	\$ 10.56	\$ 10.82
<u>Outside City</u>		
Availability Charge (Incl. 0 usage)		
Per 1,000 gallons		
First 12,000 gallons	\$ 4.12	\$ 4.22
12,001 to 20,000 gallons	\$ 5.80	\$ 5.94
Over 20,000 gallons	\$ 13.20	\$ 13.53

Commercial

<u>In-City</u>		
Availability Charge (Incl. 0 usage)		
0-100,000 gallons	\$ 3.30	\$ 3.38
Over 100,000 gallons	\$ 5.95	\$ 6.10
<u>Outside City</u>		
0-100,000 gallons	\$ 4.12	\$ 4.22
Over 100,000 gallons	\$ 7.44	\$ 7.62

WASTEWATER RATES (SEWER)

Item 6.4

Residential

In-City

Availability Charge (Incl. 0 usage)	\$ 29.80	\$ 30.54
Per 1,000 gallons, Max-10,000 gallons	\$ 3.73	\$ 3.82

Outside City

Availability Charge (Incl. 0 usage)	\$ 37.25	\$ 38.20
Per 1,000 gallons, Max-10,000 gallons	\$ 4.65	\$ 4.77

Commercial

In-City

Availability Charge (Incl. 0 usage)	\$ 41.72	\$ 42.76
Per 1,000 gallons based on water consumption	\$ 4.48	\$ 4.59

Outside City

Availability Charge (Incl. 0 usage)	\$ 52.14	\$ 53.45
Per 1,000 gallons based on water consumption	\$ 5.60	\$ 5.74

All Usage

RV Parks

In-City

Availability Charge (Incl. 0 usage)	\$ 9.93	\$ 10.18
Per 1,000 gallons, Max-10,000 gallons	\$ 3.73	\$ 3.82

(per Occupied Space)

Outside City

Availability Charge (Incl. 0 usage)	\$ 12.41	\$ 12.72
Per 1,000 gallons, Max-10,000 gallons	\$ 4.64	\$ 4.75

(per Occupied Space)

Industrial

In-City

Availability Charge (Incl. 0 usage)	\$ 71.51	\$ 73.29
Per 1,000 gallons based on water consumption	\$ 4.48	\$ 4.59

All Usage

Outside City

Availability Charge (Incl. 0 usage)	\$ 89.39	\$ 91.62
Per 1,000 gal based on water consumption	\$ 5.60	\$ 5.74

All Usage

RECLAIMED WATER RATES

Residential

In-City

Availability Charge (Incl. 0 usage)		
Rate per 1,000 gallons, Max-10,000 gallons		
0 - 12,000 Gallons	\$ 1.66	\$ 1.70
12,001 to 20,000 gallons	\$ 2.33	\$ 2.40
Over 20,000 gallons	\$ 3.27	\$ 3.35

Outside City

Availability Charge (Incl. 0 usage)		
Rate per 1,000 gallons, Max-10,000 gallons		
0 - 12,000 Gallons	\$ 2.08	\$ 2.13
12,001 to 20,000 gallons	\$ 2.91	\$ 2.98
Over 20,000 gallons	\$ 4.08	\$ 4.18

Non-Residential

Commercial In-City

Availability Charge (Incl. 0 usage)		
Per 1,000 gallons		
All Usage	\$ 0.83	\$ 0.85

Commercial Outside City

Availability Charge (Incl. 0 usage)		
Per 1,000 gallons	\$ 1.03	\$ 1.06
All Usage		

Larger User - +100,000 gallons/day with Agreement

Availability Charge (Incl. 0 usage)		
All Usage	\$ 0.41	\$ 0.42

* on any account indicates fee is not taxable



City of Eustis

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: June 5, 2025

RE: Resolution Number 25-45: Acceptance of the Final Subdivision Plat for Hidden Cove Subdivision and acceptance of Maintenance Bond

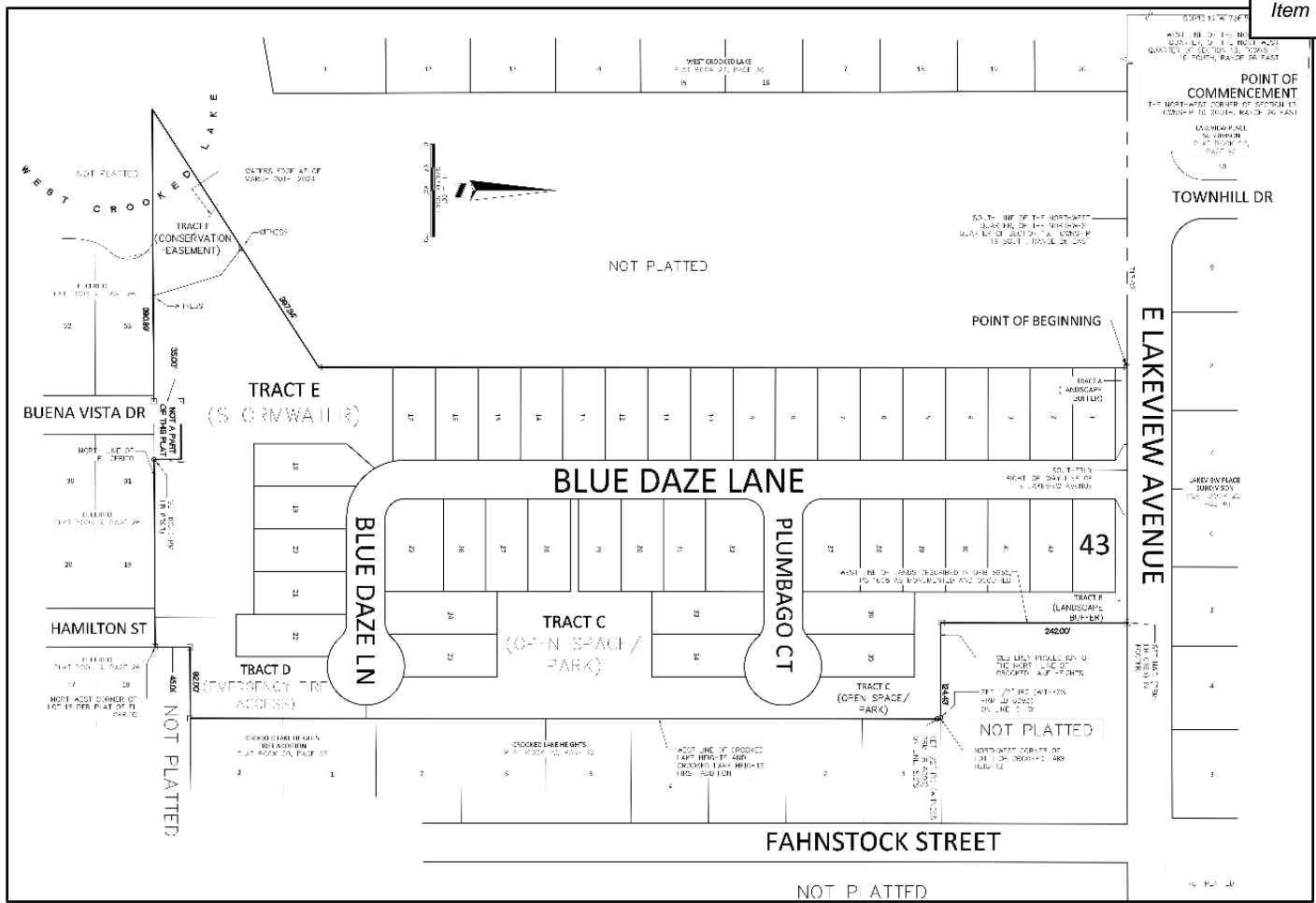
Introduction:

Representatives of Stanley Martin Homes, LLC have completed the construction of infrastructure for the Hidden Cove Subdivision (see attached graphic at the end of this report) and request the approval of the final plat so they can begin selling the properties. Resolution Number 25-45 approves and accepts the plat and the Maintenance Bond. This project is a 43-lot single-family subdivision located on the south side of Lakeview Avenue, just west of Fahnstock Street. (Alternate Key Number: 1216044).

Background:

The subject property is approximately 13 acres in total and is located in the Suburban Residential (SR) Future Land Use district with a Suburban Neighborhood District designation.

1. The City Commission approved Resolution 23-54 approving the Preliminary Plat on August 17, 2023.
2. The DRC reviewed and approved the Final Engineering and Construction Plans on January 17, 2024.
3. The Final Plat was deemed complete and in compliance with Chapter 177 of the Florida Statutes in Mid-May, 2025.
4. The submitted Maintenance Bond has been received and reviewed by Public Works and found to be acceptable.



Recommended Action:

Approve the Final Subdivision Plat for Hidden Cove and accept the Maintenance Bond as surety for two-year maintenance of improvements.

Policy Implications:

None

Budget/Staff Impact:

None

Business Impact Estimate:

Does Not Apply.

Prepared By:

Mike Lane, AICP, Director, Development Services

Reviewed By:

Kyle Wilkes, Senior Planner

RESOLUTION NUMBER 25-45

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A FINAL SUBDIVISION PLAT FOR THE HIDDEN COVE SUBDIVISION, A 43-LOT RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 13.09 ACRES LOCATED ON THE SOUTH SIDE OF E. LAKEVIEW AVENUE, JUST WEST OF FAHNSTOCK STREET (ALTERNATE KEY NUMBER: 1216044).

WHEREAS; Stanley Martin Homes, LLC, the legal owner of record, has made application for a Final Subdivision Plat approval for a 43 lot, residential subdivision on approximately 13.09 acres of real property located on the south side of E. Lakeview Avenue, just west of Fahnstock Street, more particularly described as:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 26 EAST, CITY OF EUSTIS, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 26 EAST; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E LAKEVIEW AVENUE, RUN SOUTH 00°12'19" WEST A DISTANCE OF 726.50 FEET; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE RUN NORTH 89°54'55" EAST A DISTANCE OF 713.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE RUN NORTH 89°54'55" EAST A DISTANCE OF 330.08 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5955, PAGE 1605, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS MONUMENTED AND MAINTAINED, RUN SOUTH 00°03'38" WEST A DISTANCE OF 242.00 FEET TO A POINT ON THE WESTERLY PROJECTION OF THE NORTH LINE OF CROOKED LAKE HEIGHTS, AS RECORDED IN PLAT BOOK 23, PAGE 16 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY PROJECTION RUN NORTH 89°41'08" EAST A DISTANCE OF 124.43 FEET TO THE NORTHWEST CORNER OF SAID CROOKED LAKE HEIGHTS; THENCE ALONG THE WEST LINE OF SAID CROOKED LAKE HEIGHTS AND THE WEST LINE OF CROOKED LAKE HEIGHTS FIRST ADDITION, RECORDED IN PLAT BOOK 30, PAGE 68 RUN SOUTH 00°03'38" WEST A DISTANCE OF 971.62 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°41'08" WEST A DISTANCE OF 92.00 FEET; THENCE RUN SOUTH 00°03'38" WEST A DISTANCE OF 45.00 FEET TO THE NORTHWEST CORNER OF LOT 18 OF THE PLAT OF EL CERITO, AS RECORDED IN PLAT BOOK 9, PAGE 26 OF THE PUBLIC RECORDS OF LAKE COUNTY; THENCE ALONG THE NORTH LINE OF SAID EL CERITO RUN SOUTH 89°41'08" WEST A DISTANCE OF 262.27 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00°18'52" WEST A DISTANCE OF 35.00 FEET; THENCE ALONG A LINE BEING 35.00 FEET NORTH OF

AND PARALLEL WITH SAID NORTH LINE OF EL CERITO RUN SOUTH 89°41'08" WEST A DISTANCE OF 75.00 FEET; THENCE RUN SOUTH 00°18'52" EAST A DISTANCE OF 35.00 FEET RETURNING TO SAID NORTH LINE; THENCE ALONG SAID NORTH LINE AND THE WESTERLY PROJECTION LINE THEREOF RUN SOUTH 89°41 '08" WEST A DISTANCE OF 390.89 FEET; THENCE RUN NORTH 57°07'33" EAST A DISTANCE OF 397.34 FEET; THENCE RUN NORTH 00°01'28" EAST A DISTANCE OF 1046.10 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 570,567 SQUARE FEET OR 13.098 ACRES, MORE OR LESS.

WHEREAS, the property described above has a Land Use Designation of Suburban Residential (SR), and a Design District Designation of Suburban Neighborhood (SN); and

WHEREAS, residential uses are permitted uses in the Suburban Residential (SR) land use designation; and

WHEREAS, the subject plat has been reviewed and found to be in compliance with Chapter 177 of the Florida State Statutes; and

WHEREAS, the proposed plat as submitted is consistent with the City's Comprehensive Plan, Land Development Regulations and Resolution Number 25-45; and

WHEREAS, the applicant has submitted Covenants, Conditions, and Restrictions consistent with City requirements.

WHEREAS, the City Commission finds that approval of the requested final plat does not violate the general intent and purpose of the Land Development Regulations and is in the best interest of the public health, safety, and welfare; and

WHEREAS, the developer's engineer is required to certify that all the facilities have been constructed in accordance with the approved construction plans and specifications; and

WHEREAS, upon clearance from applicable State agencies and test reports related to road and water systems construction, the City will conduct applicable inspections, and make recommendation for final acceptance of the subdivision infrastructure, when complete; and

WHEREAS, Stanley Martin Homes, LLC, has submitted an engineer's certification of construction costs for the improvements to be accepted by the City, and provided a maintenance bond as security, in accordance with Section 102-26(c)(5) of the Land Development Regulations; and

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:

SECTION 1.

That the final plat for Hidden Cove Subdivision is hereby approved and shall be recorded in the public records of Lake County, Florida.

SECTION 2.

That the City Manager is hereby authorized to release the provided security as follows:

- a. At the end of the two (2) year maintenance period, prior to release of the Maintenance Bond, the Public Works Director shall provide verification that no deficiencies exist, the City Manager is then authorized to release the Bond.

SECTION 3.

That all Resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4.

That should any section, phrase, sentence, provision, or portion of this Resolution be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 5.

That this Resolution shall become effective upon filing.

DONE AND RESOLVED in Regular Session of the City Commission of the City of Eustis, Florida, this 5th day of June 2025.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Willie L. Hawkins
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 5th day of June 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial Number:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 25-45 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

BOND NO. 800197189**MAINTENANCE BOND**

KNOW ALL MEN BY THESE PRESENTS that we, Stanley Martin Homes, LLC, as Principal, and Atlantic Specialty Insurance Company, a corporation duly authorized to engage in the surety business in the State of FL, as Surety, are jointly and severally held and firmly bound unto City of Eustis, as Obligee, in the sum of Two Hundred Sixty Three Thousand Seven Hundred Sixty Five Dollars and 30/100 Dollars (\$263,765.30) for the payment whereof the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a contract with the Obligee, dated _____, for the project known as Hidden Cove Maintenance bond for Water, Sanitary, Storm Water Main and Paving

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall maintain and warrant all improvements for a period of two (2) years following the date of acceptance of said improvements by the Obligee, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

PROVIDED THAT, this bond may be continued for future periods by certificate, executed by the Surety. Regardless of the number of terms this bond may be in effect, the total aggregate liability of the Surety shall not exceed the penal sum stated above. Further, the Surety reserves the right to refuse continuation of this obligation for future periods, at its sole option. Refusal of the Surety to provide bonding for future terms shall not be actionable or cause for a claim under this bond.

SIGNED AND SEALED this 16th day of May 2025.

Stanley Martin Homes, LLC (Principal)

By: [Signature] (Seal)
Title: VP of Land Development

Atlantic Specialty Insurance Company

By: [Signature]
Attorney-in-fact: Kathleen M. Coen





Surety Bond No: 800197189

Item 6.5

Power of Attorney

Principal: Stanley Martin Homes, LLC
Obligee: City of Eustis

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Kathleen M. Coen, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.



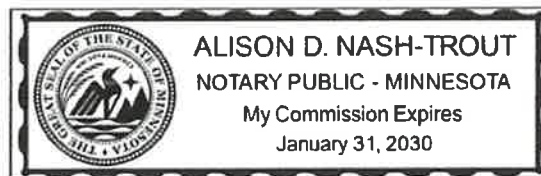
By

[Signature]

Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



[Signature]

Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 16th day of May, 2025.



[Signature]

Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2030



Atlantic Specialty Insurance Company
Period Ended 12/31/2024

Dollars displayed in thousands

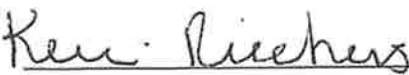
Admitted Assets		Liabilities and Surplus	
Investments:		Liabilities	
Bonds	\$ 2,694,094	Loss Reserves	\$ 1,264,802
Preferred Stocks	-	Loss Adjustment Expense Reserves	423,323
Common Stocks	987,702	Total Loss & LAE Reserves	<u>1,688,125</u>
Mortgage Loans	-		
Real Estate	-	Unearned Premium Reserve	811,551
Contract Loans	-	Total Reinsurance Liabilities	64,571
Derivatives	-	Commissions, Other Expenses, and Taxes due	75,922
Cash, Cash Equivalents & Short Term Investments	383,175	Derivatives	-
Other Investments	<u>36,178</u>	Payable to Parent, Subs or Affiliates	-
Total Cash & Investments	<u>4,301,149</u>	All Other Liabilities	<u>1,121,125</u>
		Total Liabilities	<u><u>3,761,294</u></u>
Premiums and Considerations Due	350,792		
Reinsurance Recoverable	60,063	Capital and Surplus	
Receivable from Parent, Subsidiary or Affiliates	11,764	Common Capital Stock	9,001
All Other Admitted Assets	<u>94,008</u>	Preferred Capital Stock	-
Total Admitted Assets	<u><u>4,817,776</u></u>	Surplus Notes	-
		Unassigned Surplus	476,697
		Other Including Gross Contributed	<u>570,784</u>
		Capital & Surplus	<u>1,056,482</u>
		Total Liabilities and C&S	<u><u>4,817,776</u></u>

State of Minnesota
County of Hennepin

I, Kara Barrow, Secretary of Atlantic Specialty Insurance Company do hereby certify that the foregoing statement is a correct exhibit of the assets and liabilities of the said Company, on the 31st day of December, 2024, according to the best of my information, knowledge and belief.


Secretary

Subscribed and sworn to, before me, a Notary Public of the State of Minnesota on this 10th day of March, 2025.


Notary Public



Hidden Cove Subdivision				
RW IMPROVEMENTS - ENGINEERS ESTIMATED OPINION OF PROBABLE COST (EEOPC) 04-10-2025				
DESCRIPTION		QUANTITY	UNIT PRICE	AMOUNT
RECLAIMED WATER				
1	12"X6" Wet Tap	1 EA	\$9,000.00	\$9,000.00
2	6" PVC Reclaimed Water	1,111 LF	\$43.00	\$47,773.00
3	6" Ductile Iron Pipe	233 LF	\$107.50	\$25,047.50
4	6" RPZ Backflow	1 EA	\$15,000.00	\$15,000.00
5	Blow-off Valve	2 EA	\$1,500.00	\$3,000.00
6	Reclaimed Water Fittings	1 LS	\$1,500.00	\$1,500.00
7	Single Water Service	46 EA	\$1,200.00	\$55,200.00
RECLAIMED WATER SUB-TOTAL =				\$156,520.50
SANITARY				
1	8" PVC Sanitary	1,790 LF	\$38.00	\$68,020.00
2	Sanitary Manhole	9 EA	\$6,500.00	\$58,500.00
3	Single Sanitary Service	3 EA	\$1,400.00	\$4,200.00
4	Double Sanitary Service	20 EA	\$1,500.00	\$30,000.00
SANITARY SUB-TOTAL =				\$160,720.00
STORM				
1	15" RCP	10 LF	\$55.00	\$550.00
2	18" RCP	834 LF	\$68.00	\$56,712.00
3	24" RCP	455 LF	\$85.00	\$38,675.00
4	30" RCP	11 LF	\$120.00	\$1,320.00
7	Type 5 Inlet	5 EA	\$8,000.00	\$40,000.00
8	Type 6 Inlet	2 EA	\$8,800.00	\$17,600.00
9	Storm Manhole	1 EA	\$5,700.00	\$5,700.00
STORM SUB-TOTAL =				\$160,557.00
WATER MAIN				
1	8" PVC Water Main	1,991 LF	\$50.00	\$99,550.00
2	8" Ductile Iron Pipe	122 LF	\$100.00	\$12,200.00
3	Water Main Fittings	1 LS	\$6,500.00	\$6,500.00
4	8" Gate Valve	9 EA	\$2,500.00	\$22,500.00
5	Single Water Service	9 EA	\$1,500.00	\$13,500.00
6	Double Water Service	17 EA	\$2,800.00	\$47,600.00
7	12"X8" Wet Tap	1 EA	\$10,000.00	\$10,000.00
8	Fire Hydrant Assembly	2 EA	\$7,600.00	\$15,200.00
WATER SUB-TOTAL =				\$227,050.00
PAVING				
1	5' Sidewalk 4" Thick	3,150 LF	\$32.00	\$100,800.00
2	Drop Curb	3,031 LF	\$28.00	\$84,868.00
3	Valley Gutter	140 LF	\$35.00	\$4,900.00
4	12" Subgrade, 6" Base, 2" SP9.5 Pavement	4,771 SY	\$61.00	\$291,031.00
5	Grasspave2	5,869 SF	\$20.00	\$117,380.00
6	Handicap Ramp w/ Detectable Warning Mat	5 EA	\$2,200.00	\$11,000.00
7	Striping / Signage	1 LS	\$4,000.00	\$4,000.00
PAVING SUB-TOTAL =				\$613,979.00
Sub-Total =				\$1,318,826.50
(20% Maintenance Bond) =				\$263,765.30

NOTE:

Because the CONSULTANT/ENGINEER does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, all opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The CONSULTANT/ENGINEER greater assurance as to the amount of any employ cannot and will not vary from opinions of does not guarantee that proposals, bid or actual costs prepared by it.

This document has been electronically signed and sealed by Christopher M. Germana, P.E. on 04/10/2025 at 13:03:02. Printed copies of this document are not valid unless signed and sealed and the signature must be verified on the electronic record.

Digitally signed
by Christopher
M Germana
Date:
2025.05.16
13:03:02 -04'00'

**PREPARED BY:**

Germana Engineering and Associates, LLC
1120 West Minneola Avenue
Clermont, Florida 34711

CHRISTOPHER M. GERMANA, P.E.
FLORIDA P.E. # 61682
ENGINEERING FIRM REGISTRY # 292



1120 W. Minneola Avenue
 Clermont, Florida 34711
 Phone: 352-242-9329
 Engineering Firm Registry # 29279

May 19, 2025

City of Eustis
 Ms. Deanna Mikiska
 4 N. Grove Street
 Eustis, FL 32727

**Re: *Hidden Cove Subdivision
 Engineer Certification for Public R/W Infrastructure Site Improvements***

Dear Ms. Deanna Mikiska:

This letter is to identify that I have conducted a review of the Hidden Cove Subdivision Public R/W Infrastructure, which is approximately 95% complete. This review was based on site visits of the project and a review of the contractor provided as-builts.

Based on the above information it is my professional opinion that the Public R/W infrastructure associated with the Hidden Cove Subdivision was built in conformance with the issued Civil Engineering construction plans. Landscape/Irrigation, Individual lots, HOA tracks, and the stormwater pond are not included in this certification letter.

If you have any questions or need additional information on this matter, please do not hesitate to contact me at (352) 242-9329 or at cgermana@germanaengineering.com.

Regards,

GERMANA ENGINEERING AND ASSOCIATES, LLC.



This firm has been electronically signed and sealed by Christopher M. Germana, PE on the date/time stamp shown using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

Digitally signed
 by Christopher
 M Germana
 Date:
 2025.05.19
 12:01:23 -04'00'

Christopher M. Germana, P.E.
 Florida Professional Engineer # 61682
 Engineering Firm Registry # 29279

HIDDEN COVE

SHEET 2 OF 5

PLAT
BOOK

PAGE

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 26 EAST, CITY OF EUSTIS, LAKE COUNTY, FLORIDA.



NOT PLATTED

WEST CROOKED LAKE

WATERS EDGE AS OF MARCH 20TH, 2024

WITNESS

TRACT F (CONSERVATION EASEMENT)

WITNESS

EL CERITO PLAT BOOK 9, PAGE 26

52

53

BUENA VISTA DRIVE

NORTH LINE OF EL CERITO

30

31

EL CERITO PLAT BOOK 9, PAGE 26

20

19

HAMILTON STREET

EL CERITO PLAT BOOK 9, PAGE 26

17

18

NORTHWEST CORNER OF LOT 18 PER PLAT OF EL CERITO

SHEET KEY

SEE SHEET 1 OF 5 FOR LEGAL DESCRIPTION, SURVEYORS NOTES, LEGEND, VICINITY MAP, CERTIFICATIONS, AND DEDICATION
SEE SHEET 2 OF 5 FOR OVERALL VIEW OF PLAT
SEE SHEETS 3-5 OF 5 FOR DETAILED VIEW OF LOTS AND TRACTS

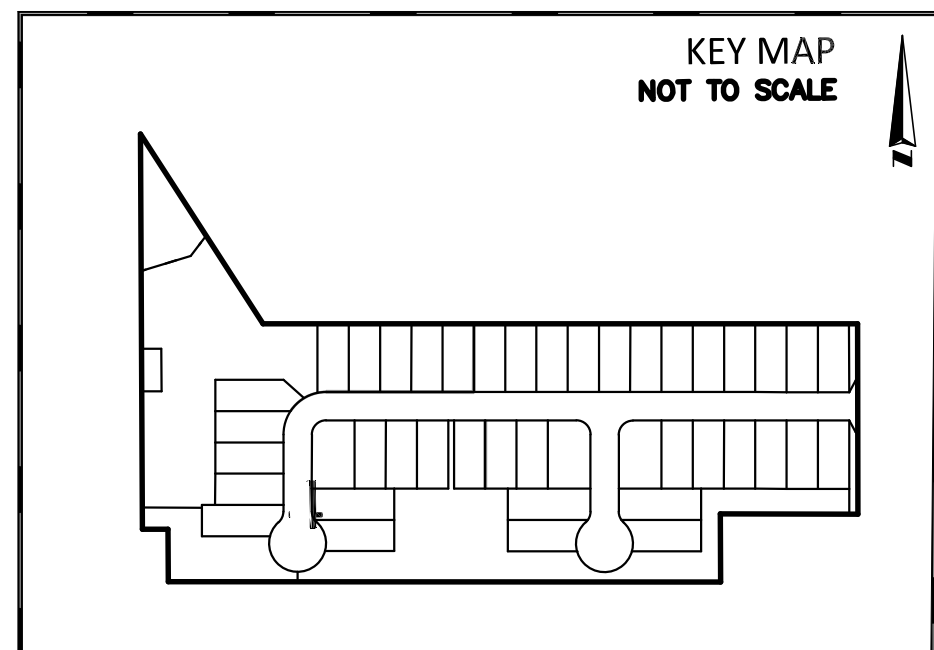


AMERICAN SURVEYING & MAPPING, INC.

NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979

LB#6393 nationalduediligenceservices.com



NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

WEST CROOKED LAKE
PLAT BOOK 24, PAGE 36

15

16

17

18

19

20

NOT PLATTED

SOUTH LINE OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 26 EAST

POINT OF BEGINNING

FOUND 4"x4" CM (NO ID) 0.3'E, 0.4'N

TRACT A (LANDSCAPE BUFFER)

N00°01'28"E 1046.10'

TRACT E (STORMWATER)

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

BLUE DAZE LANE

BLUE DAZE LANE

18

19

20

21

22

TRACT D (EMERGENCY FIRE ACCESS)

25

26

27

28

29

30

31

32

24

23

TRACT C (OPEN SPACE/ PARK)

33

34

37

38

39

40

41

42

43

WEST LINE OF LANDS DESCRIBED IN ORB 5955, PG 1605 AS MONUMENTED AND OCCUPIED

TRACT B (LANDSCAPE BUFFER)

S00°03'38"W 242.00'

WESTERLY PROJECTION OF THE NORTH LINE OF CROOKED LAKE HEIGHTS

SET 1/2" IRC (WITNESS PRM LB 6393) ON LINE, 2.1'W

NORTHWEST CORNER OF LOT 1 OF CROOKED LAKE HEIGHTS

SET 1/2" IRC (WITNESS PRM LB 6393) ON LINE, 5.0'S

WEST LINE OF CROOKED LAKE HEIGHTS AND CROOKED LAKE HEIGHTS FIRST ADDITION

4

2

1

S00°03'38"W 971.62'

CROOKED LAKE HEIGHTS PLAT BOOK 23, PAGE 16

CROOKED LAKE HEIGHTS FIRST ADDITION PLAT BOOK 30, PAGE 68

2

1

7

6

5

4

2

1

FAHNSTOCK STREET

NOT PLATTED

NOT PLATTED

S00°12'19"W 726.50'
WEST LINE OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 26 EAST

POINT OF COMMENCEMENT

THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 26 EAST

LAKEVIEW PLACE SUBDIVISION PLAT BOOK 22, PAGE 40

10

TOWNHILL DRIVE

9

8

7

LAKEVIEW PLACE SUBDIVISION PLAT BOOK 22, PAGE 40

6

5

4

3

(BEARING BASIS) N89°54'55"E 713.02'

E LAKEVIEW AVENUE PB 1, PG 79

N89°54'55"E 390.08'

SET N&D (PRM LB 6393) IN FOOTER



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: June 5, 2025

RE: Discussion COPS Grant

Introduction:

The Department of Justice offers funding opportunities to support law enforcement and public safety activities in state, local, and tribal jurisdictions; to assist victims of crime; to provide training and technical assistance; to conduct research; and to implement programs that improve the criminal, civil, and juvenile justice systems. The Office of Community Oriented Policing Services (COPS) is responsible for advancing the practice of community policing by the nation's state, local, territorial, and tribal law enforcement agencies through information and grant resources. The COPS Office awards grants to hire community policing professionals, develop and test innovative policing strategies, and provide training and technical assistance to community members, local government leaders, and all levels of law enforcement.

Police Chief Craig Capri will provide an overview of the COPS Grant.

Budget/Staff Impact:

Not applicable.

Business Impact Estimate:

Not applicable.

Prepared By:

Christine Halloran, City Clerk

Reviewed By:

Tom Carrino, City Manager