



AGENDA

CRA Review Committee

5:30 PM – Tuesday, October 25, 2022 – City Hall

CALL TO ORDER

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

1. CRA ITEM WITH BOARD DISCUSSION, PUBLIC INPUT AND DIRECTION

1.1 Update on CRA Projects

[1.2](#) Disposal of Surplus Property

1.3 Comments on Florida Redevelopment Association Annual Meeting

2. 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

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TO: CRA REVIEW COMMITTEE

FROM: TOM CARRINO, CITY MANAGER

DATE: OCTOBER 25, 2022

RE: DISPOSAL OF SURPLUS PROPERTY

Introduction:

As part of the CRA Review Committee process, the group has several times discussed the disposal of surplus properties, including the Mow-to-Own program. Included are some of the ideas discussed related to the program.

Background:

At the March 10 and May 2 CRA Review Committee meetings, the group discussed the Mow to Own program. Below are some of the ideas discussed:

- Consider offering some properties for sale and others as part of the Mow-to-Own program. Proceeds from sale of property can be used for CRA projects and programs.
- If properties are not buildable, consider other methods of disposal.
- Initially open the program only to Eustis residents.
- Offer preference to first-time home buyers.
- If the property is buildable, there should be a requirement to develop the property within a certain period of time. Non-performance leads to reversion of the property back to the City. Timeframe could include the two-year maintenance period followed by one year to apply for a permit.
- Limit participation to one property.
- Require educational components including both development/construction of a new home in addition to ongoing maintenance and home ownership.
- Review associated incentives, including impact fee waivers.

Based on the discussion, below are possible guidelines:

Proposed Mow-to-Own Guidelines

Initially open to Eustis residents only.

Priority List (in order of priority)

1. First-Time Homebuyers
2. Adjacent Property Owners of Owner-Occupied Property
3. Adjacent Property Owners (owner must be a Eustis resident)
4. Eustis Residents

The applicant will maintain the property for two years. Upon transfer of ownership, the applicant will have one year to apply for a permit to construct a new home. Extensions may be granted with documentation for cause. If there is no application for a permit within one year of transfer of ownership, the property will revert back to the City.

During the two-year maintenance period, first-time homebuyers will be required to participate in home development, construction, and maintenance education.

Applicants may apply for one property only. Prior participants in the Mow-to-Own program are not eligible.

Budget and Staffing Impact:

If the City were to re-issue the Mow-to-Own program, the main budgetary impact of the proposed changes is the staff time involved in monitoring development activity and processing reversions, if necessary.

If the City were to arrange for professional real estate representation, the cost of such representation could potentially be covered by commissions from the sale of the properties. In addition, the City would realize revenues from the sale of those properties, though the revenues are difficult to estimate at this time.

Prepared by:

Tom Carrino, City Manager

Attachments:

List of Surplus Properties

Map of Surplus Properties

SURPLUS PROPERTIES AS OF 10/14/21

ITEM NO.	ALTERNATE KEY NO.	MOW TO OWN ELIGIBLE	PROPERTY NOTES	YEAR ACQUIRED	ACQUIRED BY	Notes	Dimensions	Lot Size
1	1194385	YES	SE Corner of N Danvers St & E Clifford Ave @ 66 x 68 (acquired from LCBCC 2/7/17)	2017	COUNTY	Needs to be declared surplus by CC	66X66	4356
2	1193648	YES	800 Dawes St (708 Getford Ct) @ 45 x 85 (acquired from LCBCC 10/20/16; demolition complete)	2016	COUNTY	Needs to be declared surplus by CC	45X85	3825
3	1066336 & 1102529	NO	NE Corner N Mary St & E Clifford Ave @ 2 acres partial wetland (challenging topography)	1999	TAX DEED & WARRANTY DEED			
4	1717698	YES	820 Getford Court	2004	COUNTY		66X85	5610
5	1421705	YES	Gould Street (Lots 33-34 Gould's Subdivision)	1992	C.O.T.		66X132	8712
6	1198372	YES	Pinkney Street (southeast corner of Hollywood)	1990	QUIT CLAIM		40X85	3400
7	1198259	YES	Pinkney Street (southwest corner of Hollywood)	2004	FORECLOSURE		60X170	10200
8	1198364	YES	Pinkney Street (south of 616 Hollywood)	2007	DONATION		40X85	3400
9	1421730	YES	Gould Street (Lots 42-43 Gould's Subdivision)	2020	DEED IN LIEU	Needs to be declared surplus by CC	66X132	8712
10	1803934	NO	1705 Virginia Ave (acquired from LCBCC	2020	COUNTY	Minimum cash bid only due to city payment of delinquent taxes.	75X85	6375
11		YES	Hazzard Avenue n 1/2 of lot 2	2018	DONATION	Needs to be declared surplus by CC		
12	1186986	YES	Hazzard Avenue, between Exeter St and unimproved Danvers St r-o-w	2018	DONATION	Needs to be declared surplus by CC	66X66	4356
13	1186994	YES	Hazzard Avenue, between Exeter St and unimproved Danvers St r-o-w	2018	DONATION	Needs to be declared surplus by CC	33X132	4356
14	1186951	YES	Gottsche Avenue, between 819 & 821	2021	FORECLOSURE	Needs to be declared surplus by CC	49X132	6468

