



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: JANUARY 5, 2023

RE: RESOLUTION NUMBER 23-01: CITY OF EUSTIS LAND TRANSFER TO LAKE SUMTER STATE COLLEGE

Introduction

Resolution Number 23-01 approves and authorizes the City Manager to execute an Educational Development Agreement (attached) and associated documents to transfer approximately four acres of land to Lake Sumter State College for the construction and operation of a Commercial Driver's License and Utility Line Worker training facility.

Background

At the November 17, 2022 City Commission Meeting, Commissioners authorized staff to work with Lake Sumter State College to identify four acres of land as part of a larger 13.71-acre parcel listed on the Lake County Property Appraiser's website as Alternative Key #1428441. The Commission was supportive of donating the four acres to the College for the purpose of building a Commercial Driver's License and Utility Lineworker training facility. After evaluating options, and discussion with Lake Sumter State College staff, a mutually agreed upon sub-parcel has been identified.

Property

The four acres to be conveyed to the Lake Sumter State College are pictured on the old boundary survey (Exhibit A of the Agreement), and the donated land includes the eastern most 276.20 feet of the larger parcel. It is located at the southwestern corner of Hicks Ditch Road and State Road 44, across from Cobb Tractor, and diagonally adjacent to Cobb Commerce Park. The Lake County Property Appraiser has the assessed value of the property at \$12,000 per acre, or \$48,000 for four acres.

City Attorney Sasha Garcia has prepared a land transfer agreement, a copy of which is included in your meeting packet.

Highlights of the Land Transfer Agreement

- LSSC has two years to begin construction on the training center
- LSSC has five years to complete the project as evidenced by a Certificate of Occupancy
- The training center buildings must be substantially similar to other college facilities
- A mutually agreed upon closing date will be set and entered into the agreement

- The parcel will revert back to the City at no cost if the training center is not constructed or ceases operations
- LSSC will provide at no cost to the City up to five CDL training slots annually in perpetuity
- As part of the deed, the City will be granted easement rights (*30 ft utility easement along property's northern and eastern boundary*)

Staff Recommendation

Approve Resolution Number 23-01 authorizing the City Manager to execute the documents associated with the transfer, including the attached Educational Development Agreement.

Prepared by:

Al Latimer, Economic Development Director

Attachments:

Resolution Number 23-01 with Attached Educational Development Agreement and Exhibit A