



MINUTES

City Commission Meeting

6:00 PM – Thursday, July 18, 2024 – City Hall

INVOCATION: MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE: COMMISSIONER WILLIE HAWKINS

CALL TO ORDER: 6:04 P.M.

ACKNOWLEDGE OF QUORUM AND PROPER NOTICE

PRESENT: Commissioner Willie Hawkins, Vice Mayor Emily Lee, Commissioner Gary Ashcraft and Mayor Michael Holland

1. AGENDA UPDATE

Tom Carrino, City Manager, announced the tentative joint meeting with the Lake County Commission was cancelled. He indicated that the Commission would not be discussing anything about the Thrill Hill proposed annexations nor on June 24th due to the cancellation of that meeting.

2. APPROVAL OF MINUTES

June 13, 2024 City Commission Workshop: Live Local Act
June 20, 2024 City Commission Meeting
July 8, 2024 City Commission Budget Workshop

Motion made by Vice Mayor Lee to approve the Minutes as submitted. Seconded by Commissioner Hawkins. Motion passed on the following vote:

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

3. APPOINTMENTS

3.1 Appointment to Eustis Housing Authority: Jennifer Bentley

Motion made by Vice Mayor Lee to approve the appointment of Jennifer Bentley to the Eustis Housing Authority. Seconded by Commissioner Hawkins. Motion passed on the following vote:

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

3.2 Appointment to Eustis Housing Authority: Latoya Young

Motion made by Commissioner Hawkins to approve the appointment of LaToya Young to the Eustis Housing Authority. Seconded by Vice Mayor Lee. Motion passed on the following vote:

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

4. AUDIENCE TO BE HEARD

Jane Hepting, Lake County Conservation Council member, cited a letter she sent to the Commission on June 13th expressing opposition to the proposed annexation of the Thrill Hill properties for the development of 535 dwelling units. She indicated that most of the properties

are located within the Wekiva/Ocala Rural Protection Area. She commented on the history of the proposed development and previous discussion held by the County and area cities regarding urban sprawl. She stated LCC's encouragement that the City deny the proposed annexation and development.

John Kelty, Cozy Corner Treasures, requested that the City enact an ordinance to limit the downtown parking to customers only possibly within certain hours.

Brian Butler commented on negative comments made on social media and encouraged the Commission to not take those comments personally. He thanked the City Commission for their work.

Pastor Renee Hill expressed gratitude for the City Commission, Police and Fire Chiefs and City staff. She asked them to continue to do well and be encouraged despite any negative comments.

Kathie Graham spoke in opposition to the proposed Thrill Hill development and cited the various wildlife on her property including endangered gopher tortoises.

Maria Dodd complained about her high water bills stating she needs help to pay those. She indicated she just moved to the City in May but was required to pay the bills since January. She complained that there was almost a \$70 bill even though no water was utilized.

Mr. Carrino confirmed the address on the speaker card was the address in question and asked her to include her contact information and staff would contact her regarding the issue.

5. CONSENT AGENDA

5.1 Resolution Number 24-38: Water Service/Annexation Agreement for Property Located at 37250 Beach Drive, Umatilla, Florida – Alternate Key Number 1734827

5.2 Resolution Number 24-47: Extending the cash management and banking services contract with TD Bank for an additional 5-year term through June 30, 2028

5.3 Resolution Number 24-52: Utilities Administration Headquarters Building

5.4 Resolution Number 24-53: Police Transfer of Confiscated Funds

5.5 Resolution Number 24-56: Bid Award #009-24 and Approval of a Purchase in Excess of \$50,000 for Fire Station Number 22 Emergency Generator

5.6 Resolution Number 24-61: Approval of Purchase in Excess of \$50,000 for Change Order Numbers 1 and 2 for Additional Construction Services for the Coolidge Street Utility Improvements Project

Motion made by Commissioner Hawkins to approve the Consent Agenda. Seconded by Commissioner Ashcraft. Motion passed on the following vote:

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

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1 Resolution Number 24-40: Creation of Fees for Electric Chargers

Sasha Garcia, City Attorney, announced Resolution Number 24-40: A Resolution of the City Commission of the City of Eustis, Lake County, Florida; adopting a user fee for public electric vehicle charging stations within the City; and providing for an effective date.

Mr. Carrino noted that the Commission previously directed staff to implement a user fee to assist in recouping the City costs for offering the electric charging stations. He stated staff is proposing a \$2.50 fee per hour of charging. Once a vehicle is fully charged, there would be a grace period of 30 minutes. If the vehicle is not moved, then the \$2.50 per hour charge would resume. He explained that is to encourage people to relocate their vehicles to allow others to use the charging stations.

Discussion was held regarding increasing the \$2.50 per hour overtime charge to encourage people to move their cars as soon as they are fully charged.

Attorney Garcia confirmed it would be OK to make that change to the resolution. She opened the public hearing at 6:26 p.m. There being no public comment, the hearing was closed at 6:26 p.m.

Motion made by Commissioner Hawkins to approve Resolution Number 24-40 with the amendment to change the overtime charge from \$2.50 per hour to \$10.00 per hour. Seconded by Vice Mayor Lee. Motion passed on the following vote:

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

6.2 Resolution Number 24-57: Preliminary Subdivision Plat for The Grove at Pine Meadows (Alternate Key Numbers 3907758, 2831634 and 1588243)

Attorney Garcia announced Resolution Number 24-57: A Resolution of the City Commission of the City of Eustis, Florida; approving a preliminary subdivision plat for The Grove at Pine Meadows Subdivision, a 60-lot single family residential subdivision, on approximately 24.96 acres of property located on the north side of Pine Meadows Golf Course Road, south of the intersection of Orange Avenue and Beach Drive (Alternate Key Numbers 3907758, 2831634 and 1588243).

Jeff Richardson, Development Services Deputy Director, reviewed the proposed preliminary plat. He reviewed the application history and indicated the wetlands are not being touched except for a few trees being removed. He stated that all of the lots meet the minimum house size required for the district. He reviewed the details of the project with a density of 2.88 dwelling units per acre and confirmed they are providing 27.4% open space with 1.09 acres of park space. He cited the landscape buffers on both Pine Meadows and Orange Avenue. He provided an aerial view of the site. He indicated the property has a Suburban Residential future land use designation and a Rural Neighborhood design district designation. He stated the request meets all of the requirements of the current Land Development Regulations and staff's recommendation for approval.

The Commission asked if the ingress would be from Pine Meadows or Orange Avenue with Mr. Richardson indicating it would be from both directions. The Commission then asked if the developer conducted a traffic impact analysis with Mr. Richardson responding that he believed the developer did one; however, they may have received a waiver as not having met a threshold. He indicated the developer was present to answer any questions.

The Commission cited the number of homes to be built and the traffic increase. They also asked about the impact on the City's wastewater. They asked if the developer held a community meeting with Mr. Richardson indicating he was not aware of one. The Commission expressed concern regarding the lack of a community meeting and the affect on the existing residents.

The Commission also expressed concern regarding the number of homes proposed for the site. They questioned when the property was annexed with Mr. Richardson indicating he thought it was in 2020.

Attorney Garcia asked the developer to come forward to answer questions from the Commission with Mayor Holland asking the public to hold any comments or applauding so that it doesn't create a problem for the Commission hearing or the recordings.

Christopher Germana, engineer of record with Germana Engineering and Assoc., pointed out that the proposed development exceeds the required amount of open space, has lower density than the maximum allowed, the park space is in excess of what is required, the land use and zoning designations support what is proposed and staff has recommended approval. He indicated he could answer any technical questions.

The Commission asked if he could explain the traffic report with Mr. Germana responding that he is not the traffic engineer; however, he knew that a traffic memorandum was submitted that showed the traffic as de minimis. The Commission confirmed that there are wetlands on the site and asked what type of sewer would be used. Mr. Germana responded they would be utilizing municipal sewer, not septic, and confirmed it would not run through the wetlands. He stated they would have an onsite lift station with the line running to Orange Avenue and then east with a force main.

The Commission questioned the size of the homes with Mr. Germana responding that the builder has not been selected so that has not been determined yet. They asked if he is aware of the size of the homes surrounding it with Mr. Germana indicating there are some homes smaller than what is projected and some are larger. He confirmed they have not held a community meeting.

The Commission expressed concern that the application was submitted in November and yet they have not met with the neighboring property owners in the interim. Commissioner Hawkins stated that a community meeting should have been held before it was presented to the Commission.

Mr. Germana responded that the current land use designation allows for what is being proposed.

Commissioner Ashcraft commented on how this comes up with every development and recommended that the Code should be amended to require a community meeting prior to coming to the Commission.

Vice Mayor Lee asked Mr. Germana what size home he thought would fit on the lots with Mr. Germana responding he could not speculate. He noted that each lot would have stipulations regarding setbacks. Vice Mayor Lee questioned why they were proposing to place so many homes on the site with Mr. Germana stating that would be primarily market driven as the smaller homes are the trend. Vice Mayor Lee expressed concern regarding the quality of construction that may be used and expressed agreement with changing the Code to require the community meetings.

Nick Burton, Epic Development Group, stated the homes would be approximately 1800 to 2100 sq. ft. and are expected to be a higher end product; however, the builder has not yet been selected. He explained that building a more expensive home would allow the developer to obtain more for the land.

Commissioner Hawkins commented on the possibility of reducing the number of homes, building bigger homes and getting just as much money.

Mr. Burton stated that is not his area of expertise; however, they originally proposed more lots but staff was diligent in getting them to increase the lot sizes.

The Commission expressed support for the development utilizing fewer homes on larger lots.

Mr. Burton commented that after looking at the traffic study, schools, sewer, water, etc. that 60 homes were the minimum needed to move forward. He noted they also conducted an environmental study. He commented that the wetlands is actually a lake known as Lake Kathryn and will be an amenity. He indicated that all of the trees around the lake will be saved.

The Commission asked if runoff has been addressed with Mr. Germana responding that they have submitted to the St. John's River Water Management District for a permit. He indicated there would be stormwater management onsite and would meet all of the criteria about not adversely impacting adjoining properties and providing the water quality requirements of the District.

Commissioner Hawkins cited the homes and streets surrounding the property and commented on the impact of an additional 60 homes.

Commissioner Ashcraft cited the need for this type of information to be available when a property is annexed with other Commissioners concurring.

Mr. Germana noted that the development as presented meets the criteria of the land use designation.

Attorney Garcia opened the public hearing at 6:53 p.m. and reminded the public that they have three minutes each to speak.

The following individuals expressed concern regarding the impact on the surrounding neighborhoods including increased traffic, schools, water runoff, increased density, reduction in privacy, impact on wildlife, and the condition of roads: 1) Kevin Kisner; 2) Eric Geisler; 3) Rita Monfrada; 4) Cecil Wells; 5) Patrick Sides; 6) Brenda Rogers; 7) Judy Eisnor; 8) Chris Herod; 9) Amanda Hall; 10) Marcus Savage; and 11) Christine Cruz.

There being no further public comment, the hearing was closed at 7:14 p.m. Attorney Garcia opened the floor to the applicant for response to the public comments.

Mr. Germana responded to comments from the audience as follows: 1) He has been in Lake County since 1997. 2) Runoff - There will be a stormwater pond. Runoff will be treated and discharge will not exceed pre-development runoff. 3) Development will not be utilizing septic but will be using municipal sewer with a lift station. 4) Regarding the sewer line on Orange Avenue - all work will be done in the right-of-way or utilizing a directional bore to keep the road operational. 5) Wildlife - An environmental assessment was done. Gopher tortoises were found and will be relocated through the FWC process. 6) Traffic - The traffic study indicated there would be 47 peak AM trips and 61 peak PM trips.

Motion made by Commissioner Hawkins to approve Resolution 24-57. Seconded by Mayor Holland for discussion purposes.

Mayor Holland expressed concern regarding the condition of the roads and stated that coming out of Three Lakes onto Orange Avenue will be difficult. He stated they will be overloading State Road 19. He expressed support for slowing development until a new comprehensive plan and land use regulations can be developed. He cited issues with the eastern water plant.

Vice Mayor Lee stated there will really only be one exit and noted that all of the roads end up on Orange Avenue. She expressed concern regarding the condition of the roads in that

area. She further commented on the number of homes planned and there being only one way in or out.

Commissioner Hawkins commented on how much the construction will cause additional traffic issues and the impact on both Orange Avenue and Pine Meadows.

Commissioner Ashcraft expressed support for stopping any annexations until the codes have been addressed.

Mayor Holland commented on what was discussed when the property was originally annexed and the indication it was going to be developed as ranchettes.

Attorney Garcia noted the Commission could postpone consideration to allow the applicant to address some of the concerns and indicated if it is denied the applicant will have to wait nine months before they can resubmit.

Motion to approve failed on the following vote:

Voting Nay: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Mayor Holland

A brief recess was held to allow audience members to leave the Commission Room.

6.3 Resolution Number 24-58: Site Plan Approval with Waivers for a Fast Food Restaurant with Drive-Through, Located along the South Side of US Hwy 441 Between Kurt St and Dillard Road (Alternate Key Numbers 1632501, 3800670, and 3800677)

Attorney Garcia announced Resolution Number 24-58: A Resolution of the City Commission of the City of Eustis, Florida; approving a preliminary site plan approval with waivers for a 2,904 square foot restaurant with drive-through on approximately 2.14 acres south of US Hwy 441, between Kurt St and Dillard Road (Alternate Key Numbers 1632501, 3777837, 3800670 and 3800677).

Mr. Richardson stated the application is for a Zaxby's Restaurant on Hwy. 441. He reviewed the requested waivers as follows: 1) Set back greater than 75 feet but no more than 90 feet along Hwy. 441; 2) Reduction of the 50% frontage buildout percentage providing a minimum of 32% frontage along Hwy. 441; 3) Allow the use of faux windows and awnings to meet the minimum window fenestration of 40% along US 441; and 4) Allow drive-through lanes and order boards to be located in front of the commercial structure. He presented the elevations for the project.

The Commission asked about the entrances and exits for the site with Mr. Richardson explaining the entrance will be a joint one that adjoins the existing credit union and then traffic would circulate through.

Mr. Richardson explained the placement of the faux windows which would be in front of the restrooms and working part of the kitchen. He highlighted the location of the menu boards for the drive-through and cited the landscape buffer between the drive-through and Hwy. 441. He confirmed the required notices were provided. He stated the application is substantially consistent with the Land Development Regulations, the waivers do not jeopardize health, safety or welfare of the public and staff's recommendation for approval.

Attorney Garcia opened the public hearing at 7:34 p.m. There being no public comment, the hearing was closed at 7:34 p.m.

Motion made by Commissioner Ashcraft to approve Resolution 24-58. Seconded by Commissioner Hawkins. Motion passed on the following vote:

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

6.4 Resolution Number 24-59: Acceptance of the Final Subdivision Plat for Pine Meadows Reserve Phase 1A and acceptance of Performance Bond

Attorney Garcia announced Resolution Number 24-59: A Resolution of the City Commission of the City of Eustis, Florida; approving a final subdivision plat for Phase 1A of Pine Meadows Reserve Subdivision for 209 lots, on approximately 240.43 acres of property located on the north and south sides of Pine Meadows Golf Course Rd, with frontage on County Road 44 (Alternate Key Numbers 1061725, 1718881, 3839388, 3839391, 3839392, 1213916, 1213908, 3901694 and 1408041).

Mr. Richardson reviewed the resolution for final subdivision plat for Pine Meadows Reserve Phase 1A for 209 lots of a total 548-unit residential subdivision on 241.141 acres. He provided background information on the proposal, approval of concept plan, public hearings and Development Review Committee review. He reviewed the phasing plan for the overall development. He cited the submittal of the performance bond in the amount of \$2,408,677.18. He reviewed the details of the proposed development and submitted an aerial of the property. He stated the site has a future land use designation of Suburban Residential with a Rural Neighborhood design district designation. He stated staff's recommendation for approval and acceptance of the performance bond.

Attorney Garcia opened the public hearing at 7:39 p.m. There being no public comment, the hearing was closed at 7:39 p.m.

Motion made by Commissioner Ashcraft to approve Resolution 24-59. Seconded by Vice Mayor Lee. Motion passed on the following vote:

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

6.5 Resolution Number 24-60: Water, Wastewater, and Reclaimed Water Rate Adjustment

Attorney Garcia announced Resolution Number 24-60: 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 July 1, 2024.

Lori Carr, Finance Director, stated the resolution proposes to increase the rates by 2.5% effective July 1st. She stated that the City ordinance requires that the City conduct a rate study every five years. She indicated the last study was performed in 2021 and recommended an annual 2.5% increase which is what is being requested. She stated that recent inflation necessitated performing a new rate study which is being done by Raftelis. She indicated the results of that new study will be presented at a later date. She summarized that the increase would raise the average water/sewer bill by \$1.89 per month, irrigation would increase \$0.41 per month and the reclaimed water cost would be \$0.20 per month.

The Commission asked if the decision on the eastern water plant would affect the rate increase with Mr. Carrino explaining the City needs to do the 2.5% increase at a minimum. He indicated that once the additional data regarding options is collected then a midyear adjustment may be necessary. He added that the City may need to have a discussion with Lake County regarding their intentions for development near the eastern plant. He cited the type of information that will be provided on the various options.

Attorney Garcia opened the public hearing at 7:44 p.m. There being no public comment, the hearing was closed at 7:44 p.m.

Motion made by Commissioner Hawkins to approve Resolution 24-60. Seconded by Commissioner Ashcraft. Motion passed on the following vote:

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

6.6 Resolution Number 24-62: Utility Services for Non-City Residents and Annexations

Attorney Garcia announced Resolution Number 24-62: A Resolution of the City Commission of the City of Eustis, Lake County, Florida; adopting a standard annexation agreement form for contiguous and non-contiguous property owners desiring to utilize City utility services; authorizing the City Manager to execute said agreements; providing for conflicts; and providing for an effective date.

Attorney Garcia explained that the City has received an increasing number of requests from property owners, both contiguous and non-contiguous, to utilize City utilities for a variety of reasons. She noted that the City has had a standing policy that annexation is a condition to receive utility services from the City. She indicated there is a process for developers in the code but there is not a process for an individual property owner that already has a residence established. She said this would only apply to those areas where the City already has water and/or sewer available. She stated the condition of requiring annexation is completely reasonable as determined by the Supreme Court. She explained the agreement would allow a property owner to obtain utility services prior to annexing. She added that the agreement would not require the Commission to accept an annexation but requires the property owner to apply. If the Commission decides not to require the annexation, the property owner would still receive the utility service. Once the property becomes contiguous or another method for annexation occurs, then the City would provide notice to the property owner of the need to annex. Once the agreement is recorded, then the property owner would be able to start the process to obtain utilities.

Attorney Garcia confirmed that the property owner would have to pay any costs for extending the lines to the home as well as normal connection fees.

Mr. Carrino explained this would only be for areas where the water/sewer are already available and would primarily be for someone who's well or septic system has failed. He explained what a City resident would do if their well or septic failed and how they would obtain service.

Attorney Garcia explained that, once the property becomes contiguous, the City could annex without any further action by the property owner. She emphasized that the agreement would not require the City to extend any utility lines.

Attorney Garcia opened the public hearing at 7:52 p.m. There being no public comment, the hearing was closed at 7:52 p.m.

Motion made by Commissioner Hawkins to approve Resolution 24-62. Seconded by Vice Mayor Lee. Motion passed on the following vote:

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

6.7 FIRST READING

Ordinance 24-29: Amending Eustis Firefighter Pension Board Trustee Terms in Chapter 70, Article III, Section 70-61.5- Board of Trustees of the City's Code of Ordinances

Attorney Garcia read Ordinance Number 24-29 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; amending Chapter 70, Pensions and Retirement, Article III, Municipal Firefighters' Pension and Retirement System, Section 70-

61.5-Board of Trustees of the Code of Ordinances of the City of Eustis; and providing an effective date.

Attorney Garcia explained that she was contacted by the Board Attorney for the Police and Fire Pension Boards. They were concerned about vacancies on the boards and wanted to set out some terms for the board members that might help reduce the turnover. She stated the changes modify the code to allow for staggered terms, having numbered seats, setting election dates for each seat and providing new trustees would serve out the remaining term for that particular seat. She indicated that both boards have voted in favor of the amendments. She added that no impact letters have been received from the actuaries but there is no impact on the plans.

Attorney Garcia opened the public hearing at 7:54 p.m.

Jeffrey Stephan confirmed that the board member terms were to be staggered.

Mayor Holland expressed appreciation to Mr. Stephan for his service on the pension board.

Motion made by Vice Mayor Lee to approve Ordinance 24-29 on first reading. Seconded by Commissioner Hawkins. Motion passed on the following vote:

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

6.8 FIRST READING

Ordinance 24-30: Amending Eustis Police Pension Board Trustee Terms in Chapter 70, Article IV, Section 70-115- Board of Trustees of the City's Code of Ordinances

Attorney Garcia read Ordinance Number 24-30 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; amending Chapter 70, Pensions and Retirement, Article IV, Municipal Police Officers' Pension and Retirement System, Section 70-115-Board of Trustees of the Code of Ordinances of the City of Eustis; and providing an effective date.

Attorney Garcia opened the public hearing at 7:55 p.m.

Mr. Stephan asked how the board members will know when their term is to run out with Attorney Garcia responding that the Board Attorney will inform each of the board members when their term ends.

There being no further public comment, the hearing was closed at 7:55 p.m.

Motion made by Commissioner Hawkins to approve Ordinance 24-30 on first reading. Seconded by Commissioner Ashcraft. Motion passed on the following vote:

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

7. FUTURE AGENDA ITEMS AND COMMENTS

7.1 City Commission

Commissioner Hawkins asked about the water department complaint expressed earlier. He asked Nichole Jenkins to address that complaint.

Nichole Jenkins, Customer Service Manager, explained the problem is that the building used to be a daycare and was plumbed with two meters. One serves the daycare portion and one serves the home. They previously had garbage on both units; however, the second garbage has been cancelled since one person owns both. She stated that, to help Ms. Dodd, for a year

they cancelled the availability charge on one of the meters. She confirmed that amount was \$725.28 and they waived it for one year. She stated that year will end in August and noted that she has spent over six hours trying to explain the situation to them. She has explained they can replumb the property and then they can have one meter. She confirmed that she has tried to explain the availability charge and noted that she has two employees who are fluent in Spanish and they have tried to explain as well. She indicated that, at one time, one of the meters was broken for three months which is why it showed zero consumption; however, once the meter was repaired there was consumption. During the time it was broken, she was only charged for availability, not consumption.

The Commission suggested having a face to face meeting with the City Manager and have Elis Forman sit in to provide translation service.

Commissioner Hawkins thanked the Police and Fire Departments for their participation in the various school backpack drives. He cited other City departments that have also been involved. He commented on how the Eustis cheerleaders performed a community cleanup and may be doing another one.

Commissioner Ashcraft thanked City staff for the Independence Day Hometown Celebration with over 10,000 attendees.

The Commission concurred and noted how well behaved the entire crowd was.

7.2 City Manager

Mr. Carrino asked Development Services Director Mike Lane to introduce his new employee.

Mr. Lane introduced Kyle Wilkes as the new Senior Planner for the City.

Kyle Wilkes expressed appreciation for joining the City and working with the Commission.

Mr. Carrino commented on the need to work through some issues with Lake County and cited the cancellation of the joint meeting.

Mr. Carrino reported that Kimberly Horne is working on the City code re-write. He noted that the City has not imposed a moratorium so staff has to keep accepting applications. He presented to the Commission a cover letter and draft design guidelines.

Attorney Garcia stated that there has been state legislation that pre-empts certain design standards for development and indicated it may preclude the Commission considering the standards.

Mr. Carrino responded that the standards are consistent with other projects Kimberly Horne has worked on but staff can double check with them to see if there are any pre-emptions.

7.3 City Attorney

Attorney Garcia indicated she would provide a presentation to the Commission at the next meeting regarding restrictions for special events.

7.4 Mayor

Mayor Holland thanked Ann Ivey for the August event calendar and expressed appreciation for her and her library staff. He announced that he received a communication from the FBLA sponsor at Eustis High School concerning Kelly Ung who won #1 in the state in accounting. She competed that day in Orlando and came in #3 in the nation.

He commented on the Commission's involvement in education in the community. He asked the Commission to discuss at a future meeting obtaining an appraisal of the eastern water plant property. He thanked the Commission and community members for their support. He added that at the next Commission meeting they would need to discuss filling the vacant Commission seat.

8. ADJOURNMENT: 8:10 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

MICHAEL L. HOLLAND
Mayor/Commissioner