



# City of Eustis, Florida

City Hall  
10 North Grove Street  
Post Office Drawer 68  
Eustis, FL 32727-0068

## Meeting Minutes - Final City Commission

---

Thursday, May 19, 2016

6:00 PM

City Hall

---

**INVOCATION: Pastor Harris**

**PLEDGE OF ALLEGIANCE: Commissioner Brett**

**CALL TO ORDER: Mayor Holland - 6:01 p.m.**

### **ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE**

**Present:** 5 - Commissioner Bill Brett; Commissioner Carla Gnann-Thompson;  
Vice-Mayor Karen LeHeup-Smith; Commissioner Linda Bob; and Mayor  
Michael Holland

### **I. AGENDA UPDATE**

### **II. APPROVAL OF MINUTES**

#### **16105**

May 5, 2016 - City Commission Workshop  
May 5, 2016 - Regular City Commission Meeting  
May 12, 2016 - Special City Commission Meeting

**A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Bob, to Approve the Minutes. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Brett; Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; and Mayor Holland

### **III. PRESENTATIONS**

#### **16107**

Proclamation recognizing Barbara Martin-Pope

*Mayor Holland presented a proclamation recognizing and thanking Barbara Martin Pope for her contributions to the community.*

*Barbara Martin Pope thanked the Mayor, Commission, residents, Parks and Recreation staff members and family.*

#### **16106**

Presentation by Dr. Stanley Sidor, President, Lake Sumter State College

*Dr. Stanley Sidor, President of Lake Sumter Community College, addressed the Commission regarding the college, its impact on the community and their plans for*

the future.

**16102**

**Presentation Regarding Proposal for Installation of a Combat Wounded Reserved Parking Sign**

*Bill Gearing, LTC, USA, Ret., representing the Lake and Sumter Counties Chapter of the Military Officer Association of American (MOAA), requested the City consider the installation of a Combat Wounded Reserved Parking sign. He introduced Christopher Haines from the Eustis High School JROTC unit.*

*Christopher Haines addressed the Commission in support of the sign installation and recognition of our country's wounded veterans.*

*The Commission asked where they would want the sign placed with Mr. Gearing indicating wherever staff feels is appropriate.*

**16104**

**Acceptance of the Comprehensive Annual Financial Report (CAFR) for the year ended September 30, 2015**

*Colleen Scott, Finance Director, explained the delay in presenting the Comprehensive Annual Financial Report for the year ending September 30, 2015, due to a new GASB requirement for defined benefit pension funds. She introduced Mark White from Purvis, Gray.*

*Mark White explained the GASB 68 standard and the delay due to the information needed from the Florida Retirement System. He stated they issued an unmodified auditor's report regarding the financial statements and found no significant deficiencies or weaknesses in the City's internal controls. He explained an additional auditor's report required by the state which shows the City to be in compliance with FSS 218.415 regarding the investment of surplus funds. He stated they did provide one management letter recommendation regarding IT (information technology). He indicated the General Fund was within budget and essentially broke even for the year as well as the Water/Sewer Fund. He stated the General Fund reserves were equal to approximately a half year of expenditures which was very healthy. He complimented the City staff for their assistance in preparing the report.*

**IV. AUDIENCE TO BE HEARD**

*Gail Isaac Thomas thanked Fire Chief Mike Swanson and the Police Department for their recent assistance. She also thanked the City for their recognition of Barbara Martin Pope. She announced the upcoming Comedy Show to be held on August 13th. She thanked the City Manager for attending the last show and providing the welcome.*

*Tina Sonnenfeld, representing her father, asked the Commission to reconsider allowing chickens within the City.*

**V. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS**

**16103**

**Resolution No. 16-43: Fence Variance - 1002 Fort Mason Drive**

*Derek Schroth, City Attorney, announced Resolution No. 16-43: A Resolution of the City Commission of the City of Eustis, Florida, granting approval for a variance to City of Eustis Land Development Regulations Section 109-4.2(e)(2), allowing a 6-foot opaque fence plus 2 feet open fencing within the street setback on approximately 2 acres located at 1002 Fort Mason Drive.*

*Roland Magyar, Senior Planner, explained the variance request to allow a six-foot opaque fence with a 2-foot open style addition within the street setback at 1002 Fort Mason Drive. He stated the purpose of the request was for noise abatement. He provided an analysis of the request and explained the required criteria for granting of a variance. He reviewed the existing fences on the surrounding properties and explained the development options that would not require a variance. He noted the petition received in opposition to approval of the variance and stated staff's recommendation for denial of the variance request.*

*Mr. Schroth opened the public hearing at 6:42 p.m.*

*Justin Gray, variance applicant, explained to the Commission his reasons for requesting the variance and construction of the proposed fence.*

*The Commission asked the applicant's intent for the dirt placed on the property with Mr. Gray indicating his intent to raise the level of his property due to experiencing runoff from his neighbor's property.*

*The Commission asked why the applicant was requesting such a tall fence with Mr. Gray responding due to the noise and activity across from his property.*

*David Porter, 1000 Ft. Mason Drive, expressed opposition to the granting of the variance. He presented photographs of the subject property and a number of vehicles and equipment on the property.*

*Betty Morse, 1910 Lake Eustis Drive, stated the biggest problem with noise in the neighborhood is what comes from the equipment on the applicant's property.*

*Justin Gray explained ongoing issues between him and Mr. Porter and the problems created by the runoff onto his property. He stated the wall won't be seen due to the foliage in between.*

*There being no further public comment, the hearing was closed at 6:58 p.m.*

*The Commission discussed the difference between a 6-foot and 8-foot wall and whether it would make a difference in the noise.*

**A motion was made by Commissioner Bob, seconded by Vice-Mayor LeHeup-Smith, to Deny Resolution No. 16-43. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Brett; Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; and Mayor Holland

## **SECOND READING**

### **16093**

## **Ordinance No. 16-12: Amendments to Chapter 82, City of Eustis Code of Ordinances**

*Mr. Schroth read Ordinance No. 16-12 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Florida; repealing and replacing Articles I through V, Chapter 82, Eustis Code of Ordinances, adding a new Article IV, Enforcement, and renumbering subsequent articles accordingly; providing for conflict with existing ordinances, and providing for codification, severability and an effective date.*

*Mr. Schroth opened the public hearing at 7:02 p.m. There being no public comment, the hearing was closed at 7:02 p.m.*

**A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Brett, to Adopt Ordinance No. 16-12 on second reading. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Brett; Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; and Mayor Holland

**16094**

**Ordinance No. 16-13: Amendment to Chapter 102 of the Land Development Regulations**

*Mr. Schroth read Ordinance No. 16-13 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; replacing Chapter 102 of the Land Development Regulations in its entirety; providing for codification and an effective date.*

*Mr. Schroth opened the public hearing at 7:03 p.m. There being no public comment, the hearing was closed at 7:03 p.m.*

**A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Bob, to Adopt Ordinance No. 16-13 on second reading. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Brett; Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; and Mayor Holland

**16084**

**Ordinance No. 16-14: Amending Article III, Article IX and Article X of the City Charter**

*Mr. Schroth read Ordinance No. 16-14 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; providing for amendment of the City Charter; amending Article III, Section 3 – Qualifications of Candidates; Section 9 – Filling of Vacancies; and Section 10(a) – Meetings; amending Article IX – Elections-Recalls, Section 2 – Arrangement for Municipal Elections, Appointment of Inspectors and Clerks; and Section 3 – Canvass of Returns; Amending Article X, Section 7 – Road District, Taxation; providing requisite ballot language for submission to electors; providing for severability; providing for inclusion in the Charter; providing for conflict; providing for an effective date.*

*Mr. Schroth opened the public hearing at 7:04 p.m. There being no public comment, the hearing was closed at 7:04 p.m.*

**A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Gnann-Thompson, to Adopt Ordinance No. 16-14 on second reading. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Brett; Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; and Mayor Holland

**16088**

**Ordinance No. 16-15: Inclusion of the City within the County MSTU for Ambulance and Emergency Medical Services**

*Mr. Schroth read Ordinance No. 16-15 by title on second and final reading: An Ordinance by the City Commission of the City of Eustis, Lake County, Florida; adopted pursuant to Section 125.01 (1)(q), Florida Statutes consenting to the inclusion of the City of Eustis, Florida, within the Countywide Municipal Service*

*Taxing Unit for the provision of ambulance and emergency medical services, as adopted by the Board of County Commissioners of Lake County, Florida; providing for the City to be included within said M.S.T.U. for a specific term of years; providing for an effective date.*

*Mr. Schroth opened the public hearing at 7:05 p.m. There being no public comment, the hearing was closed at 7:05 p.m.*

**A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Bob, to Adopt Ordinance No. 16-15 on second reading. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Brett; Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; and Mayor Holland

## **VI. FUTURE AGENDA ITEMS**

*Commissioner Bob cited the number of accidents in various locations in the City including the intersections of Orange and Abrams and Orange and Exeter. She asked that staff look to see if those intersections need to be addressed.*

*Commissioner Gnann-Thompson asked that they also look at the intersection of Orange and Haselton due to issues with the school buses making the turn.*

*Commissioner Bob commented on the need to provide some improvements to Orange Avenue.*

## **VII. COMMENTS**

### **City Commission**

*Commissioner Gnann-Thompson cited the upcoming June First Friday event and the end of the school year. She announced the Key Club lock-in event on May 27th and the need for volunteers.*

*Vice Mayor LeHeup-Smith noted the number of local residents who were honored at the Lake County Community Service Awards ceremony. She congratulated the following individuals on their awards: Jerry Brown, Florida Foods, for the Lake County Business Hall of Fame Award, Lake Eustis Museum of Art for the Community Service Arts and Culture Award, Principal Rhonda Hunt for the Education Award and Sam Chapin for the Sports and Athletics Award. She announced Faith Lutheran Church and School would be hosting a book sale from May 20th through 22nd to benefit their school library.*

*Commissioner Bob commented on her recent community activities and volunteer work with the schools.*

*Commissioner Brett cited the Memorial Day event in Ferran Park and announced it was his last Commission meeting. He wished the Commission good luck in selecting the interim commissioner.*

*Mayor Holland thanked Commissioner Brett for his service to the community. He reminded the audience about Law Enforcement Memorial Week and encouraged them to recognize the local law enforcement agencies. He announced Friday, June 10th would be the grand opening for the City's new splash pad with a concert in the park. He also announced that an additional recognition of Barbara Martin Pope*

*would be held at the Parks & Recreation building on Tuesday, May 31st. He noted a promotion ceremony also would be held at Eustis Heights Elementary and would include recognition of retiring Principal Rhonda Hunt.*

*The Commission thanked the City Manager, Economic Development staff and the Police, Fire and Public Services Departments for their work on the Busker Festival and congratulated them on the success of the festival.*

*Christine Cruz noted her daughter performed as a busker at the festival and thanked the downtown businesses for their support of the buskers.*

*Mayor Holland noted the City Manager was not present due to attending the Leadership Lake County graduation.*

**City Manager - None**

**City Attorney - None**

**Mayor**

*Mayor Holland thanked the audience for attending and supporting the community.*

## **VIII. ADJOURNMENT - 7:20 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](http://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 or verbatim transcript of the meeting can be obtained from the office of the City Clerk for a fee.