

**Minutes of the
CITY COMMISSION WORKSHOP
CITY OF EUSTIS, FLORIDA
March 8, 2007 at 5:30 p.m.**

**THIS WORKSHOP OF THE EUSTIS CITY COMMISSION WAS HELD AT 10 NORTH GROVE STREET
WITH MAYOR JAMES ROTELLA, PRESIDING.**

Mayor Rotella acknowledged that a quorum was present. Commissioner Hale was absent and Commissioner Ales arrived at 5:36 p.m.

OTHERS PRESENT:

Erwin Gajentan, Director of Water

Steve Greene, Planning & Code Enforcement Manager

Chin Khor, Director of Public Services

Larry Konieczko, Engineering

Jim Myers, Acting City Manager/City Clerk

Frances Nipe, Planner II

Alton Roane, Director of Development Services

Judy Roberts, Deputy City Clerk

Mike Sheppard, Acting Finance Director

Lewis Stone, City Attorney

ORDER OF BUSINESS

I. Pending Proposed Consumptive Use Permit (CUP)

Mr. Myers explained that the City has applied for renewal of their CUP with St. Johns River Water Management District (SJRWMD). He had asked for the workshop because when comparing the usage of January 2006 and January 2007, the City was 13.9% above the consumption of last year. The usage in February was a decrease of .43%, but April and May are normally higher usage months. Under the current trend, the City could possibly exceed the first year allocation by over 24 million gallons. Because of the new developments included in the allocations, the potential would be that the City could be in excess of 50 million gallons of water. He gave a PowerPoint presentation that explained assumptions used in the calculations and some of the conditions pertaining to the CUP.

Ray Jones, Andreyev Engineering, stated that he had assisted Staff with putting together the CUP. It had now been written as a Technical Staff Report (TSR) from the SJRWMD. SJRWMD wants to minimize to the maximum extent possible the amount of water used and the City wants to make sure it is covered. There would be no increase in allocations after 2013. SJRWMD is pushing municipalities to develop other ways to have water to serve the public and asking the City to determine for them that it is technically, economically, and environmentally feasible for the City to utilize options for alternative water sources or lower quality water sources. He discussed Conditions #12, #17 and #19.

Mr. Myers stated that he would be coming back to the Commission soon with budget amendments in order to comply with the timeframes of the three (3) conditions.

Mayor Rotella questioned if the City has the ability to ask for a Temporary Consumptive Use Permit (TCUP) increase since it is nearing its capacity on the CUP.

Mr. Jones explained that should the City meet the capacity for the year in November, the City would write a letter requesting additional allocation or a TCUP. The City could, almost immediately and relatively inexpensively, install soil moisture sensors for irrigation systems and allow new developments to use their stormwater or if a lake is nearby, use lake water to aid in irrigation.

Mr. Khor stated that an ordinance is needed stating that new developments, if close to a lake, should use lake water for irrigation. New developments should use plants in their landscaping that do not require irrigation. The City is doing a good job with water conservation, but it could do better and many options are available.

II. Presentation by Donald E. Hemke, Carlton Fields, P.A., Land Planning Attorney

Mr. Hemke discussed the land planning issues the City is facing. The Comprehensive Plan Amendment for the Wekiva was found to be not in compliance by the Department of Community Affairs (DCA) and placed on hold for 60 days. The City can use the time to meet with DCA and see how the Amendment can be brought into accord with the State statute. The other issue is the consistency of Land Development Regulations (LDRs) internally and the consistency of LDRs with the Comprehensive Plan as well as updates in the Comprehensive Plan. The process will be lengthy so the question is how to maintain consistency while the two (2) items are being resolved. The way to preserve status quo while going through the process is a temporary study moratorium. The moratorium could be drafted for a specific timeframe and if needed, could be extended. In drafting the moratorium, it did not need to be a blanket moratorium so lines could be drawn as long as there is a rational basis for doing so. The bases can be combined as long as a single entity or person is not singled out. Suggested policy choices are: (1) geographic basis, e.g., Wekiva area; (2) class of properties, e.g., commercial areas; and (3) geographic basis, e.g., areas with a developed pattern. The purpose of a moratorium is to maintain status quo until the decision is made about the direction of the revised LDRs and Comprehensive Plan Amendments.

Mayor Rotella suggested putting on the agenda of the March 15, 2007 – Regular City Commission Meeting, a consideration for the Commission and public to discuss direction for Mr. Hemke in regard to drafting the ordinance. The Commission needed to provide the specifics in the moratorium and the rationale for the specifics.

III. Other Business

Mr. Myers noted that he and Mr. Roane had met with the Lake Community Foundation Board. They would like to schedule an informal workshop to share their ideas and get direction from the Commission. At the March 15, 2007 – Regular City Commission Meeting he would provide possible dates for the workshop.

Vice-Mayor Smith asked about the Downtown Transportation Study.

Mr. Myers explained that the scope for the study has been sent to the Department of Transportation (DOT) and direction had been given to the Mayor to sign an agreement with the Lake-Sumter Metropolitan Planning Organization (MPO) to facilitate the study.

Mayor Rotella stated that as soon as Mr. Stone had reviewed the contract, he would sign the agreement and was looking forward to the results of the Downtown Transportation Study.

ADJOURNMENT: 7:42 p.m.



Judy Roberts, CMC
City Clerk



James T. Rotella
Mayor/Commissioner