

Minutes of the
CITY COMMISSION WORKSHOP
CITY OF EUSTIS, FLORIDA
April 3, 2007 at 6:45 p.m.

THIS WORKSHOP OF THE EUSTIS CITY COMMISSION WAS HELD AT 601 NORTHSHORE DRIVE, EUSTIS WITH MAYOR JAMES T. ROTELLA PRESIDING.

Mayor Rotella acknowledged a quorum was present with all Commissioners seated and confirmed proper notice had been given.

OTHERS PRESENT:

Mary Bryant, Director of Recreation
Fred Cobb, Director of Public Safety/Chief of Police
Chip DeLaet, Building Official
Bobbie Denlinger, Grants Administrator
John Futch, Director of Public Works
Erwin Gajentan, Director of Water
Ann Isaacs, Director of Human Resources
Tracy Jeanes, Director of Purchasing
Bill Johnston, Director of Wastewater
Chin Khor, Director of Public Services/City Engineer
Liz Morton, Grants Department

Jim Myers, Acting City Manager/City Clerk
Frances Nipe, Planner II
Alton Roane, Director of Development Services
Judy Roberts, Deputy City Clerk
Corey Rolle, Recreation Programs
Mike Sheppard, Acting Finance Director
Lewis Stone, City Attorney
Roy Tremain, Fire Chief
Karen White, Recording Secretary
Rex Wynn, Fire Department

**Order of Business
REDEVELOPMENT OF THE DOWNTOWN AREA**

Mr. Myers noted that he and Mr. Roane had attended a Board meeting of the Lake Community Foundation (LCF). The need for parking in the downtown area once properties were developed and a project that the LCF will address in their presentation tonight were discussed.

The following points/comments by LCF Board members were made:

Jerry Brown

- Board was comprised of volunteers and had been working together for about three (3) years.
- Entrusted to be stewards of the property where Waterman Hospital had been located.
- Board Members present were Jack Prickett, Bob Porter, Frank Gaylord, Tom Hofmeister, and Virginia Barker, Executive Director. Not in attendance were Mark Brewer, Bonnie Zimmerman and Richard Paul.
- Some of the problems they have encountered affect the entire City which was one reason for this workshop.

Frank Gaylord

- When envisioning what development might be on the property where Waterman Hospital once stood, located in between two (2) one-way streets, it became very evident that the character of the City would change.
- Downtown public parking is an issue.
- The traffic study should include where to put a parking garage.
- Recommended City Commission appoint a public parking study group; one (1) Commissioner as Chairperson and other Commissioners each appoint one (1) member. The committee would make a recommendation to the City regarding parking.
- Department of Transportation (DOT) is interested in using the City of Eustis as a model for other cities with major highway running through the middle of town.
- There had been discussion about putting a parking garage in between the two (2) one-way streets, but that would restrict development. If a parking garage is outside the two (2) one-way streets, a walkway from the parking structure to the lake could be constructed which would potentially expand the downtown area across the two (2) one-way streets. Center Street could be the entrance to the parking facility and Clifford Avenue the exit.

Jack Prickett

- Four (4) banks will provide the construction money: United Southern Bank (USB); BankFirst; Colonial; and Citizens First of Leesburg.
- Volunteer LCF Board Members provide a variety of experience: legal, accounting, banking, finance, development, construction, and business.
- Board open and receptive to any and all ideas.
- The initial building downstairs area will be about 16,000 square feet of office/retail space with 14 residential condominiums upstairs.
- It was his opinion that the City could not move forward without additional public parking.

- He is in favor of a committee to investigate public parking issues that could seek professional help with parking structure(s) and where they could be located.
- Several hotel developers expressed interest in locating in Eustis but were concerned about economics and the public parking issues. Since the City blocks are small, one developer suggested closing McDonald Avenue between Bay Street and Eustis Street.
- There would be a usable tract if LCF is allowed to use the full doctor's parking area plus the smaller doctor's parking and McDonald Avenue.

Commissioner Hale expressed concern about underground water, stormwater and sewer.

Mayor Rotella stated that he felt that all the Commissioners wanted to see the LCF project succeed from a business standpoint and as an enhancement to the City.

ADJOURNMENT: 8:29 p.m.



Judy Roberts, CMC
City Clerk



James T. Rotella
Mayor/Commissioner