



AGENDA

Community Redevelopment Agency Meeting

5:30 PM - Thursday, March 10, 2022 - City Hall

CALL TO ORDER

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

1. DISCUSSION ITEM WITH COMMITTEE DISCUSSION, PUBLIC INPUT AND DIRECTION
 - 1.1 Review of results from Community Input Meeting held January 25, 2022
[Staff Report #22-0056 - Html](#)
[Staff Report Results from the CRA Public Input Meeting](#)
 - 1.2 Discussion regarding City "mow to own" program
[Staff Report #22-0055 - Html](#)
[Staff Report - CRA Review Mow to Own Program](#)
[Surplus Property Inventory as 10-14-21](#)
[Surplus Properties Map 10-14-21](#)
[2016-2017 Results Surplus Property Sale and Mow to Own and MTO Program Info](#)
[Resolution 16-51 Surplus Properties, Staff Report and Properties List-Map](#)
[FS 163.380](#)
[Results Surplus Property Sale and Mow to Own 2016 and 2017](#)
 - 1.3 Discussion on the Gateway Corridor Improvement Matching Grant Program
[Staff Report #22-0057 - Html](#)
[Gateway Grant Application Info - Updated for FY 20-21 3-4-21](#)

2. ADJOURNMENT

This Agenda is provided to the Commission only as a guide, and in no way limits their consideration to the items contained hereon. The Commission has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments to this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is, or will be the Agenda considered at the meeting.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Florida Statutes, 286.0105). In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk 48 hours prior to any meeting so arrangements can be made. Telephone (352) 483-5430 for assistance.



City of Eustis

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

Staff Report

TO: CRA Review Committee
FROM: Tom Carrino, Interim City Manager
DATE: March 10, 2022
RE: REVIEW OF RESULTS FROM COMMUNITY INPUT MEETING HELD
JANUARY 25, 2022

Introduction:

As part of the CRA Review Committee process, a public input meeting was held on January 25, 2022. Included are the results of the dot exercise from that meeting.

Attachments:

[Staff Report Results from the CRA Public Input Meeting](#)

Reviewed by:

Tom Carrino, Interim City
Manager
Mary Montez, City Clerk

Approved - 08 Mar 2022

Approved - 08 Mar 2022



City of Eustis

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TO: CRA REVIEW COMMITTEE

FROM: TOM CARRINO, INTERIM CITY MANAGER

DATE: MARCH 10, 2022

RE: RESULTS OF CRA COMMUNITY INPUT MEETING

Introduction:

As part of the CRA Review Committee process, a public input meeting was held on January 25, 2022. Included are the results of the dot exercise from that meeting.

Background:

At the September 23 and October 7, 2021 City Commission meetings, the City Commission discussed reviewing the vision of Downtown Eustis and the entire CRA. Part of that discussion included the formation of a group to assist with the review of the CRA. Once appointed, the CRA Review Committee had an organizational meeting on January 9, 2021 followed by a meeting to review CRA finances on January 13, 2022.

On January 25, 2022, the CRA Review Committee held a public input meeting to solicit input from the community on desired projects and initiatives. That meeting included a brief presentation, a review of existing goals, and solicitation of ideas within that goal framework. Following that effort, all attendees were given five dots to place next to projects and initiatives that they found important. Below are the results of the dot exercise.

Engaging Youth Activities/Youth Low and No Cost Programs/Multi-Use Rec Center	32
Attracting Community Serving Businesses	24
Traffic calming Bates/Clifford/McDonald	22
Aesthetically enhance downtown/mixture of activities/complementary uses	19
Support community development through design standards	15
Further define East Eustis Neighborhood Business District	13
Upgrade, enhance, unify waterfront/expand arts and culture	12
More City-wide events (Palmetto Plaza)	11.5
Street Lighting	11
Education Programs/Workforce/Professional Development	10
Support for Affordable Housing	10
Leverage City and CRA resources to support private investment	9
Establish linkages between downtown and East Eustis neighborhood business district	5
Expand Gateway Grant Program	4
Multipurpose facilities to host local events	3.5
Support a positive police presence	3
More business/showcase events	1
Bates Avenue Streetscape	0
Development of Spec Space and Rent Subsidies	0
Outdoor Market at Palmetto Plaza	0

Within attracting community serving businesses were the following specific suggestions:

Beauty Shop	5
Nail Salon	4
Barber Shop	3
Restaurant	2
Urban Store	0

Staff is seeking direction from the CRA Review Committee on recommendations to the CRA Board and City Commission on projects and priorities moving forward.

Budget and Staffing Impact:

The review process may prompt future budget priorities, but it is not possible to estimate those impacts at this time.

Prepared by:

Tom Carrino, Interim City Manager



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Staff Report

TO: CRA Review Committee
FROM: Tom Carrino, Interim City Manager
DATE: March 10, 2022
RE: DISCUSSION REGARDING CITY "MOW TO OWN" PROGRAM

Introduction:

In October 2021, City staff proposed re-issuing the Mow to Own program. The City Commission opted to hold off until the program could be reviewed as part of the CRA review process.

Background:

See attached Staff Report.

Recommended Action:

Attachments:

[Staff Report - CRA Review Mow to Own Program](#)

[Surplus Property Inventory as 10-14-21](#)

[Surplus Properties Map 10-14-21](#)

[2016-2017 Results Surplus Property Sale and Mow to Own and MTO Program Info](#)

[Resolution 16-51 Surplus Properties, Staff Report and Properties List-Map](#)

[FS 163.380](#)

[Results Surplus Property Sale and Mow to Own 2016 and 2017](#)

Reviewed by:

Tom Carrino, Interim City
Manager

Approved - 08 Mar 2022

Mary Montez, City Clerk

Approved - 08 Mar 2022



City of Eustis

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TO: CRA REVIEW COMMITTEE

FROM: TOM CARRINO, INTERIM CITY MANAGER

DATE: MARCH 10, 2022

RE: DISCUSSION REGARDING CITY "MOW TO OWN" PROGRAM

Introduction:

In October 2021, City staff proposed re-issuing the Mow to Own program. The City Commission opted to hold off until the program could be reviewed as part of the CRA review process.

Background:

In the past the City has declared certain real property as surplus via resolution. Those properties were then advertised for sale and purchase, or acquisition via the Mow to Own Program, and the City Manager was authorized to dispose of the properties subject to the conditions provided for within the program outline.

From time to time the City reviews the inventory of City-owned real estate to identify surplus properties. The following summarizes the recent history of disposal of surplus properties:

2014: The City advertised 40 residential lots for sale (no minimum bid); only 11 parcels were sold netting the City approximately \$50,000. Even with no minimum bid, the sale resulted in the City retaining and continuing to maintain 29 properties.

2016: In October, the City advertised 42 properties for sale or for acquisition via the Mow to Own Program. The City received cash bids for 3 properties netting \$11,010. The City received 21 applications for Mow to Own. An additional property was eliminated as it was improperly advertised (20-foot strip adjacent to 3-lots which was quit-claimed to each).

2017: In January, the City completed a second offering of the Mow to Own program for the remaining properties. This resulted in the cash sale of 8 properties netting \$27,089.00. An additional 7 Mow to Own applications were received.

The combined results of the 2016 and 2017 offerings netted \$38,099 and 28 Mow to Own Agreements, leaving only 2 properties (challenging topography/wetland) on the surplus list.

Of the 28 Mow to Own applicants, 5 defaulted on the conditions of the program and the agreements were terminated. The remaining 23 applications maintained the properties in accordance with city code and the properties were quit claim deeded to them after the 2-year maintenance period. Seventeen (17) of the Mow to Own properties were deeded to City of Eustis residents (one church).

The attached Surplus Properties list includes 15 properties, all of which are located in the Community Redevelopment Area (8 are required to be declared as surplus per F.S. 163.80; the other 7 have already been declared surplus by the City Commission in the past.)

The assessed value of the available surplus properties [which are mostly small residential lots in the Community Redevelopment Area (CRA)] is approximately \$72,068. In the past, the City Commission has directed staff to sell these parcels to increase ad valorem tax revenue, eliminate any liability associated with ownership of the land, and eliminate the cost associated with physically maintaining the properties in accordance with City codes. Beginning in 2016, the City has also offered acquisition via the Mow to Own Program. (See attached for program information.)

In October 2021, City staff proposed re-opening the Mow to Own program. City Commission opted to hold-off until the program could be reviewed as part of the CRA Review process. The properties listed in Exhibit A were proposed for advertising and sale or Mow to Own. In order to comply with certain statutory provisions regarding the disposal of real property in the CRA, staff planned to provide public notice at least 30 days prior to accepting any bids on the designated parcels. The proposed process was as follows:

1. Advertise the sale/Mow to Own in the Daily Commercial and/or the Triangle News Leader.
2. Post the bid request on the City website.
3. Send notices of the offering to adjacent property owners.
4. When the bids are received, the City Manager will execute contracts for sale and purchase and/or Mow to Own as follows:
 - a. The proposed use of the property is consistent with the uses specified in the land development regulations and community redevelopment plan as applicable;
 - b. Should the City receive both a cash bid and a Mow to Own application for the same property, the City will evaluate and award to the proposal offering the best return to the public [Florida Statute 163.380(2)]. In the event multiple mow to own applications are submitted for a single property, preference will be given first to applicants who are owner occupants of adjacent properties, then to City of Eustis residents, then to 501(c)(3) organizations, then to other applicants.
 - c. For cash sales, the buyer shall be responsible for all closing costs, taxes and liens associated with said properties. For Mow to Own properties, a quit claim deed will be recorded to transfer the property to the applicant after successful completion of the 2-year maintenance period.

Staff is seeking feedback from the CRA Review Committee on how to proceed on the Mow to Own program.

Attachments:

Surplus Property Inventory as of 10-14-21

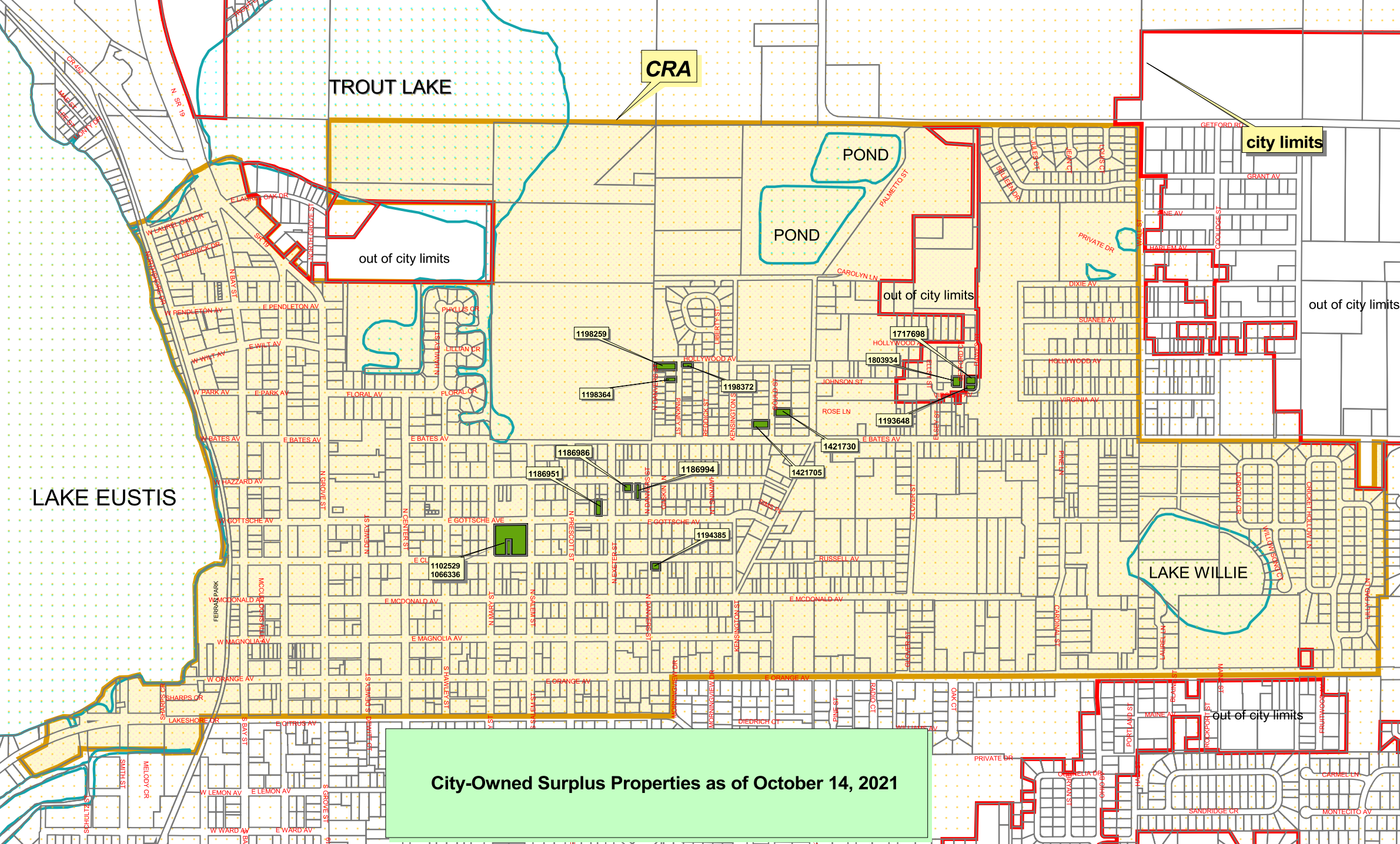
Map of Surplus Properties

Florida Statute 163.380

Results of 2016-2017 Sale and Mow to Own Program and Mow to Own Program Information and Requirements

SURPLUS PROPERTIES AS OF 10/14/21

ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	LAKE COUNTY PROPERTY APPRAISER ASSESSED VALUE	MOW TO OWN ELIGIBLE	PROPERTY NOTES	YEAR ACQUIRED	ACQUIRED BY	
1	1194385	n/a	\$4,356	YES	SE Corner of N Danvers St & E Clifford Ave @ 66 x 68 (acquired from LCBCC 2/7/17)	2017	COUNTY	Needs to be declared surplus by CC
2	1193648	n/a	\$6,000	YES	800 Dawes St (708 Getford Ct) @ 45 x 85 (acquired from LCBCC 10/20/16; demolition complete)	2016	COUNTY	Needs to be declared surplus by CC
3	1066336 & 1102529	\$1,010.00	\$10,105	NO	NE Corner N Mary St & E Clifford Ave@ 2 acres partial wetland (challenging topography)	1999	TAX DEED & WARRANTY DEED	
4	1717698	n/a	\$4,033	YES	820 Getford Court	2004	COUNTY	
5	1421705	n/a	\$4,966	YES	Gould Street (Lots 33-34 Gould's Subdivision)	1992	C.O.T.	
6	1198372	n/a	\$2,992	YES	Pinkney Street (southeast corner of Hollywood)	1990	QUIT CLAIM	
7	1198259	n/a	\$5,304	YES	Pinkney Street (southwest corner of Hollywood)	2004	FORECLOSURE	
8	1198364	n/a	\$1,666	YES	Pinkney Street (south of 616 Hollywood)	2007	DONATION	
9	1421730	n/a	\$8,250	YES	Gould Street (Lots 42-43 Gould's Subdivision)	2020	DEED IN LIEU	Needs to be declared surplus by CC
10	1803934	\$2,000.00	\$13,500	NO	1705 Virginia Ave (acquired from LCBCC	2020	COUNTY	Needs to be declared surplus by CC. Minimum cash bid only due to city payment of delinquent taxes.
11		n/a	\$2,487	YES	Hazzard Avenue n 1/2 of lot 2	2018	DONATION	Needs to be declared surplus by CC
12	1186986	n/a	\$2,487	YES	Hazzard Avenue, between Exeter St and unimproved Danvers St r-o-w	2018	DONATION	Needs to be declared surplus by CC
13	1186994	n/a	\$1,257	YES	Hazzard Avenue, between Exeter St and unimproved Danvers St r-o-w	2018	DONATION	Needs to be declared surplus by CC
14	1186951	n/a	\$4,665	YES	Gottsche Avenue, between 819 & 821	2021	FORECLOSURE	Needs to be declared surplus by CC



CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD		MOW TO OWN AWARD								
ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
1	1422558	n/a		Yes	RICHARD LYALS & HILLARY M LYAL / 352-748-3552 RJLYALS@HOTMAIL.COM 6941 COUNTY ROAD 139, WILDWOOD, FL 34785				UNKNOWN	VACANT
2	1098581	\$3,750		No						
3	3728572	n/a		Yes	IAN AND JESSICA GRACE / 352-973-1362 GETAHOLDOFJESS@GMAIL.COM 28423 U.S. HWY 27, LEESBURG, FL 34748				HOUSE	VACANT
4	1215692	n/a	\$500	Yes	JOHN FUTCH / 352-455-6992 & 352-408-6703 12214 WOODLEN ROAD, TAVARES, FL 32778				HOUSE	VACANT
5	1215676	\$3,145	\$3,500	No	JOHN FUTCH / 352-455-6992 & 352-408-6703 12214 WOODLEN ROAD, TAVARES, FL 32778				HOUSE	VACANT
6	1186889	n/a		Yes	ARTHUR E. SOUZA SANTOS / 407-383-0379 ASANTOST2@YAHOO.COM 12450 GRECO DRIVE, ORLANDO, FL 32824-5820				HOUSE	VACANT
7	1066336	\$4,765		No						
8	1102529	n/a		No						
9	1421705	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED					
10	1422710	n/a		Yes	AUDRA L. MONTGOMERY / 407-914-5140 AUDRA.MONTGOMERY@GMAIL.COM 740 KING ST, EUSTIS, FL 32726		X		GARDEN	VACANT
11	1198259	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED					

CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD		MOW TO OWN AWARD								
ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
12	1198364	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED					
13	1198372	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED			X	GARDEN	
14	1198488	n/a		Yes						
15	1199531	n/a		Yes	GAIL MOORE / 352-516-9047	X	X		UNKNOWN	VACANT
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
16	3793880	\$8,859		No						
17	1199794	n/a		Yes	GAIL MOORE / 352-516-9047		X		UNKNOWN	VACANT
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
18	1199913	n/a		Yes	AUDRA L. MONTGOMERY / 407-914-5140		X		GARDEN	VACANT
					AUDRA.MONTGOMERY@GMAIL.COM					
					740 KING ST, EUSTIS, FL 32726					
19	1193702	n/a		Yes						
20	1186854	n/a		No						
21	1630860	\$3,135		No						
22	1242924	n/a		Yes						
23	1717132	n/a		Yes	CLAUDIO BRITO / 407-218-2842 1977 WATER TUPELO WAY OCOEE FL				HOUSE	VACANT
					CLAUDIO@3GUYSSOLAR.COM					
24	1215463	n/a		Yes						
25	1423791	n/a		Yes						
26	1199425	n/a		Yes						

CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD		MOW TO OWN AWARD								
ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
27	1792631	n/a		No						
28	3325818	\$5,016		No						
29	1186846	n/a		Yes	GERALDO J. PICCOLI / 321-363-6218				HOUSE	VACANT
					GERALDOPICCOLI51@GMAIL.COM					
					7616 TREASURE ISLAND CT, ORLANDO, FL 32835					
30	3825004	n/a		Yes	EUSTIS MT ZION PRIMITIVE BAPTIST CHURCH		X		UNKNOWN	VACANT
					ELDERJBLUE@CENTURYLINK.NET					
					PO BOX 1790, EUSTIS, FL 32727-1790					
31	1717698	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED					
32	1199620	n/a		Yes	GAIL MOORE / 352-516-9047	X	X		UNKNOWN	VACANT
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
33	1199638	n/a		Yes	GAIL MOORE / 352-516-9047	X	X		UNKNOWN	VACANT
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
34	1517753	n/a		Yes	VERKAIK PROPERTIES, LLC / 352-516-4688	OWN&RENT			HOUSE?	VACANT
					BRADVERKAIK@ME.COM					
					303 LAKEFRONT CT, EUSTIS, FL 32726					
35	1199662	n/a		Yes	YVONNE FAYSON / 352-272-4748 OR 352-507-9140	X	X		UNKNOWN	VACANT
					CHILLINSWITCH@GMAIL.COM					
					ZEEFUNK@67@GMAIL.COM					

CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD		MOW TO OWN AWARD								
ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
					1917 VIRGINIA AVENUE, EUSTIS, FL 32726					
36	1199671	n/a		Yes						
37	1633541	n/a		Yes	RICHARD LYALS & HILLARY M LYAL / 352-748-3552				HOUSE	VACANT
					RJLYALS@HOTMAIL.COM					
					6941 COUNTY ROAD 139, WILDWOOD, FL 34785					
38	2689951	n/a		Yes	GAIL MOORE / 352-516-9047	X	X		UNKNOWN	FENCED MADE PART OF EXISTING YARD
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
39	1188610	\$5,704		No						
40	1395313	\$14,850		No						

CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD		MOW TO OWN AWARD								
ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
41	1187095	\$3,465	\$3,505	No	ROSS WIGHTMAN / 352-978-5964				HOUSES	DUPLEX PERMIT ISSUED (NEW OWNER)
					RWIGHTMAN34@GMAIL.COM					
42	1679206	n/a		Yes						



CITY OF EUSTIS 2016 “MOW TO OWN” PROGRAM

The City of Eustis owns numerous vacant properties throughout the city available for sale or transfer. In order to make these properties more affordable to acquire, the City is implementing a Mow to Own program. The Mow to Own program helps interested parties acquire the vacant properties and improve neighborhoods at the same time by allowing acquisition of the property through routine maintenance instead of a cash purchase. The Mow to Own program commits applicants to maintain the vacant property for two years, after which period the property is signed over (conveyed) to the applicant. It is the desire of the City to see these properties incorporated into neighboring yards and/or improved.

PROGRAM GUIDELINES

Eligible Participants:

- Adjacent owner-occupants
- 501(c)(3) non-profit organizations
- Other interested parties

Requirements:

- Applicant must maintain the property for a two-year period. General maintenance includes mowing of grass, raking leaves, removal of fallen trees or branches, picking up trash and compliance with all other applicable City Ordinances.
- Applicant must not have any nuisance, building and/or zoning violations against them within the last two years.
- Applicant must not have delinquent utility account within the last two years.
- Applicant must not have failed to pay property tax in the last two years.
- 501(c)(3) Nonprofit Organizations must have 501(c)(3) status at the time of application and maintain it throughout the two-year time period.
- Applicant cannot build on the site (but can otherwise use, such as gardening) until the two-year period is over and the property is conveyed to the applicant. During the two-year period, the applicant has only a right to possess/occupy and to maintain, and shall have no ownership interest in the property.

Process:

- Select vacant property from surplus property list and submit application. Applications for properties not listed on surplus list will not be considered.
- Submit application fee of \$100 per property (non-refundable) with application. Application fee covers administrative and legal fees of City.
- Applications will be reviewed by City staff. As required, staff may request additional information for consideration of approval. Should the City receive both a cash bid and a Mow to Own application for the same property, the City will evaluate and award to the proposal offering the best return to the public. In the event multiple mow to own applications are submitted for a single property, preference will be given first to

applicants who are owner occupants of adjacent properties, then to City of Eustis residents, then to 501(c)(3) organizations, then to other applicants.

- If approved, the applicant will be required to sign a Memorandum of Understanding stating requirements to fulfill obligation of maintenance. The Memorandum of Understanding cannot be transferred by the applicant to another person without the written consent of City. The Memorandum of Understanding will become null and void if applicant fails to perform agreed upon maintenance at any time during the agreed upon time period. If applicant fails to fulfill his/her maintenance obligations, as determined solely by City, applicant shall have no right to cure the default. Notice that the Memorandum of Understanding has been voided by City will be given to applicant at the address appearing upon the application, unless applicant has informed City of a new address in writing; upon such notice, applicant shall immediately vacate the property and shall not thereafter enter upon the property.
- After the two-year time period has passed the property will be conveyed to the applicant by quit claim deed, which the City will record in the Public Records of Lake County. The City will not provide title insurance to the purchaser. The purchaser may independently purchase title insurance through a title company.

Additional Conditions:

Applicant, by signing the Memorandum of Understanding, acknowledges that applicant has inspected the property and accepts the property "as is" and acknowledges that City has made no representations or warranties regarding the property. (Note that listed properties may include both stand-alone buildable sites and no-buildable sites only suitable to expand an existing yard).

Applicant, by signing the Memorandum of Understanding, acknowledges that Applicant, and each person entering upon the property, knowingly assumes the risk of injury or damage which any of same or the property of same may sustain as the result of the maintenance and/or use of the property by applicant or by said other person, and that City shall have no liability to applicant, nor to any person entering upon the property. Applicant is solely responsible for the condition of the property. Applicant waives any claim it may have against City by reason of the condition of the property or by reason of applicant's use or maintenance of the property or for any other reason related thereto, and applicant releases the City from any and all claims and demands for damages or injuries which applicant or any of applicant's family members, friends, guests, permittees, agents, servants, employees, or licensees, or any other occupant or trespasser upon the property may sustain which may give rise to any liability by City.

Applicant, by signing the Memorandum of Understanding, covenants and agrees that applicant will indemnify, defend and hold harmless City, its officers, agents, and employees from and against any and all liability claims, damages, expenses (including reasonable attorneys' fees), fees, fines, penalties, proceedings, actions, and causes of action of any and every kind and nature arising or growing out of or in any way connected with this Agreement, or with the use of the property by applicant or by any other person, or with any condition of or condition upon the property.



City of Eustis

Development Services Department

NAME: _____

ADDRESS: _____

MAILING ADDRESS IF DIFFERENT: _____

PHONE NUMBER: _____

EMAIL: _____

ADDRESS/LEGAL DESCRIPTION OF PROPERTY DESIRED TO OBTAIN THROUGH
MAINTENANCE: _____

ITEM NO. (FROM SURPLUS LIST): ____ ALTERNATE KEY NO. _____

1. Mark one of the following options:

_____ I own and occupy the adjacent property

_____ I represent a registered 501(c)(3) non-profit organization

_____ I am neither an adjacent owner nor non-profit organization

2. Have you failed to pay property taxes within the last two years?
(Please provide supporting documentation)

Yes

No

3. Have you received a notice from the City in the last two years stating you are in
violation of City Ordinances?

Yes

No

4. Have you had your water service disconnected due to nonpayment within the last
two years?

Yes

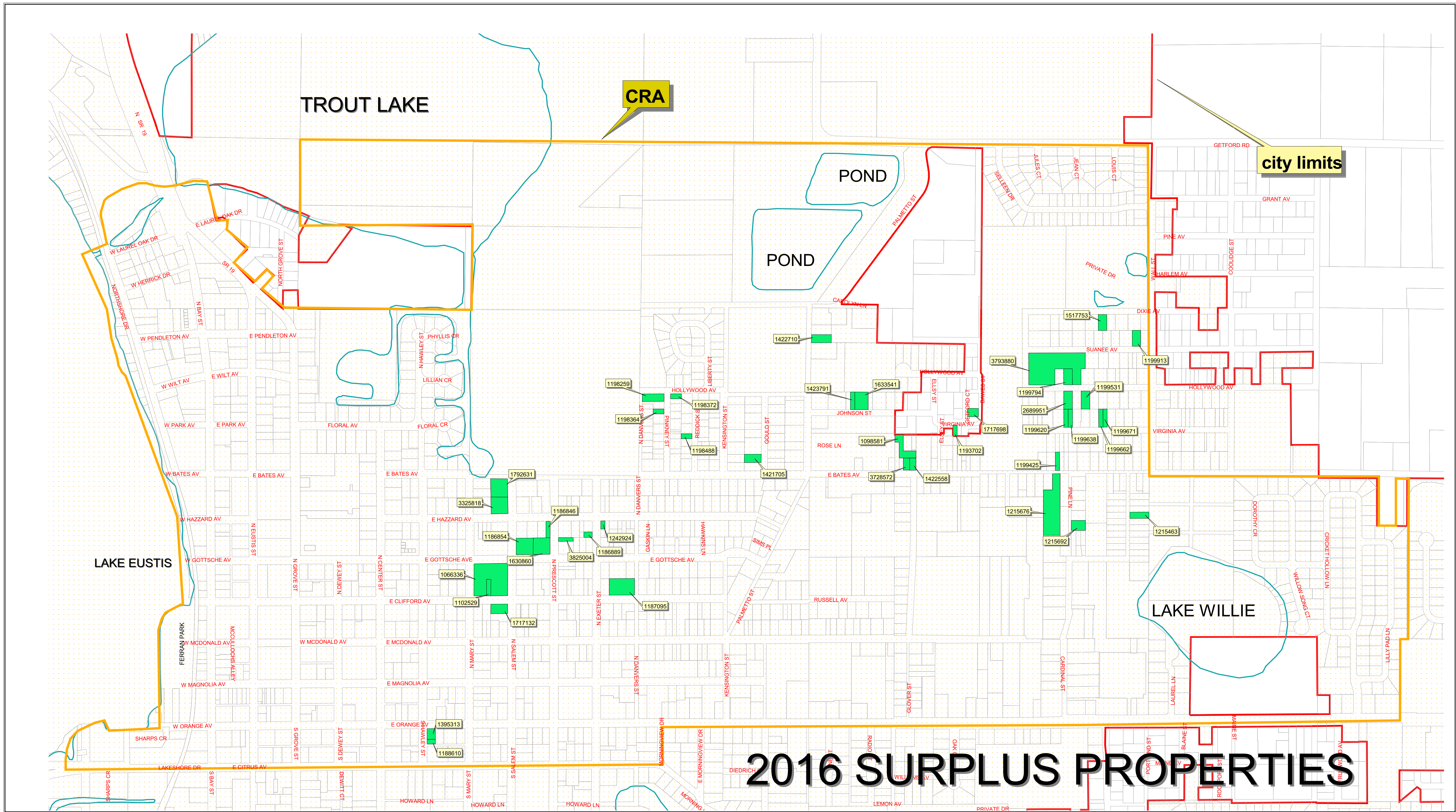
No

If you answered yes on numbers 2, 3 or 4 please explain:

SIGNATURE: _____

PRINTED NAME: _____ DATE: _____

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460





CITY OF EUSTIS “MOW TO OWN” PROGRAM

2nd Offering of Advertised Surplus Properties

In October 2016, the City of Eustis kicked off Mow to Own, a new program aimed at reducing the number of City-owned, vacant lots by allowing acquisition of property through routine maintenance instead of a cash purchase. The program resulted in 21 successful Mow to Own applications and three cash bids for the surplus properties identified. On Jan. 3, the City released the list of the 14 surplus properties still available and eligible for the Mow to Own program or a cash bid. Of the 14 properties still available, **nine are eligible for the Mow to Own program** and five properties, which are larger in size and higher in value, are eligible for a cash bid only.

Now, Mow to Own applications and cash bids will be considered on a first come, first served basis. There is a non-refundable application fee of \$100 per property (Mow to Own only) to cover administrative and legal fees. Completed applications, including the bid sheet and deposit, can be delivered to the Development Services Department located in City Hall at 4 N. Grove St.

PROGRAM GUIDELINES

Eligible Participants:

- Adjacent owner-occupants
- 501(c)(3) non-profit organizations
- Other interested parties

Requirements:

- Applicant must maintain the property for a two-year period. General maintenance includes mowing of grass, raking leaves, removal of fallen trees or branches, picking up trash and compliance with all other applicable City Ordinances.
- Applicant must not have any nuisance, building and/or zoning violations against them within the last two years.
- Applicant must not have delinquent utility account within the last two years.
- Applicant must not have failed to pay property tax in the last two years.
- 501(c)(3) Nonprofit Organizations must have 501(c)(3) status at the time of application and maintain it throughout the two-year time period.
- Applicant cannot build on the site (but can otherwise use, such as gardening) until the two-year period is over and the property is conveyed to the applicant. During the two-year period, the applicant has only a right to possess/occupy and to maintain, and shall have no ownership interest in the property.

Process:

- Select vacant property from surplus property list and submit application. Applications for properties not listed on surplus list and identified as Mow to Own eligible will not be considered.

- Submit application fee of \$100 per property (non-refundable) with application. Application fee covers administrative and legal fees of City.
- Applications will be reviewed by City staff. As required, staff may request additional information for consideration of approval.
- If approved, the applicant will be required to sign a Memorandum of Understanding stating requirements to fulfill obligation of maintenance. The Memorandum of Understanding cannot be transferred by the applicant to another person without the written consent of City. The Memorandum of Understanding will become null and void if applicant fails to perform agreed upon maintenance at any time during the agreed upon time period. If applicant fails to fulfill his/her maintenance obligations, as determined solely by City, applicant shall have no right to cure the default. Notice that the Memorandum of Understanding has been voided by City will be given to applicant at the address appearing upon the application, unless applicant has informed City of a new address in writing; upon such notice, applicant shall immediately vacate the property and shall not thereafter enter upon the property.
- After the two-year time period has passed the property will be conveyed to the applicant by quit claim deed, which the City will record in the Public Records of Lake County. The City will not provide title insurance to the purchaser. The purchaser may independently purchase title insurance through a title company.

Additional Conditions:

Applicant, by signing the Memorandum of Understanding, acknowledges that applicant has inspected the property and accepts the property "as is" and acknowledges that City has made no representations or warranties regarding the property. (Note that listed properties may include both stand-alone buildable sites and no-buildable sites only suitable to expand an existing yard).

Applicant, by signing the Memorandum of Understanding, acknowledges that Applicant, and each person entering upon the property, knowingly assumes the risk of injury or damage which any of same or the property of same may sustain as the result of the maintenance and/or use of the property by applicant or by said other person, and that City shall have no liability to applicant, nor to any person entering upon the property. Applicant is solely responsible for the condition of the property. Applicant waives any claim it may have against City by reason of the condition of the property or by reason of applicant's use or maintenance of the property or for any other reason related thereto, and applicant releases the City from any and all claims and demands for damages or injuries which applicant or any of applicant's family members, friends, guests, permittees, agents, servants, employees, or licensees, or any other occupant or trespasser upon the property may sustain which may give rise to any liability by City.

Applicant, by signing the Memorandum of Understanding, covenants and agrees that applicant will indemnify, defend and hold harmless City, its officers, agents, and employees from and against any and all liability claims, damages, expenses (including reasonable attorneys' fees), fees, fines, penalties, proceedings, actions, and causes of action of any and every kind and nature arising or growing out of or in any way connected with this Agreement, or with the use of the property by applicant or by any other person, or with any condition of or condition upon the property.



City of Eustis

Development Services Department

NAME: _____

ADDRESS: _____

MAILING ADDRESS IF DIFFERENT: _____

PHONE NUMBER: _____

EMAIL: _____

ADDRESS/LEGAL DESCRIPTION OF PROPERTY DESIRED TO OBTAIN THROUGH
MAINTENANCE: _____

ITEM NO. (FROM SURPLUS LIST): ____ ALTERNATE KEY NO. _____

1. Mark one of the following options:

_____ I own and occupy the adjacent property

_____ I represent a registered 501(c)(3) non-profit organization

_____ I am neither an adjacent owner nor non-profit organization

2. Have you failed to pay property taxes within the last two years?
(Please provide supporting documentation)

Yes No

3. Have you received a notice from the City in the last two years stating you are in
violation of City Ordinances?

Yes No

4. Have you had your water service disconnected due to nonpayment within the last
two years?

Yes No

If you answered yes on numbers 2, 3 or 4 please explain:

SIGNATURE: _____

PRINTED NAME: _____ DATE: _____

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460

RESOLUTION NO. 16-51

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; DECLARING CERTAIN REAL PROPERTY AS SURPLUS; AUTHORIZING CITY STAFF TO PUBLICLY ADVERTISE AND ACCEPT BIDS FOR THE SALE AND PURCHASE OF SAID PROPERTY IN ACCORDANCE WITH FLORIDA STATUTE 163.380; AND AUTHORIZING THE CITY MANAGER TO DISPOSE OF SAID PROPERTIES SUBJECT TO THE CONDITIONS PROVIDED FOR HEREIN.

WHEREAS, the City of Eustis owns multiple parcels of real property as specified and described in Exhibit A that are currently vacant or under-utilized; and

WHEREAS, the majority of the land is located within the City's Community Redevelopment Area; and

WHEREAS, it is in the City's best interest for the vacant parcels to be developed in accordance with the Land Development Regulations and the Community Redevelopment Area plans as applicable; and

WHEREAS, the City has no public use for the parcels identified in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Eustis, Florida, as follows:

Section 1: That the City hereby declares the real property listed and described in Exhibit A as surplus and available for sale and purchase by private re-developers or any person interested in obtaining the property and maintaining it in accordance with City Codes and the Community Redevelopment Area plan; and

Section 2: That City staff is hereby authorized to advertise the sale and purchase of the real properties listed and described in Exhibit A with at least 30 days notice for acceptance of bids.

Section 3: That the City Manager is hereby authorized to execute contracts for sale and purchase with the highest bidder for each property, provided that:

- A. The proposed use of the property is consistent with the uses specified in the land development regulations and community redevelopment plan as applicable;
- B. The bid amount is equal to or greater than the fair value of the property as described in Florida Statute 163.380(2);
- C. The buyer shall be responsible for all closing costs, taxes and liens associated with said properties.

Section 4: That the City Manager is hereby authorized to execute contracts for the purpose of donating surplus properties to be used in association with the H.O.M.E.

Investment Partnership Consortium Agreement (Interlocal Agreement) with Lake County.

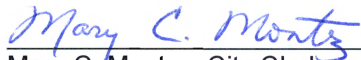
DONE AND RESOLVED this 16th day of June, 2016, in regular session of the City Commission of the City of Eustis, Florida.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**



Michael L. Holland
Mayor/Commissioner

ATTEST:



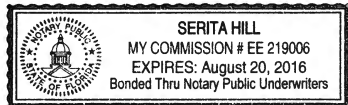
Mary C. Montez, City Clerk

CITY OF EUSTIS CERTIFICATION



**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 16th day of June, 2016, by Micheal L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.





Notary Public - State of Florida
My Commission Expires: Aug 20, 2016
Notary Serial No: EE 219006

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for use and reliance of the City Commission of the City of Eustis, Florida.



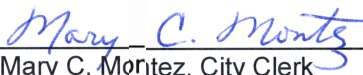
City Attorney's Office

6/16/2016

Date

CERTIFICATE OF POSTING

The foregoing Resolution No. 16-51 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Service Center, all within the corporate limits of the City of Eustis, Lake County, Florida.



Mary C. Montez, City Clerk

Exhibit A

HIGHLIGHTED ROWS DENOTE CONTIGUOUS PARCELS RECOMMENDED TO BE COMBINED

PARCEL ID	ALT KEY	SIZE	VALUE	LEGAL DESCRIPTION
01192602000000501	1422558	50.00 ff	\$6,698	EUSTIS HAZZARD'S HOMESTEAD E 5
01192602000000503	1098581	1.00 lt	\$37,500	EUSTIS HAZZARD'S HOMESTEAD BEG
01192602000000525	3728572	49.00 ff	\$10,371	EUSTIS HAZZARD'S HOMESTEAD E 4
12192600010000600	1307431	50.00 ff	\$5,000	S 50 FT OF N 660 FT OF E 150 F
12192600010000601	1215625	50.00 ff	\$3,000	N 50 FT OF E 150 FT OF SE 1/4
121926000100002800	1215692	0.20 AC	\$7,120	W 112 FT OF E 607 FT OF S 80 F
121926000100004400	1215676	1.28 ac	\$15,728	E 132 FT OF W 627 FT OF N 495
111926010002000100	1186889	0.07 Ac	\$818	EUSTIS S 44 FT OF LOTS 1 2 BL
111926010002600005	1066336	1.86 Ac	\$23,826	EUSTIS W 132 FT OF E 264 FT OF
111926010002600013	1102529	0.1 Ac	\$1,254	EUSTIS E 33 FT OF W 132 FT OF
011926010000003300	1421705	0.2 Ac	\$4,703	EUSTIS GOULD'S SUB LOTS 33 3
011926020000000903	1422710	0.22 Ac	\$9,362	EUSTIS HAZZARD'S HOMESTEAD S
011926050000000100	1198259	0.23 Ac	\$5,304	EUSTIS PINECREST LOT 1 N 20
011926050000002700	1198364	0.08 Ac	\$1,650	EUSTIS PINECREST LOT 27 PB 11
011926050000003100	1198372	0.08 Ac	\$3,000	EUSTIS PINECREST LOT 31 PB 11
011926050000005200	1198488	0.08 Ac	\$2,550	EUSTIS PINECREST LOT 52 PB 11
011926060000201300	1199531	0.23 Ac	\$6,664	EUSTIS ROSENWALD GARDENS LOTS
011926060000300100	3793880	2.09 Ac	\$44,297	EUSTIS ROSENWALD GARDENS LOTS
01-19-26-060000303700	1199794	0.2 Ac	\$3,196	EUSTIS ROSENWALD GARDENS LOTS 37, 38
011926060000405300	1199913	0.19 Ac	\$6,824	EUSTIS ROSENWALD GARDENS LOTS
011926090000000415	1193702	0.07 Ac	\$2,280	HAZZARD'S HOMESTEAD BEG NE COR
111926010001900900	1186854	0.4 Ac	\$4,389	EUSTIS LOTS 9 TO 12 INCL BLK 1
111926010001901300	1630860	0.4 Ac	\$12,540	EUSTIS LOTS 13 14 15 16 BLK
111926010002100800	1242924	0.05 Ac	\$1,250	EUSTIS N 1/2 OF LOT 8 BLK 21 P
111926010002600015	1717132	0.23 Ac	\$8,465	EUSTIS N 66 FT OF S 264 FT OF
121926000100000203	1215463	0.17 Ac	\$3,000	S 50 FT OF N 360 FT OF E 150 F
011926030000001000	1423791	0.11 Ac	\$2,753	EUSTIS JOHNSON'S SUB LOT 10 P
011926060000103500	1199425	0.12 Ac	\$3,703	EUSTIS ROSENWALD GARDENS LOT
111926010000701801	1792631	0.45 Ac	\$3,386	EUSTIS N 132 FT OF E 132 FT OF
111926010000701804	3325818	0.4 Ac	\$20,064	EUSTIS S 132 FT OF E 132 FT OF
111926010001900100	1186846	0.1 AC	\$3,135	EUSTIS LOT 1 BLK 19 PB 1 PG 79
111926010002000901	3825004	0.08 Ac	\$2,970	EUSTIS N 30 FT OF LOTS 9 10
011926090000000404	1717698	0.13 Ac	\$4,026	HAZZARD'S HOMESTEAD N 66 FT OF
11926060000203700	1199620	0.11Ac	\$3,665	EUSTIS ROSENWALD GARDENS LOT 37
11926060000203800	1199638	0.11 Ac	\$3,665	EUSTIS ROSENWALD GARDENS LOT 38
011926060000401700	1517753	0.2 Ac	\$25,408	Eustis Rosenwald Gardens Lots 17,18
011926060000204500	1199662	0.11 Ac	\$3,332	Eustis Rosenwald Gardens Lot 45
011926060000204600	1199671	0.11 Ac	\$3,234	Eustis Rosenwald Gardens Lot 46
011926030000001100	1633541	0.34 Ac	\$38,719	Eustis Johnson's Sub Lots 11, 12, 13
011926060000200900	2689951	0.23 Ac	\$3,332	Eustis Rosenwald Gardens Lots 9, 10
111926010006500801	1188610	0.06 Ac	\$5,704	Eustis S 46 FT of Lots 8, 8 1/2
111926010006500800	1395313	0.13 Ac	\$75,679	Eustis N 86 Ft of Lots 8, 8 1/2
11-19-26-010002201101	1187095	0.6 Ac	\$13,860	EUSTIS LOTS 11, 12, 13, 14, 15, 16 BLK 22 PB 1 PG 79
12-19-26-410100400500	1679206	0.26 Ac	\$ 7,500	EUSTIS, RICHARD'S ADD S 20 FT OF LOTS 5,6 BLK 4

SURPLUS PROPERTIES AS OF 6-8-16

HIGHLIGHTED ROWS DENOTE CONTIGUOUS PARCELS RECOMMENDED TO BE COMBINED

PARCEL ID	ALT KEY	SIZE	VALUE	LEGAL DESCRIPTION	DATE PURCHASED/OBTAINED	TYPE	CURRENT USE
011926020000000501	1422558	50.00 ff	\$6,698	EUSTIS HAZZARD'S HOMESTEAD E 5	2007	MCR	E BATES AVE VACANT MCR (CRA, 50'x130') OLD ACE THEATRE COMBINE WITH AK 1098581 & 3728572
011926020000000503	1098581	1.00 lt	\$37,500	EUSTIS HAZZARD'S HOMESTEAD BEG	2007	MCR	ROSE LANE VACANT RESIDENTIAL (CODE LIEN FORECLOSURE)(ACE) COMBINE WITH AK 1422558 & 3728572
011926020000000525	3728572	49.00 ff	\$10,371	EUSTIS HAZZARD'S HOMESTEAD E 4	2001	MCR	E BATES AVE VACANT MCR (CRA, 49'x100') (ACE) COMBINE WITH AK 1422558
121926000100000600	1307431	50.00 ff	\$5,000	S 50 FT OF N 660 FT OF E 150 F	1990	UR	VACANT RESIDENTIAL (CRA 50'x150'); NEAR CARVER PARK/COMMUNITY GARDEN COULD BE JOINED WITH AK 1215625
121926000100000601	1215625	50.00 ff	\$3,000	N 50 FT OF E 150 FT OF SE 1/4	1990	UR	VACANT RESIDENTIAL (CRA 50'x150') NEAR CARVER PARK/COMMUNITY GARDEN COULD BE JOINED WITH AK1307431
121926000100002800	1215692	0.20 AC	\$7,120	W 112 FT OF E 607 FT OF S 80 F	1990	UR	VACANT RESIDENTIAL (CRA 80'x112') PINE LANE - BACKS UP TO CARDINAL RETENTION POND
121926000100004400	1215676	1.28 ac	\$15,728	E 132 FT OF W 627 FT OF N 495	2003	UR	VACANT RESIDENTIAL (CRA APPROX. 132'x490') NOT SQUARE; BATES NEAR PINE
111926010002000100	1186889	0.07 Ac	\$818	EUSTIS S 44 FT OF LOTS 1 2 BL	UNKNOWN	UR	VACANT RESIDENTIAL (CRA, WOODED, 44'x98) NORTH EXETER ST
111926010002600005	1066336	1.86 Ac	\$23,826	EUSTIS W 132 FT OF E 264 FT OF	1999	UR	VACANT, WOODED (PARTIAL WETLANDS/IRREGULAR SHAPE) E CLIFFORD AVE COMBINE WITH AK 1102529
111926010002600013	1102529	0.1 Ac	\$1,254	EUSTIS E 33 FT OF W 132 FT OF	1999	UR	VACANT, WOODED (PARTIAL WETLANDS) NOT BUILDABLE ALONE COMBINE WITH AK 1066336
011926010000003300	1421705	0.2 Ac	\$4,703	EUSTIS GOULD'S SUB LOTS 33 3	1992	SR	VACANT RESIDENTIAL (CRA, 66'x132') WOODED ON GOULD ST
011926020000000903	1422710	0.22 Ac	\$9,362	EUSTIS HAZZARD'S HOMESTEAD S	2001	UR	VACANT RESIDENTIAL (CRA, 62'x150') CODE LIEN FORECLOSURE ON PALMETTO ST
011926050000000100	1198259	0.23 Ac	\$5,304	EUSTIS PINECREST LOT 1 N 20	2004	SR	VACANT RESIDENTIAL (CRA, 60'x170') PINKNEY ST & HOLLYWOOD
0119260500000002700	1198364	0.08 Ac	\$1,650	EUSTIS PINECREST LOT 27 PB 11	2007	SR	VACANT RESIDENTIAL (CRA, 40'x85') PINKNEY ST
0119260500000003100	1198372	0.08 Ac	\$3,000	EUSTIS PINECREST LOT 31 PB 11	1990	SR	VACANT RESIDENTIAL (CRA, 40'x85') PINKNEY ST & HOLLYWOOD
0119260500000005200	1198488	0.08 Ac	\$2,550	EUSTIS PINECREST LOT 52 PB 11	2000	SR	VACANT RESIDENTIAL (CRA, 40'x85') REDDICK ST
0119260600000201300	1199531	0.23 Ac	\$6,664	EUSTIS ROSENWALD GARDENS LOTS	1992	SR	VACANT RESIDENTIAL (CRA, 68'x145') HOLLYWOOD AVE
011926060000300100	3793880	2.09 Ac	\$44,297	EUSTIS ROSENWALD GARDENS LOTS	2001	SR	VACANT RESIDENTIAL (CRA) PARTIAL WETLANDS COMBINE WITH AK 1199794
01-19-26-060000303700	1199794	0.2 Ac	\$3,196	EUSTIS ROSENWALD GARDENS LOTS 37, 38	1999	SR	VACANT RESIDENTIAL CRA COMBINE WITH AK 3793880
011926060000405300	1199913	0.19 Ac	\$6,824	EUSTIS ROSENWALD GARDENS LOTS	2007	SR	VACANT RESIDENTIAL (CRA, 66'x128') CODE LIEN FORECLOSURE SUANEE AVE
011926090000000415	1193702	0.07 Ac	\$2,280	HAZZARD'S HOMESTEAD BEG NE COR	2006	URB ME	VACANT RESIDENTIAL (OUTSIDE CITY LIMITS/CONTIGUOUS) VIRGINIA AVE & GETFORD
111926010001900900	1186854	0.4 Ac	\$4,389	EUSTIS LOTS 9 TO 12 INCL BLK 1	1999	UR	VACANT, WOODED, WETLANDS (CRA) N PRESCOTT ST UNBUILDABLE ALONE COMBINE WITH AK 1630860
111926010001901300	1630860	0.4 Ac	\$12,540	EUSTIS LOTS 13 14 15 16 BLK	1999	UR	VACANT RESIDENTIAL (CRA, 132'x132') WOODED N PRESCOTT ST COMBINE WITH 1186854
111926010002100800	1242924	0.05 Ac	\$1,250	EUSTIS N 1/2 OF LOT 8 BLK 21 P	2005	SR	VACANT RESIDENTIAL (33'x66', CRA) EAST HAZZARD AVE
111926010002600015	1717132	0.23 Ac	\$8,465	EUSTIS N 66 FT OF S 264 FT OF	1995	UR	VACANT RESIDENTIAL (CRA, 66'x132') WOODED E CLIFFORD AVE
121926000100000203	1215463	0.17 Ac	\$3,000	S 50 FT OF N 360 FT OF E 150 F	1996	UR	VACANT RESIDENTIAL (CRA 50'x150') CARDINAL ST
011926030000001000	1423791	0.11 Ac	\$2,753	EUSTIS JOHNSON'S SUB LOT 10 P	2007	UR	VACANT RESIDENTIAL (CRA, 33'x140') JOHNSON ST
011926060000103500	1199425	0.12 Ac	\$3,703	EUSTIS ROSENWALD GARDENS LOT	1982	SR	VACANT RESIDENTIAL (CRA, 34'x148') E BATES AVE
111926010000701801	1792631	0.45 Ac	\$3,386	EUSTIS N 132 FT OF E 132 FT OF	2004	UR	EAST BATES/HAZZARD AVE VACANT RESIDENTIAL (WOODED, 132'x146') COMBINE WITH AK 3325818
111926010000701804	3325818	0.4 Ac	\$20,064	EUSTIS S 132 FT OF E 132 FT OF	2001	UR	HAZZARD AVE - VACANT RESIDENTIAL (CRA, 132'x132') COMBINE WITH AK 1792631

PARCEL ID	ALT KEY	SIZE	VALUE	LEGAL DESCRIPTION	DATE PURCHASED/OBTAINED	TYPE	CURRENT USE
111926010001900100	1186846	0.1 AC	\$3,135	EUSTIS LOT 1 BLK 19 PB 1 PG 79	1994	UR	NORTH PRESCOTT - VACANT RESIDENTIAL (CRA, 33'x132')
111926010002000901	3825004	0.08 Ac	\$2,970	EUSTIS N 30 FT OF LOTS 9 10	2003	UR	VACANT RESIDENTIAL (CRA, 30'x118') NORTH PRESCOTT
011926090000000404	1717698	0.13 Ac	\$4,026	HAZZARD'S HOMESTEAD N 66 FT OF	2004	URB ME	VACANT RESIDENTIAL (66'x65') OUTSIDE CITY LIMITS/CONTIGUOUS GETFORD CT
11926060000203700	1199620	0.11Ac	\$3,665	EUSTIS ROSENWALD GARDENS LOT 37	2010	SR	VIRGINIA AVE VACANT RESIDENTIAL (CRA, 34'x145'); COMBINE WITH AK 1199638
11926060000203800	1199638	0.11 Ac	\$3,665	EUSTIS ROSENWALD GARDENS LOT 38	2011	SR	VACANT RESIDENTIAL (CRA, 34'x145'); COMBINE WITH AK 1199620
011926060000401700	1517753	0.2 Ac	\$25,408	Eustis Rosenwald Gardens Lots 17,18		SR	2026 DIXIE AVE - UNSAFE STRUCTURE DEMOLISHED BY CITY
011926060000204500	1199662	0.11 Ac	\$3,332	Eustis Rosenwald Gardens Lot 45		SR	VIRGINIA AVE 33 FT LOT - COMBINE WITH AK 1199671
011926060000204600	1199671	0.11 Ac	\$3,234	Eustis Rosenwald Gardens Lot 46		SR	VIRGINIA AVE 33 FT LOT - COMBINE WITH AK 1199662
011926030000001100	1633541	0.34 Ac	\$38,719	Eustis Johnson's Sub Lots 11, 12, 13	2015	UR	1411 JOHNSON STREET - UNSAFE STRUCTURE DEMOLISHED BY CITY
011926060000200900	2689951	0.23 Ac	\$3,332	Eustis Rosenwald Gardens Lots 9, 10	2011	SR	HOLLYWOOD AVE - VACANT
111926010006500801	1188610	0.06 Ac	\$5,704	Eustis S 46 FT of Lots 8, 8 1/2	2011	RT	15 S HAWLEY - VACANT
111926010006500800	1395313	0.13 Ac	\$75,679	Eustis N 86 Ft of Lots 8, 8 1/2	2015	RT	504 ORANGE AVE - UNSAFE STRUCTURE DEMOLISHED BY CITY
11-19-26-010002201101	1187095	0.6 Ac	\$13,860	EUSTIS LOTS 11, 12, 13, 14, 15, 16 BLK 22 PB 1 PG 79	PENDING	SR	PENDING FORECLOSURE, VACANT LOT NORTH DAVERS & E CLIFFORD
12-19-26-410100400500	1679206	0.26 Ac	\$7,500	EUSTIS, RICHARD'S ADD S 20 FT OF LOTS 5,6 BLK 4	2/26/2000	SR	THREE 60-FOOT WIDE STRIPS OF LAND
			\$454,924				



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: RONALD R. NEIBERT, CITY MANAGER

DATE: JUNE 16, 2016

RE: RESOLUTION NO. 16-51: SALE OF SURPLUS REAL PROPERTY

Introduction:

Resolution No. 16-51 declares certain real property surplus, authorizes City staff to advertise the multiple parcels for sale and purchase, and authorizes the City Manager to dispose of said properties subject to the conditions provided for herein.

Recommended Action:

The administration recommends approval of Resolution No. 16-51.

Background:

From time to time the City reviews the inventory of City-owned real estate to identify surplus properties. The last inventory and review occurred in 2014. The result was the advertisement of 40 residential lots for sale and the disposal of 11 parcels netting the City approximately \$50,000.

The attached property inventory list includes all City owned properties, including main facilities, leased properties, parking lots and public works facilities. Staff has identified properties that are suitable for sale in the "Available Surplus Properties" tab. The "Reserve for Future Use" tab includes properties adjacent to or in close proximity to existing facilities that have potential public purposes. Finally, the "Wetlands" tab includes properties that are not suitable for development.

The assessed value of the available surplus properties [which are mostly small residential lots in the Community Redevelopment Area (CRA)] is approximately \$450,000. In the past, the City Commission has directed staff to sell these parcels to increase ad valorem tax revenue, eliminate any liability associated with ownership of the land, and eliminate the cost associated with physically maintaining the properties in accordance with City codes.

Thus, the properties listed in Exhibit A are proposed for advertising and sale. In order to comply with certain statutory provisions regarding the disposal of real property in the CRA, staff will provide public notice at least 30 days prior to accepting any bids on the designated parcels. The proposed process is as follows:

1. Advertise the sale in the Daily Commercial.
2. Post the bid request on the City website.
3. Send notices of the sale to adjacent property owners.
4. When the bids are received, the City Manager will execute contracts for sale and purchase with the highest bidder for each property, provided that:
 - a. The proposed use of the property is consistent with the uses specified in the land development regulations and community redevelopment plan as applicable;
 - b. The bid amount is equal to or greater than the fair value of the property as described in Florida Statute 163.380(2);
 - c. The buyer shall be responsible for all closing costs, taxes and liens associated with said properties.
5. Any proposed purchase that does not meet the above conditions will be presented to the City Commission for review and approval, except that the City Manager shall be authorized to execute contracts for the purpose of donating surplus properties to be used in association with the H.O.M.E. Investment Partnership Consortium Agreement (Interlocal Agreement) with Lake County.

Community Input

Interested parties can provide community input at the June 16, 2016 regular City Commission Meeting.

Budget / Staff Impact:

There will be minimal cost for advertising and sending notices, but revenue potential associated with sale of properties and ad valorem tax by returning these parcels to the tax rolls exists.

Prepared By:

Lori Barnes, AICP, Development Services Director

Attachments:

Resolution No. 16-51

Property Inventory Dated June 8, 2016

Map of Surplus Properties

Florida Statute 163.380

Select Year: 2015

The 2015 Florida Statutes

[Title XI](#)
COUNTY ORGANIZATION AND
INTERGOVERNMENTAL RELATIONS

[Chapter 163](#)
INTERGOVERNMENTAL
PROGRAMS

[View Entire
Chapter](#)

163.380 Disposal of property in community redevelopment area.—The disposal of property in a community redevelopment area which is acquired by eminent domain is subject to the limitations set forth in s. [73.013](#).

(1) Any county, municipality, or community redevelopment agency may sell, lease, dispose of, or otherwise transfer real property or any interest therein acquired by it for community redevelopment in a community redevelopment area to any private person, or may retain such property for public use, and may enter into contracts with respect thereto for residential, recreational, commercial, industrial, educational, or other uses, in accordance with the community redevelopment plan, subject to such covenants, conditions, and restrictions, including covenants running with the land, as it deems necessary or desirable to assist in preventing the development or spread of future slums or blighted areas or to otherwise carry out the purposes of this part. However, such sale, lease, other transfer, or retention, and any agreement relating thereto, may be made only after the approval of the community redevelopment plan by the governing body. The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the community redevelopment plan and may be obligated to comply with such other requirements as the county, municipality, or community redevelopment agency may determine to be in the public interest, including the obligation to begin any improvements on such real property required by the community redevelopment plan within a reasonable time.

(2) Such real property or interest shall be sold, leased, otherwise transferred, or retained at a value determined to be in the public interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as any county, municipality, or community redevelopment agency may prescribe. In determining the value of real property as being in the public interest for uses in accordance with the community redevelopment plan, the county, municipality, or community redevelopment agency shall take into account and give consideration to the long-term benefits to be achieved by the county, municipality, or community redevelopment agency resulting from incurring short-term losses or costs in the disposal of such real property; the uses provided in such plan; the restrictions upon, and the covenants, conditions, and obligations assumed by, the purchaser or lessee or by the county, municipality, or community redevelopment agency retaining the property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. In the event the value of such real property being disposed of is for less than the fair value, such disposition shall require the approval of the governing body, which approval may only be given following a duly noticed public hearing. The county, municipality, or community redevelopment agency may provide in any instrument of conveyance to a private purchaser or lessee that such purchaser or lessee is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the county, municipality, or community redevelopment agency until the purchaser or lessee has completed the construction of any or all improvements which he or she has obligated himself or herself to construct thereon. Real property acquired by the county, municipality, or community redevelopment agency which, in accordance

with the provisions of the community redevelopment plan, is to be transferred shall be transferred as rapidly as feasible in the public interest, consistent with the carrying out of the provisions of the community redevelopment plan. Any contract for such transfer and the community redevelopment plan, or such part or parts of such contract or plan as the county, municipality, or community redevelopment agency may determine, may be recorded in the land records of the clerk of the circuit court in such manner as to afford actual or constructive notice thereof.

(3)(a) Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof. Such notice shall identify the area or portion thereof and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that such further information as is available may be obtained at such office as is designated in the notice. The county, municipality, or community redevelopment agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out; and the county, municipality, or community redevelopment agency may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by it in the community redevelopment area. The county, municipality, or community redevelopment agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this part. Except in the case of a governing body acting as the agency, as provided in s. [163.357](#), a notification of intention to accept such proposal must be filed with the governing body not less than 30 days prior to any such acceptance. Thereafter, the county, municipality, or community redevelopment agency may execute such contract in accordance with the provisions of subsection (1) and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contract.

(b) Any county, municipality, or community redevelopment agency that, pursuant to the provisions of this section, has disposed of a real property project with a land area in excess of 20 acres may acquire an expanded area that is immediately adjacent to the original project and less than 35 percent of the land area of the original project, by purchase as provided in this chapter, and negotiate a disposition of such expanded area directly with the person who acquired the original project without complying with the disposition procedures established in paragraph (a), provided the county, municipality, or community redevelopment agency adopts a resolution making the following findings:

1. It is in the public interest to expand such real property project to an immediately adjacent area.
2. The expanded area is less than 35 percent of the land area of the original project.
3. The expanded area is entirely within the boundary of the community redevelopment area.

(4) Any county, municipality, or community redevelopment agency may temporarily operate and maintain real property acquired by it in a community redevelopment area for or in connection with a community redevelopment plan pending the disposition of the property as authorized in this part, without regard to the provisions of subsection (1), for such uses and purposes as may be deemed desirable, even though not in conformity with the community redevelopment plan.

(5) If any conflict exists between the provisions of this section and s. [159.61](#), the provisions of this section govern and supersede those of s. [159.61](#).

(6) Notwithstanding any provision of this section, if a community redevelopment area is established by the governing body for the redevelopment of property located on a closed military base within the governing body's boundaries, the procedures for disposition of real property within that community redevelopment area shall be

prescribed by the governing body, and compliance with the other provisions of this section shall not be required prior to the disposal of real property.

History.—s. 11, ch. 69-305; s. 9, ch. 77-391; s. 13, ch. 84-356; s. 1, ch. 92-162; s. 906, ch. 95-147; s. 1, ch. 96-254; s. 9, ch. 98-314; s. 12, ch. 2006-11.

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CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD		MOW TO OWN AWARD								
ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
1	1422558	n/a		Yes	RICHARD LYALS & HILLARY M LYAL / 352-748-3552 RJLYALS@HOTMAIL.COM 6941 COUNTY ROAD 139, WILDWOOD, FL 34785				UNKNOWN	VACANT
2	1098581	\$3,750		No						
3	3728572	n/a		Yes	IAN AND JESSICA GRACE / 352-973-1362 GETAHOLDOFJESS@GMAIL.COM 28423 U.S. HWY 27, LEESBURG, FL 34748				HOUSE	VACANT
4	1215692	n/a	\$500	Yes	JOHN FUTCH / 352-455-6992 & 352-408-6703 12214 WOODLEN ROAD, TAVARES, FL 32778				HOUSE	VACANT
5	1215676	\$3,145	\$3,500	No	JOHN FUTCH / 352-455-6992 & 352-408-6703 12214 WOODLEN ROAD, TAVARES, FL 32778				HOUSE	VACANT
6	1186889	n/a		Yes	ARTHUR E. SOUZA SANTOS / 407-383-0379 ASANTOST2@YAHOO.COM 12450 GRECO DRIVE, ORLANDO, FL 32824-5820				HOUSE	VACANT
7	1066336	\$4,765		No						
8	1102529	n/a		No						
9	1421705	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED					
10	1422710	n/a		Yes	AUDRA L. MONTGOMERY / 407-914-5140 AUDRA.MONTGOMERY@GMAIL.COM 740 KING ST, EUSTIS, FL 32726		X		GARDEN	VACANT
11	1198259	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED					

CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD		MOW TO OWN AWARD								
ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
12	1198364	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED					
13	1198372	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED			X	GARDEN	
14	1198488	n/a		Yes						
15	1199531	n/a		Yes	GAIL MOORE / 352-516-9047	X	X		UNKNOWN	VACANT
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
16	3793880	\$8,859		No						
17	1199794	n/a		Yes	GAIL MOORE / 352-516-9047		X		UNKNOWN	VACANT
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
18	1199913	n/a		Yes	AUDRA L. MONTGOMERY / 407-914-5140		X		GARDEN	VACANT
					AUDRA.MONTGOMERY@GMAIL.COM					
					740 KING ST, EUSTIS, FL 32726					
19	1193702	n/a		Yes						
20	1186854	n/a		No						
21	1630860	\$3,135		No						
22	1242924	n/a		Yes						
23	1717132	n/a		Yes	CLAUDIO BRITO / 407-218-2842 1977 WATER TUPELO WAY OCOEE FL				HOUSE	VACANT
					CLAUDIO@3GUYSSOLAR.COM					
24	1215463	n/a		Yes						
25	1423791	n/a		Yes						
26	1199425	n/a		Yes						

CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD		MOW TO OWN AWARD								
ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
27	1792631	n/a		No						
28	3325818	\$5,016		No						
29	1186846	n/a		Yes	GERALDO J. PICCOLI / 321-363-6218				HOUSE	VACANT
					GERALDOPICCOLI51@GMAIL.COM					
					7616 TREASURE ISLAND CT, ORLANDO, FL 32835					
30	3825004	n/a		Yes	EUSTIS MT ZION PRIMITIVE BAPTIST CHURCH		X		UNKNOWN	VACANT
					ELDERJBLUE@CENTURYLINK.NET					
					PO BOX 1790, EUSTIS, FL 32727-1790					
31	1717698	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED					
32	1199620	n/a		Yes	GAIL MOORE / 352-516-9047	X	X		UNKNOWN	VACANT
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
33	1199638	n/a		Yes	GAIL MOORE / 352-516-9047	X	X		UNKNOWN	VACANT
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
34	1517753	n/a		Yes	VERKAIK PROPERTIES, LLC / 352-516-4688	OWN&RENT			HOUSE?	VACANT
					BRADVERKAIK@ME.COM					
					303 LAKEFRONT CT, EUSTIS, FL 32726					
35	1199662	n/a		Yes	YVONNE FAYSON / 352-272-4748 OR 352-507-9140	X	X		UNKNOWN	VACANT
					CHILLINSWITCH@GMAIL.COM					
					ZEEFUNK@67@GMAIL.COM					

CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD		MOW TO OWN AWARD								
ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
					1917 VIRGINIA AVENUE, EUSTIS, FL 32726					
36	1199671	n/a		Yes						
37	1633541	n/a		Yes	RICHARD LYALS & HILLARY M LYAL / 352-748-3552				HOUSE	VACANT
					RJLYALS@HOTMAIL.COM					
					6941 COUNTY ROAD 139, WILDWOOD, FL 34785					
38	2689951	n/a		Yes	GAIL MOORE / 352-516-9047	X	X		UNKNOWN	FENCED MADE PART OF EXISTING YARD
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
39	1188610	\$5,704		No						
40	1395313	\$14,850		No						

CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD		MOW TO OWN AWARD								
ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
41	1187095	\$3,465	\$3,505	No	ROSS WIGHTMAN / 352-978-5964				HOUSES	DUPLEX PERMIT ISSUED (NEW OWNER)
					RWIGHTMAN34@GMAIL.COM					
42	1679206	n/a		Yes						



City of Eustis

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

Staff Report

TO: CRA Review Committee
FROM: Tom Carrino, Interim City Manager
DATE: March 10, 2022
RE: DISCUSSION ON THE GATEWAY CORRIDOR IMPROVEMENT
MATCHING GRANT PROGRAM

Introduction:

As part of the CRA Review Committee public input process, there has been discussion regarding assistance for businesses and fostering an environment supportive of businesses. Attached is the existing Gateway Corridor Improvement Matching Grant Program. It is possible that this program could be modified (or a similar program created) to assist businesses in the area.

Attachments:

[Gateway Grant Application Info - Updated for FY 20-21 3-4-21](#)

Reviewed by:

Tom Carrino, Interim City
Manager
Mary Montez, City Clerk

Approved - 08 Mar 2022

Approved - 08 Mar 2022



City of Eustis

Gateway Corridor Improvement Matching Grant Application

Date: _____

Property Owner Name: _____

Mailing address: _____

E-mail address: _____

Phone Number: _____

Gateway Corridor property address: _____

Alternate Key #: _____ Parcel ID: _____

Proposed Improvement: _____

***Application must include quotes/estimates/proposals for proposed work.**

Estimated cost of improvement: _____

Eligible expenditures:

1. Exterior painting (Cost of contractor and/or paint, but not materials such as buckets and brushes)
2. Façade improvements such as awnings, canopies, windows, window treatments, siding, etc.
3. Exterior lighting
4. Removal of non-conforming signage
5. Signage improvement or installation, consistent with City codes
6. Parking lot resurfacing
7. Irrigation
8. Landscaping not to exceed \$900 match

Applicant must submit receipts and a W-9 upon completion of improvements in order to receive reimbursement.

.....
For City use only:

Project No. _____

Approved paint colors: _____

Non-conforming sign removal: _____

Approved by: _____ Date: _____

Date of Completion: _____

Verified and payment authorized by: _____ Date: _____

Reimbursement Amount: _____ Check No.: _____

**CITY OF EUSTIS
GATEWAY CORRIDOR IMPROVEMENT
MATCHING GRANT PROGRAM**

Purpose: The purpose of the Gateway Corridor Improvement Matching Grant Program is to improve the appearance of the major gateways into the City and encourage economic development and business investment within the City of Eustis.

Eligibility: Properties fronting on SR 19 (Bay St. and portions of Grove St.) from US 441 to CR 452, CR 44 (Orange Ave.) within the City of Eustis, US 441 within the City of Eustis, and properties within the Entertainment District are eligible to apply for matching funds under this program.

Program Guidelines:

1. Funds shall be allocated on a first-come/first-served basis until the fiscal year allocation is fully expended.
2. All color schemes shall accent the structure and be in harmony with adjacent structures. City staff must approve paint colors.
3. The City will reimburse the applicant for 50% of qualifying expenditures, not to exceed a total grant amount of \$6,000.
4. The City will not provide reimbursement for any expenditures completed prior to grant application and approval.
5. City staff must verify improvement costs as consistent with industry standards.
6. Grantee must complete improvements and submit payment receipts in order to collect reimbursement.

Eligible Expenditures: The following improvements are eligible for this matching grant program:

1. Exterior painting (Cost of contractor and/or paint, but not materials such as buckets and brushes)
2. Façade improvements such as awnings, canopies, windows, window treatments, siding, etc.
3. Exterior lighting
4. Removal of non-conforming signage
5. Signage improvement or installation, consistent with City codes
6. Parking lot resurfacing
7. Irrigation
8. Landscaping not to exceed \$900 match

Ineligible Expenditures: The following expenses do not qualify as matching funds and cannot be reimbursed:

1. Painting materials such as buckets and brushes
2. In-kind services or owner labor
3. Improvements to non-conforming signs that are not being brought into compliance

Funding: The City Commission shall determine the total amount of funding available for the program each fiscal year.

For more information and application forms, contact the Economic Development Department at 352.483.5435 or carrinot@eustis.org.