



APPROVED 8/4/2022

MINUTES

Local Planning Agency Meeting

5:30 PM - Thursday, May 19, 2022 - City Hall

CALL TO ORDER: 5:30 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Nan Cobb, Willie Hawkins, Vice Chair Emily Lee and Chairman Michael Holland

ABSENT: Karen LeHeup-Smith

1. APPROVAL OF MINUTES

1.1 March 17, 2022 - Local Planning Agency Meeting

Moved by Vice Chair Lee, seconded by Mr. Hawkins, to approve the Minutes as submitted. Motion carried by the following votes:

Ayes: Nan Cobb, Willie Hawkins, Vice Chair Emily Lee and Chairman Michael Holland

2. PUBLIC HEARING WITH DISCUSSION AND DIRECTION

2.1 LPA Hearing for Small-Scale Future Land Use Map Amendment for Property Located North of CR 44 Approximately 1,000 feet East of South Fish Camp Road - 2022-CPLUS-02

Jeff Richardson, Deputy Development Services Director, provided an overview of the proposed comprehensive plan future land use map amendment for the subject property consisting of approximately 16 acres located north of CR 44, approximately 1,000 feet east of South Fish Camp Road (2022-CPLUS-02). He stated the property is currently designated Urban Low in Lake County and is proposed to be Suburban Residential in the City of Eustis with a Suburban Neighborhood design district designation. He commented on staff's review of the request and found it consistent with the surrounding designations and established patterns and indicated the requested designation is the closest to the County designation. He stated there is existing capacity to serve the property and noted they will be required to perform an environmental assessment. He added it is consistent with the comprehensive plan and indicated the ordinances were properly noticed. He stated staff's recommendation for approval.

Chairman Holland opened the public hearing at 5:37 p.m.

Tracy Nessman questioned the number of units that would be constructed on the property and whether or not the development would cause an increase in utility costs or taxes. She also questioned the impact on County Road 44.

Mr. Richardson explained they have not yet submitted a development plan; therefore, the maximum they could build would be 16 acres times 5. He stated that the development would not cause an increase in utility costs or taxes and explained it is an existing utility system. He stated there would be a maximum of an additional 200 trips per day but they would be required to have a transportation study completed as part of their requirements.

Danny Long questioned if the development would have single or multi-level homes.

Mr. Richardson further explained they have submitted no development plans yet. He stated the current consideration is the land use designation to be assigned to the property.

Mr. Long then asked if there would be any requirement for some type of sound barrier with Mr. Richardson again stating that would be considered during the development phase.

Mr. Hawkins confirmed the developer has not yet submitted a concept plan for the site so there are no specific details yet about the development.

Chairman Holland closed the public hearing at 5:44 p.m.

Moved by Ms. Cobb, seconded by Vice Chair Lee, to find amendment 2022-CPLUS-02 consistent with the Comprehensive Plan and transmit to the City Commission for consideration. Motion carried by the following votes:

Ayes: Nan Cobb, Willie Hawkins, Vice Chair Emily Lee and Chairman Michael Holland

2.2 LPA Hearing for Small-Scale Future Land Use Map Amendment to the Comprehensive Plan: Lot 5 and Lot 6 on Joleen Drive - 2022-CPLUS-03

Mr. Richardson reviewed the future land use map amendment 2022-CPLUS-03 for .36 acres located on Lot 5 and Lot 6 on Joleen Drive. He stated the property is currently Urban Low in Lake County and proposed to be Suburban Residential in the City with a design district designation of Suburban Neighborhood. He explained the site location and stated the plan is for two single family residences on each lot. He stated they are requesting annexation in order to obtain City services. He indicated the request is consistent with the Comprehensive Plan and land development regulations. He stated it is consistent with the surrounding future land use designations and established patterns. Public facilities are available. He further indicated there are no wetlands on the site; however, it is located within the Wekiva Protection Area. He stated the request is consistent and was properly noticed.

Chairman Holland opened the public hearing at 5:48 p.m.

Kara Duel expressed concern regarding the difference in elevation between her property and the subject property and their loss of privacy. She also expressed concern regarding the difficulty there would be for emergency vehicles to turn around on that street.

Mr. Richardson explained these are two existing lots that if they did not want City services, the County would just let them pull building permits.

Tracy Nessman questioned how many homes would be built on the site with Mr. Richardson indicating they have not submitted building permit applications yet.

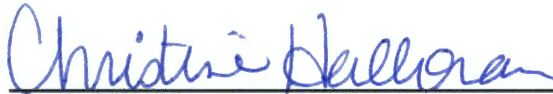
Chairman Holland closed the public hearing at 5:52 p.m.

Moved by Mr. Hawkins, seconded by Ms. Cobb, to find amendment 2022-CPLUS-03 consistent with the Comprehensive Plan and transmit to the City Commission for consideration. Motion carried by the following votes:

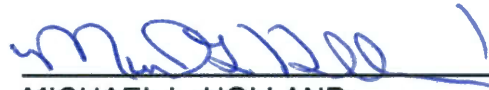
Ayes: Nan Cobb, Willie Hawkins, Vice Chair Emily Lee and Chairman Michael Holland

3. ADJOURNMENT: 5:52 P.M.

These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording can be obtained from the office of the City Clerk for a fee.



CHRISTINE HALLORAN
City Clerk



MICHAEL L. HOLLAND
Chairman