



APPROVED: 1/20/2022

MINUTES

Local Planning Agency Meeting

5:30 PM - Thursday, October 21, 2021 - City Hall

CALL TO ORDER: 5:35 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Willie Hawkins, Vice Chair Emily Lee, Karen LeHeup-Smith, Nan Cobb and Chairman Michael Holland

1. CONSIDERATION WITH DISCUSSION, PUBLIC HEARING AND RECOMMENDATION

1.1 Small-Scale Future Land Use Map Amendment to the Comprehensive Plan: 1704 Virginia Avenue 2021-CPLUS-07

Heather Croney, Senior Planner, reviewed the request for a future land use amendment for 1704 Virginia Avenue (2021-CPLUS-07). She indicated a more in-depth presentation would be provided at the Commission meeting. She stated the owner is Shelby Sanders and they have requested that the property be changed from Urban Medium in Lake County to Urban Residential in the City. She stated staff's recommendation for approval and transmittal to the City Commission for consideration. She stated the request is compatible with the surrounding area, the Comprehensive Plan and Land Development Regulations.

Chairman Holland opened the public hearing at 5:38 p.m. There being no public comment, the hearing was closed at 5:38 p.m.

Moved by Vice Chair Lee, seconded by Member Hawkins, to transmit 2021-CPLUS-07 to the City Commission for consideration. Motion carried by the following votes:

Ayes: Member Hawkins, Vice Chair Lee, Member LeHeup-Smith, Member Cobb and Chairman Holland

1.2 2021-CPT-02 Comprehensive Plan Text Amendment

County Commission Chair Sean Parks addressed the Board and requested they postpone consideration of the comprehensive plan amendment. He noted the working group meeting held on Monday and stated his opinion that they will be able to move forward quickly and will be presenting a new land use category and/or overlay that the City and County can share. He also expressed concern regarding elimination of Map #19.

Vice Chair Lee asked what would be the ramifications of eliminating Map #19.

Mr. Parks responded that other cities could possibly annex property within the City's JPA.

Lori Barnes, Development Services Director, noted previous LPA and Commission workshop discussions regarding the proposed comprehensive plan amendment and cited the September 9th discussion and October 14th workshop. She explained the intent of the amendment and noted those elements that will not be amended at that time. She indicated that when St. John's completes their ten-year plan, the City will have to update its plan to match theirs. She mentioned that the City's Land Development Regulations already include Randall Arendt's four-step design process and the addition of the proposed Suburban Residential Transitional land use designation will provide an option allowing up to three units per acre in the areas bordering the joint planning area boundary. She noted that the City adopted the joint planning area boundary by resolution in 1987 and attached to that resolution is the City's joint planning area boundary map; therefore, there should be no impact from removal of Map #19. She explained that Map #19 shows Lake County's future land use vision within the JPA but is not a regulatory map for Eustis and should not be referenced as such within the Comprehensive Plan.

Member Hawkins asked if another City can annex property within the City's JPA with Ms. Barnes explaining if another City should attempt to annex within the City's JPA boundary, the City would expect the County to object and staff would bring it to the Commission to formally object to an annexation within its JPA.

Chairman Holland opened the public hearing at 5:47 p.m.

Cindy Newton asked how the new land use designation would will be applied, whether or not a developer can request another designation and what design districts would be applied.

Ms. Barnes responded that, if approved, there would be a definition of the general location for the land use. If a property owner requested something else, staff would say it appears to not comply with the comprehensive plan and would inform Commission that SRT would be more appropriate. She explained that an applicant can request anything they want but staff would not recommend approval. She explained that the design district designations have to follow a transect and be consistent with the development patterns map. She stated that out at CR44 and 44A, the City shows for properties in the City limits a Rural Neighborhood or Rural Corridor design district designation. She added that the City can't break the transect and can't assign a Suburban designation in an area that's already designated as Rural.

There being no further public comment, Chairman Holland closed the public hearing at 5:51 p.m.

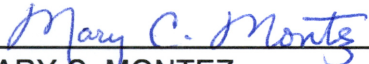
Moved by Member Hawkins, seconded by Member LeHeup-Smith, to find the amendment consistent with the Comprehensive Plan and transmit the amendment to the City Commission for consideration. Defeated by the following votes:

Ayes: Member Hawkins and Member LeHeup-Smith

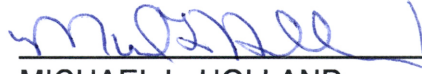
Nays: Vice Chair Lee, Member Cobb and Chairman Holland

2. 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.*



MARY C. MONTEZ
City Clerk



MICHAEL L. HOLLAND
Chairman