



APPROVED: 7/1/2021

# MINUTES

## Local Planning Agency Meeting

5:50 PM - Thursday, June 17, 2021 - City Hall

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CALL TO ORDER: 5:51 P.M.

### ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

**PRESENT:** Member Willie Hawkins, Vice Chair Emily Lee, Member Karen LeHeup-Smith (arrived 5:57 p.m.), Member Nan Cobb and Chairman Michael L. Holland

#### 1. APPROVAL OF MINUTES

- 1.1 May 20, 2021 - Local Planning Agency Meeting  
June 3, 2021 - Local Planning Agency Meeting

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

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

#### 2. CONSIDERATION, DISCUSSION, PUBLIC HEARING & DIRECTION

- 2.1 2021-CPT-01 Comprehensive Plan Text Amendment

Lori Barnes, Development Services Director, noted that since the Commission also sits as the Local Planning Agency there would only be a brief presentation with a full presentation to be provided at the Commission meeting. She stated that the intent of the Comprehensive Plan text amendment (2021-CPT-01) is to reflect the vision of the City Commission to provide for municipal densities and intensities thereby discouraging urban sprawl and to improve the internal consistency of the Comprehensive Plan elements as well as with the Land Development Regulations. She added that the amendment would also eliminate duplicate language, add a Property Rights Element as will be required as of July 1st by state law and will amend two maps in the Future Land Use map series. She indicated that most, but not all, of the elements in the Comprehensive Plan are proposed for amendment. The addition of the Property Rights Element is proactive to the legislation that is coming into law and the Future Land Use map series will be amended to update the Eustis future land use map and to eliminate Map #19 - the visioned joint planning area map. She noted that the item was previously continued to the date certain.

Chairman Holland noted that there was a workshop on the amendment the previous night and asked if there were any further questions.

Vice Chair Lee asked how the amendment would affect the pending annexations with Mr. Neibert stating it would not have an effect as the properties are not

currently contiguous and cannot be annexed at that time. However, it would have an effect on other projects currently being considered.

Chairman Holland opened the public hearing at 5:55 p.m. He noted that additional comments would be allowed during the regular Commission meeting if the item is transmitted to the Commission.

Alan Rosen, Lake County Manager, addressed the Commission on behalf of the Lake County Commission. He stated they hoped that the Commission would postpone the item to allow more time for negotiations regarding the joint planning area.

Lee Conger expressed concern regarding property to the east being designated as Suburban Residential instead of Rural.

Karen LeHeup-Smith joined the meeting at 5:57 p.m.

There being no further public comment, the hearing was closed at 5:57 p.m.

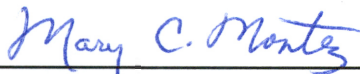
Moved by Member Hawkins, seconded by Member LeHeup-Smith, to find the amendment consistent with the Comprehensive Plan and transmit the amendment to the City Commission for consideration. Defeated by the following votes:

Ayes: Member Willie Hawkins and Member LeHeup-Smith

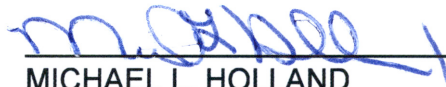
Nays: Vice Chair Lee, Member Cobb and Chairman Holland

### **3. ADJOURNMENT: 5:58 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](http://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 or verbatim transcript of the meeting can be obtained from the office of the City Clerk for a fee.*



MARY C. MONTEZ  
City Clerk



MICHAEL L. HOLLAND  
Chairman