



APPROVED: 5/6/2021

MINUTES

Local Planning Agency Meeting

5:50 PM - Thursday, November 5, 2020 - City Hall

CALL TO ORDER: 5:45 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Member Marie Aliberti, Vice Chair Emily Lee, Member Karen LeHeup-Smith, Member Robert Morin, and Chairman Michael Holland

1. APPROVAL OF MINUTES

- 1.1 July 2, 2020 - Local Planning Agency Meeting
August 6, 2020 - Local Planning Agency Meeting
October 1, 2020 - Local Planning Agency Meeting

Moved by Member LeHeup-Smith, seconded by Member Aliberti, to approve the Minutes as submitted. Motion carried by the following votes:

Ayes: Member Aliberti, Vice Chair Lee, Member LeHeup-Smith, Member Morin and Chairman Holland

2. CONSIDERATIONS INCLUDING PRESENTATION, PUBLIC HEARING AND DIRECTION

- 2.1 Large Scale Future Land Use Map Amendment to the Comprehensive Plan; property located north and south of Pine Meadows Golf Course Road (2020-CPLU-07)

Lori Barnes, Development Services Director, explained that a brief review would be provided with a full presentation provided at the City Commission meeting. She reviewed the large scale future land use map amendment 2020-CPLU-07. She explained the applicant is requesting Suburban Residential future land use. She reviewed the location of the site and the surrounding land use designations and explained staff's evaluation of the request. She stated staff's recommendation that the LPA find the request consistent with the Comprehensive Plan and transmit to the City Commission for consideration.

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

Terry Roher expressed concern regarding the probable increase in traffic and the possible dangers.

Moved by Vice Chair Lee, seconded by Member LeHeup-Smith, to find 2020-CPLUS-07 consistent with the Comprehensive Plan and transmit to the City Commission for consideration. Motion carried by the following votes:

Ayes: Member Aliberti, Vice Chair Lee, Member LeHeup-Smith, Member Morin and Chairman Holland

2.2 Amendment to Chapter 100 of the Land Development Regulations (Ordinance Number 20-44)

Ms. Barnes reviewed the proposed amendments to Chapter 100 of the Land Development Regulations, Definitions. She explained the amendment would modify the definitions of abut or abutting, impervious surface area maximum and open space in order to eliminate ambiguity, clarify the Commission's legislative intent and provide for consistency with the Comprehensive Plan. She further explained abut or abutting would be modified so that properties across a right-of-way or easement would not be considered abutting. Impervious surface area maximum would be clarified to include other impervious surface areas besides buildings in the impervious surface calculation. The open space definition would be modified to provide a proper reference to the stormwater design standards in the code which was renumbered as part of a prior amendment. She stated staff finds the amendments consistent with the Comprehensive Plan and recommends transmittal to the Commission.

Chairman Holland opened the public hearing at 5:53 p.m.

Michael Holland, County resident, addressed the Commission to express concern regarding the change in the definition of abut or abutting and the affect that will have on the Bates Subdivision application.

Cathy Gonzalez questioned why the Commission is changing the definition of abut and stated that other cities have the same definition.

There being no further public comment, the hearing was closed at 5:56 p.m.

Moved by Member LeHeup-Smith, seconded by Vice Chair Lee, to find the amendment consistent with the Comprehensive Plan and transmit to the City Commission for consideration. Motion carried by the following votes:

Ayes: Member Aliberti, Vice Chair Lee, Member LeHeup-Smith, Member Morin and Chairman Holland

2.3 Amendment to Chapter 109 of the Land Development Regulations (Ordinance Number 20-45)

Ms. Barnes explained the proposed amendment to Chapter 109, Section 109-4, Use Regulations Table, to remove group homes as a permitted use in the Public Institutional land use district and in the General Industrial land use district, professional services and general offices would be permitted. She stated staff has reviewed the proposed amendment and finds it consistent with the Comprehensive Plan and recommends transmittal to the City Commission for consideration.

Chairman Holland opened the public hearing at 5:58 p.m. There being no public comment, the hearing was closed at 5:58 p.m.

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

Ayes: Member Aliberti, Vice Chair Lee, Member LeHeup-Smith, Member Morin and Chairman Holland

2.4 Amendment to Chapter 100 of the Land Development Regulations (Ordinance Number 20-46) Pharmacy Definition

Ms. Barnes reviewed the proposed amendment to Chapter 100 of the LDR's to amend the definition of pharmacy and explained the amendment would permit medical marijuana dispensaries to be treated as pharmacies. She stated staff has found the amendment consistent with the Comprehensive Plan and recommends transmittal to the Commission for consideration.

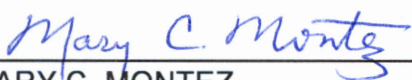
Chairman Holland opened the public hearing at hearing 5:59 p.m. There being no public comment, the hearing was closed at 5:59 p.m.

Moved by Vice Chair Lee, seconded by Member LeHeup-Smith, to find the amendment consistent with the Comprehensive Plan and transmit to the City Commission for consideration. Motion carried by the following votes:

Ayes: Member Aliberti, Vice Chair Lee, Member LeHeup-Smith, Member Morin and Chairman Holland

3. ADJOURNMENT: 6:00 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 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