



MINUTES

Local Planning Agency Meeting

5:50 PM - Thursday, May 21, 2020 - City Hall

CALL TO ORDER: 5:50 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

1. APPROVAL OF MINUTES

1.1 May 7, 2020 - Local Planning Agency Meeting

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

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

2. CONSIDERATION WITH DISCUSSION, PUBLIC HEARING AND RECOMMENDATION

2.1 Small Scale Future Land Use Map Amendment to the Comprehensive Plan: Property at County Road 452/N SR 19/Northshore Drive

Lori Barnes, Development Services Director, reviewed the proposed future land use amendment for property located at CR 452/N SR 19/Northshore Drive. She explained a brief presentation would be provided at the Local Planning Agency meeting with a full presentation at the Commission meeting. She noted that Greg Beleveaux, representing the owner Build REI, was present to answer any questions. She explained the proposal is to change 5.59 acres from Suburban Residential to Mixed Commercial/Residential. She indicated the proposed designations are compatible with the surrounding area and consistent with the Comprehensive Plan and Land Development Regulations and stated staff's recommendation for transmittal.

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

Stan Wade expressed concern about the traffic on Northshore and questioned whether or not the project would open onto Northshore.

Ms. Barnes explained that a concept plan is not required for a comprehensive plan amendment and why. She indicated the MCR designation would allow a broad array of uses and the ultimate site design would be dependent on the uses being proposed and on the traffic study submitted at the time of site plan review. She stated that if a commercial use is proposed staff will likely limit access onto

Northshore Drive to an emergency or secondary gated access; however, if residential use is proposed access to Northshore could be allowed depending on the density proposed.

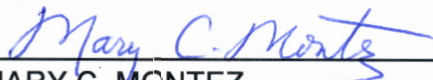
There being no further public comment the hearing was closed at 5:55 p.m.

Moved by Vice Chair Lee, seconded by Member LeHeup-Smith, to transmit 2020-CPLUS-03 to the City Commission for action. Motion carried by the following votes:

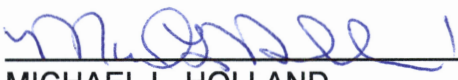
Ayes: Member LeHeup-Smith, Member Morin, Member Aliberti, Vice Chair Lee and Chairman Holland

3. ADJOURNMENT: 5:55 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