



APPROVED: 9/12/2019

MINUTES

Local Planning Agency Meeting

5:50 PM - Thursday, June 20, 2019 - City Hall

CALL TO ORDER: 5:50 p.m.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

1. APPROVAL OF MINUTES

April 18, 2019 - Local Planning Agency Meeting

May 16, 2019 - Local Planning Agency Meeting

Moved by Mr. Morin, seconded by Ms. LeHeup-Smith, to approve the Minutes as submitted. Motion carried by the following votes:

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

2. CONSIDERATION

Large Scale Future Land Use Map Amendments to the Comprehensive Plan: 2019-CPLU-05 and 2019-CPLU-06

Lori Barnes, Development Services Director, provided a brief review of the proposed comprehensive plan amendment noting that a complete presentation would be given during the Commission meeting, if transmittal is approved. She stated the proposed designations are compatible with the surrounding area and stated staff's recommendation for transmittal.

3. DISCUSSION

Ron Neibert, City Manager, asked how the City's land use designations compare to the County's land use designations with Ms. Barnes explaining the City's are slightly more intense. She added that is to be expected when going from an unincorporated area into a municipality.

The Board confirmed that all that is before them at that time is the annexation and assignment of Eustis future land use and design district designations.

Ms. Barnes explained, if and when the properties are proposed for development, a preliminary subdivision plat request will be advertised and brought before the City Commission.

4. PUBLIC HEARING

Mr. Holland opened the floor to public comment at 5:54 p.m. He explained that additional comment would be allowed during the Commission meeting assuming it is approved for transmittal.

Donald Hardy, Melody Lane, asked if the annexation is strictly to allow the City to provide water and sewer to the properties with Mr. Neibert confirming that they would be required to annex in order to obtain water and sewer.

The following individuals addressed the board regarding the possible impact of a development on the area include the amount of traffic, routing of traffic and impact on wildlife, agricultural uses and the Wekiva Protection area: 1) Lee Owen; 2) Fred Zesewitz; 3) Kathy Gonzalez; 4) Amber Hardy; 5) Rick Gonzalez; and 6) Strobie Laroe. It was explained for the public that there was not a specific development proposal before them just the annexation and land use designation.

Greg Beleveaux, representing the property owners, clarified that the Lake County Planning staff recommended approval of up to four units per acre and stated the area is a transitional area. He noted that it previously received both County and State approval but was later withdrawn due to an issue with access. He stated it is not an agrarian area but a transitional area to suburban. He commented on the Level of Service designation for Estes Road and stated that estimates show it would still have 53% capacity left after their project. He noted that a traffic signal is already under construction for Estes and 44. He cited additional conditions that will be required on any developer including cross connection access which will eventually provide access from Estes Road to 44.

5. RECOMMENDATION

Moved by Karen LeHeup-Smith, seconded by Robert Morin, to transmit the large scale future land use map amendments - 2019-CPLU-05 and 2019-CPLU-06 to the Commission for consideration.

Motion carried by the following votes:

Ayes: Mayor Michael L. Holland, Commissioner Marie Aliberti, Vice Mayor Karen LeHeup-Smith, Commissioner Robert Morin, and Commissioner Emily Lee

6. ADJOURNMENT: 6:11 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