



MINUTES

Local Planning Agency Meeting

5:30 PM – Thursday, February 15, 2024 – City Hall

CALL TO ORDER: 5:30 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Ms. Nan Cobb, Vice Chair Emily Lee, Mr. Gary Ashcraft and Chairman Michael Holland

ABSENT: Mr. Willie Hawkins

1. APPROVAL OF MINUTES

January 18, 2024 LPA

Motion made by Mr. Ashcraft, Seconded by Vice Chair Lee, to approve the Minutes as submitted. The motion passed on the following vote:

Voting Yea: Ms. Cobb, Vice Chair Lee, Mr. Ashcraft, Chairman Holland

2. CONSIDERATION WITH DISCUSSION, PUBLIC HEARINGS AND RECOMMENDATION

2.1 Ordinance Number 24-03: Comprehensive Plan Amendment, 2023-CPLUS-09 – Habitat for Humanity of Lake and Sumter, Florida, Inc – Future Land Use Assignment for Parcels with Alternate Key 1123461

Jeff Richardson, Deputy Director of Development Services, presented FLUM 2023-CPLUS-09, under Ordinance Number 24-03, amending the future land use designation for property at Alternate Key Number 1123461. He noted that the property is part of an existing enclave. He confirmed that all required advertisements and notices were completed. He explained the request is to change the future land use from Urban Low in Lake County to Suburban Residential in the City of Eustis following annexation. He confirmed the property is located within the Wekiva Study area; however, it has no floodplain or wetland. He noted it is designated high recharge. He stated staff's recommendation for transmittal to the Commission for consideration.

Chairman Holland opened the public hearing at 5:36 p.m. There being no public comment, the hearing was closed at 5:36 p.m.

Motion made by Vice Chair Lee, Seconded by Mr. Ashcraft, to transmit FLUM Amendment 2023-CPLUS-09 under Ordinance Number 24-03 to the Commission for consideration. The motion passed on the following vote:

Voting Yea: Ms. Cobb, Vice Chair Lee, Mr. Ashcraft, Chairman Holland

2.2 Ordinance Number 24-09: Comprehensive Plan Amendment, 2023-CPLUS-11 – Thomas Zahn, Lake RC, Inc. – Future Land Use Assignment for Parcels with Alternate Key numbers 1784069, 2814128, and 2814144

Mr. Richardson presented future land use amendment 2023-CPLUS-11, under Ordinance Number 24-09, for amendment of the future land use designation for

property with Alternate Key Numbers 1784069, 2814128 and 2814144. He explained the basic location of the property and stated it is also part of an enclave. He confirmed the required advertisements and notices were completed. He indicated the request is to change the future land use from Urban Low in Lake County to Suburban Residential in the City. He cited the existing tree canopy and confirmed that the property is within the Wekiva Study area. He indicated that approximately 6.5 acres is affected by wetlands and floodplain on the southeast corner. He added that it is a moderate recharge area. He stated staff's recommendation for transmittal to the Commission for consideration.

Chairman Holland opened the public hearing at 5:42 p.m.

James Hayes, owner of adjacent property to the South, cited the existence of flood prone wetlands in surrounding areas and expressed opposition to development of the area due to that. He requested that a fence be installed between the subject property and his property.

There being no further public comment, the hearing was closed at 5:44 p.m.

Motion made by Mr. Ashcraft, Seconded by Ms. Cobb, to transmit 2023-CPLUS-11 to the Commission for consideration. Motion passed on the following vote:

Voting Yea: Ms. Cobb, Vice Chair Lee, Mr. Ashcraft, Chairman Holland

3. ADJOURNMENT: 5:44 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 of the meeting can be obtained from the office of the City Clerk for a fee.*

CHRISTINE HALLORAN
City Clerk

MICHAEL L. HOLLAND
Chairman