



MINUTES

Local Planning Agency Meeting

5:00 PM – Thursday, November 17, 2022 – City Hall

CALL TO ORDER: 5:01 p.m.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Member Karen LeHeup-Smith, Member Nan Cobb, Member Willie Hawkins, Vice Chair Emily Lee and Chairman Michael Holland

1. CONSIDERATION WITH DISCUSSION, PUBLIC HEARINGS AND RECOMMENDATION

1.1 Ordinance Number 22-35: Amendment to the City of Eustis Comprehensive Plan creating a Rural Residential Transitional Land Use District in The Future Land Use Element and removing Map 19 (JPA Boundary) and references

Mike Lane, Development Services Director, introduced the proposed Ordinance Number 22-35 amending the Comprehensive Plan to create a Rural Residential Transitional (RRT) Land Use District in the Future Land Use Element and Table of Contents; removing Map No. 19 (Joint Planning Agreement or JPA Boundary) and the associated references; replacing the references to the approved JPA between the City and Lake County.

Mr. Lane reviewed the history of the amendment beginning with the September 22, 2022 Regular City Commission Meeting at which Gunster Law Firm recommended the removal of Map No. 19 and determined that its removal would not jeopardize the Joint Planning Agreement (JPA) between the City and Lake County. At the City Commission Workshop on October 3, 2022, the Development Services staff were directed to remove Map No. 19 from the City's Comprehensive Plan. The Commission also directed staff to create a new land use district to allow a maximum of three units per acre which would be between the Suburban Residential (which has a maximum of five units per acre) and the Rural Residential future land use districts (which allows up to one unit per five acres).

Mr. Lane expressed staff's recommendation that the amendment be transmitted to the Commission for consideration.

Chairman Holland opened the floor to public comment at 5:06 p.m.

Cindy Newton, unincorporated Lake County resident, commented on the issues with Map #19 and the JPA. She recommended City staff continue to work with Lake County on the JPA. She stated that the JPA boundaries are not accurate and cited encroachment by the City of Mount Dora.

Tammy Pena commented on conflicts between the comprehensive plan and the Land Development Regulations and a provision that would allow a reduction in the required open space.

Pat Duncan, unincorporated Lake County resident, commented on proposed agricultural land use designations and cited the series of workshops held with the Lake County Board of Commissioners and other cities. She noted Lake County is in the process of

creating a new Rural Conservation Subdivision agreement. She asked that the City have a discussion with Lake County regarding what is proposed prior to passage.

Leslie Campione, County Commissioner, commented on the open space requirements and reviewed the County's concept for the County and City to work together to accomplish a master plan for the area within 30 days. She suggested that the City proposed amendment be modified to work in the County's rural conservation subdivision design which would then be the criteria used when considering the rural residential transition land use. She also suggested they require the use of a PUD overlay to obtain the rural residential transition land use which would consider the specifics of each site. She explained the possible issues with the proposed three units per acre district. She commented that incorporating the rural conservation subdivision design standards would be unique in the county and would consider the environmental concerns. She cited methods of lowering the cost for providing utilities including the use of onsite waste distributive system which would lower the cost of extending sewer lines as well as other ways to handle the cost.

Nan Cobb joined the meeting at 5:17p.m.

Commissioner Campione cited the 100 feet perimeter buffer required in their standards which would create a network of wildlife corridors and provide interconnectivity throughout the Wekiva Study Area. She encouraged the Board to postpone their decision for 30 days to allow the City and County staff to work together.

Tom Carrino, City Manager, asked Mr. Lane to talk about the proposed open space requirement for RRT versus Suburban Residential.

Jeff Richardson, Deputy Director of Development Services, explained he used the Suburban Residential description as the template for the new district. He reviewed the differences and stated he did not include the density bonus that is in the Suburban Residential. He commented on the Mayhill subdivision which is approximately three units per acre. He indicated they could require the 35% open space and include that in the Land Development Regulations.

Regarding working with the County, Mr. Carrino stated some of Commissioner Campione's suggestions could be incorporated into the City's Land Development Regulations which would give the Board the ability to forward the proposed comprehensive plan amendment to the Commission for consideration. The Commission could then forward those to the State for review. If they want to incorporate some of the standards into the Land Development Regulations (LDR's) that would only require two readings by the Commission. He noted that, once Ordinance 22-35 is transmitted to the State for review on first reading, it would take approximately two months to receive their comments back which would provide an opportunity for staff to work with Lake County to determine what they would like to incorporate into the LDR's. He noted that Ordinance 22-36 would not be transmitted to the State. He indicated that it would not be considered on second reading until after City and County staff work on the standards.

Mr. Carrino cited possible items to be incorporated into the LDR's including the boundary buffers, PUD overlay, maintaining wildlife corridors and providing conservation areas. He stated staff's recommendation to transmit Ordinance 22-35 to the Commission for consideration and then to the State for review during which time staff would work with the County.

Discussion was held regarding whether or not the City and County staff could work together within the 30 day timeframe.

A motion was made to transmit Ordinance 22-35 to the Commission for consideration.

Motion made by Vice Chair Lee, Seconded by Member Hawkins. The motion passed on the following vote:

Voting Yea: Member LeHeup-Smith, Member Cobb, Member Hawkins, Vice Chair Lee and Chairman Holland

1.2 Ordinance Number 22-36: Amendment to the City of Eustis Land Development Regulations: Amending Chapter 109 Land Use Districts and Design District Overlays, Section 109-2.2 Districts Enumerated, 109-3 Land Use District Development Intensity 109.4 Use Regulations Table and Amending Chapter 110 Development Standards, Section 110-4.0. Homestead Lot, Sec. 110-4.1. Estate Lot; Sec., 110-4.2. House Lot and Adding Section 110-5.17

Mike Lane, Development Services Director, reviewed the proposed Ordinance Number 22-36 amending the City of Eustis Land Development Regulations (LDRs) to create a Rural Residential Transitional (RRT) Future Land Use District and modify the LDRs. He noted the previous discussion regarding allowing livestock and agricultural uses within the Agricultural and Rural Residential categories. He stated that is why those are also listed as permitted uses within the Rural Residential Transitional land use district. He indicated that those uses have been eliminated as conditional uses within the other land use categories. He cited the Section 109.4 Use Regulations Table and explained the ordinance would remove General Agricultural Uses as a conditional use from all land use districts. General Agriculture uses will only be permitted for the Agriculture (AG), Rural Residential (RR) and the new Rural Residential Transitional (RRT) land use categories. The RRT shall permit existing agricultural use to be permitted until commercial or residential subdivision development occurs.

Mr. Lane then noted that they amended the Agricultural/Livestock accessory structures to allow the chicken coops and to require all such structures to be at least ten feet from the property line. He confirmed that the open space within and outside the Wekiva Study Area is 25% as was in the Suburban Residential district.

Mr. Carrino highlighted that domestic fowl will no longer be allowed as a conditional use in the other land use districts. It will be a permitted use in Rural Residential and Agricultural and the proposed RRT; however, only continued uses will be allowed in the RRT. Upon development, the livestock and domestic fowl will no longer be allowed.

The Commission confirmed what would be considered development with Mr. Richardson explaining if the property is subdivided. He suggested they could rewrite the section to clarify about lot splits and what would constitute development.

The floor was opened to public comment at 5:36 p.m.

Cindy Newton, unincorporated Lake County resident, expressed concern that the agricultural uses would only be temporary and whether or not people applying for annexation would necessarily understand that.

Mr. Carrino clarified that, if a property is designated Agriculture or Rural Residential the agricultural use can continue in perpetuity. Only if the property is designated the new RRT would the use be temporary.

Tammy Pena, unincorporated Lake County resident, cited an inconsistency between the comprehensive plan amendment open space requirement and what is contained in the chart for the proposed LDR amendment.

Commissioner Campione agreed with the need to eliminate the inconsistency between the comprehensive plan and the land development regulations regarding the open space requirements. She stated what is in the comprehensive plan carries more weight than the LDR's and recommended they include language in the comprehensive plan requiring the use of a PUD overlay or by incorporating the rural design elements. She expressed concern regarding any pending applications. She noted that the Wekiva River Commission will probably want to comment to the state regarding the proposal.

Mr. Carrino stated his recommendation that the ordinance be forwarded to the Commission for consideration so that the Commission can discuss the ordinance.

A motion was made to transmit Ordinance 22-36 to the Commission for consideration.

Motion made by Member Hawkins, Seconded by Vice Chair Lee. The motion passed on the following vote:

Voting Yea: Member LeHeup-Smith, Member Cobb, Member Hawkins, Vice Chair Lee and Chairman Holland

2. 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