

**Community Meeting Minutes**  
**March 5, 2024**  
**5:15 p.m.**  
**Development Services Department Conference Room**

**Retail Store in a General Industrial Future Land Use District**

Attendees: Rick Gonzalez                      Allen Truluck  
Cherri Horan                                      Holly Irish  
Logan Opsahl                                      Drago Carrera  
Jorge Carrera                                      Dayanet Gomez  
Pamela Carrera                                      Jeff Richardson  
Mike Lane

The meeting began at approximately 5:25 p.m. Holly Irish, PE, AICP, Representative for Concept Companies (Gainesville), shared a Powerpoint presentation with the group and began by discussing the purpose of the meeting. She highlighted the overall property within the Eustis Commerce Park and emphasized that site being proposed for a Dollar General Store was only a portion of the overall site. She mentioned that a Community Meeting is part of the process before a project gets conditional use approval.

Holly discussed the City's Future Land Use Map and the fact that this property was currently within the General Industrial (GI) Future Land Use District in the City. The City's current Land Development Regulations within the General Industrial Land Use District requires retail stores to have a conditional use approval from the City Commission. She transitioned to the tentative project schedule and highlighted that the project would first need to go before the City Commission for the conditional use permit on March 21<sup>st</sup> at 6:00 p.m. The subsequent and most important meeting would be April 4<sup>th</sup> when the City Commission would ultimately decide on the approval for a Dollar Store at that location. She also elaborated that if approved, the site plan permitting process would begin. It would be anticipated that the entire permitting process take at least a minimum 60 to 90 days.

One of the attendees asked when the store might be completed. Holly stated that realistically it would be some time in 2025 before it would come online or open.

The proposed conceptual site plan was then shown. Several concerns were expressed by representatives of the Nutraceuticals plant, located at the end of the park. They expressed concerns about the visibility of cars leaving the park entering CR 452. The long curve on CR 452 to the west of the property promotes high rates of speed and they were just concerned for the safety of those leaving the (Eustis Commerce) park. Ms. Irish emphasized that they had ordered a traffic study but it wouldn't be ready until after the conditional use hearings. Hopefully, the traffic analysis, when completed, will offer some options or alternatives on how to soften the traffic in the area. There were discussions about the mobile home residents driving golf carts to the store but Holly stated that the County had already stated that they wouldn't support that. Several comments about how the carts would be treated if they did drive over from the mobile home park were made. There were also discussions about how the Nutraceuticals plant would deal with the increase in traffic – particularly those who are curious about what's at the end of the road – where the plant is.

The proposed building elevations (of Dollar General) were shown. Holly mentioned that these elevations were conceptual and subject to change with the discussions with the City. She mentioned that the site will incorporate architectural features to enhance the overall area and provide an adequate transition between the more intense industrial use and the Southern Pines Mobile Home/RV Park.

There were several more discussions made regarding traffic and multiple side conversations occurred.

She continued that the proposed site plan complies with the City's Land Development Regulations and more specifically in compliance with the General Industrial (GI) regulations, as well as, the conditional use general requirements.

The presentation ended and side conversations began. The meeting was officially over at approximately 5:49 p.m.