



MINUTES

Local Planning Agency Meeting

5:30 PM – Thursday, January 19, 2023 – City Hall

CALL TO ORDER: 5:30 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

1. APPROVAL OF MINUTES

1.1 Approval of Minutes

November 17, 2022 LPA Meeting
December 13, 2022 LPA Meeting

Motion made by Mr. Hawkins, Seconded by Vice Chair Lee, to approve the Minutes as submitted.

Voting Aye: Mr. Ashcraft, Ms. Cobb, Mr. Hawkins, Vice Chair Lee, and Chairman Holland

2. CONSIDERATION WITH DISCUSSION, PUBLIC HEARINGS AND RECOMMENDATION

2.1 Ordinance 23-02: Comprehensive Plan Amendment - Assignment of Future Land Use District for Annexing Parcels Alternate Key Numbers 2612533 and 2612517

Jeff Richardson, Deputy Director of Development Services, presented proposed Ordinance 23-02 regarding the Future Land Use (FLU) Assignment for 2022-CPLUS-09 for the properties at 19040 SR 44 & Adjacent Property (Alternate Key Numbers 2618517 and 2612533). He reviewed the request including property owner, applicant, and primary contact for the annexation of 9.37 total acres. He noted site location and parameters for the evaluation of the request for future land use, including County and City FLU map. Mr. Richardson commented that the request was for mixed commercial/residential and urban low land use and was consistent with surrounding future land use designations and established patterns. He indicated that the SR 44 corridor is urbanizing and wedged between the municipalities of Eustis and Mount Dora. Mr. Richardson noted that the MCR designation is more intense than Lake County Urban Low, which is to be expected when changing from unincorporated to a municipality. He discussed the overall review of the request including status of public facilities/services, natural resources/features, transportation and water supply, and comprehensive plan review. Mr. Richardson commented on the utility availability with water services available on the SR 44 side and the west side of the properties and sewer service availability from Lift Station Number 28. He noted environmental considerations, including the property is located within the Wekiva Study Area, appears to have been cleared at some point in time (non-natural), and is subject to a flood zone. Mr. Richardson stated staff's recommended for the LPA to transmit the ordinance to the City Commission for consideration.

Mr. Hawkins asked about the density. Mr. Richardson responded the Lake County land use designation is Urban Low and allows up to 4 units per acre and the City's MCR designation allows for up to 12 units per acre. He explained that the development plan for the property would be forth coming.

Ms. Cobb asked about the land use with a required 15 to 25% commercial or up to 75% residential. Mr. Richardson replied that under the MCR land use category those are the specifications. He added that if the plan were for a town home concept, then there should be a commercial component. Ms. Cobb noted the land use requested is a mixed land use category.

The Commission discussed not knowing what is planned for the property prior to transmitting.

Chairman Holland opened the floor to public comment at 5:39 p.m.

Mark Bobick commented on the transportation system and traffic congestion on SR 44B and expressed concern regarding the City staff's safety findings. He commented that the density may increase from four units per acre to twelve units per acre and community input was not solicited.

Mary Spacone expressed concern regarding the possible effects on Lake Joanna by the increasing development.

Jerry DiCegare commented on the possible increase in water usage particularly for irrigation. He also expressed concern regarding the increase in traffic and the need for a traffic light. He also commented on the quality of the development.

Deniell Hoffer, Huddle 44 representing the developer, stated their intent to build something beautiful on the site. She cited a development they are working on in the historic district in downtown Winter Garden. She explained they have built nine \$1.5 million plus townhomes on the West Orange Trail. She reviewed their background in design and cited another development they have in the community called Farmstead 44 and indicated it has turned out beautifully. She stated that Huddle 44 is about gathering, and social spaces. She explained the concept site plan for the site is for 38 townhomes and six eateries regional or national. She indicated it is designed to be modern with varying architecture to complement the community and emphasized it is not intended to crowd the site. She indicated the homes will be in pods of three to four and no more than 5. She stated that the architect, David Jazz, and engineer, David Klutz, were also present.

The Commission confirmed that the homes would be for sale, not for rent. The Commission asked about the size of the units with Ms. Hoffer explaining the square footage will range from 2200-2600 square feet. She indicated the cost will range from \$460,000 to \$600,000.

The Commission asked about the residents' traffic concerns.

David Klutz, Civil Engineering Solutions, indicated they will have to permit a driveway connection with the Florida Department of Transportation and the City and local MPO. He indicated they will have to review their traffic plan and they are anticipating intersection improvements with turn lanes and possibly a signal. He expressed the hope that the funding will be released for the four-laning of SR 44. He indicated they still do not have a square footage for the commercial; however, the residential will be close to what the County's land use currently allows.

Tom Carrino, City Manager, reported on a meeting held with FDOT District 5 and the local Leesburg office regarding the Taylor Morrison project at Waycross and 44. Their traffic study indicated that the project did not meet the warrants for a traffic signal at Waycross and SR 44. He noted that the City did a drive with the District secretary and they tried to make a left onto SR44 and he indicated he understood the issue. Mr. Carrino stated that FDOT took a second look at the intersection and determined that the initial traffic counts and warrants show there is a traffic light warranted at Waycross and SR44. However, that has not been finalized yet but have only been told that verbally. He opined that will probably mean a "temporary traffic light" will be installed and is likely meant to last several years until the road widening happens. He indicated that the traffic counts and warrants are there to justify the widening. He added that they need to redesign the widening; however, neither the design nor the widening or the construction is funded. He summarized that FDOT has acknowledged that widening is coming and a traffic signal is warranted. However, that doesn't help immediately. He opined that the traffic signal will probably come sooner.

The Commission asked about design and how close the homes will be to the road.

Mr. Carrino indicated he has not seen the new site plan yet to see how close it will be to the right of way.

The Commission asked about the proposed site for installation of the temporary signal at Waycross and how far the site is from the signal with Ms. Cobb indicating it may be half a mile.

Mr. Hawkins commented that would probably mean there would not be another light installed between Waycross and 44 with Mr. Carrino responding that FDOT will have certain distance requirements between lights and opined they probably would not allow for another light.

Mr. Klutz responded that installation of the one light would create breaks in the traffic and he would not anticipate another light to be installed in that section of roadway.

Motion made by Ms. Cobb, Seconded by Mr. Hawkins, to transmit Ordinance 23-02 to the City Commission for consideration.

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

3. ADJOURNMENT: 5:57 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