



MINUTES

Local Planning Agency Meeting

5:30 PM – Thursday, April 04, 2024 – City Hall

CALL TO ORDER: 5:30 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

ABSENT: Mr. Gary Ashcraft

1. APPROVAL OF MINUTES

March 21, 2024 LPA Meeting

Motion made by Ms. Cobb, Seconded by Vice Chair Lee, to approve the Minutes. The motion passed on the following vote:

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

2. CONSIDERATION WITH DISCUSSION, PUBLIC HEARINGS AND RECOMMENDATION

2.1 Ordinance Number 24-13: Future Land Use Assignment - Comprehensive Plan Amendment - 2024-CPLUS-02 – Green Lynx LLC - Alternate Key 2607173

Sherri Takaloo, Senior Planner, presented Ordinance Number 24-13 (2024-CPLUS-02) changing the future land use designation of approximately 1.26 acres (Alternate Key Number 2607173), located on the east side of CR 44 and south side of Bates Avenue, from Urban Low in Lake County to Suburban Residential in the City of Eustis.

Ms. Takaloo reviewed the request from Green Lynx LLC. She presented maps of the location and provided the surrounding properties land use designations. She explained staff's analysis of the request and stated the current designation is Urban Low in Lake County and the requested designation is for Suburban Residential in the City. She confirmed all notice requirements had been met and stated the property is located within the Wekiva Study area. She stated staff's recommendation for transmittal to the Commission for consideration and indicated the request is consistent with the surrounding residential uses and compatible and consistent with the City's Comprehensive Plan and Land Development Regulations.

The Board confirmed that the subject property is 1.26 acres with approximately 90% of the property within the floodplain but not a wetland.

Chairman Holland opened the public hearing at 5:39 p.m. He noted that, if transmitted, there would also be an opportunity to speak at the Commission meeting.

Cindy Newton commented on the flooding capacities and recommended the land use designation should be rural residential due to the flood zone.

Vice Chair Lee asked about information provided in the staff report regarding the groundwater recharge areas and historical/archaeological sites.

Jeff Richardson, Deputy Development Services Director, responded that a site specific geotechnical and hydrologic study is required in order to determine the actual amount of recharge. He explained that there are no records of any known archeological sites on the property.

Vice Chair Lee then asked about the 100-year flood zone area with Mr. Richardson confirming it is within the 100-year flood zone and will be required to meet the FEMA regulations.

Vice Chair Lee then asked about the soil and topography with Mr. Richardson responding that the Placid and Myakka sands comprise about 50% of the soils in the Eustis area. He indicated it is not good sand to put a septic tank in but it is fine to build on.

Mr. Hawkins confirmed that the area north is a partial enclave. It was noted there is one house to the north of the site. He then commented on the possibility of flooding affecting the Misty Oaks development and the interruption of the flow through the floodplain.

Mr. Richardson explained that under the City's comprehensive plan within the floodplain they would be limited to two dwelling units per acre. He stated they don't have to fill the land they would have to build up the stem wall.

The Board expressed concerns regarding problems similar to the property at 44 and Estes Road.

Ben Champion, owner of the subject property, explained they cannot build on the site unless they annex into the City. He responded to the concerns regarding the flood zone stating that they would not be allowed to build in a way to cause water to flow onto another property. He indicated their plan is to use compensating storage to provide fill for the house pad. He stated there would be no net change to the flood waters. He asked that the request be transmitted to the Commission with the intent to construct two houses.

Mr. Richardson confirmed that Mr. Champion's comments were accurate. He explained that it would not be in conflict with FEMA regulations.

Mr. Champion commented on his past experience with a development in the County and cited the Woodbury development near 44 and 429 which was also in a floodplain. He confirmed they met all of the FEMA regulations and made sure they did not impact the neighboring properties.

There being no further comments, the hearing was closed at 5:50 p.m.

Ms. Cobb confirmed with the City Attorney that they could not change the land use designation from Suburban Residential to Rural Residential at that time.

There being no motion forthcoming, Ordinance 24-13 failed for lack of a motion.

2.2 Ordinance Number 24-16: Future Land Use Assignment - Comprehensive Plan Amendment - 2024-CPLUS-03 – ENVISAGE HOMES LLC – Future Land Use Assignment with Alternate Key 1064309

Ms. Takaloo presented Ordinance Number 24-16 (2024-CPLUS-03) for property located on Coolidge Street and Suanee Avenue, on the north side of Suanee Avenue with Alternate Key Number 1064309. She reviewed the request from Envisage Homes

LLC to change the future land use designation from Urban Low in Lake County to Suburban Residential (SR) in the City.

Ms. Takaloo stated the property is approximately 3.3 acres and presented a map of the location. She reviewed the surrounding land use designations. She explained the current land use designation of Urban Low versus the requested designation of Suburban Residential. She confirmed the required public notices had been completed. She reviewed staff's analysis of the request and stated that it is consistent with the Comprehensive Plan and development patterns.

Ms. Takaloo confirmed the utility availability noting that it is in the area of the City's Coolidge Street infrastructure project. She stated the property is located within the Wekiva Study area but is not located within a flood zone. She stated staff's recommendation for transmittal to the Commission for consideration.

Chairman Holland opened the public hearing at 5:57 p.m. He noted that, if transmitted, there would be an additional opportunity to speak during the Commission meeting. There being no public comment, the hearing was closed at 5:57 p.m.

Motion made by Mr. Hawkins, Seconded by Ms. Cobb, to transmit Ordinance Number 24-16 to the Commission for consideration. The motion passed on the following vote: Voting Yea: Ms. Cobb, Mr. Hawkins, Vice Chair Lee, Chairman Holland

2.3 Ordinance Number 24-18: 2024-CPLUS-01 Grand Island Shores Road Future Land Use Map Amendment

Mike Lane, Development Services Director, presented Ordinance Number 24-18 (2024-CPLUS-01) approving a change in the future land use designation from Suburban Residential (SR) to Urban Residential (UR) for property located on Grand Island Shores Rd. at CR 44. He explained the purpose for the requested change is to convert seven duplexes into 14 townhomes or condominiums and make it consistent with the Land Development Regulations and Comprehensive Plan.

Mr. Lane stated the property owner is JP Townhomes LLC and the applicant is Logan Wilson. He explained the duplexes were built prior to the City's current development regulations. He indicated that the existing structures are not compliant with the current city code. He explained the land use change will bring them into compliance. He further explained that the project will involve a replat of the site. He stated staff's recommendation for transmittal.

Chairman Holland opened the public hearing at 6:01 p.m. There being no public comment, the hearing was closed at 6:01 p.m.

Motion made by Mr. Hawkins, Seconded by Vice Chair Lee, to transmit Ordinance Number 24-18 to the Commission for consideration. The motion passed on the following vote:

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

2.4 Ordinance Number 24-20: Amend the Land Development Regulations, Section 118. Construction Standards

Mr. Lane explained Ordinance 24-20 would amend the Land Development Regulations, Section 118, Construction Standards, to update the references to the Florida Building Code from the 2020, 7th Edition to the 2023, 8th Edition to be compliant with state statutes.

Chairman Holland opened the public hearing at 6:02 p.m. There being no public comment, the hearing was closed at 6:02 p.m.

Motion made by Ms. Cobb, Seconded by Mr. Hawkins, to transmit Ordinance Number 24-20 to the Commission for consideration. The motion passed on the following vote:
Voting Yea: Ms. Cobb, Mr. Hawkins, Vice Chair Lee, Chairman Holland

3. ADJOURNMENT: 6:03 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