



# MINUTES

## Local Planning Agency Meeting (LPA)

5:30 PM – Thursday, November 02, 2023 – City Hall

APPROVED 1/18/2024

CALL TO ORDER: 5:31 P.M.

### ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

### 1. APPROVAL OF MINUTES

#### October 19, 2023 LPA Meeting

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

Voting Yea: Vice Chair Lee, Commissioner Ashcraft, Commissioner Cobb, Commissioner Hawkins, Chairman Holland

### 2. CONSIDERATION WITH DISCUSSION, PUBLIC HEARINGS AND RECOMMENDATION

#### 2.1 Ordinance Number 23-28: Comprehensive Plan Amendment

Consideration of 2023-CPLUS-07 - Assignment of Future Land Use District to Parcels with Alternate Key Numbers 1212685, 3948085, 3948086, 3948087, 3948088, and 3948089

Jeff Richardson, Deputy Director of Development Services, reviewed the proposed Ordinance Number 23-28 for consideration of a future land use map amendment 2023-CPLUS-07. He explained it is for the future land use assignment for six lots located along Orange Avenue and Beech Drive totaling 2.61 acres including a portion of the property in Lake Gracie. He stated his understanding that the request is for the purpose of obtaining City utilities.

Mr. Richardson reviewed details of the property and indicated that utilities are available and confirmed that all required notices were completed. He noted that the current future land use is Lake County Urban Low with a request to change to Suburban Residential in the City. He reviewed the differences between the two designations. He stated the request is consistent with surrounding designations and existing City property. He confirmed water service is available and reviewed the environmental details. He indicated they would need to obtain state permitting for the septic tanks.

Mr. Richardson stated the requested design district is Rural Neighborhood. He stated that staff is recommending transmittal to the City Commission for consideration and indicated that they have to annex in order to obtain City utilities.

The Board asked about the Wauchula sands with Mr. Richardson explaining that it is very poorly drained sand and the percolation tests may result in the developer having to reduce the size of the homes. He stated it would be a concern at the time of building

permit issuance. He confirmed it would be a concern for the potential purchaser and builder due to the size of home they may be able to build.

The Board questioned the potential for flooding with Mr. Richardson responding that the one property next to the lake is at the edge of the flood plain as well as the edge of the wetland. He stated that lot would have to be surveyed for elevations and determining flood elevation. He confirmed that it is currently vacant, wooded property.

The Board questioned if they could add other soil to change what is there with Mr. Richardson responding they could do soil amendment for the pads.

The Board confirmed the subject property consists of lots of record and asked the size of the lots with Mr. Richardson responding they range from 60x100 to a full size house lot size. The Board questioned if they are wanting to do away with the lots of record and redo as 55 foot x 120 foot lots.

Mr. Richardson stated according to the application that they are intending to sell the lots individually. He indicated the back piece is 150 feet deep by 80 to 100 feet outside of the water. He confirmed the application was filed as six lots.

The Board confirmed the applicant's intention to utilize septic tanks.

Chairman Holland opened the floor to public comment at 5:41 p.m. He explained that, if the request is transmitted to the Commission for consideration, there would be an additional opportunity for comment.

Dennis Robinson noted he lives to the west of the subject property on Beech. He added that there is not actually a road but private property. He commented that the lake drains into the other lakes in the area. He stated there are a lot of people beyond 500 feet that would be affected by the development. He expressed opposition to any type of multi-family development.

Timothy Albrand confirmed that Three Lakes is currently unincorporated but within the Eustis JPA. He expressed support for the property being developed but also expressed concern regarding rental properties.

Christie Vest expressed concern regarding deforestation in the area and opposition to multiple homes on the site and the use of septic tanks near the lakes.

Heather Gross expressed opposition to multiple houses being placed on the property and the loss of habitat.

Scott Rage expressed concern regarding the use of septic tanks for six families, the effect on the lakes and the amount of possible traffic.

Ben Champion, owner of the subject lots, stipulated that there will only be single family homes with garages. He indicated that the septic tanks will have to meet all Department of Health standards. He stated they will remove as few trees as possible. He added that Department of Environmental Protection personnel have located the wetlands and put it on the survey. He stated there is a required 50-foot buffer from the wetlands and they have no intent of infringing on that buffer. He added that the flood zone has been placed on their survey and none of the houses will be in the flood zone and they will comply with all building regulations concerning flood zones.


The Board confirmed Mr. Champion would be willing to hold a community meeting with the residents if it moves forward to the Commission.

Chairman Holland closed the public meeting at 5:52 p.m.

Chairman Holland called for a motion to transmit. No motion was forthcoming. The item died for lack of a motion.

**3. ADJOURNMENT: 5:52 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](http://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