



City of Eustis

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Minutes of City of Eustis/Lake County Commission Planning Work Group Meeting

Monday, April 26, 2021

Call to Order: 1:30 p.m.

Present: City of Eustis – Mayor Michael Holland, City Attorney Derek Schroth and Development Services Director Lori Barnes

Lake County – Board Chairman Sean Parks, County Attorney Melanie Marsh and Planning Director Tim McClendon

Others present – Vice Mayor Emily Lee, City Manager Ron Neibert, Community Redevelopment Director, City of Groveland Tim Maslow

Mayor Holland called the meeting to order and announced that the meeting would involve a back and forth between the City and County and anything discussed would have to go back to both the Commissions to be acted upon. He indicated there would be no public input and that they would not be discussing enclaves or annexations but growth patterns around the City limits.

County Chairman Sean Parks concurred with his comments.

Mayor Holland turned the meeting over to Tim Maslow for his recommendations for an “area plan”. Mr. Maslow acknowledged that his recommendations were very rushed. He distributed a list of recommendations for the City and County. He commented that the City’s Joint Planning Area (JPA) has not been amended since 1987 therefore it might be a good time for the two governments to work on an amended JPA. He recommended that both City and County residents be involved in the process utilizing a community charrette process. He commented on the possibility of utilizing clustered communities with diverse lot sizes surrounded by nature, agriculture and parks with a greenbelt equestrian trail system. He described the Serenbe community located in the Chattahoochee Hills in Georgia.

Mr. Maslow then discussed some development specific recommendations. He recommended the creation of a new category such as “hamlet” with two to three units per acre. He commented on the Pine Meadows concept plan which would have the Suburban

Future Land Use District with the Rural Neighborhood Design District and cited some of the highlights of the plan. He then commented on the City's cost for provision of utilities. He cited the City's transect approach and recommended using that for the East Eustis Rural Area. He proposed the use of a concept with larger lots at the edge, medium at the center and smaller townhome type lots or small commercial at the core. He provided an example of the community type standards used in Groveland. He cited the possibility of also including architectural standards. He offered to help develop a concept plan for the East Eustis Rural Area pro bono. He commented on how Groveland staff assist their developers in creating their concept plan.

Chairman Parks asked about development of the idea for district/subdistricts for utilities with Mr. Maslow noting that the City already has funding in place for its utilities. He recommended that Eustis do a pro forma regarding the smaller utilities versus extension of utility lines.

Mayor Holland asked Lori Barnes her reaction to Mr. Maslow's recommendations. She acknowledged she would need time to review the proposal. She noted that the City's comprehensive plan does require connection to central sewer if possible and, in the subject case, it is possible. She also stated that the City's Rural Design District standards are designed to allow each property to have a different outcome based on the natural features on the property. She offered to present to the Work Group the Pine Meadows concept plan and how it connects open space and clusters lots central to the development.

Ms. Barnes reviewed the Pine Meadows concept plan stating the property consists of almost 240 acres with 66 acres of wetlands and net developable acreage of 175 acres. The plan proposes 112 acres of developable acres, preserving over half of the property in conservation areas, park space and open space. The plan provides for 578 dwelling units. She explained she is awaiting additional information from the applicant regarding the proposed lot typologies. She confirmed that the density calculates to 3.3 du/acre. She clarified what triggers the requirement for the 35% higher level open space.

Mayor Holland noted for the audience that the City Commission has not seen the Pine Meadows concept plan. He indicated there was no idea of what the Commission will do with the plan when it reviews it. The group took time to each look at the plan.

Mr. Maslow asked about the architectural standards with Ms. Barnes explaining that the City does not have residential architectural standards but allows the market to drive the home types.

Mr. Maslow commented on the possibility of having larger lots in the area adjacent to the rural area.

Ms. Barnes emphasized that the City just received the concept plan so it has not yet been scheduled for the Development Review Committee review nor for Commission review. She noted that the City's code requires a 50 foot landscape buffer along existing public right-of-ways. She stated that the scale of the plan makes it unclear if that is being provided; therefore, staff has inquired to the applicant's engineer regarding the buffer.

Mr. Maslow commented that the more rural the area the more open space should be on the border. He cited the possibility of reviewing logical areas for trail development so that a trail could go through the property making it more user friendly for the residents.

Ms. Barnes indicated the City has requested more information regarding the trail location and the developers have said they will have a trailhead and connection to the Pine Meadows conservation area. She indicated that until the plan is re-submitted she cannot estimate how soon it would go before the Commission as they have requested review by the Commission.

Tim McClendon expressed support for the larger lots on the outer edges.

Mayor Holland recommended that Mr. Maslow's recommendations be provided to both the Commissions to receive comments back and then they can meet again.

Chairman Parks concurred with him and Mayor Holland updating their commissions and then discussing further. He expressed support for the City and County working together to create something new. He commented on the perception that smaller lots equal lower income and noting that is not always true if it also tied to open space in a community.

Chairman Parks then commented on workforce or attainable housing. He stated they should not have to address that in this plan.

CONSENSUS: It was a consensus for Chairman Parks and Mayor Holland to update their respective commissions and obtain comments and then schedule a third meeting. It was agreed to again meet at Eustis City Hall.

Mr. McClendon asked to obtain a copy of the Pine Meadows concept plan with Ms. Barnes agreeing but noting that it is subject to change.

The meeting adjourned at 2:06 p.m.



MARY C. MONTEZ
City Clerk
City of Eustis



MICHAEL L. HOLLAND
Mayor/Commissioner
City of Eustis