



MINUTES

Local Planning Agency Meeting

5:30 PM – Thursday, February 20, 2025 – City Hall

Call to Order: 5:31 p.m.

Acknowledgement of Quorum and Proper Notice

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

1. Approval of Minutes

October 17, 2024 Local Planning Agency Meeting

Motion made by Mr. Holland, Seconded by Vice Chair Ashcraft, to approve the Minutes. Motion passed on the following vote:

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

2. Consideration with Discussion, Public Hearings and Recommendation

2.1 Ordinance Number 25-01: Amending the Land Development Regulations Section 102-11(b) Community Meeting and Section 109.4 Use Regulations Table

Mike Lane, Director of Development Services, reviewed Ordinance Number 25-01 amending the Land Development Regulations Section 102-11(b) Community Meeting and Section 109.4 Use Regulations Table. He explained the proposed revision to make the community meetings mandatory for the following types of development: 1) Residential subdivisions over 10 acres; 2) Mixed-Use and multi-family developments on projects that are greater than five dwelling units per acre; 3) Commercial projects with a building over 50,000 sq. ft.; 4) Any planned unit development; and 5) Any future land use district change for properties over four acres and not part of an annexation application.

The Commission questioned if there are criteria for size on the planned unit developments with Mr. Lane responding their plan is to require the community meeting for any size PUD.

Mr. Lane then reviewed the proposed changes to the Table of Uses in Chapter 109 of the Land Development Regulations. He explained they are proposing the hookah lounges be allowed in all of the commercial districts as a conditional use. The self-storage facilities were originally allowed in the General Commercial, General Industrial, Mixed Commercial-Residential and Mixed Commercial-Industrial districts. Staff is proposing they be stricken from all those districts and only be allowed in the Industrial district as a conditional use. He noted that the City currently has 32 sq. ft. of storage facility available per resident totaling 801,500 sq. ft. He stated there are three projects underway and once those are completed there will be 103 sq. ft. per resident.

Mr. Holland motioned to transmit Ordinance Number 25-01 to the City Commission for consideration, seconded by Mr. Ashcraft. Motion passed on the following vote:

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

3. Adjournment: 5:37 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

WILLIE HAWKINS
Chairman/Board Member