



MINUTES

Local Planning Agency Meeting

5:30 PM – Thursday, April 16, 2026 – City Hall

Call to Order: 5:30 p.m.

Acknowledgement of Quorum and Proper Notice

PRESENT: Mr. Michael Holland, Mr. George Asbate, Vice Chair Gary Ashcraft, Mr. Willie L. Hawkins, Chair Emily A. Lee

1. Approval of Minutes

1.1 Approval of Minutes for April 2, 2026, Local Planning Agency Meeting

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

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

2. Consideration with Discussion, Public Hearings and Recommendation

2.1 Ordinance Number 2026-15: Comprehensive Plan Amendment for Consideration of Future Land Use for Annexation of Parcel with Alternate Key Number 1307104

Senior Planner, Kyle Wilkes, presented Ordinance 2026-15 (Case A-26-003) for consideration of an annexation and future land use designation of approximately 18.03 acres along North State Road 19 for a property owned by Seidel Holdings, LLC. which is currently designated as urban medium in Lake County, allowing up to seven dwelling units per acre. The applicant requested a change to the City's urban residential designation, which permits up to twelve units per acre. Mr. Wilkes noted that only approximately 5.83 acres are developable due to the presence of wetlands and floodplain areas. City staff found the request consistent with the comprehensive plan and confirmed that adequate infrastructure capacity exists, recommending transmittal for approval.

Discussion was held. Mr. Asbate and Mr. Holland expressed concerns regarding the proposed density, emphasizing that annexations more typically align with suburban residential densities of approximately five units per acre. Chair Lee and Mr. Hawkins also raised concerns about the site's environmental sensitivity, particularly its relationship to Trout Lake and surrounding conservation areas. Commissioners noted the absence of a detailed development plan at this stage and indicated that approving annexation without a clear understanding of site design, environmental mitigation, and long-term impacts limit their ability to make an informed decision.

City Attorney, Sasha Garcia, opened the public hearing at 5:39 p.m.

Michael Smith, a nearby resident, supported annexation but opposed the higher density, citing the natural character of the area.

Leah Faulkner provided detailed remarks on hydrological connectivity, stormwater concerns, and the ecological sensitivity of the site, urging the board to consider lower intensity development standards.

City Attorney Garcia closed the public hearing at 5:46 p.m.

Interim City Manager, Rick Gierok, clarified that prior restoration initiatives had improved water quality in Trout Lake and that it is no longer classified as an impaired water body. Following discussion, no motion was made by the board to transmit or deny the ordinance.

Ordinance Number 2026-15, pertaining to a Comprehensive Plan Amendment for the consideration of Future Land Use in connection with the annexation of the parcel identified as Alternate Key Number 1307104, received no motion; and therefore, failed for lack of a motion.

City Attorney Garcia confirmed that the absence of a motion resulted in the item failing due to lack of action. Consequently, related Ordinances 2026-14 and 2026-16 are also removed from further consideration.

Discussion was held. The board indicated a willingness to revisit the proposal in the future, contingent upon submission of a more detailed development plan, consideration of reduced density, and a clearer evaluation of environmental impacts.

2.2 Ordinance Number 2026-19: Consideration of Comprehensive Plan Amendment for Future Land Use Amendment for Parcel Alternate Key Number 1761310

Senior Planner Wilkes presented Ordinance Number 2026-19, this request concerns a future land use amendment for a 0.2-acre property located at 1430 Moran Street in Eustis. HE noted that the property, owned by Janice Wilson, is currently operating as a hair and beauty salon and has been in continuous use since 2002. He commented that the applicant sought to change the land use designation from “suburban residential” to “residential office transition”, while maintaining the existing urban neighborhood design district. Mr. Wilkes explained that the amendment would bring the long-standing commercial use into compliance with current land use regulations and allow for similar compatible uses in the future. City staff found the request consistent with the comprehensive plan, noting that utilities are available, no environmental constraints are present, and the site is located within a transitional area surrounded by mixed uses.

Discussion was held. Mr. Hawkins confirmed the long-term operation of the salon and inquired about the possibility of grandfathering the use. Mr. Wilkes clarified that while the business predated current regulations, complications arise when ownership changes, particularly because the existing suburban residential designation does not permit non-residential uses.

Mr. Ashcraft added that the applicant’s intent to purchase and potentially operate a different business, such as a mortgage office, necessitated alignment between zoning and actual use to avoid ongoing regulatory issues.

City Attorney Garcia opened the public hearing at 5:58 p.m.

Applicant, Julie Campilaro of Patriotic Mortgage, addressed the board and expressed interest in acquiring the property as a permanent business location. She noted that the site could accommodate her office while potentially retaining salon operations, thereby supporting local employment and contributing to the city’s economic activity.

No public opposition was presented during the hearing. City Attorney Garcia closed the public hearing at 5:59 p.m.

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

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

2.3 Ordinance Number 2026-22: Comprehensive Plan Amendment for Consideration of the Assignment of Future Land Use District to a Parcel with Alternate Key Number 1212685

Development Services Deputy Director, Jeff Richardson, presented Ordinance Number 2026-22 for consideration of a future land use assignment associated with annexation. The subject property, located at the corner of Orange Avenue and Beach Drive in Eustis, consists of approximately 2.62 acres, of which roughly 0.95 acres are wetlands, leaving about 1.67 acres developable. The request sought to change the land use designation from Lake County “urban low” to the City’s “suburban residential” with a rural neighborhood design district. Staff indicated that while water service is available, sewer is not. He noted the site presents constraints including wetlands, floodplain presence, and limited soil suitability. Despite these factors, staff found the request generally consistent with applicable land use regulations and recommended transmittal.

Discussion was held. Members, including Mr. Asbate and Mr. Ashcraft, questioned the compatibility of the proposed suburban residential designation with the surrounding area, which is characterized by lower-density and rural-style development. Concerns were raised about precedent, density allowances, and the inability to bind future development intensity at the annexation stage without a formal agreement. The discussion also highlighted ongoing challenges in the process, where annexation decisions are made without detailed development plans, leading to uncertainty and repeated reconsideration of similar cases.

City Attorney Garcia opened the public hearing at 6:05 p.m.

Public comments reflected strong neighborhood opposition, and public speakers included Kevin Kistner, Heather Gross, Amanda Hall, David Morris, and Dennis Robinson who cited concerns about increased traffic, limited access, environmental impacts to wetlands and nearby lakes, and the preservation of the areas rural character. Area residents emphasized infrastructure limitations, including lack of sewer service, and potential impacts on water quality and flooding. Alternative suggestions, such as preserving the land for recreational use, were also presented.

City Attorney Garcia closed the public hearing at 6:20 p.m.

The applicant, Ben Champion, clarified that the intent was not to develop multiple homes but rather to construct a single residence due to site constraints. He expressed his willingness to pursue a lower-density designation if necessary.

Discussion was held. Board members noted that such intentions could not be formally enforced without a development agreement, and any modification to the proposal would require readvertisement and a new application process.

The applicant, Mr. Champion, voluntarily withdrew his application. He stated his intent was to reapply under a lower-density category, effectively ending consideration of the ordinance at this time.

The application for Ordinance Number 2026-22, a Comprehensive Plan Amendment concerning the assignment of a Future Land Use District to the parcel identified by Alternate Key Number 1212685, was withdrawn by the applicant.

3. Adjournment: 6:21 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. If available, the video recording may be accessible at <https://www.youtube.com/@EustisComRel/streams> or an audio recording may be requested from the office of the City Clerk.*

CHRISTINE HALLORAN
City Clerk

GARY ASHCRAFT
Vice Mayor/Commissioner