



MINUTES

Local Planning Agency Meeting

5:30 PM – Thursday, August 07, 2025 – City Hall

Call to Order: 5:30 p.m.

Acknowledgement of Quorum and Proper Notice

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

1. Approval of Minutes

July 17, 2025 Local Planning Agency Meeting

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

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

2. Consideration with Discussion, Public Hearings and Recommendation

2.1 Ordinance Number 25-21: 2025-CPLUS-06 – Future Land Use Map Amendment - Comprehensive Plan Amendment for Annexation of Parcel with Alternate Key Number 1040141

Jeff Richardson, Deputy Director of Development Services, explained the presentation would cover both 2025-CPLUS-06 (Ordinance Number 25-21) and 2025-CPLUS-07 (Ordinance Number 25-24). He stated both properties are currently Urban Low in Lake County and they are requesting a General Commercial future land use designation within the City. He provided an overview of the location including the surrounding land uses. He reviewed staff's analysis of the request stating utilities are available, there are no wetlands present, no 100-year flood zone, and it is in the Wekiva Study Area with a medium recharge. He confirmed the proper notices were conducted and indicated no comments were received. He stated staff's recommendation for approval.

Tom Carrino, City Manager, noted the applicant lives directly to the east of the subject property and was present in the audience.

Vice Chair Ashcraft noted there are residential neighborhoods to the north and south. He asked what is planned to be developed under the General Commercial.

Travis Sawchuk, applicant and neighbor directly to the East, responded their plan is for a low density commercial center. He explained their plan for a business park on the 2.8 acres with only one or two occupants and very low key. He stated he had spoken with Lake County regarding the retention pond and confirmed it is too large. He said it would accommodate a deceleration lane and a turn lane. He indicated that he spoke with Leslie Campione and she was willing for the County to cover up the pond and install infiltrator pipes.

Vice Chair Ashcraft commented on the need for buffering to protect the neighborhoods with Mr. Sawchuk responding they are not opposed to installing an 8 foot fence and plantings to create a sound buffer.

Vice Chair Ashcraft commented on the amount of lighting that a gas station would have and the issue for the residents.

Further discussion was held regarding what might be placed on the site with Mr. Sawchuk explaining his intent to build an L-shaped plaza with some outparcels. He noted he provided an artist rendering to staff. He added he does not have any specific clients or national tenant for the site. He emphasized that the 2.8 acre site would be a low key business center for inventory control but would not be warehousing per se.

Chairman Hawkins disclosed that he had met with Mr. Sawchuk previously. He then opened the public hearing at 5:43 p.m.

Cindy Newton commented on the possible impact on Lake Joanna and Lake Swatara. She noted an issue with a house in the area that is having structural/drainage issues. She emphasized that they need to make sure no additional water is added to the developments to the south when they begin development.

Mr. Carrino indicated that would be considered during the site plan submittal.

The Board asked Mr. Richardson to make sure that is addressed at that time with Mr. Richardson noting they would have to go through Water Management District permitting and engineering would review the plans as they come through.

Donald Doyle, County resident living north of the site, commented on the homes already in the area very close to the subject property. He noted the various possible uses for the site and expressed opposition for many of the possible uses. He stated the property is part of a Lake County PUD with limitations on land uses. He added that the names on the two ordinances are reversed. He expressed opposition to the ordinance.

The Board asked about Mr. Doyle's comments with Mr. Richardson explaining that the PUD serves as Lake County's zoning for that site. He explained that, if annexed, the City would then assign a future land use, not zoning. He also explained how staff analyzes the request.

Trina Marquez stated she lives directly behind the proposed development and expressed opposition to the proposal. She expressed concern that they are already removing trees. She indicated she would be fine with houses but not gas stations.

Paul Perkins, owner of property that is in the city and directly across the street from the proposed development, spoke in support of the development and cited the need to build commercial development to provide services to the area.

Discussion was held regarding property in the area owned by John Keating.

Mr. Sawchuk responded to some of the comments. He stated the current property is forestry/agriculture and explained what can be done under that zoning. He explained that he is currently removing diseased trees that have been infected with a beetle. He emphasized they will be good stewards of the land and commented on people dumping on his property. Regarding the PUD, he explained that Leslie Campione and her husband own from Lake Swatara all the way to the lighted intersection. He noted his purchase of land from them. He further explained they had a historical PUD for a

subdivision which is now redundant and not active. He stated it can't be active as there are too many owners of the subject property.

Chairman Hawkins expressed support for Mr. Sawchuk holding a community meeting with the area residents with Mr. Sawchuk expressing agreement to that.

Ms. Lee asked if he was required to obtain a permit to remove those trees with Mr. Sawchuk explaining that under agricultural and forestry, he did not have to get a permit to remove the slag pines. He commented on their efforts to clean up the property and emphasized the trees that were removed were dead.

The Board asked about the mixed up with the names with Mr. Sawchuk indicating he had informed staff of the error but it wasn't in time to fix the error prior to the meeting.

Chairman Hawkins closed public comment at 6:03 p.m.

Motion made by Mr. Holland, Seconded by Mr. Asbate, to transmit Ordinance Number 25-21 to the Commission for consideration.

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

2.2 Ordinance Number 25-24: 2025-CPLUS-07 – Future Land Use Map Amendment - Comprehensive Plan Amendment for Annexation of Parcels with Alternate Key Number Lake County Property Appraiser Has Not Assigned

Motion made by Mr. Holland, Seconded by Ms. Lee, to transmit Ordinance Number 25-24 to the Commission for consideration. The motion passed on the following vote:

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

Voting Nay: Mr. Asbate

3. Adjournment: 6:04 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 L. HAWKINS
Mayor/Commissioner