



MINUTES

Local Planning Agency Meeting

5:30 PM – Thursday, February 19, 2026 – City Hall

Call to Order: 5:32 p.m.

Acknowledgement of Quorum and Proper Notice

Present: Commissioner George Asbate (arrived at 5:40 p.m.), Commissioner Willie L. Hawkins, Commissioner Michael Holland, Vice Chair Gary Ashcraft, Chair Emily A. Lee

1. Approval of Minutes

1.1 January 22, 2026, Local Planning Agency Meeting

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

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

2. Consideration with Discussion, Public Hearings and Recommendation

2.1 Ordinance Number 24-06A: Repeal of Previously Adopted Ordinance Number 24-06 and Adoption of Replacement Ordinance Number 2024-06A Assignment of Future Land Use for Property with Alternate Key Numbers 1213355 And 1213347

Deputy Director, Jeff Richardson, explained that this ordinance is a readoption of the previously approved Ordinance 24-06, its sole purpose is to correct an omission in the legal description. He emphasized that this is the same request that went to the Municipal Code Review (MCR) in 2024, with no other changes or considerations. The property ownership changed from Suzan EP Vandavelde, Trustee to Grand Island Admix LLC., and the property is located on the west side of Sout Fish Camp Road on the north side of County Road 44.

City Attorney, Sasha Garcia, opened the public hearing at 5:32 p.m. There being no public comment, the hearing was closed at 5:32 p.m.

Motion by Commissioner Holland; Seconded by Vice Chair Ashcraft to approve Ordinance Number 24-06. Motion passed on the following vote:

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

2.2 Ordinance Number 2026-07: Comprehensive Plan Amendment for Annexation of Parcel with Alternate Key Number 1040141

Senior Planner, Kyle Wilkes, presented the request for annexation of approximately ten (10) acres from WD of America. The applicant Travis Sawchuk was present. The proposal seeks to change the land use from urban low to general commercial and assign a suburban corridor design district. He noted this property had appeared before the LPA previously and is located at the corner of County Roads 44A and 44. The

property is part of an enclave and is adjacent to existing general commercial uses. Staff evaluated the request based on the comprehensive plan criteria and found it consistent, with adequate utilities available and no wetland or flood zone issues present.

City Attorney Garcia opened the public hearing at 5:36 p.m.

Sabrina Lewis, a Spring Ridge Community resident, expressed concerns about potential impacts to her community, particularly given the recent flooding issues. She questioned the type of commercial development that was being planned and worried about property value impacts, noting that the area was originally supposed to be conservation land.

Applicant Travis Sawchuk addressed the LPA expressing his commitment to responsible development. He referenced a proposed developer's agreement containing a 30-year moratorium on undesirable uses and emphasized that his property remained high and dry during recent floods. Continuing, he described his vision for a village-like development with limited retail services, designed to be open, airy, and park-like rather than maximizing allowable square footage. Mr. Sawchuck specifically mentioned that the draft agreement prohibits gas stations, laundromats, cannabis-related businesses, adult material stores, and freestanding liquor stores.

Discussion was held regarding the relationship between annexation and development agreements.

City Attorney Garcia clarified that annexation cannot be conditioned upon a development agreement, they must be considered separately.

Vice Chair Ashcraft expressed frustration with the process, drawing comparisons to the Moss development and questioning why commercial projects should be treated differently than residential ones regarding timing of agreements.

City Manager, Tom Carrino, emphasized the need to separate the development agreement from the annexation process, explaining that annexation must meet statutory requirements without additional conditions.

City Attorney Garcia confirmed that while Mr. Sawchuk has been working with staff on a draft agreement, it had not been formally reviewed and is not part of the current consideration.

Trina Marquez, a resident, questioned the existence and public availability of the referenced development agreement, leading to clarification that no final agreement exists and none are being considered at this meeting.

Commissioner Asbate arrived at 5:40 p.m.

There being no further public comment, City Attorney Garcia closed the public hearing at 5:45 p.m.

Agency members expressed varying concerns about approving commercial zoning without binding commitments. Commissioner Holland praised Mr. Sawchuk's architectural drawings but remained concerned about flooding impacts on the area. Commissioner Ashcraft voiced frustration with the procedural limitations, while Commissioner Asbate suggested the need for more information and potentially tabling the item.

After extensive discussion about proper procedures, City Attorney Garcia suggested that future consideration could include the annexation alongside a fully developed agreement for transparency, followed by separate consideration of land use designation and design district at a subsequent meeting.

Motion by Commissioner Hawkins, Seconded by Chair Lee to approve Ordinance Number 2026-07. Motion failed on the following vote:

Voting Yea: Commissioner Hawkins

Voting Nay: Commissioner Holland, Commissioner Asbate, Vice Chair Ashcraft, Chair Lee

2.3 Ordinance Number 2026-10: Future Land Use Map Amendment Comprehensive Plan Amendment for Annexation of Parcel with Alternate Key Number 39590373.

Following the denial of the previous item, Senior Planner Wilkes presented the related 2.8-acre property request from T&S FL Partners Inc., seeking annexation with a land use change from urban low to mixed commercial/industrial (MCI) and suburban corridor design district designation. This property is adjacent to the previously discussed 10-acre parcel and contains existing metal structures that would become nonconforming without the MCI designation.

City Attorney Garcia opened the public hearing at 5:49 p.m.

Mr. Sawchuk explained this was his personal property, it is separate from the 10-acre parcel, intended for low-profile office and warehouse use. He described it as suitable for businesses like plumbing contractors who need office space with inventory storage capability. The discussion revealed uncertainty about what uses are currently permitted under the county's urban low designation.

Commissioner Asbate pressed for clarity about current county permissions versus proposed city uses, but staff could not provide definitive answers about county allowances. The LPA noted that something would likely be developed on the property whether under county or city jurisdiction, with the city potentially having more control if annexed.

Ms. Marquez asked if the agreement would be available to the public because she had not seen it.

There being no further public comment, City Attorney Garcia closed the public hearing at 6:02 p.m. and suggested bringing both properties back together with a complete development agreement for full transparency, allowing the annexation to be considered alongside binding commitments before determining land use designations.

The LPA's consensus supported postponing consideration to allow staff and the city attorney time to work with the applicant on a comprehensive agreement addressing both properties.

Motion by Commissioner Holland, Seconded by Commissioner Hawkins to table Ordinance Number 2026-10 and have it brought back next month for reconsideration after city staff and city attorney review. Motion passed on the following vote:

Voting Yea: Commissioner Holland, Commissioner Asbate, Vice Chair Ashcraft, Commissioner Hawkins, Chair Lee

Adjournment: 6:10 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

EMILY A. LEE
Chair