



MINUTES

Local Planning Agency Meeting

5:30 PM – Thursday, April 17, 2025 – City Hall

Call to Order: 5:30 P.M.

Acknowledgement of Quorum and Proper Notice

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

1. Approval of Minutes

April 3, 2025 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: Mr. Holland, Ms. Lee, Mr. Asbate, Vice Chair Ashcraft, Chair Hawkins

2. Consideration with Discussion, Public Hearings and Recommendation

2.1 Ordinance Number 25-04: Comprehensive Plan Amendment for Annexation of Parcels with Alternate Key Numbers 1097070 and 1094712

Mike Lane, Director of Development Services, presented Ordinance Number 25-04 assigning the Future Land Use to properties located north of County Road 44, east of State Road 19 and north of Trout Lake Nature Center with Alternate Key Numbers 1097070 & 1094712. He stated the property owner is Robert T. Sangster who is requesting annexation of approximately 49.5 acres with a proposed future land use district of Mixed Commercial and Industrial (MCI) and highlighted the site location. Mr. Lane reviewed staff's evaluation of the request including the Joint Planning Area Agreement with Lake County. He confirmed Lake County was notified about the pending annexation and the appropriate advertisements and postings were completed.

Mr. Lane explained the current future land use designation in the County is Urban Low and he reviewed what would be allowed under that designation. He stated that the request is consistent with the properties to the east and noted that once developed it would have to be buffered from the residential area to the west. He commented on the density and impervious surface that would be allowed on the site under the proposed designation. He discussed the soils and confirmed utilities are available. He indicated that SR 44 is an urbanizing corridor. He stated the property is in the flood zone and future development would be required to get a letter of map amendment from FEMA in order to utilize fill. He added the property has been cleared in the last few years. He cited the various soils on the site which are all poorly drained soils. He stated future development will require geotechnical reports. He concluded stating that staff is recommending approval.

The Board asked about the proposed plans for the property with Mr. Lane responding that no site plan has been received for the property. It was noted that the property abuts City-owned property and it might be good to be added to City property.

Discussion was held regarding what the intended use is for the property.

Logan Wilson, representing Robert Sangster, stated that the soil is not ideal to build on and plans were for outdoor storage, possibly for heavy equipment. He noted that the ponds on the front of the property were actually borrow pits in the 1970's. He indicated it would be cost prohibitive to build on the site; therefore, Mr. Sangster came up with the self storage idea. He explained that the intent is for agricultural storage. He noted they have considered having a shared entrance to access the City parcel and place some kind of small commercial building at the front to make it more attractive and keep the vehicles towards the back where the wetlands are. He further explained their intent to get the property annexed and get input from the City regarding what to place on the property. He stated their intent at that time is to place covered storage on the site and outdoor storage for items such as RV's and boats. He added that the site is currently being used as a drop yard by Southland Construction. He stated their intent to leave it pervious surface and using the borrow pits for stormwater collection.

The Board confirmed the intent is not to construct a self-storage facility. They also asked if they are planning to construct additional facilities.

Mr. Wilson responded there would be no day-to-day activity for storage and they would utilize what is there currently for storage. He indicated that there is one rectangular parcel that runs parallel to SR 44 and, sometime in the future, someone could build a commercial type of facility. For storage, the plan is to just use what is already there.

Mr. Asbate asked if there are any violations against the property with Mr. Wilson responding that there are no violations he is aware of. Both the County and DEP had come out. He stated DEP was fine once they realized the ponds were borrow pits and were logged when the property was cleared. The County was primarily concerned about pervious surface and any building there. Mr. Sangster explained those are agricultural buildings and, ultimately, his plan was to annex and nothing was planned for hard construction.

Chairman Hawkins opened the public hearing at 5:45 p.m.

John Thornton explained he is a homeowner who lives behind the property. He commented on the trees being removed which increased the noise from the roadway. He stated the concrete was being brought in to the property in the early morning between 2 a.m. and 4 a.m. He expressed concern regarding where the concrete came from and if there is any hazardous material. He questioned whether or not a permit was obtained to remove the concrete and move it to that location. He cited the amount of concrete brought in. He indicated that the owner was told to cease any more construction or dumping at the site by the County or he would have to remove all of the concrete. He stated that the owner is currently being investigated by the St. John's Water Authority. He asked if Eustis annexes the property does that absolve him of any accountability for the pending violations. He expressed concern regarding any additional traffic.

Blake Griswold commented on the possible impact on Trout Lake and the wetlands from an industrial complex and possible saturation of the wetlands from development. He stated the area needs to be protected.

Cindy Newton, County resident, expressed concern regarding the possible impact on the City's waterfront and the wetlands.

Amanda Hall, Dona Vista resident, commented on water levels after Hurricane Milton, the affect on wildlife, and increasing traffic due to increased development.

Sherry Thornton, adjacent property owner, stated the ponds on the site are dying and commented on the amount of concrete and asphalt on the site. She cited the amount of noise, accidents and traffic from trucks entering the property.

The Board asked if the property is currently agricultural with Tom Carrino, City Manager, stating it is currently designated Urban Low which allows up to four units per acre residential as well as some multi-family and commercial uses.

The Board discussed annexing the property in order to have some control over the property. It was noted that the property is an enclave and is surrounded by the City. The Board asked if the fill is crushed concrete or a slab.

Mr. Wilson explained that Mr. Sangster recently purchased Professional Dirt Service and as DOT has been removing curbing and driveways, Southland Construction has used the site for those concrete pieces. They are milling it down to crushed concrete which is being sold off to third parties. He further explained that was part of the curb work in Eustis. They were initially bringing in the concrete during the day and then DOT switched the project to the evening.

There being no further public comment, the hearing was closed at 5:58 p.m.

Motion made by Mr. Holland, Seconded by Ms. Lee, to transmit Ordinance Number 25-04 to the City Commission for consideration. Motion passed on the following vote:

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

3. Adjournment: 5:59 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