



MINUTES

Local Planning Agency Meeting

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

Call to Order: 5:30 P.M.

Acknowledgement of Quorum and Proper Notice

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

1. Approval of Minutes

March 6, 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: Ms. Lee, Mr. Holland, Vice Chair Ashcraft, Mr. Asbate, Chair Hawkins

2. Consideration with Discussion, Public Hearings and Recommendation

2.1 Ordinance Number 25-07: 2025-CPLUS-02 Comprehensive Plan Amendment Assignment of Future Land Use District for Annexing Parcel Alternate Key Number 2612525

Jeff Richardson, Deputy Director of Development Services, reviewed Comprehensive Plan Amendment 2025-CPLUS-02 (Ordinance Number 25-07) providing for the assignment of land use for approximately 2.86 acres of land located on the east side of State Road 44 and across State Road 44 from its intersection with Lake Joanna Drive (Alternate Key Number 2612525). He explained that if the annexation of the subject property is approved (Ordinance Number 25-06), Ordinance Number 25-07 would change the future land use designation from Urban Low in Lake County to Mixed Commercial Residential (MCR) in the City of Eustis, and Ordinance Number 25-08 would assign the subject property a Design District designation of Suburban Neighborhood.

Mr. Richardson stated that the annexation would not create an enclave. He indicated the requested land use is consistent with surrounding future land use designations and established patterns and stated the SR 44 corridor is urbanizing and wedged between the municipalities of Eustis and Mount Dora. He reported that there are no wetlands on the property; however, there is some floodplain on the property with that area to be ultimately utilized for stormwater retention. He stated water service is available on the SR 44 side and on the east side of the property with sewer service available from Lift Station Number 28 to the south.

Mr. Richardson stated staff's recommendation for transmittal of 2025-CPLUS-02 to the City Commission for consideration.

The Commission had no questions. Mr. Asbate expressed support for the request noting the green space and retention pond.

Chairman Hawkins asked for public comment at 5:36 p.m. There being no public comment, the public input was closed at 5:36 p.m.

Mr. Holland moved to transmit the amendment to the City Commission for consideration, seconded by Mr. Asbate. Motion passed on the following vote:

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