



# MINUTES

## Local Planning Agency Meeting

5:45 PM – Thursday, October 17, 2024 – City Hall

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Call to Order: 5:46 p.m.

### Acknowledgement of Quorum and Proper Notice

PRESENT: Ms. Christine Cruz, Mr. Willie Hawkins, Vice Chair Emily Lee, Mr. Gary Ashcraft and Chairman Michael Holland

### 1. Approval of Minutes

September 5, 2024 Local Planning Agency Meeting

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

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

### 2. Consideration with Discussion, Public Hearings and Recommendation

#### 2.1 Ordinance Number 24-36: Comprehensive Plan Amendment 2024-CPLUS-11

Jeff Richardson, Deputy Director of Development Services, presented Ordinance Number 24-36 for consideration of Future Land Use Map Amendment – 2024-CPLUS-11. He explained the request is for assignment of the Residential Office Transitional future land use to property located at 2505 E. Orange Avenue. He noted the request was previously postponed due to a noticing issue and confirmed all required advertising and notices were completed. He reviewed what is allowed under the Residential Transitional land use and explained staff's evaluation of the request. He stated that the request is consistent with the surrounding land uses and expressed staff's recommendation for transmittal to the Commission for consideration.

Commissioner Ashcraft asked what is prompting the request now with Mr. Richardson responding he was not sure. He added that the property was vacant for a while and the County might have looked at that as a discontinuance of uses. He confirmed the property behind it is a vacant parcel which is also designated RT.

Tom Carrino, City Manager, noted that there was a previous request to allow a quick service restaurant on the property to the north.

Chairman Holland indicated that was denied due to traffic concerns.

The Commission expressed concern that approving the request would allow something similar to come in with Mr. Richardson responding negatively. He noted that the property has two existing driveway cuts. He then confirmed he had not received any comments or concerns from the public regarding the request.

Chairman Holland opened the public hearing at 5:53 p.m. He noted that, if the item is transmitted to the Commission, there would be an additional opportunity to speak at the Commission meeting.

An unidentified woman in the audience asked how far the property goes over with Chairman Holland responding it is only the property where the house is. He added that to do anything else they would have to request a conditional use permit.

An unidentified woman residing in Cricket Hollow expressed concern regarding traffic in the area and questioned what kind of traffic impact would the use cause and what kind of clientele would it attract.

Chairman Holland explained the consideration is just related to annexation of the property and the City does not have any details regarding impacts at that time.

Motion made by Vice Chair Lee, Seconded by Mr. Ashcraft, to transmit FLUM 2024-CPLUS-11 to the Commission for consideration. Motion passed on the following vote:

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

### **3. Adjournment: 5:57 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](http://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.*

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CHRISTINE HALLORAN  
City Clerk

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WILLIE HAWKINS  
Chairman