



# MINUTES

## Local Planning Agency Meeting

5:30 PM – Thursday, August 03, 2023 – City Hall

---

**CALL TO ORDER: 5:38 P.M.**

### **ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE**

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

### **1. APPROVAL OF MINUTES**

#### 1.1 Approval of Minutes

July 6, 2023 Local Planning Agency Meeting

Motion made by Vice Chair Lee, seconded by Mr. Hawkins, to approve the Minutes as submitted. The motion passed on the following vote:

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

### **2. CONSIDERATION WITH DISCUSSION, PUBLIC HEARINGS AND RECOMMENDATION**

#### 2.1 Ordinance Number 23-16 – Comprehensive Plan Amendment

2023-CPLUS-03 – Eichelberger Property / Novack & Sons, Inc – Assignment of future land use for parcels with Alternate Key 1213177

Tom Carrino, City Manager, asked that Ordinance 23-16 be rescheduled to an LPA meeting on September 7, 2023, due to the property owner failing to post the required signs on the site.

CONSENSUS: It was a consensus of the Board to reschedule Ordinance 23-16 to an LPA meeting on September 7th.

#### 2.2 Ordinance Number 23-19 – Comprehensive Plan Amendment

2023-CPLUS-04 – First assembly of God of Eustis, Inc – Future land use assignment for parcels with Alternate Keys 2666820, 3384297, 3884298, 3884439, AND 3884441

Jeff Richardson, Deputy Development Services Director, explained this item was previously postponed due to the property owners within 500 feet not being properly notified. He reviewed the proposed future land use designation for the property. He indicated the current designation is for Urban Low in Lake County. The request is to change the future land use to Suburban Residential. He stated the request has been found consistent with the development patterns in the area. He stated City services are available to the site and reviewed staff's analysis of the request. He stated staff's recommendation for 2023-CPLUS-04 to be transmitted to the City Commission for consideration.

The Board reviewed the maps pertaining to the subject property and confirmed points of contiguity.

Chairman Holland opened the public hearing at 5:48 p.m. There being no public comment, the hearing was closed at 5:48 p.m.

Motion made by Vice Chair Lee, seconded by Mr. Hawkins, to transmit 2023-CPLUS-04 to the Commission for consideration. The motion passed by the following vote:

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

**3. ADJOURNMENT: 5:48 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.*

---

CHRISTINE HALLORAN  
City Clerk

---

MICHAEL L. HOLLAND  
Chairman