



MINUTES

Local Planning Agency Meeting

5:00 PM – Thursday, March 06, 2025 – City Hall

Call to Order: 5:02 P.M.

Acknowledgement of Quorum and Proper Notice

PRESENT: Mr. George Asbate, Mr. Michael Holland, Vice Chair Gary Ashcraft arrived at 5:24 p.m., Chair Willie Hawkins

ABSENT: Ms. Emily Lee

1. Approval of Minutes

February 20, 2025 Local Planning Agency Meeting

Motion made by Mr. Holland, Seconded by Mr. Asbate, to approve the Minutes. Motion passed on the following vote:

Voting Yea: Mr. Asbate, Mr. Holland, Chair Hawkins

2. Consideration with Discussion, Public Hearings and Recommendation

2.1 Ordinance Number 25-02: Comprehensive Plan Amendment for 4017 E Orange Avenue Future Land Use Amendment to Suburban Residential for Parcel with Alternate Key 1658641

Kyle Wilkes, Senior Planner, reviewed the requested change in the future land use designation for 4017 E. Orange Avenue from Rural Residential to Suburban Residential. He explained the location of the site and noted the site is already developed. He explained the reason for the request to bring the property into compliance with the impervious surface ratio. He reviewed the surrounding land use designations and confirmed that no responses were received from surrounding residents.

Mr. Wilkes reviewed staff's evaluation of the request and indicated it would serve as a transition area. He confirmed the request is consistent with the City's Comprehensive Plan and existing development pattern. He explained it would be difficult to redevelop the site with a higher density due to the length and width of the site. He stated staff's recommendation for approval to transmit to the Commission for consideration.

Mr. Asbate expressed opposition to the request due to the possibility of allowing increased density. He asked if there is any other way to make the site compliant without approving the change. He commented on the City's work with Kimley-Horn to revise the City's code.

Mr. Wilkes responded they could not waive the impervious surface ratio.

Jeff Richardson, Deputy Director, explained the impervious surface ratio is in the comprehensive plan so it could not be waived. He stated the sites were annexed with Rural Residential due to already being developed. He stated the proposal is the only remedy allowed. He explained the only reason to make the change would be to allow the owner to add to the existing home.

The Board asked about a previous vote that was taken for the property with Mr. Richardson explaining the impervious surface was questioned when the conditional use permit was applied for.

Attorney Garcia opened the public hearing at 5:13 p.m.

Cindy Newton addressed the Board stating the property is in a platted subdivision and expressed concern about allowing a land use more dense than what is in the rest of the subdivision. She added that the property is already out of compliance with the deed restrictions.

Charles Leonard, property owner, noted his experience on another City's Code Enforcement Board. He explained his intent was to provide a place to conduct some of his hobbies and the need for a place for his motor home and vehicle trailers. He indicated that, even with the higher density, the dimensions of the site would realistically only allow up to three homes on the site. He emphasized his intent to not sell the property. He confirmed he purchased the property in July 2024 and expressed appreciation for any way they can assist him.

Attorney Garcia closed the public hearing at 5:20 p.m.

Discussion was held regarding the issues facing Mr. Leonard.

Mr. Richardson explained that it is an older subdivision and most older Florida lots are platted. He stated that local government does not enforce deed restrictions. If there is an HOA, they would enforce it. He indicated the only other action would be to amend the comprehensive plan for Rural Residential. He noted that the City does not have a lot of property under the Rural Residential land use category.

Further discussion was held regarding staff trying to find another way to assist the property owner and not restricting when the applicant could bring it back.

Mr. Carrino expressed concern regarding the suggestion to amend the Comprehensive Plan ISR for Rural Residential. He explained what would have to happen for that to happen.

Gary Ashcraft joined the meeting at 5:24 p.m.

Mr. Carrino explained that changing the text of the Comprehensive Plan is more difficult to accomplish.

Attorney Garcia stated that staff should also look at the deed restrictions to make sure whatever they advise does not conflict with those restrictions.

The Board agreed that the action should not include doing a Comprehensive Plan text amendment. Discussion was held regarding postponing until the City completes the revisions to the Code of Ordinances and Land Development Regulations.

Motion made by Mr. Asbate, Seconded by Mr. Holland, to postpone Ordinance Number 25-02 and to not restrict when the item may be brought back. The motion passed on the following vote:

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

3. Adjournment: 5:27 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