



# MINUTES

## Local Planning Agency Meeting

5:30 PM – Thursday, June 06, 2024 – City Hall

APPROVED 9/5/2024

CALL TO ORDER: 5:33 P.M.

### ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

ABSENT: Mr. Gary Ashcraft

### 1. APPROVAL OF MINUTES

#### 1.1 May 16, 2024 LPA

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

Voting Yea: Vice Chair Lee, Ms. Cobb and Chairman Holland

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

#### 2.1 Ordinance Number 24-27: Future Land Use Assignment - Comprehensive Plan Amendment - 2024-CPLUS-05 - Eagle Homes Zach Huebner - Alternate Key 1734193

Jeff Richardson, Deputy Director of Development, reviewed 2024-CPLUS-05 (under Ordinance Number 24-27) amending the City of Eustis comprehensive plan pursuant to 163.3187 F.S. changing the future land use designation of approximately 0.25 acres of real property (Alternate Key Number 1734193), located at the end of Blaine Street (unimproved), South of the intersection of Blaine Street and Maine Avenue, on the West side of Blaine from Urban Low in Lake County to Suburban Residential in the City of Eustis.

Mr. Richardson stated the property owner is Dennis Martin and the applicant is Eagle Homes Zach Huebner. He explained staff's review of the application and the site location properties. He confirmed the required notices were completed and that no inquiries regarding the application were received. He indicated there is an existing structure on the property. He noted they will have to extend the existing water/sewer lines to the site. He stated staff's recommendation for transmittal to the Commission for consideration. It was noted that it is located within an existing enclave.

Discussion was held regarding the lot sizes with Mr. Richardson stating they would be 90x120 but the underlying lot is only 110 feet. It was noted that the applicant should be made aware that the property does not meet the 65x120 requirement.

Discussion was held regarding the dirt driveway and whether or not they would be required to pave that.

Chairman Holland opened the public hearing at 5:40 p.m. There being no public comment, the hearing was closed at 5:40 p.m.

Motion made by Mr. Hawkins, Seconded by Vice Chair Lee, to transmit 2024-CPLUS-05 to the City Commission for consideration. Motion passed on the following vote:

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

**3. ADJOURNMENT: 5:40 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