



MINUTES

APPROVED 11/2/2023

Local Planning Agency Meeting (LPA)

5:45 PM – Thursday, October 19, 2023 – City Hall

CALL TO ORDER: 5:45 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

1. APPROVAL OF MINUTES

1.1 Approval of Minutes

September 7, 2023 LPA Meeting

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

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

2. CONSIDERATION WITH DISCUSSION, PUBLIC HEARINGS AND RECOMMENDATION

2.1 FIRST READING

Ordinance Number 23-25: Comprehensive Plan Land Use Map Amendment - Pelfrey Storage, LLC 2023-CPLUS-07 General Industrial (GI) to General Commercial (GC)

Jeff Richardson, Deputy Director of Development Services, presented the Comprehensive Plan Map Amendment 2023-CPLUS-07. He explained the request is to change the future land use designation from General Industrial (GI) to General Commercial (GC) for property located at 115 Woodward Avenue. The request is from Sarah Pelfrey for the property occupied by Pelfrey Storage. He reviewed the site location, surrounding property designations, staff's analysis of the request, and what would be allowed under each designation. He indicated there is already a mix of uses in the area and stated the change would expand the marketability to potential tenants and may eliminate some potential conflicting uses with the Residential Transitional uses to the south. He confirmed all legal notices required were completed and stated staff's recommendation for approval.

The Board asked why the request was brought forward with Mr. Richardson explaining that the property owner had a tenant that did not fit within any of the allowed uses within the General Industrial. Therefore, the owner decided to request the change to try and open up more of the available units to other tenants. This was the only option that staff could offer to her.

The Board asked what is planned for the site.

Chad Pelfry, representing the owner, explained the change would just open up the facility to a broader range of tenants.

Mayor Holland explained that Rudy Rolle had a tutoring program in one of the units that was caught when an inspection was done and that is not an allowed use.

Discussion was held regarding the previous education use and whether or not they are still operating.

The Board asked about the advantages and disadvantages for the change in use with Mr. Richardson responding the only differences are the specific uses with General Industrial allowing heavier uses.

Discussion was held regarding what was in the space previously, the other current uses at the site and the possibility of them requesting to go back to General Industrial in the future. It was noted that the school would still need a conditional use permit. The Board discussed whether or not the program actually constitutes a school.

Chief Swanson indicated that under the Fire Code it qualifies as a school and would have to meet specific fire alarm and sprinkler requirements. He also noted there is another business in the back which could require a firewall.

Mr. Richardson stated it qualifies as a school under the Fire Code but not necessarily land use wise.

Further discussion was held regarding what would happen if someone wanted to come in after the change that wanted light industrial and what is considered in determining if a business is light industrial or manufacturing.

Discussion was held regarding how much industrial area is within the City and the lack of sufficient information. Mr. Richardson indicated that all of the current tenants would also be allowed under the General Commercial designation.

Mr. Carrino suggested that the item be postponed to allow Ms. Pelfrey and the subject tenant to attend.

The Board confirmed that the Pelfreys would have to put in the sprinkler system before the tenant could move back in.

Discussion was held regarding postponing both agenda items until Mrs. Pelfrey and Rudy Rolle could be in attendance.

George Asbate stated that he owns property adjacent to the subject property that he is in the process of developing. He emphasized that, if the request goes through, it would kill his use of the property. He noted that he has invested over \$60,000 on the project so far and indicated he has been working on the project for over a year. He stated he needs an answer on whether the request is going through immediately. He stated he had knowledge regarding the tenant in question.

Mr. Asbate stated he is directly involved and the tenant has relocated and has an average of 40 to 60 people all the time. They moved in April to another facility and they have been operating in there. He commented on the services provided by Mr. Rolle. He then commented on the demand for industrial warehousing. He added that to change the future land use would constitute spot zoning.

Discussion was held regarding whether or not the advertising requirements could be met if the items are postponed with City Attorney Sasha Garcia suggesting that a special meeting could also be held.

Motion made by Vice Chair Lee, Seconded by Ms. Cobb, to delay consideration of the two items to allow all parties to be present. The motion failed on the following vote:

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

Motion made by Vice Chair Lee, Seconded by Mr. Hawkins, to transmit Comprehensive Plan Map Amendment 2023-CPLUS-07 to the Commission for consideration. The motion passed on the following vote:

Voting Aye: Mr. Hawkins, Vice Chair Lee, Mr. Ashcraft

Voting Nay: Ms. Cobb, Chairman Holland

2.2 FIRST READING

Ordinance Number 23-26: Comprehensive Plan Land Use Map Amendment 2023-CPLUS-06 Trask Construction Co. Change of Future Land Use Map from General Industrial (GI) to General Commercial (GC) For Property at 510 Morin Street (Alternate Key Number 1190207)

Motion made by Mr. Hawkins, Seconded by Vice Chair Lee, to transmit Comprehensive Plan Land Use Amendment 2023-CPLUS-06 to the Commission for consideration. The motion passed on the following vote:

Voting Aye: Mr. Hawkins, Vice Chair Lee, Mr. Ashcraft

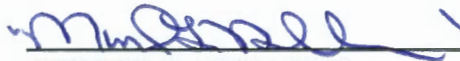
Voting Nay: Ms. Cobb, Chairman Holland

3. ADJOURNMENT: 6:17 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



MICHAEL L. HOLLAND
Chairman