



# MINUTES

## Local Planning Agency Meeting

5:30 PM – Thursday, April 03, 2025 – City Hall

APPROVED 4/17/2025

Call to Order: 5:30 p.m.

### Acknowledgement of Quorum and Proper Notice

PRESENT: Michael Holland, George Asbate, Vice Chair Gary Ashcraft, Emily Lee and Chair Willie Hawkins

### 1. Approval of Minutes

#### March 20, 2025 Local Planning Agency Meeting

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

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

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

#### 2.1 Ordinance Number 25-01: Amendment to Chapters 102 and 109 of the Land Development Regulations

Mike Lane, Development Services Director, presented Ordinance Number 25-01 for amendments to Chapters 102 and 109 of the Land Development Regulations. He noted the current regulations for community meetings and reviewed the proposed amendment to require a pre-application community meeting and when it would be required. He reviewed the proposed changes pertaining to massage establishments, retail smoke shops, self-service storage and tattoo establishments.

Tom Carrino, City Manager, noted staff also wants to discuss medical marijuana dispensaries with Attorney Garcia indicating she would present that after consideration of the ordinance.

Chairman Hawkins opened the floor to public comment at 5:35 p.m. There being no public comment, the hearing was closed at 5:35 p.m.

Motion made by Mr. Holland, Seconded by Ms. Lee, to transmit Ordinance Number 25-01 to the Commission for consideration. Motion passed on the following vote:

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

Sasha Garcia, City Attorney, cited previous discussion regarding medical marijuana dispensaries. She stated that state statute currently provides two options as follows: 1) Ban future medical marijuana treatment center dispensing facilities; or 2) Pre-empt so that such facilities are allowed where the municipality allows pharmacies except they must be 500 feet from schools. She cited how pharmacies are allowed within the City.

The Board confirmed that, if they wanted to ban them, they would grandfather in the existing dispensaries.

Mr. Asbate commented on the previous decision by the Commission to allow the dispensaries as pharmacies. He stated he would not want them in the Central Business District.

Attorney Garcia and Mr. Carrino explained that a ban would only apply to the dispensaries; however, if they don't ban then they have to be treated as pharmacies. Any regulations enacted would apply to pharmacies as well.

Discussion was held regarding whether they can limit the number and what would happen if medical marijuana became legal for recreational personal use. It was noted that there are already three medical marijuana dispensaries within the City.

Mr. Lane stated that they are generally within the General Commercial area with Mr. Carrino adding that pharmacies are currently permitted in General Commercial, conditional use in General Industrial, permitted in Central Business District, conditional use in Residential/Office Transitional and permitted in MCR and MCI. He indicated the only difference with the dispensaries is the 500 ft. buffer from a school.

Mr. Carrino stated the option is to ban the dispensaries or lift the ban with Attorney Garcia confirming they can ban future dispensaries without changing pharmacies. She cited Crystal River as having recently banned any future dispensaries.

Discussion was held regarding possibly banning any future marijuana dispensaries. Discussion was held regarding changing pharmacies to a conditional use. It was suggested they could ban any future dispensaries and change the ordinance if they need to later.

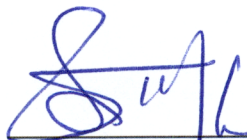
**CONSENSUS:** It was a consensus of the Board to have staff prepare an ordinance to ban future marijuana dispensaries.

### 3. Adjournment: 5:54 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



WILLIE L. HAWKINS  
Mayor/Commissioner