



# City of Eustis

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TO: EUSTIS CITY COMMISSION  
FROM: TOM CARRINO, CITY MANAGER  
DATE: APRIL 3, 2025  
RE: Ordinance Number 25-01: Amendment to Chapters 102 and 109 of the Land Development Regulations

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## **Introduction:**

After conducting a workshop related to the Land Development Regulations with the consultant, Kimley-Horn in November 2024, the City Commission instructed the Planning staff to bring back proposed language to assist it with regulating and controlling locations for self-service storage facilities. Additionally, the City Commission also expressed a desire to require a pre-application community meeting for certain development projects.

On February 20, 2025, following an initial presentation to the Local Planning Agency (LPA) of a proposed ordinance, the LPA requested City staff and the City Attorney review additional uses for inclusion in the City's Use Regulations Table. The additional uses subsequently reviewed were for retail smoke shops (inclusive of hookah lounges), tattoo establishments, massage establishments and medical marijuana dispensaries.

Ordinance Number 25-01 amends the Land Development Regulations, Chapter 102, Section 102-11 (b) Community Meeting and Chapter 109, Section 109-4 Use Regulations Table to provide for consistency with the Comprehensive Plan and clarify the City Commission's legislative intent.

## **Recommended Action:**

The administration recommends approval of Ordinance Number 25-01.

## **Background:**

Periodic revisions and updates to the Land Development Regulations provide for consistency with the Comprehensive Plan and clarify the City Commission's legislative intent.

**Chapter 102, Section 102-11(b) Community Meeting: Amend the Community Meeting section to require a number of development applications to hold a Pre-Application Community Meeting for the following development applications:**

- 1. Residential subdivisions with more than 10 lots;**
- 2. Mixed Use and Multi-Family developments on projects greater than 5 dwelling units per acre;**
- 3. Proposed commercial projects with buildings over 50,000 square feet in size;**
- 4. Any planned unit development (PUD); and**
- 5. Any Future Land Development District change on properties over 4 acres (not a part of an annexation application).**

**Chapter 109, Section 109.4. Use Regulations Table: Amend the Use Regulations Table (Section 109.4) to add the following sections to include definitions and requirements for the following uses, which were not a part of the City's LDRs:**

- Section 109.4.1. - "Retail Smoke Shop".
- Section 109.4.2. - "Tattoo Establishment."
- Section 109.4.3. - "Massage Establishment."

**Chapter 109, Section 109.4. Use Regulations Table: Amend the Use Regulations Table (Section 109.4) as follows:**

- **Add "Massage Establishments" as conditional use in the General Commercial (GC), General Industrial (GI), Central Business District (CBD), Residential Office Transitional (RT), Mixed Commercial Residential, (MCR), and Mixed Commercial Industrial (MCI) land use districts.**
- **Add "Retail Smoke Shop" as conditional use in the General Commercial (GC), General Industrial (GI), and Mixed Commercial Industrial (MCI) land use districts.**
- **Remove "Self-service Storage" as a permitted use in the General Commercial (GC) land use district and make it a conditional use only in the General Industrial (GI) land use district.**
- **Add "Tattoo Establishments" as a permitted use in the General Commercial (GC), General Industrial (GI), and as a conditional use in the Central Business District (CBD), Residential Office Transitional (RT), Mixed Commercial Residential, (MCR), and Mixed Commercial Industrial (MCI) land use districts.**

Specific Use	Residential				Commercial & Industrial		Mixed Use				Other			Standards
	RR	SR	UR	MH	GC	GI	CBD	RT	MCR	MCI	PI	AG	CON	
<b>KEY: P = Permitted Use L=Permitted Subject to limitations in Standards Column C= Conditional Use Blank = Not Permitted</b>														
Food & beverage store/ incl. alcohol				L	P		P	C	P	P	L			1, 9
Hotel					P		P	C	P	P				
Massage Establishment					C	C	C	C	C	C				
Mobile vendor					P	P	L, C		P	P				14
Outdoor kennel					C	P			C	C		P		
Package store					P		P	C	P	P				
Parking, commercial					P		P	C	P	P	L			9
Pharmacy					P	C	P	C	P	P				
Restaurant, no drive-thru				L	P		P	C	P	P	L			1, 9
Restaurant with drive-thru					P		C	C	P	P				
Retail sales & service				L	P	C	P	C	P	P	L			1, 9
Retail Smoke Shop					C	C				C				
Self-service storage						C								
Tattoo Establishment					P	P	C	C	C	C				

**Community Input**

Development Services has properly advertised the ordinance and there is an opportunity for community input at the public hearing.

**Budget / Staff Impact:**

None

**Prepared By:**

Mike Lane, AICP, Development Services Director  
Revised by Sasha Garcia, City Attorney

**Attachments:**

Ordinance Number 25-01  
Pre-Application Community Meeting Instructions