



City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: November 16, 2023

RE: Discussion to reconsider the change in the Pelfrey Storage Property, located at 115 W. Woodward Avenue from General Industrial (GI) to General Commercial (GC) or to discuss other alternatives

Background:

On October 19, 2023, the City Commission denied the Pelfrey Storage, LLC request to change the future land use district of the property, located at 115 West Woodward Avenue, from General Industrial (GI) to General Commercial (GC) so that the property owner would be allowed to have tenants such as adult day cares and group homes. This denial determination was made during the application's first reading for the request.

After appearing before the City Commission at their November 2nd meeting, Ms. Sarah Pelfrey, property owner representative, pleaded with the Commission to reconsider this request or consider an alternate land use district.

Staff were directed to insert a placeholder on the November 16th Agenda to give the City Commission an option to discuss adding this request or it's alternatives for reconsideration at a future Commission meeting.

Several alternatives to the change in land use districts could be considered for this property. One challenge in this case is that the proposed uses do not neatly fit into the table of uses, so some level of interpretation is required. One alternative is to keep the existing GI land use. The City Commission has the discretion to grant a conditional use approval to allow the "schools". However, if the use is closer to a "day care" or "group home", those uses would not be permitted in GI without a code amendment.

Another alternative could be to change the property from General Industrial (GI) to Mixed Commercial Industrial (MCI). The MCI District would still allow the self-service storage, but also allow or permit by right daycare centers, nursery schools, middle and high schools, nursing homes, retail sales and services, as well as sports complexes and vocational schools. The MCI District also allows the following uses to be considered for conditional uses by the City Commission: elementary schools, general vehicle servicing, car sales and leasing, warehousing and freight movement, outdoor shooting ranges, research labs (without manufacturing) and wholesale trade.

The City Commission can also decide to reconsider the original request to change to GC. GC would allow daycare, schools, and self-storage by right. It would also allow group homes by conditional use.

Consistent with the City Commission Rules of Order, if an item is denied by the City Commission, the applicant can wait nine months for reconsideration, the Commission may determine if an item for consideration is substantially different than the prior item being considered, or three Commissioners may agree to reconsider the item on a future agenda.