



City of Eustis

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TO: Local Planning Agency (LPA)

FROM: Tom Carrino, City Manager

DATE: October 19, 2023

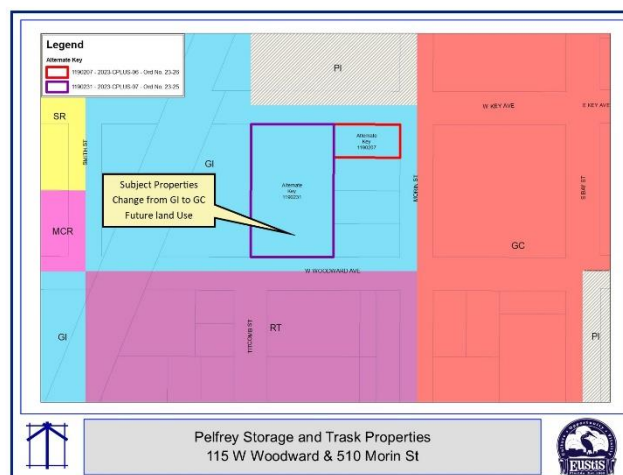
RE: CONSIDERATION OF CHANGE OF FUTURE LAND USE MAP FROM GENERAL INDUSTRIAL (GI) TO GENERAL COMMERCIAL (GC) FOR PROPERTY AT 115 W. WOODWARD AVENUE (ALTERNATE KEY NUMBER 1190231) 2023-CPLUS-07

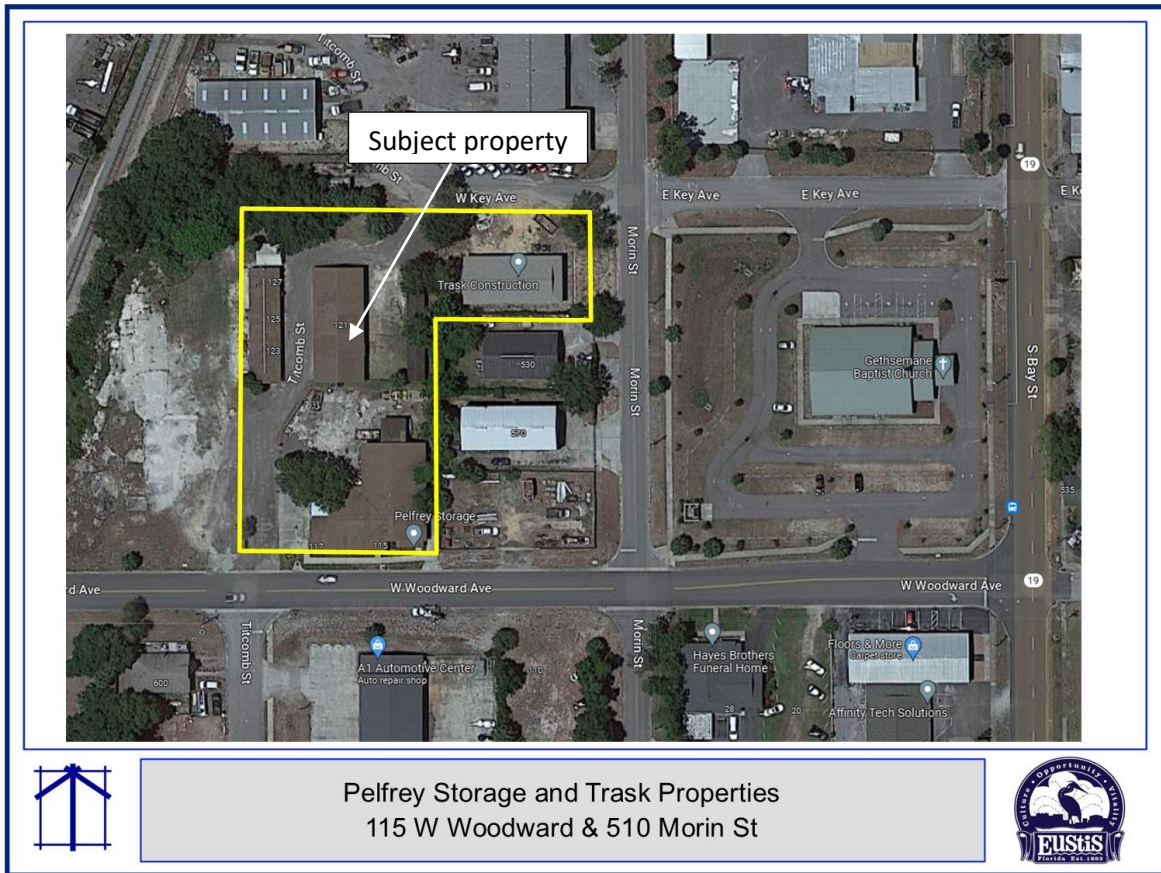
Introduction:

Application Number 2023-CPLUS-07 and Ordinance Number 23-25 provide for the change of the future land use designation of the property at 115 W. Woodward Avenue (Alternate Key Number 1190231) from General Industrial (GI) To General Commercial (GC).

Background:

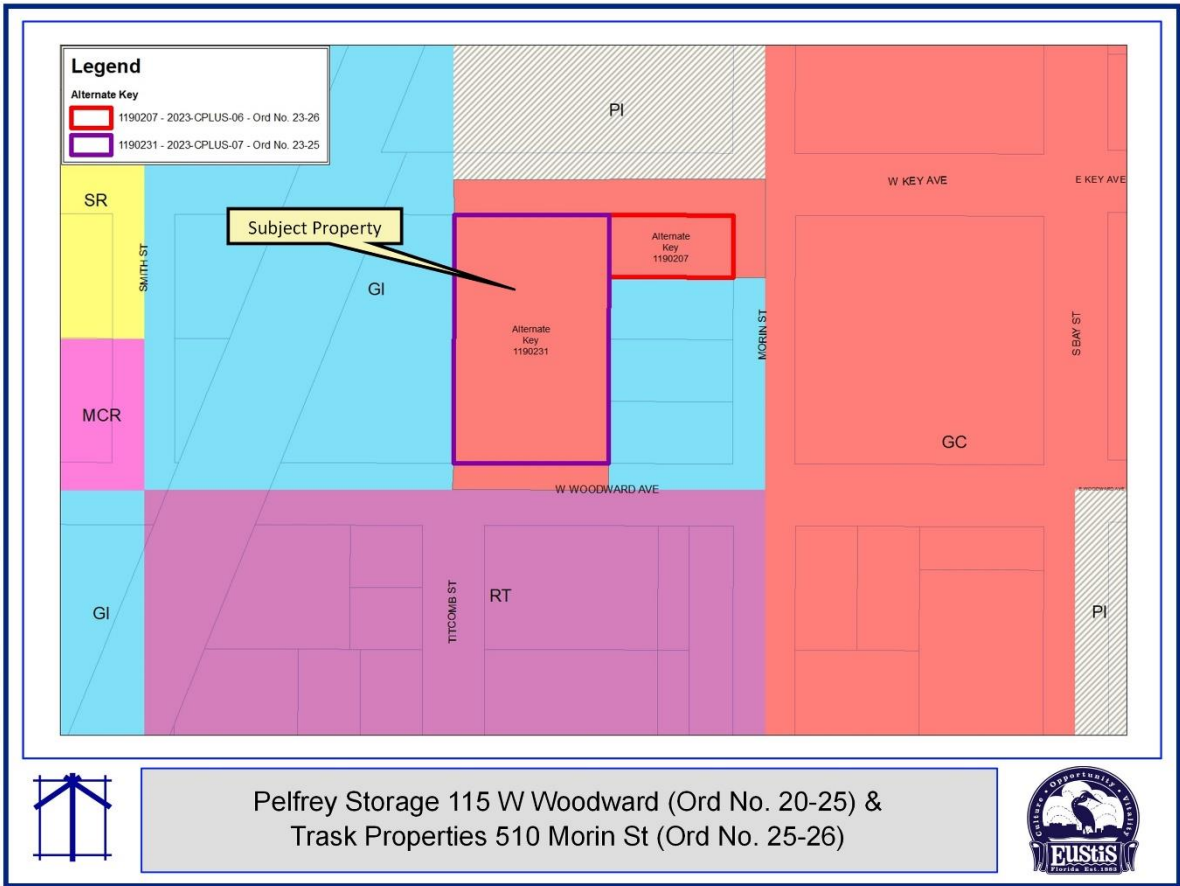
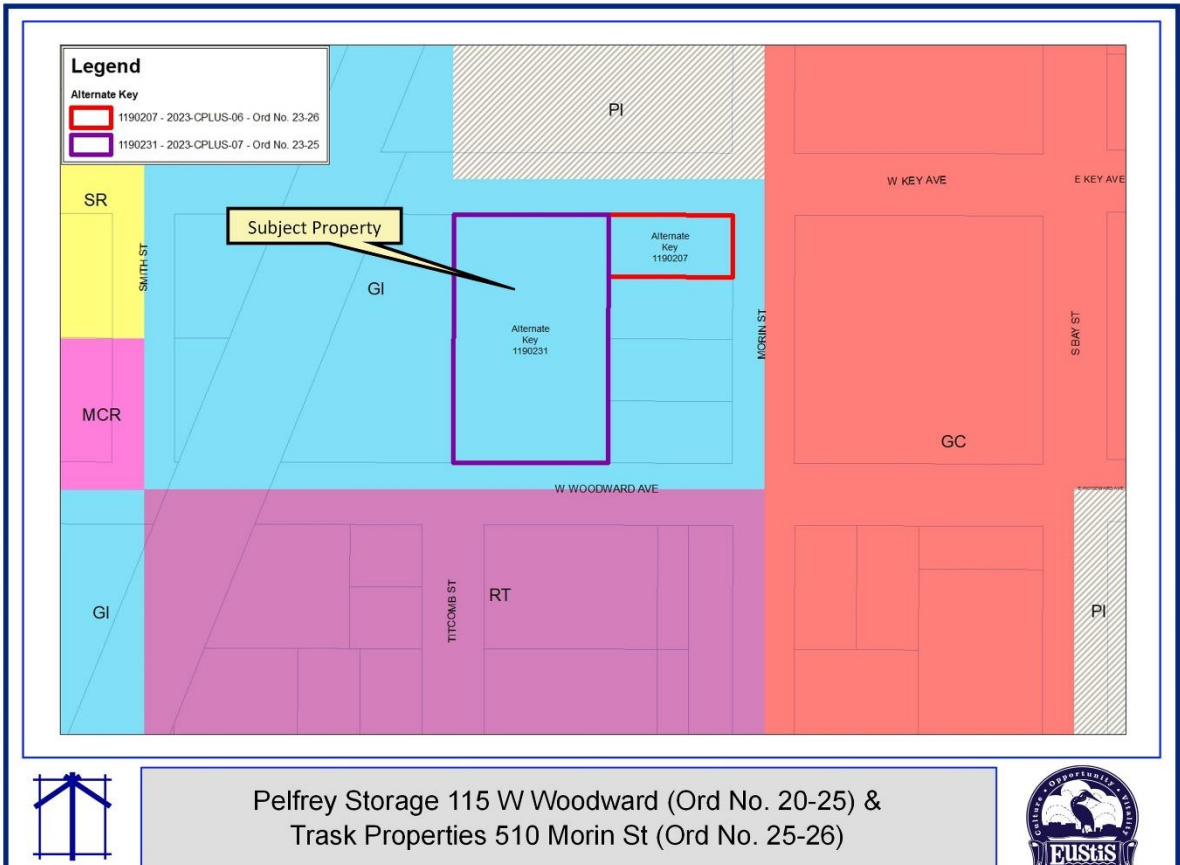
1. The site contains approximately 1.0 acres and is located at 115 W. Woodward Avenue.
2. The property is developed as a flex space, storage, and warehouse facility with an office structure as the primary building facing Woodward Avenue.
3. The surrounding properties are industrial and service use in nature.
4. The properties to the east of Morin Street are designated as General Commercial (GC) and are used as commercial and institutional. The properties to the South are Residential Transitional and are used as commercial, office, and residential.





Surrounding properties have the following land use designations:

Location	Existing Use	Future Use	Land Use	Design District
Site	Storage / Industrial Space	General Industrial		Urban Neighborhood
North	City Public Works	General Industrial		Urban Neighborhood
South	Commercial / Auto Repair	Residential Transitional		Urban Neighborhood
East	Industrial / Buildout to Suit	General Industrial / General Commercial		Urban Neighborhood
West	Vacant / Undeveloped	General Industrial		Urban Neighborhood



Applicant's Request

The applicant Sarah Pelfrey on behalf of Pelfrey Storage, LLC wishes to change the future land use of property at 115 W. Woodward. Avenue (Alternate Key Number 1190231) from General Industrial (GI) To General Commercial (GC).

Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 23-25) In accordance with the Florida Statutes Chapter 163.3177.9.:

Discourage Urban Sprawl:

Primary Indicators of Sprawl:

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

Review of Indicators

Low-Intensity Development:

Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

This indicator does not apply. The change from General Industrial to General Commercial neither adds to nor decreases any residential densities. The property is currently developed as an office storage facility, the land use change adds additional uses to the property to make it more economically viable for tenants.

Urban Development in Rural Areas:

Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

This indicator does not apply. The area has established commercial development and industrial-type developments and is situated as a commercial and urbanized area.

Strip or Isolated Development:

Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

This indicator does not apply. The area is an already established developed parcel with similar land uses directly adjacent.

Natural Resources Protection:

Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

This indicator does not apply. The area has established commercial development and industrial-type developments and is situated as a commercial and urbanized area.

Agricultural Area Protection:

Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

This indicator does not apply. This site and adjacent areas do not support active agricultural or silvicultural activities. The site is within an existing developed and further developing area.

Public Facilities:

Fails to maximize the use of existing public facilities and services.

This indicator does not apply. City services are currently serving the property and the change from General Industrial to General Commercial will result in no additional impact.

Cost Effectiveness and Efficiency of Public Facilities:

Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

This indicator does not apply. Adequate capacity is available to serve the existing and future development.

Separation of Urban and Rural:

Fails to provide a clear separation between rural and urban uses.

This indicator does not apply. The property is located in a developed urban area.

Infill and Redevelopment:

Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

This indicator does not apply. This change of land use will not deter infill development or redevelopment of the area.

Functional Mix of Uses:

Fails to encourage a functional mix of uses.

This indicator does not apply. The site is surrounded by a mix of uses of urban commercial and industrial nature.

Accessibility among Uses:

Results in poor accessibility among linked or related land uses.

This indicator does not apply.

Open Space:

Results in the loss of significant amounts of functional open space.

This indicator does not apply. The site does not contain functional open space and is not connected to locally or regionally significant open space.

Urban Sprawl:

The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

Direction of Growth:

Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The site is adjacent to existing urban development patterns and is a logical infill of the urban development boundary.

Efficient and Cost-Effective Services:

Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

This indicator does not apply. City services are currently serving the property and the change from General Industrial to General Commercial will result in no additional impact.

Walkable and Connected Communities:

Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Does not apply as the site is currently developed.

Water and Energy Conservation:

Promotes the conservation of water and energy.

Does not apply as the site is currently developed.

Agricultural Preservation:

Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Not applicable; this site and adjacent areas do not support active agricultural or silvicultural activities. The site is within an existing developed urban area.

Open Space:

Preserves open space and natural lands and provides for public open space and recreation needs.

This is not applicable, the site is currently developed. The site does not provide functional open space or natural areas on a regional basis.

Balance of Land Uses:

Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The proposed land use is consistent with the surrounding area. The land use proposed would allow for opportunities for development types to support the surrounding area.

Urban Form Densities and Intensities:

Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Not applicable.

In Accordance with Comprehensive Plan Future Land Use Element Appendix:

All applications for a Plan amendment relating to the development patterns described and supported within the Plan including, but not limited to, site-specific applications for changes in land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the City and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the Map #1: 2035 Future Land Use Map by changing the land use designation assigned to a parcel of property shall also be reviewed to determine and assess any significant impacts to the policy structure on the Comprehensive Plan of the proposed amendment including, but not limited to, the effect of the land use change on either the internal consistency or fiscal structure of the Plan.

Major Categories of Plan Policies:

This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the major categories of Plan policies as follows:

General Public Facilities/Services:

Since the Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a land use designation amendment shall include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved. This analysis shall include the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The facilities and services required for analysis include emergency services, parks and recreation, potable water, public transportation if and when available, sanitary sewer, schools, solid waste, stormwater, and the transportation network.

1. Emergency Services Analysis:

No impact change to Emergency Services.

2. Parks & Recreation:

No impact change to Parks & Recreation.

3. Potable Water & Sanitary Sewer:

This indicator does not apply. City services are currently serving the property and the change from General Industrial to General Commercial will result in no additional impact.

4. Schools:

No impact on Schools

5. Solid Waste:

No additional impact to Solid Waste.

6. Stormwater:

No impact to Stormwater.

7. Transportation Network Analysis:

No additional impact on Transportation Networks.

8. Natural Resources/Natural Features:

The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan. Specifically, each amendment will be evaluated to 1) determine the existence of groundwater recharge areas; 2) the existence of any historical or archaeological sites; 3) the location of flood zones and the demonstrate that the land uses proposed in flood-prone areas are suitable to the continued natural functioning of flood plains; and 4) the suitability of the soil and topography to the development proposed.

No Impact on Natural Resources or Natural Features.

9. Groundwater recharge areas:

No additional impact on Groundwater Recharge.

10. Historical or archaeological sites:

No additional impact.

11. Flood zones:

The subject property is not impacted by a 100-year flood zone area. Source - Lake County GIS - 2012 Flood Zones.

12. Soil and topography:

The site is already developed, No impact on Soils and Topography.

13. Comprehensive Plan Review:

Additional criteria and standards are also included in the Plan that describes when, where, and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the compatibility of the use, intensity, location, and timing of the proposed amendment.

Existing Land Use According to the Lake County Comprehensive Plan:

General Industrial (GI)

This land use designation is provided for those businesses that have one or more objectionable uses such as noise, dust, or odor. The purpose of this district is to provide a method whereby industries necessary to the area, but with inherent characteristics which could prove obnoxious or detrimental to a different type of industrial operation, may locate in the most suitable & advantageous spots to minimize inconvenience to the general public. This district also offers greater economy & freedom to the industrial developer by the relaxation of certain standards & screening requirements within the district itself.

General Range of Uses: General Industrial development includes existing industrial development of light-to-heavy nature along the rail line both north &

south of downtown. Outdoor recreation, schools, & public & utility services & facilities that are 5 acres or less in size are also permitted.

Proposed Land Use According to the Eustis Comprehensive Plan:

General Commercial (GC)

The GC designation is intended to provide an area consisting of primarily free-standing commercial land uses serving both motorists & local residents.

General Range of Uses: General Commercial may include a variety of freestanding retail & service uses & small strip centers including automotive-oriented uses such as service stations & auto sales as well as outdoor recreation, & schools. Public & utility services & facilities that are 5 acres or less in size are also permitted.

14. Transportation:

Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.

No additional impact on Transportation.

15. Water Supply:

Each application for a land use designation amendment will be required to demonstrate that adequate water supplies and associated public facilities are (or will be) available to meet the projected growth demands.

No additional impact on Water Supply.

In Accordance with Chapter 102-16(f), Land Development Regulations

Standards for Review:

In reviewing the application of a proposed amendment to the comprehensive plan, the local planning agency and the city commission shall consider:

1. *Consistent with Comprehensive Plan:*

Whether the proposed amendment is consistent with all expressed policies the comprehensive plan.

The proposed amendment is consistent with the Comprehensive Plan.

2. *In Conflict with Land Development Regulations:*

Whether the proposed amendment is in conflict with any applicable provisions of these land development regulations.

The proposed amendment is not in conflict with the Land Development Regulations.

3. *Inconsistent with Surrounding Uses:*

Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.

The property is currently developed the current General Industrial is compatible and the proposed General Commercial will not affect compatibility.

4. *Changed Conditions:*

Whether there have been changed conditions that justify an amendment.

Marketability to tenants is limited under the GI future land use, the GC future land use will increase tenant marketability.

5. *Demand on Public Facilities:*

Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

The change in land use will not impact demand on public facilities.

6. *Impact on Environment:*

Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

The site is developed there will no additional impact on the environment.

7. *Orderly Development Pattern:*

Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The site is already part of an established development pattern within a developed urban area.

8. *Public Interest and Intent of Regulations:*

Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and intent of these land development regulations.

There is no change or impact to the Public Interest, the intent of the regulation is not impacted as the historic primary use of the property remains (storage and flex-space).

9. *Other Matters:*

Any other matters that may be deemed appropriate by the local planning agency or the city commissioners, in review and consideration of the proposed amendment.

No other matters.

Recommended Action:

Development Services recommends approval of 2023-CPLUS-07 and Ordinance Numbers 23-25.

Policy Implications:

None

Alternatives:

1. Recommend transmittal of of 2023-CPLUS-07 and Ordinance Numbers 23-25 to the City Commission for First Reading
2. Do not recommend transmittal of of 2023-CPLUS-07 and Ordinance Numbers 23-25 to the City Commission for First Reading

Budget/Staff Impact:

There would be no direct costs to the City beyond the normal City services. There would be no additional staff time beyond the normal review process.

Prepared By:

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Reviewed By:

Mike Lane, AICP, Development Services Director