



City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: JANUARY 18, 2024

RE: ORDINANCE NUMBER 24-01: Amending Land Development Regulations, CHAPTER 109, SECTION 109-4: USE REGULATIONS TABLE TO ALLOW ALL COMMUNITY/SERVICE USES (EXCEPT AS LISTED BELOW), SUBJECT TO CERTAIN CONDITIONS, AND ALLOW DAYCARE CENTERS AND CHURCHES AS CONDITIONAL USES WITHIN THE GENERAL INDUSTRIAL DISTRICT AND ALLOW THE DEVELOPMENT SERVICES DIRECTOR TO MAKE DETERMINATIONS ON THE BLANK CELLS OF THE TABLE

Introduction:

Ordinance Number 24-01 amends Land Development Regulations, Chapter 109, Section 109-4: Use Regulations Table to allow all community/service use (except as listed below), subject to certain conditions, and to allow the Development Services Director to make determinations on the blank cells of the table.

Recommended Action:

The administration recommends approval of Ordinance Number 24-01.

Background:

At their November 16, 2023 Meeting, the City Commission directed staff to work with Sarah Pelfrey and make adjustments to the Use Regulations Table to accommodate her requests for additional uses in the General Industrial (GI) Land Use District. As part of that effort, the staff have prepared the following exhibit/modified table and must adjust it accordingly.

Proposed Amendments & Considerations:

“All community/service uses, except as listed below”. The amended Use Regulations Table would include “all community/service uses, except as listed below” as conditional uses in the RR, SR, UR, MH, GI, CBD, and AG Land Use Districts while allowing these uses outright in the GC, RT, MCR, MCI and PI districts.

The Child Daycare Centers use has been amended by removing the word, “Child” from the phrase. This would allow the opportunity to include adult care facilities within the City instead of prohibiting them. The table has been modified so this use would be a Conditional Use under the General Industrial (GI) Land Use District.

Under the Key section of the Table, instead of “Blank meaning use not permitted”, we are proposing to now read “Blank means (or =) Development Services Director determination”. This would allow the Development Services Director to have some discretion on whether a use should be permitted or whether to seek conditional use approval from the City Commission.

Applicable Policies & Codes:

GOAL FLU 1: DEVELOPMENT FRAMEWORK

Implement a land use and development framework that will:

- Promote diversified economic development;
- Protect and enhance residential neighborhoods;
- Ensure services and facilities for new and existing development;
- Discourage urban sprawl;
- Recognize the value of natural resources; and
- Respect private property rights.

OBJECTIVE FLU 1.1: DEVELOPMENT FRAMEWORK IMPLEMENTATION

To create a planning framework and implementation strategy that will enhance the livability of the City of Eustis; promote its natural, cultural, and physical resources; minimize any negative effects of urban development on the natural resources of the City; maintain overall air quality; and discourage urban sprawl.

Policy FLU 1.1.1: Planning Principles

The following principles shall guide the creation of land use policy and development regulations within the City of Eustis:

- Creating a range of housing opportunities and choices;
- Creating walkable neighborhoods;
- Encouraging community and stakeholder collaboration;
- Fostering distinctive, attractive communities with a strong sense of place;
- Making development decisions predictable, fair and cost effective;
- Allowing for a mix of land uses;
- Providing for open space, natural beauty and protection of critical environmental areas;
- Providing a variety of transportation choices;
- Encouraging compact building design.

Alternatives:

1. Approve Ordinance Number 24-01.
2. Deny Ordinance Number 24-01.

Discussion of Alternatives:

1. Alternative 1 approves Ordinance Number 24-01.

Advantages:

- The action is consistent with the goals, objectives, and policies of the Comprehensive Plan including the Future Land Use Element, and the FLUE Appendix.

Disadvantages:

- There are no disadvantages to approving the ordinance.

2. Alternative 2 denies Ordinance Number 24-01.

Advantages:

- The City Commission could consider other revisions to the Land Development Regulations.

Disadvantages:

- There are no disadvantages to disapproving the ordinance.

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

Attachments: Ordinance Number 24-01 & Exhibit A (Redline/Strike-Thru of Use Regulations Table)