ORDINANCE NUMBER 25-01

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, SECTION 102-11(b) COMMUNITY MEETING AND SECTION 109.4 USE REGULATIONS TABLE; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Eustis City Commission adopted revised Land Development Regulations under Ordinance 09-33 on July 16, 2009, amended by Ordinance 15-13 on October 1, 2015, Ordinance 16-18 on April 7, 2016, Ordinance 16-13 on May 19, 2016, Ordinance 16-31 on December 15, 2016, Ordinance 17-17 on November 2, 2017, Ordinance 19-12 on June 6, 2019, Ordinance 19-22 on August 1, 2019; and Ordinance 20-45 on November 19, 2020 and

WHEREAS, the City Commission finds it necessary to periodically revise and update the Land Development Regulations; and

WHEREAS, the City Commission finds the proposed revisions are necessary to provide for consistency with the Comprehensive Plan, and clarify the City Commission's legislative intent; and

WHEREAS, the Local Planning Agency reviewed the proposed revisions to the Land Development Regulations and finds them to be in compliance with the Comprehensive Plan.

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS: SECTION 1.
That the City of Eustis Land Development Regulations are hereby amended as show in the redline/strike through below:

    A. Section 102-11 – General Procedures for Development Approval . . .

(b) Community Meeting.

(1) Generally. To increase community awareness and participation, applicants seeking specified types of developments ~~are encouraged to~~ shall hold a pre-application community meeting to address community concerns related to the proposed development prior to submittal of the application.

  a. A Pre-Application Community Meeting is ~~especially important~~ required for the following ~~proposed~~ development applications:

    1. Residential subdivisions with more than 10 lots, ~~especially those requesting a density variation greater than 25 percent under~~ section 115-3.3(a)(1).

    2. ~~Multi~~Mixed-use developments (including multi-family) for those properties greater than 5 dwelling units per acre.

3. ~~Conditional uses~~.

~~3.~~ Proposed commercial ~~and industrial~~ projects with buildings over 50,000 square feet in size ~~uses adjacent to residential land use properties~~.

4.~~5~~. Any PUD.

5.~~6. Design district change~~ Any Future Land Use Map Amendment on properties over 4 acres (requested by a property owner and not initiated by the City or required because of annexation).

~~7. Comprehensive plan amendment~~.

(2) The recommended submittal requirements for review at the Pre-Application Community Meeting are as follows:

a. A map showing the general location of the property.

b. An aerial map of the property.

c. A boundary survey or other scaled delineation of the parcel.

d. A map of the future land use designations for the site and the surrounding area within 500 feet of the property.

e. ~~A map of the design district designations for the site and the surrounding area within 500 feet of the property, including proposed streets.~~

~~f.~~ A conceptual site plan or lot layout (if applicable) that includes the following:

1. Number and type of dwelling units and lot sizes if applicable.

2. Total acreage.

3. Total developable acreage (total acreage less water bodies and wetlands).

4. Total open space required and provided.

5. Net density calculation.

6. Required buffers.

7. Requested waivers.

8. Vehicular and pedestrian connections and access points.

(3) City staff must approve the time and location for the Pre-Application Community Meeting.

(4) ~~City staff~~ Developer or his/her representative shall prepare a report summarizing the attendance and discussion at the Pre-Application Community Meeting within 30 days of the meeting and submit to the Planning staff during their initial submittal.

(5) The applicant shall include the City's report with its application.

B. Section 109.4 Use Regulations Table is hereby amended to allow self-service storage as a conditional use in all 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	
KEY: P = Permitted Use L = Permitted Subject to limitations in Standards Column C = Conditional Use Blank = Not Permitted														
COMMERCIAL														
Parking, Commercial					P		P	C	P	P	L			9
Pharmacy					P	C	P	C	P	P				
Restaurant, no drive-through			L		P		P	C	P	P	L			1,9
Restaurant with drive-through					P		C	C	P	P				
Retail Sales & Service			L		P	C	P	C	P	P	L			1,9
Self Service Storage						C								
Vehicle Parts & Accessories					P	P	P	C	C	P				
Vehicle service, general					P	P	P	C	C	P				

B. **Section 109.4 Use Regulations Table is hereby amended to add a hookah/vapor bar or tavern as a 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:

SPECIFIC USE	Residential				Commercial & Industrial		Mixed Use				Other			Standards
	RR	SR	UR	MH	GC	GI	CBD	RT	MCR	MCI	PI	AG	CON	
KEY: P = Permitted Use L = Permitted Subject to limitations in Standards Column C = Conditional Use Blank = Not Permitted														
INDUSTRIAL														
Crematorium						C								
Heavy Industrial						P								
Hookah/ Vapor Bar Tavern					C	C	C	C	C	C				
Research lab without manufacturing					P	P	P	C	C	P				

SECTION 2.
That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3.

That it is the intention of the City Commission of the City of Eustis that the provisions of this Ordinance shall become and be made a part of the Land Development Regulations in the City of Eustis Code of Ordinances and that the sections of this Ordinance may be renumbered or re-lettered and the word "Ordinance" may be changed to "Section", "Article", or such other appropriate word or phrase to accomplish such intentions.

SECTION 4.

That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 5.

That this Ordinance shall become effective upon passing.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this _____ day of _____, 2025.

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**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

_____

Willie Hawkins
Mayor/Commissioner

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ATTEST:

_____
Christine Halloran, City Clerk

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CITY OF EUSTIS CERTIFICATION

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**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Willie Hawkins, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

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_____

Notary Public - State of Florida
My Commission Expires:
Notary Serial Number:

</div>

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission.

_____   _____
City Attorney's Office   Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-01 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____
Christine Halloran, City Clerk