



City of Eustis

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

TO: EUSTIS LOCAL PLANNING AGENCY (LPA)
FROM: TOM CARRINO, CITY MANAGER
DATE: FEBRUARY 20, 2025
RE: ORDINANCE NUMBER 25-01: AMENDMENT TO CHAPTERS 102 and 109 OF THE LAND DEVELOPMENT REGULATIONS

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 and hookah bars or lounges. Additionally, the City Commission also expressed a desire to require a pre-application community meeting for certain development projects. 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:

Staff recommends that the LPA transmit to the City Commission for their action and approval.

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:

- A. 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 Use Development District change on properties over 4 acres (not a part of an annexation application).**

Chapter 109, Section 109.4. Use Regulations Table:

- B. Amend the Use Regulations Table (Section 109.4) to 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 land use district:**

| 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 | | | | |

C. Amend the Use Regulations Table (Section 109.4) 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 | | | | | | |
| <u>Hookah/ Vapor Bar Tavern</u> | | | | | | | C | C | C | C | C | C | | |
| Research lab without manufacturing | | | | | | | P | P | P | C | C | P | | |

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 25-01
- Pre-Application Community Meeting Instructions
- Proposed Use Regulations Table