



City of Eustis

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

TO: EUSTIS CITY COMMISSION
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. 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:

The administration recommends approval of Ordinance Number 25-01.

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 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 (GI) 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						<u>C</u>								
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
	R	SR	U	MH	GC	GI	CBD	R	MC	MC	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>							<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
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