



AGENDA

Local Planning Agency Meeting

5:30 PM – Thursday, January 18, 2024 – City Hall

CALL TO ORDER

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

1. APPROVAL OF MINUTES

1.1 Approval of Minutes

November 2, 2023 LPA Meeting

2. CONSIDERATION WITH DISCUSSION, PUBLIC HEARINGS AND RECOMMENDATION

2.1 Ordinance Number 24-01: Amending the 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 Land Use District and allow the Development Services Director to make determinations on the blank cells of the Table

2.2 Ordinance Number 24-03: 2023-CPLUS-09 - Future Land Use Map Amendment for Recently Annexed Parcel Alternate Key Number 1123461

Request for Postponement

2.3 Ordinance Number 24-06: 2024-CPLUS-10 – SUZAN EP VANDEVELDE, TRUSTEE, ET AL – ASSIGNMENT OF FUTURE LAND USE FOR PARCELS with ALTERNATE KEY Numbers 1213355 AND 1213347

Comprehensive Plan Future Land Use Map Amendment

2.4 Ordinance Number 24-09: 2023-CPLUS-11 - Future Land Use Map Assignment for Parcels with Alternate Key Number 1784069, 2814128 and 2814144

Request for Postponement

3. ADJOURNMENT

This Agenda is provided to the Commission only as a guide, and in no way limits their consideration to the items contained hereon. The Commission has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments to this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is, or will be the Agenda considered at the meeting.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Florida Statutes, 286.0105). In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk 48 hours prior to any meeting so arrangements can be made. Telephone (352) 483-5430 for assistance.



City of Eustis

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TO: EUSTIS LOCAL PLANNING AGENCY (LPA)

FROM: Christine Halloran, City Clerk

DATE: January 18, 2024

RE: Approval of Minutes

Introduction:

This item is for consideration of the minutes of the November 2, 2023 Local Planning Agency Meeting.

Recommended Action:

Approval of the minutes as submitted.

Prepared By:

Mary Montez, Deputy City Clerk

Reviewed By:

Christine Halloran, City Clerk



MINUTES

Local Planning Agency Meeting (LPA)

5:30 PM – Thursday, November 02, 2023 – City Hall

CALL TO ORDER: 5:31 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Vice Chair Emily Lee, Mr. Gary Ashcraft, Ms. Nan Cobb, Mr. Willie Hawkins and Chairman Michael Holland

1. APPROVAL OF MINUTES

October 19, 2023 LPA Meeting

Motion made by Vice Chair Lee, Seconded by Mr. Hawkins, to approve the Minutes as submitted. The motion passed on the following vote:

Voting Yea: Vice Chair Lee, Commissioner Ashcraft, Commissioner Cobb, Commissioner Hawkins, Chairman Holland

2. CONSIDERATION WITH DISCUSSION, PUBLIC HEARINGS AND RECOMMENDATION

2.1 Ordinance Number 23-28: Comprehensive Plan Amendment

Consideration of 2023-CPLUS-07 - Assignment of Future Land Use District to Parcels with Alternate Key Numbers 1212685, 3948085, 3948086, 3948087, 3948088, and 3948089

Jeff Richardson, Deputy Director of Development Services, reviewed the proposed Ordinance Number 23-28 for consideration of a future land use map amendment 2023-CPLUS-07. He explained it is for the future land use assignment for six lots located along Orange Avenue and Beech Drive totaling 2.61 acres including a portion of the property in Lake Gracie. He stated his understanding that the request is for the purpose of obtaining City utilities.

Mr. Richardson reviewed details of the property and indicated that utilities are available and confirmed that all required notices were completed. He noted that the current future land use is Lake County Urban Low with a request to change to Suburban Residential in the City. He reviewed the differences between the two designations. He stated the request is consistent with surrounding designations and existing City property. He confirmed water service is available and reviewed the environmental details. He indicated they would need to obtain state permitting for the septic tanks.

Mr. Richardson stated the requested design district is Rural Neighborhood. He stated that staff is recommending transmittal to the City Commission for consideration and indicated that they have to annex in order to obtain City utilities.

The Board asked about the Wauchula sands with Mr. Richardson explaining that it is very poorly drained sand and the percolation tests may result in the developer having to reduce the size of the homes. He stated it would be a concern at the time of building

permit issuance. He confirmed it would be a concern for the potential purchaser a builder due to the size of home they may be able to build.

The Board questioned the potential for flooding with Mr. Richardson responding that the one property next to the lake is at the edge of the flood plain as well as the edge of the wetland. He stated that lot would have to be surveyed for elevations and determining flood elevation. He confirmed that it is currently vacant, wooded property.

The Board questioned if they could add other soil to change what is there with Mr. Richardson responding they could do soil amendment for the pads.

The Board confirmed the subject property consists of lots of record and asked the size of the lots with Mr. Richardson responding they range from 60x100 to a full size house lot size. The Board questioned if they are wanting to do away with the lots of record and redo as 55 foot x 120 foot lots.

Mr. Richardson stated according to the application that they are intending to sell the lots individually. He indicated the back piece is 150 feet deep by 80 to 100 feet outside of the water. He confirmed the application was filed as six lots.

The Board confirmed the applicant's intention to utilize septic tanks.

Chairman Holland opened the floor to public comment at 5:41 p.m. He explained that, if the request is transmitted to the Commission for consideration, there would be an additional opportunity for comment.

Dennis Robinson noted he lives to the west of the subject property on Beech. He added that there is not actually a road but private property. He commented that the lake drains into the other lakes in the area. He stated there are a lot of people beyond 500 feet that would be affected by the development. He expressed opposition to any type of multi-family development.

Timothy Albrand confirmed that Three Lakes is currently unincorporated but within the Eustis JPA. He expressed support for the property being developed but also expressed concern regarding rental properties.

Christie Vest expressed concern regarding deforestation in the area and opposition to multiple homes on the site and the use of septic tanks near the lakes.

Heather Gross expressed opposition to multiple houses being placed on the property and the loss of habitat.

Scott Rage expressed concern regarding the use of septic tanks for six families, the effect on the lakes and the amount of possible traffic.

Ben Champion, owner of the subject lots, stipulated that there will only be single family homes with garages. He indicated that the septic tanks will have to meet all Department of Health standards. He stated they will remove as few trees as possible. He added that Department of Environmental Protection personnel have located the wetlands and put it on the survey. He stated there is a required 50-foot buffer from the wetlands and they have no intent of infringing on that buffer. He added that the flood zone has been placed on their survey and none of the houses will be in the flood zone and they will comply with all building regulations concerning flood zones.

The Board confirmed Mr. Champion would be willing to hold a community meeting with the residents if it moves forward to the Commission.

Chairman Holland closed the public meeting at 5:52 p.m.

Chairman Holland called for a motion to transmit. No motion was forthcoming. The item died for lack of a motion.

3. ADJOURNMENT: 5:52 P.M.

**These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording of the meeting can be obtained from the office of the City Clerk for a fee.*

CHRISTINE HALLORAN
City Clerk

MICHAEL L. HOLLAND
Chairman



City of Eustis

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

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)

ORDINANCE NUMBER 24-01

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE 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; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Eustis City Commission adopted revised Land Development Regulations under Ordinance Number 09-33 on July 16, 2009, amended by Ordinance Number 15-13 on October 1, 2015, Ordinance Number 16-18 on April 7, 2016, Ordinance Number 16-13 on May 19, 2016, Ordinance Number 16-31 on December 15, 2016, Ordinance 17-17 on November 2, 2017; and Ordinance Number 19-12 on May 2, 2019, 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 for clarification and property owner flexibility; 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.

WHEREAS, the proposed revisions could make adjustments to the Use Regulations Table; and

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS THE FOLLOWING:

Section 1. That the City of Eustis Land Development Regulations are hereby amended as shown in the attached red-line/strike Exhibit A.

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 re-numbered 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 5. 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 6. That this Ordinance shall become effective immediately on passing.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 1st day of February, 2024.

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

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this ____ day of _____ 2024 by _____, Michael L. Holland, Mayor and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires: _____
Notary Serial No: _____

CITY ATTORNEY'S OFFICE

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

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 24-01 is hereby approved, and I hereby 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 Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

EXHIBIT "A"

Use Regulations Table	Residential				Commercial and Industrial			Mixed Use			Other			Standards
	RR	SR	UR	MH	GC	GI	CBD	RT	MCR	MCI	PI	AG	CON	
Key: P = Permitted Use; L = Permit Subject to Limitations in Standards Column; C = Conditional Use; Blank= Not Permitted Development Services Director determination														
Agricultural														
Agricultural, general	C	C	C	C	C	C	C	C	C	C	C	P	L, C	4
Commercial poultry farm												C		
Commercial swine farm												C		
Residential														
Accessory Apt.	C	C	P				P	P	P			C		
Bed & Breakfast	C	C	C	C	P		P	P	P			C		
Boarding & Rooming House			C		P		C	C	P					
Group Home; 6 or fewer residents	P	P	P		C		P	P	P		P	P		
Group Home; 7 or more residents	C	C	C		C		C	P	P		P	C		
Home occupation	L	L	L	L	P		P	P	P			L		6; additional standards in Sec. 110-5.9
Live Work			C			P	P	P						
Mobile Home				p								C		
Multi-Family		L	P		L		P	P	P					2, 7, 8 (as part of PUD)
Recreational vehicle park				P										
Single family detached	P	P	P	P				P	P			P		
Single family attached (duplex, row house, townhouse)		P	P					P	P					
Recreation Facilities														
Golf Course	L	L										L		8
Marina		C	C		P		C		C	C	P			
Parks: tot lot, passive & picnic	P	P	P	P	P		P	P	P	P	P	P	L	3
Regional park; amphitheater		C	C		P		C	P	P		P	C		
Nature, ecology facilities	C	P	P	P	P						P	L	L	3
Sports Complex		C			P	P			P	P	P	C		
Shooting Range, indoor					P	P					P	P		
Shooting Range, outdoor	C	C				C					C	C	C	11
Commercial														
All commercial & office except as specified below				L	P		P	C	P	P				1
Adult						L								
Car sales, leasing & related services					P	P	C	C	C	C				
Car Wash, Automated					P	P			P	P				
Car Wash, full or self service					P	P		C	C	C				
Convenience store w/gas station				L	P	P	P	C	P	P				1
Convenience store w/o gas				L	P	P	P	C	P	P				1
Commercial, neighborhood		L	L	L	P	P	P	C	P	P				1, 5
Drive-thru sales or service					P	P	C	C	P	P				
Dry cleaning/laundry				L	P		P	C	P	P				1
Fast Lube/Oil Change					P	P			P	P				
Food & beverage store/incl. alcohol				L	P		P	C	P	P	L			1, 9
Hotel					P		P	C	P	P				
Mobile vendor					P	P	L, C		P	P				14
Outdoor Kennel					C	P			C	C		P		
Package store					P		P	C	P	P				
Parking, commercial					P		P	C	P	P	L			9
Pharmacy					P	C	P	C	P	P				
Restaurant, no drive-thru				L	P		P	C	P	P	L			1, 9
Restaurant with drive-thru					P		C	C	P	P				
Retail sales and service				L	P	C	P	C	P	P	L			1, 9
Self-service storage					P	P			P	P				
Vehicle service, general						P				P				

Use Regulations Table	Residential				Commercial and Industrial		Mixed Use				Other			Standards
	RR	SR	UR	MH	GC	GI	CBD	RT	MCR	MCI	PI	AG	CON	
Key: P = Permitted Use; L = Permit Subject to Limitations in Standards Column; C = Conditional Use; Blank= Not Permitted <u>Development Services Director determination</u>														
Commercial (continued)														
Vehicle service, major						P				P				
Office														
Professional services & general office			L		P		P	P	P	P				5, 7
Industrial														
All light industrial/research except as listed below						P	P			P	C			
Crematorium						C								
Heavy industrial						P								
Research lab w/o manufacturing					P	P	P	C	C	P				
Warehouse & freight movement						P				L				10
Wholesale						P				L				10
Community/Service Uses														
<u>All community/service uses, except as listed below</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>		
Child Daycare centers; nursery schools	C	C	P	L	P	<u>C</u>	P	P	P	P	P			1
Churches & accessory uses, including schools	C	C	C	L	P	<u>C</u>	P	P	P	P	P			1
College or university	C	C	C		P		P	C	P	P	P			
Elementary school	P	P	P	P	P	C	C	P	P	C	P			
Middle school	C	C	C	C	P	C	C	P	P	P	P			
High school	C	C	C	C	P	C		P	P	P	P			
Vocational school					P	P	C	C	P	P	P			
Government buildings	C	C	C	L	P	P	P	P	P	P	P	P		1
Hospitals					P				P	P	P			
Nursing home					P		P	P	P	P	P			
Public services/utilities	L,C	L,C	L,C	L,C	L,C	L,C	L,C	L,C	L,C	L,C	L,C	P	C	C
Wireless Communications Antenna &/or Towers	C	C	C	C	C	P	C	C	C	C	P	C	C	
Wireless Communication Antenna &/or Towers Camouflaged	C	C	C	C	C	P	P	P	P	P	P	P	C	



City of Eustis

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TO: City of Eustis Local Planning Agency

FROM: Tom Carrino, City Manager

DATE: January 18, 2024

RE: **Request for Postponement**

Ordinance Number 24-03: 2023-CPLUS-09 - Future Land Use Map Amendment for Recently Annexed Parcel Alternate Key Number 1123461

Background:

The applications for Annexation, Comprehensive Plan Land Use Assignment, and Design District assignment were filed with Development Services without consultation.

In the application, the request was made for the assignment of an Urban Residential Future Land Use, however, the surrounding area is Suburban Residential. The applicant was notified that the requested future land use was inconsistent with the surrounding area.

The applicant wishes to change the requested Future Land Use Assignment designation to Suburban Residential, which will require repeating the required Notices to Lake County and the Public according to Florida Statutes and City of Eustis Land Development Regulations. Therefore, the proposed agenda item should be postponed with the intent of providing the proper notice to reschedule for the **February 15, 2024**, LPA and City Commission meetings.



City of Eustis

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TO: EUSTIS LOCAL PLANNING AGENCY

FROM: Tom Carrino, City Manager

DATE: January 18, 2024

RE: **FIRST READING**

ORDINANCE NUMBER 24-06: 2024-CPLUS-10 – SUZAN EP VANDEVELDE, TRUSTEE, ET AL – ASSIGNMENT OF FUTURE LAND USE FOR PARCELS WITH ALTERNATE KEY NUMBERS 1213355 AND 1213347

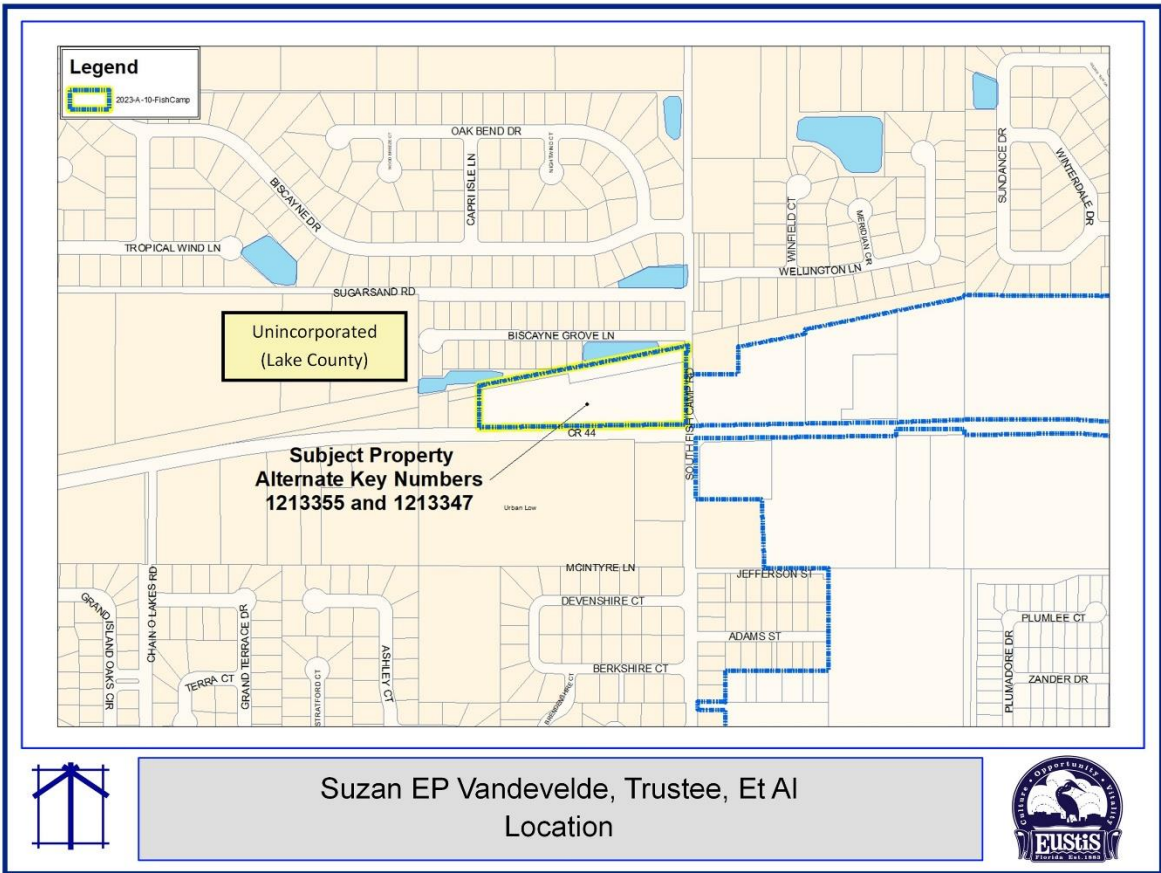
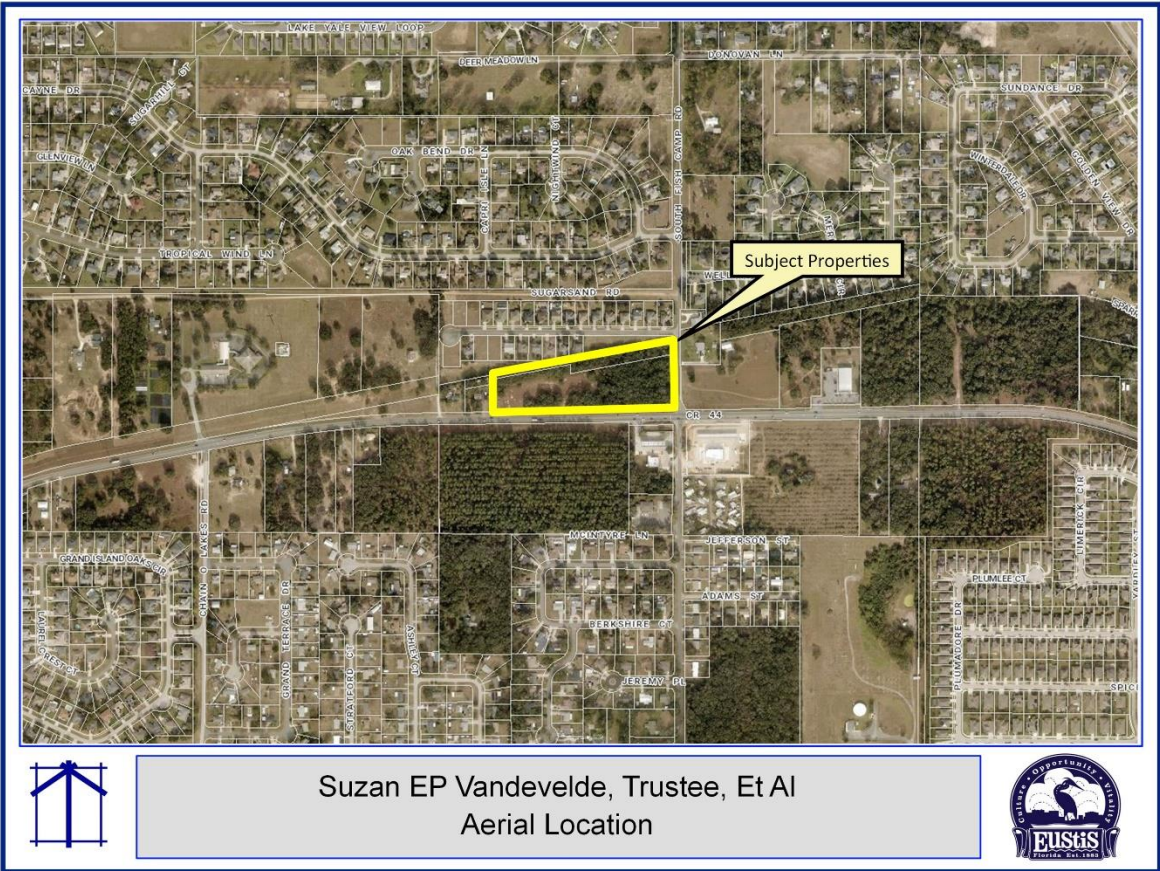
Comprehensive Plan Future Land Use Map Amendment

Introduction:

Ordinance Number 24-05 provides for the voluntary annexation of approximately 6.67 acres of land located northeast corner of CR 44 at the intersection with South Fishcamp Road (Alternate Key Number 1213355 and 1213347). Provided the annexation of the subject property is approved, via Ordinance Number 24-05, Ordinance Number 24-06 would change the future land use designation from Urban Low in Lake County to Mixed Commercial Residential (MCR) in the City of Eustis.

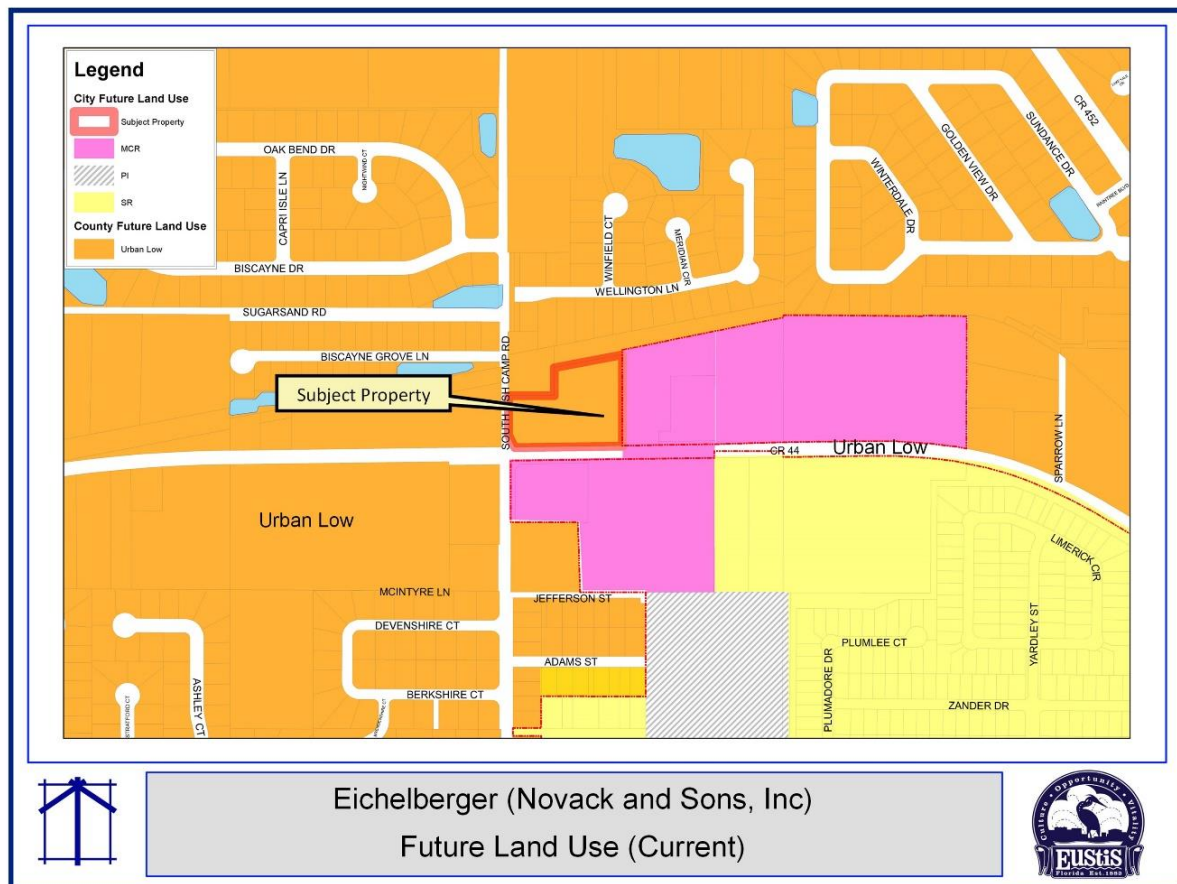
Background:

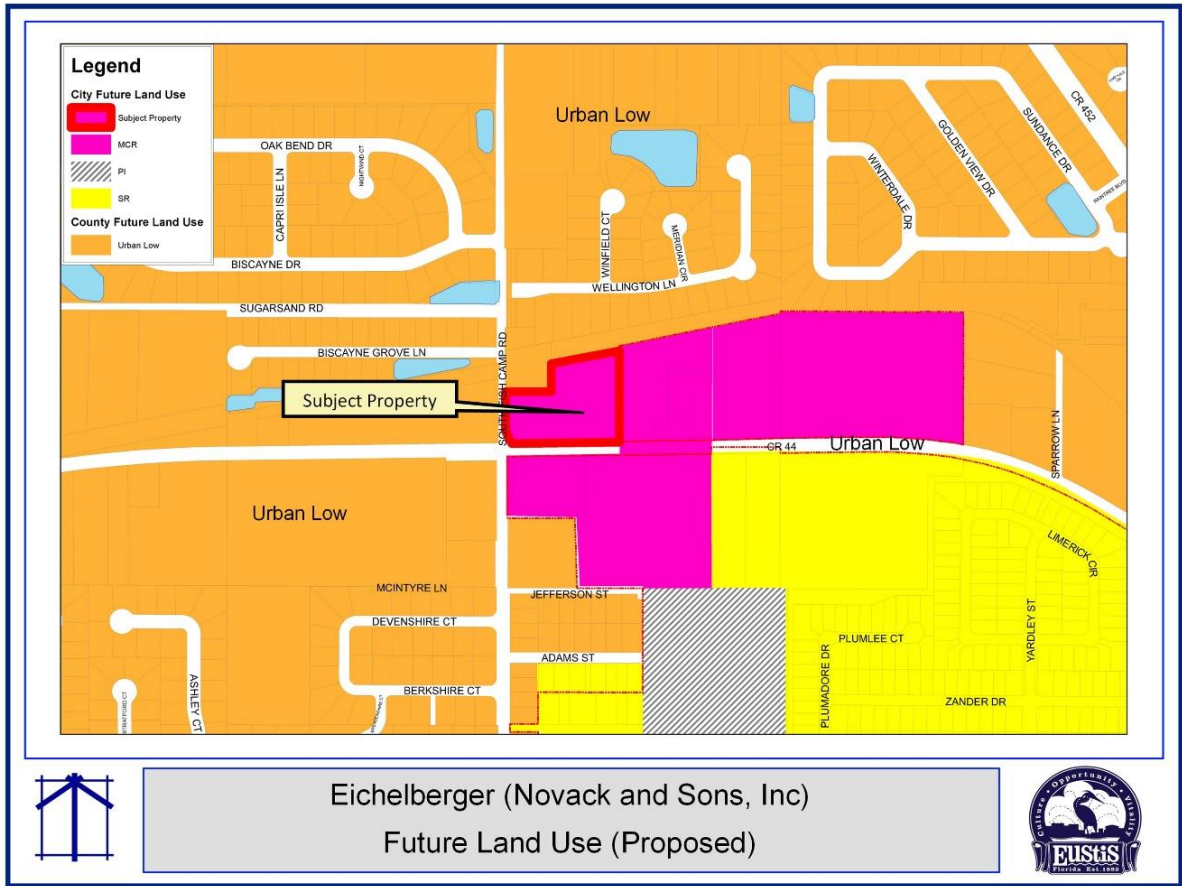
1. The site contains approximately 6.67 acres and is located at the northwest corner of the intersection of CR 44 and South Fishcamp Road within the Eustis Joint Planning Area.
2. The proposed annexation properties are contiguous to the City boundaries, directly on the eastern boundary of the property and across CR 44.
3. The site has a Lake County land use designation of Urban Low, but approval of Ordinance Number 24-06 would change the land use designation to Mixed Commercial Residential (MCR) in the City of Eustis.



Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
Site	Vacant	Urban Low (Lake County)	N/A
North	Single-Family	Urban Low (Lake County)	N/A
South	Vacant	Urban Low (Lake County)	N/A
East	Commercial / Vacant	Mixed Commercial Residential (MCR)	Suburban Corridor
West	Vacant	Urban Low (Lake County)	N/A





Applicant’s Request

The applicant LPG Urban and Regional Planners, on behalf of property owner Suzan EP Vandavelde, Trustee, Et Al., wishes to annex the referenced property, assign a future land use to Mixed Commercial Residential (MCR), and assign a design district of Suburban Corridor.

The current Lake County future land use designation for the subject property is Urban Low. The Lake County land use designation allows for residential uses of up to 4 dwelling units per net buildable acre.

The property owner has requested the City of Eustis Mixed Commercial Residential future land use designation with the annexation. The MCR future land use provides for a mix of commercial and residential uses up to twelve (12) dwelling units per acre.

Analysis of Annexation Request (Ordinance Number 24-05)

4. Resolution Number 87-34 – Joint Planning Area Agreement with Lake County:

“The City and the County agree that the unincorporated areas adjacent to the City might be appropriately served by urban services provided by the City, and might therefore be annexed into the City in accordance with State law.....The City agrees to annex property in accordance with State law and provide adequate urban services and facilities to serve those areas within the Joint Planning Area.”

The subject property is located within the Eustis-Lake County Joint Planning Area. Urban services of adequate capacity are available to serve future development.

consistent with the requested Mixed Commercial Residential future land designation.

5. Florida Statutes Voluntary Annexation - Chapter 171.044(1):

“The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.”

The Eustis-Lake County Joint Planning Area boundaries define the reasonably compact area where the City could provide services effectively and efficiently. The subject property lies within that planning area; it is contiguous to the City limits on the eastern and southern boundaries, and the owner has petitioned for voluntary annexation.

6. Florida Statutes Voluntary Annexation - Chapter 171.044(2):

“...Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town...”

The department published notice of this annexation in the Daily Commercial following the established requirements on January 8, 2024, and again on January 15, 2024.

7. Florida Statutes Voluntary Annexation - Chapter 171.044(5):

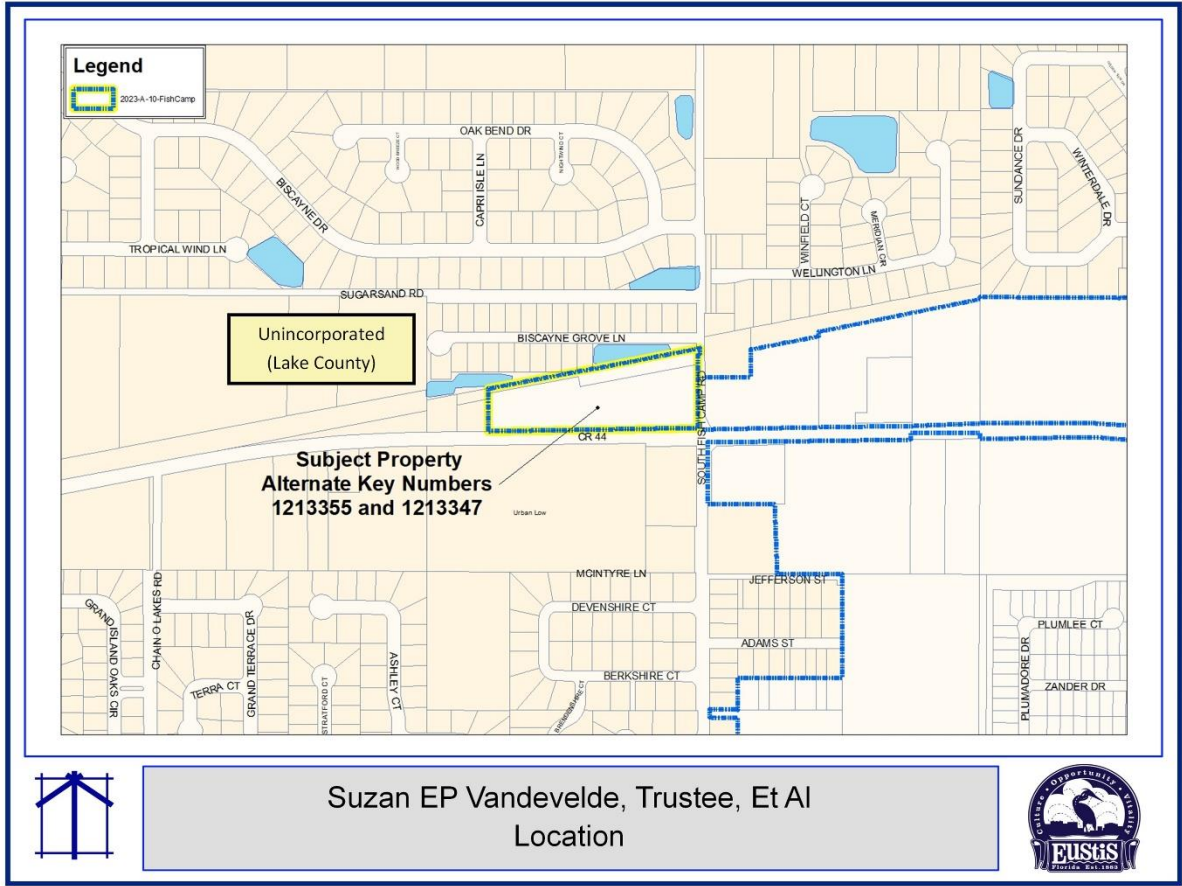
“Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.”

Annexation of the subject property does not create an enclave as defined by the Florida Statutes. The subject properties are a continuous and logical extension of the city boundary.

Florida Statutes Voluntary Annexation - Chapter 171.044(6):

“Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located...”

The department sent notice to the Lake County Board of County Commissioners by Certified Mail on December 29, 2023.



Analysis of Comprehensive Plan/Future Land Use Request (**Ordinance Number 24-06**)

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 requested future land use will provide for a higher residential density (12 du/acre) and the MCR designation allows for commercial or mixed-use opportunities.

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 is situated as a suburban residential, commercial and urbanizing 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 suburban commercial area/intersection 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 subject property is not subject to floodplain impact and does not contain wetland areas. The Comprehensive Plan and the Land Development Regulations include standards for the protection of environmentally sensitive lands that would apply should the conditions at the time of development warrant such protection.

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:

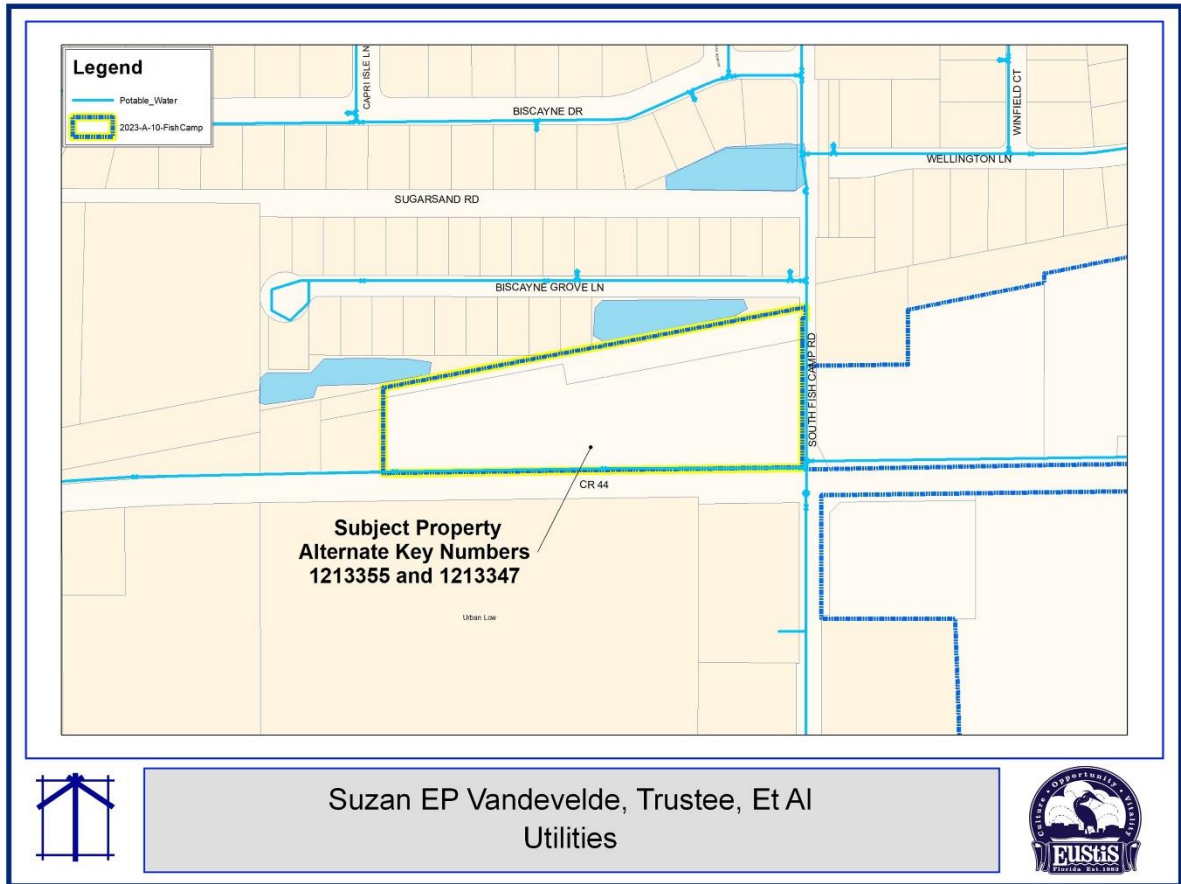
Fails to maximize the use of existing public facilities and services.

This indicator does not apply. City utilities are available to serve the property. Development of this parcel will maximize the use and efficiency of the City utilities.

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 exist future development.



Separation of Urban and Rural:

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

This indicator does not apply. No nearby properties contain active agricultural activities or use. The surrounding area is developed or has development entitlements attached to the land. These developments have densities and intensities that are clearly suburban uses.

Infill and Redevelopment:

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

This indicator does not apply. This property will promote infill development by allowing access to public facilities.

Functional Mix of Uses:

Fails to encourage a functional mix of uses.

This indicator does not apply. The site is surrounded by single-family and existing commercial development on the adjacent properties, which is consistent with permitted uses in the area.

Accessibility among Uses:

Results in poor accessibility among linked or related land uses.

This indicator does not apply. The Land Development Regulations include provisions to provide adequate access and linkage between related uses. City Departments will ensure compliance with these standards at the time of development review.

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 regionally significant open space. The subject properties are existing residential lots.

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/suburban development patterns and is a logical infill of the urban development boundary. The Comprehensive Plan and Land Development Regulations have provisions to protect natural resources and ecosystems at the time of site plan approval.

Efficient and Cost-Effective Services:

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

Public utility service is available. The development of the property will further encourage the efficient provision of services.

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.

At the time of development, the site must meet the City's Land Development Regulations including the creation of streets and street connections where they do not currently exist.

Water and Energy Conservation:

Promotes the conservation of water and energy.

The development of the site must meet City development and Florida Building Code standards that will require energy and water-efficient appliances.

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 silvicultural activities. The site is within an existing developed residential and commercial area.

Open Space:

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

This is not applicable. 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:

Eustis Emergency Services already provide emergency response to other properties in the area. Any development consistent with the proposed future land use designation would not have a significant negative impact on the operations of Eustis emergency services.

2. Parks & Recreation:

In 2010, the City prepared a Park Inventory and Level of Service Demand and Capacity analysis as part of the Comprehensive Plan Evaluation and Appraisal Report. The results show that a surplus of park area exists up to and beyond the City's population of 20,015. The current population is approximately 24,500. Pursuant to Comprehensive Plan policies and Land Development Regulations, residential development will be required to provide on-site park amenities.

3. Potable Water & Sanitary Sewer:

Water and sewer are available to the subject property. Both the water and sewer systems have adequate capacity to serve the development of the property.

4. Schools:

The proposed change should not negatively impact schools. At the time of development application verification of capacity will be required from Lake County Schools.

5. Solid Waste:

The City contracts with Waste Management for the hauling of solid waste. The company already services properties in the general area of the subject property. Serving this property will increase efficiency in the delivery of services.

6. Stormwater:

The Comprehensive Plan and Land Development Regulations include the level of service standards to which new development must adhere. Projects designed to meet these standards will not negatively affect the existing facilities and services.

7. Transportation Network Analysis:

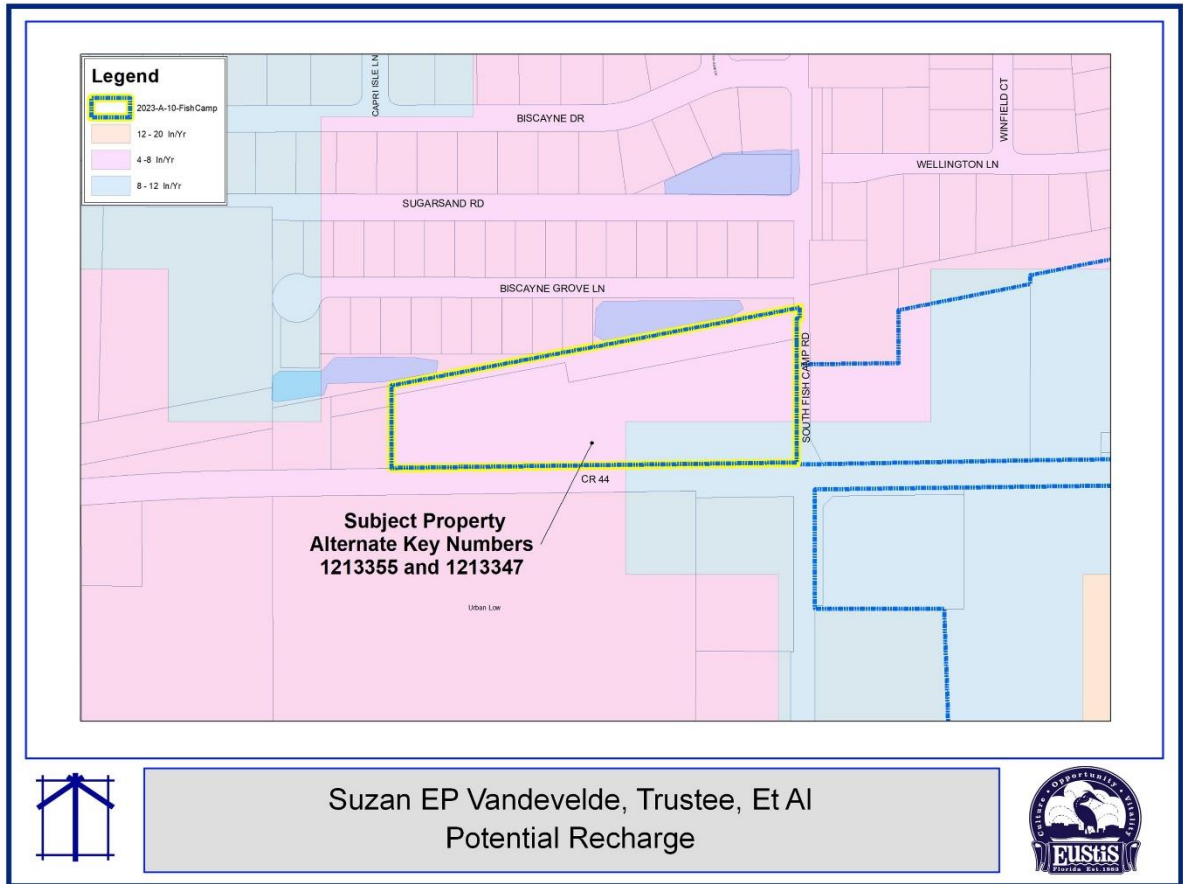
This potential annexation and the subsequent development of the property will not add additional impacts as the parcels being annexed include existing platted lots.

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 demonstration 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.

9. Groundwater recharge areas:

The site may be within a recharge area, and a site-specific geotechnical and hydrologic study will be needed to determine the site-specific impact at the time of development. Source: Lake County Comprehensive Plan 2030 Floridian Aquifer Recharge Map.



10. Historical or archaeological sites:

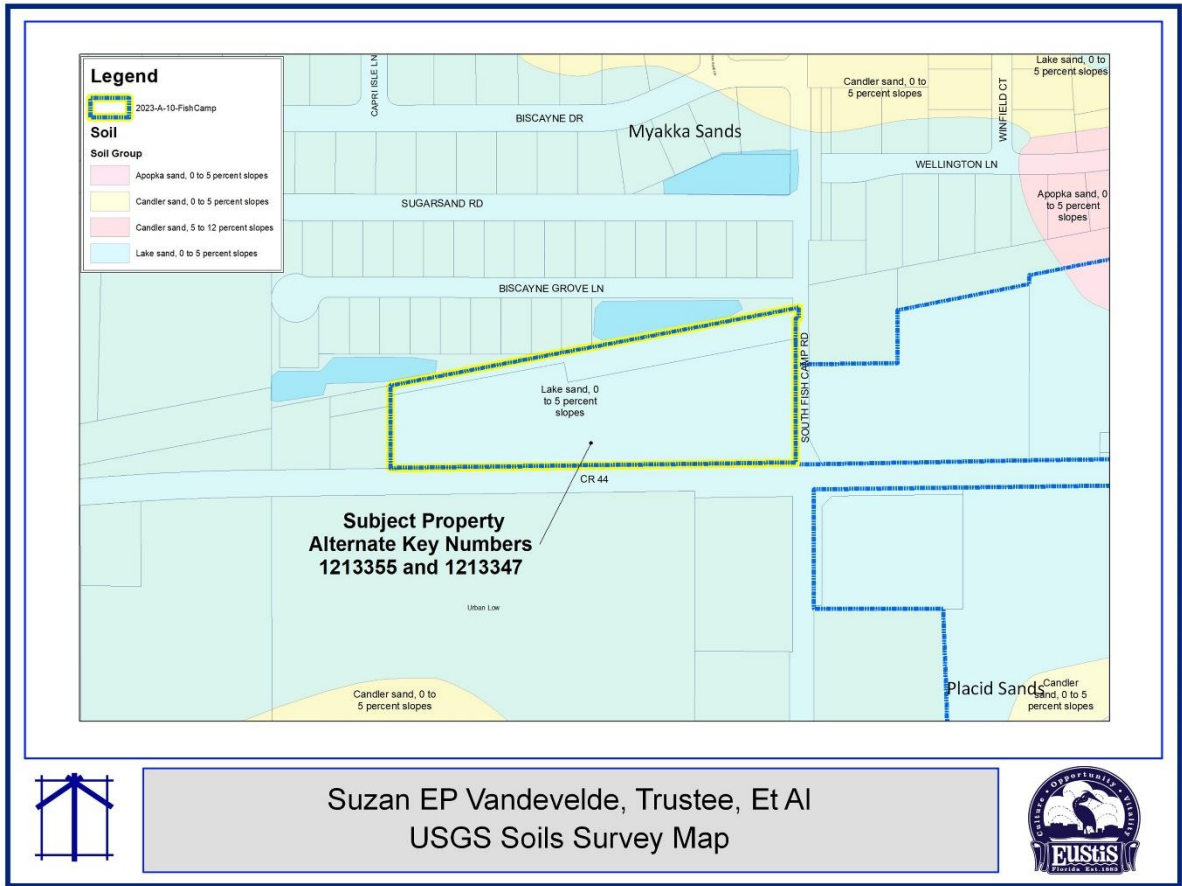
The City does not have any record of Florida Master Site Files related to this property and no known historical or cultural resources exist.

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 soil on the site is mainly made up of Lake sands. The Lake series is composed of highly-drained, quickly to very quickly permeable soils that were created in large deposits of sand..



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:

The existing Lake County future land use designation of the property is Urban Low, which provides for residential uses at up to 4 dwelling units per acre as well as supporting commercial and institutional uses.

Proposed Land Use According to the Eustis Comprehensive Plan:

The Mixed Use Commercial Residential (MCR) land use designation is intended to regulate the character and scale of commercial uses so as to minimize their impacts on adjacent roadways and to promote their compatibility with adjacent or nearby residential uses.

General Range of Uses: *This category accommodates a mix of residential, commercial, office, institutional, and schools. Public and utility services that are 5 acres or less in size are also permitted.*

Maximum Density: *Residential densities may not exceed 12 dwelling units per net buildable acre.*

Intensity Range: *up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.*

Mix Requirements: *There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated MCR. For the mixed land use category MCR, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:*

Residential: 15% - 25% of total MCR Acreage

Commercial/Office: 75% - 85% of total MCR acreage

Comparison of Lake County Development Conditions

The land use designations of residential properties within the City of Eustis in the surrounding area are generally Mixed Commercial Residential (MCR) with a maximum density of 12 dwelling units per acre (du/ac) and allow for commercial development consistent with the General Commercial uses of the Comprehensive Plan and the Land Development Regulations.

The surrounding properties, immediately adjacent to the north and west, are unincorporated areas that are designated Urban Low with a maximum density of 4 dwelling units per net buildable acre.

Proposed Residential Land Uses.

The City shall limit these uses adjacent to incompatible commercial or industrial lands unless sufficient mitigation, such as buffering and setbacks is provided and available, which lessens the impact to the proposed residences.

This area is predominantly residential in nature with commercial uses at the major intersection of Fish Camp Road and County Road 44, the proposed Future Land Use will allow commercial and residential uses.

Proposed Non-Residential Land Uses.

The City shall generally not permit new industrial uses to be located adjacent to existing or planned residentially designated areas.

Not applicable.

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.

The use of the land will be evaluated at the time of development. The proposed land use is consistent with the existing designation to the east and south .

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.

City water service and other services are available. The City's adopted Water Supply Plan anticipated additional growth consistent with this development, so both supply and capacity are available.

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. At the time of development, there will be further review for compliance.

3. *Inconsistent with Surrounding Uses:*

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

The existing land uses in the immediate area are residential and the proposed use of the land is continued residential.

4. *Changed Conditions:*

Whether there have been changed conditions that justify an amendment.

The applicant wishes to annex the property into the City limits of Eustis. Assignment of a City of Eustis future land use designation is required. Upon annexation, the subject property will have a full array of municipal services, including central water. These changed conditions warrant a change in the land use designation.

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.

City public utility services are available and, in close proximity to the site. A capacity is available to serve future development consistent with the requested Mixed Commercial Resient future land use designation.

Upon annexation, the City will also provide other services such as fire and police protection, library services, parks, and recreation. The City provides these services to other properties in the area, so efficiency will improve.

6. *Impact on Environment:*

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

The site contains no apparent natural resources and is not connected to significant open space.

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 contiguous to the City limits. The development patterns already exist in the area and the future building on the previously platted lots will not cause incompatibilities with those development patterns.

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.

The purpose and intent of the Land Development Regulations is as follows:

“The general purpose of this Code is to establish procedures and standards for the development of land within the corporate boundaries and the planning area of the city, such procedures and standards being formulated in an effort to promote the public health, safety and welfare and enforce and implement the City's Comprehensive Plan, while permitting the orderly growth and development with the city and Eustis planning area consistent with its small-town community character and lifestyle.”

The requested designation of MCR land use will provide for orderly growth and development. This designation would advance the public interest by potentially providing additional housing and commercial opportunities, and the application of the LDRs to future development will ensure consistency with the community character and lifestyle of the city.

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.

Applicable Policies and Codes

1. Resolution Number 87-34

Joint Planning Area Agreement with Lake County: “The City and the County agree that the unincorporated areas adjacent to the City might be appropriately served by urban services provided by the City, and might therefore be annexed into the City in accordance with State law..... The City agrees to annex property in accordance with State law and provide adequate urban services and facilities to serve those areas within the Joint Planning Area.”

Florida Statutes Chapter 171.044: Voluntary Annexation:

- a. “The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.”
- b. “Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.”

2. Comprehensive Plan – Mixed Commercial Residential (MCR)

This land use designation is intended to regulate the character and scale of commercial uses so as to minimize their impacts on adjacent roadways and to promote their compatibility with adjacent or nearby residential uses.

General Range of Uses: This category accommodates a mix of residential, commercial, office, institutional, and schools. Public and utility services that are 5 acres or less in size are also permitted.

Maximum Density: Residential densities may not exceed 12 dwelling units per net buildable acre.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated MCR. For the mixed land use category MCR, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Residential: 15% - 25% of total MCR Acreage

Commercial/Office: 75% - 85% of total MCR acreage

The composition and mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially or commercially, provided that all applicable criteria set forth herein are met.

Special Provisions:

Future amendments to designate areas as MCR shall be permitted only along arterial and collector roads and in certain neighborhoods that meet the following conditions:

- a. where the arterial road frontage is generally undeveloped, residential development may be feasible and will be encouraged;

- b. strip commercial development shall be minimized, including actions that would extend or expand existing strip development;
- c. the arterial road frontage contains an existing mix of viable commercial and residential uses;
- d. the clustering of viable commercial businesses within or adjacent to residential neighborhoods is determined to not have a detrimental visual or operational impact on such adjacent or nearby residential uses;
- e. Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Land Development Regulations Section 109-5.5(b)(1): The Suburban Corridor Design District has predominately residential uses with some neighborhood-scale commercial services with interconnected trails, bikeways, and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.

Land Development Regulations Section 109-3 (Table 1) and Section 109-2.6: Mixed Commercial Resient land use has a maximum density of 12 units to one-acre *and* is intended to regulate the character and scale of commercial and residential uses so as to minimize their impacts on adjacent roadways and to promote their compatibility with adjacent or nearby land uses, and provide for mixed-use development.

Recommended Action:

Development Services recommends that the Local Planning Agency transmit 2024-CPLUS-10 (Ordinance Number 24-06) to the City Commission for consideration.

Policy Implications:

None

Alternatives:

1. Vote to transmit 2024-CPLUS-10 to the City Commission for consideration of Ordinance Number 24-06.
2. Vote to not transmit 2024-CPLUS-10 to the City Commission for consideration of Ordinance Number 24-06.

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:

Jeff Richardson, AICP, Deputy Development Services Director

Reviewed By:

Mike Lane, AICP, Development Services Director

ORDINANCE NUMBER 24-06

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF EUSTIS COMPREHENSIVE PLAN PURSUANT TO 163.3187 F.S.; CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 6.67 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBERS 1213355 AND 1213347, ON THE WEST SIDE OF SOUTH FISHCAMP ROAD, NORTH OF COUNTY ROAD 44. FROM URBAN LOW IN LAKE COUNTY TO MIXED COMMERCIAL RESIDENTIAL IN THE CITY OF EUSTIS.

WHEREAS, on November 4, 2010, the Eustis City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 through Ordinance Number 10-11; and

WHEREAS, State of Florida Department of Community Affairs found the City of Eustis Comprehensive Plan 2010-2035 In Compliance pursuant to Sections 163.3184, 163.3187, and 163.3189 Florida Statutes; and

WHEREAS, the City of Eustis periodically amends its Comprehensive Plan in accordance with Chapter 163.3187 and 163.3191, Florida Statutes; and

WHEREAS, the City of Eustis desires to amend the Future Land Use Map Series to change the Future Land Use designation on approximately 6.67 acres of real property at Lake County Property Appraiser's Alternate Key Numbers 1213355 and 1213347, on the west side of South Fishcamp Road, north of County Road 44., and more particularly described herein; and

WHEREAS, on January 18, 2024, the Local Planning Agency held a Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in designation; and

WHEREAS, on January 18, 2024, the City Commission held the 1st Adoption Public Hearing to accept the Local Planning Agency's recommendation to adopt the Small-Scale Future Land Use Amendment contained herein; and

WHEREAS, on February 1, 2024, the City Commission held the 2nd Adoption Public Hearing to consider the adoption of the Small-Scale Future Land Use Amendment contained herein;

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:

SECTION 1.

Land Use Designation: That the Future Land Use Designation of the real property as described below shall be changed from Urban Low in Lake County to Mixed Commercial Residential within the City of Eustis:

Alternate Key Number: 1213355 and 1213347

Parcel Number: 32-18-26-0001-000-00700 and 32-18-26-0001-000-00703

Legal Description: E 1025 FT OF SW 1/4 OF NE 1/4 S OF S LINE OF RR & N OF HWY--LESS N'LY 50 FT OF E'LY 600 FT-- ORB 806 PG 90 ORB 1216 PG 985ORB 1536 PG 1896 ORB 2810 PG 2313 ORB 3277 PG 1146 ORB 3855PG 2292

SECTION 2.

Map Amendment and Notification: That the Director of Development Services shall be authorized to amend the Future Land Use Map of the Comprehensive Plan to incorporate the change described in Section 1 and provide appropriate notification in accordance with Florida Statutes.

SECTION 3.

Conflict: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4.

Severability: 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.

Effective Date: The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this _____ day of _____, 2024.

CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

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

CITY ATTORNEY'S OFFICE

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

City Attorney's Office

Date

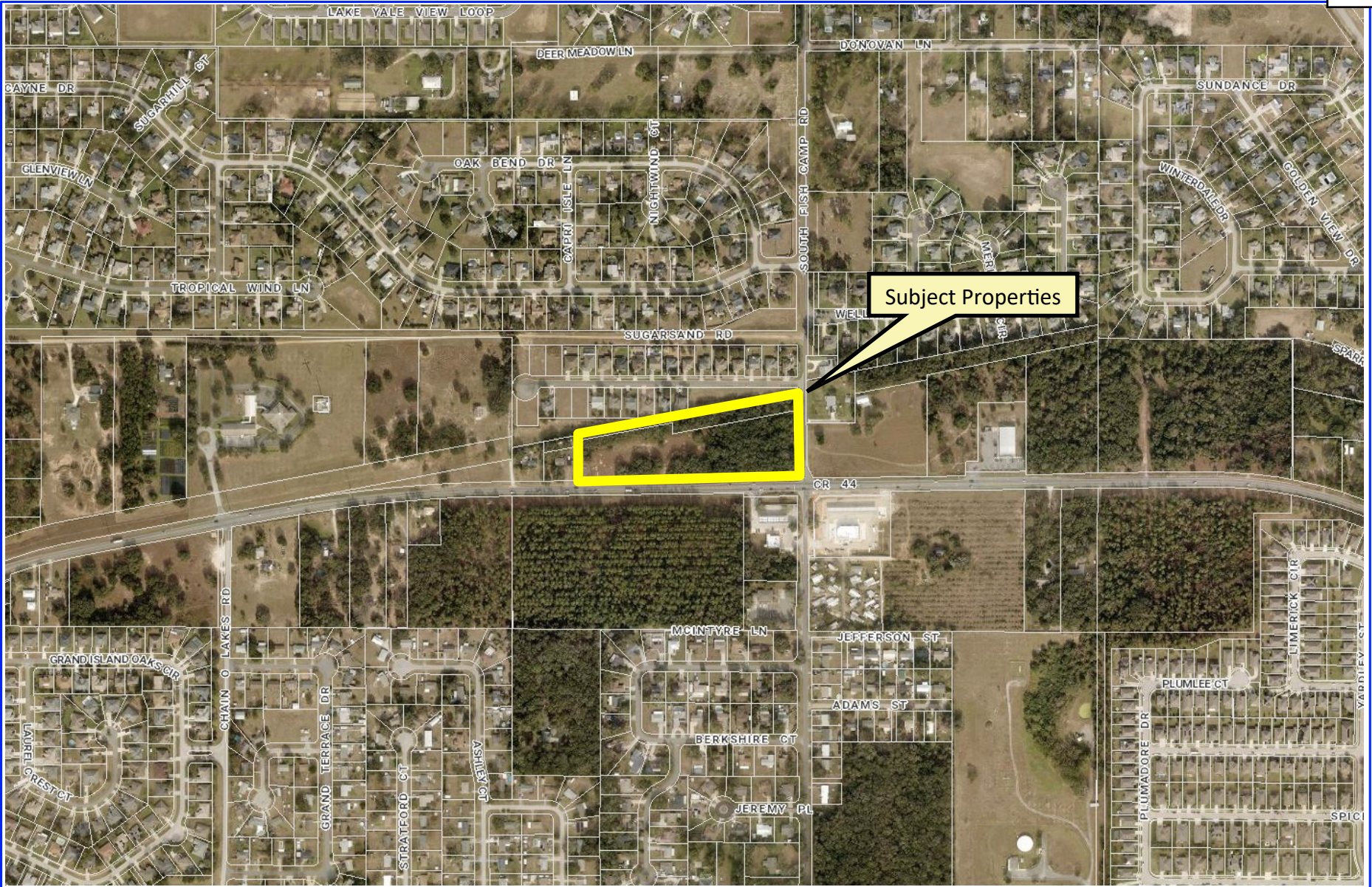
CERTIFICATE OF POSTING

The foregoing Ordinance Number 24-06 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) 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

Exhibit A

To Be Inserted Before 1st Reading

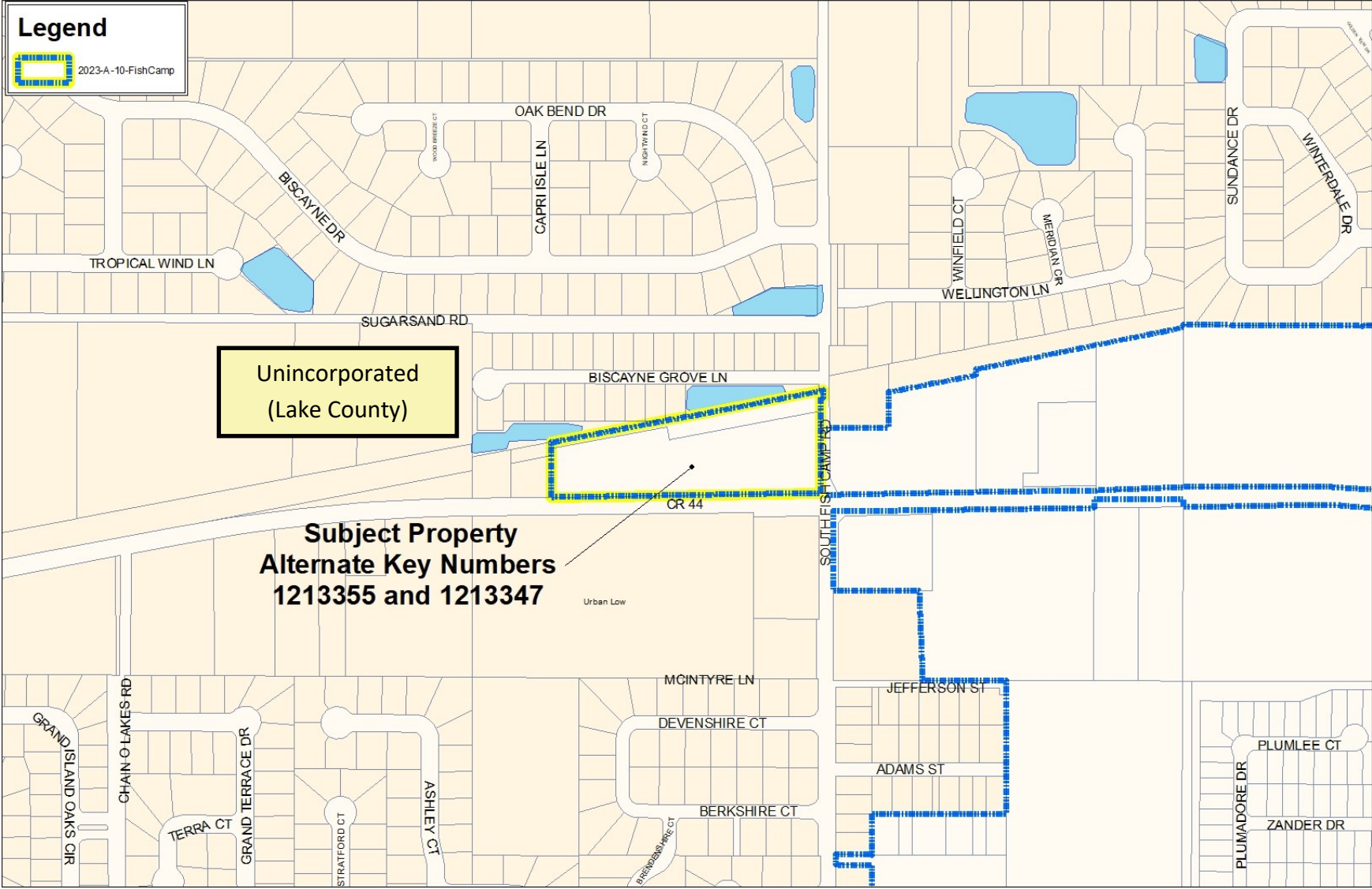


Subject Properties



Suzan EP Vandavelde, Trustee, Et Al
Aerial Location







Suzan EP Vandeveld, Trustee, Et Al
Location




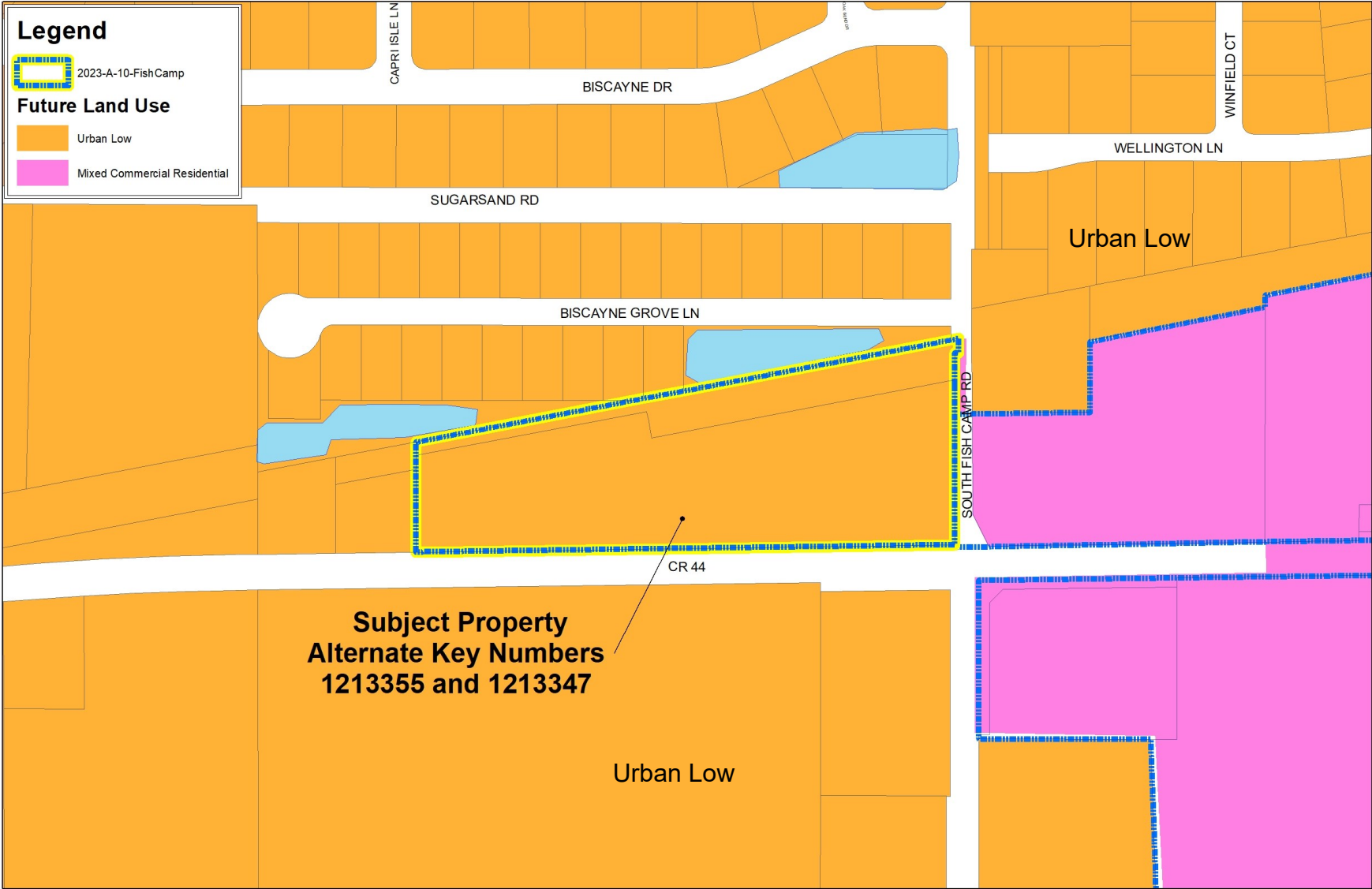
Legend

 2023-A-10-Fish Camp

Future Land Use

 Urban Low

 Mixed Commercial Residential



Subject Property
Alternate Key Numbers
1213355 and 1213347

Urban Low



Urban Low



Suzan EP Vandavelde, Trustee, Et Al
 Future Land Use (Current)




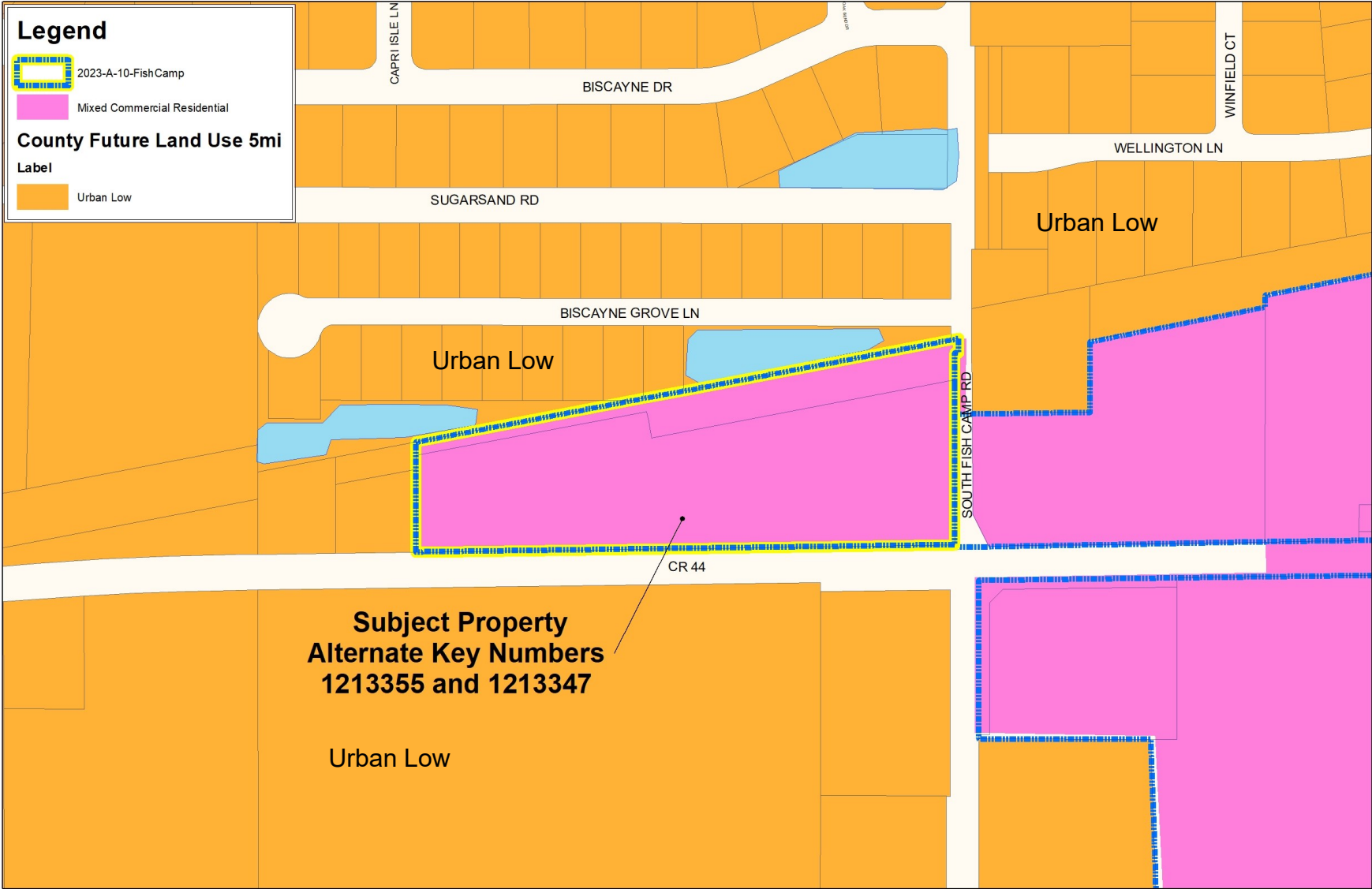
Legend

-  2023-A-10-Fish Camp
-  Mixed Commercial Residential

County Future Land Use 5mi

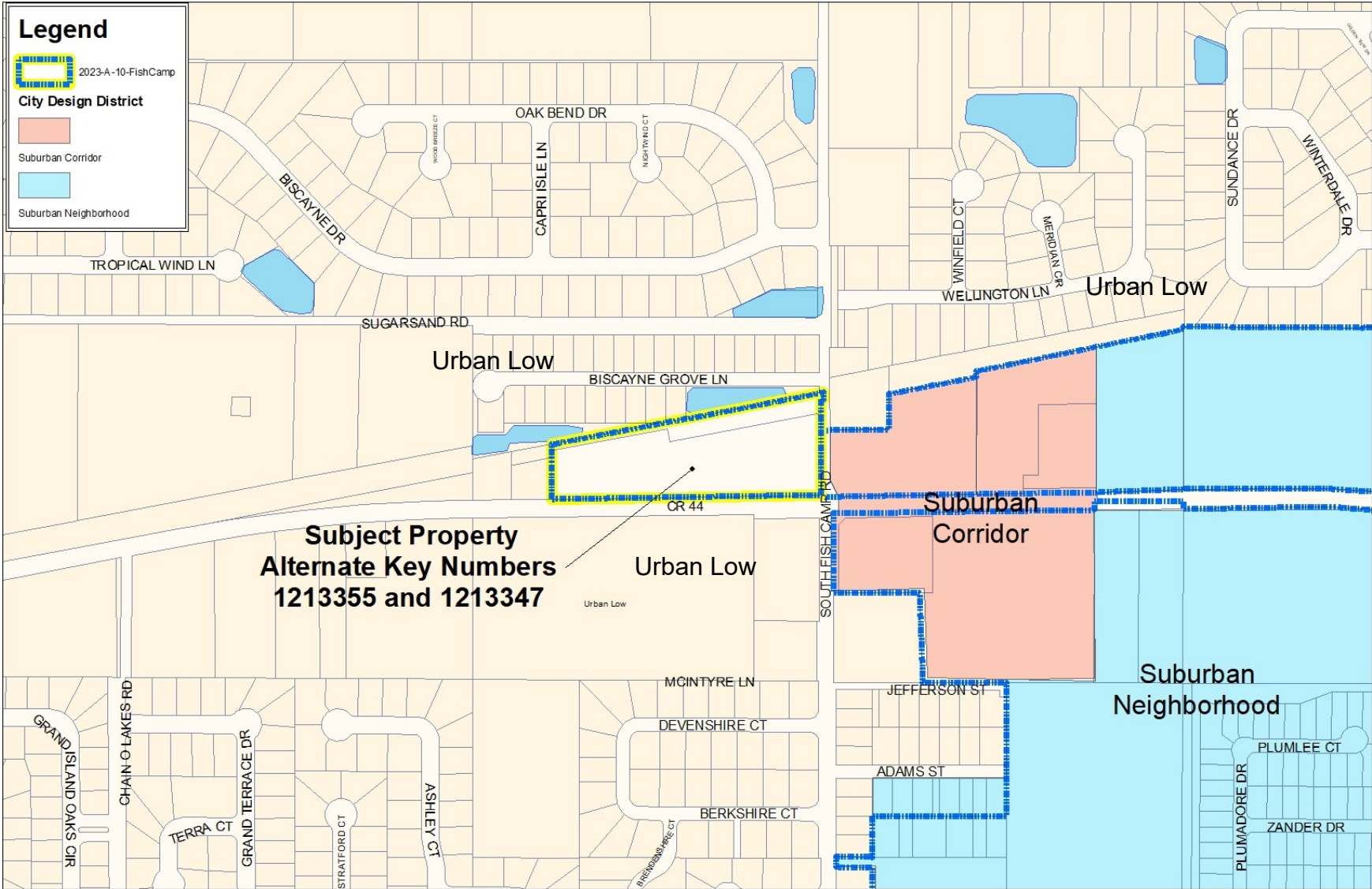
Label

-  Urban Low



Suzan EP Vandavelde, Trustee, Et Al
 Future Land Use (Proposed)







Suzan EP Vandeveld, Trustee, Et Al
 Design District (Before)




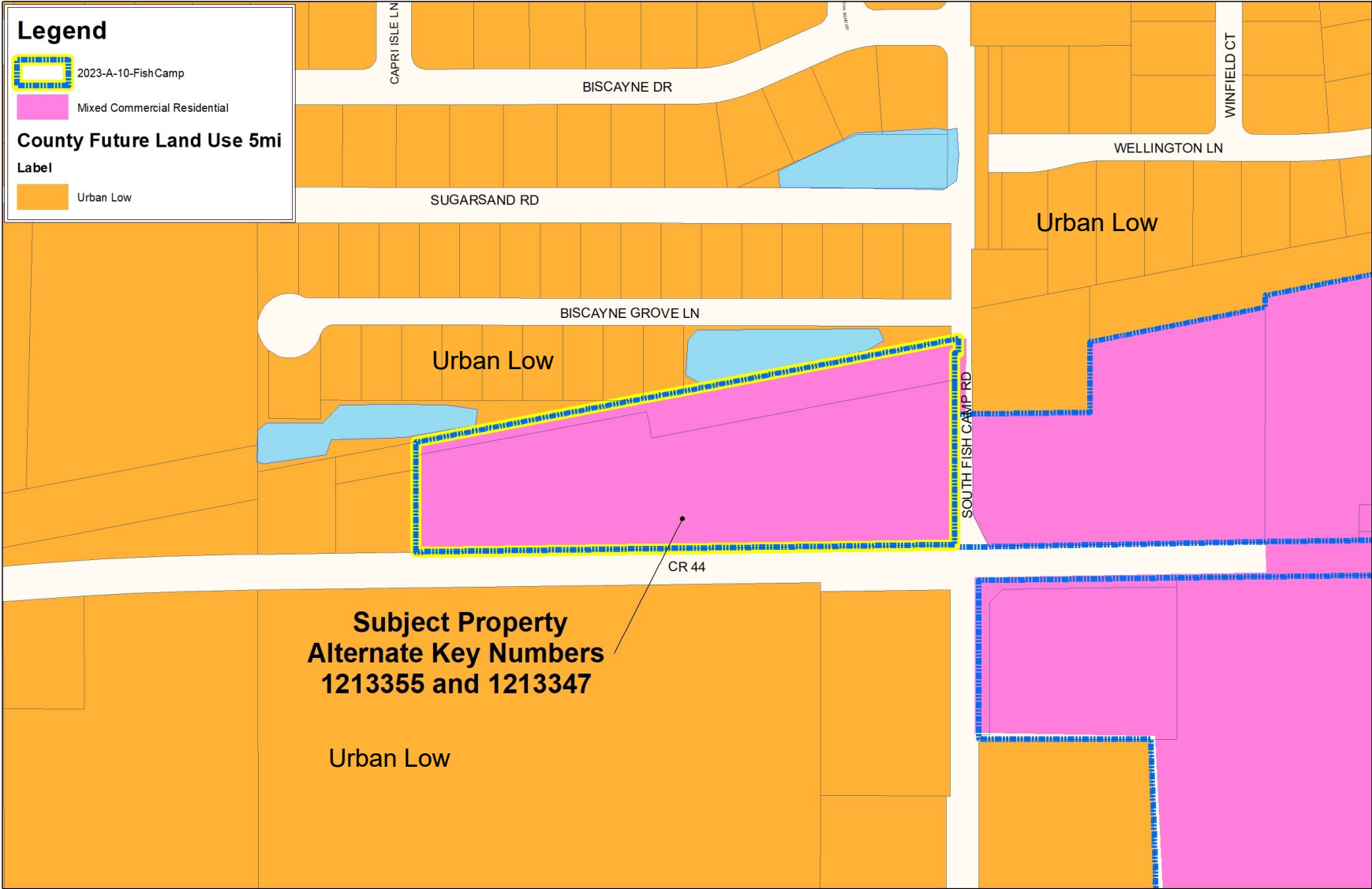
Legend

-  2023-A-10-Fish Camp
-  Mixed Commercial Residential

County Future Land Use 5mi

Label

-  Urban Low

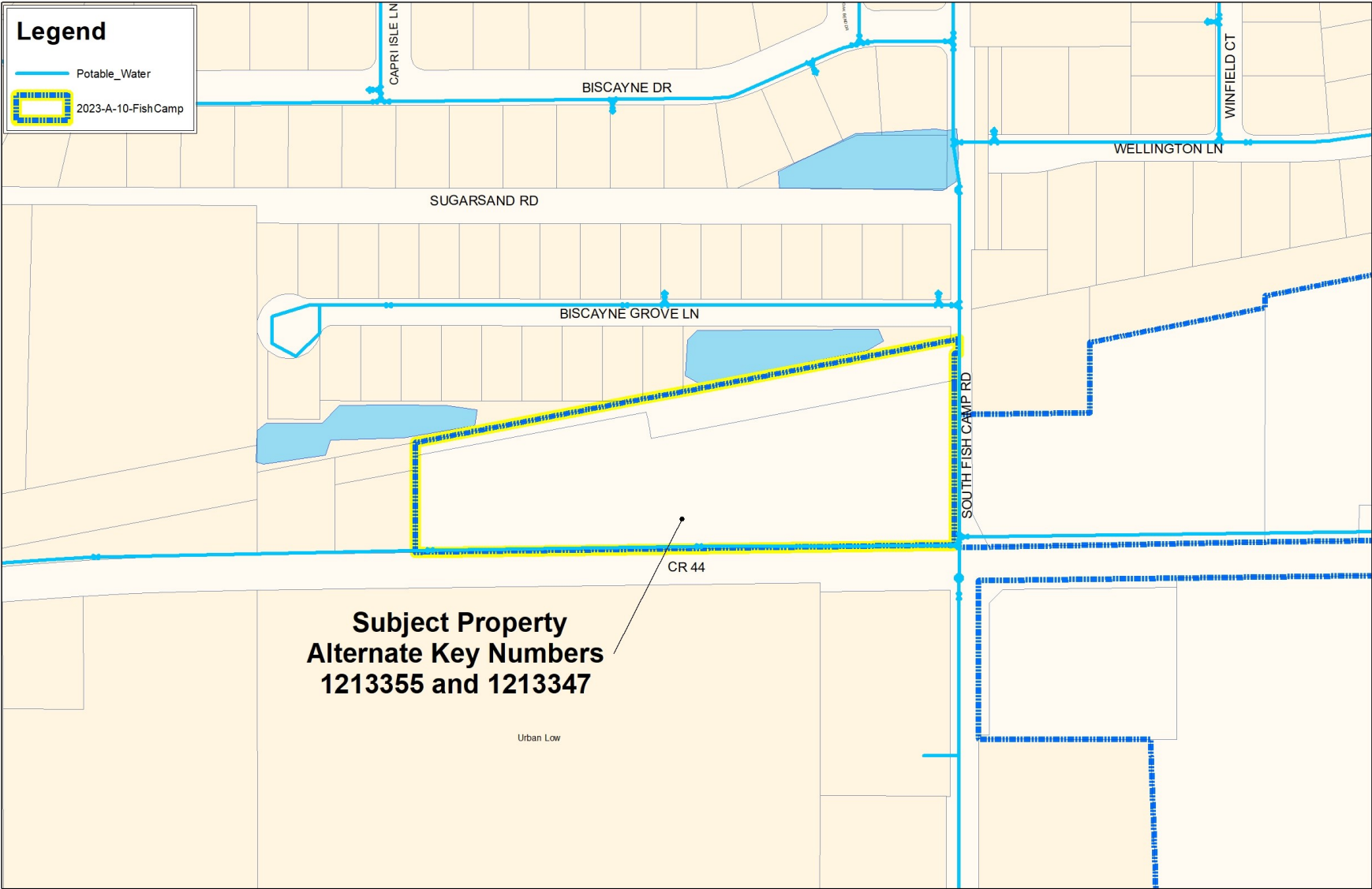


Suzan EP Vandavelde, Trustee, Et Al
Design District (After)



Legend





- Potable_Water
- ▭ 2023-A-10-Fish Camp

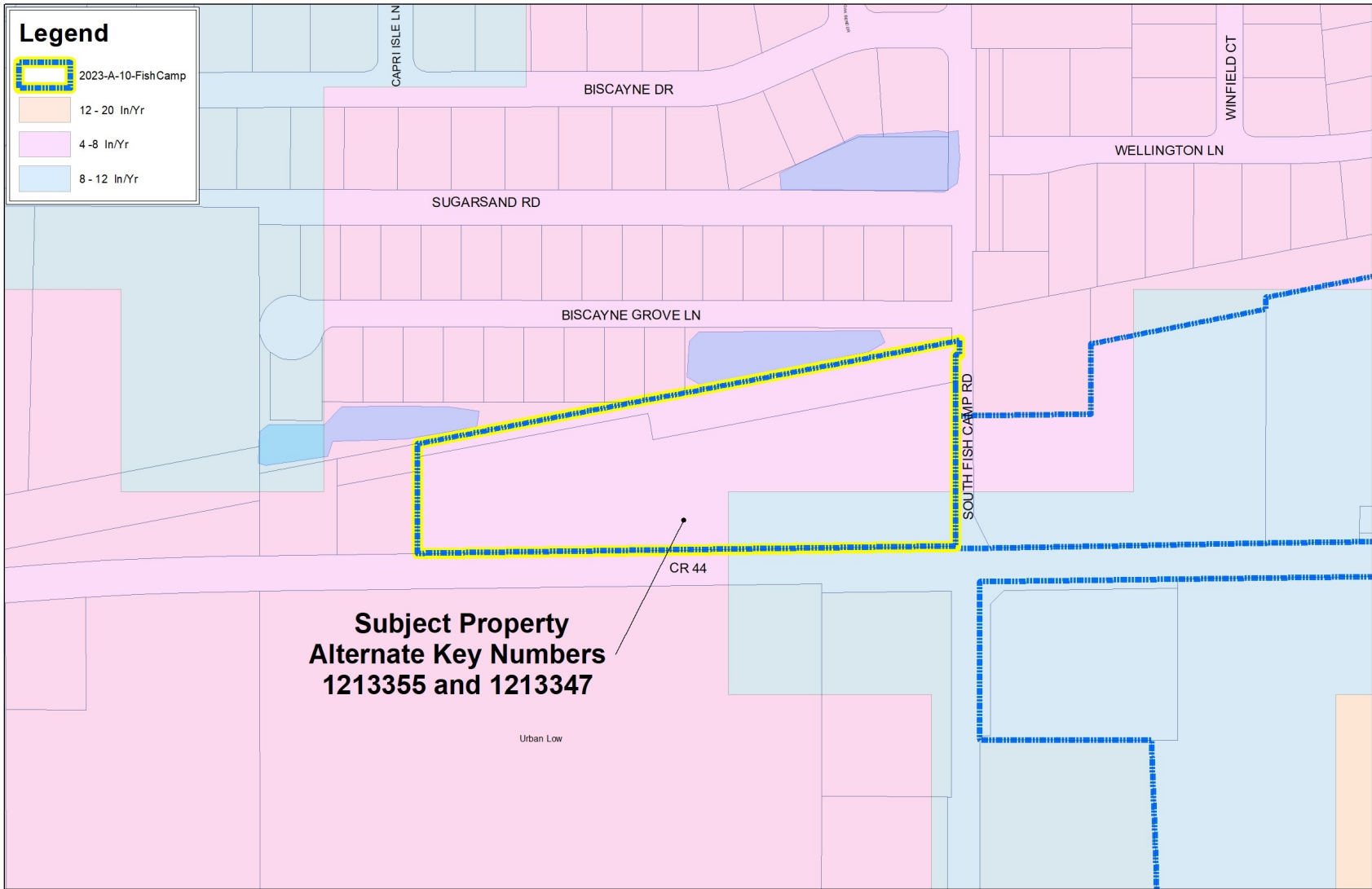


Suzan EP Vandavelde, Trustee, Et Al
Utilities



Legend

-  2023-A-10-FishCamp
-  12 - 20 In/Yr
-  4 - 8 In/Yr
-  8 - 12 In/Yr




**Subject Property
Alternate Key Numbers
1213355 and 1213347**



Suzan EP Vandavelde, Trustee, Et Al
Potential Recharge







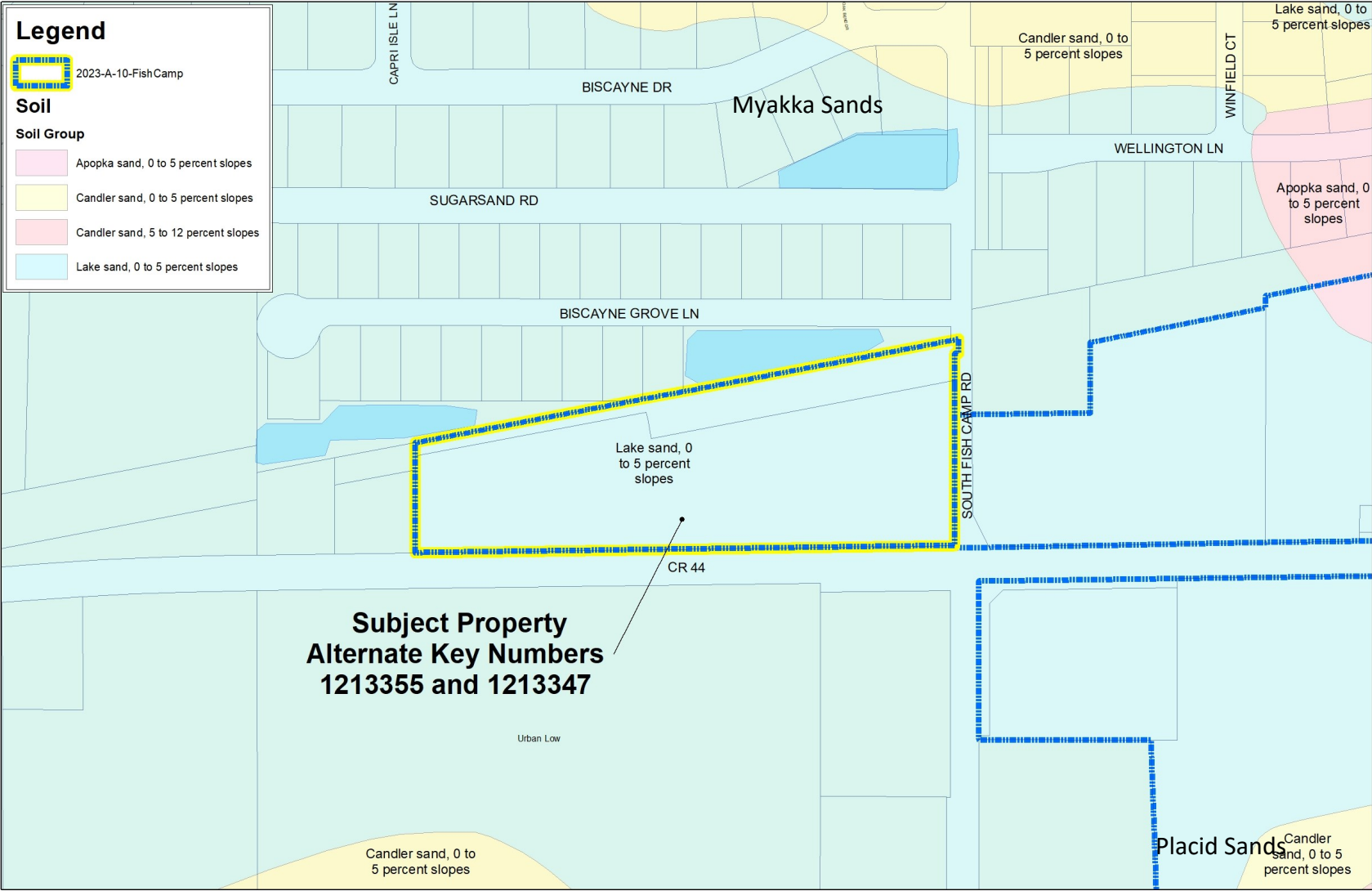
Legend

 2023-A-10-FishCamp

Soil

Soil Group

-  Apopka sand, 0 to 5 percent slopes
-  Candler sand, 0 to 5 percent slopes
-  Candler sand, 5 to 12 percent slopes
-  Lake sand, 0 to 5 percent slopes



Suzan EP Vandavelde, Trustee, Et Al
 USGS Soils Survey Map





City of Eustis

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

TO: City of Eustis Local Planning Agency

FROM: Tom Carrino, City Manager

DATE: January 18, 2024

RE: **Request for Postponement**

Ordinance Number 24-09: Request for Postponement, First Reading 2023-CPLUS-11 - Future Land Use Map Assignment for Parcels with Alternate Key Number 1784069, 2814128 and 2814144.

Background:

The applications for Annexation, Comprehensive Plan Land Use Assignment, and Design District assignment were filed with Development Services without consultation.

In the application, the request was made for the assignment of an Urban Residential Future Land Use, however, the surrounding area is Suburban Residential. The applicant was notified that the requested future land use was inconsistent with the surrounding area.

The applicant wishes to change the requested Future Land Use Assignment designation to Suburban Residential, which will require repeating the required Notices to Lake County and the Public according to Florida Statutes and City of Eustis Land Development Regulations. Therefore, the proposed agenda item should be postponed with the intent of providing the proper notice to reschedule for the **February 15, 2024**, LPA and City Commission meetings.