



AGENDA

Local Planning Agency Meeting

5:30 PM - Thursday, January 20, 2022 - City Hall

CALL TO ORDER

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

1. APPROVAL OF MINUTES

- 1.1 September 23, 2021 Local Planning Agency Meeting
- October 21, 2021 Local Planning Agency Meeting
- December 2, 2021 Local Planning Agency Meeting

[Staff Report #22-0012 - Html](#)

[09-23-2021 LPA MIN - For Approval](#)

[10-21-2021 LPA MIN - For Approval](#)

[12-02-2021 LPA MIN - For Approval](#)

2. CONSIDERATION WITH BOARD DISCUSSION, PUBLIC HEARING AND RECOMMENDATION

- 2.1 Small Scale Future Land Use Map Amendment to the Comprehensive Plan: Suane Avenue Property 2021-CPLUS-10

[Staff Report #22-0004 - Html](#)

[LPA Report 2021-CPLUS-10](#)

[Ordinance Number 22-02 FLUMA](#)

3. ADJOURNMENT

This Agenda is provided to the Agency only as a guide, and in no way limits their consideration to the items contained hereon. The Agency 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

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

Staff Report

TO: Eustis City Commission
FROM: Mary Montez, City Clerk
DATE: January 20, 2022
RE: SEPTEMBER 23, 2021 LOCAL PLANNING AGENCY MEETING
OCTOBER 21, 2021 LOCAL PLANNING AGENCY MEETING
DECEMBER 2, 2021 LOCAL PLANNING AGENCY MEETING

Introduction:

This item is for consideration of the minutes of the September 23, 2021, October 21, 2021 and December 2, 2021 Local Planning Agency meetings.

Attachments:

[09-23-2021 LPA MIN - For Approval](#)

[10-21-2021 LPA MIN - For Approval](#)

[12-02-2021 LPA MIN - For Approval](#)

Reviewed by:



MINUTES

Local Planning Agency Meeting

5:30 PM - Thursday, September 23, 2021 - City Hall

CALL TO ORDER: 5:30 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Karen LeHeup-Smith, Nan Cobb, Willie Hawkins, Vice Chair Emily Lee and Chairman Michael Holland

1. APPROVAL OF MINUTES

1.1 August 5, 2021 - Local Planning Agency Meeting

Moved by Vice Chair Lee, seconded by Member Cobb, to approve the Minutes as submitted. Motion carried by the following votes:

Ayes: Member LeHeup-Smith, Member Cobb, Member Hawkins, Vice Chair Lee and Chairman Holland

2. CONSIDERATIONS WITH DISCUSSION, PUBLIC HEARING AND RECOMMENDATION

2.1 Small-Scale Future Land Use Map Amendment to the Comprehensive Plan: Property at the West End of West Seminole Avenue 2021-CPLUS-05

Lori Barnes, Development Services Director, reviewed the proposed future land use amendment for property located at the west end of West Seminole Avenue. She stated the proposed future land use designation is Suburban Residential. She reviewed the surrounding land use designations and stated staff finds the request consistent with the Comprehensive Plan and requests transmittal to the Commission for action.

Chairman Holland opened the public hearing at 5:33 p.m. There being no public comment, the hearing was closed at 5:33 p.m.

Moved by Member LeHeup-Smith, seconded by Vice Chair Lee, to transmit 2021-CPLUS-05 to the City Commission for action. Motion carried by the following votes:

Ayes: Member LeHeup-Smith, Member Cobb, Member Hawkins, Vice Chair Lee and Chairman Holland

2.2 Small-Scale Future Land Use Map Amendment to the Comprehensive Plan: 2959 South Grove Street 2021-CPLUS-06

Heather Croney, Senior Planner, reviewed the proposed future land use map

amendment for the property located at 2959 S. Grove St. She stated the proposal is to change the future land use designation from Urban Low in the County to Suburban Residential in the City. She reviewed the surrounding land use designations and stated staff's recommendation for transmittal to the Commission indicating that the request is consistent with the Comprehensive Plan.

Chairman Holland opened the public hearing at 5:35 p.m. There being no public comment, the hearing was closed at 5:35 p.m.

Moved by Vice Chair Lee, seconded by Member Hawkins, to transmit 2021-CPLUS-06 to the City Commission for action. Motion carried by the following votes:

Ayes: Member LeHeup-Smith, Member Cobb, Member Hawkins, Vice Chair Lee and Chairman Holland

3. ADJOURNMENT: 5:36 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 can be obtained from the office of the City Clerk for a fee.*



MINUTES

Local Planning Agency Meeting

5:30 PM - Thursday, October 21, 2021 - City Hall

CALL TO ORDER: 5:35 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Willie Hawkins, Vice Chair Emily Lee, Karen LeHeup-Smith, Nan Cobb and Chairman Michael Holland

1. CONSIDERATION WITH DISCUSSION, PUBLIC HEARING AND RECOMMENDATION

1.1 Small-Scale Future Land Use Map Amendment to the Comprehensive Plan: 1704 Virginia Avenue 2021-CPLUS-07

Heather Croney, Senior Planner, reviewed the request for a future land use amendment for 1704 Virginia Avenue (2021-CPLUS-07). She indicated a more in-depth presentation would be provided at the Commission meeting. She stated the owner is Shelby Sanders and they have requested that the property be changed from Urban Medium in Lake County to Urban Residential in the City. She stated staff's recommendation for approval and transmittal to the City Commission for consideration. She stated the request is compatible with the surrounding area, the Comprehensive Plan and Land Development Regulations.

Chairman Holland opened the public hearing at 5:38 p.m. There being no public comment, the hearing was closed at 5:38 p.m.

Moved by Vice Chair Lee, seconded by Member Hawkins, to transmit 2021-CPLUS-07 to the City Commission for consideration. Motion carried by the following votes:

Ayes: Member Hawkins, Vice Chair Lee, Member LeHeup-Smith, Member Cobb and Chairman Holland

1.2 2021-CPT-02 Comprehensive Plan Text Amendment

County Commission Chair Sean Parks addressed the Board and requested they postpone consideration of the comprehensive plan amendment. He noted the working group meeting held on Monday and stated his opinion that they will be able to move forward quickly and will be presenting a new land use category and/or overlay that the City and County can share. He also expressed concern regarding elimination of Map #19.

Vice Chair Lee asked what would be the ramifications of eliminating Map #19.

Mr. Parks responded that other cities could possibly annex property within the

City's JPA.

Lori Barnes, Development Services Director, noted previous LPA and Commission workshop discussions regarding the proposed comprehensive plan amendment and cited the September 9th discussion and October 14th workshop. She explained the intent of the amendment and noted those elements that will not be amended at that time. She indicated that when St. John's completes their ten-year plan, the City will have to update its plan to match theirs. She mentioned that the City's Land Development Regulations already include Randall Arendt's four-step design process and the addition of the proposed Suburban Residential Transitional land use designation will provide an option allowing up to three units per acre in the areas bordering the joint planning area boundary. She noted that the City adopted the joint planning area boundary by resolution in 1987 and attached to that resolution is the City's joint planning area boundary map; therefore, there should be no impact from removal of Map #19. She explained that Map #19 shows Lake County's future land use vision within the JPA but is not a regulatory map for Eustis and should not be referenced as such within the Comprehensive Plan.

Member Hawkins asked if another City can annex property within the City's JPA with Ms. Barnes explaining if another City should attempt to annex within the City's JPA boundary, the City would expect the County to object and staff would bring it to the Commission to formally object to an annexation within its JPA.

Chairman Holland opened the public hearing at 5:47 p.m.

Cindy Newton asked how the new land use designation would will be applied, whether or not a developer can request another designation and what design districts would be applied.

Ms. Barnes responded that, if approved, there would be a definition of the general location for the land use. If a property owner requested something else, staff would say it appears to not comply with the comprehensive plan and would inform Commission that SRT would be more appropriate. She explained that an applicant can request anything they want but staff would not recommend approval. She explained that the design district designations have to follow a transect and be consistent with the development patterns map. She stated that out at CR44 and 44A, the City shows for properties in the City limits a Rural Neighborhood or Rural Corridor design district designation. She added that the City can't break the transect and can't assign a Suburban designation in an area that's already designated as Rural.

There being no further public comment, Chairman Holland closed the public hearing at 5:51 p.m.

Moved by Member Hawkins, seconded by Member LeHeup-Smith, to find the amendment consistent with the Comprehensive Plan and transmit the amendment to the City Commission for consideration. Defeated by the following votes:

Ayes: Member Hawkins and Member LeHeup-Smith

Nays: Vice Chair Lee, Member Cobb and Chairman Holland

2. ADJOURNMENT: 5:52 P.M.

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MINUTES

Local Planning Agency Meeting

5:30 PM - Thursday, December 2, 2021 - City Hall

CALL TO ORDER: 5:31 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Nan Cobb, Willie Hawkins, Vice Chair Emily Lee, Karen LeHeup-Smith and Chairman Michael Holland

1. APPROVAL OF MINUTES

1.1 September 9, 2021 - Local Planning Agency Meeting

Moved by Vice Chair Lee, seconded by Member Cobb, to approve the Minutes as submitted. Motion carried by the following votes:

Ayes: Member Cobb, Member Hawkins, Vice Chair Lee, Member LeHeup-Smith and Chairman Holland

2. CONSIDERATION WITH DISCUSSION, PUBLIC HEARING AND RECOMMENDATION

2.1 Small-Scale Future Land Use Map Amendment to the Comprehensive Plan: 2021-CPLUS-09

Lori Barnes, Development Services Director, reviewed the requested future land use change to Suburban Residential in the City for property located at 16336 McKinley Road. She reviewed the surrounding land uses and indicated a full presentation would be provided at the Commission meeting regarding the annexation, future land use designation and design district designation. She stated staff's recommendation for transmittal to the Commission for consideration.

Chairman Holland opened the public hearing at 5:34 p.m. There being no public input, the hearing was closed at 5:34 p.m.

Moved by Member Cobb, seconded by Members Hawkins, to transmit 2021-CPLUS-09 to the Commission for consideration. Motion carried by the following votes:

Ayes: Member Cobb, Member Hawkins, Vice Chair Lee, Member LeHeup-Smith and Chairman Holland

2.2 Small Scale Future Land Use Map Amendment to the Comprehensive Plan: 2979 South Grove Street 2021-CPLUS-08

Heather Croney, Senior Planner, reviewed the proposed future land use change

for 0.6 acres located at 2979 S. Grove St. from Urban Low in Lake County to Residential/Office Transitional in the City. She presented a map showing the location of the property. She then reviewed the surrounding land use designations and recommended the LPA find the request consistent with the comprehensive plan and transmit to the Commission for consideration.

Chairman Holland opened the public hearing at 5:37 p.m. There being no public input, the hearing was closed at 5:37 p.m.

Moved by Vice Chair Lee, seconded by Member LeHeup-Smith, to transmit 2021-CPLUS-08 to the Commission for consideration. Motion carried by the following votes:

Ayes: Member Cobb, Member Hawkins, Vice Chair Lee, Member LeHeup-Smith and Chairman Holland

3. ADJOURNMENT: 5:37 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 can be obtained from the office of the City Clerk for a fee.



City of Eustis

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

Staff Report

TO: Eustis City Commission
FROM: Tom Carrino, Interim City Manager
DATE: January 20, 2022
RE: SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE
COMPREHENSIVE PLAN: SUANEE AVENUE PROPERTY 2021-CPLUS-10

Introduction:

The proposed small-scale amendment to the Future Land Use Map would change the future land use designation of two parcels (upon annexation) totaling approximately 0.494 acres from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis.

Background:

See attached Staff Report.

Recommended Action:

The administration recommends the LPA finds the future land use map amendment consistent with the Comprehensive Plan and transmits to the City Commission.

Policy Implications:

See attached Staff Report.

Alternatives:

1. Find 2021-CPLUS-10 consistent with the Comprehensive Plan and transmit to the City Commission for action.
2. Do not transmit 2021-CPLUS-10 to the City Commission for action.

Budget Impact:

See attached Staff Report.

Attachments:

[LPA Report 2021-CPLUS-10](#)

[Ordinance Number 22-02 FLUMA](#)

Reviewed by:

Mary Montez, City Clerk
Lori Barnes, Director
Tom Carrino, Interim City
Manager

Pending
Approved - 13 Jan 2022
Pending



City of Eustis

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

TO: LOCAL PLANNING AGENCY
FROM: TOM CARRINO, INTERIM CITY MANAGER
DATE: JANUARY 20, 2022
RE: **SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN**
(2021-CPLUS-10): PROPERTY LOCATED ON SUANEE AVENUE
(ALTERNATE KEY NUMBERS 1064309 AND 1427118)

Introduction

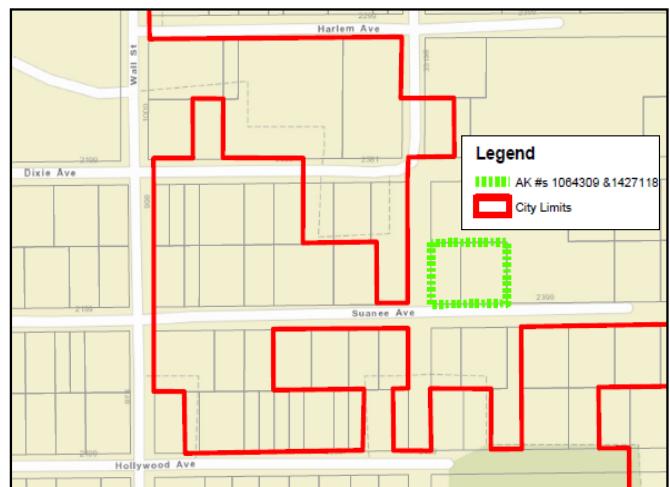
The proposed small-scale amendment to the Future Land Use Map would change the future land use designation of two parcels (upon annexation) totaling approximately 0.494 acres from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis.

Recommended Action

The administration recommends the LPA finds 2021-CPLUS-10 consistent with the Comprehensive Plan and transmits to the City Commission for action.

Background/Pertinent Site Information

1. The site contains approximately 0.494 acres, and is located within the Eustis Joint Planning Area. The site is currently vacant with vegetation in existence. *Source: Lake County Property Appraisers' Office Property Record Card Data.*
2. The site is contiguous to the City on its western boundary.
3. The site has a Lake County land use designation of Urban Low, but approval of Ordinance Number 22-02 would change the land use designation to Suburban Residential (SR) 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	Vacant	Urban Low (Lake County)	N/A
South	Single Family Residence	Urban Low (Lake County)	N/A
East	Vacant	Urban Low (Lake County)	N/A
West	Single Family Residence	Suburban Residential	Suburban Neighborhood

Applicant's Request

The applicant and property owner, Nestor Diaz as manager for Envisage Homes, LLC, wishes to annex the property, change the future land use to Suburban Residential (SR), and assign a design district of Suburban Neighborhood.

The current Lake County land use designation for the subject property is Urban Low. The Lake County land use designation allows for residential uses up to four dwelling units per one net buildable acre in addition to civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use.

The property owner has requested the SR land use designation within the City of Eustis. The SR land use provides for residential uses up to 5 dwelling units per acre. The requested SR designation permits the proposed residential use and is consistent with the land use designation of properties to the west, northwest, southwest, and southeast in the City of Eustis. The SR designation allows for similar uses as those that are in existence immediately adjacent to the property which are single family residential, located to the west with Eustis SR land use and to the south with Lake County land use designation of Urban Low.

Five theoretical maximum dwelling units are possible on this property as Land Development Regulations (LDR) Section 110-2(h)(6) permits development on each of the previously platted lots (five (5) lots 19 through 23 of Rosenwald Gardens, BLK 11 PB 5 PG 61 ORB 1031 PG 1353 ORB 4917 PG 1342).

Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 22-02)

In Accordance with 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

1. 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 density (5 du/acre) than the county FLU (4 du/acre) allows.

2. 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 site is adjacent to existing urban and suburban style residential development to the north and northwest along with Eustis High School Curtright Campus to the northwest and west. The subject property is located less than 1.5 miles from the downtown Eustis core.

3. 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 site is adjacent to existing/approved residential development. The proposed designation is consistent with the character of the surrounding area.

4. 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 in a floodplain nor does it contain wetlands. Building permit approval is required before development may begin. The Comprehensive Plan and the Land Development Regulations include standards for protection of environmentally sensitive lands that would apply should conditions at time of development warrant such protection.

5. *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 not prime farmland, and per the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS), contains Myakka, wet, sands, 0 to 2 percent slopes.

6. *Public Facilities:*

Fails to maximize use of existing public facilities and services.

This indicator does not apply. City water is available to the property. Development of this parcel will maximize the use and efficiency of City water service. Unless the developer extends sewer lines to serve the site, septic systems must be utilized.

7. *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 existing and future development consistent with the requested SR future land use designation. The City provides these services to other properties in the area, so efficiency will improve. The property will utilize existing water service already provided to other properties in the area increasing efficiency and cost effectiveness.

8. *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 uses. The surrounding area is developed or has development entitlements attached to the land. These developments have densities and intensities that are clearly suburban uses. The single-family character of the SR land use designation and the Suburban Neighborhood design district are compatible with the existing development pattern.

9. *Infill and Redevelopment:*

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

This indicator does not apply. This property is a logical extension of development for the city. Infill development is occurring in the city, mostly on existing platted lots. The SR future land use and Suburban Neighborhood design district are compatible and consistent with the existing development pattern.

10. Functional Mix of Uses:

Fails to encourage a functional mix of uses.

This indicator does not apply. The site is surrounded by single-family development on the adjacent properties, which is consistent with permitted uses in the area. Within 1.5 to 2 miles of the subject property, a variety of other uses are evident, including various commercial uses.

11. 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 accessibility and linkages between related uses. Development Services will ensure compliance with these standards at time of development review.

12. 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 important open space.

13. 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:

a. 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 extension of the urban development boundary. The Comprehensive Plan and Land Development Regulations have provisions to protect natural resources and ecosystems at time of site plan approval.

b. Efficient and Cost-Effective Services:

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

Water service is already available. This property using existing water service will increase the efficiency and cost effectiveness of these services.

c. 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 time of development, the site must meet the City's Land Development Regulations. The site is within close proximity to local parks, such as 0.5 miles

from Carver Park. Eustis Middle School and Eustis High School Curtright Campus are about a mile from the subject property.

d. Water and Energy Conservation:

Promotes conservation of water and energy.

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

e. 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 or silvicultural activities. The site is not prime farmland, and per the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS), contains Myakka, wet, sands, 0 to 2 percent slopes.

f. 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.

g. Balance of Land Uses:

Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

This does not apply. The proposed use for residential development is similar with surrounding uses. Existing commercial development exists in close proximity to serve the residential population.

h. 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. This is infill development consistent and compatible with existing surrounding development.

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:

1. 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.

a. Emergency Services Analysis:

The subject property is located approximately 1.5 miles from the downtown core. Eustis emergency services already provide emergency response to other properties in the area. Additionally, fire service (Eustis Fire Station 22) is located within approximately 2.6 miles of the subject property. Any development consistent with the SR future land use designation would not have a significant negative impact on the operations of Eustis emergency services.

b. 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 reaching 20,015. The current population is just over the study amount (21,689). However, as the subject lots are pre-platted, the development will not be required to provide onsite dedicated park space.

Parks Level of Service Demand and Capacity

Year	Population	LOS Required acreage	Existing Acreage	Surplus/ (Deficiency)
2009/10	18,538	55.61	453.76	398.15
2010/11	18,760	56.28	453.76	397.48
2011/12	18,985	56.96	453.76	396.81

2012/13	19,213	57.64	453.76	396.12
2013/14	19,443	58.33	453.76	395.43
2014/15	20,015	60.05	453.76	393.72

c. *Potable Water & Sanitary Sewer:*

Water is available to the subject property. The following outlines the water and wastewater demand based on a maximum development potential scenario.

Potential Residential Demand

5 Dwelling Units

Water – 5 x 351 GPD = 1,755 GPD

According to the City of Eustis Public Works Department, water capacity is available to serve up to and including the maximum development potential.

Unless the developer extends sewer to serve the properties, wastewater will be by septic tank and will follow the Lake County Health Department rules.

d. *Schools:*

The proposed change will not negatively impact schools. The addition of up to five dwelling units is considered a de-minimis development and does not require a school impact report.

e. *Solid Waste:*

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

f. *Stormwater:*

The Comprehensive Plan and Land Development Regulations include 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.

g. *Transportation Network Analysis:*

This potential added residential development is considered de-minimis development for transportation and is considered to have no negative impacts on the existing transportation system. At this time, the adjacent transportation network has the capacity to serve the proposed SR property, even at a maximum development standard, without negatively affecting the adopted level of service.

2. 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.

a. *Ground water recharge areas:*

The site is not within a high recharge area, nor a wellhead protection area. Source: Lake County Comprehensive Plan 2030 Floridian Aquifer Recharge Map.

b. *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.

c. *Flood zones:*

The subject property is not located within a flood zone. Source - Lake County GIS - 2012 Flood Zones.

d. *Soil and topography:*

The site soils are Myakka-Myakka, wet, sands, 0 to 2 percent slopes. Myakka soils are very deep, very poorly or poorly drained, moderately rapid or moderately permeable soils.

The depth to a restriction feature or the water table is at 80 inches or more below the surface. Permeability is rapid. This 0.494-acre site is surrounded by existing/approved residential and commercial development and not suited to agriculture.

As building permit approval must be obtained before redevelopment can begin, the Comprehensive Plan and the Land Development Regulations include standards for protection of environmentally sensitive lands that would apply should conditions at time of development warrant such protection.

3. **Comprehensive Plan Review:**

Additional criteria and standards are also included in the Plan that describe 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 Urban Low Density Future Land Use Category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use.

This category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 25% of the net buildable area of the entire site as common open space.

The maximum intensity in this category shall be 0.25, except for civic institutional uses which shall be 0.35. The maximum Impervious Surface Ratio shall be 0.60.”

Proposed Land Use According to the Eustis Comprehensive Plan:

The Suburban Residential (SR) land use designation is provided to accommodate the majority of residential development within the City. The general range of uses include: a mix of single family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include ACLF, parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted. Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre.

The land use designations of residential properties within the City of Eustis in the surrounding area are generally Suburban Residential (SR) with a maximum density of 5 dwelling units per acre (du/ac). North of the subject property, some properties are designated with the Urban Residential (UR) future land use with a maximum of 12 dwelling units per acre (du/ac).

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

Comparison of Lake County Development Conditions

The existing Lake County future land use designation of the property is Urban Low, which provides for a range of residential development in addition to civic, commercial and office uses at an appropriate scale and intensity to serve this category. Allowable density and intensity in Urban Low is a maximum of 4 dwelling units per acre and intensity of 0.25 to 0.35 floor area ratio, with the sum of residential density and non-residential intensity not exceeding 100%.

Residential: Lake County limits residential development to 4 du/acre or a total of 3 dwelling units. The SR allows 5 du/acre or 5 theoretical maximum units as Land Development Regulations (LDR) Section 110-2(h)(6) permits development on each of the previously platted lots (five (5)).

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.

Not applicable. The area already includes a mix of uses including single-family residential attached and detached as well as multifamily (apartments to the north/northwest) in close proximity to commercial.

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.

4. Transportation:

Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.

This potential added residential development is considered de-minimis development for transportation and is considered to have no negative impacts on the existing transportation system. At this time, the adjacent transportation network has the capacity to serve the proposed SR property, even at a maximum development standard, without negatively affecting the adopted level of service.

5. 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. Refer to 1.c above for more information. 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:

a. ***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. See analysis above under item 1.A through D.

b. 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.

c. Inconsistent with Surrounding Uses:

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

The SR future land use designation is designed for single-family residential areas. The surrounding existing uses are also single-family residential. The SR designation is intended to provide for residential uses in a suburban atmosphere.

d. 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.

e. 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 water service is available and in close proximity to the site. Adequate capacity is available to serve future development consistent with the requested Suburban Residential future land use designation. This single-family residential development is considered de-minimis for all infrastructure and services. Sewer service is not currently available to this property. Unless the developer extends sewer to serve the property, septic will need to be utilized. 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.

f. 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.

g. **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 within an existing enclave contiguous to the City limits. The annexation would create a logical development pattern as it makes the City limits more compact, to reach the eventual goal of a Eustis area under one local government jurisdiction.

The requested SR future land use designation, coupled with a Suburban Neighborhood design district designation, provides for a consistent development transect.

h. **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 life style”

The requested designation of SR land use will provide for orderly growth and development. This designation would advance the public interest by providing housing options and services, and application of the LDRs to the future development will ensure consistency with the community character and lifestyle.

i. **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.”

2. 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."
3. Comprehensive Plan - Suburban Residential (SR): This designation is provided to accommodate the majority of residential development within the City. General Range of Uses: This designation is intended to provide for a mix of single family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include ACLF, parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted. Maximum Density/Intensity: Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions below.
4. Land Development Regulations Section 109-5.5(b)(1): The Suburban Neighborhood 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.
5. Land Development Regulations Section 109-2.3: The SR land use has a maximum density of five units to one acre. The SR designation is intended to provide for a mix of single-family detached, patio homes and townhouse-type dwellings in a suburban atmosphere.

Alternatives:

1. Transmit 2021-CPLUS-10 to the City Commission for action.
2. Do not transmit 2021-CPLUS-10 to the City Commission for action.

Discussion of Alternatives:

Alternative 1 approves transmittal of the future land use map amendment.

Advantages:

- The land use change assignment is consistent with the existing use of the property and the nature of the surrounding area.

Disadvantages:

- There are no disadvantages

Alternative 2 does not approve transmittal of the future land use map amendment.

Advantages:

- The LPA could propose a different land use designation.

Disadvantages:

- A Eustis land use designation must be assigned to an annexed property. If the LPA proposes a different land use designation, its designation could be inconsistent with the existing use of the property and/or incompatible with the surrounding area.

Community Input

The department has notified surrounding property owners within 500 feet of the site; placed the proper legal advertisements in the newspaper; and the applicant posted the site. As of January 13, the department received one inquiry from a member of the public regarding this request, and they requested information but had no objection to the request. Additional opportunity for public input will be provided at the January 18 and February 3, 2022 City Commission meetings.

Prepared By:

Heather Croney, Senior Planner

Reviewed By:

Lori Barnes, AICP, CPM, Development Services Director

Attachments: Ordinance Number 22-01 with Exhibit A

ORDINANCE NUMBER 22-02

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 0.494 ACRES OF RECENTLY ANNEXED REAL PROPERTY ON SUANEE AVENUE (ALTERNATE KEY NUMBERS 1064309 AND 1427118) FROM URBAN LOW IN LAKE COUNTY TO SUBURBAN RESIDENTIAL (SR) 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 0.494 acres of real property located on Suanee Avenue (Alternate Key Numbers 1064309 and 1427118), and more particularly described herein; and

WHEREAS, on January 20, 2022, 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 20, 2022, 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 3, 2022, 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 Suburban Residential (SR) within the City of Eustis:

Parcel Alternate Key: 1064309

Parcel Identification Number: 01-19-26-0600-011-02100

ROSENWALD GARDENS LOTS 21, 22, 23 BLK 11 PB 5 PG 61

ORB 1031 PG 1353 ORB 4917 PG 1342

AND

Parcel Alternate Key: 1427118

Parcel Identification Number: 01-19-26-0600-011-01900

ROSENWALD GARDENS LOTS 19, 20 BLK 11 PB 5 PG 61

ORB 1763 PG 1283 ORB 4917 PG 1334.

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 3rd day of February, 2022.

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

Michael L. Holland
Mayor/Commissioner

ATTEST:

Mary C. Montez, City Clerk

Ordinance Number 22-02
Future Land Use - Suwannee Avenue (Alternate Key #s 1064309 and 1427118)
Page 2 of 4

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 3rd day of February, 2022, by Michael L. Holland, Mayor, and Mary C. Montez, 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 the use and reliance of the Eustis City Commission but I have not performed an independent title examination as to the accuracy of the legal description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 22-02 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.

Mary C. Montez, City Clerk

Exhibit A

