



# AGENDA

## Local Planning Agency Meeting

5:30 PM – Thursday, June 19, 2025 – City Hall

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### Call to Order

### Acknowledgement of Quorum and Proper Notice

#### 1. Approval of Minutes

##### 1.1 Approval of Minutes

April 17, 2025 Local Planning Agency Meeting

#### 2. Consideration with Discussion, Public Hearings and Recommendation

2.1 Ordinance Number 25-09: Proposed LDR Amendments for Changes in the Use Regulations Table, adding Master Planning requirements for properties over 300 acres in all Design Districts and providing Subdivision Regulations and Design Guidelines for Suburban Residential (SR) Properties.

2.2 Ordinance Number 25-11: Comprehensive Plan Map Amendment For 2025-CPLUS-03 Associated with Annexation Parcels Alternate Key Numbers 3957568, 3957567, And 3450680

#### 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

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

TO: Eustis Local Planning Agency Meeting (LPA)

FROM: Tom Carrino, City Manager

DATE: June 19, 2025

RE: Approval of Minutes

April 17, 2025 Local Planning Agency Meeting

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**Introduction:**

This item is for consideration of the minutes of the April 17, 2025 Local Planning Agency Meeting.

**Recommended Action:**

Approval of the minutes as submitted.

**Prepared By:**

Mary C. Montez, Deputy City Clerk

**Reviewed By:**

Christine Halloran, City Clerk



# MINUTES

## Local Planning Agency Meeting

5:30 PM – Thursday, April 17, 2025 – City Hall

**Call to Order: 5:30 P.M.**

### **Acknowledgement of Quorum and Proper Notice**

PRESENT: Michael Holland, George Asbate, Vice Chair Gary Ashcraft, Emily Lee and Chair Willie Hawkins

### **1. Approval of Minutes**

#### April 3, 2025 Local Planning Agency Meeting

Motion made by Mr. Holland, Seconded by Vice Chair Ashcraft, to approve the Minutes. Motion passed on the following vote:

Voting Yea: Mr. Holland, Ms. Lee, Mr. Asbate, Vice Chair Ashcraft, Chair Hawkins

### **2. Consideration with Discussion, Public Hearings and Recommendation**

#### 2.1 Ordinance Number 25-04: Comprehensive Plan Amendment for Annexation of Parcels with Alternate Key Numbers 1097070 and 1094712

Mike Lane, Director of Development Services, presented Ordinance Number 25-04 assigning the Future Land Use to properties located north of County Road 44, east of State Road 19 and north of Trout Lake Nature Center with Alternate Key Numbers 1097070 & 1094712. He stated the property owner is Robert T. Sangster who is requesting annexation of approximately 49.5 acres with a proposed future land use district of Mixed Commercial and Industrial (MCI) and highlighted the site location. Mr. Lane reviewed staff's evaluation of the request including the Joint Planning Area Agreement with Lake County. He confirmed Lake County was notified about the pending annexation and the appropriate advertisements and postings were completed.

Mr. Lane explained the current future land use designation in the County is Urban Low and he reviewed what would be allowed under that designation. He stated that the request is consistent with the properties to the east and noted that once developed it would have to be buffered from the residential area to the west. He commented on the density and impervious surface that would be allowed on the site under the proposed designation. He discussed the soils and confirmed utilities are available. He indicated that SR 44 is an urbanizing corridor. He stated the property is in the flood zone and future development would be required to get a letter of map amendment from FEMA in order to utilize fill. He added the property has been cleared in the last few years. He cited the various soils on the site which are all poorly drained soils. He stated future development will require geotechnical reports. He concluded stating that staff is recommending approval.

The Board asked about the proposed plans for the property with Mr. Lane responding that no site plan has been received for the property. It was noted that the property abuts City-owned property and it might be good to be added to City property.

Discussion was held regarding what the intended use is for the property.

Logan Wilson, representing Robert Sangster, stated that the soil is not ideal to build on and plans were for outdoor storage, possibly for heavy equipment. He noted that the ponds on the front of the property were actually borrow pits in the 1970's. He indicated it would be cost prohibitive to build on the site; therefore, Mr. Sangster came up with the self storage idea. He explained that the intent is for agricultural storage. He noted they have considered having a shared entrance to access the City parcel and place some kind of small commercial building at the front to make it more attractive and keep the vehicles towards the back where the wetlands are. He further explained their intent to get the property annexed and get input from the City regarding what to place on the property. He stated their intent at that time is to place covered storage on the site and outdoor storage for items such as RV's and boats. He added that the site is currently being used as a drop yard by Southland Construction. He stated their intent to leave it pervious surface and using the borrow pits for stormwater collection.

The Board confirmed the intent is not to construct a self-storage facility. They also asked if they are planning to construct additional facilities.

Mr. Wilson responded there would be no day-to-day activity for storage and they would utilize what is there currently for storage. He indicated that there is one rectangular parcel that runs parallel to SR 44 and, sometime in the future, someone could build a commercial type of facility. For storage, the plan is to just use what is already there.

Mr. Asbate asked if there are any violations against the property with Mr. Wilson responding that there are no violations he is aware of. Both the County and DEP had come out. He stated DEP was fine once they realized the ponds were borrow pits and were logged when the property was cleared. The County was primarily concerned about pervious surface and any building there. Mr. Sangster explained those are agricultural buildings and, ultimately, his plan was to annex and nothing was planned for hard construction.

Chairman Hawkins opened the public hearing at 5:45 p.m.

John Thornton explained he is a homeowner who lives behind the property. He commented on the trees being removed which increased the noise from the roadway. He stated the concrete was being brought in to the property in the early morning between 2 a.m. and 4 a.m. He expressed concern regarding where the concrete came from and if there is any hazardous material. He questioned whether or not a permit was obtained to remove the concrete and move it to that location. He cited the amount of concrete brought in. He indicated that the owner was told to cease any more construction or dumping at the site by the County or he would have to remove all of the concrete. He stated that the owner is currently being investigated by the St. John's Water Authority. He asked if Eustis annexes the property does that absolve him of any accountability for the pending violations. He expressed concern regarding any additional traffic.

Blake Griswold commented on the possible impact on Trout Lake and the wetlands from an industrial complex and possible saturation of the wetlands from development. He stated the area needs to be protected.

Cindy Newton, County resident, expressed concern regarding the possible impact on the City's waterfront and the wetlands.

Amanda Hall, Dona Vista resident, commented on water levels after Hurricane Milton, the affect on wildlife, and increasing traffic due to increased development.

Sherry Thornton, adjacent property owner, stated the ponds on the site are dying and commented on the amount of concrete and asphalt on the site. She cited the amount of noise, accidents and traffic from trucks entering the property.

The Board asked if the property is currently agricultural with Tom Carrino, City Manager, stating it is currently designated Urban Low which allows up to four units per acre residential as well as some multi-family and commercial uses.

The Board discussed annexing the property in order to have some control over the property. It was noted that the property is an enclave and is surrounded by the City. The Board asked if the fill is crushed concrete or a slab.

Mr. Wilson explained that Mr. Sangster recently purchased Professional Dirt Service and as DOT has been removing curbing and driveways, Southland Construction has used the site for those concrete pieces. They are milling it down to crushed concrete which is being sold off to third parties. He further explained that was part of the curb work in Eustis. They were initially bringing in the concrete during the day and then DOT switched the project to the evening.

There being no further public comment, the hearing was closed at 5:58 p.m.

Motion made by Mr. Holland, Seconded by Ms. Lee, to transmit Ordinance Number 25-04 to the City Commission for consideration. Motion passed on the following vote:

Voting Yea: Mr. Holland, Mr. Asbate, Vice Chair Ashcraft, Ms. Lee, Chair Hawkins

### **3. Adjournment: 5:59 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](http://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.*

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CHRISTINE HALLORAN  
City Clerk

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WILLIE L. HAWKINS  
Mayor/Commissioner



# City of Eustis

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

TO: EUSTIS LOCAL PLANNING AGENCY

FROM: Tom Carrino, City Manager

DATE: June 19, 2025

RE: Ordinance Number 25-09: Proposed LDR Amendments for Changes in the Use Regulations Table, adding Master Planning requirements for properties over 300 acres in all Design Districts and providing Subdivision Regulations and Design Guidelines for Suburban Residential (SR) Properties.

## **Introduction:**

This memo summarizes the changes recommended by the City's Planning Consultant, Kimley-Horn, Inc., last November regarding subdivision development and advisory design guidelines within the Suburban Residential (SR) Land Use District. These changes also include a new requirement applicable to all land use districts: properties exceeding 300 acres must undergo master planning before being developed as mixed-use or residential projects.

Additionally, the Use Regulation Table is being updated to include the concrete aggregate shredder/crusher. This use will be permitted only within the Public Institutional (P/I) and General Industrial (GI) Land Use Districts, while being classified as a conditional use in the Mixed Commercial/Industrial (MCI) Land Use District.

The detailed edits can be found with strikethrough and underlined throughout this document.

## **Proposed LDR Amendments:**

### **Sec. 102-21. Site Plans and Preliminary Plats.**

- Added cross reference to waiver requirements for small lot sizes for Suburban Residential FLU.

### **Sec. 109-4. Use Regulations Table**

- Added "Concrete Aggregate Shredder/Crusher" to be permitted in the General Industrial (GI) and Public/Institutional (P/I) Land Use Districts and required a conditional use permit in the Mixed Commercial Industrial (MCI) Land Use District.

### **Sec. 109-5.4. Urban Performance Standards**

- Added the new Single-Family Detached building lot type to the Urban Building Lot Type Standards

- Added footnote 3: New subdivisions within the Suburban Residential (SR) Future Land Use District shall be limited to Single-family Detached building lot types, unless a waiver is granted to permit Homestead, Estate, House, or Cottage lot types.

#### **Sec. 109-5.6. Suburban Performance Standards**

- Added the new Single-Family Detached building lot type to the Suburban Building Lot Type Standards
- Added footnote 4: New subdivisions within the Suburban Residential (SR) Future Land Use District shall be limited to Single-family Detached building lot types, unless a waiver is granted to permit Homestead, Estate, House, or Cottage lot types.

#### **Sec. 109-5.8 Rural Performance Standards**

- Added the new Single-Family Detached building lot type to the Rural Building Lot Type Standards
- Added footnote 1: New subdivisions within the Suburban Residential (SR) Future Land Use District shall be limited to Single-family Detached building lot types, unless a waiver is granted to permit Homestead, Estate, House, or Cottage lot types.

#### **Sec. 110-3 Development Pattern and Design Districts**

- Added the new Single-Family Detached building lot type.
  - SINGLE-FAMILY: A building lot located and designed to accommodate a detached single-family building with varied sizes of rear yards, common yards and street yards. This is the only permitted building lot type for detached single-family within the Suburban Residential future land use designation.

#### **Sec. 110-4.3 Single Family Detached Lot (New)**

- Established a new lot type to include the single-family standards.
- Includes a table to match the tables in other lot type sections that includes lot requirements, setbacks, height, etc.

#### **Sec. 115-3.1 Urban Districts**

- Added a Master Planning Requirement for properties over 300 acres.

#### **Sec. 115-3.2 Suburban Districts**

- Added a Master Planning Requirement for properties over 300 acres.

#### **Sec. 115-3.3 Rural Districts**

- Added a Master Planning Requirement for properties over 300 acres.

#### **Sec. 115-3.4. Residential Subdivision Standards for all design districts within the Suburban Residential Future Land Use Designation (New)**

- Created requirements for subdivisions of three or more lots within Suburban Residential FLU
  - For single-family detached development only one building lot type is permitted at a minimum of 100 ft. wide.
  - To access smaller lot types, the applicant must request a waiver per Sec.

102-21.1 and must follow the Eustis SR Development Standards. Require multiple lot sizes for subdivisions of 10 lots or more.

- Streets must meet or exceed the minimum standards of Residential Road or Residential Street as amended in Sec. 115-7.3. including street trees and sidewalks.

#### **Sec. 115-4.1. Open Space**

- Requirements for centrally located open space in single-family subdivisions, multi-family and mixed-use developments.
  - Acceptable justifications include site constraints due to existing natural features or requests to locate open space around one or more clustered protected or specimen trees.

#### **Sec. 115-4.9. Stormwater management**

Additional amenities required to count towards open space.

#### **Sec. 115-7.3. Street Types**

- Residential Street Standards Change in planter width from 6 feet to 8 feet to support canopy tree plantings.
- Addition of street tree requirements for one every 40 feet. Residential Road Standards Change in planter width from 6 feet to 8 feet to support canopy tree plantings.
- Addition of street tree requirements for one every 40 feet.

##### **Sec. 115-7.3.1. Urban Street Types**

(c) Table Footnote added: Street types within residential subdivisions of three lots or more within the Suburban Residential Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.

##### **Sec. 115-7.3.2. Suburban Street Types**

(a) Table Footnote added: Street types within residential subdivisions of three lots or more within the Suburban Residential Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.

##### **Sec. 115-7.3.3. Rural Street Types**

(a) Table Footnote added: Street types within residential subdivisions of three lots or more within the Suburban Residential Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.

#### **Recommended Action:**

Staff is recommending approval of these changes to the City's Land Development Regulations.

#### **Policy Implications:**

These amendments will enable the City to more effectively regulate the development of new subdivisions and concrete aggregate shredder/crusher operations. Additionally, the Planning Staff will have assurance that all larger parcels within the City must undergo the master planning process before any development is approved. By implementing changes to

subdivision regulations and design standards, staff anticipate the creation of new subdivisions that are more distinctive and varied, moving away from the uniform designs that have been prevalent in recent years.

**Budget/Staff Impact:**

Not applicable

**Business Impact Estimate:**

See attached.

**Prepared By:**

Mike Lane, AICP – Development Services Director

## ORDINANCE NUMBER 25-09

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 109.4 (USE REGULATIONS TABLE) TO CLASSIFY "CONCRETE AGGREGATE SHREDDER/CRUSHER" AS AN INDUSTRIAL USE AND TO SPECIFY THE LAND USE CATEGORIES IN WHICH THE USE IS PERMITTED BY RIGHT OR SUBJECT TO CONDITIONAL USE APPROVAL; AMENDING SECTIONS 115-3.1 (URBAN DISTRICTS), 115-3.2 (SUBURBAN DISTRICTS), AND 115-3.3 (RURAL DISTRICTS) RELATING TO DISTRICT REGULATIONS; AMENDING SECTIONS 109-5.4 (URBAN), 109-5.6 (SUBURBAN), AND 109-5.8 (RURAL) TO UPDATE PERFORMANCE STANDARDS; AMENDING SECTION 110-3 REGARDING DEVELOPMENT PATTERN AND DESIGN DISTRICTS; ADDING A NEW SECTION TO 110-4 (BUILDING LOT TYPES) TO ESTABLISH A SINGLE-FAMILY DETACHED LOT TYPE, WHICH MAY BE RENUMBERED AS NECESSARY; ADDING SECTION 115-4.1(b)(3) TO ESTABLISH OPEN SPACE REQUIREMENTS FOR SINGLE-FAMILY SUBDIVISIONS, MULTI-FAMILY, MIXED-USE, AND TOWNHOME DEVELOPMENTS; ADDING SECTION 115-4.9(d)(3) TO ALLOW STORMWATER FACILITIES TO FUNCTION AS AMENITIES; AMENDING SECTION 115-7.3 TO REQUIRE STREET TREES AND TO PROHIBIT ON-STREET PARKING ON RESIDENTIAL STREETS UNLESS DESIGNATED PARKING SPACES ARE PROVIDED; AMENDING SECTION 102-21 REGARDING SITE PLANS AND PRELIMINARY PLATS; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to the municipal powers granted by Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes, the City of Eustis may exercise all available governmental, corporate, and proprietary powers except when prohibited by law; and

**WHEREAS**, on July 16, 2009 the City Commission adopted revised Land Development Regulations under Ordinance 09-33 which have since been amended from time to time as necessary to periodically review, revise and update the Land Development Regulations; and

**WHEREAS**, the Local Planning Agency held a public hearing on June 19, 2025 where it reviewed the proposed revisions to the Land Development Regulations, found them to follow the City's Comprehensive Plan, and recommended forwarding this Ordinance to the City Commission for its consideration; and

**WHEREAS**, the City Commission finds the proposed revisions are necessary to ensure consistency with the Comprehensive Plan, clarify legislative intent, and promote public health, safety, and welfare, as well as foster economic growth.

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

**SECTION 1.** The above whereas clauses are ratified and confirmed as true and correct.

**SECTION 2.** The City's Land Development Regulations are hereby amended to read as follows:

\* \* \*

**Sec. 102-21. Site plans and preliminary plats.**

(a) *Site plan and preliminary subdivision plat submittal requirements.* Unless specifically waived **in writing** by the **D**irector of **D**evelopment **S**ervices, all site plans and preliminary subdivision plats shall be 24 inches × 36 inches in size on plain, white paper and submitted in electronic form as well. If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each. Each sheet must contain a title block, scale, north arrow, and date, including a revisions date block. The plans must be signed and sealed by an engineer, architect, or landscape architect licensed to practice in the State of Florida. The site plan and preliminary subdivision plat submittals must include the information required to evaluate compatibility with adjacent land uses, consideration of natural environmental systems on site and adjacent to the site, internal and external connectivity of open space and vehicular and pedestrian access and conceptual compliance with the design standards and requirements of the Land Development Code. Specifically, the submittal shall be deemed sufficient if it includes the following: except that preliminary subdivision plat applications for homestead lot residential subdivisions containing no more than four lots, each lot containing a minimum of one and one-half acres of gross land area, and which do not include establishment of new streets and alleys, shall be deemed sufficient if it includes items under (1), (2)a—d, (5)a, (6)a and k 1—3.

(1) *General information.*

- a. Vicinity or location map drawn to scale.
- b. Name and contact information for owner, applicant, and consultant.
- c. Project name, date, scale, north arrow, and revision dates.
- d. Property address, parcel ID and/or alternate key number.
- e. Boundary survey and legal description.

(2) *Physical site assessment.*

- a. Recent aerial of site and surrounding area within 500 feet of the site.
- b. Soils map, based on the most recent Lake County Soils Survey, drawn at the same scale as the site plan, clearly identifying all soil types, especially those areas which are not suitable for buildings or major structures due to soils limitations.

- c. Map of vegetative cover based on Florida Land Use Classification.
- d. Topographical survey with contour lines, including wetland delineation and 100-year flood elevation, if applicable, signed and sealed boundary survey with legal description and location of all easements.
- e. Tree survey (location, size and type of existing trees or clusters).
- f. Environmental/wildlife habitat study including:
  - 1. Description of the parcel.
  - 2. Documentation of the data collected and reviewed.
  - 3. Field survey (map, characterize, and describe natural habitats located on the site).
  - 4. Protected species survey to include direct sitings and indirect observations (record species that inhabit, cross, or utilize habitats within and immediately adjacent to the site.).
  - 5. Report describing the methodology used, findings, and conclusions/recommendations including aerial photograph that maps and identifies the character and size of the habitats as well as the location of any protected species or signs of their presence. The report shall also describe the ~~manner in which~~ way the habitats of protected species will be protected or mitigated.
  - 6. For any proposed site within the Wekiva River Protection Area as defined in Part II, Chapter 369, Florida Statutes, the environmental survey shall be conducted in accordance with the city-approved methodology to assess the impacts of development on ground and surface water quality, quantity, and hydrology, native vegetation and wildlife species, wetlands and associated uplands.

(3) *Land use assessment.* Map of site and surrounding area within 500 feet of the site depicting existing land use with density/intensity, land use designations and assignment of design districts, including location of all streets (specified by type).

(4) *Traffic circulation.*

- a. Traffic analysis to meet assessment requirements as required by Lake-Sumter Metropolitan Planning Organization (MPO).
- b. Vehicular access points.
- c. Proposed off-site improvements.

(5) *Utilities and services.*

- a. Proposed method and source of water supply and wastewater disposal.
- b. Required capacity for water and wastewater.
- c. General location and size of service lines and connections.

- d. General direction of natural surface drainage flow.
- e. Preliminary drainage calculations and proposed stormwater management system.
- f. Location of on-site wells and septic tanks (if applicable).
- g. Preliminary school concurrency assessment (residential uses only).

(6) *Proposed development plan.*

- a. Proposed buildings, structures, and/or lot layouts as applicable.
- b. Off-street parking areas (if applicable).
- c. Stormwater management locations and type.
- d. Location and dimensions of all yards, setbacks, buffers and distance between buildings (if applicable).
- e. Identification, in general, of trees to be removed.
- f. Designated Park areas (if applicable).
- g. Designated open space with acreage calculations.
- h. Location and material of screen walls and/or knee walls (if applicable).
- i. Method and location of solid waste disposal.
- j. Table or list of the building and lot types proposed.
- k. Chart of calculations demonstrating compliance with Land Development **Code Regulations** including, but not limited to the following:
  - 1. Gross acreage.
  - 2. Net acreage (less wetlands and water bodies).
  - 3. Net density (total units/net acreage).
  - 4. Open space.
  - 5. Impervious area and percentage.
  - 6. Nonresidential square footage and floor area ratio (if applicable).
  - 7. Off-street parking.
- l. Sign locations **(if applicable)**.
- m. Requested waivers (provide dimensional requirements and cross- sections).
  - 1. **Waivers requested, per Sec. 102-21.1, for smaller lot sizes for residential subdivisions within the Suburban Residential (SR) Future Land Use district are required to follow the Eustis SR Development Standards.**

(7) *Block configuration (if applicable).*

- a. Perimeter calculation for each block.

(8) **Conceptual Proposed** building **(architectural)** elevations **or renderings** (not required for preliminary subdivision plan) **(color and black and white, if available)**.

(9) Phasing plan (if applicable), including proposed completion schedule of amenities and park requirements.

(10) Conceptual landscape and lighting **(photometric)** plan, noting compliance with code requirements; all landscape and irrigation plans shall be signed and sealed by a landscape architect licensed to practice in the State of Florida.

(11) Clearly identify and justify any design variations that are being requested from the specific standards in the Land Development **Code Regulations**, including lot types and street types.

(12) Proposed method of preservation and maintenance of common open space. All developments whose submitted plan indicates the existence of one or more areas to be held in common by the property owners shall have established and maintained a homeowner's association; membership in which will be required for all purchasers of lots or parcels of land within the plat. Said association shall be established by the developer at the time, and as a condition, of platting and shall be acceptable to the city.

(13) Demonstration of compliance with the design processes outlined in chapter 115-3(g) and chapter 110-3.3(f).

**(b) Time to Challenge. Any person or entity challenging the validity of this section must do so by filing a lawsuit with a court of competent jurisdiction within 90 days of the date of adoption. Absent the timely filing of a lawsuit in a court of competent jurisdiction within 90 days of the date of adoption, this section shall be the final adjudication of all issues presented herein and not subject to challenge more than 90 days after adoption.**

(Ord. No. 16-13, § 1(Exh. A), 5-19-2016; Ord. No. 22-04 , § 1, 2-17-2022)

\* \* \*

## **Chapter 109 LAND USE DISTRICTS AND DESIGN DISTRICT OVERLAYS<sup>1</sup>**

(1) *Urban Building Lot Types*. The following building lot types are permitted within the city's urban area.

\* \* \*

### **Sec. 109-4. Use Regulations Table is hereby amended as follows**

\* \* \*

	Residential				Commercial & Industrial		Mixed Use				Other			
Specific Use	RR	SR	UR	MH	GC	GI	CBD	RT	MCR	MCI	PI	AG	CON	Standards
<b>KEY: P = Permitted Use L=Permitted Subject to limitations in Standards Column C= Conditional Use Blank = Not Permitted</b>														
<b>INDUSTRIAL</b>														
All light industrial/research				L	P		P	C	P	P	L			1, 9

except as listed below														
<b><u>Concrete Aggregate Shredder/Crusher</u></b>						<b><u>P</u></b>					<b><u>C</u></b>	<b><u>P</u></b>		
Crematorium						C								
Heavy industrial						P								
Research lab w/o manufacturing					P	P	P	C	C	P				
Self service storage						C								
Warehouse and freight movement						P				L				10
Wholesale trade					P	C	P	C	P	P				10

\* \* \*

#### Sec. 109-5.4. Urban performance standards

The city has established four distinct design districts within the urban area: neighborhood, center, corridor and district. The following provisions apply to all urban districts. Specific standards by district are also included herein.

BUILDING TYPES	LOT	URBAN			
		NHB	DST	COR	CTR
HOMESTEAD <sup>(3)</sup>					
ESTATE <sup>(3)</sup>	X				
HOUSE <sup>(3)</sup>	X			X	X
COTTAGE <sup>(3)</sup>	X <sup>(2)</sup>				X
<b><u>SINGLE-FAMILY DETACHED</u></b>	<b><u>X</u></b>				
DUPLEX	X			X	X
TOWNHOUSE	X			X	X
APARTMENT HOUSE	X			X	X
COURTYARD APARTMENT	X			X	X
APARTMENT BUILDING	X			X	X
LIVE/WORK BUILDING	X			X	X
MIXED-USE BUILDING	X <sup>(1)</sup>			X	X

MULTI-STORY COMMERCIAL BUILDING	X(1)		X	X
LARGE-FORMAT RETAIL BUILDING		X	X	X
COMMERCIAL BUILDING		X	X	X
PEDESTAL BUILDING				
LINER BUILDING				
INDUSTRIAL BUILDING		X		
CIVIC BUILDING	X	X	X	X
APARTMENT COMPLEX			X	
RETAIL COMPLEX		X	X	

(X) Permitted, Blank cell - prohibited.

(1) The size shall be limited to neighborhood scale.

(2) Up to four cottage building lot types when developed as one project, may apply for a waiver to permit an averaging of the side setback.

**(3) New subdivisions within the Suburban Residential (SR) Future Land Use District shall be limited to Single-family Detached building lot types, unless a waiver is granted to permit Homestead, Estate, House, or Cottage lot types.**

**(4) Time to Challenge. Any person or entity challenging the validity of this section must do so by filing a lawsuit with a court of competent jurisdiction within 90 days of the date of adoption. Absent the timely filing of a lawsuit in a court of competent jurisdiction within 90 days of the date of adoption, this section shall be the final adjudication of all issues presented herein and not subject to challenge more than 90 days after adoption.**

(Ord. No. 16-31, § 1.d. (Exh. A), 12-15-2016)

\* \* \*

### **Sec. 109-5.6. Suburban performance standards.**

The city has established four distinct design districts within the suburban area: neighborhood, center, corridor and district. The following provisions apply to all districts. Specific standards by district are also included herein.

(1) Suburban building lot types. The following building lot types are permitted within the city's suburban area:

BUILDING LOT TYPES	SUBURBAN			
	NHB	DST	COR	CTR
HOMESTEAD <sup>(4)</sup>				
ESTATE <sup>(4)</sup>	X		X <sup>(3)</sup>	
HOUSE <sup>(4)</sup>	X		X <sup>(3)</sup>	

COTTAGE <sup>(4)</sup>			X <sup>(3)</sup>	
<b>SINGLE-FAMILY DETACHED</b>	<b>X</b>		<b>X<sup>(3)</sup></b>	
DUPLEX	X		X <sup>(3)</sup>	
TOWNHOUSE	X <sup>(2)</sup>		X	X
APARTMENT HOUSE	X <sup>(2)</sup>		X	X
COURTYARD APARTMENT	X <sup>(2)</sup>		X	X
APARTMENT BUILDING	X <sup>(2)</sup>		X	X
LIVE/WORK BUILDING			X	X
MIXED-USE BUILDING	X <sup>(1)</sup>		X	X
MULTI-STORY COMMERCIAL BUILDING	X <sup>(1)</sup>		X	X
LARGE-FORMAT RETAIL BUILDING		X	X	
COMMERCIAL BUILDING		X	X	
PEDESTAL BUILDING		X		
LINER BUILDING				
INDUSTRIAL BUILDING		X		
CIVIC BUILDING	X	X	X	X
APARTMENT COMPLEX			X	X
RETAIL COMPLEX		X	X	X
INDUSTRIAL COMPLEX		X		

(X) Permitted, Blank cell - prohibited.

(1) The size shall be limited to neighborhood scale.

(2) All apartment, townhome building types are permitted only on parcels with an MCR land use designation or as part of a mixed-use project that requires a minimum of 15% of the development acreage to be devoted to nonresidential support use.

(3) Permitted within a PUD.

**(4) New subdivisions within the Suburban Residential (SR) Future Land Use District shall be limited to Single-family Detached building lot types, unless a waiver is granted to permit Homestead, Estate, House, or Cottage lot types.**

**(5) Time to Challenge. Any person or entity challenging the validity of this section must do so by filing a lawsuit with a court of competent jurisdiction within 90 days of the date of adoption. Absent the timely filing of a lawsuit in a court of competent jurisdiction within 90 days of the date**

**of adoption, this section shall be the final adjudication of all issues presented herein and not subject to challenge more than 90 days after adoption.**

(Ord. No. 16-31, §1.d (Exh. A), 12-15-2016)

\* \* \*

### **Sec. 109-5.8. Rural performance standards.**

The city has established four distinct design districts within the rural area: neighborhood, center, corridor and district. The following provisions apply to all districts. Specific standards by district are also included herein.

(1) Rural building lot types. The following building lot types are permitted within the city's rural area:

BUILDING LOT TYPES	RURAL			
	NHB	DST	COR	CTR
HOMESTEAD <sup>(1)</sup>	X			
ESTATE <sup>(1)</sup>	X			
HOUSE <sup>(1)</sup>	X			
COTTAGE <sup>(1)</sup>				X
<b><u>SINGLE-FAMILY DETACHED</u></b>	<b><u>X</u></b>			<b><u>X</u></b>
DUPLEX	X			X
TOWNHOUSE				X
APARTMENT HOUSE				X
COURTYARD APARTMENT				
APARTMENT BUILDING				
LIVE/WORK BUILDING				X
MIXED-USE BUILDING				X
MULTI-STORY COMMERCIAL BUILDING				X
LARGE-FORMAT RETAIL BUILDING				
COMMERCIAL BUILDING				
PEDESTAL BUILDING				
LINER BUILDING				
INDUSTRIAL BUILDING		X		
CIVIC BUILDING	X	X	X	X
APARTMENT COMPLEX			X	
RETAIL COMPLEX		X	X	

(X) Permitted, Blank cell – prohibited.

**(1) New subdivisions within the Suburban Residential (SR) Future Land Use District shall be limited to Single-family Detached building lot types, unless a waiver is granted to permit Homestead, Estate, House, or Cottage lot types.**

**(2) Time to Challenge. Any person or entity challenging the validity of this section must do so by filing a lawsuit with a court of competent jurisdiction within 90 days of the date of adoption. Absent the timely filing of a lawsuit in a court of competent jurisdiction within 90 days of the date of adoption, this section shall be the final adjudication of all issues presented herein and not subject to challenge more than 90 days after adoption.**

(Ord. No. 16-31, § 1.d.(Exh. A), 12-15-2016)

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## Chapter 110 DEVELOPMENT STANDARDS<sup>2</sup>

\* \* \*

### Sec. 110-3. Development pattern and design districts.

The development patterns are classified as urban, suburban or rural. Within each development pattern there are four design districts. They are categorized as 1) Neighborhood (NHB), 2) District (DST), 3) Center (CTR) and 4) Corridor (COR). These development patterns and district combinations are defined and described with graphic illustrations in chapter 109. The design development standards for each pattern and district are provided herein.

(a) *Building lot types.* There are ~~eigh~~**nineteen (19)** building lot types and three complex lot types.

(1) HOMESTEAD: A building lot located and designed to accommodate a detached building with large common lot yards, rear yards and street yards for a rural area.

(2) ESTATE: A building lot located and designed to accommodate a detached building with large common lot yards, rear yards and street yards.

(3) HOUSE: A building lot located and designed to accommodate a detached building with small common lot yards and a large street yard.

(4) COTTAGE: A building lot located and designed to accommodate a small, detached building with small common lot and street yards.

**(5) SINGLE-FAMILY: A building lot located and designed to accommodate a detached single-family building with varied sizes of rear yards, common yards and street yards. This is the only permitted building lot type for detached single-family within the Suburban Residential (SR) Future Land Use District.**

(6) DUPLEX: A building lot located and designed to accommodate a building with small common lot yards and a large street yard and containing two attached dwellings.

- (7) TOWNHOUSE: A building lot located and designed to accommodate a building with common walls on both side building lot lines and a private garden to the rear.
- (8) APARTMENT HOUSE: A building lot located and designed to accommodate a detached building which resembles a large house but which contains multiple dwellings above and beside each other.
- (9) COURTYARD APARTMENT: A building lot located and designed to accommodate multiple dwellings arranged around and fronting on a central garden or courtyard that may be partially or wholly open to the street.
- (10) APARTMENT BUILDING: A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk.
- (11) LIVE-WORK BUILDING: A building lot located and designed to accommodate an attached or detached building with residential uses, commercial uses, or a combination of the two within individually occupied live-work units, all of which may occupy any story of the building.
- (12) MIXED-USE BUILDING LOT: A building lot located and designed to accommodate a multi-story building with multiple dwellings in upper stories and various commercial uses in any stories.
- (13) MULTI-STORY COMMERCIAL BUILDING: A building lot located and designed to accommodate a multi-story building with commercial and office uses in any story.
- (14) LARGE-FORMAT RETAIL BUILDING: A building lot located and designed to accommodate a large footprint building with one or more uses.
- (15) COMMERCIAL BUILDING: A building lot located and designed to accommodate single use office and retail that are predominately located on corridors as part of a retail complex.
- (16) PEDESTAL BUILDING: A building lot located and designed to accommodate the tallest permissible building whose primary facade must be stepped back to reduce its apparent bulk when viewed from the sidewalk.
- (17) LINER BUILDING: A building lot located and designed to accommodate a large footprint building such as a parking garage, cinema, supermarket, etc., which is surrounded by a liner building which conceals large expanses of blank walls and faces the street with ample windows and doors opening onto the sidewalk.
- (18) INDUSTRIAL BUILDING: A building lot located and designed to accommodate industrial uses.
- (19) CIVIC: A building lot located and designed to accommodate a building containing public or civic uses such as community services, day care, education, government, places of worship, or social services.
- (20) APARTMENT COMPLEX: A complex is located and designed for development over five acres in size and accommodates one or more multifamily building lot types.
- (21) RETAIL COMPLEX: A complex is located and designed for development over five acres in size and accommodates commercial buildings, large format retail building lot type, mixed use building lot types, and multi-story commercial building lot types. A block structure will be required for this type of development and is outlined in section 115-7.1(a).

(22) INDUSTRIAL COMPLEX: A complex is located and designed for development over five acres in size and accommodates multiple industrial building types in one complex.

**(b) Time to Challenge. Any person or entity challenging the validity of this section must do so by filing a lawsuit with a court of competent jurisdiction within 90 days of the date of adoption. Absent the timely filing of a lawsuit in a court of competent jurisdiction within 90 days of the date of adoption, this section shall be the final adjudication of all issues presented herein and not subject to challenge more than 90 days after adoption.**

(Ord. No. 16-31, § 1.e.(Exh. A), 12-15-2016)

\* \* \*

**Sec. 110-4. Single-family detached lot.**

**A building lot located and designed to accommodate a detached single-family building with varied sizes of rear yards, common yards and street yards. This is the only permitted building lot type for detached single-family within the Suburban Residential (SR) Future Land Use District.**

	<b><u>Suburban Residential (SR)</u></b>
<b><u>LOT REQUIREMENTS</u></b>	<b><u>MIN</u></b>
<b><u>Lot Width (ft)</u></b>	<b><u>100</u></b>
<b><u>Lot Depth (ft)</u></b>	<b><u>100</u></b>
<b><u>Lot Size (ft)</u></b>	<b><u>10,000</u></b>
<b><u>BUILDING ENVELOPE</u></b>	<b><u>MAX</u></b>
<b><u>Street Setback (ft)</u></b>	<b><u>25</u></b>
<b><u>Common Lot Setback (ft)</u></b>	<b><u>7.5</u></b>
<b><u>Alley or Rear Setback (ft)</u></b>	<b><u>10</u></b>
<b><u>Frontage Buildout %</u></b>	<b><u>--</u></b>
<b><u>ACC BLDG ENVELOPE</u></b>	<b><u>MAX</u></b>
<b><u>Street Setback (ft)</u></b>	<b><u>10' behind building frontage</u></b>
<b><u>Common Lot Setback (ft)</u></b>	<b><u>5</u></b>
<b><u>Rear Setback (ft)</u></b>	<b><u>5</u></b>
<b><u>BUILDING HEIGHT</u></b>	<b><u>MAX</u></b>
<b><u>Principal Building (st)</u></b>	<b><u>2</u></b>
<b><u>Accessory Building(s) (st)</u></b>	<b><u>2</u></b>
<b><u>PARKING PROVISIONS</u></b>	
<b><u>Location</u></b>	<b><u>Zones 2 and 3</u></b>
<b><u>PRIVATE FRONTAGES</u></b>	
<b><u>Common Lawn</u></b>	<b><u>X</u></b>
<b><u>Porch and Fence</u></b>	<b><u>X</u></b>
<b><u>Forecourt</u></b>	
<b><u>Stoop</u></b>	

<u>Shopfront and Awning</u>	
<u>Gallery</u>	
<u>Arcade</u>	

**Time to Challenge. Any person or entity challenging the validity of this section must do so by filing a lawsuit with a court of competent jurisdiction within 90 days of the date of adoption. Absent the timely filing of a lawsuit in a court of competent jurisdiction within 90 days of the date of adoption, this section shall be the final adjudication of all issues presented herein and not subject to challenge more than 90 days after adoption.**

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## **Chapter 115 GENERAL BUILDING AND SITE STANDARDS**

\* \* \*

### **Sec. 115-3. - Residential compatibility and design district transitions.**

The compatibility standards below provide standard and predictable measures for establishing and creating compatibility through landscapes, buffers, natural areas or transitional development practices in an effort to lessen impacts and integrate development along the edges of properties where different land use districts or densities are present, as provided for in the future land use element of the comprehensive plan. These standards are in addition to the development pattern and design district standards in Chapter 109 that provide for compatible lot typologies.

(Ord. No. 21-09, § 1, 6-17-2021)

#### **Sec. 115-3.1. - Urban Districts.**

(a) Urban residential compatibility. The maximum residential density permitted within any urban design district shall be consistent with the maximum density of the applicable land use district assigned to each individual property.

(b) When any urban design district abuts an existing development in an urban design district, and proposed new residential lots will share a common boundary with existing or platted lots:

The width of the new lots may be no more than 110 percent of the width of the existing or platted lots, unless such existing or platted lots are non-conforming with the urban design district standards.

(c) When any urban design district abuts a suburban design district, and proposed new residential lots will share a common boundary with existing or platted lots:

(1) The width of the new lots may be no less than 60 percent of the width of the existing or platted lots, unless:

a. A landscape buffer (7 to 10 feet wide) is provided between the new lots and existing or platted lots; or

b. Park space as permitted by section 115-8.1 is provided between the new lots and the existing platted lots; or

c. A consistent opaque buffer wall/fence is provided between the new lots and the existing or platted lots.

**(d) Master Planning Requirement. Urban district properties larger than 300 acres must undergo a comprehensive master planning process before development. This process shall incorporate agreed-upon design standards, pattern books, covenants and restrictions, and other planning techniques/best practices to promote cohesive, well-integrated land use.**

**(e) Time to Challenge. Any person or entity challenging the validity of this section must do so by filing a lawsuit with a court of competent jurisdiction within 90 days of the date of adoption. Absent the timely filing of a lawsuit in a court of competent jurisdiction within 90 days of the date of adoption, this section shall be the final adjudication of all issues presented herein and not subject to challenge more than 90 days after adoption.**

#### **Sec. 115-3.2. - Suburban Districts.**

(a) Suburban residential compatibility. The maximum residential density permitted within any suburban design district shall be consistent with the maximum density of the applicable land use district assigned to each individual property.

(b) When any suburban design district abuts an existing development in a suburban district, and proposed new residential lots will share a common boundary with existing or platted lots:

(1) The width of the new lots may be no more than 150 percent of the width of the existing or platted lots, unless:

a. The existing or platted lots are non-conforming to the suburban design district standards;

b. Central sewer service is not available.

c. When any suburban design district abuts a rural design district, and proposed new residential lots will share a common boundary with existing or platted lots:

(1) The width of the new lots may be no less than 75 percent of the width of the existing or platted lots; unless:

a. A landscape buffer (10 to 15 feet wide) is provided between the new lots and existing or platted lots; or

b. Park space as permitted by section 115-8.3 is provided between the new lots and existing or platted lots.

**c. Master Planning Requirement. Suburban district properties larger than 300 acres must undergo a comprehensive master planning process before development. This**

process shall incorporate agreed-upon design standards, pattern books, covenants and restrictions, and other planning techniques/best practices to promote cohesive, well-integrated land use.

d. *Time to Challenge.* Any person or entity challenging the validity of this section must do so by filing a lawsuit with a court of competent jurisdiction within 90 days of the date of adoption. Absent the timely filing of a lawsuit in a court of competent jurisdiction within 90 days of the date of adoption, this section shall be the final adjudication of all issues presented herein and not subject to challenge more than 90 days after adoption.

#### **Sec. 115-3.3. - Rural Districts.**

a. Rural residential compatibility. For lands within the rural design district, the maximum residential density permitted shall be consistent with the maximum density of the applicable land use district assigned to each individual property.

b. When any rural design district abuts an existing development in a suburban district, and proposed new residential lots will share a common boundary with existing or platted lots:

(1) The width of the new lots may be no more than 200 percent of the width of the existing or platted lots, unless:

a. The existing or platted lots are non-conforming to the suburban design district standards;

b. Central sewer service is not available.

c. When any rural design district abuts an existing development in a rural district, and proposed new residential lots will share a common boundary with existing or platted lots:

1. The width of the new lots may not be less than 85 percent of the width of the existing or platted lots, unless:

i. A landscape buffer (15 to 25 feet wide) is provided between the new lots and existing or platted lots; or

ii. Park space as permitted by section 115-8.3 is provided between the new lots and existing or platted lots.

d. *Master Planning Requirement.* Rural district properties larger than 300 acres must undergo a comprehensive master planning process before development. This process shall incorporate agreed-upon design standards, pattern books, covenants and restrictions, and other planning techniques/best practices to promote cohesive, well-integrated land use.

e. *Time to Challenge.* Any person or entity challenging the validity of this section must do so by filing a lawsuit with a court of competent jurisdiction within 90 days of the date of adoption. Absent the timely filing of a lawsuit in a court of competent jurisdiction within 90 days of the date of adoption, this section shall be the final adjudication of all issues presented herein and not subject to challenge more than 90 days after adoption.

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Sec. 115-3.4. Residential Subdivision Standards for all design districts within the Suburban Residential Future Land Use District.

(a) For all residential subdivisions containing more than ten lots within the Suburban Residential (SR) Future Land Use District, all provisions of Section 115 shall apply, except that the standards specified herein supersede the requirements of Section 115, regardless of the design district in which the properties are located.

(1) Building Lot Types. For detached single-family development, single-family detached building lot types are the only lot type permitted.

a. If the applicant desires to include smaller lot types within the development, the applicant shall apply for a waiver, per Sec. 102-21.1, to a smaller lot size provided for in the Eustis SR Development Standards.

(2) Double-Frontage Lots. The use of double-frontage lots shall be strongly discouraged except where essential to overcome disadvantages of topography or environmental characteristics.

(3) Streets. Streets must be designed to accommodate multimodal traffic and serve a variety of users. This section is intended to acknowledge this and provide guidance for future roadway construction and reconstruction.

a. The internal street network must comply with or exceed the minimum standards of Residential Road, Residential Street, or Rear Alley types from Section 115.7.3., including street trees and sidewalks where applicable.

b. Cul-de-sacs are discouraged. If a residential street does not provide connectivity outside of direct access from residences to the surrounding street network, it shall be a private street dedicated to a property owner's association. Cross access to abutting properties or stubs out to vacant adjacent sites will be considered providing connectivity.

c. For all residential subdivisions containing more than ten lots within the Suburban Residential (SR) Future Land Use District, this standard shall supersede the permissible street types table outlined in Sec. 115-7.3.2.

(4) Street Trees. Street trees are required in parkway strips between the road and sidewalk.

a. Canopy (overstory) trees shall be provided in the streetscape spaced at one (1) tree per forty (40) feet of property frontage. Waivers for tree spacing may be considered for access drives or the construction of on-street parking spaces.

b. Minimum widths for parkway strips are required to comply with the minimum standards of Residential Road, Residential Street, or Rear Alley types from Section 115.7.3.

(5) Time to Challenge. Any person or entity challenging the validity of this section must do so by filing a lawsuit with a court of competent jurisdiction within 90 days of the date of adoption. Absent the timely filing of a lawsuit in a court of competent jurisdiction within 90 days of the date of adoption, this section shall be the final adjudication of all issues presented herein and not subject to challenge more than 90 days after adoption.

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#### **Sec. 115-4.1 Open space.**

(a) When there is a requirement that the minimum open space required within a development be under common ownership or unified control, or within a subdivision, the open space shall be property under control of the developer or in public or common private ownership. It shall not be in individual lots unless restricted by a conservation easement protecting natural resources and prohibiting construction of impervious surface improvements.

(b) Open space may be used for parks, recreation, conservation, preservation of native habitat and other natural resources, stormwater management, historic or scenic purposes. When used for recreation, the following shall apply:

(1) Recreational activities in conservation or preservation open space areas shall maintain the areas in their natural state with little or no land disturbance. Structures are limited to improvements such as boardwalks, permeable pathways and signage necessary for resource management.

(2) Recreational activities in all other open space areas may include but are not limited to active and passive recreation where not more than five percent of the area of any required open space shall be occupied by impervious surfaces other than sidewalks, boardwalks, and other pedestrian pathways.

(3) For multi-family, mixed-use, and townhome developments, programmed open spaces and recreational areas shall be centrally located and shall be visually and physically connected to a street. If it is not possible to provide a centrally located recreational area, justification shall be provided by the applicant, and the alternative proposal shall be subject to approval by the Development Services Director or their designee.

a. Acceptable justifications include site constraints due to existing natural features or requests to locate open space around one or more clustered protected or specimen trees.

(4) Time to Challenge. Any person or entity challenging the validity of this section must do so by filing a lawsuit with a court of competent jurisdiction within 90 days of the date of adoption. Absent the timely filing of a lawsuit in a court of competent jurisdiction within 90 days of the date of adoption, this section shall be the final adjudication of all issues presented herein and not subject to challenge more than 90 days after adoption.

(Ord. No. 16-31, 12-15-2016)

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#### **Sec. 115-4.9. Stormwater management.**

*(a) Purpose and intent.* The purpose of this section is to provide stormwater management for protecting the public health, safety, and welfare from deterioration of water quality, damage of property and infrastructures, and degradation of environment. The intent of the stormwater management is to confine and regulate runoff from polluting surface water, reducing erosion and sedimentation, preventing flooding and endangerment of the ecological balance of the environment. Proper stormwater management enhances landscape value, increases groundwater recharge, and decreases groundwater consumption. All new developments require stormwater management with the financial responsibility of design, permits, construction and maintenance being born by the developer.

*(b) Permitting.* A site development permit is required for all construction activities such as land clearing for stormwater control, subdivision development, infrastructures installation, pavement, altering shoreline or water bodies functions, etc. Exemptions will be provided for activities such as individual residential construction within a permitted subdivision, agricultural and silvicultural activities permitted by regulatory agencies as required. All permit applications shall include sufficient information and documentation in the form of maps, plans, specifications, and calculations signed and sealed as required by law.

*(c) Performance criteria and standards.* All stormwater management shall be planned, designed, constructed and maintained to meet the performance criteria and standards as described herein and required by law. The city engineer shall provide stormwater construction specifications and standards.

*(1) Pollution abatement.* Stormwater runoff shall be contained as required by state and federal regulatory agencies to provide retention and detention storage as required by the agency having jurisdiction (St. Johns River Water Management District). In unincorporated planning areas, both St. Johns River Water Management District and Lake County Environmental Services shall be contacted for permit requirements. Retention basins with percolation and detention basins without filtration (wet detention) are recommended. The use of detention basins with underdrain filtration (dry detention) is discouraged due to maintenance problems.

*(2) Water quantity and flood control.* Stormwater runoff shall be contained as required by state and federal regulatory agencies to limit post-development peak rate and volume discharge as required by the agency having jurisdiction (St. Johns River Water Management District). Designs for the drainage basins shall be based on storm events as follows:

- a. The 25-year 96-hour storm event shall be used for land locked (without positive drainage outfall) areas which are:
  - 1. Low-lying with a history of flooding problems; or
  - 2. Have a high water table; or
  - 3. Contain impervious soils.

Stormwater runoff shall be contained such that the post-development volume of runoff shall not exceed pre-development conditions based on a 25-year, 96-hour storm event. For certain drainage basins as identified in the city's 1990 stormwater facilities study there may be additional requirements to achieve discharge and flood control requirements.

b. The 25-year, 24-hour storm event shall be used for areas having positive drainage outfall to an existing storm sewer or drainage ditch which leads to open surface waters of a lake or a canal. The post-development peak rate of discharge of stormwater runoff shall not exceed the pre-development conditions.

c. Retention systems must provide an available capacity for the appropriate treatment volume of stormwater within 72 hours following a storm event assuming average antecedent moisture conditions. Percolation rates for soils within the retention /detention area shall be determined by a geotechnical engineer and contained within a signed and sealed soils report.

Percolation rates must be designed with a safety factor of at least two unless the applicant affirmatively demonstrates based on plans, test results, calculations or other information that a lower safety factor is appropriate for the specific site conditions.

d. Plans and calculations for all stormwater retention/detention facility shall be sealed by a degreed civil engineer registered in the state who shall assume all responsibility and liability for their form, function and performance

(3) *Erosion control*. Erosion and sedimentation control devices shall be installed between the disturbed area and water bodies, watercourses and wetlands prior to construction. Vegetated buffer strips shall be retained in their natural state along the banks of all watercourses, water bodies and wetlands. Best management practices (BMPs) as described by the state department of environmental regulation's Florida Land Development Manual shall be incorporated into all designs to control erosion on site and sedimentation in watercourses.

(4) *Flood plain*. Development within the flood plain is discouraged. Construction within the flood prone areas as defined by Federal Emergency Management Act maps shall be compensated by providing storage volume for all flood water displaced by development below the elevation of the 100-year flood plain. All developments within riverine flood prone areas shall be designed to maintain the flood carrying capacity of the floodway such that the flood elevations are not increased, either upstream or downstream. Additionally, portions of structures below the flood area must be flood-proofed.

(5) *Off-site drainage*. Off-site areas which drain to or across a developing site must be accommodated in the stormwater management plans. Developing sites which drain to off-site areas must include those off-site areas in the stormwater management plans. The stormwater management system for the development must be capable of transporting flows without increasing stages or flows upstream or downstream of the developing areas. Stormwater runoff shall be contained at site without draining to the adjacent property unless proper drainage easement is secured.

(6) *Roadway swales.* Roadside swales may be acceptable for retention and detention of stormwater runoff from the roadway. Swale drainage shall be designed to provide positive drainage on site or conveyance of runoff to the retention or detention ponds based on 10-year, 24-hour storm event. Positive percolation on site will be accepted only when the seasonal high ground water level is a minimum of one foot below the invert of the swale.

(7) *Storm sewer.* Storm sewer shall be designed based on a minimum of 10-year, 24-hour storm event. The minimum size of pipe used for storm sewer is 15 inches. All storm sewers shall be designed for a minimum velocity of two fps when flowing full, and the outlet ends shall be equipped with energy dissipaters for erosion control. Storm sewers shall be designed such that the hydraulic gradient is one foot below the gutter line or edge of pavement for arterial roadways, and one-half foot below the gutter line or edge of pavement for collector and local roadways.

(8) *Stormwater facilities.* Stormwater facilities shall be designed to provide the following levels of service:

Bridges: Hydraulic profile shall be below the top cord of the bridge for the 50-year, 24-hour storm event.

Canals: Canals, ditches, or culverts external to the development, and stormwater detention or retention basins which are not part of a project that is contributory to land-locked areas with no positive outlet, shall be designed for the 25-year, 96-hour storm event.

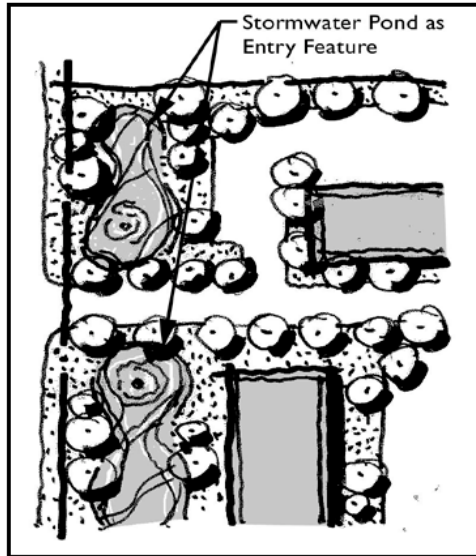
Roadway: Stormwater flooding for arterial and collector roadways shall not exceed one-half of the roadway width. For local roads, stormwater flooding shall not exceed the crown of the road for the 10-year, 24-hour storm event.

(9) *Wetlands.* Natural wetlands may only be used to attenuate runoff peak discharges if the regulatory agencies accept and approve such measures. Copies of permits from the agencies shall be submitted to the city prior to the city's final approval.

(10) *Easement.* A minimum 15 feet drainage easement shall be granted to the city for maintenance of drainage ways on-site or through the retention/detention basins. A 20-foot wide berm easement around the storage basins for maintenance purposes shall be provided to the city. This easement shall in no way relieve the property owner of maintenance of the drainage facility (for example, mowing of grass or weed control). It is not the intent of the city to provide routine maintenance in these easements; rather, the intent is to allow the city access to maintain the easement area as deemed necessary in the city's sole discretion.

(11) *Safety protection.* Where a sidewalk or public right-of-way is immediately abutting a retention/detention basin, a guardrail or other protective device shall be installed along the sidewalk or right-of-way. A dry basin designed for more than five feet in depth at 3:1 to 4:1 (horizontal: vertical) side slopes shall be fenced. Required fences for dry basins not steeper than 4:1 side slope shall be based on case-by-case basis. Minimum requirements of side slopes shall not be steeper than 3:1 for basin and 4:1 for swale designs.

(d) *Additional design standards.* Stormwater facilities may count toward the minimum open space requirements of these regulations if they meet the following minimum design standards:



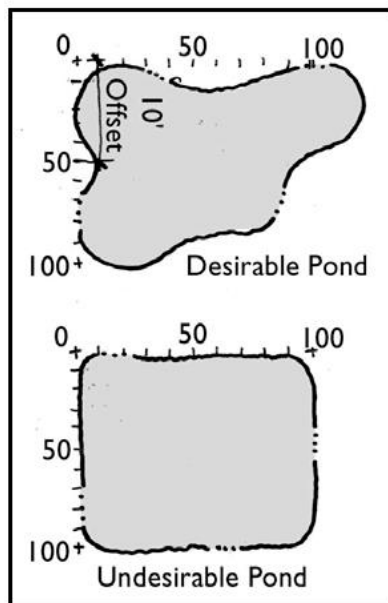
### Stormwater Facilities as a Design Feature

(1) Stormwater facilities (ponds and/or depressions) shall be designed and utilized as site amenities along entrances and street frontages or incorporated with buffers between incompatible uses. These areas shall count toward open space requirements if the impervious area of the site does not exceed 75 percent.

(2) Stormwater facilities should be designed and permitted so as not to require fencing. If fencing is required, a green or black vinyl/painted finish is required. Walls or other railings for structured stormwater 'boxes' must be decorative. Fenced or walled ponds shall not count toward open space requirements within a project and shall only be located at the side or rear of a site. Max. Fence Height: four feet zero inches.

(3) **Stormwater facilities shall be designed to be an accessible and usable amenity for the development, incorporating natural landscaping, pedestrian pathways, benches, or other recreational features.**

(4) Subject to the requirements of St. Johns River Management District, other governmental agencies, and a consideration of safety related issues stormwater facilities that are located in the front of a property may be prohibited from having fencing.



### Desirable & Undesirable Detention/Retention Design

(5) Wet stormwater detention/retention facilities adjoining public streets shall include a water feature such as a fountain or spray jet, and shall be planted with appropriate aquatic materials as specified in Table C. Detention/retention along the front of a property shall be designed with curvilinear edges - not as a straight "box". Retention embankments shall be planted with 1 tree per 50 linear feet of retention perimeter measured from top of slope. Trees shall be suitable for wet locations as identified in Table C, Approved Aquatic Plant Materials List.

(6) Dry retention areas shall be planted with grass, and unless maintained as an open lawn swale, shall be screened from view with a continuous hedge of shrubs on 36-inch centers around at least 75 percent of the perimeter at the top of the slope.

\* \* \*

### Sec. 115-7.3. Street types.

The categories of regulations that are provided on each street section are defined as follows.

(a) Design parameters.

(1) Target speed, the desired motor vehicle operating speed and design speed of the facility.

(2) Movement, the characteristic of motor vehicle traffic flow, described as free, slow, or yield.

(b) Travel-way configurations.

(1) Travel lanes (each direction), the number of through lanes to be provided in each direction (not applicable for yield movement facilities).

(2) Turn lanes, the lanes that may be provided on each approach at intersections where turn lanes are required (not applicable for yield movement facilities) to facilitate traffic operations.

(3) Bike facility, the provision of facilities for bicycle use, described as bike lane or bike route.

(c) Lane dimensions.

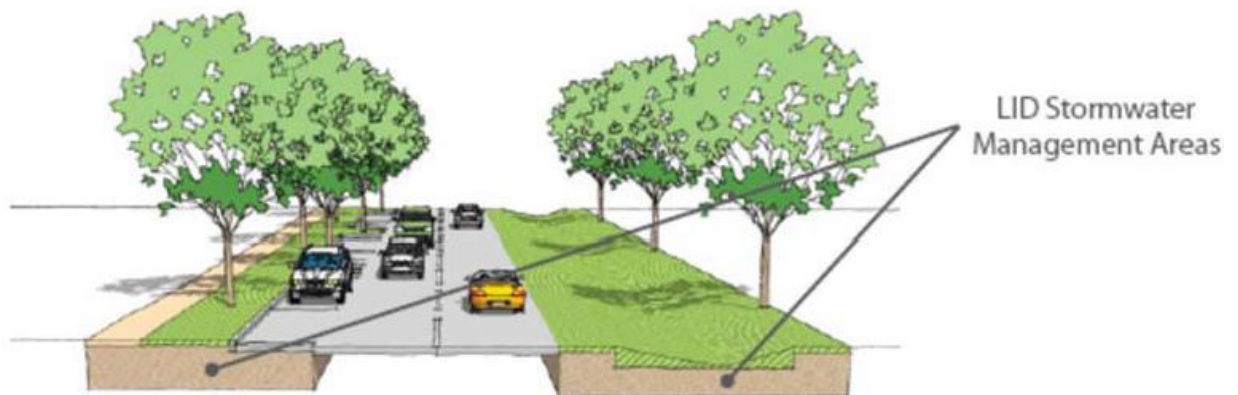
(1) Travel lane(s) width (feet), the width of each travel lane measured to the face of curb (or edge of pavement if no curb).

(2) Bike lane width (feet), the width of bike lane measured to the face of curb (or edge of pavement if no curb).

(3) Continuous left turn lane width (feet), the width of center left turn lane measured to the edge of the adjacent travel lane.

(4) Parking lane width (parallel parking) (feet), the width of parking lane, if provided, on facility with parallel parking.

(5) Parking lane width (angled parking) (feet), the width of parking lane, if provided, on facility with angled parking, measured from the face of curb or edge of pavement if no curb).



(d) Roadway edge.

(1) Outside curb type, the type of edge treatment to be provided at the outside edge of pavement, described as type B, D, E, F, ribbon, or no curb.

(2) Median curb type, the type of edge treatment at the inside edge of pavement on a median facility, described as type B, D, E, F, ribbon, or no curb.

(e) Medians.

(1) Allowable median type, the type of median that may be provided between directions of traffic, described as narrow or wide.

(2) Narrow median width (ft.), the width of a narrow median.

(3) Wide median width (ft.), the width of a wide median.

(f) Public frontage.

(1) Planter type, the type of planting area that must be provided outside of the travelway, described as grass, intermittent, tree well, swale or natural area.

(2) Planter width (feet), the width of planting area.

(3) Walkway width (each side) (feet), the width of pedestrian walkway that must be provided on each side of the travel-way, unless noted otherwise.

(g) *Right-of-way*. Right-of-way width (feet), the width of right-of-way based on the minimum amount of space needed to accommodate the required elements of the design section.

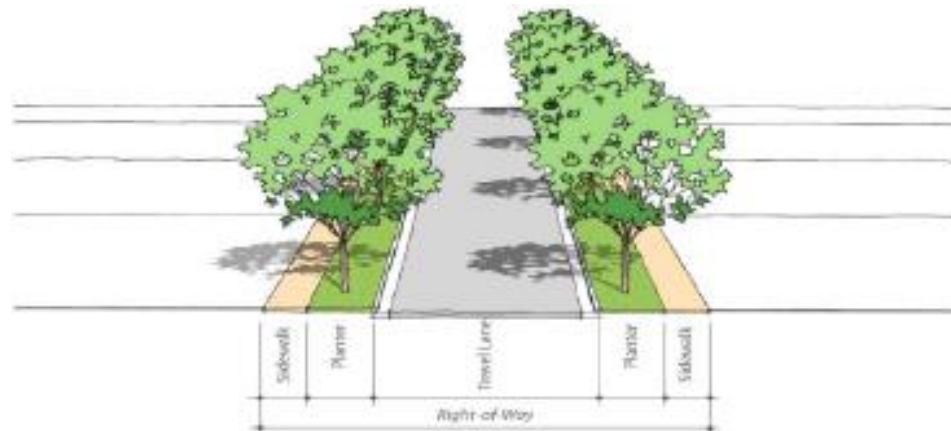
(h) Low impact development is permitted in street design and construction in all areas outside of the travel-ways. Those areas include on-street parking, sidewalks, planters, swales, or shoulders which may be used for stormwater infiltration, exfiltration, or storage, as shown on the example street section. Low impact development practices are particularly encouraged in rural areas.

(Ord. No. 16-31, 12-15-2016)

\* \* \*

### RESIDENTIAL STREET <sup>(1)</sup>

A small scale, slow or yield movement, local thoroughfare suitable for centers and cores providing frontage for higher density urban uses like townhouses, or small-lot single family homes.



DESIGN PARAMETERS	MIN	MAX
Target Speed	15	25
Movement	Yield	Yield

TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	N/A	N/A
Turn Lanes	N/A	N/A
Bike Facility	Bike Route	Bike Route
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	Pavement Width	
Outside Lane Width (no bike lane) (ft.)	16	26
Bike Lane Width (ft.)	Yield movement. Two-way travel, with parking on one or both sides of the street	
Continuous Left Turn Lane Width (ft.)		
Parking Lane Width (with bike lane) (ft.)		
Parking Lane Width (no bike-lane) (ft.)		
CURBS	MIN	MAX
Outside Curb Type	Type D or F	Type D or F
Median Curb Type	N/A	N/A
MEDIANS	MIN	MAX
Allowable Median Type	None	None
Narrow Median Width (ft.)	N/A	N/A
Wide Median Width (ft.)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass	Grass
Planter Width (ft.)	6 <b>8</b>	15
Street Trees	One canopy tree every 40 feet	--
Sidewalk Width (each side) (ft)	5	7
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	45	70

**(1) On-street parking is not permitted unless parking spaces are provided with this street type within 8 – 10 feet. The parking spaces are not to be marked**

\* \* \*

#### RESIDENTIAL ROAD <sup>(1)</sup>

A small scale slow or free movement local thoroughfare suitable to provide frontage for low-density buildings.



DESIGN PARAMETERS	MIN	MAX
Target Speed	25	35
Movement	Slow	Slow
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	N/A	N/A
Turn Lanes	N/A	N/A
Bike Facility	Bike Route	Bike Route
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	Pavement Width	
Outside Lane Width (no bike lane) (ft.)	10	16
Bike Lane Width (ft.)	Yield movement. Two-way travel	
Continuous Left Turn Lane Width (ft.)		
Parking Lane Width (with bike lane) (ft.)		
Parking Lane Width (no bike-lane) (ft.)		
CURBS	MIN	MAX
Outside Curb Type	Swale or Ribbon	Swale or Ribbon
Median Curb Type	N/A	N/A
MEDIANS	MIN	MAX
Allowable Median Type	None	None
Narrow Median Width (ft.)	N/A	N/A
Wide Median Width (ft.)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass or Swale	Grass or Swale
Planter Width (ft.)	6 <del>8</del>	15
Street Trees	One canopy tree every 40 feet	--
Sidewalk Width (each side) (ft)	5	7

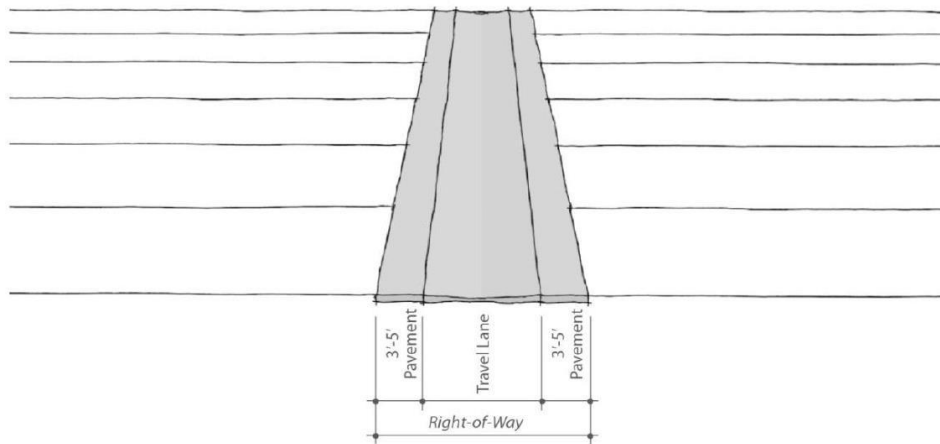
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	45	70

**(1) On-street parking is not permitted unless parking spaces are provided with this street type within 8 – 10 feet. The parking spaces are not to be marked.**

\* \* \*

### REAR ALLEY

A yield movement right-of-way providing access to service areas, parking, outbuildings (garage) and contains utility easements. This condition is more urban in nature and does not include any streetscape requirements.



DESIGN PARAMETERS	MIN	MAX
Target Speed	5	10
Movement	Yield (one way)	Yield (one way)
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	1
Turn Lanes	N/A	N/A
Bike Facility	None	None
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	8	11
Outside Lane Width (no bike lane) (ft.)	N/A	N/A
Bike Lane Width (ft.)	N/A	N/A
Continuous Left Turn Lane Width (ft.)	N/A	N/A
Parking Lane Width (with bike lane) (ft.)	N/A	N/A
Parking Lane Width (no bike-lane) (ft.)	N/A	N/A

<b>CURBS</b>	<b>MIN</b>	<b>MAX</b>
Outside Curb Type	None Required	None Required
Median Curb Type	N/A (inverted Crown)	N/A (Inverted Crown)
<b>MEDIANS</b>	<b>MIN</b>	<b>MAX</b>
Allowable Median Type	N/A	N/A
Narrow Median Width (ft.)	N/A	N/A
Wide Median Width (ft.)	N/A	N/A
<b>PUBLIC FRONTAGE</b>	<b>MIN</b>	<b>MAX</b>
Planter Type	N/A	N/A
Planter Width (ft.)	N/A	N/A
Sidewalk Width (each side) (ft)	N/A	N/A
<b>RIGHT-OF-WAY</b>	<b>MIN</b>	<b>MAX</b>
Right-of-Way Width (ft.)	14	21

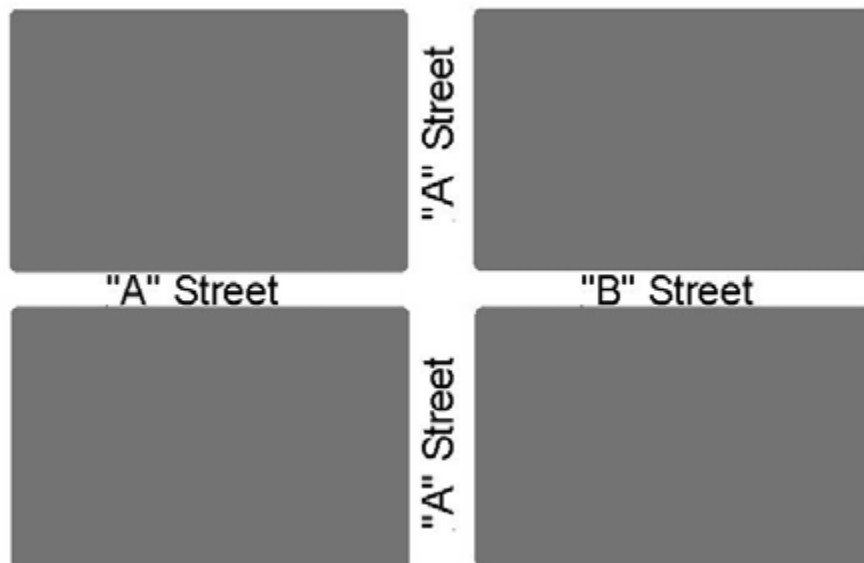
\* \* \*

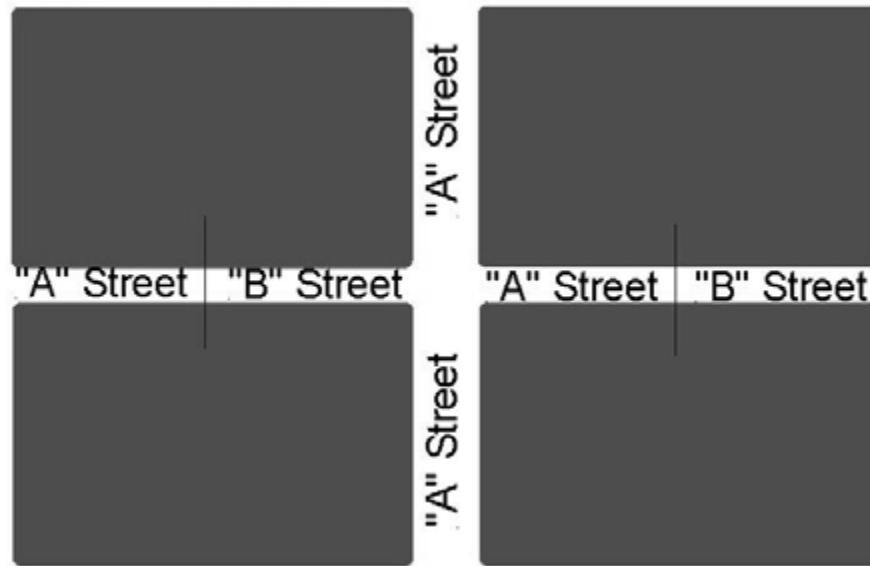
### Sec. 115-7.3.1. Urban street types.

(a) *Urban street types.* Within the urban area, all newly constructed streets, excluding alleys and multi-use trails, shall be designated an "A" street or a "B" street on the site plan. In addition, the following restrictions shall apply:

- (1) A street shall be classified an "A" street unless otherwise designated on the site plan. "B" streets may be designated by individual block faces; however, no block face shall be split by "A" street and "B" street designations. See figure 2 for illustration.

#### A. Acceptable A-B Street Layout



**B. Unacceptable A-B Street Layout****Figure 10. Street Layout examples.**

Alleys are required to serve all residential lots less than 50 feet in width. Alleys and other streets shall be interconnected whether multiple streets are being constructed or there are opportunities to connect to existing streets.

- (b) The following streets are designated "A" streets within the urban center. If a street has not been identified, it shall be designated a "B" street.

Street	From	To
Bates Avenue	Bay Street	Mary Street
Gottsche Avenue	Bay Street	Mary Street
Clifford Avenue	Bay Street	Mary Street
Magnolia Avenue	Bay Street	Mary Street
Orange Avenue	Bay Street	Mary Street
Lemon Avenue	Bay Street	Mary Street
Bay Street	Lemon Avenue	Bates Avenue
Eustis Street	Orange Avenue	Clifford Avenue
Grove Street	Lemon Avenue	Bates Avenue
Center Street	Lemon Avenue	Bates Avenue
Mary Street	Lemon Avenue	Bates Avenue
McDonald Avenue	Bay Street	Mary Street

- (c) The following street types are permitted within the city's urban design districts:

Street Types <sup>(1)</sup>	URBAN			
	NHB	DST	COR	CTR
Highway				
Boulevard		X	X	X

Avenue	X	X	X	X
Drive	X	X	X	X
Commercial Street			X	X
Standard Street	X	X	X	X
Residential Street	X			
Residential Road				
General Road				
Rural Road				
Service Road				
Rear Alley		X	X	X

(X) Permitted, Blank cell – prohibited.

**(1) Street types within residential subdivisions of ten lots or more within the Suburban Residential (SR) Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.**

(Ord. No. 16-31, 12-15-2016)

#### **Sec. 115-7.3.2. Suburban street types.**

(a) The following street types are permitted within the city's suburban design districts.

Street Types <sup>(1)</sup>	SUBURBAN			
	NHB	DST	COR	CTR
Highway		X	X	X
Boulevard		X	X	X
Avenue		X	X	X
Drive	X	X	X	X
Commercial Street			X	X
Standard Street		X	X	X
Residential Street	X			
Residential Road	X			
General Road				
Rural Road				
Service Road		X	X	
Rear Alley		X	X	X
Rear Lane	X			

(X) Permitted, Blank cell - prohibited.

**(1) Street types within residential subdivisions of ten lots or more within the Suburban Residential (SR) Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.**

Alleys are required to serve all residential lots less than 50 feet in width. Alleys and other streets shall be interconnected where multiple streets are being constructed or there are opportunities to connect to existing streets.

(Ord. No. 16-31, 12-15-2016)

**Sec. 115-7.3.3. Rural street types.**

(a) The following street types are permitted within the city's rural design districts:

Street Types <sup>(1)</sup>	RURA			
	NHB	DST	COR	CTR
Highway		X	X	
Boulevard				
Avenue				
Drive				
Commercial Street				X
Standard Street				X
Residential Street				
Residential Road	X			
General Road	X	X	X	X
Rural Road	X	X	X	X
Service Road				
Rear Alley		X		X
Rear Lane	X		X	

(X) Permitted, Blank cell – prohibited.

**(1) Street types within residential subdivisions of ten lots or more within the Suburban Residential (SR) Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.**

Alleys are required to serve all residential lots less than 50 feet in width. Alleys and other streets shall be interconnected where multiple streets are being constructed or there are opportunities to connect to existing streets.

(Ord. No. 16-31, 12-15-2016)

\* \* \*

**SECTION 3.** The above whereas clauses are ratified and confirmed as true and correct.

**SECTION 4.** The City's Land Development Regulations are hereby amended to read as follows:

**SECTION 5.** Any typographical errors that do not affect the intent of this Ordinance may be corrected with notice to and authorization of the City Attorney and City Manager without further process.

**SECTION 6.** That it is the intention of the City of Eustis that the provisions of this ordinance shall become and be made a part of the City of Eustis Code of Ordinances and that the sections of this Ordinance may be renumbered or re-lettered and the word "Ordinance" may be changed to "Section", "Article", or other such appropriate word or phrase to accomplish such intentions.

**SECTION 7.** That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 8.** 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 9.** That this Ordinance shall become effective immediately upon its approval and adoption, as provided by law.

**PASSED, ORDAINED AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this 17th day of July, 2025.

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

---

Willie L. Hawkins  
Mayor/Commissioner

**ATTEST:**

---

Christine Halloran, City Clerk

**CITY OF EUSTIS CERTIFICATION****STATE OF FLORIDA  
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this 17<sup>th</sup> day of July 2025 by Willie L. Hawkins, Mayor/Commissioner, 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 25-09 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 & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

\_\_\_\_\_  
Christine Halloran, City Clerk

## **Business Impact Estimate Eligibility Form**

Section 166.041(4), Florida Statutes

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Eustis' website by the time notice of the proposed ordinance is published.*

*This form simply assists in determining whether a Business Impact Estimate must be completed under Florida law for the proposed ordinance. Should a Business Impact Estimate be required or should the City opt to provide one as a courtesy based on the selection below then a separate form with the statutory components of Section 166.041(4)(a) shall also accompany the proposed ordinance.*

Ordinance Number	25-09
Ordinance Subject	Amendments to City Land Development Regulations
Legal Advertising Date	June 10, 2025
First Reading On	6/19/2025
Second Reading On	7/17/2025

### **Ordinance Title**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 109.4 (USE REGULATIONS TABLE) TO CLASSIFY "CONCRETE AGGREGATE SHREDDER/CRUSHER" AS AN INDUSTRIAL USE AND TO SPECIFY THE LAND USE CATEGORIES IN WHICH THE USE IS PERMITTED BY RIGHT OR SUBJECT TO CONDITIONAL USE APPROVAL; AMENDING SECTIONS 115-3.1 (URBAN DISTRICTS), 115-3.2 (SUBURBAN DISTRICTS), AND 115-3.3 (RURAL DISTRICTS) RELATING TO DISTRICT REGULATIONS; AMENDING SECTIONS 109-5.4 (URBAN), 109-5.6 (SUBURBAN), AND 109-5.8 (RURAL) TO UPDATE PERFORMANCE STANDARDS; AMENDING SECTION 110-3 REGARDING DEVELOPMENT PATTERN AND DESIGN DISTRICTS; ADDING A NEW SECTION TO 110-4 (BUILDING LOT TYPES) TO ESTABLISH A SINGLE-FAMILY DETACHED LOT TYPE, WHICH MAY BE RENUMBERED AS NECESSARY; ADDING SECTION 115-4.1(b)(3) TO ESTABLISH OPEN SPACE REQUIREMENTS FOR SINGLE-FAMILY SUBDIVISIONS, MULTI-FAMILY, MIXED-USE, AND TOWNHOME DEVELOPMENTS; ADDING SECTION 115-4.9(d)(3) TO ALLOW STORMWATER FACILITIES TO FUNCTION AS AMENITIES; AMENDING SECTION 115-7.3 TO REQUIRE STREET TREES AND TO PROHIBIT ON-STREET PARKING ON RESIDENTIAL STREETS UNLESS DESIGNATED PARKING SPACES ARE PROVIDED; AMENDING SECTION 102-21 REGARDING SITE PLANS AND PRELIMINARY PLATS; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

**Based on the City's review of the proposed ordinance (*must select one of the following*):**

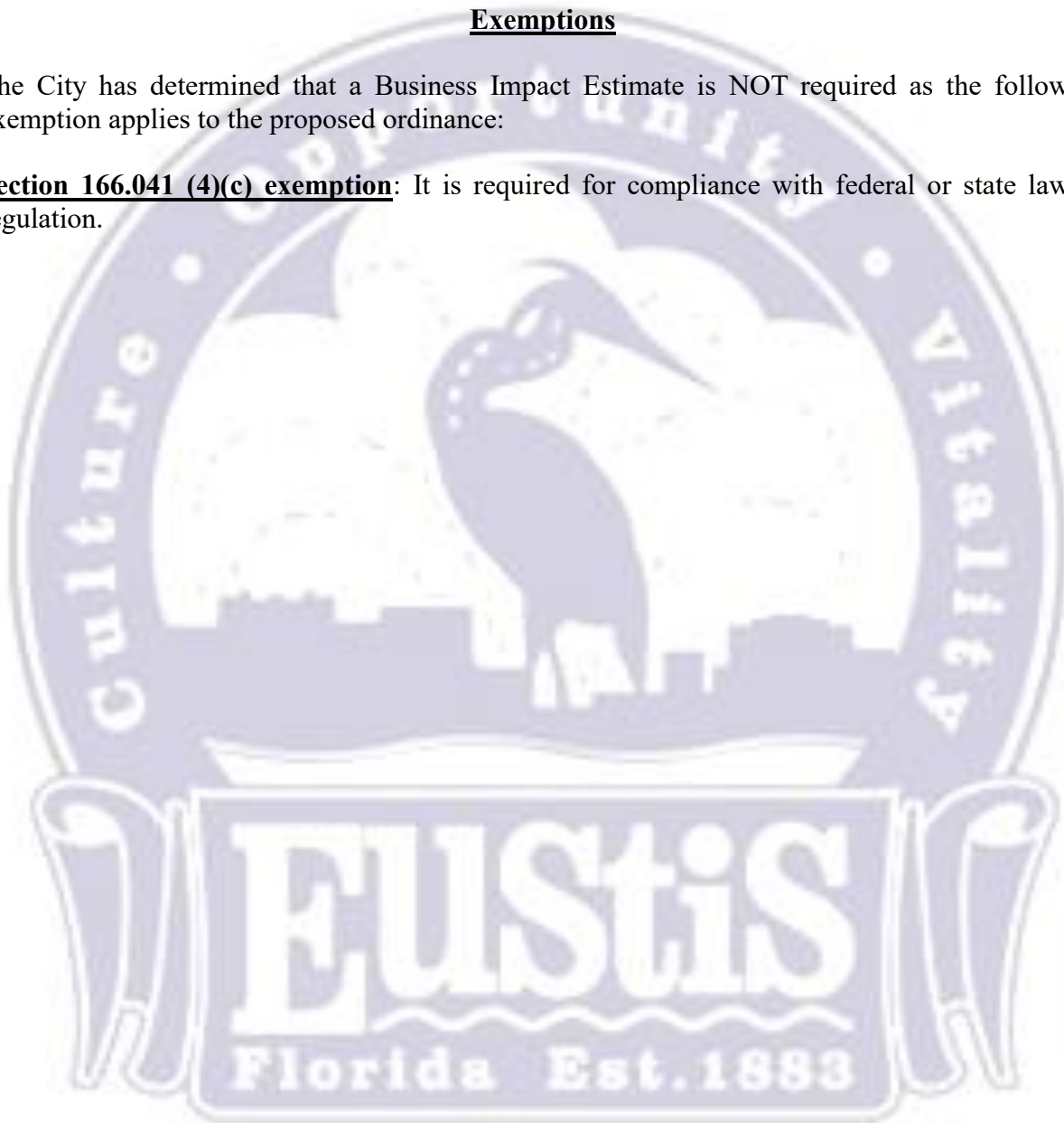
- ☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.

- ☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.
- ☒ The City has prepared a Business Impact Estimate in accordance with section 166.041(4), Florida Statutes.

#### **Exemptions**

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinance:

**Section 166.041 (4)(c) exemption:** It is required for compliance with federal or state law or regulation.



## **BUSINESS IMPACT ESTIMATE**

The City provides the following Business Impact Estimate, which may be revised following its initial posting.

1. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality):

The proposed ordinance adopts and codifies into the City's Land Development Regulations changes recommended last November by the City's Planning Consultant, Kimley-Horn, Inc., regarding subdivision development and advisory design guidelines within the Suburban Residential (SR) Land Use District. The changes also include a new requirement applicable to all land use districts: properties exceeding 300 acres must undergo master planning before being developed as mixed-use or residential projects. Additionally, the Use Regulation Table is being updated to classify "concrete aggregate shredder/crusher" as an industrial use allowed by right within Public Institutional (P/I) and General Industrial (GI) Land Use Districts, and as a conditional use in the Mixed Commercial/Industrial (MCI) Land Use District. The revisions in the proposed ordinance ensure consistency with the City's Comprehensive Plan, and promote public health, safety and welfare, as well as foster economic growth.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur.

None are expected.

- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible.

No new fee is being imposed other than the need to apply for a conditional use permit for concrete crushing activities in the MCI Land Use District; said permit is \$800.00.

- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

None are expected.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance.

Other than the City itself, no property owners or businesses within City limits will be affected.

4. Additional information the City deems useful (if any).

The proposed ordinance will promote public safety and health by defining which land use categories are viable options for concrete crushing uses. Additionally, it will promote varied and more distinctive residential developments within the City limits fostering economic growth and increasing property values.



# DRAFT



CRAFTSMAN



TRANSITIONAL FARMHOUSE



COASTAL

# EUSTIS DEVELOPMENT STANDARDS & GUIDELINES

FOR NEW SINGLE FAMILY SUBDIVISIONS IN THE SUBURBAN RESIDENTIAL FUTURE LAND USE DESIGNATION

June 19, 2025



# CITY OF EUSTIS

## CITY OFFICIALS

### MAYOR

Willie Hawkins

### VICE MAYOR

Gary Ashcraft

### COMMISSIONER

Michael Holland

### COMMISSIONER

George Asbate

### COMMISSIONER

Emily Lee

### CITY MANAGER

Tom Carrino

### CITY ATTORNEY

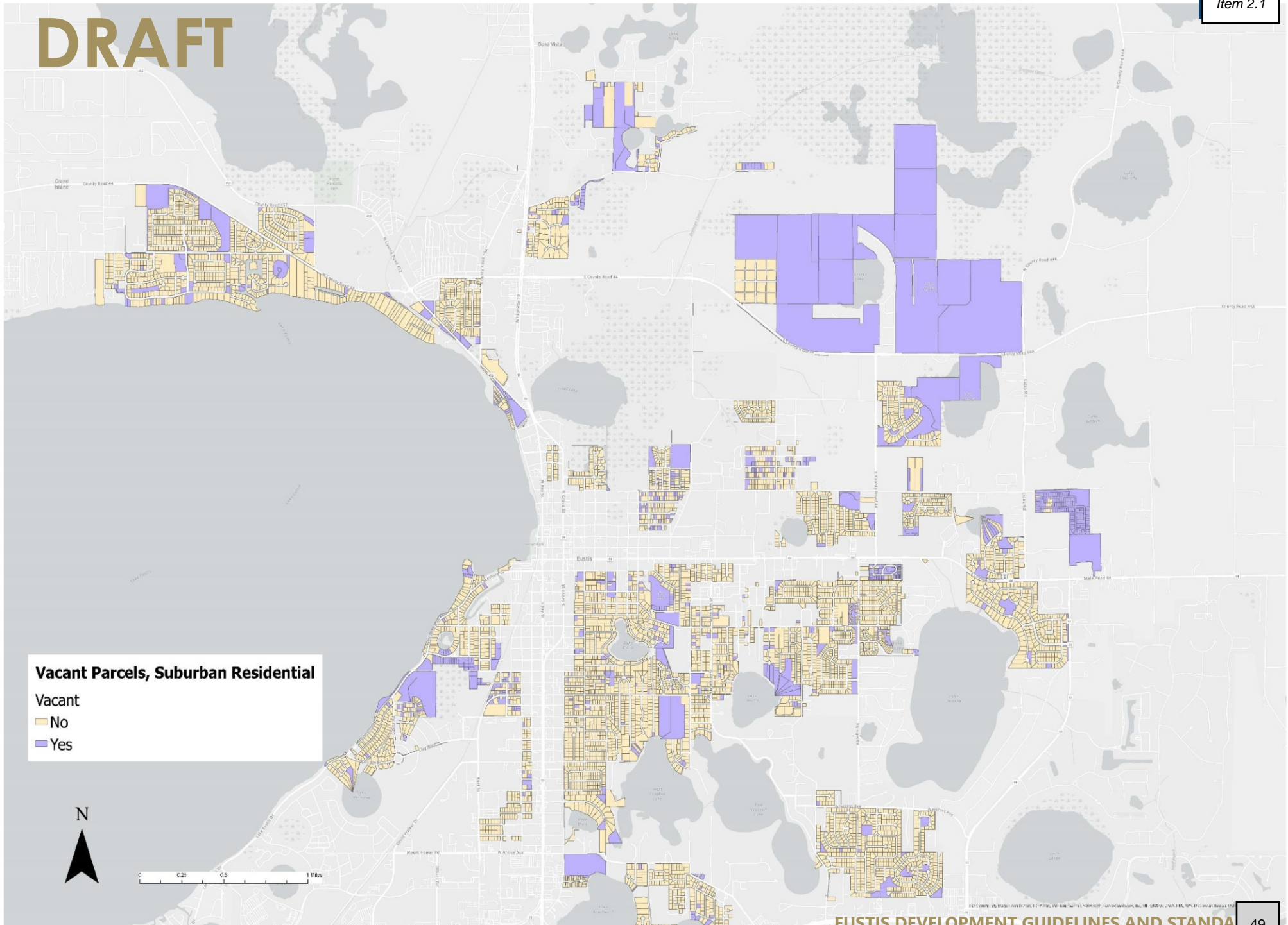
Sasha Garcia



# INTRODUCTION

- 
- 1: DEVELOPMENT STANDARDS (MANDATORY WHEN REQUESTING A WAIVER FOR SMALLER LOTS)
  - 2: ARCHITECTURAL STYLE GUIDELINES (ADVISORY)

DRAFT



# DRAFT

## Mandatory Development Standards

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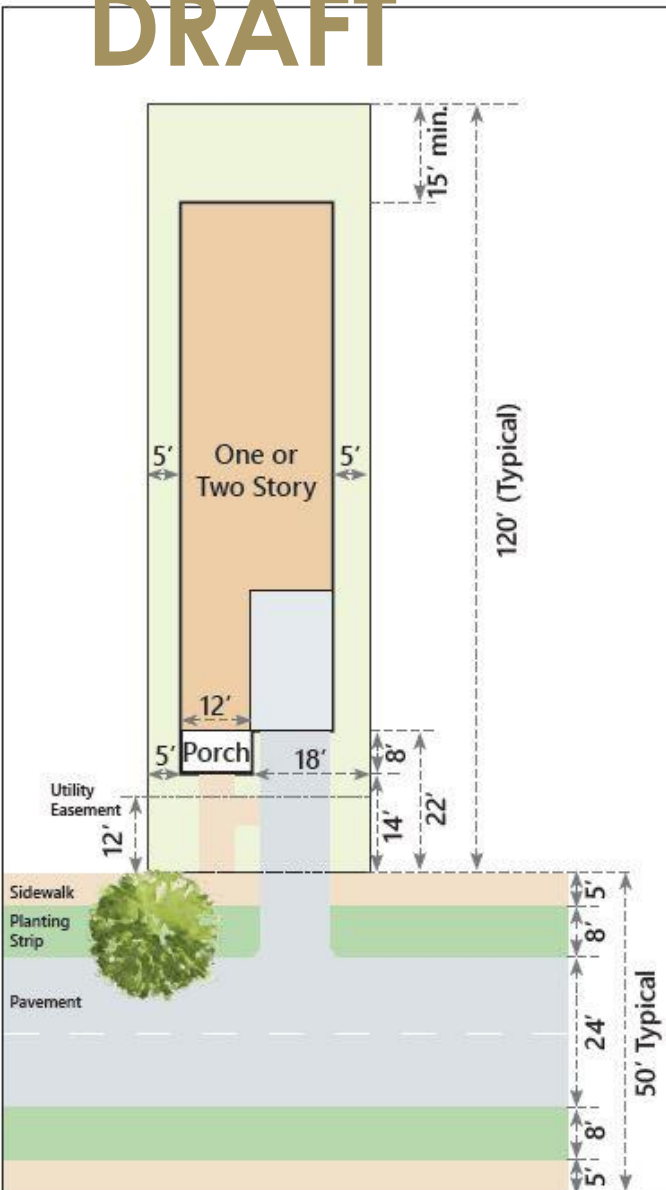


# DRAFT MANDATORY DEVELOPMENT STANDARDS AND REQUIREMENTS FOR SINGLE FAMILY LOTS

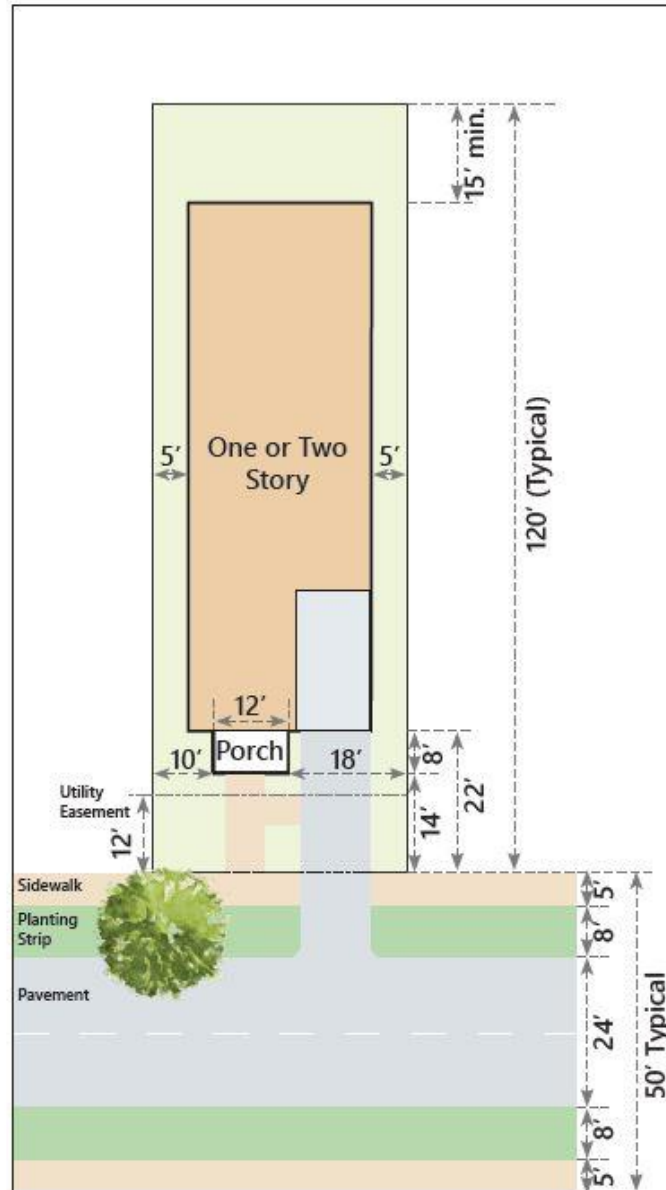
- A broad range of lot sizes creates more variety in the community.
- Porches are required for 60% of lots within a new residential subdivision seeking a waiver for reduced lot sizes.
  - Minimum depth of 8 ft. required to ensure it is usable.
  - Porches may encroach into the front setback by 8 ft.
- Massing: 50% of lots less than 50 ft. wide must be two stories. All lots that are 50 or 55 ft. wide must be two stories.

Front Load Garage					
Lot Width	Rear Setbacks	Building Width	Porch/ Patio Width	Porch Depth	Porch/ Patio Side Setbacks
35'	15'	25'	12'	8'	5' / 18'
40'	15'	30'	12'	8'	10' / 18'
45'	15'	35'	12'	8'	15' / 18'
50'	15'	40'	12'	8'	8' / 30'
55'	15'	45'	15'	8'	10' / 30'
60'	15'	50'	15'	8'	15' / 30'
65'	15'	55'	16'	8'	19' / 30'
70'	20'	55'	16'	8'	22' / 32'
75'	20'	60'	20'	8'	23' / 32'
80'	25'	65'	20'	8'	28' / 32'
85'	25'	70'	24'	8'	29' / 32'
90'	25'	75'	24'	8'	34' / 32'
95'	25'	80'	25'	8'	35' / 35'
100'	25'	85'	30'	8'	38' / 32'
Rear Load Garage*					
30'	5' or 20'	20'	8'	8'	11' / 11'
35'	5' or 20'	25'	9'	8'	13' / 13'
40'	5' or 20'	30'	12'	8'	14' / 14'
45'	5' or 20'	35'	12'	8'	16' / 16'
50'	5' or 20'	40'	14'	8'	18' / 18'
55'	5' or 20'	45'	17'	8'	19' / 19'
60'	5' or 20'	50'	18'	8'	21' / 21'

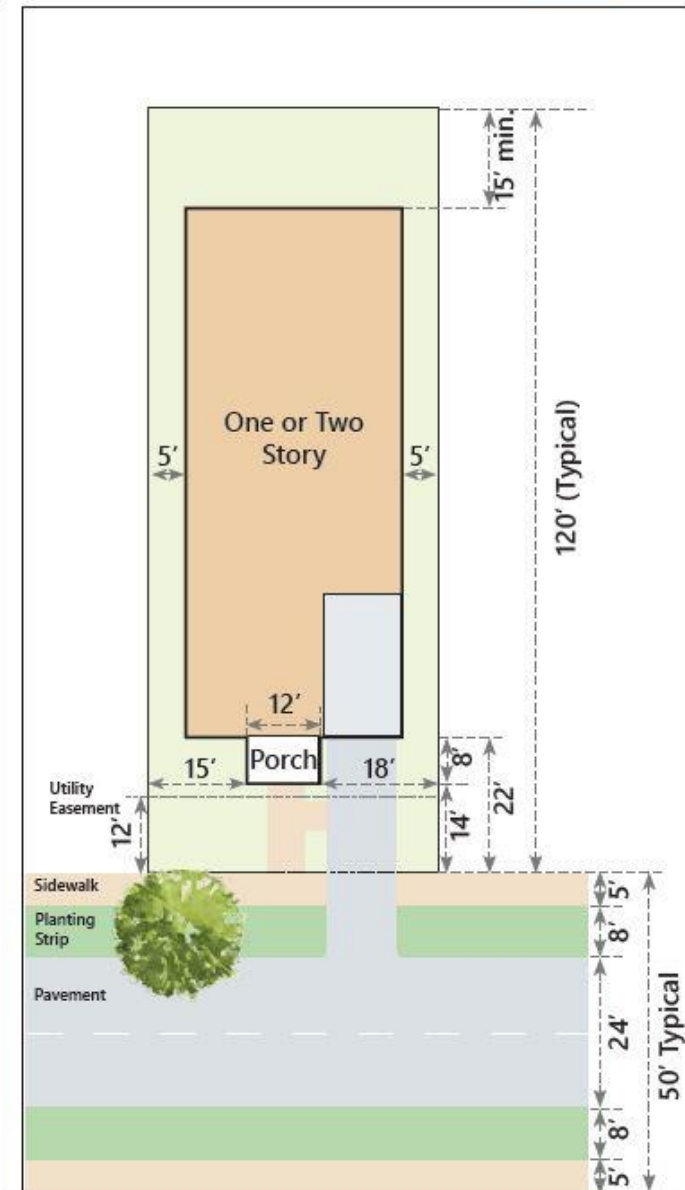
## DRAFT



35' WIDE LOT - FRONT LOADED ONE CAR GARAGE



40' WIDE LOT - FRONT LOADED ONE CAR GARAGE



45' WIDE LOT - FRONT LOADED ONE CAR GARAGE

- Tandem parking is permitted.
- The front facade of buildings without a porch or patio must meet the 14' setback.
- Utility easement is informational and may be required by the City Engineer.

# DRAFT

Item 2.1



Before



After

DRAFT

Item 2.1



# DRAFT

Item 2.1



# DRAFT

## PRODUCT TYPE

affordable housing

## PROJECT SIZE

1,849 sq. ft.

## LOT SIZE

40' lot

## LAYOUT

3 bed/2.5 bath

Item 2.1



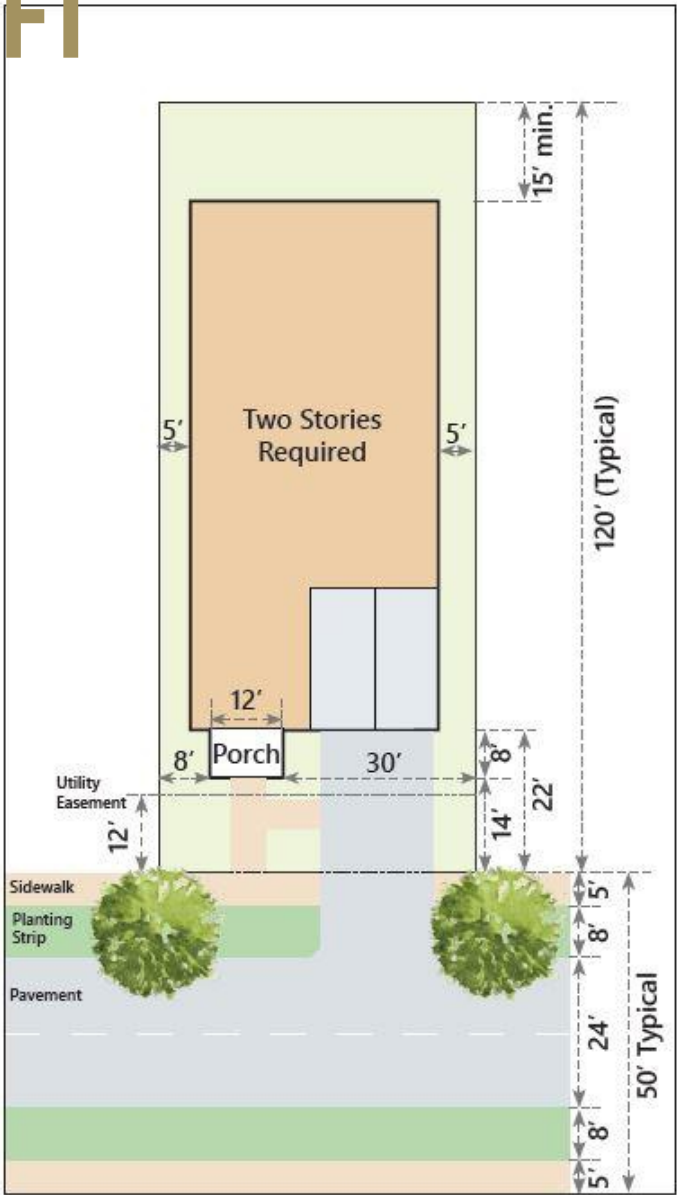
*Eustis Infill Lot*



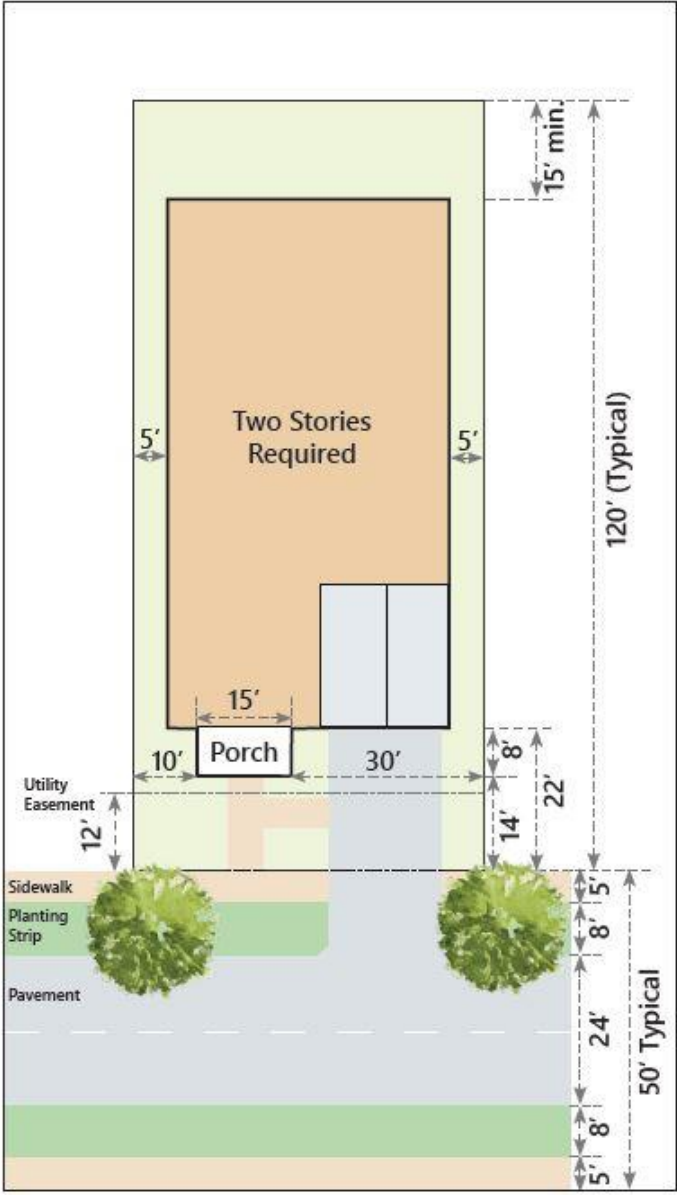
*Perspective Elevations*

# DRAFT

## FRONT-LOADED LOT CONFIGURATIONS



50' WIDE LOT - FRONT LOADED  
TWO CAR GARAGE



55' WIDE LOT - FRONT LOADED  
TWO CAR GARAGE

- For 50' and 55' wide lots, buildings are required to be two-story and include a patio or raised porch.
- Utility easement is informational and may be required by the City Engineer.

# DRAFT

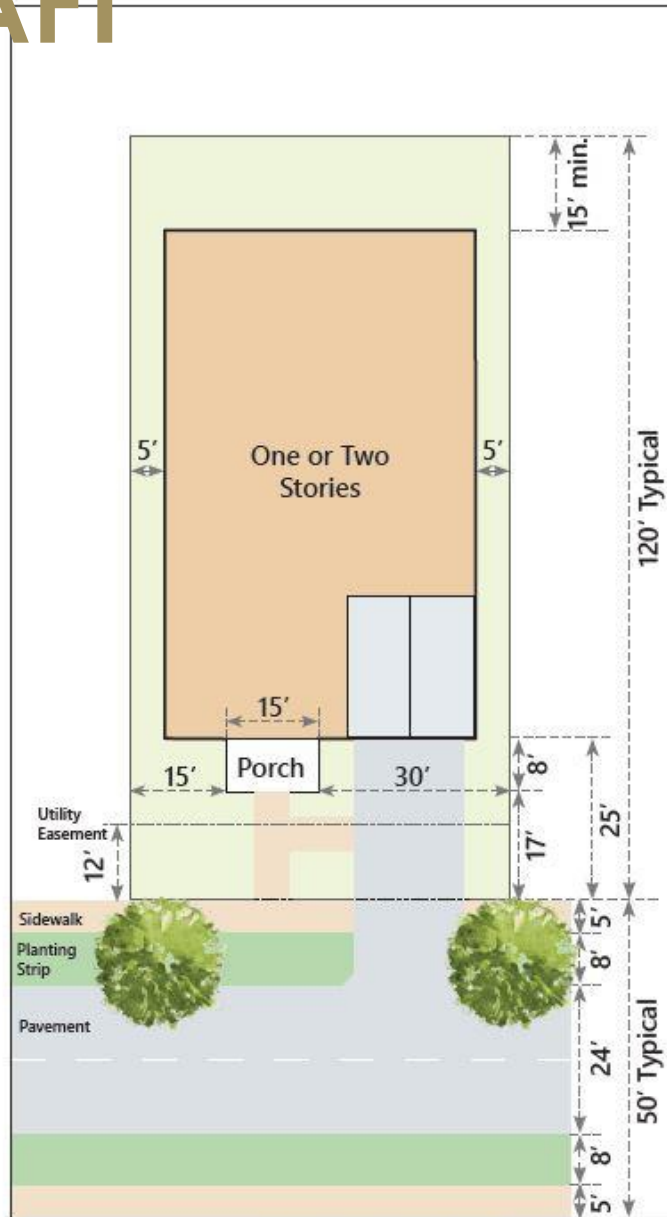
Item 2.1



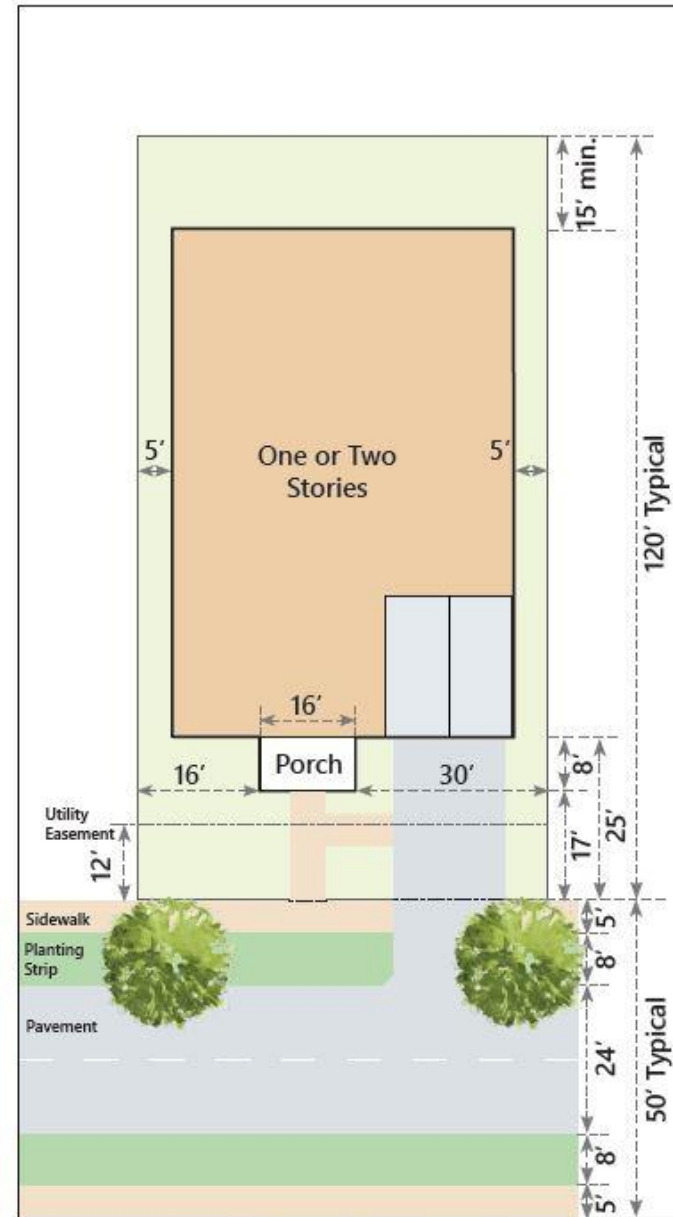
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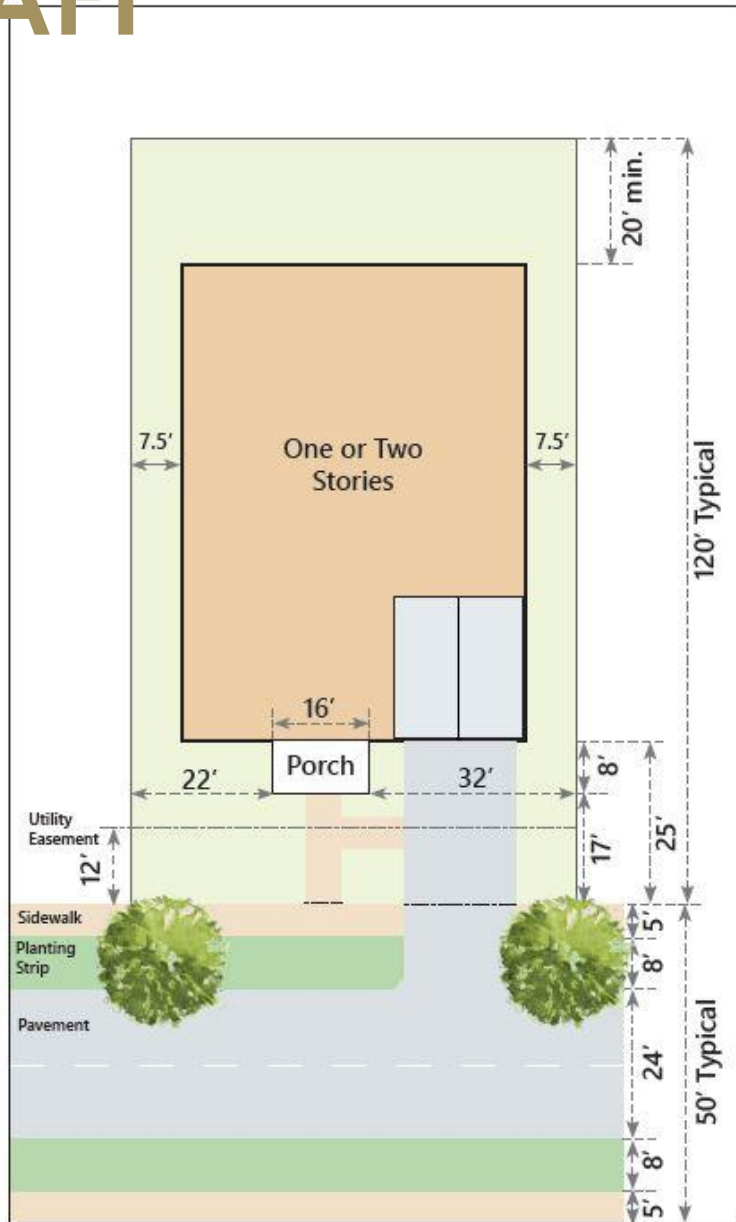
60' WIDE LOT - FRONT LOADED  
TWO CAR GARAGE



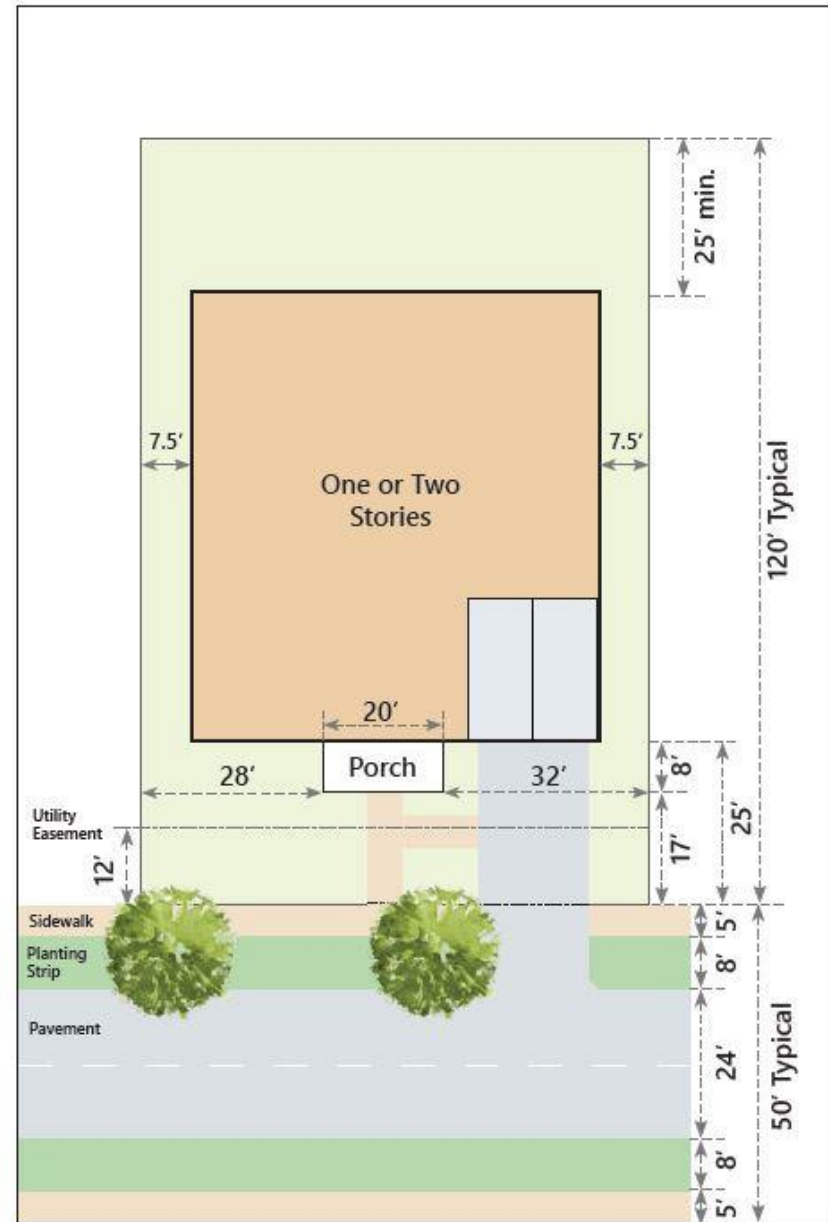
65' WIDE LOT - FRONT LOADED  
TWO CAR GARAGE

- Tandem parking is permitted.
- The front facade of buildings without a porch or patio must meet the 17' setback.
- Utility easement is informational and may be required by the City Engineer.

# DRAFT



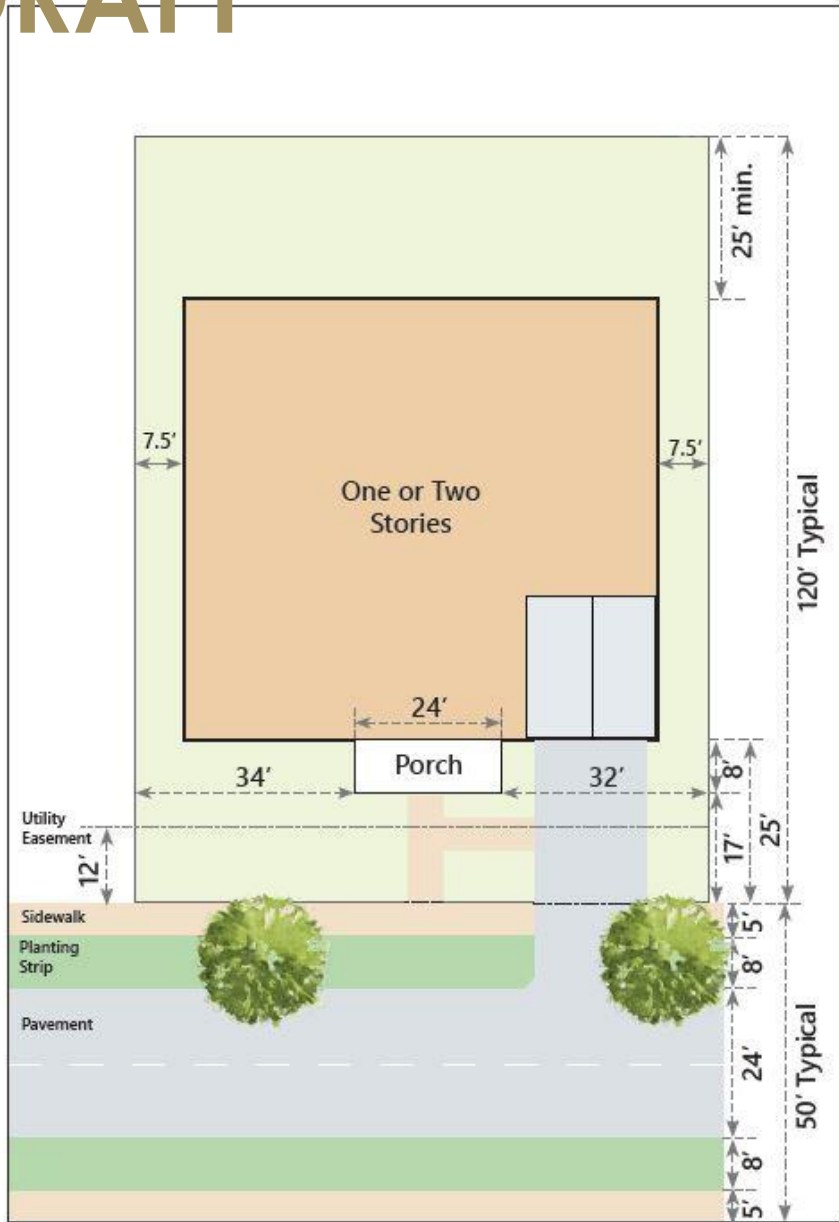
70' WIDE LOT - FRONT LOADED  
TWO CAR GARAGE



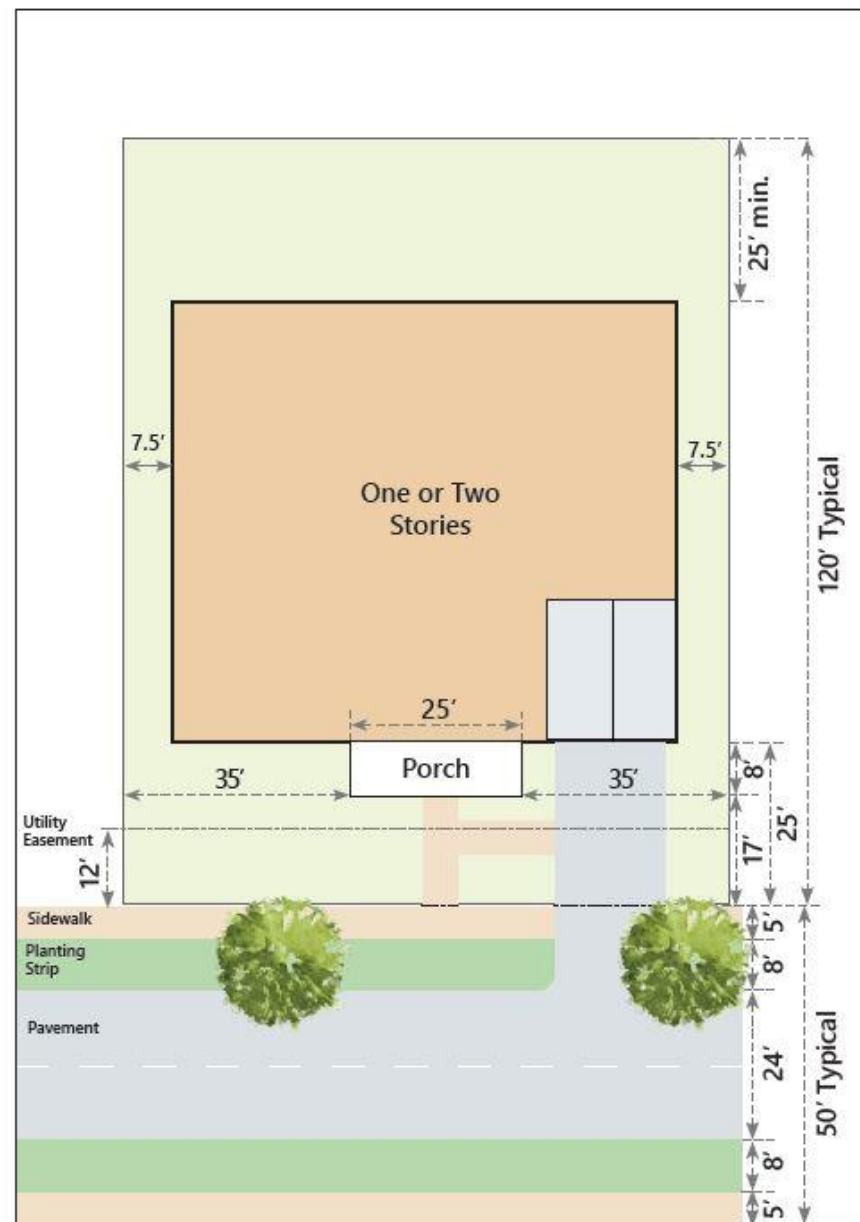
80' WIDE LOT - FRONT LOADED  
TWO CAR GARAGE

- Tandem parking is permitted.
- The front facade of buildings without a porch or patio must meet the 17' setback.
- Utility easement is informational and may be required by the City Engineer.

DRAFT

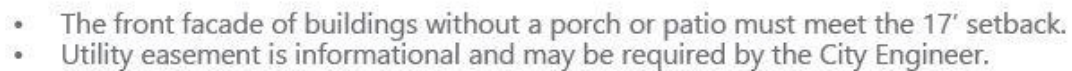


90' WIDE LOT - FRONT LOADED  
TWO CAR GARAGE



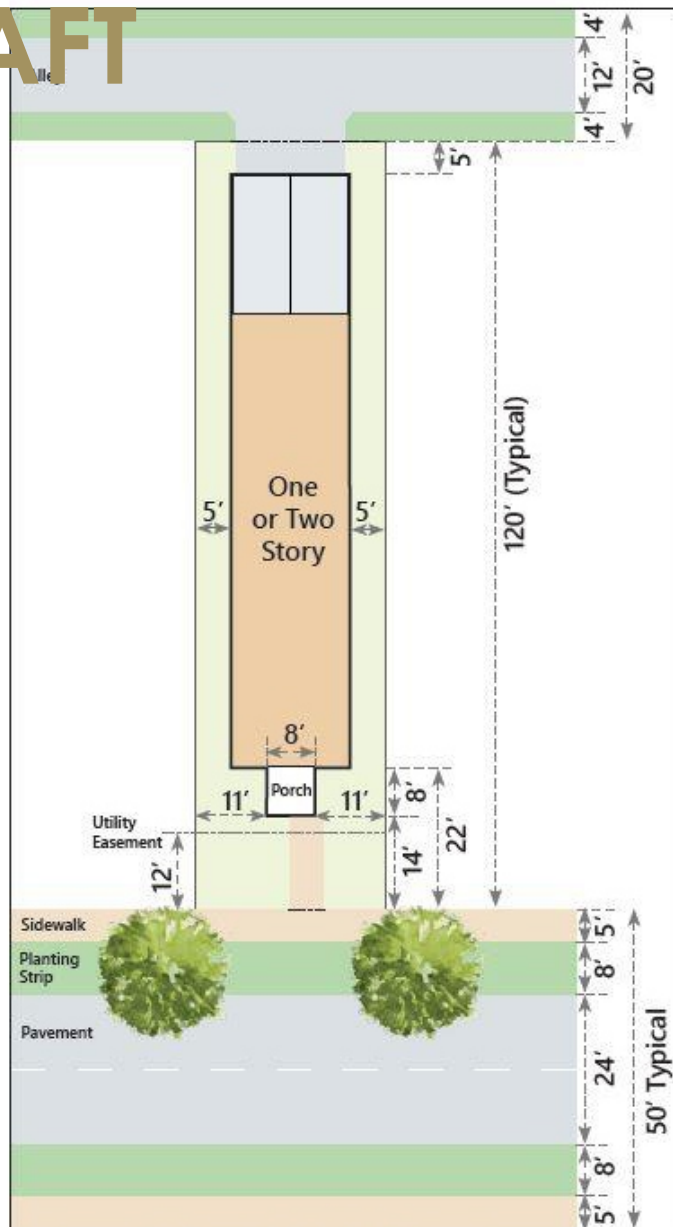
95' WIDE LOT - FRONT LOADED  
TWO CAR GARAGE

- Tandem parking is permitted.
- The front facade of buildings without a porch or patio must meet the 17' setback.
- Utility easement is informational and may be required by the City Engineer.

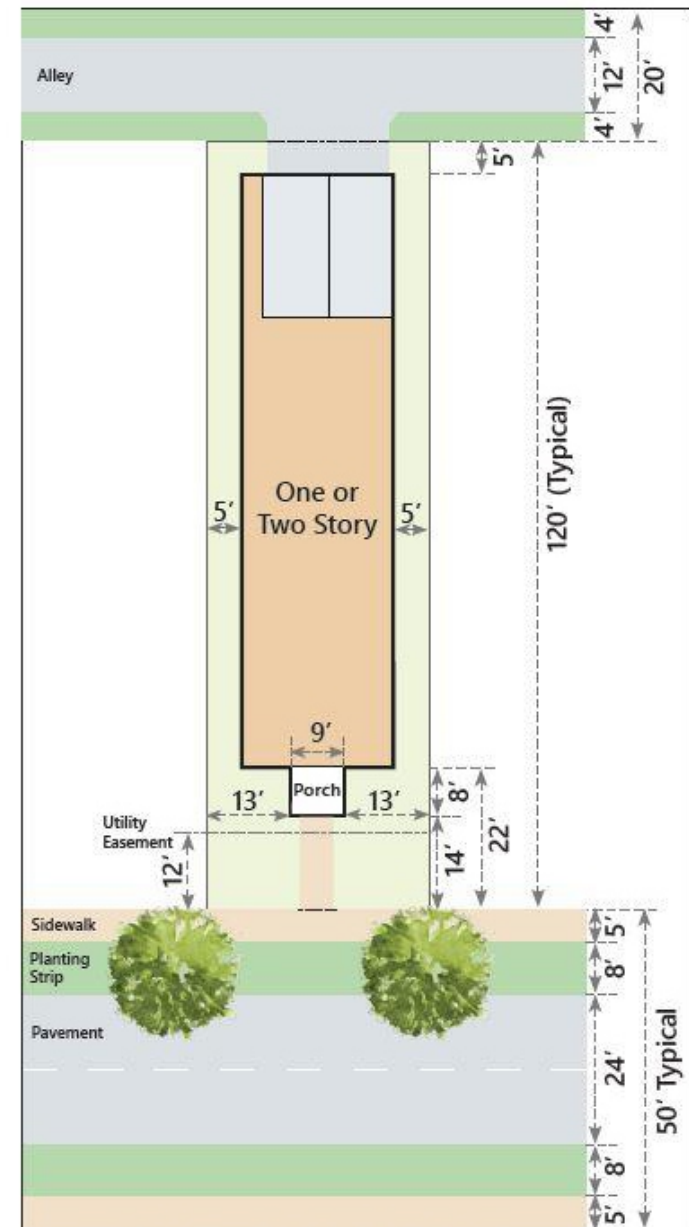


## REAR-LOADED LOT CONFIGURATIONS

DRAFT



30' WIDE LOT - REAR LOADED  
ONE, OR TWO  
CAR GARAGE



35' WIDE LOT - REAR LOADED  
ONE, OR TWO  
CAR GARAGE

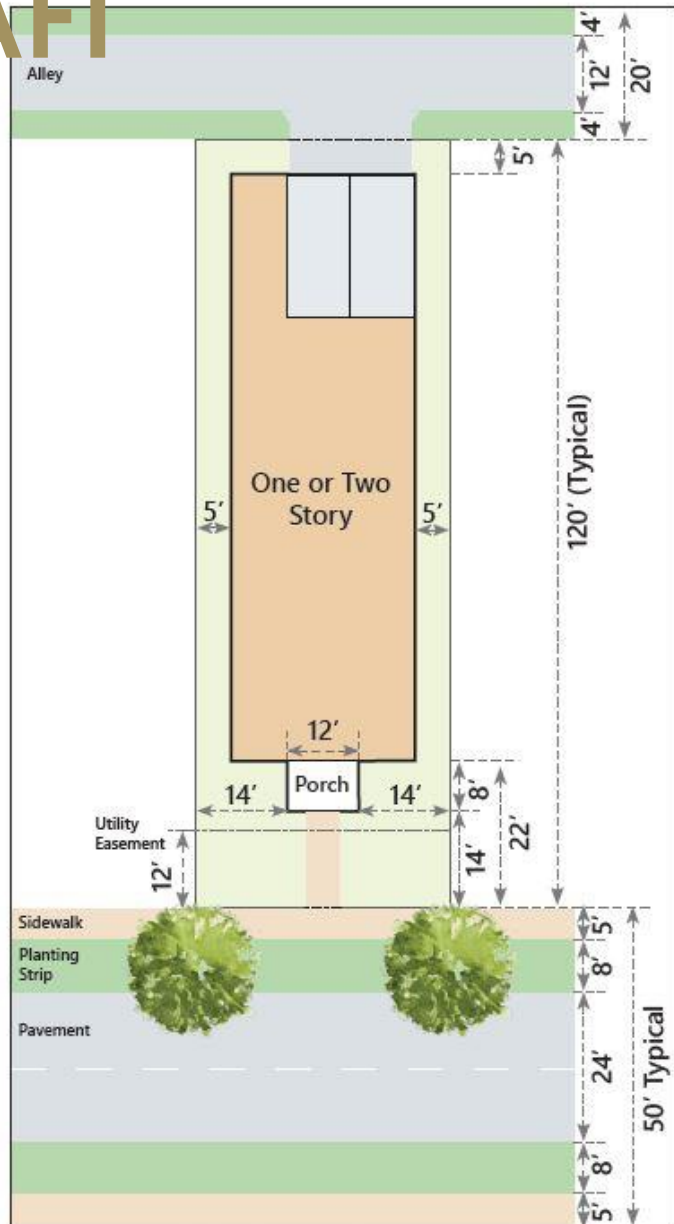
- Principal structures with rear loaded garages must be setback 5' or 20' from the alley tract or easement.
- Optional ADU over the garage on rear loaded plans only.
- Utility easement is informational and may be required by the City Engineer.

# DRAFT

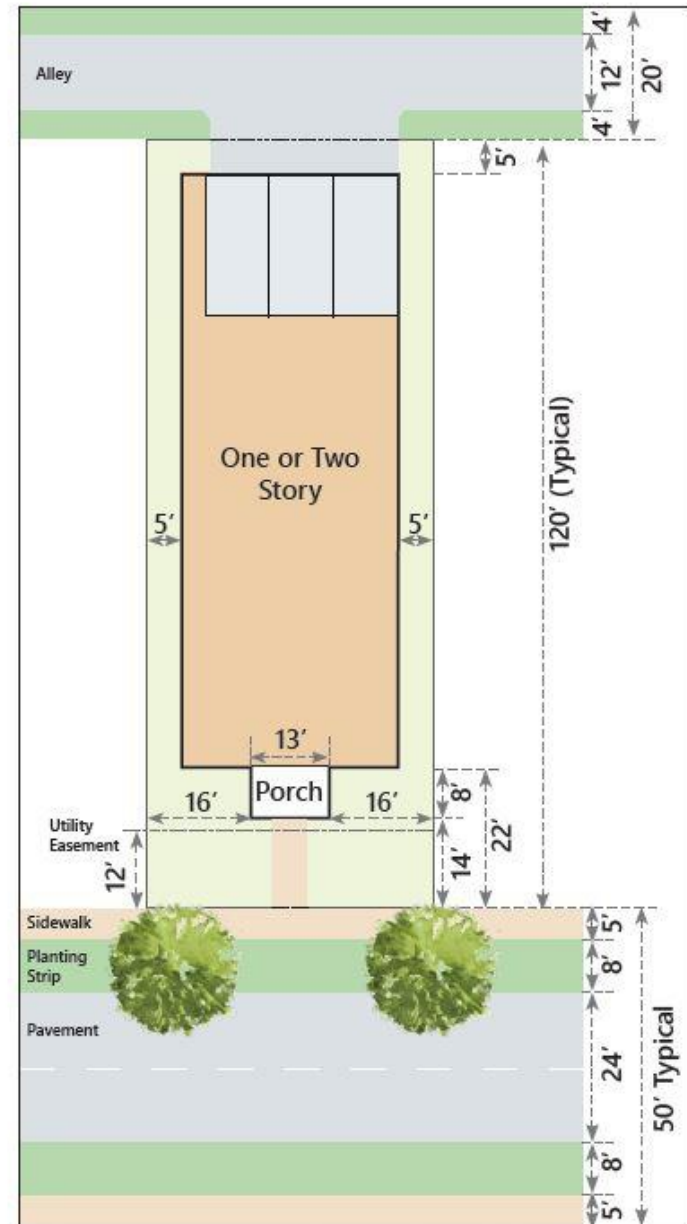
## REAR-LOADED LOT CONFIGURATIONS

1

Item 2.1



40' WIDE LOT - REAR LOADED ONE OR TWO CAR GARAGE



45' WIDE LOT - REAR LOADED ONE, TWO, OR THREE CAR GARAGE

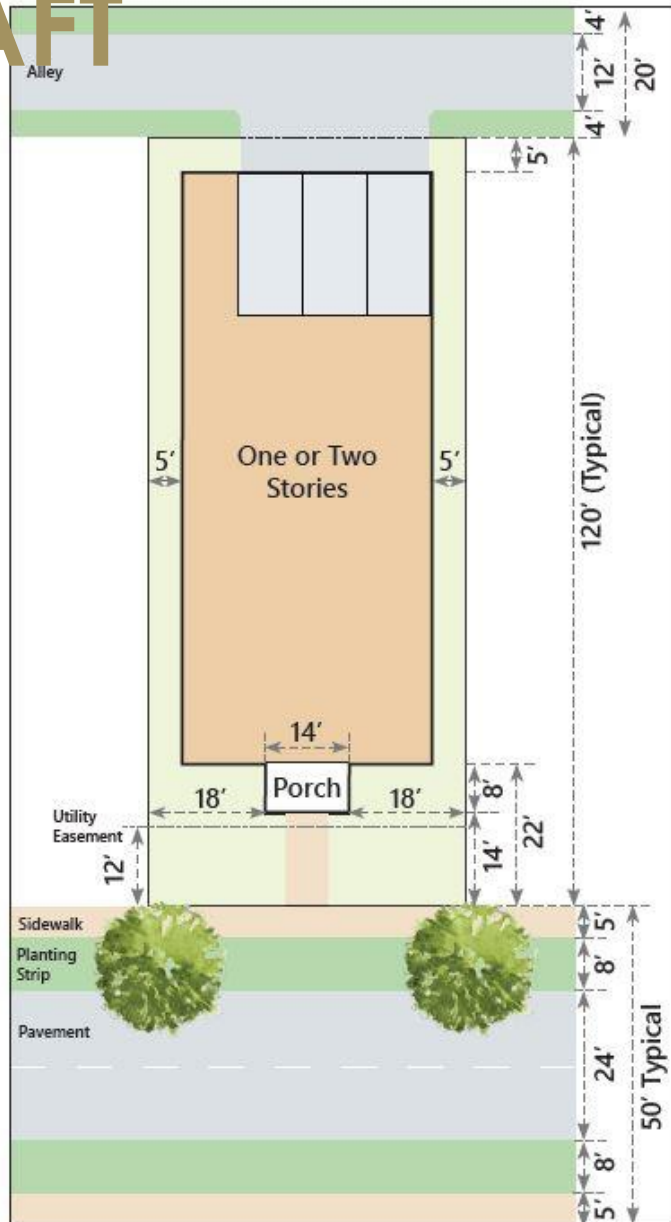
- Principal structures with rear loaded garages must be setback 5' or 20' from the alley tract or easement.
- Optional ADU over the garage on rear loaded plans only.
- Utility easement is informational and may be required by the City Engineer.

# DRAFT

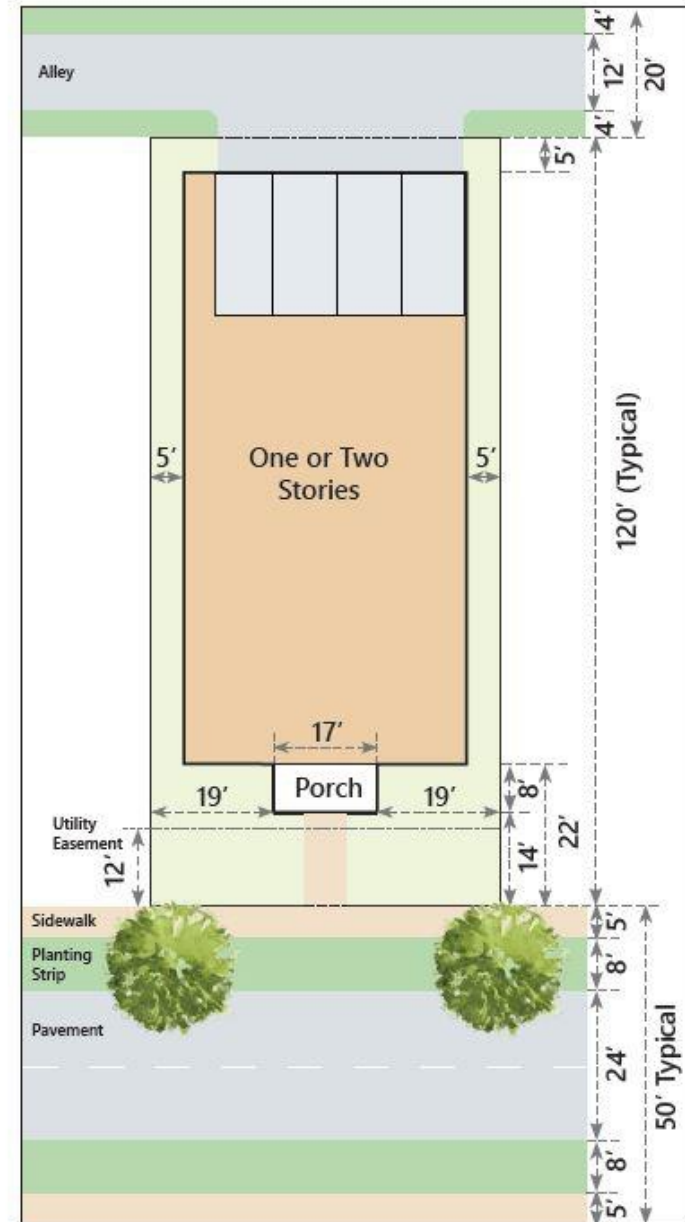
## REAR-LOADED LOT CONFIGURATIONS

1

Item 2.1



**50' WIDE LOT - REAR LOADED  
TWO OR THREE CAR GARAGE**



**55' WIDE LOT - REAR LOADED  
TWO, THREE, OR FOUR CAR GARAGE/SPACE**

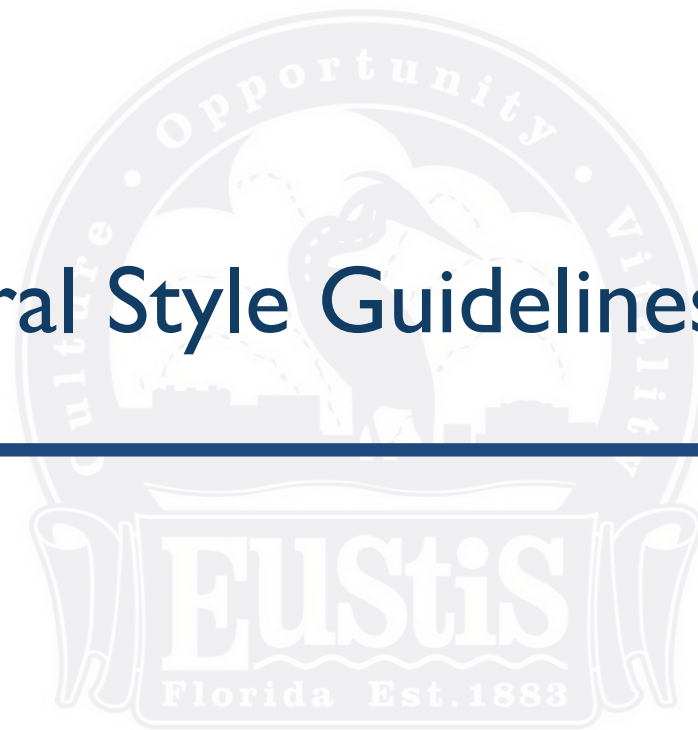
- Principal structures with rear loaded garages must be setback 5' or 20' from the alley tract or easement.
- Optional ADU over the garage on rear loaded plans only.
- Utility easement is informational and may be required by the City Engineer.

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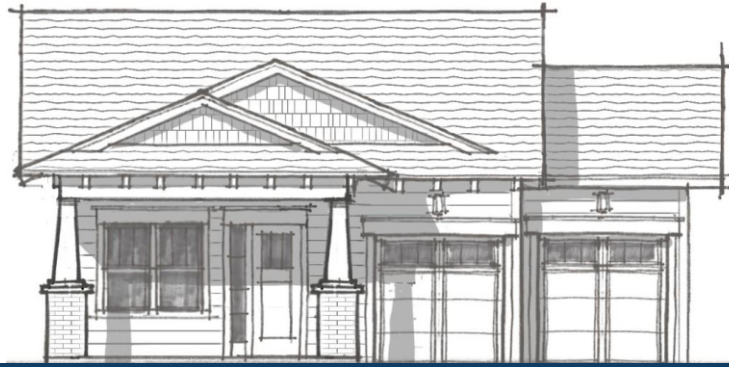
Item 2.1

## Architectural Style Guidelines - Advisory

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The Architectural Styles at Eustis are Craftsman, Coastal and Transitional Farmhouse.



CRAFTSMAN



COASTAL



TRANSITIONAL FARMHOUSE

The Craftsman style was a 1905 to 1930s offshoot of the British Arts and Crafts movement which began as early as the 1860s.

Craftsman-style architecture emphasizes a simplicity of form and hand craftsmanship. Craftsman-style homes reveal exposed construction elements like rafter tails and gable brackets. They incorporate natural materials like wood shakes and stone. Additional features of Craftsman-style homes include low pitched roofs with large overhangs, covered front porches with tapered pillars, window dormers, and double hung windows with unique but simple divided lite patterns.

The Craftsman-style is not required, but exemplifies an architectural style with exceptional authentic vernacular use of scale and materials.





The Coastal style home is simple in form, with simple and practical informal details. The style is a Florida regional interpretation that has adapted to the warm and humid climate with deep porches, low pitched roofs and deep overhangs.





Traditional farmhouse dates back to the 19th century. These homes were formed strictly out of utility. An agricultural-heavy America made up of small, rural farms needed structures that were practical and efficient, quickly constructed, and were made up of affordable and accessible materials, such as wood.

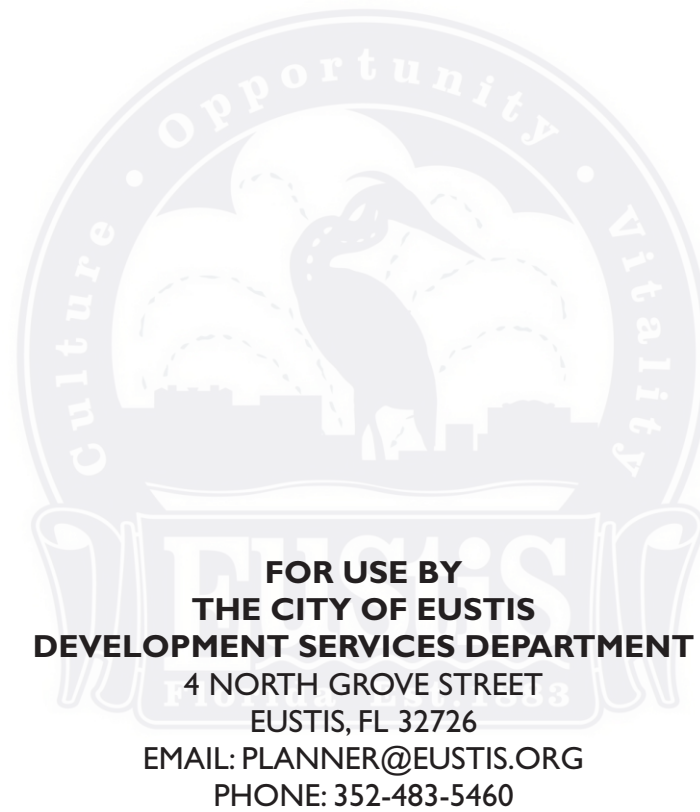
Recent farmhouse style approaches like the Transitional Farmhouse pick up on the clean, simple aesthetic of traditional, utility-focused farmhouses, but have enhanced comfort with the needs associated with contemporary living. In this style, the lines start shifting, such as from a single gable to a shed-side dormer. Large window combinations, and the addition of transoms increase the amount of glass. Awning windows appear along with the casements, and hinged patio doors include full-height sidelites. Gliding patio doors also may be used.





# NOTES

Item 2.1





# City of Eustis

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

TO: EUSTIS LOCAL PLANNING AGENCY

FROM: Tom Carrino, City Manager

DATE: June 19, 2025

RE: Ordinance Number 25-11: Comprehensive Plan Map Amendment For 2025-CPLUS-03 Associated with Annexation Parcels Alternate Key Numbers 3957568, 3957567, And 3450680

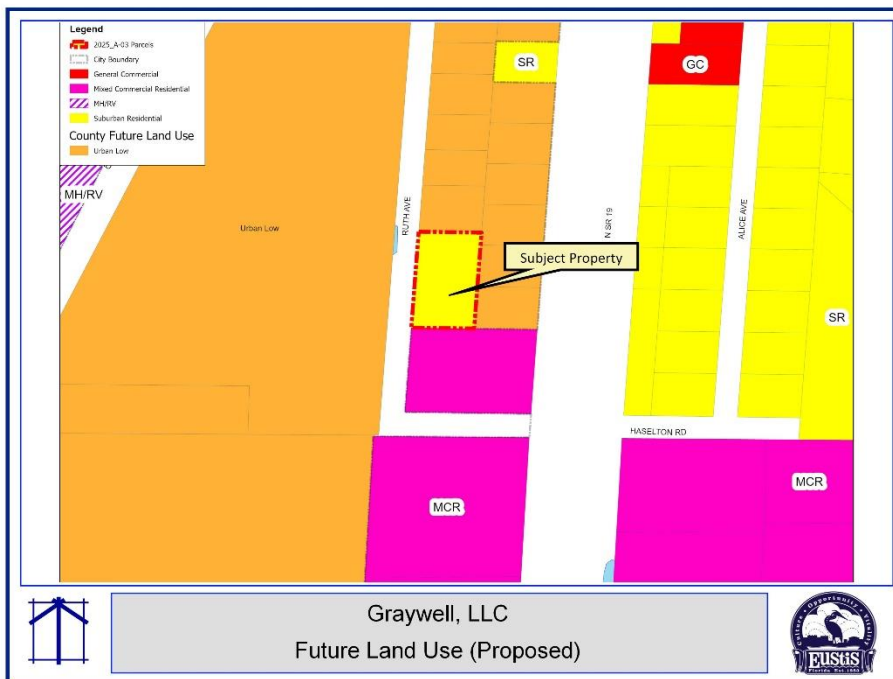
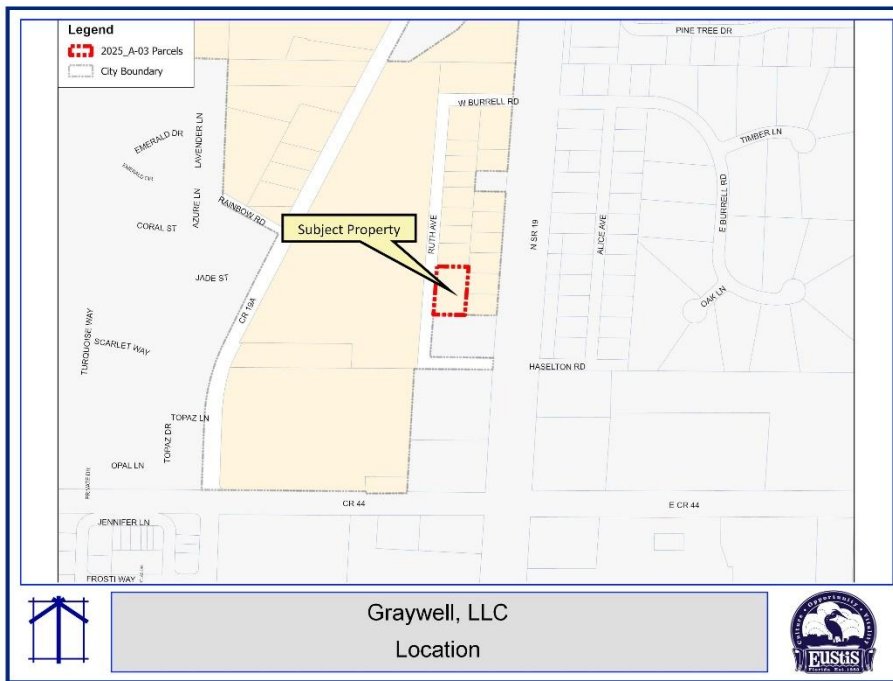
## **Introduction:**

Ordinance Number 25-10 provides for the voluntary annexation of approximately 0.6 acres located on the west side of State Road 19 along Ruth Avenue (Alternate Key Numbers 3957568, 3957567, and 3450680). Provided the annexation of the subject property is approved, Ordinance Number 25-11 would change the Future Land Use designation from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis. If Ordinance Number 25-10 is denied, then there can be no consideration of Ordinance Numbers 25-11 to assign the Future Land Use.

## **Background:**

1. The site contains approximately 0.6 acres and is located within the Eustis Joint Planning Area. The site is currently vacant, with lots that are part of the Haselton Heights subdivision plat. *Source: Lake County Property Appraiser's Office Property Record Card Data.*
2. The Haselton Heights lots are all of lots 12 & 13 and the south 25.95 feet of lot 11.
3. The subject property is contiguous to the current City boundary on the south property line.
4. Ruth Avenue is currently an unpaved roadway; other than single-family (detached/attached), development potential is limited.
5. The site has a Lake County Future Land Use Designation of Urban Low, but approval of Ordinance Number 25-11 would change the land use designation to Suburban Residential (SR) in the City of Eustis.

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



## Applicant's Request

The applicant and property owner wish to annex the property and change the future land use to Suburban Residential (SR). The applicant's application did not include a request for the Suburban Residential, but they had assumed that the Mixed-Commercial Residential would be assigned as that land use applied to the parcel directly to the south. As this is a request that will ultimately result in residential development, Staff suggested the Suburban Residential (SR)

future land use to match the surrounding single-family development pattern established to the east and the one Haselton Heights parcel annexed just to the north along SR 19.

The current Lake County land use designation for the subject property is Urban Low. The Lake County land use designation allows for residential uses of up to four (4) dwelling units per one (1) net buildable acre and 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 proposed Suburban Residential (SR) land use designation within the City of Eustis provides for residential uses up to five (5) dwelling units per acre. This future land use district will most closely match the land use and residential development patterns that have been established in the area.

**A. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 25-11)**

In Accordance with Florida Statutes Chapter 163.3177.9, to discourage urban sprawl, the Florida Statutes outlines the Primary Indicators of Sprawl. Staff has reviewed these indicators and finds that the proposed annexation and assignment of Future Land Use does not contradict the intent of the primary indicators of sprawl as outlined. The outline and summary of these indicators is included in supplement to this report.

**B. Per the City of Eustis Comprehensive Plan Future Land Use Element Appendix**

Staff has assessed the proposed amendment to the City of Eustis Comprehensive Plan Future Land Use map relating to the development patterns described and supported within the Plan, including conditions and impacts to utility infrastructure, transportation infrastructure, natural features, and the environment. Staff review finds that the proposed assignment of the Suburban Residential (SR) future land use will not result in impacts that will cause detriment beyond current patterns. The outline and summary of this analysis are included as a supplement to this report.

**Recommended Action:**

Development Services finds the proposed Future Land Use designation consistent with the Comprehensive Plan, Land Development Regulations, and surrounding and adjacent land uses; therefore, it recommends transmittal of 2025-CPLUS-03 under Ordinance Number 25-11 to the City Commission for consideration with the associated annexation.

**Policy Implications:**

None

**Alternatives:**

1. Transmit 2025-CPLUS-03 under Ordinance Number 25-11 (Comp. Plan Amendment), to the City Commission for consideration
2. Do Not Transmit 2025-CPLUS-03 under Ordinance Number 25-11 (Comp. Plan Amendment), to the City Commission for consideration

**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.

**Business Impact Estimate:**

Exempt from this Requirement per F.S. 164.041(4)(c)7.b. (*Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality*)

**Prepared By:**

Jeff Richardson, AICP, Deputy Director, Development Services

**Reviewed By:**

Mike Lane, AICP, Development Services Director

## ORDINANCE NUMBER 25-11

**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 0.60 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 3957568, 3957567, AND 3450680, GENERALLY LOCATED ON THE WEST SIDE OF STATE ROAD 19 ALONG RUTH AVENUE, FROM URBAN LOW IN LAKE COUNTY TO SUBURBAN 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**, the 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 acres of real property located on the west side of State Road 19 along Ruth Avenue and more particularly described herein; and

**WHEREAS**, on June 19, 2025, 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 June 19, 2025, the City Commission held the 1<sup>st</sup> 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 July 17, 2025, the City Commission held the 2<sup>nd</sup> 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: 3957568, 3957567, and 3450680

Parcel Identification Numbers: 35-18-26-0700-000-01300, 35-18-26-0700-000-01200 and 35-18-26-0700-000-01100

Legal Description:

#### Parcel 1

HASELTON HEIGHTS PB 13 PG 38 LOT 13 ORB 6392 PG 1286 ORB 6399 PG 2346

Parcel 2

HASELTON HEIGHTS PB 13 PG 38 LOT 12 ORB 6392 PG 1286 ORB 6399 PG 2346

Parcel 3

HASELTON HEIGHTS PB 13 PG 38 THE SOUTH 25.95 FT OF LOT 11 ORB 6392 PG 1286  
ORB 6399 PG 2346

(The foregoing legal description was created via optical character recognition from the applicant's PDF submittal and has not been verified for accuracy)

## 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:** That 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 the 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 17<sup>th</sup> day of July 2025.

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

\_\_\_\_\_  
Willie L. Hawkins  
Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
Christine Halloran, City Clerk

**CITY OF EUSTIS CERTIFICATION**

**STATE OF FLORIDA  
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this 17<sup>th</sup> day of July 2025, by Willie L. Hawkins, Mayor/Commissioner, 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 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

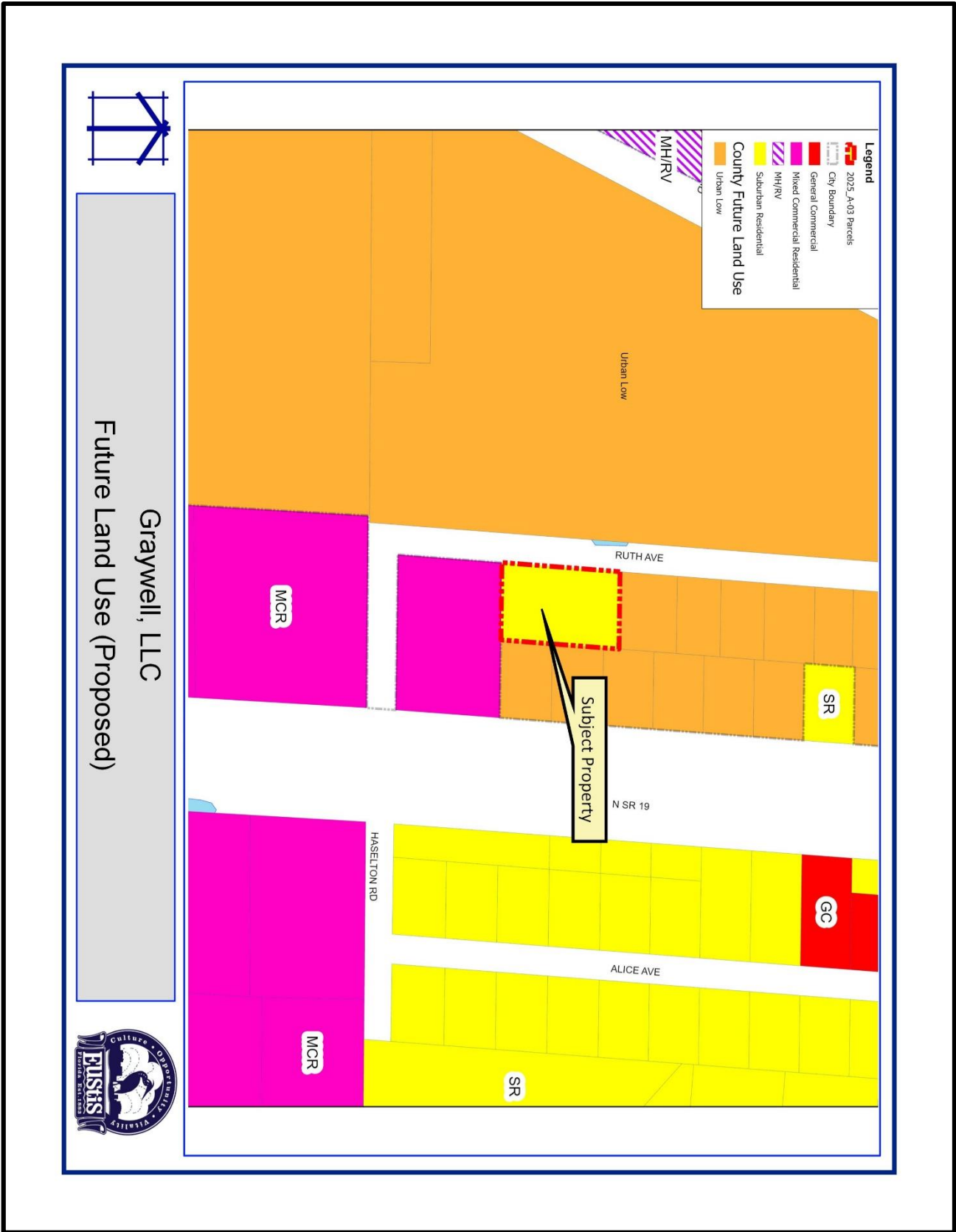
\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Ordinance Number 25-11 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 Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

\_\_\_\_\_  
Christine Halloran, City Clerk

Exhibit A



## Analysis of Comprehensive Plan/Future Land Use Request (**Ordinance Number 25-11**)

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. The area is already primarily single-family development on existing platted lots.***

##### 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 subject properties are located in an urbanizing corridor. The annexation and land use assignment apply to already platted residential lots***

##### 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 within an urbanizing corridor with commercial development to the south and residential development surrounding.***

##### 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 and does not contain wetland areas. The proposed development of this property is intended as residential and will follow the appropriate permitting procedures.***

### 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 within an existing developed and further developing area.***

#### 6. Public Facilities:

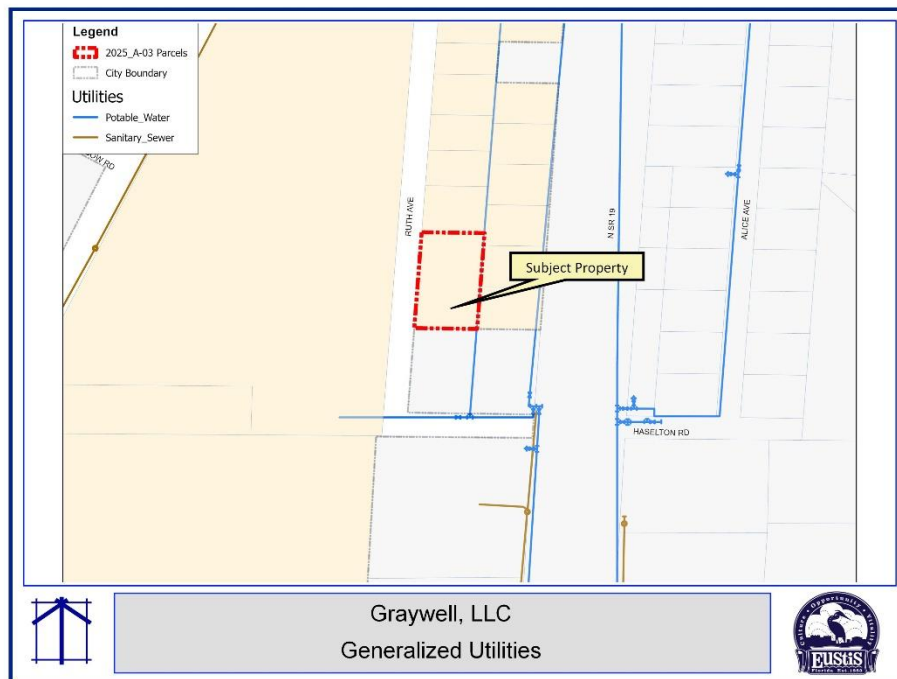
Fails to maximize use of existing public facilities and services.

***This indicator does not apply. City water is available to the property. Development of this parcel will maximize the use and efficiency of the City's water service. City sewer service will need to be evaluated for availability at the time of building permitting.***

#### 7. Cost Effectiveness and Efficiency of Public Facilities:

Allows for land use patterns or timing that 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 Suburban Residential (SR) future land use designation. The City provides these services to other properties in the area, so efficiency will improve.***



#### 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 Corridor 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 the city boundaries.***

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. A variety of other uses are evident, including various commercial uses, within .25 to .5 miles of the subject property.***

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 the time of development review. The property overall is within walking distance of existing commercial uses. The property is part of an existing platted residential lot neighborhood.***

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 the 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 available. Sewer service is located at the intersection of Ruth Avenue and SR 19. Connection to sewer service will be evaluated at the time of the building permit.***

- 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 the time of development, the site must meet the City's Land Development Regulations relating to connection and sidewalks. Ruth Avenue and State Road 19 are not City infrastructure and do not currently have a sidewalk system. Interconnectivity via sidewalk to existing and future uses will be a challenge.***

- d. 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.***

- 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 within an existing developed residential area.***

- 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 the demands of the residential population for the nonresidential needs of an area.

***The proposed land use allows for existing and future residential uses. The property is part of an existing platted residential neighborhood, and does not lean to commercial or mixed use. 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.***

### **In Accordance with the 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:**

***Eustis emergency services already provide emergency response to other properties in the area. Any development consistent with the Suburban Residential (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 of 20,015. The current population is 24,500. Pursuant to the comprehensive plan policy and Land Development Regulation, residential development will be required to provide on-site park amenities as part of the development as a subdivision. In this case, the property is composed of existing platted residential lots, and additional park space will not be required as part of its development (building permit)***

**c. 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.***

**d. Schools:**

***The proposed change should not negatively impact schools. At the time of development, beyond permit application for a home or duplex, application verification of capacity will be required from Lake County Schools.***

**e. 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.***

**f. 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.***

g. Transportation Network Analysis:

***This potential added residential development is considered to have no negative impacts on the existing transportation system. At this time, the adjacent transportation network (SR 19) can serve the proposed Suburban Residential (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. Groundwater recharge areas:

***The site may be within a low recharge area; this property is part of an existing platted subdivision and site-specific studies for recharge will not be required for application for building permits. Source: Lake County Comprehensive Plan 2030 Floridian Aquifer Recharge Map.***

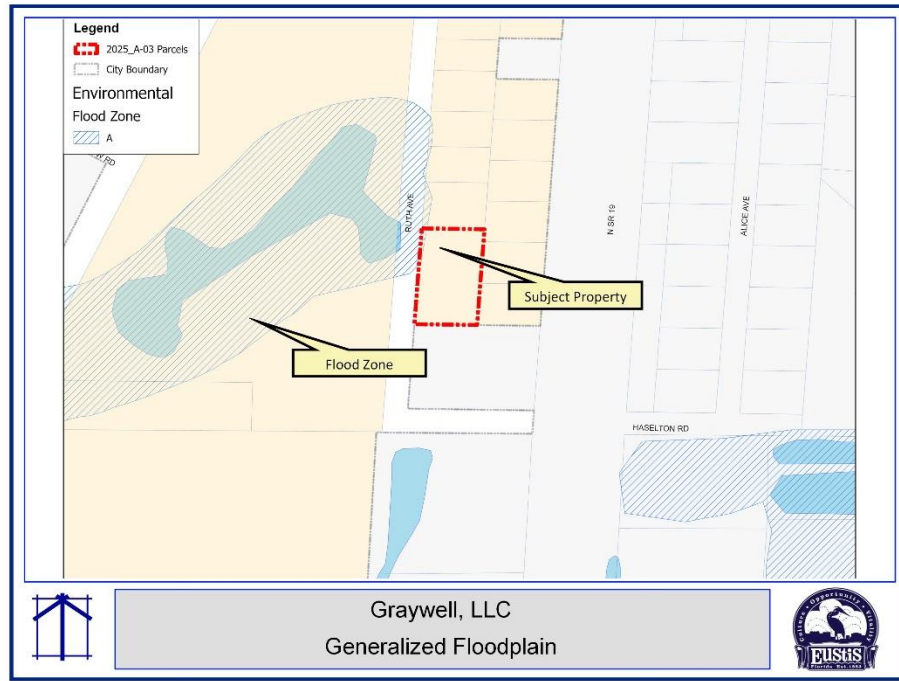


b. Historical or archaeological sites:

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

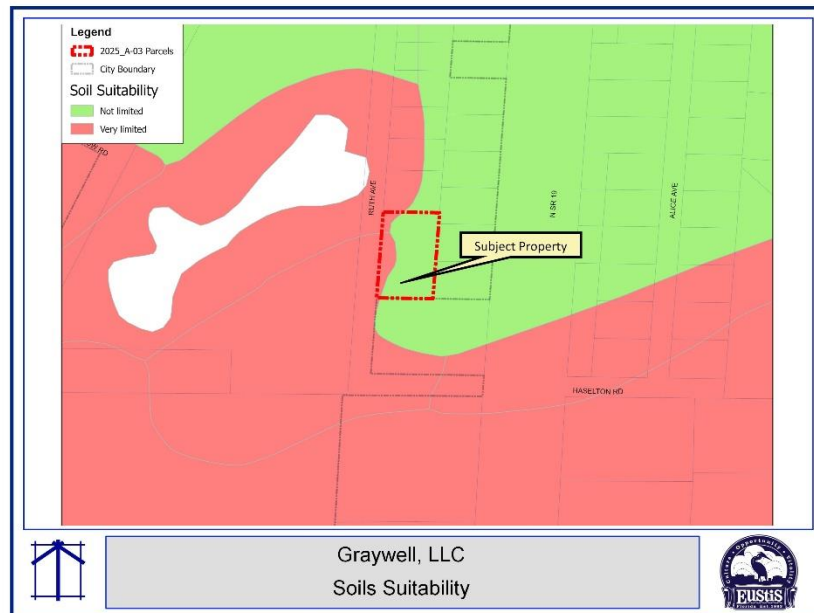
## c. Flood zones:

***The subject property is not impacted by a 100-year flood zone area. Source - Lake County GIS - 2012 Flood Zones.***



## d. Soil and topography:

***The site soils are suitable for single-family building.***



### 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:***

##### ***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.

##### Special Provisions:

- (1) Density bonuses are permitted for the provision of affordable housing, including

opportunities for a bonus increase between 5-15 percent in density in the Suburban Residential (SR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing and energy conservation/green certification is limited to a total increase of 15%.

- (2) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:
- a. all such housing is attached to foundations as in the case of conventional site-built construction; and
  - b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

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.

### **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 dwelling units/acre, while the Suburban Residential (SR) would allow up to 5 dwelling units/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 on the proposed residences.

***Not applicable. The area already includes a mix of uses, including single-family residential and commercial. This proposed development would be adequately distanced from the commercial area to the south.***

### **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. The proposed future land use assignment is for Suburban Residential (SR), which is a residential district to be located in an area that is residential in nature.***

1. **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 to have de minimis (negligible) impacts on the existing transportation system.***

2. **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 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.***

b. ***In Conflict with Land Development Regulations:***

Whether the proposed amendment is in conflict with any applicable provisions of these land development regulations.

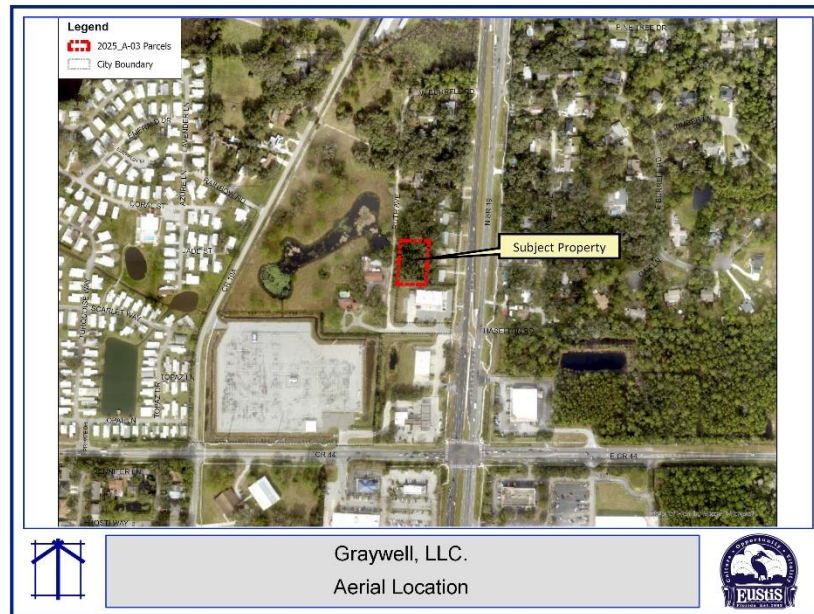
***The proposed amendment is not in conflict with the Land Development Regulations. At the time of development, there will be further review for compliance with planning and building standards and regulations.***

c. ***Inconsistent with Surrounding Uses:***

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

***City commercial uses are located to the north within 300 feet of the property, and residential uses are located in the surrounding area with***

***varying densities. The proposed Suburban Residential Future Land Use is consistent.***



***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 and potentially central sewer service. 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 and sewer services are available and near the site. Adequate capacity is available for future development consistent with the requested Suburban Residential 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.***

f. *Impact on Environment:*

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

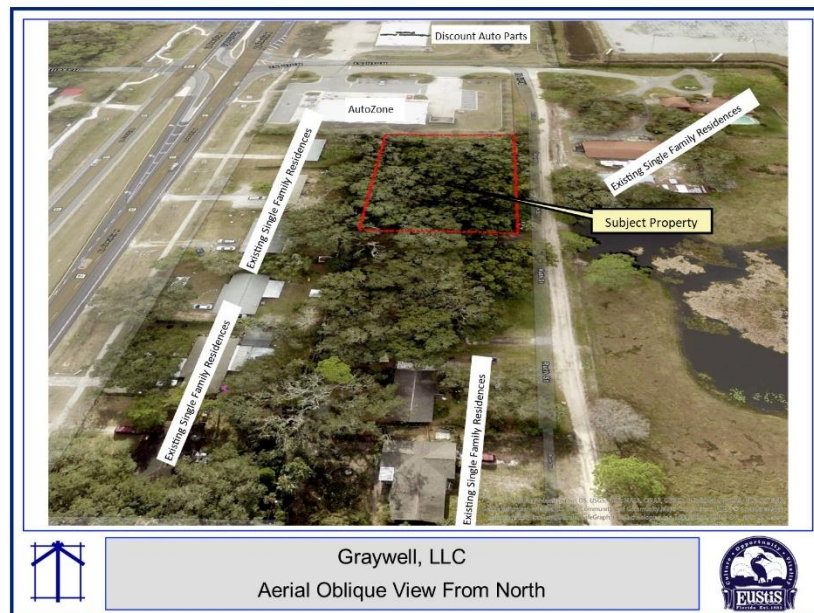
***The site contains no apparent natural resources and is not connected to significant open space.***

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 a pattern.

***The site is contiguous to the City limits. The annexation would create a logical development pattern as it extends the City limits to a more natural boundary in this area. This would further the eventual goal of a City of Eustis area under one local government jurisdiction.***

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



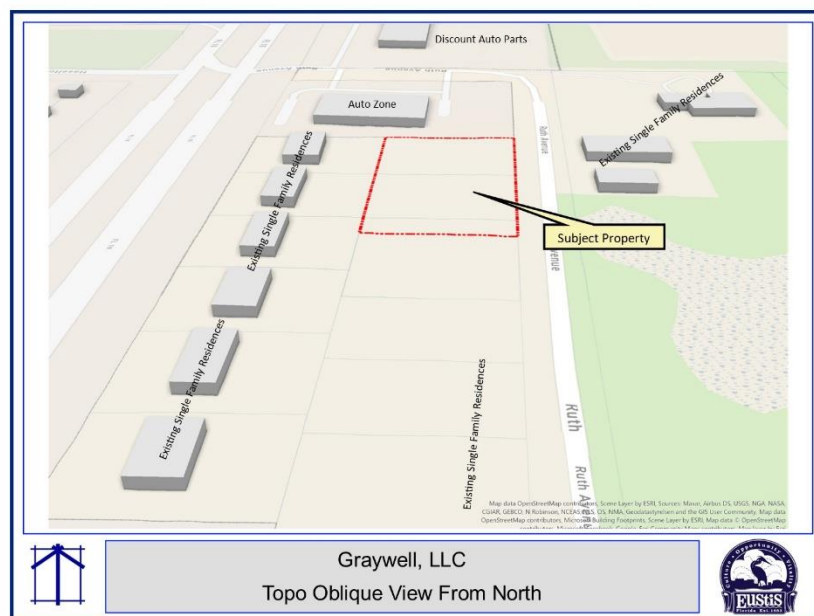
h. *Public Interest and Intent of Regulations:*

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 lifestyle.”

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



***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.***