



AGENDA

Local Planning Agency Meeting

5:30 PM – Thursday, January 22, 2026 – City Hall

Call to Order

Acknowledgement of Quorum and Proper Notice

1. Approval of Minutes

1.1 December 9, 2025 Local Planning Agency Meeting

2. Consideration with Discussion, Public Hearings and Recommendation

2.1 Ordinance Number 26-01: First Reading / LPA Recommendation – Development Agreement – Grand Island Crossings

2.2 Ordinance Number 26-03: Comprehensive Plan Amendment for Annexing Properties Alternate Key 1197309

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: January 22, 2026

RE: December 9, 2025 Local Planning Agency Meeting

Introduction:

This item is for consideration of the minutes of the 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 – Tuesday, December 09, 2025 – City Hall

Call to Order: 5:30 p.m.

Acknowledgement of Quorum and Proper Notice

PRESENT: Emily Lee, George Asbate, Vice Chair Gary Ashcraft, Chair Willie L. Hawkins

1. Approval of Minutes

September 18, 2025 Local Planning Agency Meeting

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

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

2. Consideration with Discussion, Public Hearings and Recommendation

2.1 Ordinance Number 25-38: 2025-CPT-01 Evaluation and Appraisal Report (EAR) Amendment for the City's Comprehensive Plan

Tom Carrino, City Manager, recommended that they swap consideration of Ordinance 25-38 and Ordinance 25-35 as the second ordinance is dependent upon approval of the first ordinance.

CONSENSUS: It was a consensus of the Board to swap consideration of the two ordinances.

Mike Lane, Development Services Director, explained staff has been working with the City's planning consultant, Design West Group, and their primary principal Ray Greer. He indicated they have been working on the report since June.

Ray Greer, Design West Group, reviewed the proposed comprehensive plan update. He noted that it is statutorily required every seven years. He commented on the requirements contained in Florida Statutes Chapter 163 and what must be contained within each element. He explained how they review and consider each element to insure that all required items are included. He noted that Chapter 163 changes almost every year and cited the extension of the comprehensive plan from ten years to 20 years. He further explained how some items that were no longer required have been removed and others were moved to different parts of the plan. He reviewed the changes recommended by element. He concluded by explaining the EAR does constitute a large scale plan amendment and then reviewed the process for approval of the Evaluation and Appraisal Report with the State to compile all comments and sent back a report within 60 days. He indicated they would make any recommended changes and then bring it back for final approval by the Commission.

The Commission asked about Map #19 with Mr. Greer stating that is not required to be part of the future land use map so they removed it. He indicated that is part of an interlocal

agreement, not the comprehensive plan. He added that four or five maps were removed either being redundant or not required.

The public hearing was opened at 5:44 p.m.

Cindy Newton, unincorporated Lake County resident, expressed concern regarding some possible discrepancies in some of the tables.

There being no further public comment, the hearing was closed at 5:47 p.m.

Motion made by Ms. Lee, Seconded by Vice Chair Ashcraft, to transmit Ordinance Number 25-38 (2025-CPT-01) to the Commission for consideration.

The Commission discussed their desire to have reviewed the document sooner so they would have more time to review it and what would be the impact if they delay consideration.

Mr. Carrino explained that, until Ordinance Number 25-38 is transmitted to the state, they would not be able to make any further comprehensive plan amendments. He further explained that, while they could annex property, they would not be able to assign a future land use amendment.

Sasha Garcia, City Attorney, acknowledged they did go through this process with MAS Development; however, their ordinances did include language regarding the approval of the EAR amendment and they agreed to proceed in that fashion. She indicated they could do that with other applications; however, the applicant would have to agree with the stipulating language.

Discussion was held regarding whether or not they should table the item or proceed with transmitting to the Commission with Attorney Garcia explaining that the requirement is strictly for transmittal to the state so the other applicant could still proceed once that occurs.

Mr. Greer explained that, if there are additional changes that the Commission wants to make, those could still be made after transmittal to the state. Therefore, they would have 60 days to do further review.

Motion passed on the following vote:

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

2.2 Ordinance Number 25-35: Comprehensive Plan Amendment for Annexation of Parcel with Alternate Key Number 1213835

Kyle Wilkes, Senior Planner, reviewed the small scale future land use map amendment for a 5.5 acre parcel with Alternate Key Number 1213835. He explained the proposal is to change the future land use from County Urban Low to Mixed Commercial/Industrial. He provided an overview of the proposal and confirmed utilities are available for the site. He acknowledged it is in a flood zone with low recharge. He stated that any future development would have to apply to FEMA for a map revision for the site. He stated it is consistent with the City's future land use map and Comprehensive Plan and is consistent with the surrounding future land use designations. He confirmed public notifications and advertisements were completed. He also confirmed there was only one inquiry regarding the development and that individual thought the City was annexing her property.

Chairman Hawkins opened the public hearing at 6:00 p.m.

Cindy Newton reminded the Commission that the subject property is in a flood zone which is an environmentally sensitive area. She expressed concern regarding the use of fill affecting drainage into Lake Eustis.

There being no further public comment, the hearing was closed at 6:01 p.m.

Discussion was held regarding the possible impact on Trout Lake and the conservation area and the need for the City to be able to control what is developed on the site. The Commission asked if a development agreement could be used with Attorney Garcia responding that a development agreement must be completely voluntary and the annexation could not be contingent upon a development agreement. They would have vested rights based on the designation.

The Commission asked about the other development agreement with Attorney Garcia explaining the difference is that they approached the City about using an agreement in order to obtain additional lots in exchange for them meeting the design guidelines.

Motion made by Mr. Asbate, Seconded by Ms. Lee, to transmit Ordinance 25-35 to the Commission for consideration. Motion passed on the following vote:

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

3. Adjournment: 6:08 p.m.

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

CHRISTINE HALLORAN
City Clerk

EMILY A. LEE
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: January 22, 2026

RE: Ordinance Number 26-01: First Reading / LPA Recommendation – Development Agreement – Grand Island Crossings

Summary of Request

The applicant, Grand Island Crossings, LLC, requests approval of a Development Agreement (“Agreement”) for approximately 19.96 acres located within the City of Eustis. The Agreement establishes development rights, obligations, and standards for a proposed single-family residential subdivision. The Agreement also incorporates certain voluntary design and development standards from Ordinance No. 2509 (2025) and the Eustis Development Standards & Guidelines (June 5, 2025), which are currently stayed under Senate Bill 180 but are accepted in this Agreement as private contractual covenants.

The Development Agreement does not vest or guarantee a specific number of residential lots. Final lot yield and configuration will be determined during the subdivision platting process, subject to compliance with the Agreement, the City’s Comprehensive Plan, and applicable Land Development Regulations.

Background and Site Information

Location: Approximately 19.96 acres (see Exhibit A – Legal Description)

Future Land Use: Suburban Residential (SR) – permits up to five (5) dwelling units per acre

Design District: Suburban Neighborhood

Current Use: Agricultural; the property may continue agricultural use until construction commences or title is transferred

Applicant Intent: Develop a single-family residential subdivision with a mix of 40-, 50-, and 60-foot-wide lots, internal public streets, open space, and recreational amenities.

The Developer is currently under contract to purchase the property but does not yet hold title. Upon execution and recording, the Agreement will run with the land and bind successors and assigns.

Development Agreement Overview

The Agreement is executed pursuant to the Florida Local Government Development Agreement Act, Sections 163.3220–163.3243, Florida Statutes, and the City’s home rule authority. The Agreement:

- Establishes development standards and obligations applicable to the Property
- Confirms consistency with the City’s Comprehensive Plan

- Allows the Developer to voluntarily adopt certain design standards not currently enforceable as land development regulations

The City's acceptance of such voluntary standards is contractual in nature and does not constitute regulatory enforcement or create precedent for other properties.

Key Terms of the Agreement

A. Conceptual Development Plan

Development must be generally consistent with the Conceptual Development Plan (Exhibit B). The plan is illustrative only and does not vest lot yield or final design. Minor modifications may be approved administratively. Final lot mix, density, and configuration will be determined during preliminary plat review and may be adjusted based on objective site constraints identified through Development Review Committee (DRC) review.

B. Permitted Uses

- Single-family detached dwellings on 40-, 50-, and 60-foot-wide lots
- Common open space areas
- Tot lot or similar recreational amenities for residents

C. Development Standards

The Agreement establishes development standards including, but not limited to:

- Maximum building height: 35 feet
- Minimum lot area: 4,000 square feet
- Minimum lot width: 40 feet
- Minimum lot depth: 100 feet
- Residential setbacks for front-loaded, rear-loaded, and zero-lot-line configurations
- Minimum building separation: 10 feet
- Garage and driveway dimensional standards
- Overall subdivision impervious surface target of 40% or less

D. Design Guidelines

Key design elements include:

- At least 25% of 40- and 50-foot-wide lots containing two-story homes
- At least 25% of all lots incorporating a front porch or patio with a minimum depth of eight (8) feet
- Encouragement of varied setbacks for architectural diversity
- Optional use of alleys
- Perimeter buffering requirements of 15 feet generally, and 20 feet along the eastern boundary adjacent to industrial zoning

E. Open Space & Recreation

- Minimum of 25% open space

- Stormwater facilities may count toward open space where designed as usable amenities
- Minimum of one (1) acre of park or recreational area, which may be distributed across the site

F. Transportation & Access

- Internal roads constructed to City standards and dedicated as public rights-of-way
- Street classifications per the City's Land Development Regulations
- Cul-de-sacs discouraged but permitted where justified
- Final access locations subject to Fire, Engineering, and DRC review
- Pedestrian and bicycle connectivity required

G. Utilities & Infrastructure

- Connection to City water and wastewater systems required
- Reclaimed water irrigation required where available
- Stormwater facilities subject to SJRWMD and state requirements
- School concurrency and impact fees apply

H. Phasing, Model Homes, and Platting

- Project may be developed in phases
- Certificates of Occupancy may be issued for completed phases
- Model homes permitted following preliminary plat approval and posting of required security
- Preliminary plat application required within eighteen (18) months of the Agreement's effective date

I. Enforcement and Legal Provisions

- Agreement runs with the land
- No waiver of existing Land Development Regulations unless expressly stated
- City retains full authority over technical review and permitting
- Venue is Lake County, Florida
- Indemnification and insurance provisions are included

J. Consistency with Comprehensive Plan

The proposed Development Agreement is consistent with the City's Comprehensive Plan and the Suburban Residential (SR) Future Land Use designation, which permits up to five (5) dwelling units per acre. The Agreement does not amend the Comprehensive Plan or zoning and does not grant vested rights beyond those expressly stated.

Recommendation

Staff recommends the Local Planning Agency recommend approval of the Development Agreement for Grand Island Crossings, LLC, subject to the terms and conditions contained in the attached Agreement.

Fiscal Impact

There is no direct fiscal impact associated with the Local Planning Agency's consideration of the Development Agreement. The Agreement does not authorize development or obligate City funds. Any future fiscal impacts related to infrastructure, utilities, or public services would be addressed through applicable impact fees, utility fees, and concurrency requirements at the time of platting and permitting.

Business Impact Estimate

This ordinance is exempt from the Business Impact Estimate requirement pursuant to Section 166.041(4)(a), Florida Statutes, as it does not regulate business activity. The ordinance approves a site-specific Development Agreement applicable only to the subject property and does not impose generally applicable regulations on businesses, professions, or occupations.

Attachments

Ordinance 26-01

Development Agreement - Grand Island Crossings

Prepared By

Mike Lane, Development Services Director

Reviewed By

Miranda Burrowes, Assistant City Manager

Sasha Garcia, City Attorney

ORDINANCE NUMBER 26-01

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF EUSTIS AND GRAND ISLAND CROSSINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE DEVELOPMENT OF APPROXIMATELY 19.96 ACRES OF REAL PROPERTY INTO A SINGLE-FAMILY RESIDENTIAL SUBDIVISION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Grand Island Crossings, LLC (“Developer”) is under contract to purchase approximately 19.96 acres of real property located within the City of Eustis, more particularly described in Exhibit A to the Development Agreement; and

WHEREAS, the Developer desires to develop the property as a single-family residential subdivision consistent with the City’s Comprehensive Plan and Land Development Regulations (“LDRs”); and

WHEREAS, the City and Developer have negotiated a Development Agreement pursuant to the Florida Local Government Development Agreement Act, §§163.3220–163.3243, Florida Statutes, and the City’s Home Rule powers under Article VIII, Section 2(b) of the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Development Agreement establishes development rights, obligations, and conditions for the property, including development standards, design guidelines, infrastructure improvements, and public facility requirements; and

WHEREAS, the Development Agreement does not vest or guarantee a specific number of residential lots, and final density and lot configuration shall be determined during the subdivision platting process in accordance with the City’s Comprehensive Plan and applicable Land Development Regulations; and

WHEREAS, the Developer has voluntarily elected to comply with certain design and development standards contained in Ordinance No. 25-09 (2025) and the Eustis Development Standards & Guidelines (June 5, 2025), notwithstanding the temporary stay of Ordinance No. 25-09 under Senate Bill 180 (Ch. 2025-190, Laws of Florida); and

WHEREAS, the City Commission finds that approval of the Development Agreement will promote the public health, safety, and welfare of the City and is consistent with the City’s Comprehensive Plan; and

WHEREAS, the City Commission has conducted two duly noticed public hearings on the proposed Development Agreement, in accordance with Section 163.3225, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA:

Section 1. Approval of Development Agreement.

The City Commission hereby approves the Development Agreement between the City of Eustis and Grand Island Crossings, LLC, attached hereto as Exhibit "A" and incorporated herein by reference. The Mayor is authorized to execute the Agreement on behalf of the City.

Section 2. Implementation.

City staff is authorized and directed to take all necessary actions to implement the provisions of the Development Agreement, including recording the Agreement in the public records of Lake County, Florida, in accordance with Section 163.3239, Florida Statutes.

Section 3. Severability.

If any provision of this Ordinance or the Development Agreement is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining provisions.

Section 4. Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED this 22nd day of January, 2026, by the City Commission of the City of Eustis, Florida.

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

Emily A. Lee
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 22nd day of January 2026, by Emily A. Lee, 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 26-01 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

Date

EXHIBIT A

Prepared by:
 Madelyn Damon, Esq.
 Bret Jones P.A.
 700 Almond Street
 Clermont, Florida 34711
 (352) 394-4025

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("**Agreement**"), dated as of the _____ day of _____, 20____ (the "**Effective Date**"), is entered into between the City of Eustis, a Florida Municipal Corporation ("**City**"), having an address at 10 N Grove St #3, Eustis, FL 32726, and Grand Island Crossings, LLC, a Florida Limited Liability Company ("**Developer**"), having an address at 2875 NE 191st Street, Suite 305, Aventura, FL 33180. For purposes of this Agreement, "**Developer**" shall include Grand Island Crossings, LLC, the owners of the Property (defined below) and/or their successors, assigns, or any buyers of the Property.

RECITALS

WHEREAS, Developer is under contract to purchase, but does not yet hold title to, certain real property located within the City, consisting of +/- 19.96 acres, more particularly described in Exhibit A attached hereto (the "**Property**"); and

WHEREAS, upon acquiring title to the Property, Developer desires to develop the Property as a single-family residential subdivision (the "**Project**") in accordance with the City's Comprehensive Plan, City's Land Development Regulations ("**LDRs**"), and the terms of this Agreement; and

WHEREAS, the City and Developer desire to establish certain development rights, obligations, and conditions with respect to the development of the Property, including, but not limited to, development standards, design guidelines, and other requirements; and

WHEREAS, the City finds this Agreement is entered into pursuant to the authority of the Florida Local Government Development Agreement Act, §§163.3220–163.3243, Florida Statutes, and the City's Home Rule powers under Article VIII, Section 2(b) of the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Developer acknowledges that Ordinance No. 25-09 (2025), proposing amendments to the LDRs, has been adopted by the City Commission but is temporarily stayed under Senate Bill 180 (Ch. 2025-190, Laws of Florida), and that the City cannot enforce said Ordinance until such stay is lifted; and

WHEREAS, the Developer voluntarily elects, for purposes of this Project and as expressly provided in this Agreement, to comply with certain design and development standards contained in Ordinance No. 25-09 (2025) and the *Eustis Development Standards & Guidelines* (June 5, 2025), as and to the extent specifically set forth herein, and the City accepts such voluntary compliance as a contractual covenant and not as a regulatory mandate; and

WHEREAS, the Parties intend that this Agreement constitute a binding contract running with the land and a development agreement consistent with Section 163.3239, Florida Statutes; and

WHEREAS, the City finds that this Agreement and the development contemplated herein will promote the public health, safety, and welfare of the City.

NOW, THEREFORE, in consideration of the foregoing Recitals, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE I RECITALS; PURPOSE AND INTENT; AUTHORITY; DEFINITIONS

Section 1.1 Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement.

Section 1.2 Purpose and Intent. This Agreement serves both as a Development Agreement under Sections 163.3220-163.3243, Florida Statutes and as a private covenant voluntarily imposing enhanced design and performance standards upon the Property. The City shall not enforce any provision herein that is not yet effective by law but may enforce it as a contractual obligation.

Development under this Agreement shall remain consistent with the City of Eustis Comprehensive Plan. Nothing herein constitutes or affects a land use designation or zoning amendment. Compliance with the Voluntary Compliance Standards (hereinafter defined) shall not be construed as a waiver or replacement of any current LDR provision unless expressly stated.

This Agreement has been approved following two duly noticed public hearings as required by Section 163.3225, Florida Statutes.

Section 1.3 Authority. This Agreement is entered into under the authority of the City's Charter, Code of Ordinances, and LDRs, and under the "Municipal Home Rule Powers Act," Sections 166.011 et seq., Florida Statutes, and the "Florida Local Government Development Agreement Act," Sections 163.3220-163.3243, Florida Statutes.

Section 1.4 Voluntary Compliance Standards. "**Voluntary Compliance Standards**" shall mean those design, open space, and lot configuration standards contained in Ordinance No. 25-09 (2025) and the Eustis Development Standards & Guidelines (June 5, 2025), which the Developer elects to implement voluntarily as private contractual obligations. The City's acceptance of such voluntary compliance shall not constitute a regulatory act or precedent applicable to other properties or projects.

ARTICLE II DEVELOPMENT APPROVAL AND CONSISTENCY

The Project is consistent with the City of Eustis Comprehensive Plan, including the Suburban Residential (SR) Future Land Use Designation permitting a maximum of five (5) dwelling units per gross acre. Compliance with the Voluntary Compliance Standards does not

constitute or require a zoning or comprehensive plan amendment and shall not be construed as an act of enforcement by the City.

The Developer voluntarily agrees to design and construct the Project in substantial conformance with the Eustis Development Standards & Guidelines (June 5, 2025) and the development parameters set forth in Ordinance No. 25-09 (2025). The City's acceptance of these standards shall not constitute enforcement of any regulation not yet effective under state or municipal law.

The Developer acknowledges that the City's approval of this Agreement does not confer any vested right to the adoption or enforcement of Ordinance No. 25-09 (2025), nor does it obligate the City to apply such standards to other properties. If Senate Bill 180 (2025) or any subsequent legislation renders such voluntary provisions unenforceable as a municipal regulation, they shall nevertheless remain enforceable as a private covenant between the Parties.

Notwithstanding the foregoing, the Developer's voluntary compliance with Ordinance No. 25-09 (2025) and the Eustis Development Standards & Guidelines shall be limited to and governed exclusively by the specific provisions expressly set forth in Article III of this Agreement.

ARTICLE III DEVELOPMENT STANDARDS

Section 3.1 Conceptual Development Plan. The Property shall be developed generally in accordance with the conceptual development plan attached hereto as Exhibit B (the "**Conceptual Development Plan**"). The Conceptual Development Plan is intended to provide a framework for development and may be refined through the City's subdivision platting, site plan, and permitting processes, provided that such refinements are consistent with the intent and character of the Conceptual Development Plan.

Pursuant to Section 102-11 of the City's LDRs, Developer shall comply with the City's procedures governing major and minor modifications to this Agreement and the Conceptual Development Plan. Notwithstanding the foregoing, any modifications to the Conceptual Development Plan that do not alter its intent or purpose shall be considered minor modifications, and may be approved administratively by the City's Development Services Director. Examples of minor modifications may include, but are not limited to, any adjustments to the location of required infrastructure, building footprints, parking areas, and open space or amenity areas.

The final mix of residential product types and lot configurations shall be determined at the time of preliminary subdivision plat submittal. The Conceptual Plan is intended for illustrative purposes only and shall not be construed to establish, vest, or guarantee any specific lot yield.

In determining the final mix of residential product types and lot configurations, the Developer may consider prevailing market conditions; however, any modification or reduction to the number or configuration of lots shall be limited to those reasonably required to address objective site-specific constraints identified through the City's applicable technical review processes, including review by the Development Review Committee (DRC).

For avoidance of doubt, approval of this Agreement and the Conceptual Development Plan does not constitute approval of any subdivision plat, site plan, engineering design, fire access plan,

roadway configuration, or infrastructure layout. All such approvals remain subject to independent review and approval through the City's Development Review Committee, Fire Department, subdivision platting, and permitting processes, and may require modification of the Conceptual Development Plan.

Section 3.2 Permitted Use. The following land uses are allowed as permitted principal uses and structures, together with their customary uses and accessory structures:

- (i) Single-family detached dwellings on 40-foot, 50-foot, and 60-foot-wide lots;
- (ii) Common open space areas; and
- (iii) A tot lot, similar recreational amenities, or park for use by residents.

Section 3.3 Development Standards. All development of the Property shall comply with the development standards set forth below (the "**Development Standards**").

<u>Standard</u>	<u>Requirement</u>
Max. height	35 ft
Minimum (min) lot area	4,000 square feet (SF)
Min. lot width	40 feet (ft)
Min. lot depth	100 ft
Min. setbacks for front-loaded lots	Front yard: 22 ft Side yard: 5 ft Rear yard: 10 ft
Min. setbacks for rear-loaded lots*	Front yard: 10 ft Side yard: 5 ft Rear yard: 10 ft
Min. setbacks for zero lot line**	Front yard: 20 ft Rear yard: 10 ft Side yard: 0 ft for the side where the home is placed against the lot line; 10 ft on the non-zero side
Min. building setback	Corner Lot, Side Street Setback :10 ft
Min. building separation	10 ft
Min. garage size	300 square feet
Min. driveway width	12 ft for one-car garages; 18 ft for two-car garages

*Rear-loaded lots means garages shall be accessed from the rear of the lot.

****Zero lot line** means the placement of a building on a lot so that one or more of the building's sides rests directly on a lot line; provided that, separations or setbacks between buildings meet all applicable building, fire code provisions, and the Development Standards as provided herein.

No lot shall be developed with more than one (1) dwelling unit, except as otherwise permitted by this Agreement or applicable City regulations. Accessory uses and structures shall be permitted in accordance with the City's LDRs.

In addition, the subdivision may be designed to achieve an overall impervious surface ratio of forty percent (40%) or less, provided that the subdivision as a whole complies with all applicable stormwater, environmental, and engineering standards, as determined through the City's technical review and permitting processes.

Section 3.4 Design Guidelines. All single-family homes within the subdivision shall be generally consistent with the architectural styles shown in the attached architectural elevations, attached hereto as Exhibit C (the "**Conceptual Architectural Elevations**"). The Conceptual Architectural Elevations shall include, at a minimum, the following standards:

(i) Two-Story Homes: At least twenty-five percent (25%) of all 40- and 50-foot-wide lots shall contain two-story dwelling units.

(ii) Porches; Patios: A minimum of twenty-five percent (25%) of all lots shall include either a front porch or patio with a minimum depth of eight (8) feet, measured from the exterior wall to the outermost edge of the porch or patio structure. Porches may encroach into the front setback by eight (8) feet.

(iii) Setbacks: A variety of setbacks, including front setbacks, shall be encouraged to promote architectural diversity and enhance neighborhood character.

(iv) Lot Access: Lots with a width of less than 50 ft may be front-loaded and are not required to be served by alleys. Notwithstanding the foregoing, the incorporation of alleys is permitted but not required.

(v) Perimeter Buffers: A minimum perimeter buffer of 15 ft shall be provided; provided, however, where any lots share the eastern property line with industrially zoned land, the perimeter buffer shall be 20 ft. A perimeter fence and/or wall (e.g., precast) is permitted and may be placed along the overall Property perimeter. All perimeter buffers and fencing shall be maintained by the Developer or its successor-in-interest, including any homeowners' association, in accordance with City enforcement provisions.

Section 3.5 Open Space. Developer shall provide open space within the subdivision equal to not less than twenty-five percent (25%) of the gross area of the Property, as generally shown on the Conceptual Development Plan. Open space may include landscaped areas, buffers, stormwater management facilities, and other green spaces. Any stormwater or retention pond areas counted toward the open space requirement shall be designed and constructed as accessible and usable amenities for the development, such as natural landscaping, pedestrian pathways, benches, or other recreational improvements to promote usability and integration with the subdivision.

Section 3.6 Parks and Recreation. The Project shall include park and/or recreational areas having a combined minimum area of one (1) acre. Such park and/or recreational areas may be provided in one or more locations and are not required to be contiguous, provided that, in the

aggregate, they are designed, improved, and maintained as usable, functional recreational amenities for residents of the Project.

Park and recreational areas shall be configured to provide recreational utility, pedestrian access, and safety, and shall not consist of residual, fragmented, or inaccessible areas that do not function as recreational amenities, as determined through the City's applicable development review processes.

Stormwater facilities may be incorporated into park or recreational areas only where such facilities are designed and permitted to function as an amenity, consistent with applicable stormwater, environmental, and safety requirements.

Section 3.7 Roads and Streets. Developer shall design and construct all internal subdivision roads to provide safe and adequate vehicular ingress and egress, consistent with the City's standards and the City's LDR's. All roads constructed within the subdivision shall be dedicated to the City as public rights-of-way in a form acceptable to the City and in accordance with applicable City requirements. The permitted street classifications within the subdivision shall be 'Standard Street', 'Residential Drive', 'Residential Street', 'Residential Road', 'Rear Alley', and 'Rear Lane', as defined and regulated by the City's LDRs.

The internal street network within the Project shall be designed to promote connectivity, access, and efficient circulation consistent with the City's Land Development Regulations and applicable street design standards. Cul-de-sacs should be minimized and utilized only where necessary due to site constraints, design considerations, or to address life-safety or engineering requirements.

The general street layout depicted on the Conceptual Plan reflects the intended design approach for the Project; however, the final location, configuration, and design of streets, including the use or elimination of cul-de-sacs, shall be subject to review and approval through the City's applicable development review and permitting processes, including review by Fire, Engineering, and Public Works.

Section 3.8 Access and Transportation Improvements. The Conceptual Development Plan identifies the anticipated access connection locations; however, the final locations may be adjusted based on final engineering design and permitting considerations. Any modification to the access locations serving the subdivision shall not be deemed a major amendment. Transportation system improvements will be provided as required by permitting agencies and as needed according to the Transportation Impact Analysis (TIA) for the Project. Final access locations, street terminations, and emergency access configurations are subject to approval by the City's Fire Department and other reviewing agencies and may require modification from the Conceptual Development Plan.

Section 3.9 Pedestrian Walkways, Bike Trails, and Connectivity. Developer shall design and construct pedestrian walkways, sidewalks, crosswalks, and bike trails to promote safe, efficient, and multi-modal interconnectivity within the subdivision, consistent with City standards and the City's LDRs.

Section 3.10 Parking. Parking shall be permitted in the following zones:

- (i) Zone 1: the lot area between the principal building and the front lot line abutting the right-of-way;
- (ii) Zone 3: the lot area between the principal building and any rear lot line; and
- (iii) Zone 4: the lot area between the principal building and the side lot line abutting the right-of-way of a side street.

The incorporation of parallel parking spaces is encouraged but not required.

Section 3.11 Landscaping. Landscaping within the Property shall comply with the City's Land Development Regulations. Street trees shall be installed along internal streets within the Project in a manner intended to establish a consistent and attractive streetscape. Street trees shall generally be provided on both sides of internal streets and spaced at appropriate intervals, unless installation would conflict with a lot's driveway, utility connection, sight distance requirements, or other site-specific constraints.

Notwithstanding the foregoing, each lot shall contain a minimum of one (1) tree per lot, unless otherwise approved by the City's Development Services Director or designee. Tree species shall be selected from the City's approved tree list and shall be of a minimum two-inch (2") caliper at the time of planting. The requirements of this Section may be modified if approved by the City's Development Services Director or designee through the City's applicable development review processes.

Section 3.12 Lighting. Developer and/or its designated utility provider shall provide street lighting and other necessary lighting within the subdivision consistent with City standards, designed to promote safety and minimize light spillover onto adjoining properties.

Section 3.13 Signage. Signage within the subdivision shall be permitted and installed in accordance with the City's LDRs.

Section 3.14 Comprehensive Plan Consistency; Regulatory Effect. Development under this Agreement shall remain consistent with the City's Comprehensive Plan. Nothing herein constitutes or effects a land use or zoning amendment. Compliance with the Voluntary Compliance Standards shall not be construed as a waiver or replacement of any current LDR provision unless expressly stated.

Section 3.15 No Waiver of Technical Review. Nothing in this Agreement shall be construed to waive, limit, or modify the authority of the City, the Development Review Committee, the Fire Department, or any reviewing agency to require compliance with applicable technical, engineering, utility, stormwater, transportation, or life-safety standards. Approval of this Agreement does not exempt the Project from any review, condition, or requirement imposed through the City's subdivision plat, site plan, or permitting processes.

ARTICLE IV INFRASTRUCTURE AND PUBLIC FACILITIES

Section 4.1 Water, Wastewater and Reclaimed Water. Developer shall extend and connect the subdivision to the City's potable water and wastewater systems and shall construct all

on-site and required off-site potable water and wastewater infrastructure at Developer's expense, subject to City approval and capacity availability.

Irrigation for the Project may be served by on-site irrigation wells or reclaimed water, as applicable. The Developer shall construct an internal irrigation distribution system throughout the Project and shall extend such system to the public right-of-way at the location designated by the City, consistent with the City's Land Development Regulations.

The Developer shall utilize reclaimed water for irrigation only where reclaimed water service is available and has sufficient capacity to serve the Project, as determined by the City through its applicable utility review and permitting processes.

Where reclaimed water service is not available or does not have sufficient capacity at the time irrigation service is required, on-site irrigation wells may be utilized. If reclaimed water service becomes available at a later date and the City determines that connection is feasible and capacity is available, the City, at its discretion, may connect the reclaimed water system to the irrigation distribution system within the public right-of-way. Any such connection within the right-of-way shall be performed at the City's expense and shall not require the Developer to construct off-site reclaimed water infrastructure.

Upon connection, reclaimed water service shall be provided and billed in accordance with the City's applicable utility rates, policies, and procedures.

Section 4.2 Grading. Developer shall grade the Property in a manner consistent with approved construction plans, ensuring compatibility with surrounding properties and minimizing adverse impacts on drainage and natural features.

Section 4.3 Stormwater Management. Developer shall design and construct stormwater management facilities in accordance with applicable SJRWMD, state, and federal requirements.

Section 4.4 Schools. Developer acknowledges that residential development of the Property will generate school impacts. Developer shall comply with all applicable school concurrency, impact fees, and mitigation requirements imposed by the City, County, and/or School District. A school capacity letter shall be addressed prior to the issuance of development approval, consistent with applicable law.

Section 4.5 Concurrency. Developer shall comply with all concurrency requirements and shall be responsible for proportionate share mitigation consistent with Section 163.3180, Florida Statutes, and the City's adopted concurrency management procedures to mitigate the direct impacts of the Project, as applicable, in accordance with the City's LDRs. Prior to the issuance of building permits, Developer shall demonstrate to the City's satisfaction that adequate public facilities, including transportation, potable water, wastewater, solid waste, stormwater, parks and recreation, and schools, are available concurrent with the impacts of the development, or that such improvements will be provided in accordance with applicable law.

Section 4.6 Fire Code; Emergency Access. All site plans, construction, and improvements within the subdivision must comply with the City's currently adopted Fire Code, as amended from time to time. Adequate fire hydrants, water pressure, and emergency access routes shall be provided in locations approved by the City's Fire Department, at Developer's expense.

Section 4.7 Insurance and Indemnification. Developer shall, at its sole cost, procure and maintain during construction general liability insurance from a company authorized to do business in Florida, with minimum limits of One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) in the aggregate, naming the City as an additional insured. Evidence of insurance shall be provided prior to commencement of any site work.

Developer shall indemnify, defend, and hold harmless the City, its elected officials, officers, agents, and employees from any and all claims, damages, losses, liabilities, or expenses, including attorney's fees and costs, arising out of or resulting from Developer's negligence, willful misconduct, or failure to comply with this Agreement, except to the extent caused by the sole negligence or willful misconduct of the City.

ARTICLE V DEVELOPMENT ADMINISTRATION

Section 5.1 Post-Annexation. Following annexation of the Property into the City, the City shall permit the Property to continue to be used for all agricultural purposes, including, without limitation, citrus groves, hay production, or cattle pastures, until the Developer acquires fee simple ownership of the Property or until construction commences, whichever occurs first.

Section 5.2 Phasing. Development of the Property may be accomplished in a single phase or in multiple phases, subject to approval by the City during the subdivision platting and permitting process. In the event the Developer elects to develop the Property in multiple phases, the Developer shall be permitted to apply for and obtain Certificates of Occupancy (COs) for units within any approved phase that has been completed in accordance with the City's LDRs, regardless of whether other phases are pending approval and/or still under construction.

Section 5.3 Model Homes and Temporary Sales Offices. Developer may construct model homes, including one temporary sales office, within the subdivision following approval of the preliminary plat and construction plans. Model homes may be used for sales and marketing purposes, subject to City permitting requirements. Construction of model homes and a temporary sales office shall not commence until the subdivision plat has been recorded or a performance bond or other acceptable security is posted, unless otherwise permitted by the City's Code or LDRs.

Section 5.4 Platting Deadline. Developer shall submit an application for preliminary subdivision plat approval within eighteen (18) months of the Effective Date, unless extended by the City Manager for good cause shown. Failure to timely submit a preliminary plat application may, at the City's option, result in termination of this Agreement following written notice and a public hearing as required by Section 163.3235, Florida Statutes.

ARTICLE VI MISCELLANEOUS

Section 6.1 Notices. Unless specifically stated otherwise in this Agreement, all notices, waivers, and demands required or permitted under this Agreement shall be in writing and delivered to all other parties at the addresses below, by one of the following methods: (a) hand delivery, whereby delivery is deemed to have occurred at the time of delivery; (b) a nationally recognized overnight courier company, whereby delivery is deemed to have occurred the business day

following deposit with the courier; (c) registered US Mail, signature required and postage-prepaid, whereby delivery is deemed to have occurred on the third business day following deposit with the United States Postal Service; or (d) electronic transmission (facsimile or email) provided that the transmission is completed no later than 5:00 P.M. on a business day and the original also is sent via overnight courier or US Mail, whereby delivery is deemed to have occurred at the end of the business day on which electronic transmission is completed.

To Developer:

Name: Grand Island Crossings, LLC
 Attention: Alan Benenson
 Address: 2875 NE 191st Street, Suite
 305, Aventura, FL 33180
 Telephone: (786) 210-4111
 Facsimile:
 Email: alan@masdevelopment.com

with a copy to:

Name: Bret Jones, P.A.
 Attention: Madelyn Damon, Esq.
 Address: 700 Almond Street, Clermont,
 FL 34711
 Telephone: (352) 394-4025
 Facsimile: (352) 394-1604
 Email: mdamon@bretjonespa.com

To City:

Name: City of Eustis
 Attention: Tom Carrino, City Manager
 Address: 10 N Grove St #3, Eustis, FL
 32726
 Telephone: (352) 483-5430
 Facsimile:
 Email: carrinot@eustis.org

with a copy to:

Name: Bowen Schroth
 Attention: Sasha Garcia, Esq., City
 Attorney
 Address: 600 Jennings Ave, Eustis, FL
 32726
 Telephone: (352) 589-1414
 Facsimile:
 Email: sgarcia@bowenschroth.com

Any party may change its address for purposes of this Section by giving written notice as provided in this Section. All notices and demands delivered by a party's attorney on a party's behalf

shall be deemed to have been delivered by said party. Notices shall be valid only if served in the manner provided in this Section.

Section 6.2 Governing Law and Venue. This Agreement shall be governed and construed in accordance with the laws of the State of Florida, without giving effect to any choice or conflict of law provision or rule (whether of the State of Florida or any other jurisdiction) that would cause the application of laws of any jurisdiction other than those of the State of Florida. The parties agree venue lies in Lake County, Florida.

Section 6.3 Compliance with Laws and Regulations. Except as expressly modified herein, all development of the Property for the duration of this Agreement shall be subject to compliance with this Agreement, as amended by this Agreement, the City's LDRs, and the City Code provisions that are in existence as of the execution of this Agreement. In the instance of conflict between the City's LDRs, the City Code, or any prior agreements related to the Property and this Agreement, this Agreement shall control to the extent permitted by Section 163.3233, Florida Statutes. To the extent this Agreement is silent, the development of the Property shall comply with the City's Code, LDRs, and other applicable standards, including the permitted design standards applicable to the Property's existing Future Land Use designation of Suburban Residential and existing Design District designation of Suburban Neighborhood. No subsequently adopted ordinances, policies, or procedures of the City governing the development of land shall apply to the Property except in accordance with the provisions of Section 163.3233(2), Florida Statutes, or as otherwise expressly provided herein. All development must comply with all applicable regulations of county, state, local, and federal agencies, as well as state and federal laws. Nothing herein shall be construed to waive or supersede any currently effective Land Development Regulation, except where this Agreement imposes additional voluntary obligations.

Section 6.4 Binding Effect; Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective permitted successors and permitted assigns in title or interest. The provisions of this Agreement, together with all plans approved in connection herewith, shall run with the land and shall be implemented and enforced in accordance with the City's LDRs.

Section 6.5 No Third-Party Beneficiaries. This Agreement is for the sole benefit of the parties hereto and their respective successors and assigns, and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

Section 6.6 Interpretation and Construction. Any captions or headings used in this Agreement are for convenience only and do not define or limit the scope of this Agreement. The singular of any term, including any defined term, shall include the plural and the plural of any term shall include the singular. The use of any pronoun regarding gender shall include the neutral, masculine, feminine, and plural.

Section 6.7 Severability. If any term or provision of this Agreement is determined to be invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction. Upon such determination that any term or other provision is invalid, illegal, or unenforceable, the parties hereto shall negotiate in good faith to

modify this Agreement so as to effect the original intent of the parties as closely as possible in a mutually acceptable manner in order that the transactions contemplated hereby be consummated as originally contemplated to the greatest extent possible.

Section 6.8 Waiver; Remedies. No waiver by any party of any of the provisions of this Agreement shall be effective unless explicitly set out in writing and signed by the party so waiving. No waiver by any party shall operate or be construed as a waiver in respect of any failure, breach, or default not expressly identified by such written waiver, whether of a similar or different character, and whether occurring before or after that waiver. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

Section 6.9 Enforcement; Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law or as set forth in Section 163.3243, Florida Statutes. Disputes arising under this Agreement shall first be addressed through the mediation process prescribed by Section 163.3235, Florida Statutes. The Parties acknowledge that this Agreement constitutes a contractual covenant; either Party may seek specific performance or damages in a court of competent jurisdiction. The prevailing party shall recover reasonable attorney's fees and costs, including appellate fees.

Section 6.10 Default Notice and Cure Period. Notwithstanding the foregoing, no party shall be deemed in default under this Agreement unless it has received written notice from the non-defaulting party specifying the nature of the alleged default and has failed to cure such default within thirty (30) days from receipt of such notice; provided, however, that if such default is not reasonably curable within said thirty (30) days, the defaulting party shall not be in default so long as it commences cure within such period and diligently pursues same to completion. This provision shall not limit the City's right to withhold permits or approvals for noncompliance with the Development Standards or conditions imposed by this Agreement.

Section 6.11 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement.

Section 6.12 Entire Agreement. This Agreement, together with the Conceptual Development Plan, Development Standards, and all related exhibits and schedules, constitutes the sole and entire agreement of the parties to this Agreement regarding the subject matter contained herein and therein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, regarding such subject matter. In the event of any inconsistency between the statements in the body of this Agreement, the Conceptual Development Plan, Development Standards, and the related exhibits and schedules (other than an exception expressly set out as such in the schedules), the statements in the body of this Agreement shall control.

Section 6.13 Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 6.14 Amendments. This Agreement may only be amended, modified, or supplemented by an agreement in writing signed by each party hereto, except as otherwise provided for in Section 3.1.

Section 6.15 Term of Agreement. The term of this Agreement shall terminate thirty (30) years after the Effective Date; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing in accordance with the requirements of Section 163.3225, Florida Statutes.

Section 6.16 Recording. Pursuant to Section 163.3239, Florida Statutes, this Agreement shall be recorded by the Developer in the Official Records of Lake County, Florida, within fourteen (14) days after execution by the City. The covenants and obligations herein shall run with the land and bind all successors and assigns. The Developer shall provide the City Attorney a recorded copy of this Agreement within thirty (30) days of recordation.

The recorded agreement shall include the legal description in Exhibit A and shall be identified on the recorded cover page as a Development Agreement pursuant to Sections 163.3220–163.3243, Florida Statutes, for indexing purposes.

Section 6.17 Voluntary Compliance and Legislative Savings Clause. The City expressly disclaims any intent to apply these voluntary standards to other properties or to treat them as binding municipal land development regulations prior to their lawful effectiveness. If any provision of the Voluntary Compliance Standards is determined unenforceable as a municipal regulation by reason of state legislation, administrative action, or judicial ruling, such provision shall remain enforceable as a contractual obligation of the Developer and its successors, binding as a covenant running with the land.

The voluntary design and development standards incorporated herein are contractual in nature and shall not be deemed “land development regulations” under Senate Bill 180 (2025). Upon repeal, expiration, or judicial invalidation of SB 180, this Agreement shall automatically conform to the fully effective City regulations then in place, without further amendment.

The City’s acceptance of voluntary standards under this Agreement shall not be construed as the adoption or enforcement of any ordinance not yet effective under Florida law.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date set forth above.

Executed pursuant to Sections 163.3220–163.3243, Florida Statutes

Witness #1:

By: _____

Print Name: _____

Address: _____

DEVELOPER:

GRAND ISLAND CROSSINGS, a Florida
Limited Liability Company

By: MAS Land Venture Opportunity
Management, a Florida Limited
Liability Company

Witness #2:

By: _____

Print Name: _____

Address: _____

By: MAS Development, LLC, a Florida
Limited Liability Company

By: _____

Name: Alan Benenson

Title: Manager

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by Alan Benenson, as Manager of MAS Development, LLC, a Florida limited liability company, the Manager of MAS Land Venture Opportunity Management, LLC, a Florida limited liability company, the Manager of Grand Island Crossings, LLC, a Florida limited liability company, on behalf of the company, who is ☐ personally known to me or ☐ has produced _____ as identification.

(SEAL)

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

Executed pursuant to Sections 163.3220–163.3243, Florida Statutes

Witness #1:

By: _____
 Print Name: _____
 Address: _____

CITY:

City of Eustis, a Florida Municipal Corporation

By: _____
 Name: _____
 Title: _____

Witness #2:

By: _____
 Print Name: _____
 Address: _____

Attest:

Approved as to form:

 Christine Halloran, City Clerk

 Sasha Garcia, City Attorney

STATE OF FLORIDA
 COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____, as _____ of the City of Eustis, a Florida Municipal Corporation, on behalf of the corporation, who is ☐ personally known to me or ☐ has produced _____ as identification.

(SEAL)

 Notary Public, State of _____
 Print Name: _____
 My Commission Expires: _____

EXHIBIT A PROPERTY DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF NORTHWEST 1/4, RUN S.00°08'34"E, A DISTANCE OF 183.74 FEET; THENCE S.53°01'44"E., A DISTANCE OF 22.43 FEET TO THE POINT OF BEGINNING: THENCE SOUTHEASTERLY, 360.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1978.25 FEET AND A CENTRAL ANGLE OF 10°25'59" (CHORD BEARING S.48°28'35"E., 359.72 FEET); THENCE S.42°05'21"E., A DISTANCE OF 406.60 FEET; THENCE S.00°07'21"E., A DISTANCE OF 349.52 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF LINE OF COUNTY ROAD 44 AS RECORDED IN F.D.O.T. RIGHT OF WAY MAP SECTION 11050; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE RUN THE FOLLOWING TWO (2) COURSES: 1) N.59°41'31"W., A DISTANCE OF 445.42 FEET; 2) THENCE NORTHWESTERLY, 177.58 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1964.32 FEET AND A CENTRAL ANGLE OF 05°10'47" (CHORD BEARING N.62°16'55"W., 177.52 FEET); THENCE N.00°05'21"W., A DISTANCE OF 582.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF NORTHWEST 1/4, RUN S.00°08'34"E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE S.89°31'11"E., A DISTANCE OF 874.49 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF LINE OF COUNTY ROAD 452 AS RECORDED IN F.D.O.T. RIGHT OF WAY MAP SECTION 1157-150; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE RUN THE FOLLOWING TWO (2) COURSES: 1) S.35°03'52"E., A DISTANCE OF 664.88 FEET; 2) THENCE SOUTHEASTERLY, 119.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1482.69 FEET AND A CENTRAL ANGLE OF 04°36'53" (CHORD BEARING S.37°22'18"E., 119.38 FEET); THENCE S.00°12'59"W., A DISTANCE OF 302.70 FEET; THENCE N.75°13'34"W., A DISTANCE OF 255.24 FEET; THENCE N.66°21'29"W., A DISTANCE OF 196.98 FEET; THENCE N.47°16'29"W., A DISTANCE OF 463.98 FEET; THENCE S.00°07'21"E., A DISTANCE OF 97.21 FEET; THENCE N.42°05'21"W., A DISTANCE OF 406.60 FEET; THENCE NORTHWESTERLY, 360.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1978.25 FEET AND A CENTRAL ANGLE OF 10°25'59" (CHORD BEARING N.48°28'35"W., 359.72 FEET); THENCE N.53°01'44"W., A DISTANCE OF 22.43 FEET; THENCE N.00°08'34"W., A DISTANCE OF 33.74 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
CONCEPTUAL DEVELOPMENT PLAN

EXHIBIT C
CONCEPTUAL ARCHITECTURAL ELEVATIONS

EXHIBIT D
Eustis Development Standards & Guidelines (June 5, 2025) – Voluntary (Reference Only)

EXHIBIT E
Ordinance No. 25-09 (2025) (Reference Only)

EXHIBIT F
Proof of Publication and Public Hearing Notice (Section 163.3225 – Fla. Stat.)



TAX PARCEL ID #:
33-18-26-0002-000-00800
33-18-26-0002-000-02900

ALT ID #:
1743320
1407940

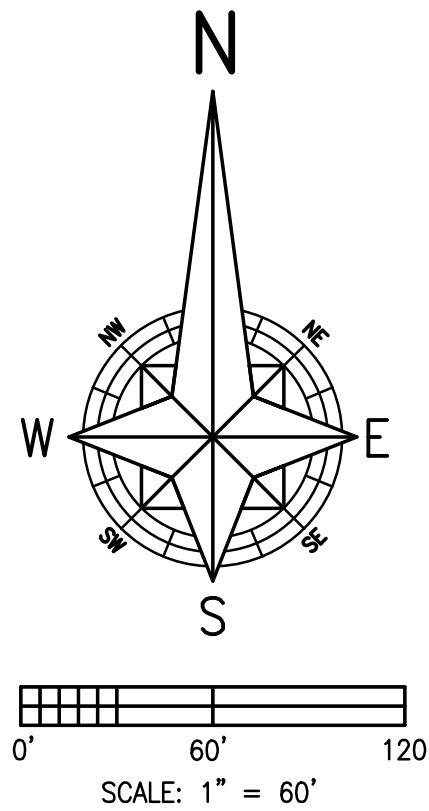


EXHIBIT B

CONCEPTUAL DEVELOPMENT PLAN
GRAND ISLAND CROSSING
RESIDENTIAL SUBDIVISION
EUSTIS, FLORIDA

**AMERICAN CIVIL
ENGINEERING CO.**
207 N. MOSS ROAD, SUITE 211, WINTER SPRINGS, FLORIDA 32708
(407) 527-0000
CERTIFICATE OF AUTHORIZATION NO.: 00009720

THOMAS H. SKELTON, PE
REGISTRATION NO. 42752

SHEET: **61**

DATE	NOVEMBER 12, 2025
SCALE:	1" = 60'
DESIGNED:	THS
DRAWN:	MDS
CHECKED BY:	THS
JOB NO.:	25085
EMAIL:	tomskelton463@gmail.com
REVISIONS	CHECKED
DATE	

Conceptual Elevations

Item 2.1



Conceptual Elevations

Item 2.1



Conceptual Elevations

Item 2.1



DRAFT



CRAFTSMAN



TRANSITIONAL FARMHOUSE



COASTAL

EUSTIS DEVELOPMENT STANDARDS & GUIDELINES

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

June 5, 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

Vacant Parcels, Suburban Residential

Vacant

- No
- Yes

0 0.25 0.5 1 Mile

EUSTIS DEVELOPMENT GUIDELINES AND STANDARDS

37

Vacant

☐ Yes

DRAFT

1

Item 2.1

Mandatory Development Standards

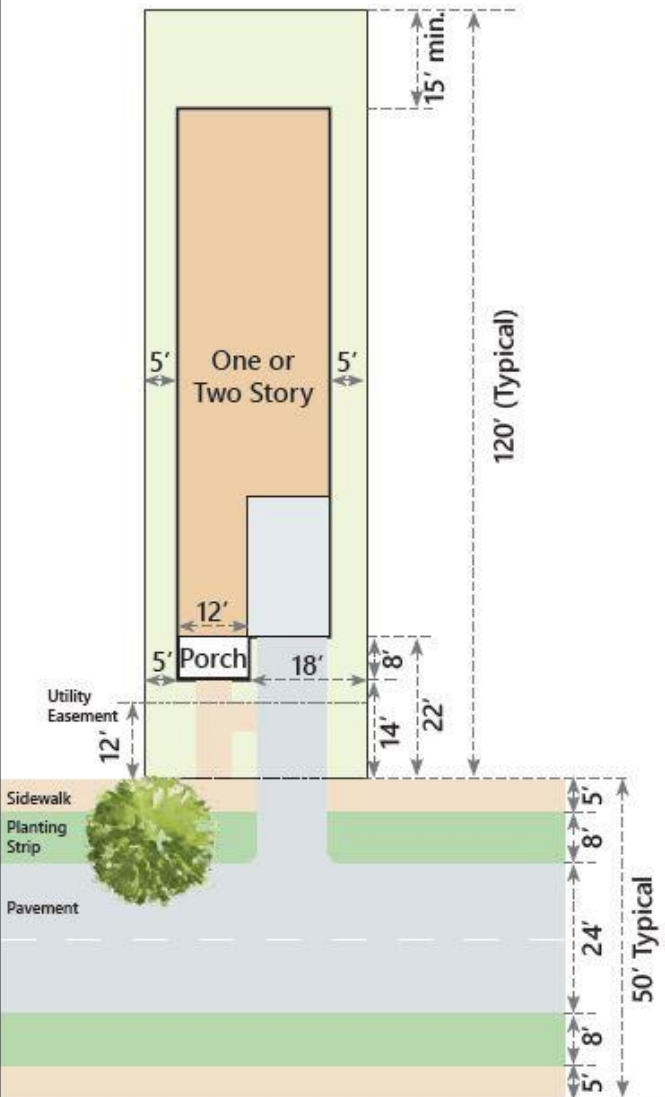


DRAFT MANDATORY DEVELOPMENT STANDARDS AND REQUIREMENTS FOR SINGLE FAMILY LOTS

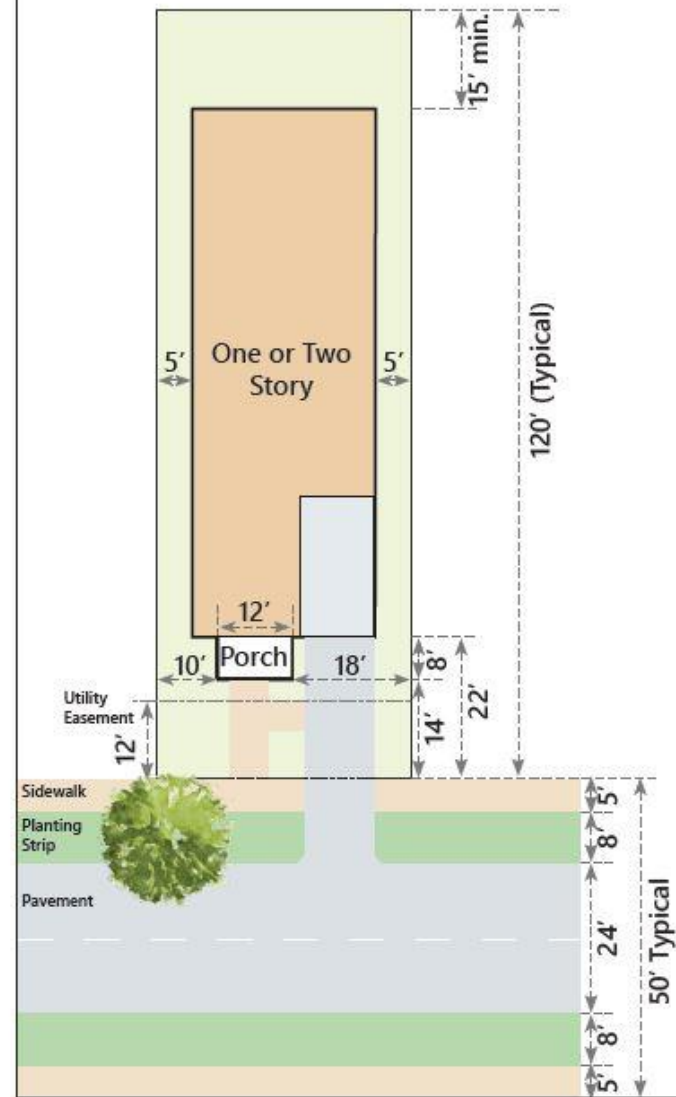
- A broad range of lot sizes creates more variety in the community.
- Porches are required for 60% of lots within a new residential subdivision seeking a waiver for reduced lot sizes.
 - Minimum depth of 8 ft. required to ensure it is usable.
 - Porches may encroach into the front setback by 8 ft.
- 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'

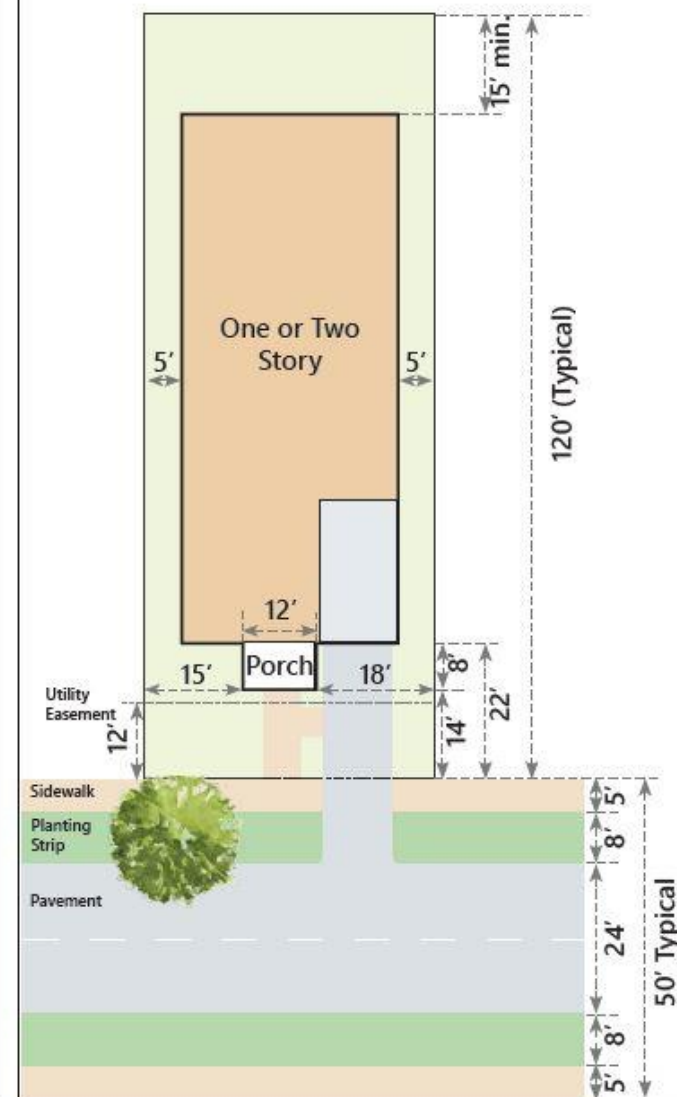
DRAFT



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



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Item 2.1



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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



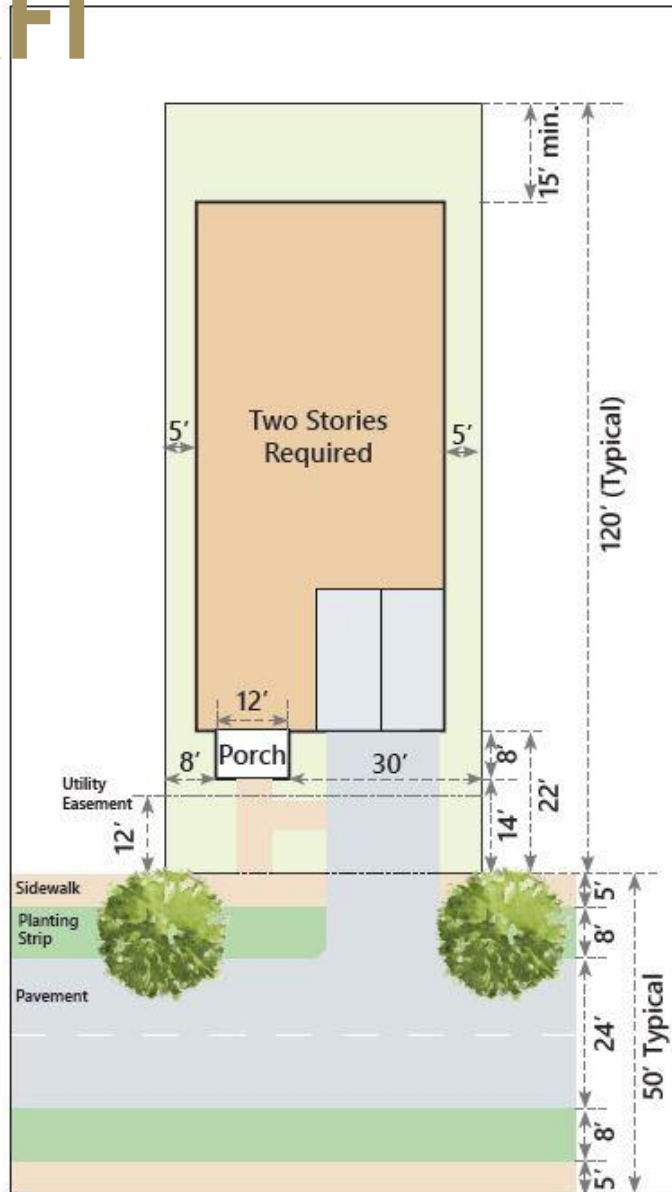
Perspective Elevations

DRAFT

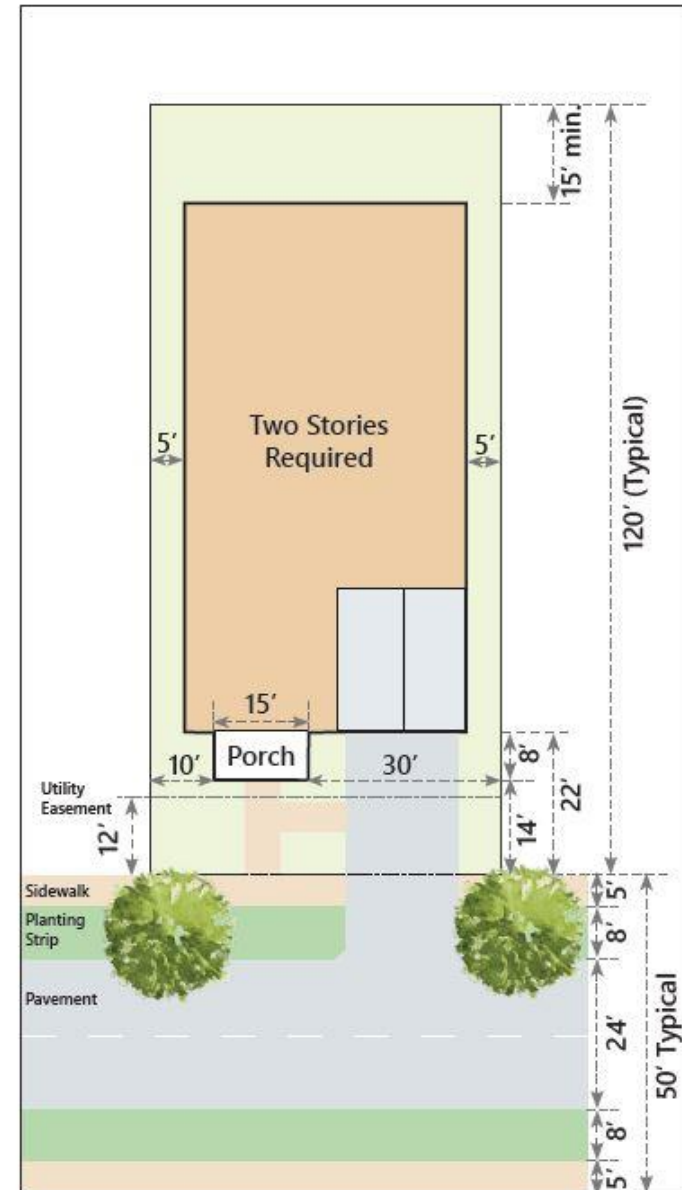
FRONT-LOADED LOT CONFIGURATIONS

1

Item 2.1



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.

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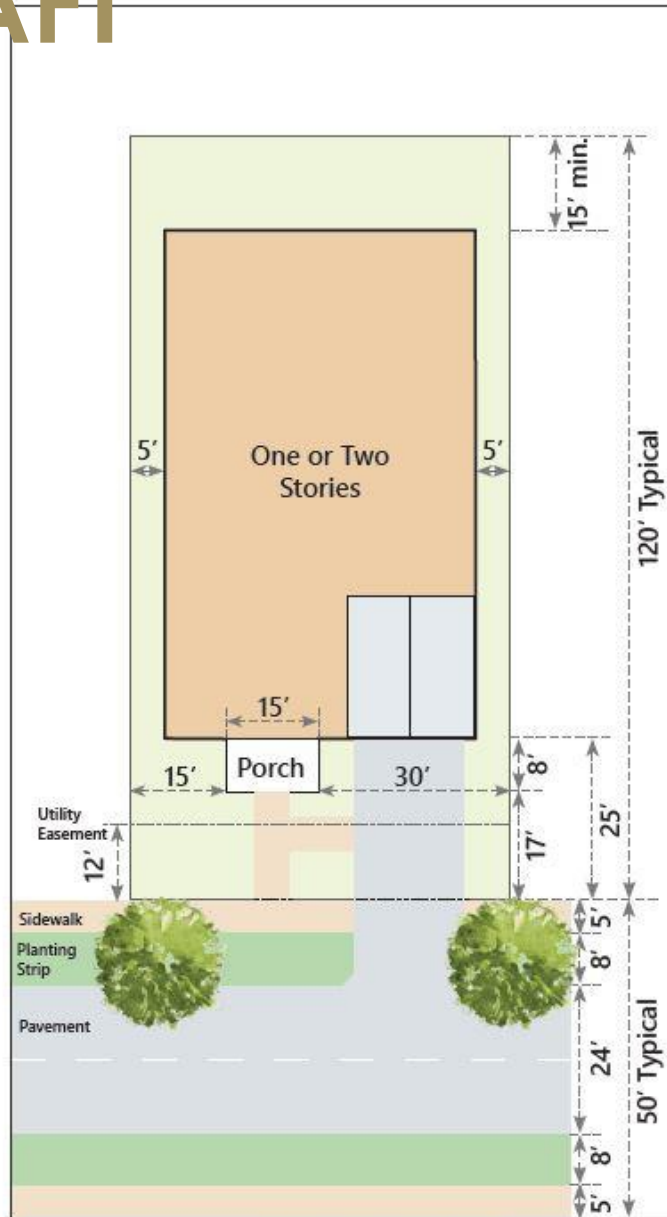
Item 2.1



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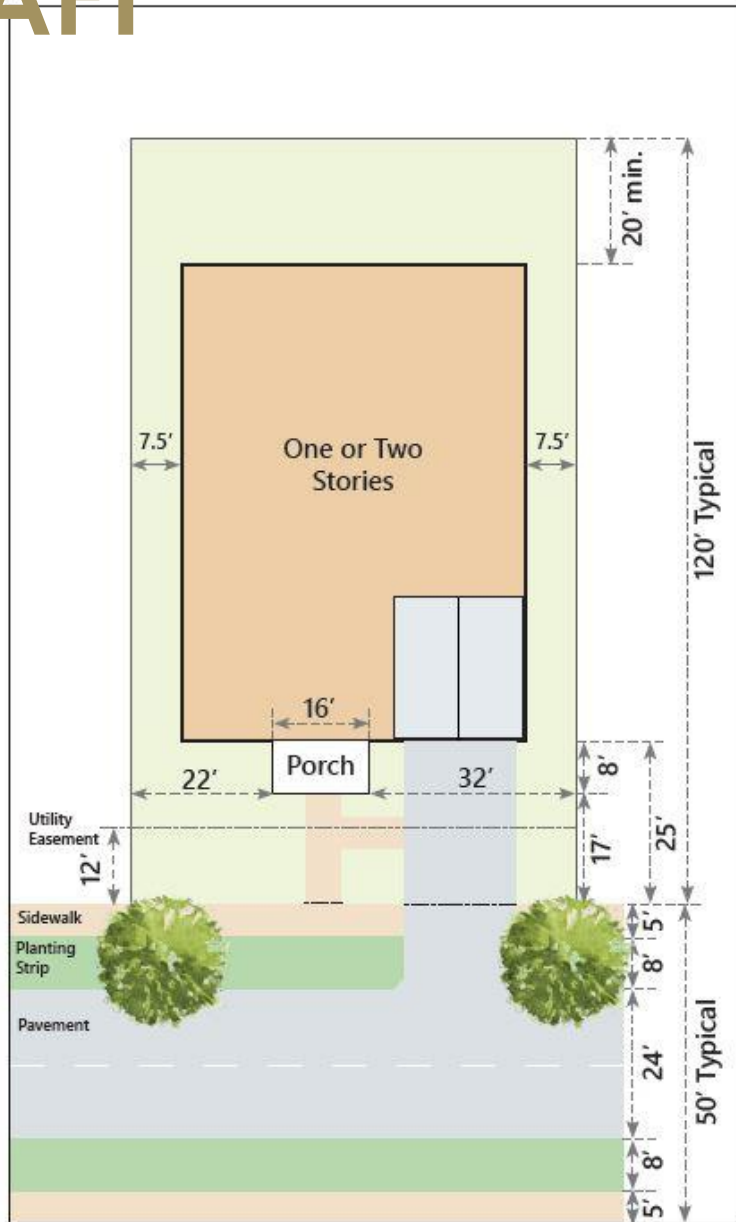
60' WIDE LOT - FRONT LOADED
TWO CAR GARAGE



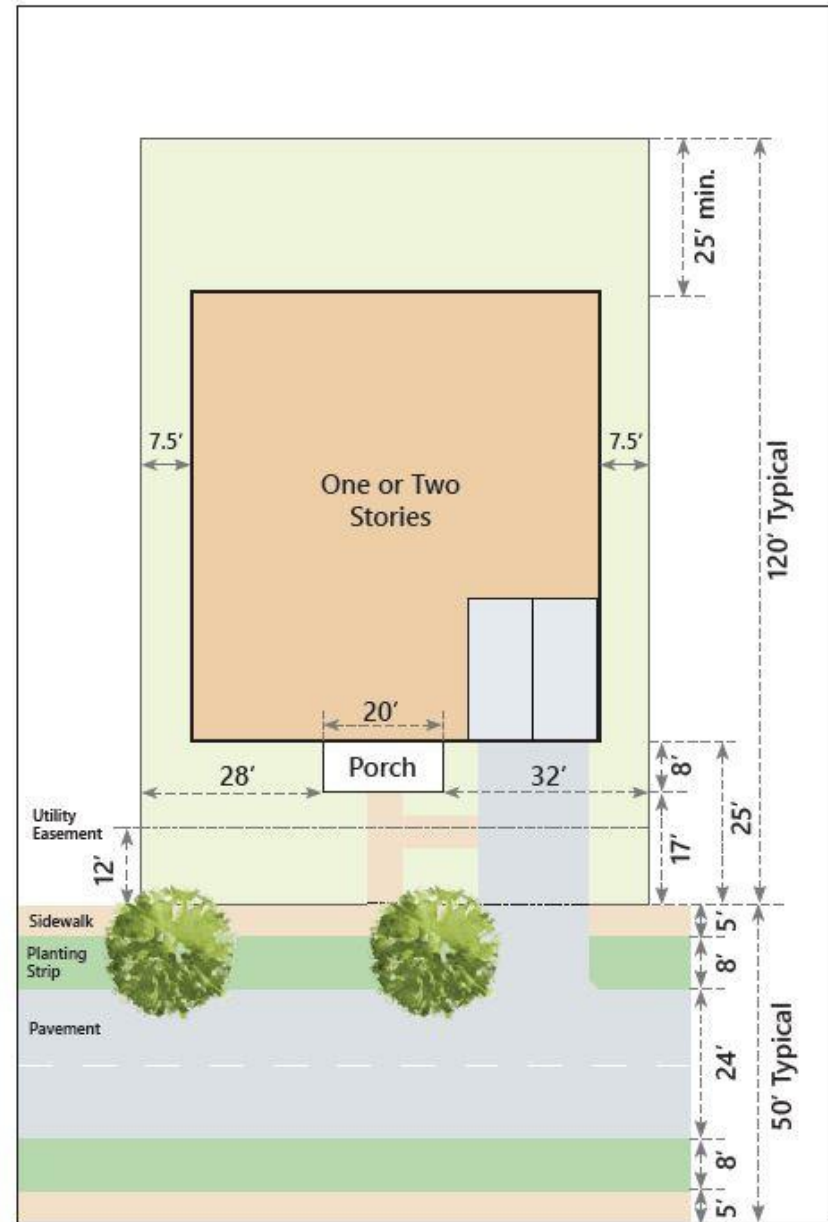
65' WIDE LOT - FRONT LOADED
TWO CAR GARAGE

- 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.

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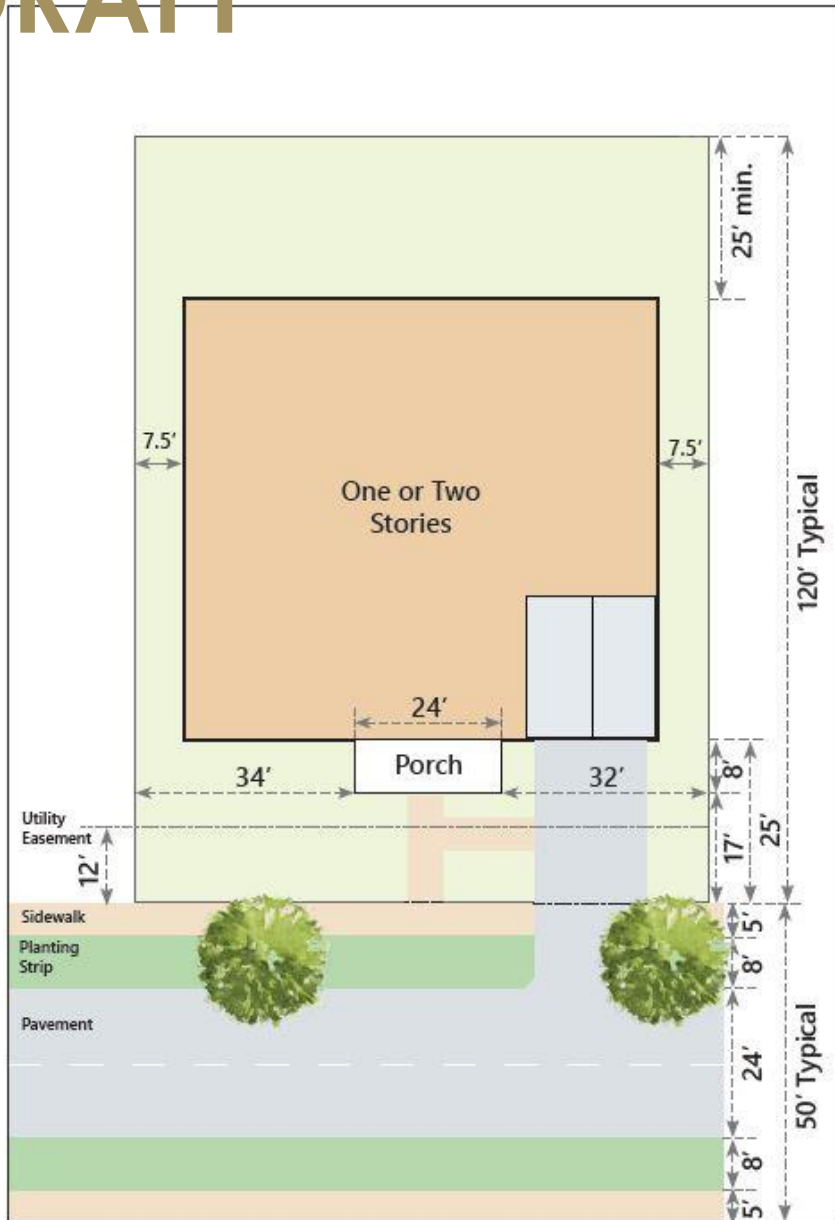
70' WIDE LOT - FRONT LOADED
TWO CAR GARAGE



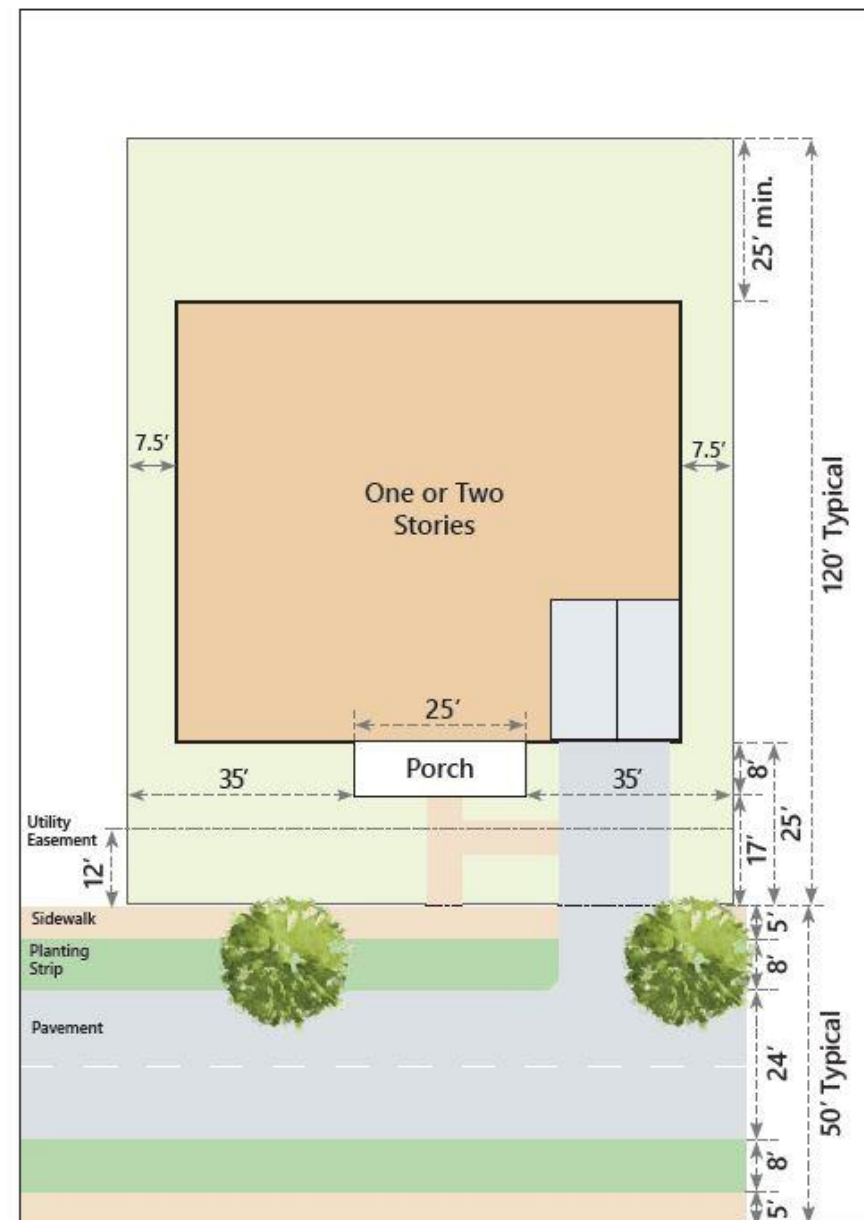
80' WIDE LOT - FRONT LOADED
TWO CAR GARAGE

- 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.

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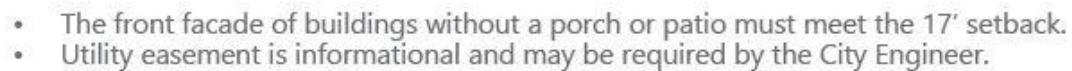


90' WIDE LOT - FRONT LOADED
TWO CAR GARAGE



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.



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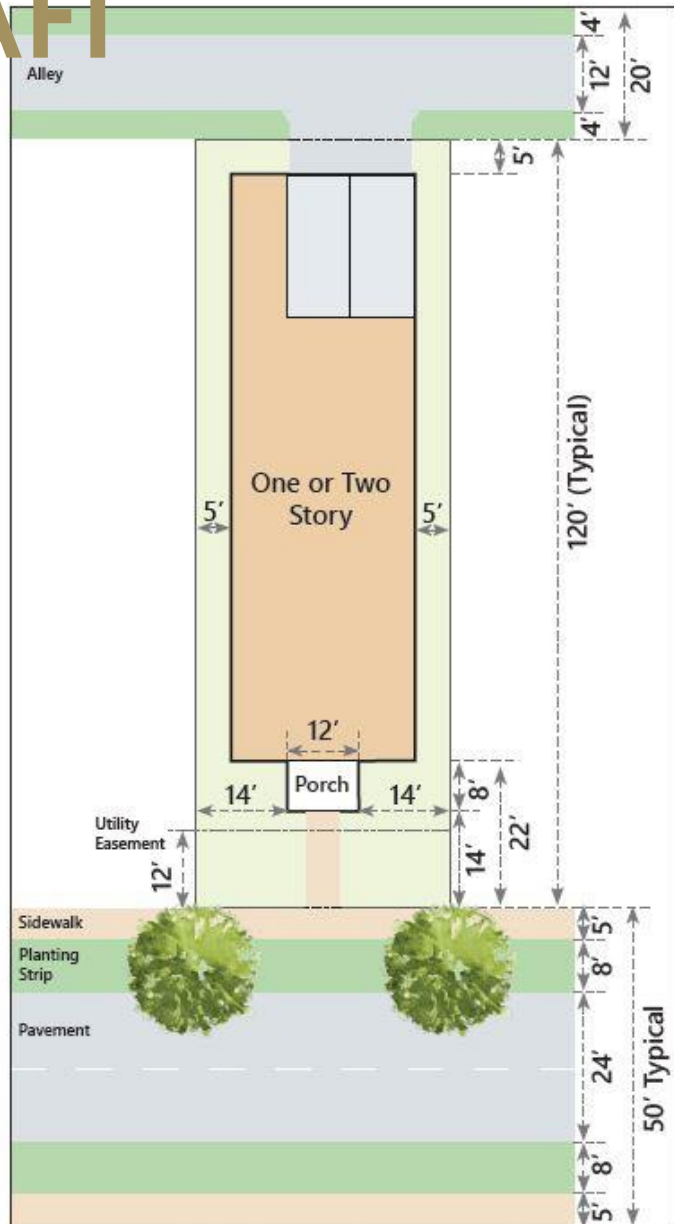
- ## EUSTIS DEVELOPMENT GUIDELINES AND STANDARDS

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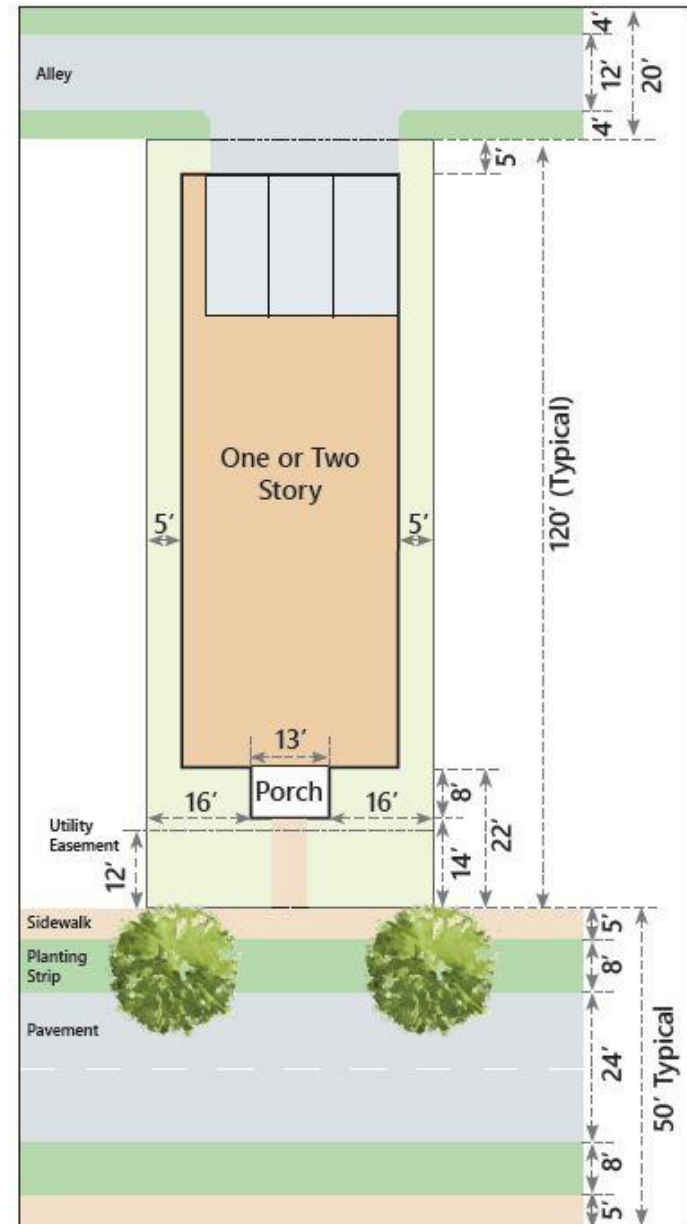
REAR-LOADED LOT CONFIGURATIONS

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

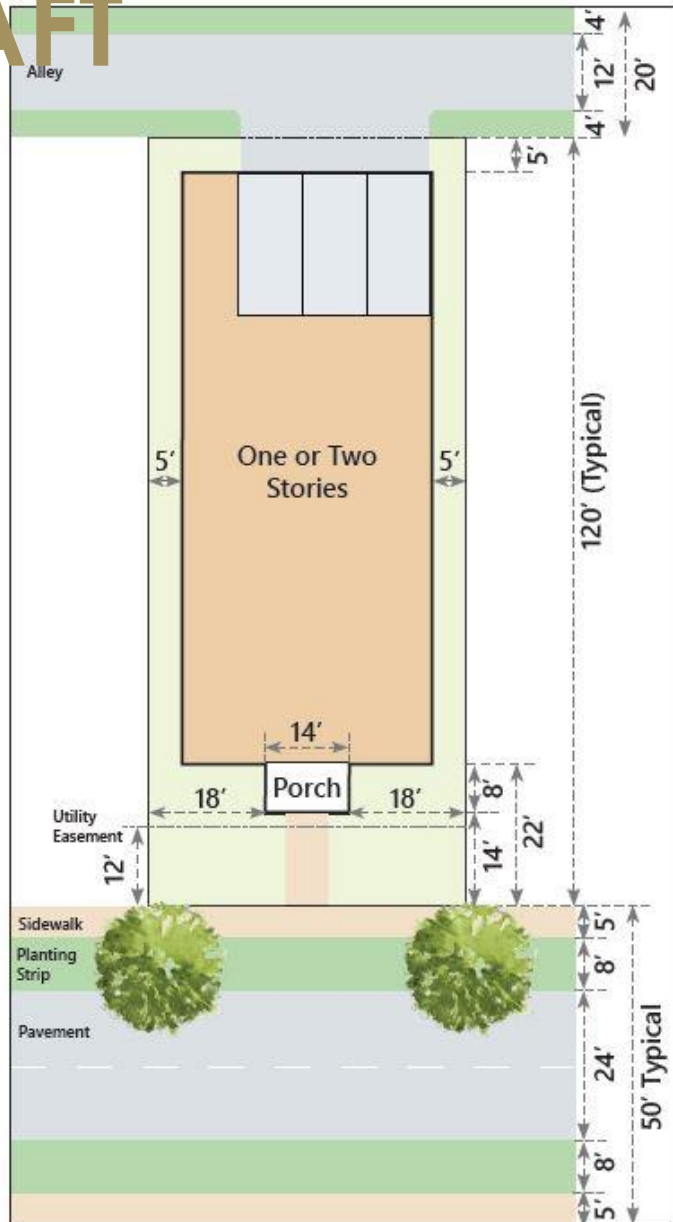
- Principal structures with rear loaded garages must be setback 5' or 20' from the alley tract or easement.
- Optional ADU over the garage on rear loaded plans only.
- Utility easement is informational and may be required by the City Engineer.

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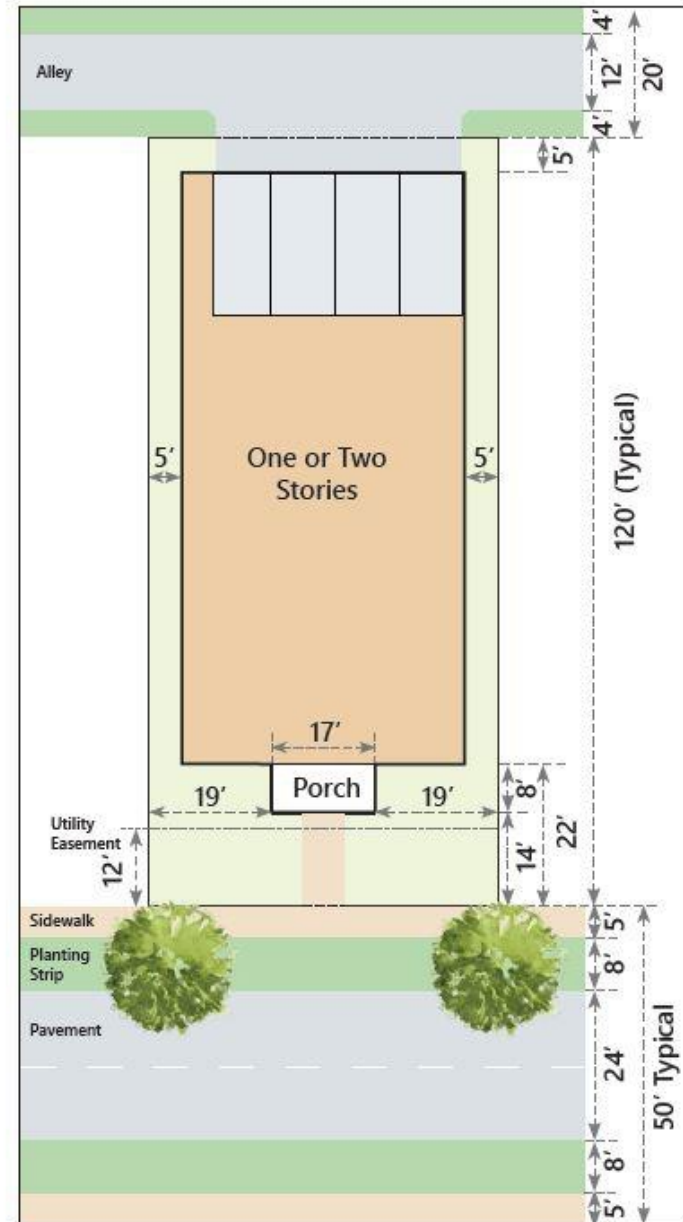
REAR-LOADED LOT CONFIGURATIONS

1

Item 2.1



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



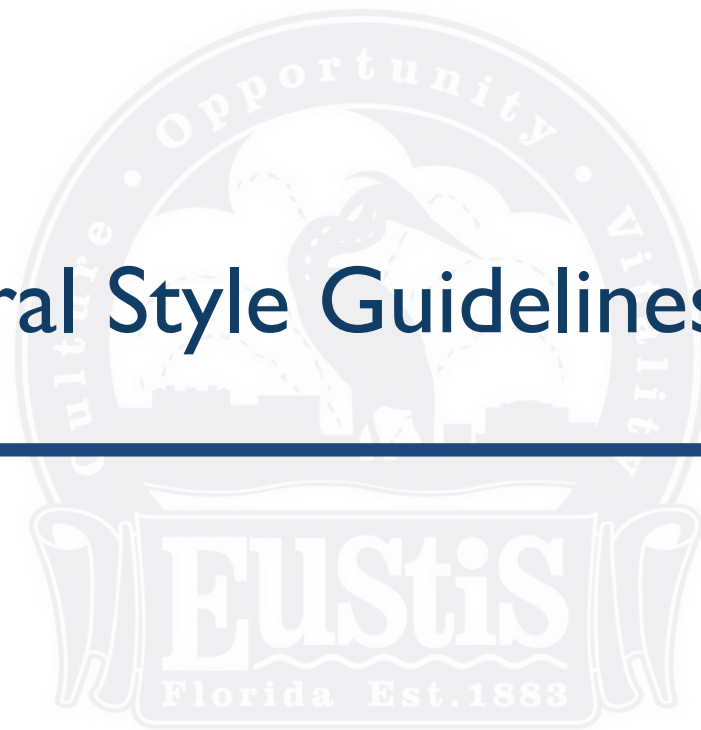
**55' WIDE LOT - REAR LOADED
TWO, THREE, OR FOUR CAR GARAGE/SPACE**

- 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.

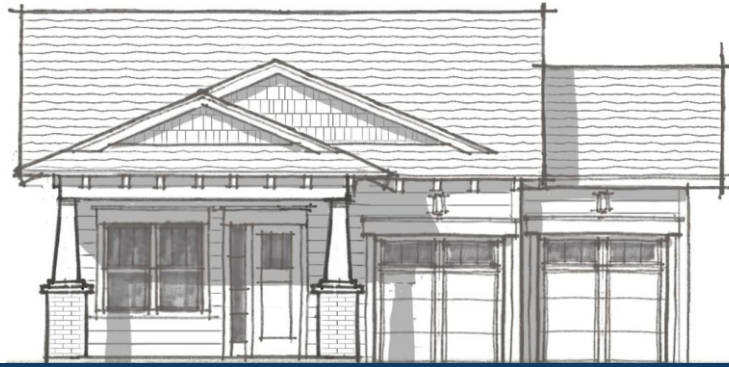
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Item 2.1

Architectural Style Guidelines - Advisory



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.

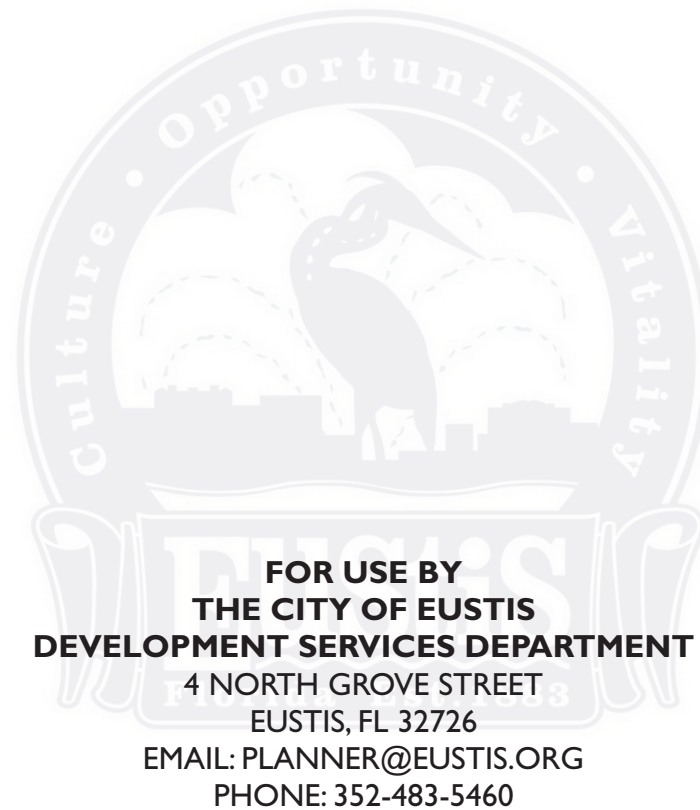
Recent farmhouse style approaches like the Transitional Farmhouse pick up on the clean, simple aesthetic of traditional, utility-focused farmhouses, but have enhanced comfort with the needs associated with contemporary living. In this style, the lines start shifting, such as from a single gable to a 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



RETURN TO:
CITY CLERK
CITY OF EUSTIS
P.O. DRAWER 68
EUSTIS, FL 32726-0068



Item 2.1

INSTRUMENT #2025138018
FILED: 11/17/2025 12:20:37 PM
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$282.00

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;

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; and

WHEREAS, Senate Bill 180 (2025), codified in Chapter 205-190, Laws of Florida, temporarily restricts municipalities from adopting or enforcing certain land development

Ordinance Number 25-09: LDRs

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regulations, and the City Commission finds it necessary to delay the effective date of this Ordinance until such restrictions expire, are invalidated by a court of competent jurisdiction, or are otherwise amended by the Florida Legislature, in order to ensure compliance with state law and to preserve the enforceability of this Ordinance.

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, 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 OVERLAYS¹

(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
KEY: P = Permitted Use L=Permitted Subject to limitations in Standards Column C= Conditional Use Blank = Not Permitted														
INDUSTRIAL														

All light industrial/research except as listed below				L	P		P	C	P	P	L			1, 9
Concrete Aggregate Shredder/Crusher						P				C	P			
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 ⁽³⁾					
ESTATE ⁽³⁾	X				
HOUSE ⁽³⁾	X			X	X
COTTAGE ⁽³⁾	X ⁽²⁾				X
<u>SINGLE-FAMILY DETACHED</u>	<u>X</u>				
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

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MIXED-USE BUILDING	X(1)		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 TYPES	LOT	SUBURBAN			
		NHB	DST	COR	CTR

HOMESTEAD ⁽⁴⁾				
ESTATE ⁽⁴⁾	X		X ⁽³⁾	
HOUSE ⁽⁴⁾	X		X ⁽³⁾	
COTTAGE ⁽⁴⁾			X ⁽³⁾	
SINGLE-FAMILY DETACHED	X		X⁽³⁾	
DUPLEX	X		X ⁽³⁾	
TOWNHOUSE	X ⁽²⁾		X	X
APARTMENT HOUSE	X ⁽²⁾		X	X
COURTYARD APARTMENT	X ⁽²⁾		X	X
APARTMENT BUILDING	X ⁽²⁾		X	X
LIVE/WORK BUILDING			X	X
MIXED-USE BUILDING	X ⁽¹⁾		X	X
MULTI-STORY COMMERCIAL BUILDING	X ⁽¹⁾		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 ⁽¹⁾	X			
ESTATE ⁽¹⁾	X			
HOUSE ⁽¹⁾	X			
COTTAGE ⁽¹⁾				X
<u>SINGLE-FAMILY DETACHED</u>	<u>X</u>			<u>X</u>
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)

* * *

Chapter 110 DEVELOPMENT STANDARDS²

* * *

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 **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)

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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.

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

PRIVATE FRONTAGES	
<u>Common Lawn</u>	<u>X</u>
<u>Porch and Fence</u>	<u>X</u>
<u>Forecourt</u>	
<u>Stoop</u>	
<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

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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.

(Ordinance 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.

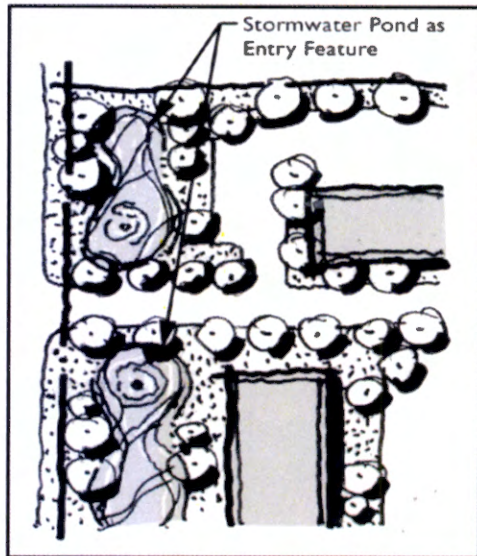
Roadway: Stormwater flooding for arterial and collector roadways shall not exceed one-half of the roadway width. For local roads, stormwater flooding shall not exceed the crown of the road for the 10-year, 24-hour storm event.

(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:



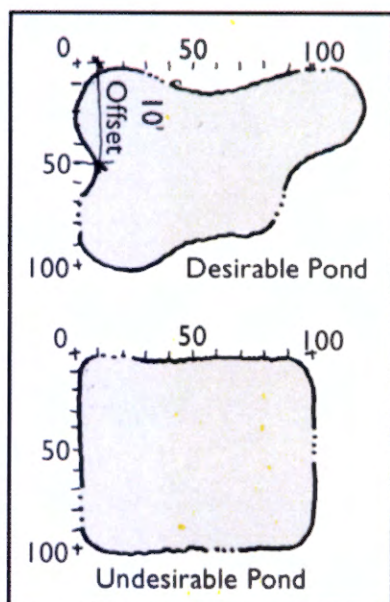
Stormwater Facilities as a Design Feature

(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.

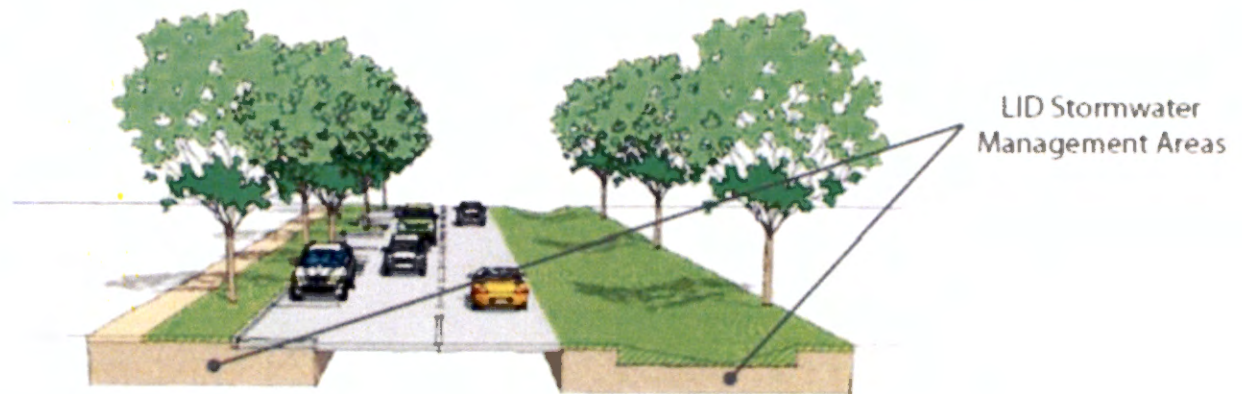
(b) Travel-way configurations.

- (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)

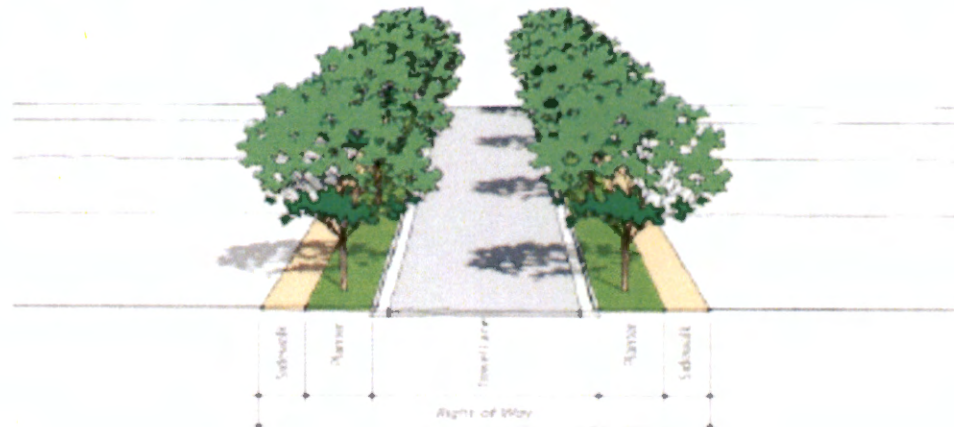
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RESIDENTIAL STREET ⁽¹⁾

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

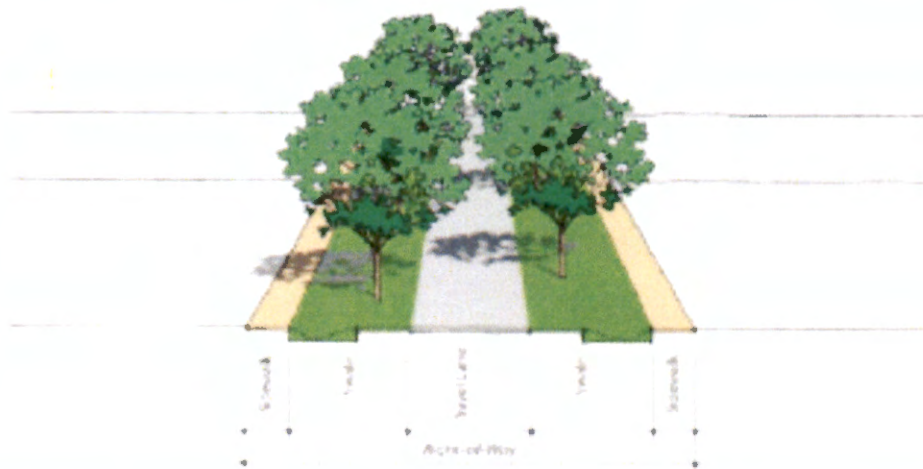
Narrow Median Width (ft.)	N/A	N/A
Wide Median Width (ft.)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass	Grass
Planter Width (ft.)	6 8	15
Street Trees	One canopy tree every 40 feet	--
Sidewalk Width (each side) (ft)	5	7
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	45	70

(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

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RESIDENTIAL ROAD ⁽¹⁾

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

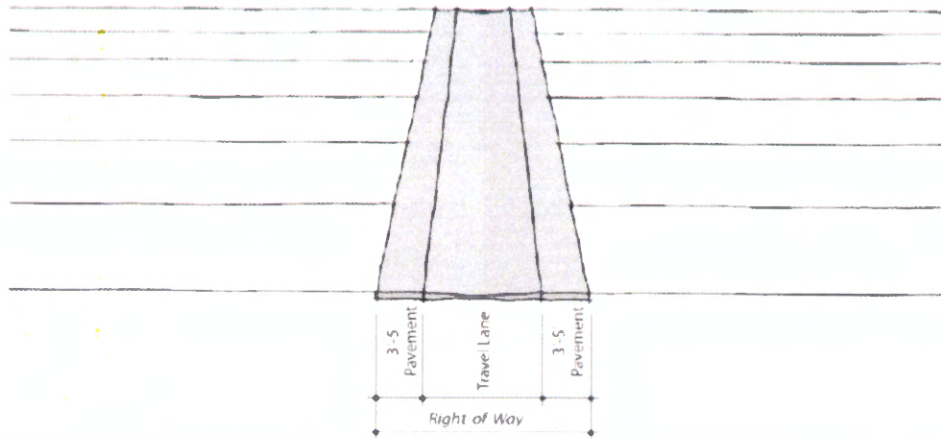
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	Pavement Width	
Outside Lane Width (no bike lane) (ft.)	10	16
Bike Lane Width (ft.)	Yield movement. Two-way travel	
Continuous Left Turn Lane Width (ft.)		
Parking Lane Width (with bike lane) (ft.)		
Parking Lane Width (no bike-lane) (ft.)		
CURBS	MIN	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 8	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.



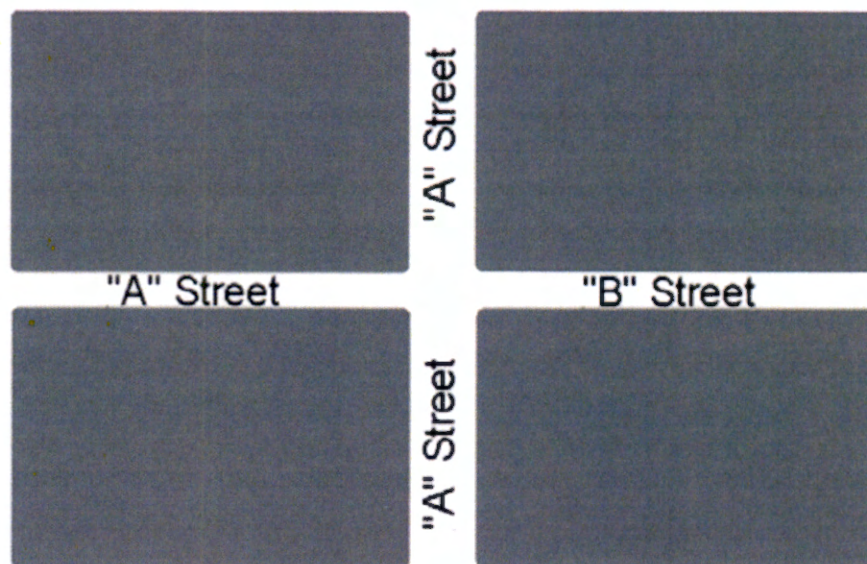
DESIGN PARAMETERS	MIN	MAX
Target Speed	5	10
Movement	Yield (one way)	Yield (one way)
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	1
Turn Lanes	N/A	N/A
Bike Facility	None	None
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	8	11
Outside Lane Width (no bike lane) (ft.)	N/A	N/A
Bike 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
CURBS	MIN	MAX
Outside Curb Type	None Required	None Required
Median Curb Type	N/A (inverted Crown)	N/A (Inverted Crown)
MEDIANS	MIN	MAX
Allowable Median Type	N/A	N/A
Narrow Median Width (ft.)	N/A	N/A
Wide Median Width (ft.)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	N/A	N/A
Planter Width (ft.)	N/A	N/A
Sidewalk Width (each side) (ft)	N/A	N/A
RIGHT-OF-WAY	MIN	MAX
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**

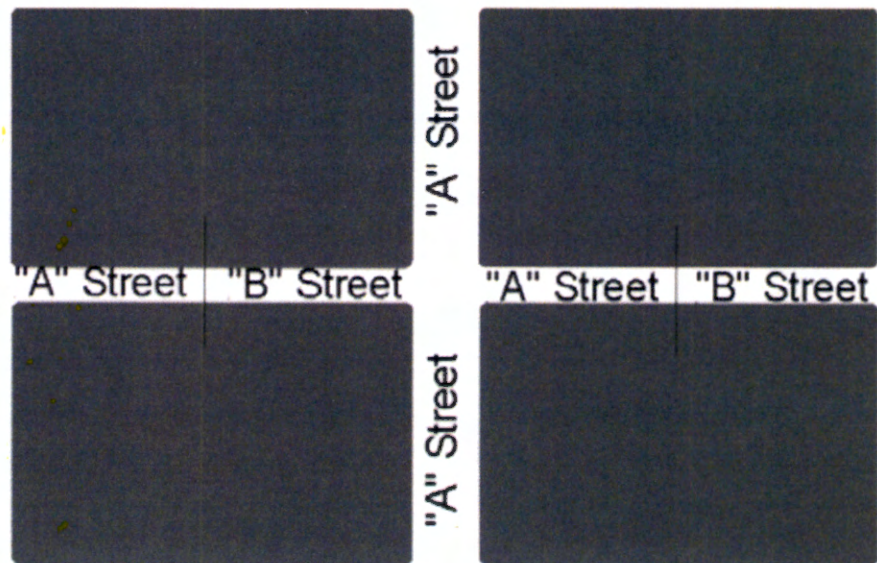


Figure 10. Street Layout examples.

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 ⁽¹⁾	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 ⁽¹⁾	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 ⁽¹⁾	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.** Notwithstanding any other provision of this Ordinance, the effective date of this Ordinance shall be automatically stayed and shall not become effective until the earlier of: (a) the expiration or repeal of the restrictions set forth in Senate Bill 180 (2025), Chapter 2025-190, Laws of Florida; (b) a final order of a court of competent jurisdiction declaring such restrictions invalid or unenforceable; or (c) an amendment to state law by the Florida Legislature that removes or modifies such restrictions so as to allow this Ordinance to take effect. Upon the occurrence of any of the foregoing conditions, this Ordinance shall become effective immediately without further action by the City Commission.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 4th day of September, 2025.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA


WILLIE HAWKINS
Mayor/Commissioner

ATTEST:


Christine Halloran, City Clerk

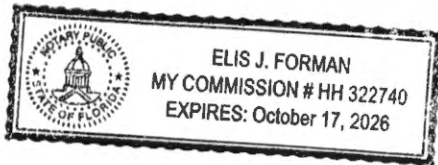
Ordinance Number 25-09: LDRs
Page **32** of **33**



CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me by means of physical presence this 4th day of September, 2025 by Willie Hawkins, Mayor and Christine Halloran, City Clerk, who are personally known to me.



[Signature]
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.

[Signature]
City Attorney's Office

9/4/2025
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.

[Signature]
Christine Halloran, City Clerk

NOTICE OF QUASI-JUDICIAL PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City Commission of the City of Eustis, Florida, will conduct two public hearings of Ordinance Number 26-01: the first in its capacity as the City's Local Planning Agency (LPA), and the second as the City Commission, or as may be continued at their discretion, in the Commission Room, City Hall, 10 N. Grove St., Eustis, FL. The proposed Ordinance is described as follows:

ORDINANCE NUMBER 26-01

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF EUSTIS AND GRAND ISLAND CROSSINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE DEVELOPMENT OF APPROXIMATELY 19.96 ACRES OF REAL PROPERTY INTO A 94-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The public hearings will be held on **Thursday, January 22, 2026:**

- **5:30 p.m.** – Local Planning Agency Meeting
- **6:00 p.m. (or as soon thereafter as the matter may be heard)** – City Commission Meeting

Both hearings will take place in the City Commission Chambers at City Hall, 10 N. Grove Street, Eustis, Florida. At these times, interested parties may be heard regarding the proposed ordinance.

The case file, complete legal descriptions of the properties, and the proposed ordinance will be available beginning approximately five working days prior to the hearings, between 8:00 a.m. and 5:00 p.m., at the Development Services Department (4 N. Grove Street), the Office of the City Clerk (10 N. Grove Street), or online at **www.eustis.org**. For questions, please contact 3524835460.

If a person decides to appeal any decision made by the Commission with respect to any matter considered at these hearings, he or she will need a record of the proceedings. For such purposes, the appellant may need to ensure that a verbatim record of the proceedings is made, including testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities requiring assistance to participate should contact the City Clerk at 3524835430 at least 48 hours before the hearing date.

Development Services, City of Eustis, Florida



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: January 22, 2026

RE: Ordinance Number 26-03: Comprehensive Plan Amendment for Annexing Properties Alternate Key 1197309

Introduction:

Ordinance Number 26-02 provides for the voluntary annexation of approximately 0.31 acres, located at 77 West Seminole Avenue (Alternate Key Number 1197309).

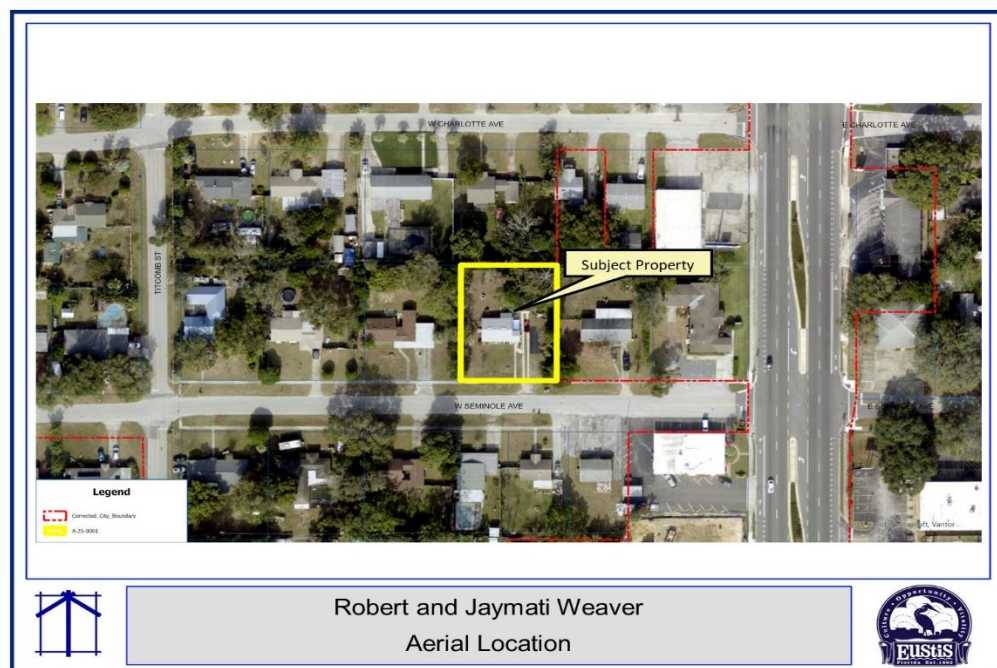
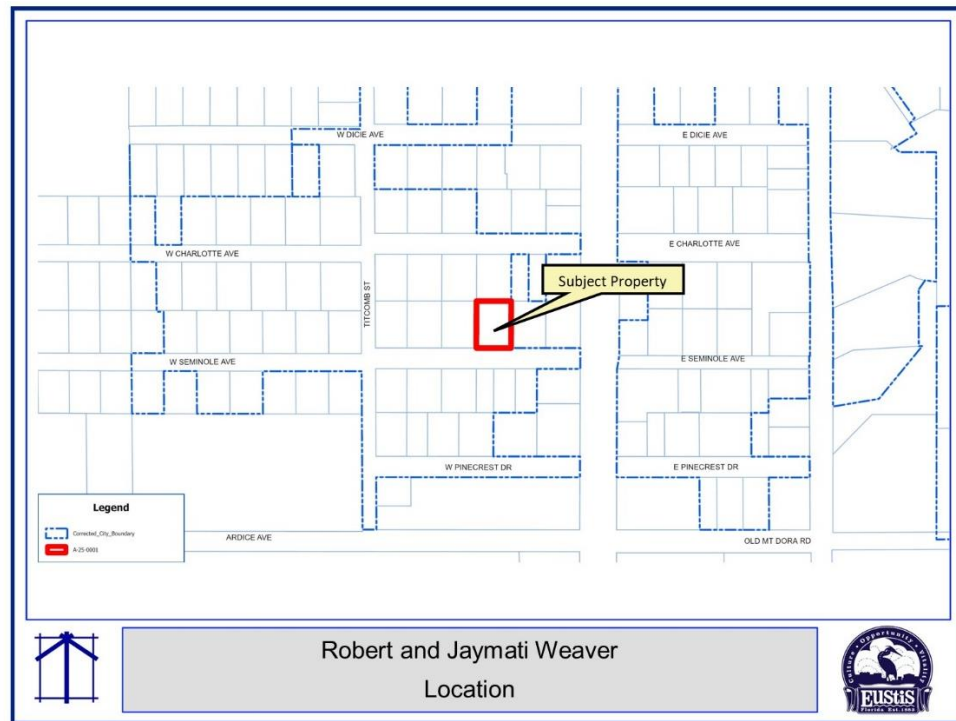
Provided the annexation of the subject property is approved, Ordinance Number 26-03 would change the future land use designation from Urban Low in Lake County to Residential Office Transition (RT) in the City of Eustis. If Ordinance Number 26-02 is denied, then there can be no consideration of Ordinance Number 26-03.

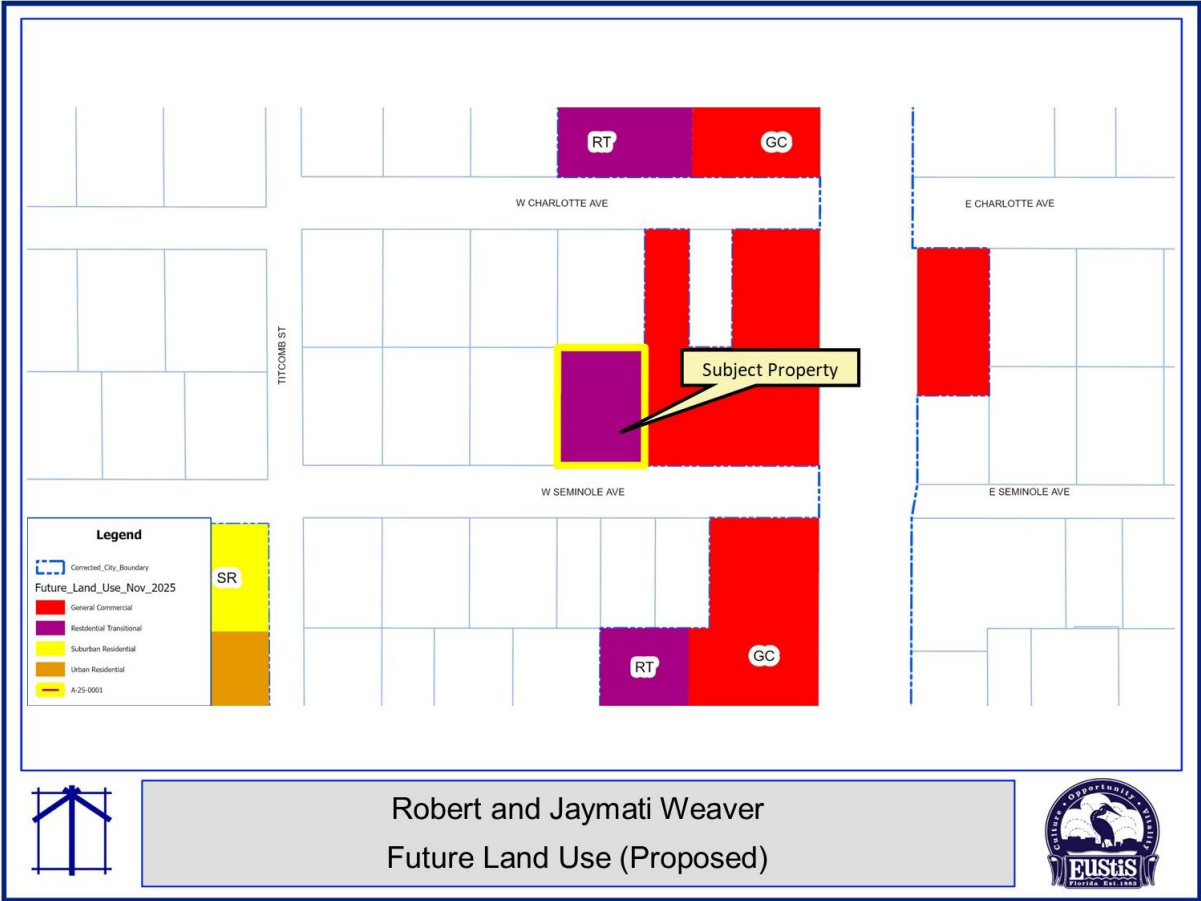
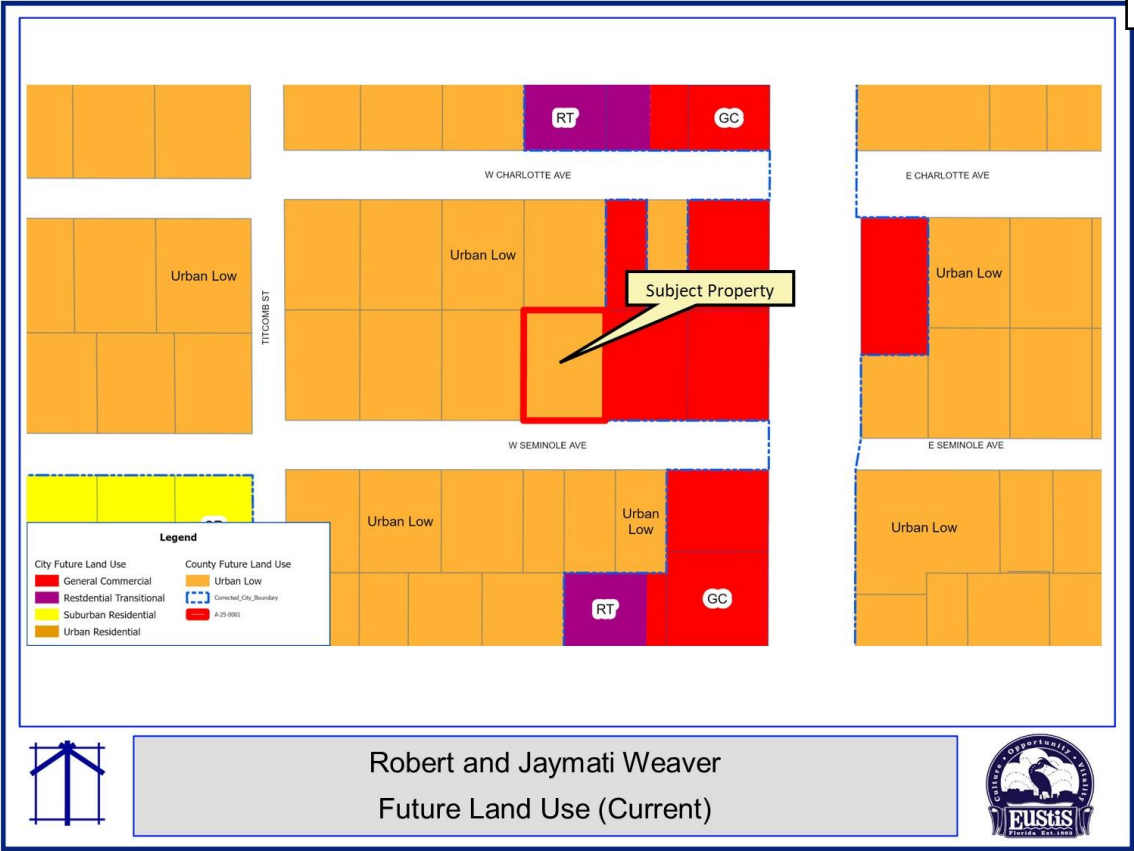
Background:

1. The site contains approximately 0.31 +/- acres and is located within the Eustis-Lake County Joint Planning Area. The property currently contains a single-family residence — Source: *Lake County Property Appraisers' Office Property Record Card Data*.
2. The site is contiguous to the City on the east and is located within an enclave.
3. The County Zoning for the property is R-6 (Urban Residential), which permits medium-density single-family and multi-family development under Lake County Urban Residential Zoning regulations.
4. The applicant seeks the RT (Residential Office) land use designation.

Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
Site	Single-family	Urban Low (Lake County)	N/A
North	Single-family	Urban Low (Lake County)	N/A
South	Single-family	Urban Low (Lake County)	N/A
East	Single-family	GC	Urban Corridor
West	Single-family	Urban Low (Lake County)	N/A





Applicant's Request

The property owners, Robert and Jaymati Weaver, wish to annex the property, change the Future Land Use to Residential Office Transition (RT), and assign a design district of Urban Neighborhood.

The property currently holds a Lake County land use designation of Urban Low and a zoning classification of R-6 (Urban Residential). Under Lake County regulations, these designations permit multi-family development at densities of up to 4 dwelling units per acre, as well as professional services and limited commercial activities.

The applicant is seeking a Residential Office Transition (RT) land use designation within the City of Eustis. This designation allows for a maximum density of 12 units per acre and permits most residential and professional office uses. However, the site is developed currently as a single-family residence.

The requested RT designation aligns with the land use designations of neighboring properties.

5. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 26-03)

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.

6. 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 Residential Office Transition (RT) 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 Ordinance Numbers 26-03 to the City Commission for consideration.

Policy Implications:

None

Alternatives:

1. Transmit Ordinance Number 26-03 for annexing parcels located at 77 West Seminole Ave. to City Commission for consideration.
2. Deny transmittal of Ordinance Numbers 26-03.

Budget/Staff Impact:

See attached Business Impact Estimate

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:

Kyle Wilkes, AICP, Senior Planner

Reviewed By:

Jeff Richardson, AICP, Deputy Director, Development Services

Mike Lane, AICP, Development Services Director

Miranda Burrowes, Assistant City Manager

ORDINANCE NUMBER 26-03

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 0.31 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 1197309, LOCATED AT 77 WEST SEMINOLE AVENUE, FROM URBAN LOW IN LAKE COUNTY TO RESIDENTIAL OFFICE TRANSITION 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 FloridaCommerce 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 Chapters 163.3187 and 163.3191, Florida Statutes; and

WHEREAS, the City of Eustis desires to amend the Future Land Use Map Series to change the Future Land Use designation on approximately 0.31 acres of real property located at 77 West Seminole Avenue (Alternate Key Number 1197309), and more particularly described herein and as shown in Exhibit "A"; and

WHEREAS, on January 22, 2026, the Local Planning Agency held a Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in the designation; and

WHEREAS, on January 22, 2026, the City Commission held the 1st Adoption Public Hearing to accept the Local Planning Agency's recommendation to adopt the Small-Scale Future Land Use Amendment contained herein; and

WHEREAS, on February 5, 2026, the City Commission held the 2nd Adoption Public Hearing to consider the adoption of the Small-Scale Future Land Use Amendment contained herein as Exhibit "A";

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 Residential Office Transition (RT) within the City of Eustis:

Parcel Alternate Keys: 1197309

Parcel Identification Numbers: 14-19-26-1500-009-01900

Legal Description:

LYNNHURST LOTS 19, 20 BLK 9 PB 8 PG 50 ORB 2299 PG 1143 ORB 3475 PG 1797 ORB 4938 PG 1534

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

SECTION 2.

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

SECTION 3.

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

SECTION 4.

Severability: That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 5.

Effective Date: The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the FloridaCommerce notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date FloridaCommerce or the Administration Commission enters a final order determining this adopted amendment to be compliant. 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 FloridaCommerce.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 5th day of February 2026.

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

Emily A. Lee
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 5th day of February 2026, by Emily A. Lee, 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, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

City Attorney's Office

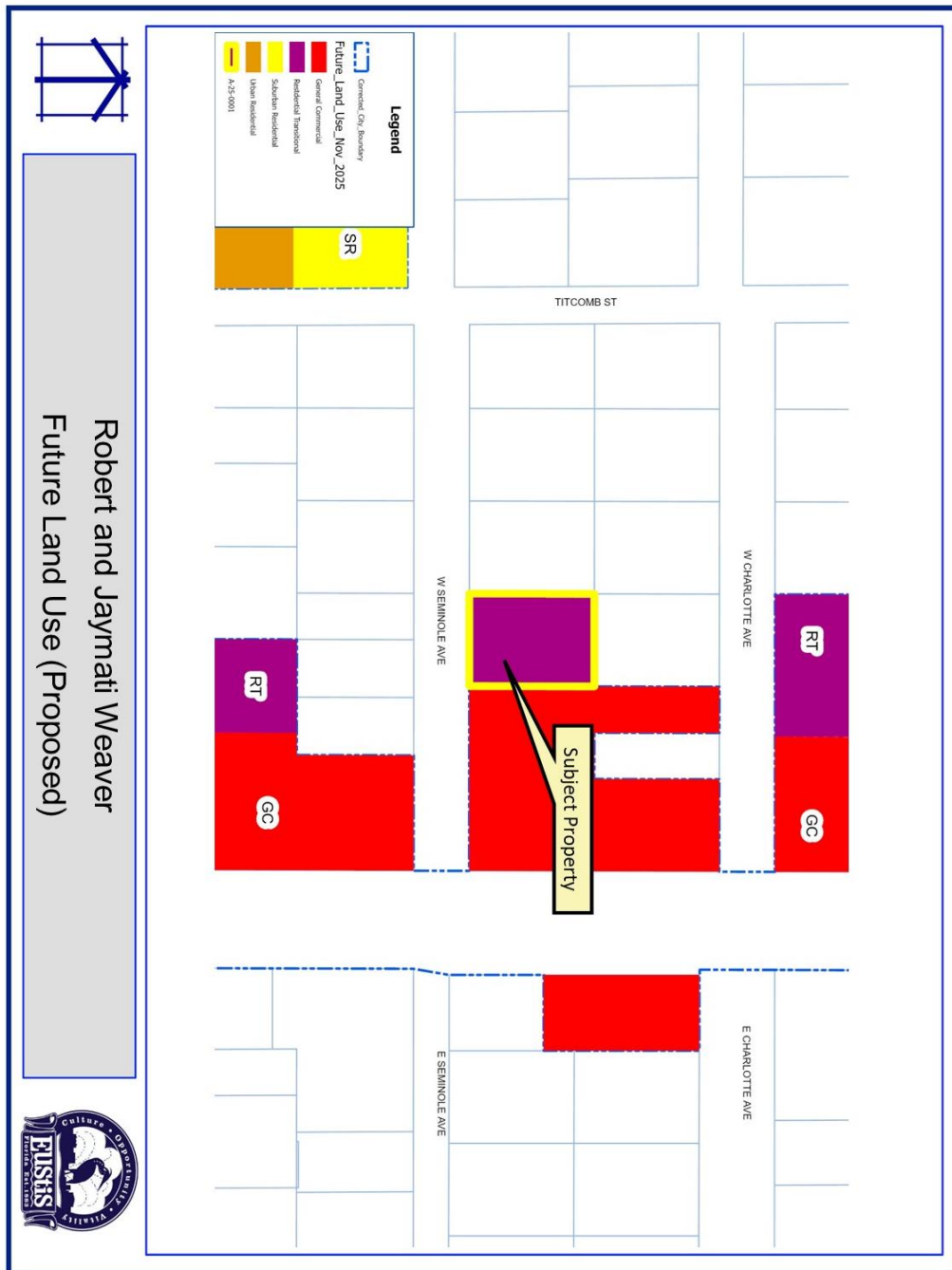
Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 26-03 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

EXHIBIT A



Analysis of Comprehensive Plan/Future Land Use Request (**Ordinance Number 26-03**)

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.

The subject property is located within the Joint Planning Area. Urban services with adequate capacity are available to serve future development, consistent with the requested RT Future Land Use designation.

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 property is located in a corridor with a mixture of uses, including RT designations and residential uses surrounding the property.

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 surrounded by a mixture of uses; predominantly residential, but with RT and GC (General Commercial) land uses nearby. The proposed RT land use (and current use as a single-family residence) would serve as a buffer between these varied uses.

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.

The subject property is not in a floodplain and does not contain wetland areas and is located in an urbanized area.

5. Agricultural Area Protection:

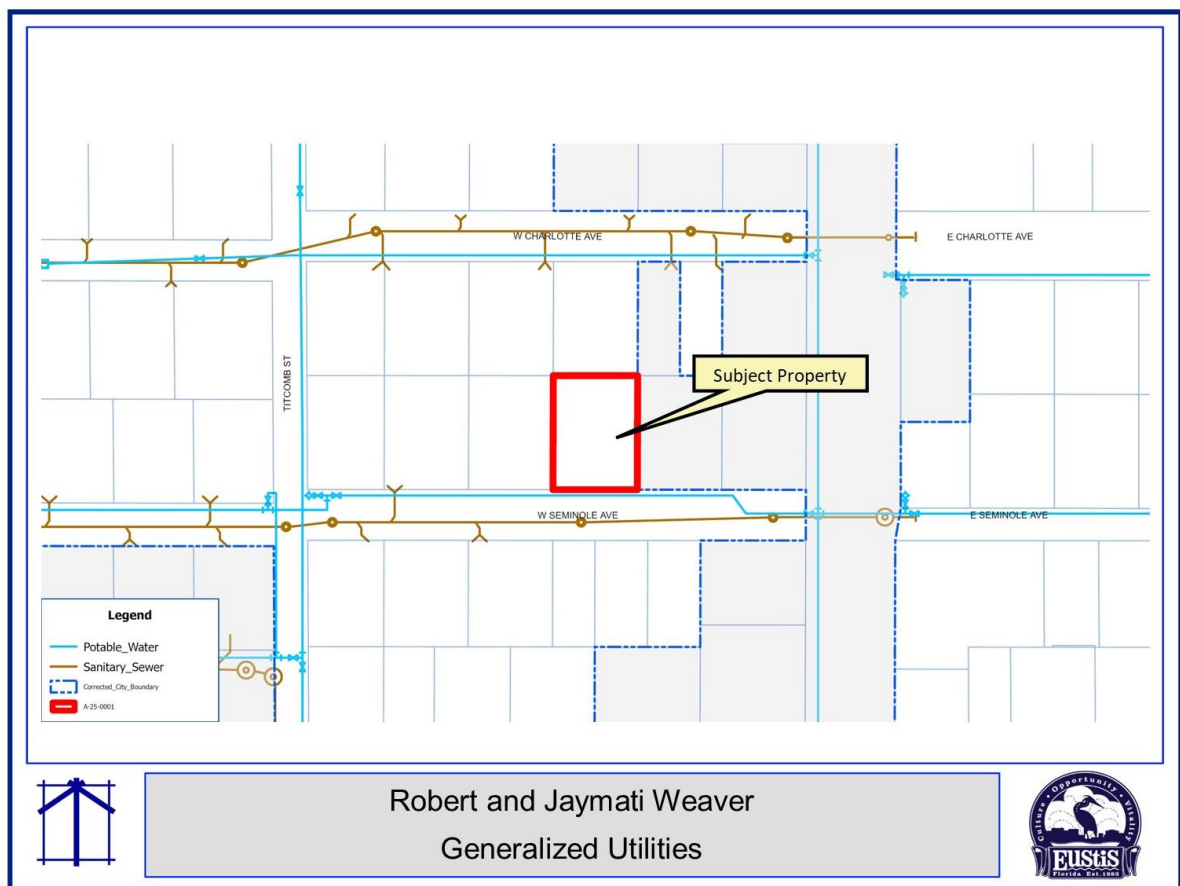
Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

This indicator does not apply. The site and surrounding areas do not include active agricultural or silviculture operations. The location lies within a developed area that is currently developed.

6. Public Facilities:

Fails to maximize use of existing public facilities and services.

This indicator is not applicable as city water and sewer is available to the property. Development of this parcel will maximize the use and efficiency of City water service. The property is seeking annexation into the City to utilize city water and sewer services.



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 as there is adequate capacity to accommodate both existing and future development aligned with the requested RT future land designation. The city already provides these services to other properties within the area, which will further efficiency.

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 either developed or has development entitlements, featuring a mix of suburban and rural densities and intensities. The mixed-use nature of the RT land use designation and the Urban Neighborhood Design District align well with the established development pattern. Environmental constraints on the site may pose challenges to meeting Comprehensive Plan policies for natural resource protection, but these will be addressed during the site plan review process.

9. Infill and Redevelopment:

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

This indicator does not apply.

Functional Mix of Uses:

Fails to encourage a functional mix of uses.

This indicator does not apply. This property is surrounded by a mix of residential and non-residential uses, with RT designations located in the general vicinity of the site.

10. Accessibility among Uses:

Results in poor accessibility among linked or related land uses.

The site has strong accessibility and linkages to related land uses, including both residential and non-residential uses.

11. Open Space:

Results in the loss of significant amounts of functional open space.

This indicator does not apply. The site lacks functional open space and is not linked to regionally significant open space.

12. 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.

Not applicable. The site is adjacent to established urbanized areas.

- b. Efficient and Cost-Effective Services:
Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Water and sewer service is available.

- 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.

An existing sidewalk along the front of the property connects with an existing sidewalk system that promotes a walkable neighborhood and a connection to the community.

- d. Water and Energy Conservation:
Promotes the conservation of water and energy.

At time of site development, the property must adhere to City development standards and Florida Building Code requirements, ensuring the use of 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 and non-residential area.

- f. Open Space:
Preserves open space and natural lands and provides for public open space and recreation needs.

Not applicable. The site is currently developed in an urbanized area as a single-family residence.

- 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 professional office and residential type uses, which serves as a transition from GC to the east and residential development to the west.

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. Development in line with the RT Future Land use efficiency of Eustis emergency services.
- b. Parks & Recreation:
Not applicable. The proposed RT Future Land Use to an existing single-family residential property will have negligible impacts on parks and recreation facilities. Existing parks and recreational opportunities exist to serve this property.
- c. Potable Water & Sanitary Sewer:
Water and sewer are available to the subject property. Both water and sewer systems have adequate capacity to serve the site.
- d. Schools:
The proposed RT request is an existing single-family residence; therefore, the change should not have a large impact on schools.
- e. Solid Waste:
The City collaborates with Waste Management for solid waste collection, and the company already services the properties in the vicinity of the site. Providing service to this property will promote service delivery efficiency.
- f. Stormwater:
The Comprehensive Plan and Land Development Regulations include the level of service (LOS) 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:
The existing single-family residential unit is expected to have no adverse effects on the existing transportation system. Currently, the adjacent transportation network has sufficient capacity to accommodate the proposed RT property, even at full development standards.

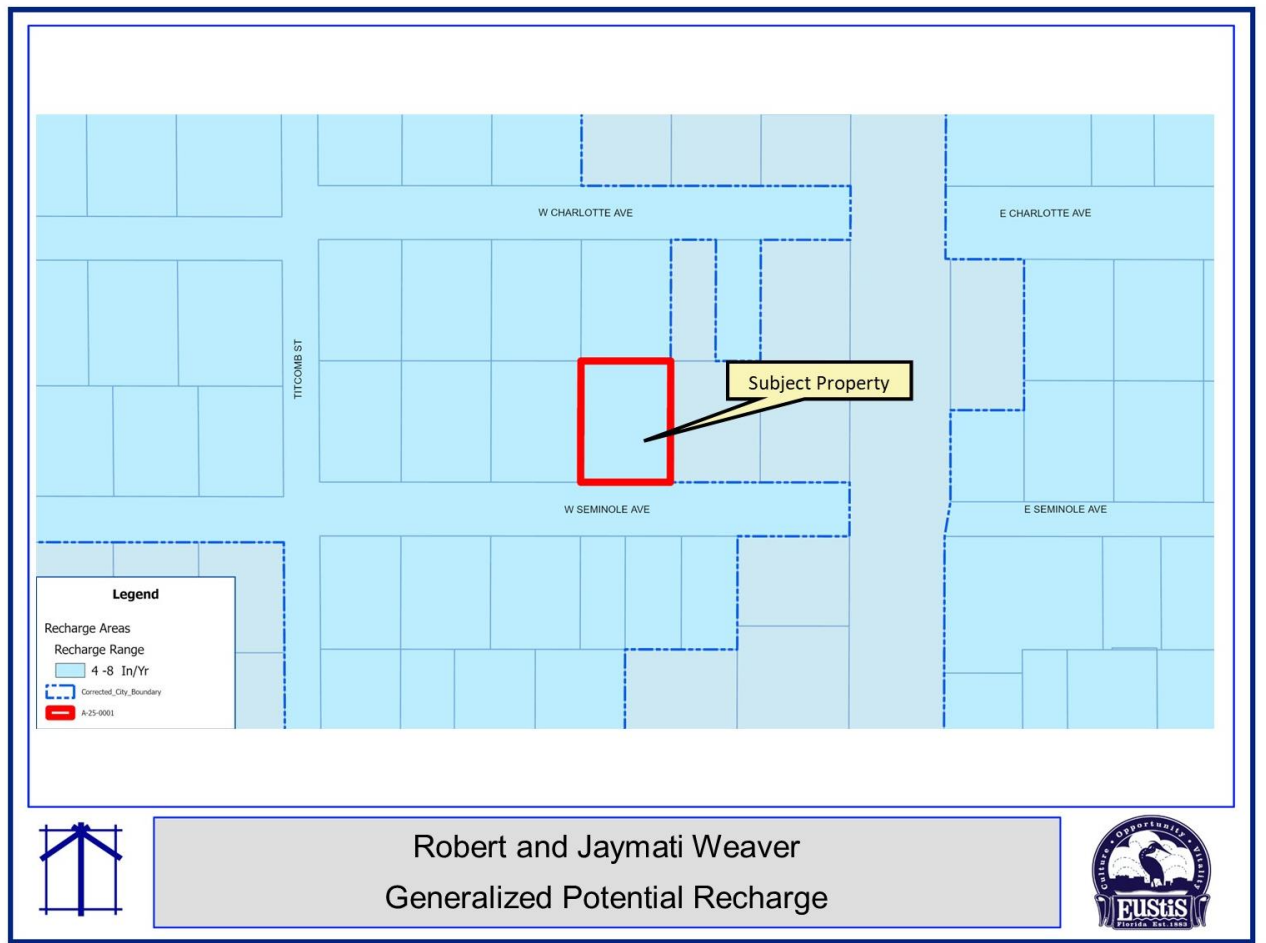
2. Natural Resources/Natural Features:

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 recharge area; a site-specific geotechnical and hydrological study will be needed to determine the site-specific impact at the time of any redevelopment. Source: Lake County Comprehensive Plan 2030 Floridian Aquifer Recharge Map.



b. Historical or archaeological sites:

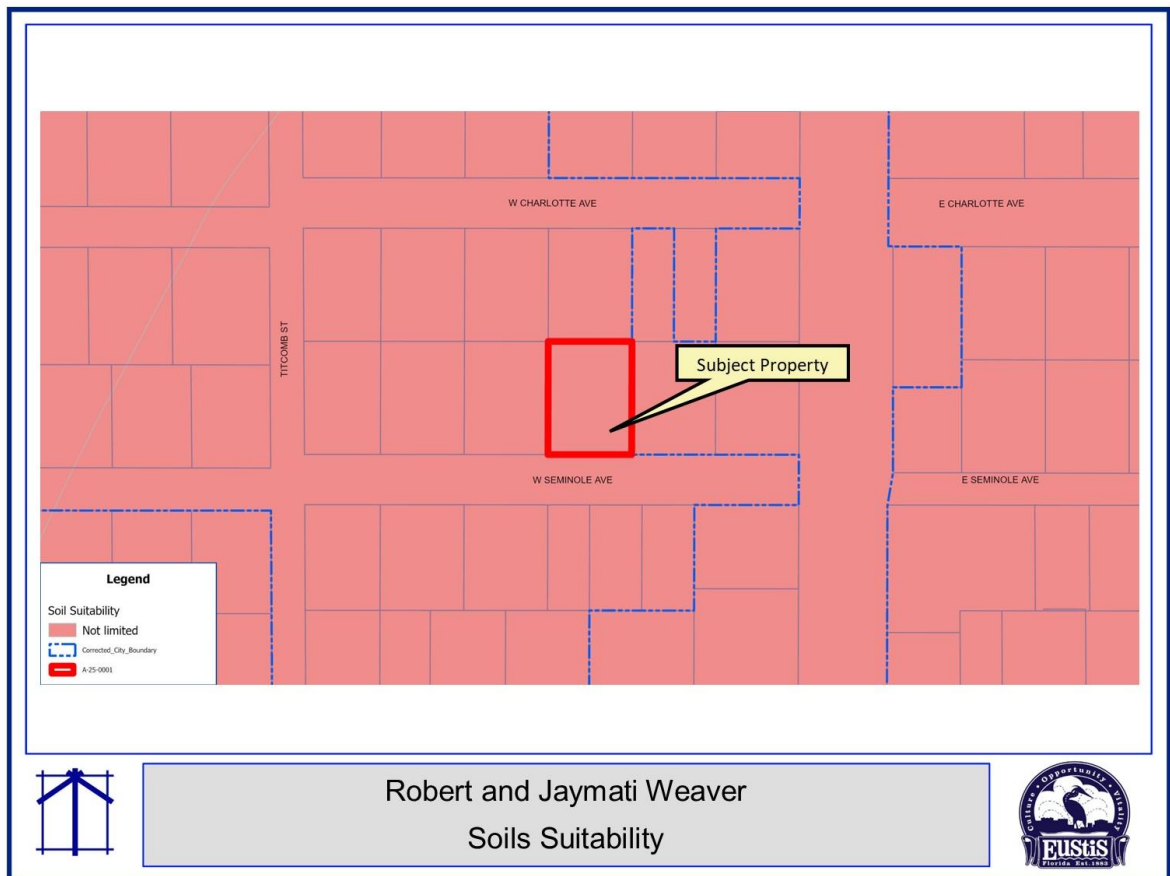
The City does not have any record of Florida Master Site Files related to this property and no known historical or cultural resources exist.

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:

Soils appear to be suitable for development. The site is currently developed.



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:

Policy I-1.3.2 Urban Low Density Future Land Use Category

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, 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, unless permitted as an Economic Development Overlay District 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 uses and Economic Development Overlay District uses, which shall be 0.35. The maximum Impervious Surface Ratio shall be 0.60.

TYPICAL USES INCLUDE:

- *Residential;*
- *Nursing and personal care facilities;*
- *Civic uses;*
- *Residential professional offices;*
- *Passive parks;*
- *Religious organizations;*
- *Day care services;*
- *Schools;*
- *Commerce uses, including: services, retail trade, finance, insurance and real estate as allowed pursuant to Policy I-1.3.10 Commercial Activities within the Urban Future Land Use Series; and*
- *Public order and safety; and*
- *Economic Development Overlay District Uses for properties included within the Economic Development Overlay District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.*

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- *Active parks and recreation facilities;*
- *Light industrial such as manufacturing, wholesale trade, transportation, communications, electric, gas and sanitary services shall require a conditional use permit, unless the proposed use is permitted as an Economic Development*

Overlay District use. Light industrial conditional use activities are limited to those without off-site impacts and takes place primarily within an enclosed building;

- *Animal specialty services;*
- *Mining and resource extraction;*
- *Hospitals; and*

Analysis of Design District Request (**Ordinance Number 26-04**):

Form-Based Code:

The City's Land Development Regulations are a form-based code. Design districts are unique to form-based codes. Lake County still uses traditional Euclidean zoning, so there are no design districts for parcels in unincorporated Lake County. When a parcel annexes into the City of Eustis, the City must assign a consistent design district that follows the urban, suburban and rural transect

1. *Standards for Review:*

The Land Development Regulations include the following standards for review of an amendment to the Design District Map. In approving a change in the designation, the City Commission shall consider: Whether the amendment is in conflict with any applicable provisions of the Code.

a. Section 102-17(a) "...Section 109-3 Design Districts:

identifies the definition, structure, and form of each design district. The assignment of design district must follow the district pattern and intent."

The requested amendment assigns a newly annexed parcel a designation that meets the district pattern and intent (Urban Neighborhood). The Urban development pattern and intent, and the Urban Neighborhood definition, structure, and form description are stated below. The assignment of a Urban Neighborhood design district designation is appropriate due to the established and proposed development patterns in the area.

b. Sec. 109-5.3. Urban development pattern intent statements:

Intent. The urban development pattern relies primarily on a system of interconnected street grids that prioritizes pedestrians and transit features and links civic buildings, squares, parks and other neighborhood uses. Usable public open space organizes development to make a place. This pattern is characterized by a mix of building typologies with a defined center which can be a park, civic space or neighborhood commercial/retail feature.

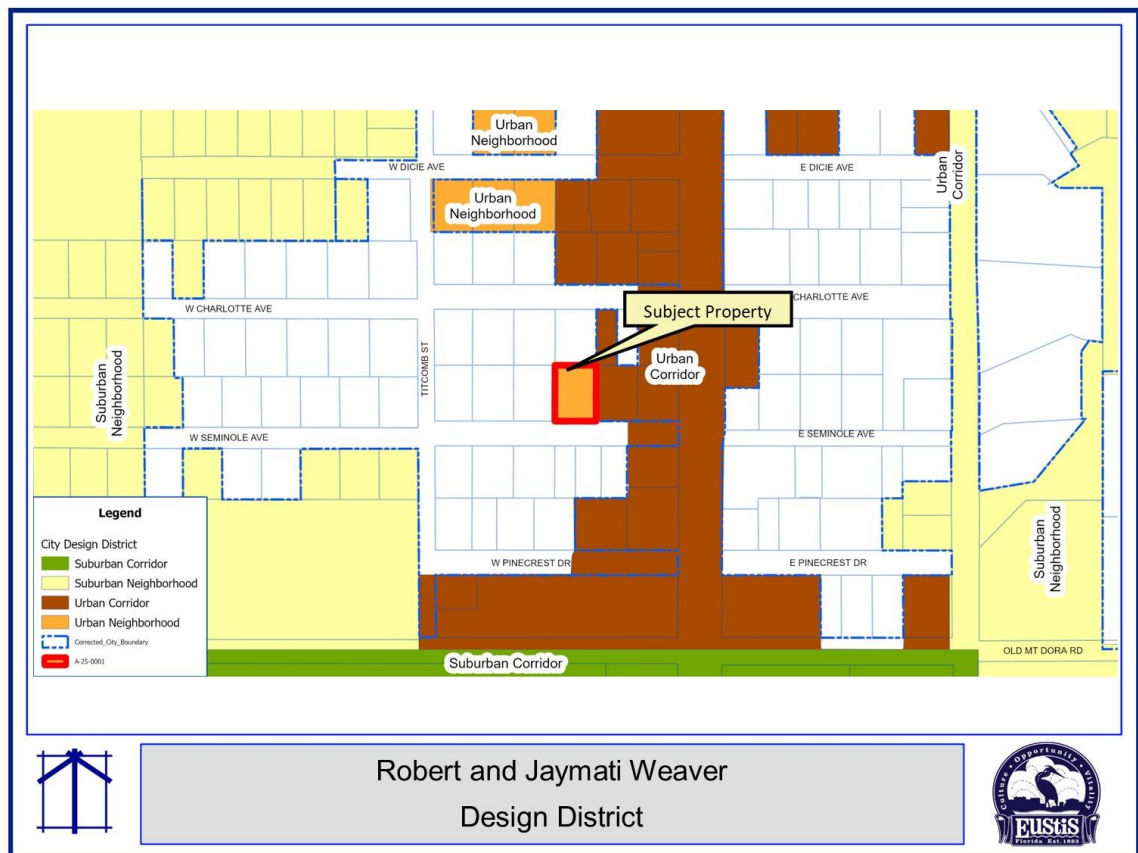
Design districts – Urban Neighborhood

a. Definition. Predominately residential uses with some neighborhood scale commercial services.

b. Structure. Interconnected streets and blocks with alleys.

c. *Form. Mix of unit types with focus on “center” park, civic or neighborhood commercial/retail feature.*

The Urban development patterns statement above indicates that residential uses are primarily located on streets with more vehicle connections. An Urban Neighborhood designation follows the district pattern and intent outlined in the Land Development Regulations and is consistent with the existing transect in the area.



c. Section 102-17(a)

The following guidelines must be followed when proposing the reassignment of a design district:

Compatible intensities should face across streets. Changes in design districts should occur along rear alleys or lanes or along conservation edges.

Reassignment is not being proposed; a Eustis design district designation must be assigned to annexed property; the proposed design district is compatible with the surrounding design districts.

d. Consistent with Comprehensive Plan:

Whether the proposed amendment is consistent with all elements of the comprehensive plan.

The requested amendment is consistent with the Future Land Use element (including Policy FLU 1.2.4, Development Patterns, and FLU 1.3.2. Maintain Residential Compatibility), as well as all other elements of the Comprehensive Plan.

e. Consistent with Surrounding Uses:

Whether, and the extent to which, the proposed design district is consistent with existing and proposed land uses.

The Urban Neighborhood definition, structure, and form are compatible with the existing uses and any proposed uses permitted under the RT Future Land Use designation.

f. Changed Conditions:

Whether there have been changed conditions that justify amending the design district.

The subject property is proposed for annexation, and a design district assignment is necessary. The conditions have changed from land located in unincorporated Lake County without central services to a site within the City of Eustis with municipal services.

g. Public Facilities.

Whether, and the extent to which, the proposed redistricting would result in demands on public facilities, and whether, or to the extent to which, the proposed change would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

A redistricting is not proposed. Assigning a design district to an annexation property will not change the demand impact on public facilities. The Future Land Use designation controls the density and intensity permitted on the site, so the Design District map amendment would not result in impacts beyond that already anticipated. Also, see the analysis of public facilities in the above sections of this report.

h. Impact on Environment:

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

The proposed Design District designation for this property does not change the development potential of the parcel. Design Districts control the form and function of any development that does occur. The Future Land Use designation controls the density, intensity, and minimum open space permitted on the site, so the Design District amendment would not result in additional impacts on the natural environment. As building permit approval must be obtained before development can begin, the Comprehensive Plan and the Land

Development Regulations include standards for the protection of environmentally sensitive lands that would apply should conditions at the time of development warrant such protection.

i. Property Values:

Whether, and the extent to which, the proposed redistricting would affect the property values in the area.

Redistricting is not being proposed; a City of Eustis design district designation must be assigned to the annexed property. This request should not affect property values because the proposed Design District designation is consistent with the surrounding development patterns and design districts.

j. Orderly Development Pattern:

Whether, and the extent to which, the proposed redistricting would result in an orderly and logical development pattern.

The request is the assignment of a design district to an annexation parcel, not redistricting. However, the proposed Design District designation is consistent with the urban development pattern identified in Section 109-5.3 of the Land Development Regulations. Assignment of the requested designation will result in a more orderly and logical development pattern, making the designation consistent with the surrounding area designations and established development patterns.

k. Public Interest and Intent of Regulations:

Whether the proposed redistricting would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

The request is the assignment of a design district to an annexation parcel, not redistricting. The proposed Design District is not in conflict with the public interest and reflects the purpose and intent of the regulations.

l. Other Matters:

Any other matters that may be deemed appropriate by the city commission, in review and consideration of the proposed redistricting.

The request is the assignment of a design district to an annexation parcel, not redistricting. The City's Land Development Regulations are a form-based code. The Design District designations define the development form, but not the types of land use, densities, intensities, or required open space. The districts, therefore, must be consistent and follow the urban, suburban, and rural transects. This request assigns an Urban Neighborhood design district designation to an annexation parcel, which is consistent with the existing transect.

Applicable Policies and Codes

1. Resolution Number 87-34

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

2. Florida Statutes Chapter 171.044: Voluntary Annexation:

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

Comprehensive Plan – *Residential Office Transition (RT)*

This land use district applies to older residential areas having residential character, which are located adjacent to nonresidential development. The purpose is to provide for establishment of business and professional offices and limited retail and service business while maintaining residential character and compatibility.

General Range of Uses: This category accommodates a mix of residential and nonresidential uses, including but not limited to single-family detached and attached residential, duplex and accessory apartments, schools and churches, business and professional offices, and certain limited, neighborhood scale commercial.

Maximum Density: 12 units per acre.

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