



City of Eustis

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TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: January 22, 2026

RE: Ordinance Number 26-01: Second Reading / Adoption of 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.

Procedural History

The Development Agreement was reviewed by the Local Planning Agency (LPA) at a duly noticed public hearing held on January 22, 2026. At that meeting, the LPA recommended approval of Ordinance No. 26-01 and the associated Development Agreement, finding the proposal consistent with the Comprehensive Plan and applicable law.

Background & 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 adoption of Ordinance 26-01 for 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 adoption of Ordinance No. 26-01. 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 Number 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