



City of Eustis

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TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: November 6, 2025

RE: **SECOND READING**

Ordinance Number 25-37: Residential Backyard Chickens Program

Introduction

Ordinance Number 25-37 establishes a two-year pilot program allowing for the limited keeping of hens as an accessory use to single-family residential properties within the City of Eustis. The program creates a new Chapter 14 of the City Code entitled “Animals and Fowl,” adds Article II titled “Residential Backyard Chickens Program,” and creates Section 115-11.8 of the Land Development Regulations to implement program standards.

This Ordinance is designed to support sustainability, education, and food resilience goals while ensuring protection of neighborhood character, minimizing nuisances, and providing clear enforcement mechanisms. Participation is limited, permitted, and conditioned upon compliance with humane care and property maintenance standards. Only 15 permits may be issued citywide during the pilot period.

The Ordinance includes a structured application and training process, setbacks and design standards for coops and runs, nuisance controls, and public health safeguards. Enforcement mechanisms include graduated penalties, inspection authority, and revocation provisions. The program will automatically continue unless the Commission takes further action following the two-year review period.

Recommendation

Staff recommends adoption of Ordinance Number 25-37. The program is narrowly tailored to balance private sustainability efforts with community standards and public health requirements. Legal review confirms alignment with state statutes, including Chapters 162, 823, 828, and 767, Florida Statutes, and preemption provisions under the Florida Right to Farm Act.

Fiscal Impact

Modest revenue will be generated through permit application and renewal fees (\$75 initial; \$25 annual renewal). Staff time will be required for application review, inspections, and enforcement. Program size is intentionally limited to ensure cost-effective administration.

Business Impact Estimate

A Business Impact Estimate (BIE) form pursuant to § 166.041(4), Florida Statutes, is attached. No direct regulation of business activity is anticipated; the program applies solely to residential properties and does not authorize commercial chicken-keeping or egg sales.

Attachments

Ordinance Number 25-37

Business Impact Estimate

Prepared By

Sasha Garcia, City Attorney

Reviewed By

Tom Carrino, City Manager