



City of Eustis

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TO: EUSTIS LOCAL PLANNING AGENCY
FROM: TOM CARRINO, CITY MANAGER
DATE: NOVEMBER 7, 2024
RE: KIMLEY-HORN – SUBRUBAN RESIDENTIAL (SR) REVIEW AND REVISION POSSIBILITIES

Background

In an effort to curb the typical “cookie cutter” subdivision developments from being the norm within the City and at the same time, properly manage the growth of the new subdivisions into the City, the City Commission requested the Development Services Staff to conduct a workshop at the end of 2023.

At the workshop, the City Commissioners expressed numerous concerns that they had with the Suburban Residential (SR) Future Land Use District regulations and directed staff to seek out a qualified planning consultant to assist with revising the City’s Land Development Regulations and if necessary, the City’s Comprehensive Plan.

Early this year, the Development Services staff reached out to Kimley-Horn to assist with these concerns. A contract was subsequently signed in February which directed them to assist with the following:

- Consideration of changing the density within the SR District
- Requiring variable lot widths
- Requiring variable front yard setbacks in new subdivisions
- Offering design guidelines for new Subdivision Developments
- Landscape and tree planting requirements for new home construction

This workshop will provide you with the latest drafts of changes that they are proposing to the City’s Land Development Regulations (LDRs) to accomplish most of these directives. In addition, they will discuss the combination of regulations and advisory guidelines they have prepared to promote high quality development in the City of Eustis.