



City of Eustis

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

TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: March 19, 2026

RE: First Reading of Ordinance Number 2026-13: Conditional Use for an Accessory Dwelling Unit at 228 S Center Street (AK 1631157)

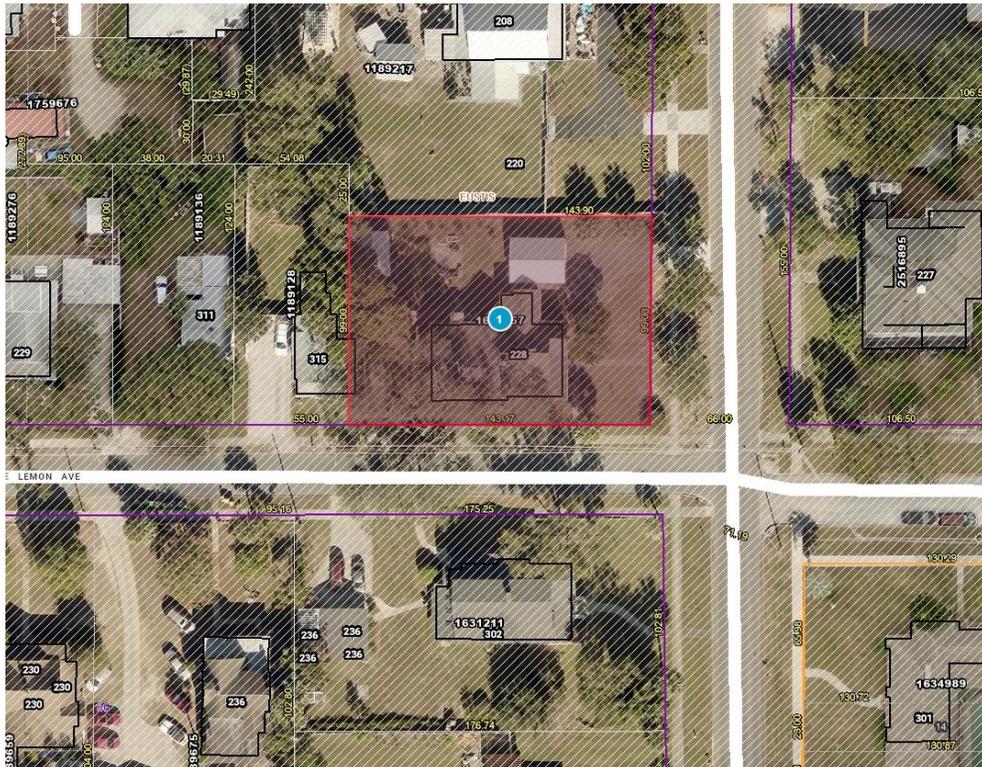
Introduction:

Ordinance Number 2026-13 approves a Conditional Use Permit for an accessory dwelling unit to an existing single-family residence in the Suburban Residential (SR) land use district for property located at 228 South Center Street (Alternate Key Number 1631157).

Background:

Pertinent Site Information:

- The subject property at 228 S Center Street (Alternate Key Number 1631157) comprises about 0.33 acres.



- b. The subject property currently contains a two-story 2,089 square-foot (living area) single-family residence built in 1900, a detached garage, and a screened porch. The Property Record Card from Lake County Property Appraiser's office's website is attached for reference.
- c. The site and surrounding properties' land use are Suburban Residential (SR).
- d. The subject property and all properties immediately adjacent to it are in the Urban Neighborhood design district.

Proposed Development:

Terry K. Lowmiller and Lisa D. Leyn, property owners of 228 S Center Street, are requesting Conditional use approval to add an accessory dwelling unit to the rear yard of their property.

Applicant's Request:

The applicant requests approval to permit the addition of an accessory dwelling unit (ADU) in the Suburban Residential land use district. The proposed ADU is 879 square feet in size and would be located behind the principal structure (please see the enclosed C.U.P. Conceptual Plans for the full, proposed ADU location on the property and specifications).

Analysis and Summary:

The proposed work is generally consistent with the overall property and the surrounding properties nearby. The existing structures will remain, but a new 879-square foot accessory dwelling unit would be added to the rear yard of the property, consistent with all setbacks required for accessory structures.

The City's Land Development Regulations Section 109-4, Use Regulations Table requires Conditional Use approval for accessory dwelling units in the Suburban Residential land use district. As a result, a Conditional Use application request was received to seek this required approval. A Building Permit application will also be required for the proposed work, which can theoretically receive approval by Planning upon approval of a Conditional Use for an accessory dwelling unit on this property.

The standards of review must show the Conditional Use is consistent with the City's Comprehensive Plan, Land Development Regulations, and City Codes, which are shown below.

This request for allowance of an ADU is generally consistent with the goals and objectives of the City's Comprehensive Plan, which has provisions for providing affordable housing and varieties of housing types, which an ADU can do. This ADU would be in an area of other residential development. The exterior appearance would be generally consistent with that of the existing principal structure, constructed in 1900.

Per Section 110-5.8, Garages, (full code section text is below) a garage is required for all single-family dwellings, and should any property owner enclose or reduce the size of any existing garage or carport below the square footage requirements of this section, then the owner shall mitigate the loss of the garage by providing for on-site parking and outside storage. If in a designated historic district, in an urban design district, or on a legal lot of record that is below the minimum suburban standard, or if enclosing a carport, then the owner may designate two on-site parking spaces at least 9 feet x 18 feet each in the driveway area or on the residential lot behind the building frontage; and provide outside storage by either constructing a storage shed with minimum dimensions of 10 feet x 10 feet in accordance with the Land Development Regulations for accessory structures or by

providing outside access to a designated, separated storage area within the enclosed garage or carport (minimum dimensions 12 feet x 7 feet).

The property is exempt from the garage requirement as it is in the Urban Neighborhood Design District. However, the home has an existing garage, and the applicant has indicated that the current driveway space as well as storage space will remain to accommodate both the residents of the principal and accessory structure.

Compatibility:

Per the Lake County Property Appraiser records (property record card attached for reference), the existing 2,089-square-foot primary residence was originally constructed in 1900, with two detached garages listed: one built in 1899 at 216 square feet and another built in 2022 at 500 square feet.

Surrounding land uses have not changed considerably over the years and are primarily residential.

The single accessory dwelling unit will not generate sufficient traffic to require a traffic study.

Noise should not be an issue as the primary use will be accessory residential occupying a small space.

The impervious surface ratio (ISR) maximum for the SR land use is 40%. The applicant/owner is proposing a new 879-square foot accessory dwelling unit (ADU) that will increase the ISR to 35.1%, according to the applicant's calculations.

Pursuant to Eustis LDR [Sec. 94-176. – Definitions](#), "Impervious areas means those hard surfaced areas which either prevent or retard the entry of water into the soil mantle, as it entered under natural conditions prior to development, and/or cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions prior to development. Common impervious surfaces include but are not limited to rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, and other surfaces which similarly impact the natural infiltration or runoff patterns which existed prior to development."

The impervious surface ratio (ISR) is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area.

Applicable Policies and Codes:

The standards of review must show the Conditional Use is consistent with the City's Comprehensive Plan, Land Development Regulations (LDR), and City Codes. Accordingly, staff has reviewed this Conditional Use request with consideration of the following.

The Comprehensive Plan: The Suburban Residential (SR) land use applies to residential areas which are typically adjacent to other residential development. The purpose is to provide for residential neighborhoods with fewer street connections and more bicycle and pedestrian-friendly circulation patterns, with limited retail and service businesses while maintaining residential character or compatibility.

Pursuant to Eustis LDR Section 94-176. – Definitions, "Impervious areas means those hard-surfaced areas which either prevent or retard the entry of water into the soil mantle, as it

entered under natural conditions prior to development, and/or cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions prior to development. Common impervious surfaces include but are not limited to rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, and other surfaces which similarly impact the natural infiltration or runoff patterns which existed prior to development.”

Section 102-30 (Conditional Uses) of the Land Development Regulations (LDRs) provides for uses that are generally compatible with the use characteristics of a future land use district, but which require individual review of:

“Location, design, intensity, configuration, and public facility impact in order to determine the appropriateness of the use of any particular site in the district and their compatibility with adjacent uses.”

The Conditional Use review allows the City Commission to attach conditions, limitations, and requirements to a Conditional Use permit to prevent or minimize adverse effects upon other properties in the neighborhood. These conditions can include limitations on size, intensity of use, bulk and location, landscaping, lighting, provision of adequate ingress and egress, duration of the permit, and hours of operation.

Recommended Action:

Development Services staff recommends approval of Ordinance 2026-13 to allow an accessory dwelling unit at 228 S Center Street.

Policy Implications:

None.

Alternatives:

1. Approve Ordinance Number 2026-13 to allow an accessory dwelling unit (ADU) at 228 S Center Street.
2. Deny Ordinance Number 2026-13 to not allow an accessory dwelling unit (ADU) at 228 S Center Street.

Budget/Staff Impact:

Not applicable.

Business Impact Estimate:

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinances: Section 166.041(4)(c) : ...enacted to implement 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 of Development Services

Mike Lane, AICP, Development Services Director

Miranda Burrowes, Deputy City Manager