



City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: September 4, 2025

RE: SECOND READING

Ordinance 25-09: Proposed LDR Amendments for Changes in the Use Regulations Table, adding Master Planning requirements for properties over 300 acres in all Design Districts and providing Subdivision Regulations and Design Guidelines for Suburban Residential (SR) Properties.

Introduction:

This memo summarizes the changes recommended by the City's Planning Consultant, Kimley-Horn, Inc., last November regarding subdivision development and advisory design guidelines within the Suburban Residential (SR) Land Use District. These changes also include a new requirement applicable to all land use districts: properties exceeding 300 acres must undergo master planning before being developed as mixed-use or residential projects.

Additionally, the Use Regulation Table is being updated to include the concrete aggregate shredder/crusher. This use will be permitted only within the Public Institutional (P/I) and General Industrial (GI) Land Use Districts, while being classified as a conditional use in the Mixed Commercial/Industrial (MCI) Land Use District.

The detailed edits can be found with strikethrough and underlined throughout this document.

Proposed LDR Amendments:

Sec. 102-21. Site Plans and Preliminary Plats.

- Added cross reference to waiver requirements for small lot sizes for Suburban Residential FLU.

Sec. 109-4. Use Regulations Table

- Added "Concrete Aggregate Shredder/Crusher" to be permitted in the General Industrial (GI) and Public/Institutional (P/I) Land Use Districts and required a conditional use permit in the Mixed Commercial Industrial (MCI) Land Use District.

Sec. 109-5.4. Urban Performance Standards

- Added the new Single-Family Detached building lot type to the Urban Building Lot Type Standards

- Added footnote 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.

Sec. 109-5.6. Suburban Performance Standards

- Added the new Single-Family Detached building lot type to the Suburban Building Lot Type Standards
- Added footnote 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.

Sec. 109-5.8 Rural Performance Standards

- Added the new Single-Family Detached building lot type to the Rural Building Lot Type Standards
- Added footnote 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.

Sec. 110-3 Development Pattern and Design Districts

- Added the new Single-Family Detached building lot type.
 - 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 future land use designation.

Sec. 110-4.3 Single Family Detached Lot (New)

- Established a new lot type to include the single-family standards.
- Includes a table to match the tables in other lot type sections that includes lot requirements, setbacks, height, etc.

Sec. 115-3.1 Urban Districts

- Added a Master Planning Requirement for properties over 300 acres.

Sec. 115-3.2 Suburban Districts

- Added a Master Planning Requirement for properties over 300 acres.

Sec. 115-3.3 Rural Districts

- Added a Master Planning Requirement for properties over 300 acres.

Sec. 115-3.4. Residential Subdivision Standards for all design districts within the Suburban Residential Future Land Use Designation (New)

- Created requirements for subdivisions of three or more lots within Suburban Residential FLU
 - For single-family detached development only one building lot type is permitted at a minimum of 100 ft. wide.

- To access smaller lot types, the applicant must request a waiver per Sec. 102-21.1 and must follow the Eustis SR Development Standards. Require multiple lot sizes for subdivisions of 10 lots or more.
- Streets must meet or exceed the minimum standards of Residential Road or Residential Street as amended in Sec. 115-7.3. including street trees and sidewalks.

Sec. 115-4.1. Open Space

- Requirements for centrally located open space in single-family subdivisions, multi-family and mixed-use developments.
 - 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.

Sec. 115-4.9. Stormwater management

Additional amenities required to count towards open space.

Sec. 115-7.3. Street Types

- Residential Street Standards Change in planter width from 6 feet to 8 feet to support canopy tree plantings.
- Addition of street tree requirements for one every 40 feet. Residential Road Standards Change in planter width from 6 feet to 8 feet to support canopy tree plantings.
- Addition of street tree requirements for one every 40 feet.

Sec. 115-7.3.1. Urban Street Types

(c) Table Footnote added: Street types within residential subdivisions of three lots or more within the Suburban Residential Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.

Sec. 115-7.3.2. Suburban Street Types

(a) Table Footnote added: Street types within residential subdivisions of three lots or more within the Suburban Residential Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.

Sec. 115-7.3.3. Rural Street Types

(a) Table Footnote added: Street types within residential subdivisions of three lots or more within the Suburban Residential Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.

Recommended Action:

Staff is recommending approval of these changes to the City's Land Development Regulations.

Policy Implications:

These amendments will enable the City to more effectively regulate the development of new subdivisions and concrete aggregate shredder/crusher operations. Additionally, the Planning Staff will have assurance that all larger parcels within the City must undergo the master planning process before any development is approved. By implementing changes to subdivision regulations and design standards, staff anticipate the creation of new subdivisions that are more distinctive and varied, moving away from the uniform designs that have been prevalent in recent years.

Procedural Note Regarding Ordinance Effective Date:

Since the first reading of Ordinance 25-09, the Florida Legislature has enacted Senate Bill 180 (2025), codified as Chapter 2025-190, Laws of Florida, which temporarily restricts municipalities from adopting or enforcing certain land development regulations. To ensure compliance with state law and to preserve the enforceability of Ordinance 25-09, staff has revised the ordinance to include (1) a new "WHEREAS" clause acknowledging the state restriction, and (2) a revised effective date section providing that the ordinance will not become effective until the restrictions in SB 180 have expired, been invalidated by a court, or amended by the Legislature.

These changes do not alter the subject matter or scope of Ordinance 25-09, and the ordinance title remains unchanged. Therefore, re-advertisement and recommencement of the adoption process is not required. The revisions serve only to clarify legislative intent and to provide a contingent effective date consistent with Florida law.

Under current law, the restrictions in SB 180 / Chapter 2025-190 are scheduled to remain in effect until October 1, 2027, unless otherwise extended or amended by the Florida Legislature.

Budget/Staff Impact:

Not applicable

Business Impact Estimate (BIE):

N/A

Attachments:

Ordinance 25-09
Chapter 2025-190, Laws of Florida
BIE Form

Prepared By:

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