



## Town Council Staff Report

### Town of Eatonville

#### APPLICATION INFORMATION

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**APPLICATION NUMBER:** #UD23-000001

**OWNER:** Kip Williams

**APPLICANT/AGENT:** David Glunt, P.E. - Spruce Creek Civil Engineering

**PREPARED BY:** Tara Salmieri, AICP Town Planner

**MEETING DATE:** August 5, 2025

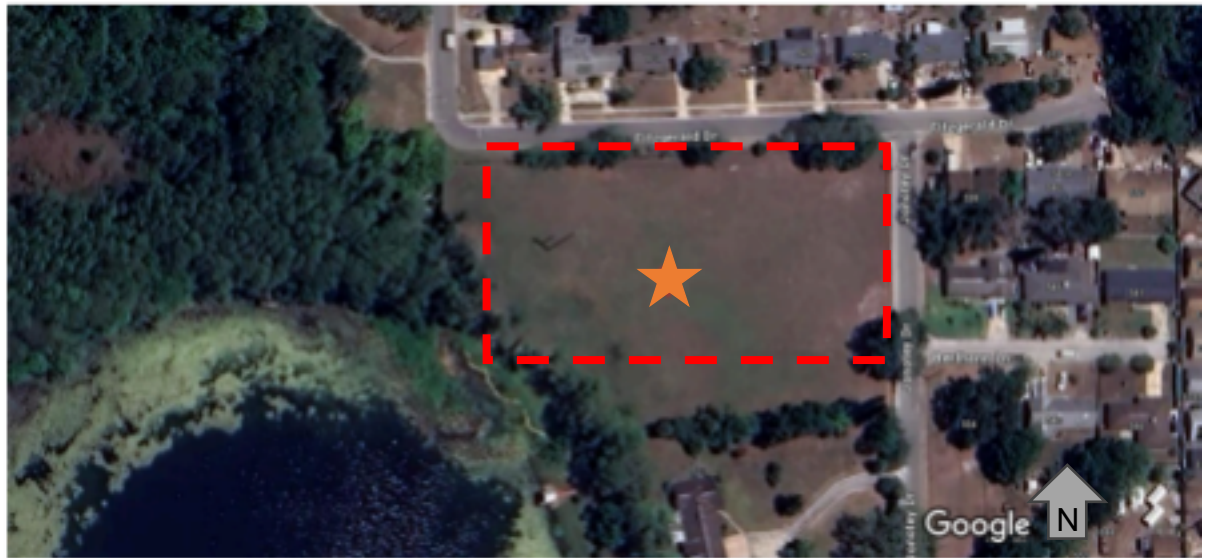
<b>REQUEST:</b>	Preliminary plat; eight (8) single-family residential lots
<b>LOCATION:</b>	501 Monroe AV Parcel ID 36-21-29-0000-00-174
<b>ACREAGE:</b>	2.75 +/- Acres
<b>EXISTING ZONING</b>	R-2
<b>FUTURE LAND USE</b>	Medium Density Residential
<b>SURROUNDING ZONING/ FUTURE LAND USE DESIGNATIONS:</b>	North – R-2/MDR South – R-2/MDR East – R-2/Recreation West – R-2/MDR

#### 1. Project Analysis

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##### Project Description

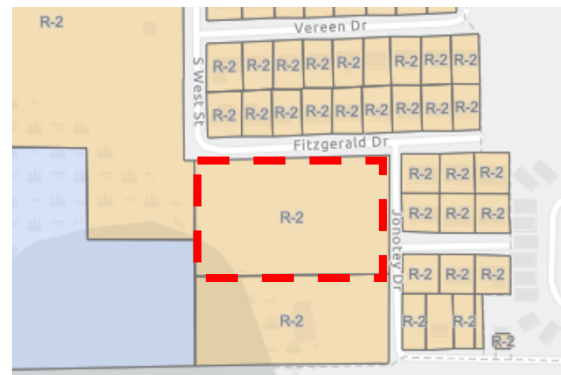
The subject property currently is an undeveloped parcel of land, approximately 2.75 +/- acres of land with a land use designation of Medium Density Residential (MDR) and a zoning designation of R-2 Single Family Residential.



### Land Use and Zoning Designations



**Future Land Use Map**



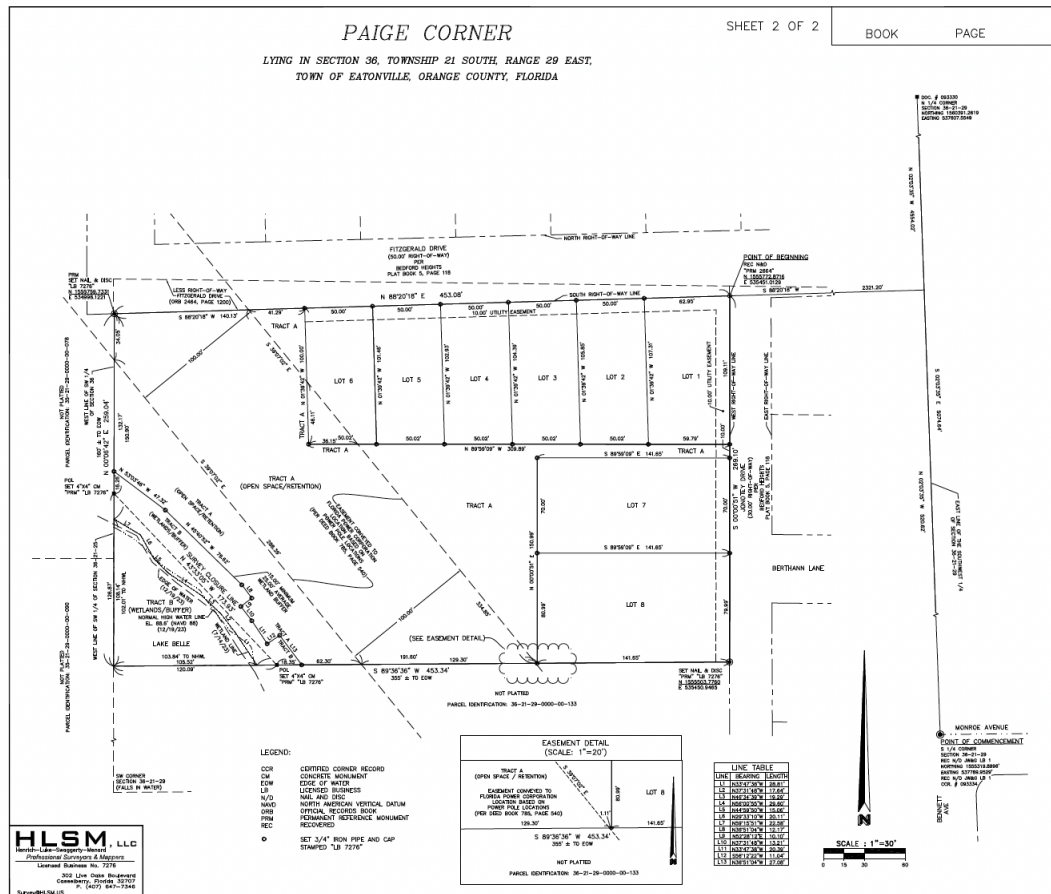
**Zoning Map**

### Analysis

The subject property proposes 8 single-family lots that will be a minimum of 50' x 100' that is consistent with R-2 Zoning. The Town's Land Development Code, specifically, Chapter 58 Subdivision Regulations, Article III preliminary plat requires town Council review and approval.

The applicant was found in compliance with the Town's LDC by the Planner 1, CPH engineering (survey team and engineers) and the town attorney's office in August 2024.

The following two figures are provided in the Staff report. The full exhibit is attached as “Exhibit B”.



*Figure 1, Preliminary Plat*

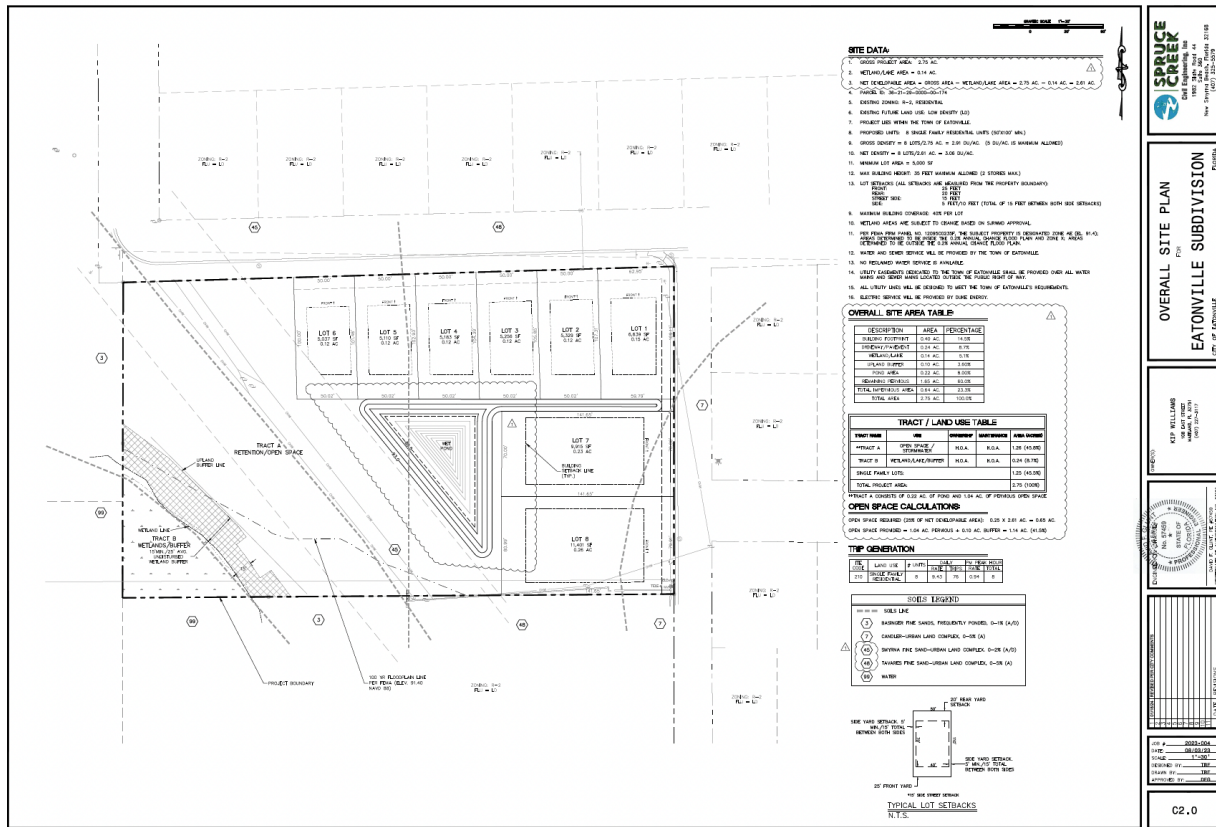


Figure 2, Proposed Site Plan

### 3. Findings and Planner Recommendation

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The parcel of land, as requested, would meet the zoning and land development code requirements for approval of a preliminary plat. The applicant is in process of review and approval of the construction plans which, per Chapter 54, Site Plan, Article II, Sec. 54-25 The following uses of land and development shall submit a site plan for review and approval prior to obtaining a building permit. (1) all permitted uses within all districts, ***except single-family detached dwellings*** and two-family dwellings on individual lots, and their accessory uses and structures.

### 4. TOWN COUNCIL DECISION

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Town Council will provide one of the following for 501 Monroe AV Parcel ID **36-21-29-0000-00-174, Preliminary Plat as presented.**

- (a) Approval
- (b) Approval with conditions
- (c) Denial