



# City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 18, 2024

RE: Resolution Number 24-57: Preliminary Subdivision Plat for The Grove at Pine Meadows (Alternate Key Numbers 3907758, 2831634 and 1588243)

## **Introduction:**

Resolution Number 24-57 approves a Preliminary Subdivision Plat for The Grove at Pine Meadows, A 60-unit Single-Family Residential Subdivision on approximately 24.96 acres of property located on the north side of Pine Meadows Golf Course Road, south of the intersection of Orange Avenue and Beach Drive (Alternate Key Numbers 3907758, 2831634 and 1588243).

## **Background:**

### **Pertinent Site Information:**

- a. The subject property comprises about 24.96 acres, which is currently vacant.
- b. The site is within the Suburban Residential (SR) land use district, which allows single-family residential homes up to five (5) dwelling units per acre.
- c. The property is within the Rural Neighborhood design district.
- d. The site and surrounding properties' land use, design district designations, and existing uses are shown below:

<b>Location</b>	<b>Existing Use</b>	<b>Future Land Use</b>	<b>Design District</b>
<b>Site</b>	Undeveloped Wooded Property	Suburban Residential (SR)	Rural Neighborhood
<b>North</b>	Single-Family Residential	Lake County Urban Low	N/A
<b>South</b>	Single-Family Residential and Vacant	Suburban Residential (SR)	Rural Neighborhood
<b>East</b>	Vacant and Single-Family Residential	Suburban Residential and Lake County Urban Low	Rural Neighborhood and N/A
<b>West</b>	Single-Family Residential	Suburban Residential and Lake County Urban Low	Rural Neighborhood

The proposed development is 60 single-family residential subdivision, conforming with the Rural Neighborhood design district and Section 110-4.2, House Lot Type) lots for single-family detached residences:

Subdivision Component	Code	Provided
Gross Area	n/a	24.96
Net Area (gross area less wetlands, water bodies)	n/a	20.80
Lot Typology	House Lot	House Lot (55' X 120")
Density	5 Dwelling Units Per Acre	2.88 Dwelling Units Per Acre
Open Space	25% minimum (5.20 ac)	27.4% (5.70 ac)
Park Space	1 acre for 50-99 lots	1.09 acres provided
Landscape Buffers	Buffers smaller than 15' may be permitted when the building is sited with a street setback between 5' to 15'.	50 Foot plus landscape buffer along Pine Meadows Golf Course Road and Orange Avenue

*No waivers are requested, and this proposed preliminary subdivision plat meets all City requirements in the Code of Ordinances and Land Development Regulations as well as the Florida Statutes at this time.*

***The preliminary subdivision plat provides for single-family detached homes at a maximum density of 2.88 units per acre (allowed up to 5 du/ac). The plan provides for 40% impervious surface area (maximum 40% ISR permitted). The plan provides for more than 25% open space (25% minimum required). The plan provides for the necessary park space, 1.09 acres provided through passive recreation areas and walking opportunities. The proposed plan is consistent with the Future Land Use Element Appendix of the Comprehensive Plan and the Land Development Regulations.***

***Sections 115-7, 8 and 9 outline standards for transportation, parks, and landscaping. A traffic impact statement was prepared for the subdivision. The proposed project will result in 12 inbound trips and 35 outbound trips in the AM peak hour period and 38 inbound trips and 23 outbound trips in the PM peak hour period. The local roadway network has adequate capacity to accommodate the new trips without reducing the Level of Service (LOS). Therefore, the project is exempt from completing a Tier 1 Traffic Impact Analysis.***

**Recommended Action:**

Staff recommends approval of the Preliminary Subdivision Plat for the Grove at Pine Meadows, as the proposed density of 2.88 dwelling units per acre falls below the maximum. The preliminary subdivision plat meets or exceeds the required design standards and criteria per the City's Land Development Regulations.

**Policy Implications:**

None

**Alternatives:**

1. Approve Resolution Number 24-58
2. Deny Resolution Number 24-58

**Budget/Staff Impact:**

None

**Prepared By:**

Jeff Richardson, AICP, Deputy Director

**Reviewed By:**

Mike Lane, AICP, Director