



MINUTES

City Commission Workshop: Density and Lot Size

4:30 PM – Thursday, October 19, 2023 – City Hall

CALL TO ORDER: 4:30 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Commissioner Willie Hawkins, Vice Mayor Emily Lee, Commissioner Gary Ashcraft, Commissioner Nan Cobb and Mayor Michael Holland

1. WORKSHOP ITEM WITH DISCUSSION, PUBLIC INPUT AND DIRECTION

1.1 Density and Lot Size

Mike Lane, Director of Development Services, introduced the lot size and density discussion. He reviewed the densities in the City's various residential, mixed-use and other categories. He cited the densities in other local communities, including Apopka, Clermont, Groveland, Leesburg, Mount Dora and Tavares. He indicated that most of the higher densities are in urban areas. He noted that Clermont and Eustis have the highest densities.

Mr. Lane then discussed net versus gross densities. He explained that Apopka, Clermont and Eustis have net density type arrangements. He stated that gross density does not consider the anomalies and indicated that Leesburg's code does not specify net so their definition of density is based on gross.

Mr. Lane then discussed lot widths and commented that lot types are assigned to different design districts. He explained that other communities do not have lot types. He stated that the minimum lot width for homesteads is 200 feet but the depths are not included. He indicated that Leesburg's code includes depths and stated most communities discuss widths not depths.

Mr. Carrino explained that the 40 foot wide lot width is allowed in the Urban Residential category. He noted that most of the recent projects have been in the Suburban Residential category and have 55 foot width lots.

Mr. Lane commented on the various lot types and widths in the City of Eustis and in surrounding communities. He then reviewed the Estes Reserve Subdivision and how the densities and layout would vary with different lot widths. He also reviewed the Mayhill Subdivision and how the different lot widths would affect the density and layout. He noted the ISR issues with lot widths. He explained that there are options for growth and variation with consideration of retaining trees and buffers. He noted developer issues with creativity and drainage for grading.

The Commission discussed their preference for 55 ft and 70 ft lot widths. They discussed parking issues. It was suggested the City incorporate architectural design standards for homes with percentage options. They discussed reducing the Suburban Residential district from five du/acre to four du/acre and not less than 55 ft width preferred for single-family in suburban residential lot types.

Discussion was held regarding impervious surface area and requirements in the Comprehensive Plan and Land Development Regulations.

Mr. Lane suggested utilizing a planning consultant to work on the Comprehensive Plan changes given the decreased Development Services staff. The Commission expressed support for the idea and suggested working with the City Manager to find the necessary funds.

Commissioner Hawkins agreed with the varied lots and setbacks.

Commissioner Ashcraft agreed that encouraging developers to think "out of the box" might yield higher quality neighborhoods.

Commissioner Cobb expressed concern about the new subdivisions not providing enough parking spaces and noted that, on many occasions, she has seen streets that are impassible due to cars being parked on both sides of the street.

Vice Mayor Lee asked to see more examples of subdivisions with variable lot sizes.

Mr. Carrino noted that developers and their consultants are notoriously not creative.

Mr. Lane stated that he would work with a consultant to encourage developers to meander around the large trees and encourage them to consider using bioswales instead of large stormwater ponds.

2. ADJOURNMENT: 5:13 P.M.

**These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording of the meeting can be obtained from the office of the City Clerk for a fee.*

CHRISTINE HALLORAN
City Clerk

MICHAEL L. HOLLAND
Mayor/Commissioner