



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: September 7, 2023

RE: **SECOND READING:** Ordinance Number 23-22: Conditional Use Permit for an Accessory Dwelling Unit at 34534 Estes Road

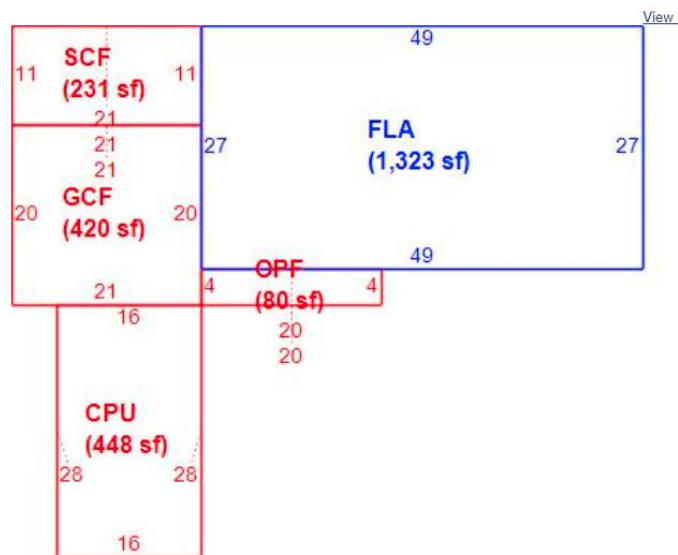
Introduction:

This is the second reading for Ordinance Number 23-22, which approves a Conditional Use Permit for an accessory dwelling unit to an existing single-family residence in the Rural Residential (RR) land use district for property located at 34534 Estes Road. This will be new construction to create the accessory dwelling unit. The intent in the short term will be for the use of a family member.

Background:

1. Pertinent Site Information:

- a. The subject property located at 34534 Estes Road comprises approximately 1.0 acres in size.
- b. A 1-story single-family, primary residential structure exists onsite.



- c. There are no previous uses onsite beyond that of a residential one, and the current use is also that of a residence.

- d. The surrounding properties' land use and design district designations are Suburban Residential and Suburban Neighborhood to the east, and Lake County Urban Low to the South, West, and North.

2. **Applicant's Request**

The applicant requests approval to permit a free-standing accessory dwelling unit in the Rural Residential land use district. The dwelling unit will be used in the immediate timeframe as an accessory apartment for a family member and potentially a rental unit in the future, the apartment unit will occupy a 960-square-foot structure.

3. **Analysis and Summary:**

The standards of review must show the conditional use is consistent with the City's Comprehensive Plan, Land Development Regulations, and City Code. Accordingly, staff has reviewed this conditional use request with consideration of the following.

The Comprehensive Plan: The Rural Residential (RR) land use applies to residential areas which are typically adjacent to other larger lot residential development. This designation provides for large lot development near or on the periphery of the Eustis urbanized area. Low density designation is a proven effective means for delaying development until growth can be accommodated in an orderly economical fashion. Mainly, this category is seen as providing a low density estate-type housing environment preferred by a segment of the local population. Principal locations are near East Crooked Lake, Lake Joanna, Lake Yale, and around certain lakes in the eastern portion of the City.

Section 109-4 (Use Regulation Table) allows an accessory apartment as a conditional use within the Rural Residential (RR) land use district.

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.

4. **Compatibility**

The existing structure was originally constructed as a single-family home in 1978. County and City records indicate the use of the structure continues to be as a single-family residence, and the exterior of the structure has not been modified to alter its appearance as a single-family home. There is an existing driveway garage and carport that will serve the new accessory dwelling unit and the single-family residence.

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

The single accessory dwelling unit use will not generate sufficient traffic to require a traffic study or pose any detriment to the surrounding area.

The lot is 1.0 acres in size with the existing footprint of the existing home, accessory structures, and driveway at roughly 4,000 square feet of total coverage. The addition of the proposed accessory dwelling unit (960 square feet) will not exceed the maximum impervious surface for the Rural Residential (RR) land use district. The maximum ISR for the RR district is 20 percent.

5. **Conclusion**

Staff recommends approval of the conditional use request based upon the above discussion which outlines that the proposed use will be compatible with the surrounding uses and with no major exterior change to the existing buildings, which will not affect the intensity of the property or the capacity of any public facilities. Application for a Building Permit will be required and said application will need to show that the maximum impervious surface will not exceed 20 percent.

Recommended Action:

Recommend approval of the Conditional Use Permit with conditions:

1. The applicant proposes to design and build a new accessory dwelling unit to the rear of the existing single-family residence and connect it with a breezeway. The addition will be approximately 960 square feet.
2. Building permits must be obtained before construction.
3. Payment of applicable impact fees is required.
4. Maximum Impervious Surface Ratio of the property shall remain consistent with the Rural Residential district requirements.

Policy Implications:

None

Alternatives:

Approval of Ordinance Number 23-22

Denial of Ordinance Number 23-22

Budget/Staff Impact:

None

Prepared By:

Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:

Mike Lane, AICP, Director, Development Services