



City of Eustis

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TO: EUSTIS CITY COMMISSION

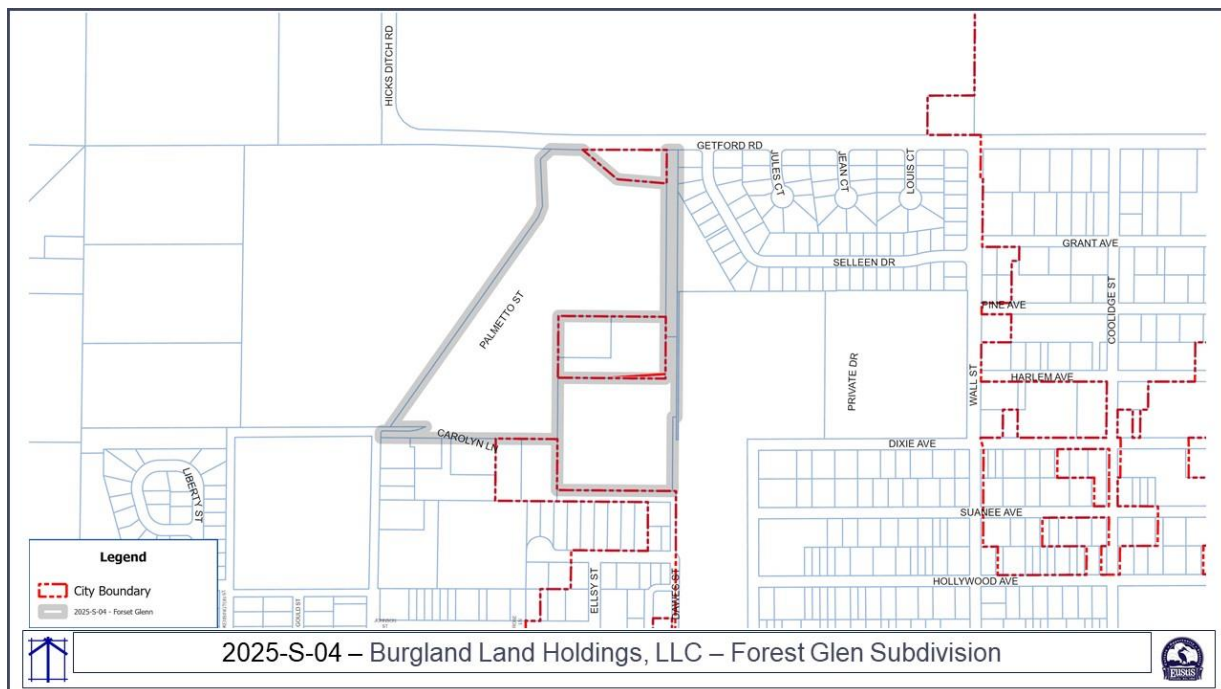
FROM: Tom Carrino, City Manager

DATE: February 19, 2026

RE: Resolution Number 26-17: Preliminary Subdivision Plat w/ Waivers for Forest Glenn for
Parcels with Alternate Key Numbers 1193532, 1193770, and 3862860

Introduction:

Resolution Number 26-17: Preliminary Subdivision Plat for Preliminary Subdivision Plat approval for Forest Glenn, a 97-lot single-family attached townhome residential subdivision on approximately 23.13 acres located on the east and west side of Palmetto Street south of Getford Road. (Alternate Key Numbers 1193532, 1193770, and 3862860).



Background:

Pertinent Site Information:

- The subject property comprises about 23.13 acres, which is currently vacant.
- The site is within the Mixed Commercial Residential (MCR) and Urban Residential (UR) land use districts, which allow single-family attached residential homes and townhomes up to 12 dwelling units per acre (MCR) and 8 dwelling units per acre (UR), respectively.

- c. The property is within the Suburban Neighborhood Design District.
- d. The Townhome subdivision is proposed for 97 lots at a net density of 6.27 dwelling units per acre.
- e. The site and surrounding properties' land use, design district designations, and existing uses are shown below:

Location	Existing Use	Future Land Use	Design District
Site	Undeveloped Property	Mixed Commercial Residential (MCR) and Urban Residential (UR)	Suburban Neighborhood
North	City of Eustis Waste Water Plant	Public Institutional (PI)	Suburban Neighborhood
South	Single Family Residential	Urban Residential (UR)	Suburban Neighborhood
East	Lake County School Board Curtright Campus	Public Institutional (PI)	Suburban Neighborhood
West	City of Eustis Waste Water Plant	Public Institutional (PI)	Suburban Neighborhood

Proposed Development:

The proposed development is 97 townhouse lot typology lots (conforming with the Suburban Neighborhood design district and Section 110-4.5, Townhouse lot type) for single-family attached residences. The minimum lot dimensions will be 22 feet by 90 feet. The proposed Preliminary Plat is included in the attached supplementary materials.

Subdivision Component	Code	Provided
Gross Area	n/a	23.13 acres
Net Area (gross area less wetlands, water bodies)	n/a	15.47 acres
Lot Typology	Townhouse Lot	97 lots, each minimum 22' by 90'
Density	Twelve (12) dwelling units/acre maximum	6.27 dwelling units/acre
Open Space	25% minimum	47% excluding wetland (7.28 ac)
Park Space	1.0 acres for 50-99 lots	1.34 acres Playfield/dog park

Waivers:

Waivers are requested; otherwise, 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.

Requested Waivers:

1. Request a variance from Section 115-9.3.2.a.3 to allow for a 0' landscape buffer along the western property line adjacent to the treatment plant property.
2. Request a variance from Section 115-7.3 to allow for a proposed sidewalk to only run the entire length of Palmetto Street on one side of the road (west). The proposed sidewalk on the east side of Palmetto Street will only run down a portion of the road due to wetland buffer constraints on the north side of the project. Two raised crosswalk speed tables have been added across Palmetto Street to allow pedestrians to safely cross Palmetto Street to the proposed sidewalk on the west side of the road.

Recommended Action:

Development Services and the City of Eustis Development Review Committee have found the proposed Preliminary Subdivision Plat in compliance with the City of Eustis Code and Comprehensive Plan. Staff finds reasonable justification for the requested waivers. Staff recommends that the City Commission consider approving the Preliminary Subdivision Plat for Forest Glenn under Resolution Number 26-17.

Policy Implications:

None

Alternatives:

- Approve Resolution Number 26-17
- Deny Resolution Number 26-17

Budget/Staff Impact:

None

Business Impact Estimate:

Not required

Prepared By:

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Reviewed By:

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