



# City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: JUNE 20, 2024

RE: Resolution Number 24-49: Johnson's Point Townhomes Subdivision Final Plat (Alternate Key Number 2857340)

## **Introduction:**

Resolution Number 24-49 approves a subdivision plat with waivers for the Johnson's Point Townhomes with 14-lot detached single-family townhome lots on approximately 1.98 acres located on the northwest side of the intersection of County Road 44 and Grand Island Shores Road (Lake County Property Appraisers' Alternate Key Number: 2857340).



## **Background:**

- a. The property under consideration includes seven former lots of the Johnson's Point Subdivision totaling approximately 1.96 acres.
- b. The site contains 7 duplexes on 1.96 acres (7 dwelling units per acre, which is conforming to the UR land use maximum density of 12 dwelling units per acre) that were built in 1999. The proposed subdivision plat will convert these 7 lots to 14 lots so that each unit may be sold off separately as a townhome unit.

- c. The site and surrounding properties land use, design district designations, and existing uses are shown below in Figures 1, 2 and 3.

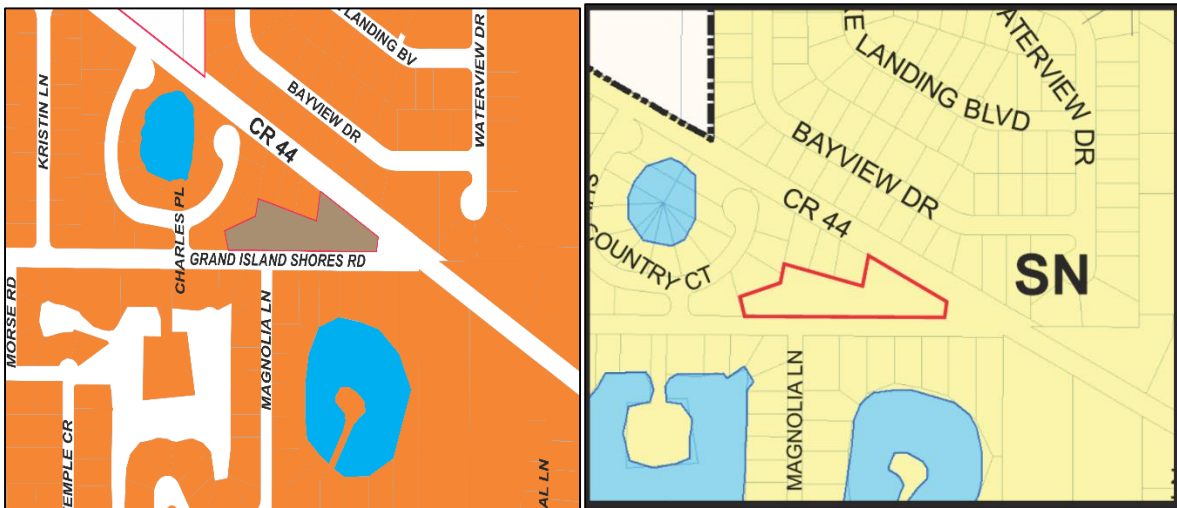
**Figure 1: Existing and Surrounding Land Use**

	Future Land Use	Existing Use	Design District
<b>Site</b>	SR	Duplexes	Suburban Neighborhood
<b>North</b>	SR	Residential Subdivision	Suburban Neighborhood
<b>South</b>	SR	Residential Subdivision	Suburban Neighborhood
<b>East</b>	SR	Residential Subdivision	Suburban Neighborhood
<b>West</b>	SR	Residential Subdivision	Suburban Neighborhood

**Figure 2 and 3: Surrounding Future Land Use and Design Districts**

Future Land Use

Design District



**Proposed Development:**

The proposed development is a 14 townhome lot subdivision but not conforming to the townhouse lot types (due to various widths and depths of each lot). The average minimum lot dimensions will be 47 feet by 124 feet (which is larger than the townhome lot type). Exhibit A shows the subdivision layout and other basic information, including the following development characteristics:

Subdivision Component	Code	Provided
<b>Gross Area</b>	n/a	<b>1.98 acres</b>
<b>Net Area</b> (gross area less wetlands, water bodies)	n/a	<b>1.98 acres</b>
<b>Lot Typology</b>	Townhouse Lot	<b>14 lots, each average 47'</b>

		<b>by 124' except for the lots on the end</b>
<b>Density</b>	12 dwelling units/acre maximum (23 dwelling units max. permitted)	<b>14 units proposed 7 dwelling units/acre</b>
<b>Open Space</b>	25% minimum (0.495 ac)	<b>N/A</b>
<b>Park Space</b>	N/A	<b>N/A</b>
<b>Landscape Buffers</b>	15-24 feet adjacent to public r/w	<b>Waiver is being sought – although the rear parts of each lot do have buffers in place.</b>

**Waivers:**

Because this subdivision is already developed, the developer is requesting a waiver from the typical townhouse lot type of 22' by 80' or 1,780 square feet for each unit, as well as the waiver of the landscape buffers.

**Recommended Action:**

Staff recommends approval of the Johnson's Point Townhome Plat along with the requested waivers. The average lot size of 47 feet wide by 124 feet which is more suitable to the house lot type than the townhouse lot type. In addition, the developer seeks a waiver from the landscape buffer around the subdivision because it is pre-existing, there is already a buffer which exists with the rear adjoining properties.

**Policy Implications:**

If approved, the City would be showing support for development that meets the codes and ordinances set in place. This would show consistency, fairness, and predictability for future potential development.

If denied, City would be denying something that is meeting all requirements, which would set a precedent for future developers to be unsure of what the City is looking for in applications if they do not approve something meeting the Code.

**Community Input:**

The City's Land Development Regulations do not require final plats to be posted with a sign nor for the adjacent property owners within 500' to be notified. Staff advertised the plat hearing in the Daily Commercial Newspaper on June 10<sup>th</sup> so all requirements have been satisfied.

**Budget/Staff Impact:**

There would be no direct cost to the City associated with the action other than providing standard City services to the development.

**Prepared By:**

Mike Lane, AICP – Development Services Director

**Proposed Johnson's Point Townhomes Subdivision**

