



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 6, 2023

RE: **SECOND READING**

Ordinance Number 23-10: Conditional Use Permit for an Accessory Dwelling Unit at 527 Hill Street

Introduction:

This is the second reading for Ordinance Number 23-10, which approves a Conditional Use Permit for an accessory dwelling unit to an existing single-family residence in the Suburban Residential (SR) land use district for property located at 527 Hill Street. The existing garage will be converted to create the accessory dwelling unit.

Background:

1. Pertinent Site Information:

- a. The subject property located at 527 Hill Street comprises approximately 0.2 acres.
- b. A 1-story, 1,260-square-foot 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 site and surrounding properties' land use, design district designations, and existing uses are all Suburban Residential and Suburban Neighborhood.



2. **Applicant's Request**

The applicant requests approval to permit a free-standing accessory dwelling unit in the Suburban Residential land use district. The dwelling unit will be used as an accessory apartment/rental unit, the use of which will occupy the entire 484-square-foot structure (see Exhibit A).

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 Suburban Residential (SR) land use applies to residential areas which are typically adjacent to other residential development. The purpose is to provide for residential neighborhoods with fewer street connections and more bicycle and pedestrian-friendly circulation patterns, with limited retail and service businesses while maintaining residential character or compatibility.

Section 109-4 (Use Regulation Table) allows an accessory apartment as a conditional use within the SR 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 to serve the new accessory dwelling unit and an additional parking area was added in 2020 to allow parking in front of the single-family residence.

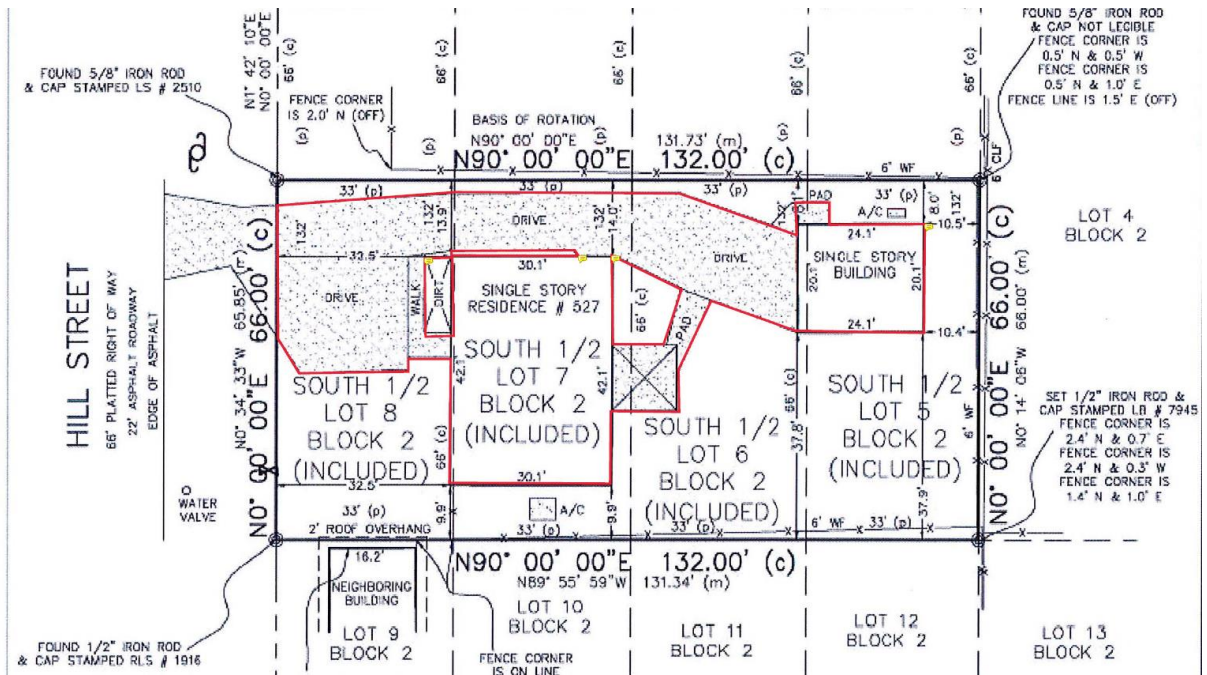
Surrounding land uses have not changed considerably over the years and remain primarily residential.

The single accessory dwelling unit use will not generate sufficient traffic to require a traffic study nor affect the traffic on the side streets of Windemere Ave. and S. Center Street. Noise will not be an issue as the primary use will be accessory residential occupying a small space.

A review of the property's current conditions indicates that the existing impervious surface constructed on-site is already at the allowed 40 percent ISR for the Suburban Residential Future Land Use District. The lot is 8,712 square feet, with existing structures and

pavement totaling approximately 3,570 square feet. To meet the requirements of Section 110-5.8(b) of the City's Land Development Regulations the owners will need to add a 300-square-foot garage/storage building as a replacement for the converted garage or storage space as alternately conditioned by the City Commission. the suggested minimum to be provided by the property owner will be two parking spaces for the primary dwelling and 1 space for the accessory apartment and a minimum of 84 square feet of alternate storage space.

The applicant may need to remove a portion of the existing driveway or sidewalk areas to keep the maximum impervious surface ratio at or below 40 percent. This should be feasible and has been recommended as a condition of the request for the conversion of the garage to an accessory dwelling unit. The applicant may retain stabilized parking areas by surfacing them with pervious materials such as pervious/porous blocks, grassed geogrid, or crushed stone.



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 include a survey detailing that the maximum impervious surface will not exceed 40 percent.

Recommended Action:

Recommend approval of the Conditional Use Permit with conditions:

1. Replace the garage as required under the City of Eustis Land Development Regulations Section 110-5.8(b), or as alternatively conditioned by the City Commission.
2. Building permits must be obtained.
3. A survey must be provided with a Building Permit application showing that the site remains within the maximum of 40 percent impervious surface ratio.

Policy Implications:

None

Alternatives:

Approval of Ordinance Number 23-10

Denial of Ordinance Number 23-10

Budget/Staff Impact:

None

Prepared By:

Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:

Mike Lane, AICP, Director, Development Services

Heather Crony, Senior Planner, Development Services