



City of Eustis

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TO: EUSTIS CITY COMMISSION

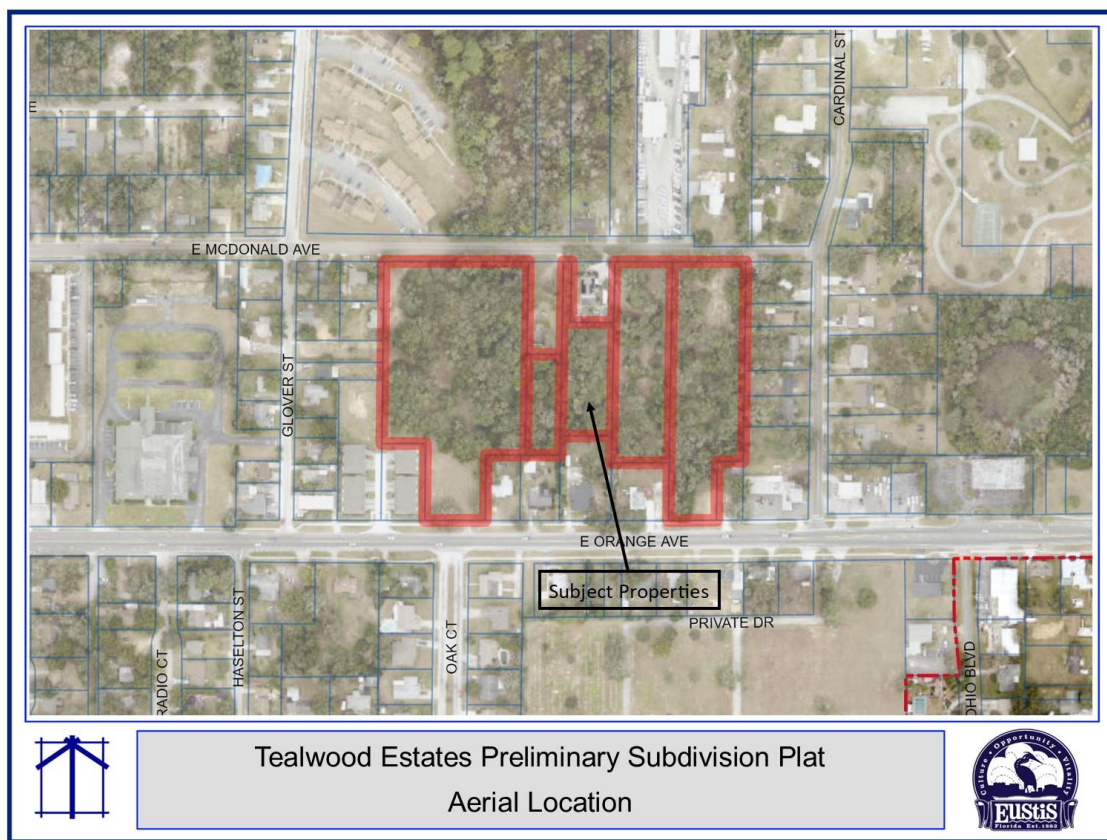
FROM: Tom Carrino, City Manager

DATE: October 23, 2025

RE: Resolution Number 25-83: Preliminary Subdivision Plat for Tealwood Estates (2025-S-03) with Alternate Key Numbers 1215013, 1215544, 1094828, 1215536, and 1215005

Introduction:

Resolution Number 25-83 approves a preliminary subdivision plat for Tealwood Estates (2025-S-03), a 61-lot townhome single-family attached residential subdivision, on approximately 8.44 acres of property located on the north side of Orange Avenue, east of Glover Street, and west of Cardinal Street (Alternate Key Numbers 1215013, 1215544, 1094828, 1215536, and 1215005).



Background:**Pertinent Site Information:**

- a. The subject property comprises about 8.44 acres, which is currently vacant.
- b. The site is within the Residential Office Transitional (RT) land use district, which allows single-family attached residential homes and townhomes up to 12 dwelling units per acre.
- c. The property is within the Suburban Corridor and Suburban Neighborhood Design Districts.
- d. The Townhome subdivision is proposed for 61 lots at a net density of 7.23 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	Residential Office Transitional (RT)	Suburban Corridor and Suburban Neighborhood
North	Single Family and Multi-Family Residential	Urban Residential (UR)	Suburban Neighborhood
South	Single Family Residential	Residential Office Transitional (RT)	Suburban Corridor
East	Single Family Residential and Commercial	Mixed Commercial Residential (MCR)	Suburban Corridor and Suburban Neighborhood
West	Single Family and Multi-Family Residential	Residential Office Transitional (RT) and Mixed Commercial Residential (MCR)	Suburban Neighborhood

Proposed Development:

The proposed development is 61 townhouse lot typology lots (conforming with the Suburban Corridor 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	8.44 acres
Net Area (gross area less wetlands, water bodies)	n/a	8.44 acres
Lot Typology	Townhouse Lot	61 lots, each minimum 22' by 90'

Density	Twelve (12) dwelling units/acre maximum	7.23 dwelling units/acre
Open Space	25% minimum	42.9% (3.62 ac)
Park Space	1.0 acres for 50-99 lots	1.1 acres

Waivers:

No waivers are requested, and this proposed preliminary subdivision plat is meeting all City requirements in the Code of Ordinances and Land Development Regulations, as well as the Florida Statutes, at this time.

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 recommends that the City Commission consider approving the Preliminary Subdivision Plat for Tealwood Estates under Resolution Number 25-83.

Policy Implications:

None

Alternatives:

- Approve Resolution Number 25-83
- Deny Resolution Number 25-83

Budget/Staff Impact:

None

Business Impact Estimate:

Not required

Prepared By:

Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:

Mike Lane, AICP, Director, Development Services