



City of Eustis

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TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: September 5, 2024

RE: Resolution Number 24-70: Preliminary Subdivision Plat for Eustis SR 19 Subdivision, A 275-unit Townhome Residential Subdivision on approximately 51.87 acres of property, located on the west side of Kurt Street, west of West Charlotte Avenue (Alternate Key Numbers: 2930497 and 3859180)

Introduction:

Resolution Number 24-70 approves a preliminary subdivision plat for the Eustis SR-19 Residential preliminary subdivision plat with 275 residential units (59 traditional single-family detached and 216 townhomes) on approximately 51.87 acres located on the west side of State Road 19, north of the intersection with County Road 19A. Lake County Property Appraiser Alternate Key Numbers 1782414, 3846883, and 1094739.



Project Information:

Pertinent Site Information:

- a. The subject property comprises about 51.87 acres, currently vacant pasture.
- b. The site is within the Mixed Commercial/Residential (MCR) land use district and the General Commercial land use district, which allows single-family attached residential homes including duplexes, row houses, and townhomes, and commercial uses.
- c. The property is within the Suburban Corridor design district.
- d. 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	Vacant Pasture	Mixed Commercial/Residential (MCR) General Commercial	Suburban Neighborhood & Suburban Corridor
North	Church	Public Institutional	Suburban Neighborhood
South	Storage /	Unincorporated	N/A
East	Vacant Residential	Mixed Commercial/Residential (MCR) Rural Residential and General Commercial	Rural Neighborhood/Unincorporated
West	Vacant Pasture	Unincorporated	Suburban Neighborhood

Proposed Development:

The proposed development is 275 single-family and townhouse lot types conforming with the Suburban Neighborhood design district House Lot typology and the Townhouse lot type. Exhibit A shows the subdivision layout and other basic information, including the following development characteristics:

Subdivision Component	Code	Provided
Gross Area	n/a	51.87 acres
Lot Typology	Townhouse Lot	Townhouse Lot (22' x 80' lots) (Maximum lot dimension waiver)
Lot Typology	House Lot	House Lot (55' x 120' lots)
Density	12 dwelling units/acre maximum (71)	5.3 dwelling units/acre

	dwelling units max. permitted here)	(216 townhome units) 59 Single-Family Detached
Open Space	25% minimum (12.04 ac)	33% (16.18 ac)
Park Space	Required 2.75 acres	Provided 4.34 acres

Waivers:

Applicant is requesting a waiver to Section 110-4.5 Townhouse Lot for the maximum lot width for the corner/end townhouse units. Section 110-4.5 allows for a maximum width of 32 feet. The applicant is requesting a waiver to allow for 34' corner/end lots for the townhome blocks.

Analysis of Request According to Applicable Policies and Codes:

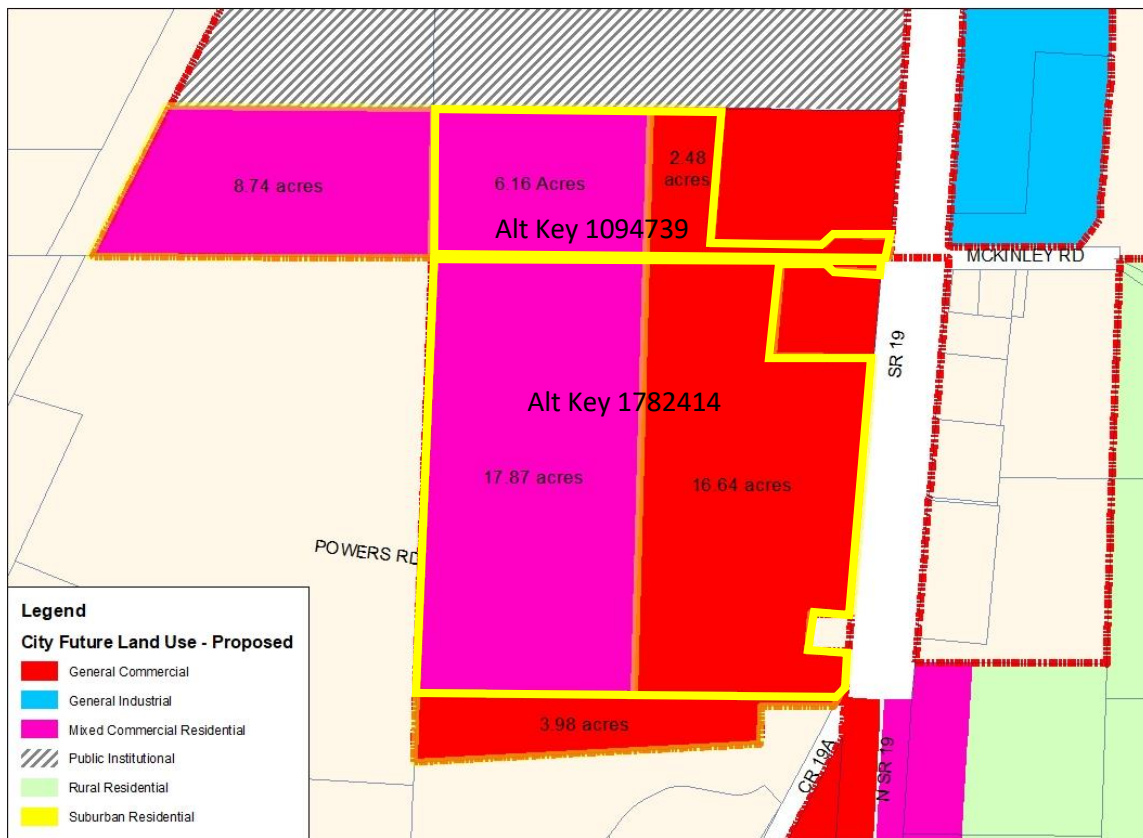
The proposed Preliminary Subdivision Plat is consistent with the City of Eustis Comprehensive Plan - Future Land Use Element Appendix; Land Development Regulations with the exception of the requested Waiver to Section 110-4.5 Townhome Lot for the maximum lot width.

Section 102-15. Map interpretation for property lying within multiple districts.

(a) If a property is determined to lie in more than one land use district or design district with a majority of the property in one land use district or design district, then the land use or design district category that governs the majority of the property shall apply to the entire property.

(b) If a property is determined to lie in more than one land use district or design district without a majority of the property lying in any one land use district or design district, then the applicant for development approval may request, through the applicable development approval process, that the city commission approve one land use category or design district to govern the entire property.

Staff reviewed the land use split for the properties involved in this request and determined that the Mixed Use Commercial Residential Land Use District may apply.



The two parcels that are covered by more than one future land use are Alternate Key Number 1094739 and 1782414. Both of these properties are within the Mixed Commercial Residential (MCR) and General Commercial (GC) land use districts.

Parcel Alternate Key 1094739 has 6.16 acres of its area within the MCR and 2.48 acres within the GC. Per Section 102-15, the MCR district may be applied as the Future Land Use for this parcel. Parcel Alternate Key 1782414 has 17.87 acres of its area within the MCR and 16.64 acres within the GC. Per Section 102-15, the MCR district may be applied as the Future Land Use for this parcel.

Mixed Commercial/Residential (MCR) land use accommodates a mix of residential, commercial, office, institutional, and schools. Residential densities may not exceed 12 dwelling units per net buildable acre. Maximum Impervious Surface Area 40%; Minimum open space required 25%.

The preliminary subdivision plat provides for 59 single-family attached and 216 single-family detached townhomes at a maximum density of 5.3 units per acre (allowed up to 12 du/ac). The plan provides for or exceeds the minimum open space requirements and maintains a maximum of 40% impervious surface area or less. The proposed plan is consistent with the Future Land Use Element Appendix of the Comprehensive Plan and the Land Development Regulations.

a. Land Development Regulations-Building Lot Types – Section 110-4.5 Townhouse Lot and Section 110-4.2 House Lot

Minimum townhouse lot requirements in Suburban design districts include the following:

Width of 22 feet (max 32); Depth of 80 feet (max 120); Square Footage of 1760 sq. feet (max 3840)

Street setback of 0 to 20-feet; Common lot setback of 0-feet; Alley setback of 15-feet

Minimum house lot requirements for the Suburban design districts include the following:

Width of 55 feet (max 70); Depth of 120 feet (max 140); Square Footage of 6,600 sq. feet (max 9,800)

Street setback of 25-feet; Common lot setback of 5-feet; rear setback of 10-feet

The subdivision plat proposes 59 Single-family attached and 216 Townhouse Lot typologies, which lots meet the minimum dimensional criteria of the Land Development Regulations. The typical lot section provided demonstrates the setbacks for the lots meet the requirements. The applicant is requesting a waiver to the Townhome Lot type to allow the maximum lot width to be 34 feet versus 32 feet.

Section 115-4.2.1. (and Comprehensive Plan Policies FLU 5.2.1 and 5.2.9) includes general site design criteria to respect the natural topography of the site and follow the outlined four-step design process. The applicant has demonstrated compliance as follows:

The site does not contain any environmental constraints inhibiting development. Being former pasture, the site is relatively flat with minimal topography alteration necessary and the property being former open pasture has minimal to no tree removal required for development.

Section 115-4.9 includes the City's stormwater management regulations. The site drains to the south; the main stormwater pond is located at the south side of the site. Via the Development Review Committee process, the City Engineering Department reviewed and approved the drainage calculations and stormwater plan. A St. Johns River Water Management District permit will also be required for the project.

Sections 115-7, 8 and 9 outline standards for transportation, parks, and landscaping. A traffic impact statement was prepared for the subdivision. The proposed project will result in 39 inbound trips and 114 outbound trips in the AM peak hour period and 112 inbound trips and 75 outbound trips in the PM peak hour period. The analysis shows that the intersection of SR 19 and Site Access operates at or above the adopted Level of Service standard, D. At this time, the only recommended constructable transportation improvement is a right turn lane into the site, from within SR 19's right-of-way.

Regarding parks, the subdivision plan provides for a 4.34 acres of total park area, which exceeds in the minimum of 2.75 acres required by the City's Land Development Regulations.

Summary of Recommendation:

Staff recommends approval of the Eustis SR-19 Residential Preliminary Subdivision Plat, as the proposed density falls below the maximum and the subdivision plan meets or exceeds required design standards per the Land Development Regulations.

Alternatives:

1. Approve Resolution Number 24-70
2. Deny Resolution Number 24-70

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. There would be no additional staff time beyond the normal plan review process and building inspection. Upon end-user development, the City would realize increased tax revenue.

Prepared By:

Mike Lane, AICP – Development Services Director