



City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: February 2, 2023

RE: Resolution Number 23-05: Chelsea Square Station Preliminary Subdivision Plat with Waiver

Introduction:

Resolution Number 23-05 approves a Preliminary Subdivision Plat with Waivers for a 74-lot single-family residential subdivision on approximately 21.47 acres with approximately 7.15-acre of commercial outparcel(s), for a total of approximately 28.62 acres located at the northeast corner of East Orange Avenue and County Road 44, on the north side of County Road 44, between Rust Road and Estes Road.

Background:

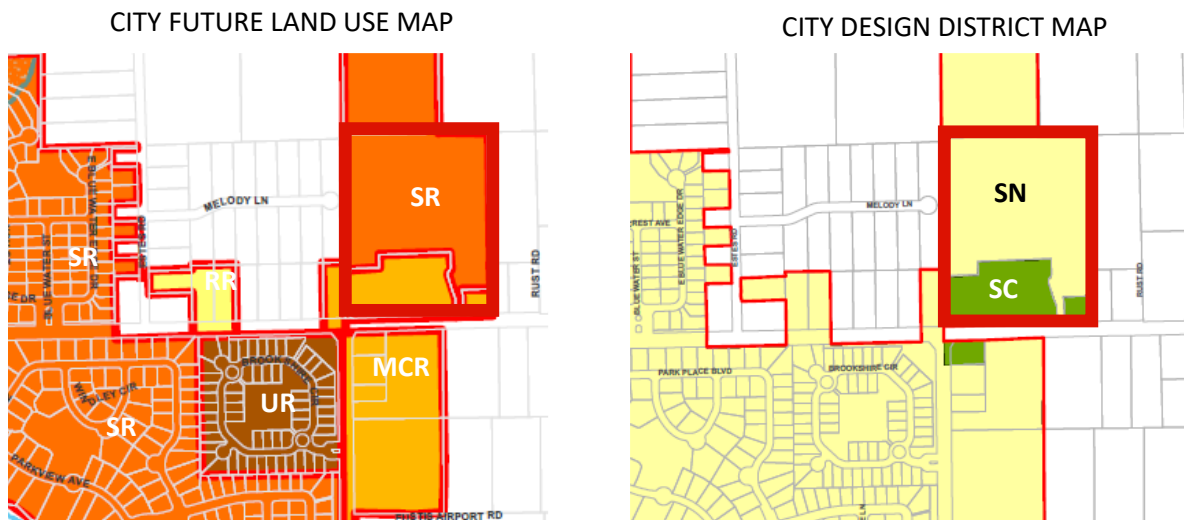
1. Pertinent Site Information:

- a. The subject property of this request is a partially developed subdivision on approximately 28.62 acres on the north side of E. Orange Avenue at the T-intersection with County Road 44. The project formerly known as Pebble Creek was previously approved by Lake County as a preliminary subdivision plan and was approved for construction. The construction progressed and the infrastructure was partially completed but was never accepted by Lake County and a final subdivision plat was never recorded while in the County's jurisdiction.
- b. Remediation and completion of an abandoned subdivision is considered infill development, however, there are noted deficiencies in the previously constructed infrastructure (deterioration of pipes, "sagging" in waste water piping, unknow state of waterlines, etc.).
- c. The net area for the residential portion of the development is approximately 21.47 acres, resulting in a density of 3.45 dwelling units per acre, which is below the maximum of 5 dwelling units in the Suburban Residential. the southern portion of the site is Mixed/Commercial Residential land use and is intended to be commercial out parcels of the subdivision.
- d. The commercial outparcel will require separate site planning and permitting as future development is proposed.



- e. The site and surrounding properties' land uses, design district designations, and existing uses are shown below.

	Future Land Use	Existing Use	Design District
Site	Mixed Commercial/Residential and Suburban Residential	Vacant	Suburban Corridor and Suburban Neighborhood
North	Suburban Residential Rural Transition (Lake County)	Vacant	Suburban Neighborhood N/A (Lake County)
South	Mixed Commercial/Residential Urban Low (Lake County)	Convenience Store with Gas, Mini-Storage Church	Suburban Corridor and Suburban Neighborhood N/A (Lake County)
East	Urban Low (Lake County) and Rural Transition (Lake County)	Single-Family and Auto Repair	N/A (Lake County)
West	Mixed Commercial/Residential Urban Low (Lake County)	Single-Family	Suburban Neighborhood N/A (Lake County)



Applicant's Request:

The applicant is requesting Preliminary Subdivision Plat approval to include 74 single-family House-Lots (60 feet X 90 feet and 60 feet X 110 feet), a 7.15-acre commercial outparcel(s) (Commercial lots), wetland conservation tract, park space, open space, landscape buffers, stormwater, and roads.

Considerations:

1. Preliminary Subdivision Plat Data

	Chelsea Square Station
Single Family Lots	74 modified House lots (60 feet X 110 feet and 60 feet X 90 feet)
Density	3.45 dwelling units per acre (21.47+/- acres of residential)
Commercial Tracts	7.15 acres
Potential Commercial Building	(FAR 1.0 maximum)
Park Space	1.035 Acres (minimum 1 acre required) (includes stormwater tracts designed as amenities).
Open Space	25% (5.36 acres of parks, stormwater areas, buffers.)
Landscape Buffer	Per the City Land Development Regulations

2. The site is located in the Wekiva Study Area. In addition to the submittal requirements per Section 102-21, additional studies/surveys related to karst features, sinkholes, soils, vegetative species, etc., geotechnical reports, and environmental surveys and reports were submitted, reviewed, and found to be acceptable. No additional requirements were placed on the subdivision.
3. Additional consideration is requested for necessary waivers as part of this Preliminary Subdivision Plat, including the following:

a. Waivers to the City of Eustis Land Development Regulations Requested;

i. Waiver to House Lot dimensional standards (LDR Section 110-4.2);

1. **Due to the previous Lake County approvals and the substantial infrastructure progression, the lot dimensions were previously set. The proposed House-Lot dimensions vary between 60 feet by 110 feet and 60 feet by 90 feet. The lots with shallow depths are on the North, East, and West perimeter of the subdivision and are of a lesser depth due to the provision of buffers and easements for landscape and stormwater features. The below table shows the proposed house lot.**

	Minimum	Maximum
Lot Width (ft)	60	60
Lot Depth (ft)	90	110

Lot Overall Size (sf)	5,400	6,600
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2. Section 110-4.2 of the Land Development Regulations requires the following for a house lot in the Suburban design district:

Lot Requirements	Minimum	Maximum
Lot Width (ft)	55	70
Lot Depth (ft)	120	140
Lot Overall Size (sf)	6,600	9,800

- b. The existing utilities have not been accepted by the City of Eustis. Portions of the underground utilities may require remediation and/or replacement. The wastewater collection system has documented deficiencies. The water and reclaimed water distribution systems have been idle and isolated. An as-built survey of the underground utilities will be required. The developer will be required to submit a remediation plan for review and approval by the city, including but not limited to the identification of any portions of the system requiring repair or replacement and a disinfection plan.
 - i. Due to the deficiencies in the infrastructure/utility systems, staff recommends that the City Commission take a proactive stance and require remediation of deficiencies and acceptable completion of those corrections prior to the Commission's consideration of the acceptance of the Final Plat for the subdivision.

Applicable Policies and Codes:

COMPREHENSIVE PLAN:

Suburban Residential (SR): This designation is provided to accommodate the majority of residential development within the City. General Range of Uses: This designation is intended to provide for a mix of single-family detached, patio home, and townhouse dwellings in a suburban atmosphere ... Maximum Density/Intensity: Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre...

The overall proposed density is 3.45 du per acre. The proposed density is less than the maximum 5 du/ac allowed with the Suburban Residential.

Mixed Commercial / Residential (MCR)

This land use designation is intended to regulate the character and scale of commercial uses so as to minimize their impacts on adjacent roadways and to promote their compatibility with adjacent or nearby residential uses.

General Range of Uses: This category accommodates a mix of residential, commercial, office, institutional, and schools...

Maximum Density: Residential densities may not exceed 12 dwelling units per net buildable acre.

Intensity Range: up to 2.5 FAR, subject to restrictions in Section 109-3 of the Land Development Regulations.

The overall proposed uses for the MCR area of the Subdivision will be consistent at the time of development. The property is located along CR 44 (Orange Ave.) and will limit FAR to 1.0 in the Suburban Corridor Design District.

LAND DEVELOPMENT REGULATIONS:

Mixed commercial/residential land use district (MCR). This land use designation is intended to regulate the character and scale of commercial and residential uses so as to minimize their impacts on adjacent roadways and promote their compatibility with adjacent or nearby land uses, and provide for mixed-use development.

Suburban residential land use district (SR). Areas designated suburban residential (SR) have a maximum density of five units to one acre. The SR designation is intended to provide for a mix of single-family detached, patio homes, and townhouse-type dwellings in a suburban atmosphere.

Suburban corridor design district. Definition. Linear concentrations of typically commercial uses, predominately auto-oriented uses. The parcel size ranges from large areas of depth to shallow in nature, compatible with the adjacent neighborhoods. Structure. The street system is designed to accommodate the density, intensity, and form of suburban development and provides functional connections that link neighborhoods to shopping areas. Form: Predominately single-use areas that may include a mix of uses, retail, and residential.

Suburban neighborhood design district.

Definition. Predominately residential uses with some neighborhood-scale commercial services.

Structure. Interconnected trails, bikeways, and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.

Form. A mix of detached residential uses with some neighborhood-supporting retail, parks, and civic spaces as focal points in the neighborhoods.

Sec. 115-3.2. - Suburban districts.

(a) Suburban residential compatibility. The maximum residential density permitted within any suburban design district shall be consistent with the maximum density of the applicable land use district assigned to each individual property.

The proposed density is less than the maximum permitted under the SR land use districts.

(b) The maximum residential density permitted within the suburban neighborhood design district shall be consistent with the maximum density of the applicable land use district assigned to each individual property and shall further be limited by providing compatible building lot types as provided for in chapter 110.

The requested lot typologies are permitted in the suburban neighborhood design district designation, but the proposed dimensions do require a waiver of the land development regulations. The predevelopment conditions where the roads and utilities have already been constructed create a challenge to meeting minimal dimensional criteria for the House-lot typology, therefore a waiver to the lot dimensions is requested by the applicant for a substantially developed subdivision.

(c) *Transitions within a design district/edge condition standard.* When any suburban design district abuts an existing development, whether residential or commercial, the following shall occur:

(1) The new residential building lot typologies that are proposed adjacent to existing or platted residential lots may not be smaller than 85 percent of the lot width or intensity of the existing adjacent residential lot(s).

On the east side of the proposed subdivision where developed residential exists, a wetland conservation tract and dog park separate the proposed lots from the existing parcels. On the west side of the proposed subdivision, where developed residential exists, a 25-foot landscape buffer & stormwater structure separates the proposed lots from the existing parcels. This separation creates a condition where the new residential building lot typologies do not share a common boundary and are therefore not considered adjacent to the existing residential lots.

(2) Non-residential building lot typologies that are adjacent to existing residential may be permitted if utilizing the minimum lot requirements. If lot requirements exceed the minimum, a masonry wall and landscape shall be required or a street or alley may be sufficient in buffering. This determination shall be given during the site plan review by the development services director.

The proposed Commercial out parcels are fronting on an existing highway at a lighted intersection. The Commercial out parcels are currently designated as Mixed Commercial Residential future land use and will be planned and designed in accordance with the City Land Development Regulations. There is not a current planned use for the parcels as part of this Preliminary Subdivision Plat approval.

Sec. 121-24. - Groundwater and wellhead protection.

(c) (2) Impervious surface areas, including roof and pavement, within the development are limited to 25 percent in designated high recharge areas, per wellhead protection Map E-8. The impervious surface limit may be increased to 50 percent for infill locations in developed areas.

The site is pre-developed and is proposed for repurposing by establishing a reconfigured subdivision and planning vertical construction, the project is infill development.

Community Input

A community meeting was held on February 6, 2021, for a conceptual plan for the proposed project. That community meeting was attended by four members of the public.

On April 1, 2021, City Commission approved a Concept Plan for this proposed subdivision by Resolution 21-17.

City Commission considered the first iteration of the Preliminary Subdivision Plat and received public input during the City Commission meeting on July 21, 2022. The July 21, 2022 request was denied by City Commission.

At a City Commission meeting on August 18, 2022, the applicant requested that the City Commission grant approval to revise and resubmit for consideration prior to the

provisions of Section 10(e) of the City Commission's Rules of Order, "... No item shall be placed on an agenda which is substantially similar to an item voted upon by the Commission within the last nine months unless three or more Commissioners agree. During other business at a regular Commission meeting, the Commission shall discuss and vote on whether such an agenda item should be formally reconsidered by the Commission on a future agenda".

On August 18, 2022, the City Commission granted approval to resubmit before the expiration of the 9-month waiting period.

During this (Resolution Number 23-05) approval process for the Commission's consideration of the Preliminary Subdivision Plat with the requested waivers, the community will have an opportunity for additional input and comment.

Recommended Action:

Staff recommends approval of Resolution Number 23-05 approving the Preliminary Subdivision Plat for Chelsea Square Station, with the included waivers for the minimum lot size depths to be between 90 and 110 feet versus the required 120-foot depth pursuant to the City Land Development Regulation Section 110-4.2.

Policy Implications:

None

Alternatives:

1. Approve Resolution Number 23-05
2. Deny Resolution Number 23-05

Budget/Staff Impact:

There is no budget or staff impact associated with this resolution.

Prepared By:

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Reviewed By:

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