TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: November 3, 2022

RE: Resolution Number 22-75: Preliminary Subdivision Plat for Grand Island Subdivision

Introduction:

Resolution Number 22-75 approves a Preliminary Subdivision Plat for a 40-lot single-family detached residential subdivision on 10.7 acres on the northeast corner of the intersection of Grand Island Shores Road and South Fish Camp Road.

Background:

Site Information

The proposed development is to be located on an upland, wooded and vacant, 10.7- acre parcel. There is no flood plain or wetland impacting the development of the property. There is significant grade change (+/-30 feet) from the northeast corner to the southwest corner, which requires significant grading and tree removal from the site for the proposed development to occur.

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

	Future Land Use	Existing Use	Design District
Site	Suburban Residential	Vacant	Suburban Neighborhood
North	Suburban Residential	Single-Family	Suburban Neighborhood
South	Suburban Residential	Single-Family	Suburban Neighborhood
East	Lake County Urban Low	Single-Family	Lake County Zoning R-1
West	Public Institutional	Water Plant	Suburban Neighborhood

a. The site is NOT located in the Wekiva Study Area and is NOT in a high recharge area.

b.   On September 27, 2022, the Development Review Committee recommended approval of the project to proceed to City Commission for approval consideration.

Proposed Development
Per Exhibit A attached to the resolution, the applicant is requesting approval of a Preliminary Subdivision Plat of a residential subdivision to include 40-lots for single-family detached residences.

Subdivision Component	Code	Provided
Gross Area	n/a	10.721 acres
Net Area (gross area less wetlands, water bodies, flood zones)	n/a	10.721 acres
Lot Typology	House Lot (55 feet by 120 feet)	40
Density	5 dwelling units/acre maximum	3.73 dwelling units/acre
Open Space	25% minimum (2.68 acres)	2.732 acres
Park Space	.5 acres	.5 acres within open space
Impervious Surface	40% maximum	33.3%

The preliminary subdivision plat provides for one ingress / egress point on Grand Island Shores Road and provides for one emergency access point as a gated stabilized drive from South Fish Camp Road.

Analysis of Request According to Applicable Policies and Codes:

Comprehensive Plan - Future Land Use Element Appendix; Land Development Regulations Section 109-2.3, 109-3, 109-4: 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 and may also include ACLF, parks and recreation facilities, and schools… **Maximum Density/Intensity:** Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions. **Maximum Impervious Surface Area**: 40%; **Minimum open space**: required 25% …

The preliminary subdivision plat provides for single-family detached homes at a maximum density of 3.73 units per acre (allowed up to 5 du/ac). The plan provides for roadway, sidewalks and maximum lot coverage of less than the maximum 40% impervious surface area. The proposed subdivision is not within the Wekiva Study

Area and has provided the required 25% open space for the Suburban Residential land use. The proposed preliminary subdivision plat is consistent with the Future Land Use Element Appendix of the Comprehensive Plan and the Land Development Regulations.

b. Land Development Regulations – Design Districts Section 109-5.5 Surburban development patterns: Intent. The suburban development pattern relies primarily on a pattern of residential development that provides the majority of property owners with substantial yards on their own property. The street layout, comprised of streets with fewer vehicular connections, helps to reduce cut-through traffic and establishes distinct boundaries for residential communities/subdivisions. Nonresidential uses are primarily located on corridors, districts and a mix of uses is prominent in centers. Each land use provides for pedestrian and bicycle connections.

The subdivision layout meets the intent of the suburban neighborhood development district. One subdivision entrance is provided on Grand Island Shores Road with an emergency only additional access for fire and emergency vehicles located off from South Fish Camp Road to be used in the event the main entrance is blocked. Sidewalks are provided throughout the subdivision and along the public road frontages of Grand Island Shores Road and South Fish Camp Road.

Land Development Regulations – Building Lot Types – Section 110-4.2 House Lot

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

Width of 55-feet; Depth of 120-feet; Square Footage of 6,600 feet

Minimum setback requirements for House Lots in Suburban design districts include the following:

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

The subdivision plat proposed House Lot typologies, which lots meet the minimum dimensional criteria of the Land Development Regulations. The typical lot section provided demonstrates the plan for these house lots meet or exceed the minimum setback requirements.

d. Land Development Regulations – Chapter 115 General Building and Site Design Standards

Section 115-3.2. (a), (b) and address suburban districts and residential compatibility as follows:

(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 maximum residential density of the Suburban Residential future land use district is 5 dwelling units per acre, the subdivision proposes a density of 3.73 dwelling units per acre.

(b) When any suburban design district abuts an existing development in a suburban district, and proposed new residential lots will share a common boundary with existing or platted lots:

(1) The width of the new lots may be no more than 150 percent of the width of the existing or platted lots, unless:

  a. The existing or platted lots are non-conforming to the suburban design district standards;

  b. Central sewer service is not available.

The property subject to this request has a Suburban Neighborhood Design district designation. The property abuts a City water treatment plant property on the east, which does not include residential lots. To the north is existing residential, unincorporated property. The properties to the north are part of the Midland Heights plat recorded in Plat Book 6, page 68. These lots were platted as 25-foot by 140-foot individual lots and have been developed with residential home on unified lots of 3 to 4 of the platted Midland Heights lots. The proposed 50 foot by 120 foots lots are not inconsistent with Section 115-3.2. (b).

Sections 115-7, 8 and 9 outline standards for transportation, parks, and landscaping. A traffic impact analysis (TIA) was prepared for the subdivision and submitted for review by Lake County Public Works and the city's transportation consultant, Kimley-Horn. The transportation impacts were found to be de-minimus.

Regarding parks, the subdivision plan provides for walking paths with benches and amenities connected to the subdivision sidewalk system, and the stormwater tracts are accessible to the public for passive recreational use. The provided park space on the subdivision plan meets the minimum park space required by the Land Development Regulations (minimum 0.50).

Landscape buffers are proposed in compliance with city regulations along Grand Island Shores Road and South Fish Camp Road. The applicant has provided an alternative replanting plan to partially offset the necessary removal of the trees on most of the site. In addition to the required trees in the landscape buffers, the applicant has provided a plan detaining providing additional trees on stormwater pond edges and additional trees in open space area that are above the required number of trees.

Recommended Action:
Staff recommends approval of the Grand Island Subdivision Preliminary Subdivision Plat, as the proposed density of 3.73 units per acre falls below the maximum for the Suburban Residential land use district and the subdivision plan meets or exceeds required design standards per the Land Development Regulations.

Policy Implications:
None

Alternatives:
1. Approve Resolution Number 22-75

2. Deny Resolution Number 22-75

Discussion of Alternatives:
Alternative 1 approves Resolution Number 22-75

Advantages:

- The property owner can move forward with the proposed development.

- The action will provide for new residential development, potential job creation in the city, and increased tax revenue.

- The action is consistent the Commission's Strategic Plan policies to encourage economic development.

- The action is consistent with the goals, objectives, and policies of the Comprehensive Plan.

Disadvantages:

- None

Alternative 2 denies Resolution Number 22-75.

Advantages:

- The Commission could request modifications to the preliminary plat layout.

Disadvantages:

- The property owner could not develop according to the submitted preliminary plat.

The City could lose an economic development opportunity.

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:

Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:
Heather Croney, Senior Planner, Development Services
Mike Lane, AICP, Director, Development Services