



City of Eustis

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

TO: Eustis City Commission

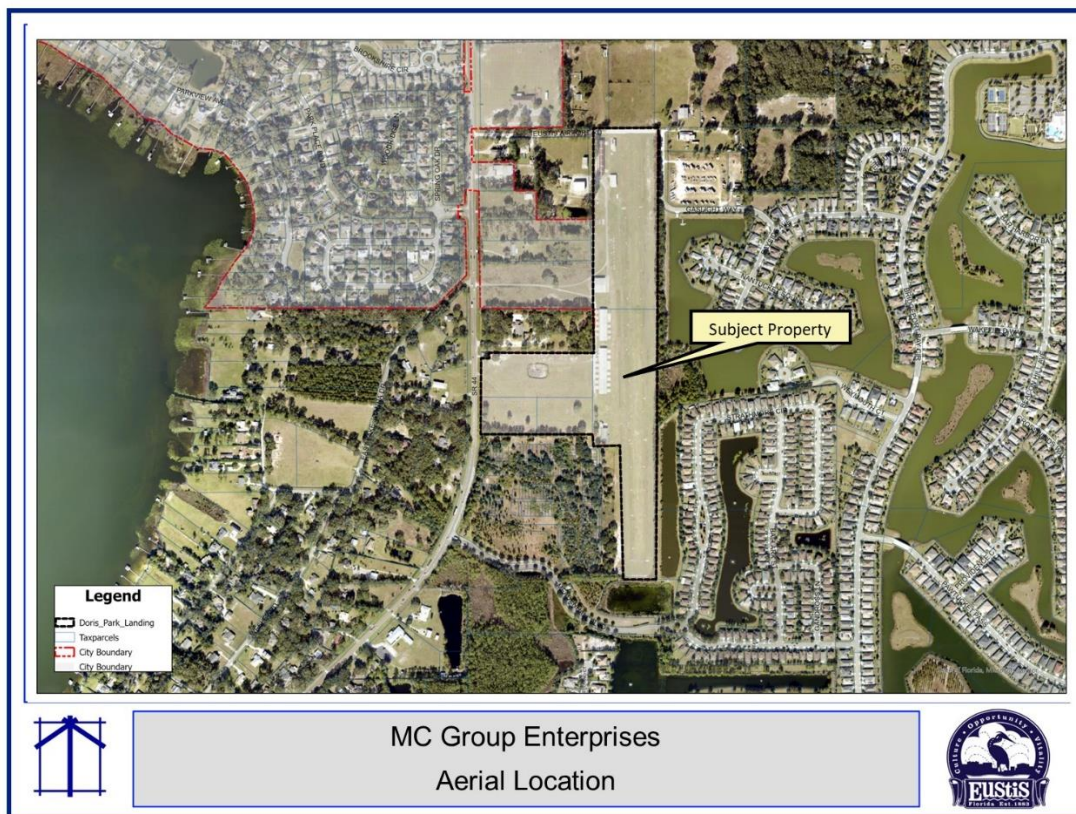
FROM: Rick Gierok, Interim City Manager

DATE: May 21, 2026

RE: Resolution Number 2026-45: Preliminary Subdivision Plat for Doris Park Landing (S-26-001) for Parcels with Alternate Key Numbers 1784077, 1784140, 2535628, 1444756 and 2585153.

Introduction:

Resolution Number 2026-45: Preliminary Subdivision Plat for Doris Park Landing (S-26-001), 248 lot single-family subdivision composed of 18 single-family detached lots and 230 single-family attached townhome lots, on approximately 41.17 acres of property located on the east side of State Road 44, and south of Eustis Airport Road (Alternate Key Numbers 1784077, 1784140, 2535628, 1444756 and 2585153).



Background:

- a. The subject property comprises about 41.17 acres, which is currently vacant.
- b. The properties were annexed into the City in July of 2023.
- c. The project is within the Mixed Commercial Residential (MCR) Future Land Use district, which allows single-family attached and detached residential homes and townhomes up to 12 dwelling units per acre.
- d. The property is within the Suburban Neighborhood Design District.
- e. The single-family and townhome subdivision is proposed for 248 lots at a net density of 6.37 dwelling units per acre.
- f. 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	Mixed Commercial Residential (MCR)	Suburban Neighborhood
North	Single Family Residential	Rural (Lake Co)	N/A
South	Single Family Residential, detached, and townhomes	MD (Mount Dora)	N/A
East	Single Family Residential, detached, and townhomes	MD (Mount Dora)	N/A
West	Single Family Residential	MCR/ Agriculture and Urban Low (Lake Co.)	Suburban Neighborhood and N/A

Proposed Development:

The proposed development of 248 single-family lots, which consists of 18 single-family House typology lots and 230 Townhouse typology lots (conforming to the Suburban Neighborhood design district and Sections 110-4.2 and 110-4.6, House and Townhouse lot types) for single-family detached and attached residences. The minimum lot dimensions will be 55 feet by 120 feet for detached House Lots and 22 feet by 80 feet for attached Townhome Lots. Townhome lots are a mixture of alley-loaded and front-loaded styles. The proposed Preliminary Plat is included in the attached supplementary materials.

Subdivision Component	Code	Provided
Gross Area	n/a	41.17 acres
Net Area (gross area less wetlands, water bodies)	n/a	38.91 acres
Lot Typology	House Lot	18, each minimum 55'x120'
	Townhouse Lot	230, each minimum 22' by 80'

Density	Twelve (12) dwelling units/acre maximum	6.37 dwelling units/acre
Open Space	25% minimum	46.3% (18.02 ac)
Park Space	1.5 acres plus ½ acre for each additional 50 lots over the base level of 100 lots.	3.32 acres

Waivers:

No waivers are requested, and this proposed preliminary subdivision plat meets 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 presents the Preliminary Subdivision Plat for Doris Park Landing to the City Commission for consideration under Resolution Number 2026-45.

Policy Implications:

None

Alternatives:

- Approve Resolution Number 2026-45
- Deny Resolution Number 2026-45

Budget/Staff Impact:

None

Business Impact Estimate:

Not required

Prepared By:

Kyle Wilkes, AICP, Senior Planner

Reviewed By:

Jeff Richardson, AICP, Interim Director, Development Services
Miranda Burrowes, Deputy City Manager