



# City of Eustis

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TO: EUSTIS CITY COMMISSION  
FROM: TOM CARRINO, CITY MANAGER  
DATE: NOVEMBER 21, 2024  
RE: RESOLUTION NUMBER 24-90: FINAL PLAT APPROVAL FOR ESTES RESERVE SUBDIVISION (NORTH OF BATES AVENUE/LAKE LINCOLN LANE, ON THE WEST SIDE OF ESTES ROAD)

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## **Introduction**

Resolution Number 24-90 approves the Final Plat for the Estes Reserve Subdivision, an eighteen (18) lot residential subdivision located north of Bates Avenue/Lake Lincoln Lane on the west side of Estes Road.

## **Recommended Action**

The administration recommends approval of Resolution Number 24-90.

## **Background**

At the November 7, 2024 City Commission, there was some concern that the project had not been developed according to the approved plan. Several of the City Commissioners wanted to visit the site before making their final decision. This meeting is the second hearing on the final approval for this subdivision plat.

Pertinent Site Information: The subject property is approximately 4.7 acres, and is Suburban Residential (SR) land use designation with the Design District designation of Suburban Neighborhood.

## History:

- a) July 15, 2021, the properties included in the subdivision were annexed in to the City of Eustis by Ordinance Number 21-18
- b) July 6, 2023, City Commission approved Resolution Number 23-18, the Estes Reserve preliminary plat.
- c) August 22, 2023, the Development Review Committee approved the Final Engineering and Construction Plans for the Estes Reserve Subdivision
- d) February 27, 2024, the City of Eustis, through the Development Review Committee, held a Pre-Construction Meeting for the Estes Reserve Subdivision.
- e) June 20, 2024, the application for Final Plat for the Estes Reserve Subdivision was formally submitted to the City.

### Project Summary:

The submitted final plat divides the 4.70 acres into 18 lots. The owner has provided a Declaration of Covenants and Restrictions with Articles and By-laws to address operation and maintenance of the common areas and stormwater system. The City has also received the required security for the public improvements associated with the subdivision. Public Works has reviewed the materials and agree with the amounts.

### **Community Input:**

The Final Plat hearing was noticed according to Section 102-12 of the City of Eustis Land Development Regulations.

### **Budget / Staff Impact:**

There would be no direct cost to the City and no additional staff time associated with the action. After development, the City would realize increased tax revenue.

### **Prepared By:**

Mike Lane, AICP, Development Services Director

### **Attachments**

- Final Plat
- Resolution Number 24-90
- Maintenance Bond