



City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: November 21, 2024

RE: Resolution Number 24-105: Preliminary Subdivision Plat for The Grove at Pine Meadows located on the north side of Pine Meadows Golf Course Road, south of the intersection of Orange Avenue and Beach Drive (Alternate Key Numbers 3907758, 2831634 and 1588243)

Introduction:

Resolution Number 24-105 approves a Preliminary Subdivision Plat for The Grove at Pine Meadows, A 60-unit Single-Family Residential Subdivision on approximately 24.96 acres of property located on the north side of Pine Meadows Golf Course Road, south of the intersection of Orange Avenue and Beach Drive (Alternate Key Numbers 3907758, 2831634 and 1588243).

This Preliminary Subdivision Plat for The Grove at Pine Meadows was first brought to the City Commission for consideration in July of 2024. At that meeting concerns and objection were raised by the surrounding neighbors. The City Commission voted to deny the approval of the Preliminary Subdivision Plat for The Grove at Pine Meadows under Resolution Number 24-57. The City Commission suggested that the applicant may want to conduct a community meeting to gather and address the neighbors' concerns with a re-designed preliminary subdivision plat.

The Applicant elected to conduct a community meeting in September of 2024. This meeting was held in the Eustis City Commission Chambers on September 17, 2024. The applicant provided a presentation of their project and received comments and concerns from the neighbors. After the meeting, the Applicant met with several neighbor groups to better understand and attempt to address the concerns and objections that were raised in the meeting.

On October 15, 2024, the Applicant submitted revised plans, which Development Service Staff assigned a new project number 2024-S-09R, as the City Commission denied the previous request. These plans were reviewed again by the Development Review Committee. The main material change included a subdivision perimeter fence and plan notations relating to the wetlands for future lot purchasers regarding the wetland areas. The utilities plan was updated to indicate that utilities will come from Pine Meadows Golf Course Road versus Orange Avenue. The DRC found the plans in compliance with the City's Land Development Code.

The Resolution before the City Commission has a new Resolution Number, Resolution Number 24-105, as the previous resolution (Resolution Number 24-57) was denied.

Background:

Pertinent Site Information:

- a. The subject property comprises about 24.96 acres, which is currently vacant.
- b. The site is within the Suburban Residential (SR) land use district, which allows single-family residential homes up to five (5) dwelling units per acre.
- c. The property is within the Rural Neighborhood 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	Undeveloped Wooded Property	Suburban Residential (SR)	Rural Neighborhood
North	Single-Family Residential	Lake County Urban Low	N/A
South	Single-Family Residential and Vacant	Suburban Residential (SR)	Rural Neighborhood
East	Vacant and Single-Family Residential	Suburban Residential and Lake County Urban Low	Rural Neighborhood and N/A
West	Single-Family Residential	Suburban Residential and Lake County Urban Low	Rural Neighborhood

The proposed development is 60 unit single-family residential subdivision, conforming with the Rural Neighborhood design district and Section 110-4.2, House Lot Type) lots for single-family detached residences:

Subdivision Component	Code	Provided
Gross Area	n/a	24.96
Net Area (gross area less wetlands, water bodies)	n/a	20.80
Lot Typology	House Lot	House Lot (55' X 120")
Density	5 Dwelling Units Per Acre	Net 2.88 Dwelling Units Per Acre
		Gross 2.4 Dwelling Units Per Acre
Open Space	25% minimum (5.20 ac)	27.4% (5.70 ac)
Park Space	1 acre for 50-99 lots	1.09 acres provided
Landscape Buffers	Buffers smaller than 15' may be permitted when the building is sited with a street setback between 5' to 15'.	50 Foot plus landscape buffer along Pine Meadows Golf Course Road and Orange Avenue

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.

The preliminary subdivision plat provides for single-family detached homes at a maximum density of 2.88 units per acre (allowed up to 5 du/ac). The plan provides for 40% impervious surface area (maximum 40% ISR permitted). The plan provides for more than 25% open space (25% minimum required). The plan provides for the necessary park space, 1.09 acres provided through passive recreation areas and walking opportunities. The proposed plan is consistent with the Future Land Use Element Appendix of the Comprehensive Plan and the Land Development Regulations.

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 12 inbound trips and 35 outbound trips in the AM peak hour period and 38 inbound trips and 23 outbound trips in the PM peak hour period. The local roadway network has adequate capacity to accommodate the new trips without reducing the Level of Service (LOS). Therefore, the project is exempt from completing a Tier 1 Traffic Impact Analysis.

As part of this review, Development Services performed a cursory analysis of the surrounding developed platted subdivision and found that although the lot sizes are larger on the whole, the subdivision densities are comparable with an average density of 1.9 to 2.13 dwelling units per acre gross density.

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 Land Development Code and Comprehensive Plan. Staff recommends that the City Commission consider approving the Preliminary Subdivision Plat for The Grove at Pine Meadows under Resolution Number 24-105, as the proposed density of 2.88 dwelling units per acre falls below the maximum density allowed and is similar in density if not lot dimension to the surrounding subdivided properties and that the preliminary subdivision plat meets or exceeds the required design standards and criteria per the City's Land Development Regulations.

Policy Implications:

None

Alternatives:

1. Approve Resolution Number 24-105
2. Deny Resolution Number 24-105

Budget/Staff Impact:

None

Prepared By:

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Reviewed By:

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