



City of Eustis

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TO: EUSTIS CITY COMMISSION
FROM: TOM CARRINO, CITY MANAGER
DATE: NOVEMBER 21, 2024
RE: RESOLUTION NUMBER 24-103: APPROVING A FINAL SUBDIVISION PLAT FOR GRAND ISLE SUBDIVISION LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF S. FISH CAMP AND GRAND ISLAND SHORES ROAD (ALTERNATE KEY NUMBER 1407745)

Introduction

Resolution Number 24-103 approves the Final Plat for the Grand Isle Subdivision, a forty (40) lot residential subdivision located at the northeast corner of the intersection of S. Fish Camp Road and Grand Island Shores Road.

Recommended Action

The administration recommends approval of Resolution Number 24-103.

Background

Pertinent Site Information: The subject property is approximately 10.72 acres, and is Suburban Residential (SR) land use designation with the Design District designation of Suburban Neighborhood.

History:

- a) August 5, 2021, the properties included in the subdivision were annexed in to the City of Eustis by Ordinance Number 21-11.
- b) September 2, 2022, the Development Review Committee approved the Final Engineering and Construction Plans for the Grand Island Subdivision.
- c) November 3, 2022, City Commission approved Resolution Number 22-75, the Grand Island preliminary plat.
- d) April 2, 2024, the City of Eustis, through the Development Review Committee, held a Pre-Construction Meeting for the Grand Island Subdivision.
- e) April 3, 2024, the application for Final Plat for the Grand Isle Subdivision was formally submitted to the City.

Project Summary:

The submitted final plat divides the 10.72 acres into 40 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 24-103