



City of Eustis

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TO: EUSTIS CITY COMMISSION

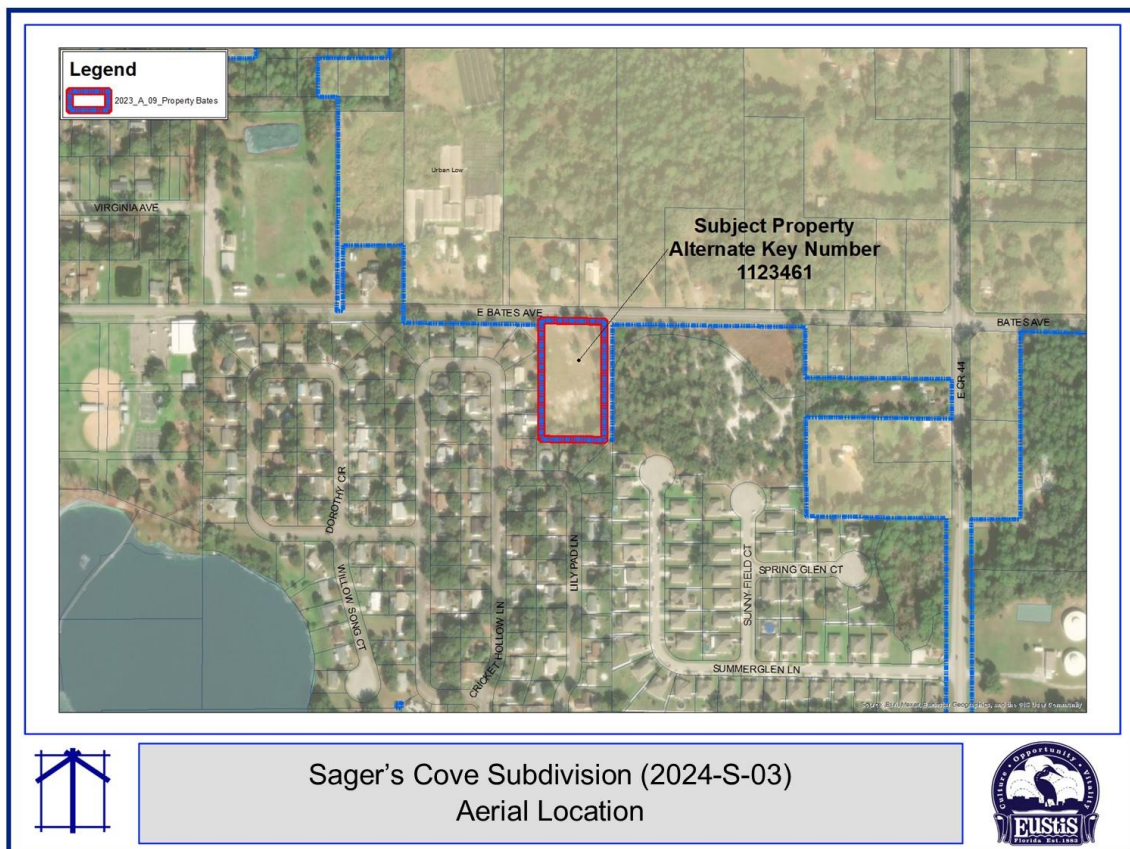
FROM: Tom Carrino, City Manager

DATE: November 21, 2024

RE: Resolution number 24-106: Preliminary Subdivision Plat for Sager's Cove (2024-S-03), a 5-lot single-family residential subdivision, on approximately 1.88 acres of property located on the south side of East Bates Avenue at 2596 East Bates Avenue (Alternate Key Number 1123461)

Introduction:

Resolution Number 24-106 approves a preliminary subdivision plat for Sager's Cove (2024-S-03), A 5-lot Single-Family Residential Subdivision, on approximately 1.88 acres of property located on the south side of East Bates Avenue at 2596 East Bates Avenue (Alternate Key Number 1123461)



Background:

Pertinent Site Information:

- a. The subject property comprises about 1.88 acres, which is currently vacant.
- b. The site is within the Suburban Residential (SR) land use district, which allows single-family detached residential homes.
- c. The property is within the Suburban 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 Property	Suburban Residential (SR)	Suburban Neighborhood
North	Single Family Residential Railroad Right-of-way (Partial)	Urban Low	N/A
South	Single Family Residential	Suburban Residential (SR)	Suburban Neighborhood
East	Single Family Residential	Suburban Residential (SR)	Suburban Neighborhood
West	Vacant Commercial/ Dollar General Store	Suburban Residential (SR)	Suburban Neighborhood

Proposed Development:

The proposed development is 5 house lot typology lots (conforming with the Suburban Neighborhood design district and Section 110-4.2, House lot type) lots for single-family detached residences. The minimum lot dimensions will be 55 feet by 120 feet. Exhibit A shows the subdivision layout and other basic information, including the following development characteristics:

Subdivision Component	Code	Provided
Gross Area	n/a	1.88 acres
Net Area (gross area less wetlands, water bodies)	n/a	1.88 acres
Lot Typology	House Lot	5 lots, each minimum 55' by 120'
Density	Five (5) dwelling units/acre maximum (9 dwelling units max.)	2.66 dwelling units/acre

	permitted here)	
Open Space	25% minimum (.47 ac)	27% (.5 ac)
Park Space	0.25 acres for 25-49 lots	.41 acres
Landscape Buffers	15-24 feet adjacent to public r/w	15 to 20 feet along Bates Avenue and sodded stormwater / open space tracts before residential lots

Waivers:

No waivers are requested and this proposed preliminary subdivision plat is meeting all City requirements in the Code of Ordinances and Land Development Regulations as well as the Florida Statutes at this time.

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%.

The preliminary subdivision plat provides for single-family detached homes at a maximum density of 2.66 dwelling units per acre in a Suburban Residential land use district, which permits up to 5 dwelling units per acre.

The preliminary subdivision plat is consistent with the Comprehensive Plan and Land Development Regulations, and provides for roadway, sidewalks, and maximum on-site impervious coverage of .44 acres, equating to 23% impervious surface area (maximum 40% or .75 acres).

The environmental report by Ray and Associates, submitted for the project, indicated habitat and possibility for florida gopher tortoise and associated eastern indigo snake as well as sand skink. The report did not indicate observance of these species. In addition, they recommend that the subject property be revisited prior to the initiation of construction activities to determine if any changes to the listed flora and fauna species have been found.

Property Owner is proposing to develop the subject site compatible with surrounding development patterns.

The proposed plan is consistent with the Suburban Residential land use per the Future Land Use Element Appendix of the Comprehensive Plan and the Land Development Regulations.

- f. Land Development Regulations – Design Districts Section 109-5.5
Suburban 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. Each land use provides for pedestrian and bicycle connections.

The subdivision layout meets the intent of the Suburban Neighborhood development district. Sidewalks are provided throughout the subdivision connecting to the existing sidewalk on Bates Ave.

- j. 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 proposes House Lot typologies. Under Section 109-5.6, the Suburban Neighborhood Design District, Estate Lots, House Lots, and Duplex lots are permitted.

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

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

Sec. 115-3.2. - Suburban districts.

(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 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 2.66 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.

Section 115-4.2.1. (and Comprehensive Plan Policies FLU 5.2.1 and 5.2.9) includes general site design criteria to respect the natural topography of the site and follow the outlined four-step design process. Compliance as is demonstrated as follows:

Sec. 115-4.2.1. - All districts.

(a) General site design criteria. Proposed development plans must be organized into three components: 1) wetlands and water bodies; (2) open space; and (3) developed areas. The plan design must respect the natural topography of the site and generally follow the four-step design process described below:

(1) Step 1 - Delineate open space areas as outlined below: a. Create or add to a larger contiguous off-site network of interconnected open space, particularly existing habitats and opportunities for restoring native habitats. b. Create connected and integrated open space within the development to the maximum extent practicable based on the context-sensitive site design standards and priorities below: 1. Protect listed species. 2. Create/enhance connectivity. 3. Protect native habitat. 4. Restore native habitat.

The proposed subdivision plan provides for .41 acres of park space in areas around the subdivision, including pedestrian connections that provide an opportunity to create contiguous interconnected open space.

(2) Step 2 - Define development areas in such a way as to preserve the function, purpose and integrity of the natural features of the land, the on-site natural resources, and the environmental systems to the maximum extent practicable.

The engineer designed the site to match the existing grade as much as possible.

(3) Step 3 - Align streets and trails to avoid or at least minimize adverse impacts on designated open space. The streets and trails shall provide external and internal connectivity and the street layout of subsequent phases shall be coordinated with the street system of previous phases.

The property is small, and street connectivity is not feasible with adjacent subdivisions. The sidewalks do connect with the external sidewalks on Bates Avenue. Again, due to the size and site constraints, keeping open space contiguous is not feasible.

(4) Step 4 - Lots lines and building placement should be added as the last step in the design process.

Sections 115-7, 8, and 9 outline standards for transportation, parks, and landscaping. The traffic impact is de-minimis for a 5-unit subdivision and exempt from a full TIA.

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 recommends that the City Commission consider approving the Preliminary Subdivision Plat for Sager's Cove under Resolution Number 24-106.

Policy Implications:

None

Alternatives:

- Approve Resolution Number 24-106
- Deny Resolution Number 24-106

Budget/Staff Impact:

None

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