



# City of Eustis

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TO: EUSTIS CITY COMMISSION

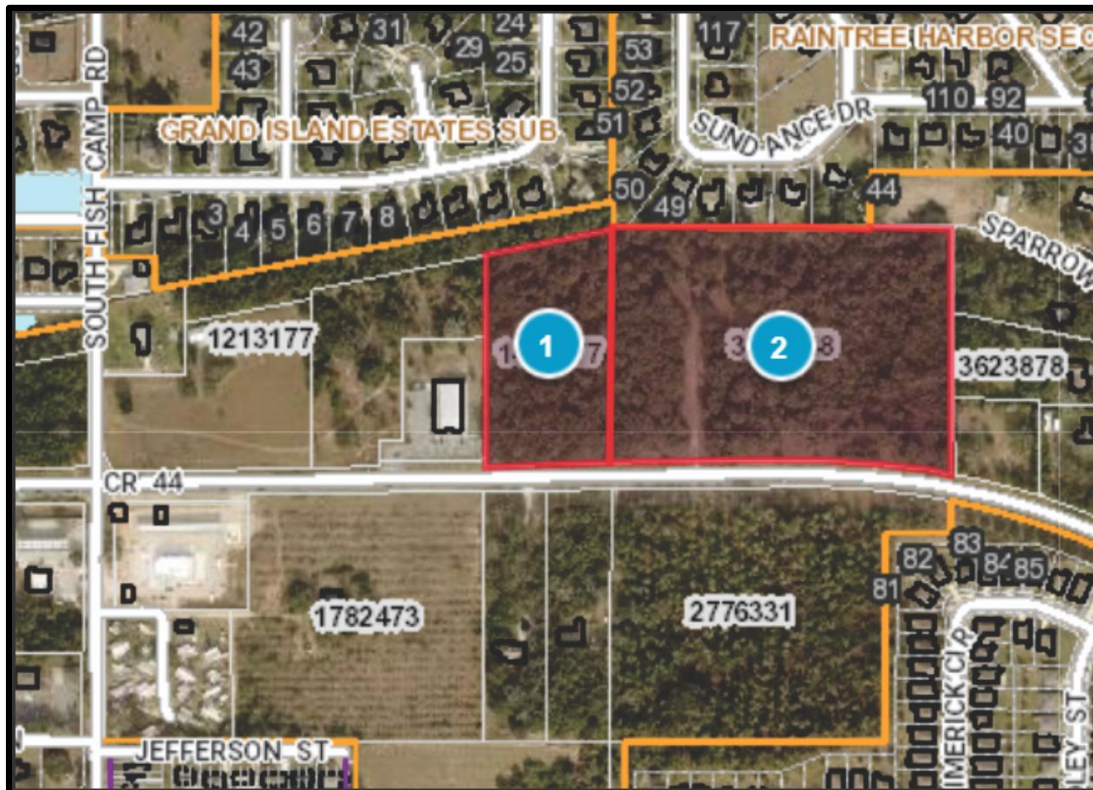
FROM: TOM CARRINO, CITY MANAGER

DATE: JANUARY 18, 2024

RE: RESOLUTION NUMBER 24-05: PRELIMINARY SUBDIVISION PLAT FOR ANGLER'S POINTE 48-LOT SUBDIVISION ON COUNTY ROAD 44, EAST OF THE GRAND ISLAND DOLLAR GENERAL STORE (ALTERNATE KEY NUMBERS 1407877 AND 3395948)

## Introduction:

Resolution Number 24-05 approves a preliminary subdivision plat for the Angler's Pointe preliminary subdivision plat with 48-lot detached single-family residential lots on approximately 16.27 acres located on the north side of County Road 44, East of the Grand Island Dollar General Store (Lake County Property Appraisers' Alternate Key Numbers: 1407877 and 3395948).



## Recommended Action:

The administration recommends approval of Resolution Number 24-05.

**Background:**

**Pertinent Site Information:**

- a. The subject property comprises about 16.27 acres, which is currently vacant other than being mostly wooded.
- 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:

<b>Location</b>	<b>Existing Use</b>	<b>Future Land Use</b>	<b>Design District</b>
<b>Site</b>	Undeveloped Wooded Property	Suburban Residential (SR)	Suburban Neighborhood
<b>North</b>	Single Family Residential Railroad Right-of-way (Partial)	Urban Low	N/A
<b>South</b>	Single Family Residential	Mixed Commercial Residential (MCR)	Suburban Neighborhood
<b>East</b>	Single Family Residential	County Agricultural (A)	N/A
<b>West</b>	Vacant Commercial/ Dollar General Store	Mixed Commercial Residential (MCR)	Suburban Corridor

**Proposed Development:**

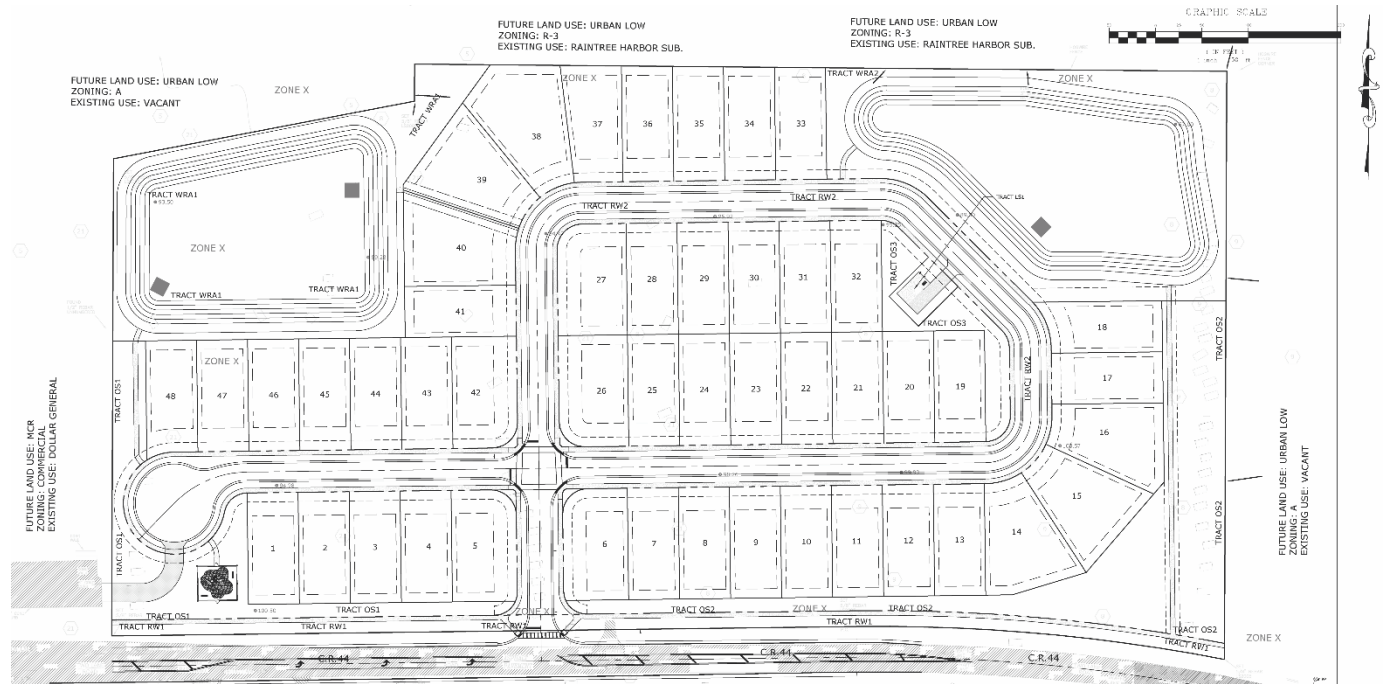
The proposed development is 48 house lot type (conforming with the Suburban Neighborhood design district and Section 110-4.2, House lot type) lots for single-family detached residences. The minimum lot dimensions will be 55 feet by 120 feet. Exhibit A shows the subdivision layout and other basic information, including the following development characteristics:

<b>Subdivision Component</b>	<b>Code</b>	<b>Provided</b>
<b>Gross Area</b>	n/a	<b>16.27 acres / 708,721 square feet</b>
<b>Net Area</b> (gross area less wetlands, water bodies)	n/a	<b>16.27 acres</b>
<b>Lot Typology</b>	House Lot	<b>48 lots, each minimum 55' by 120' except for a few lots in and around the curves.</b>
<b>Density</b>	5 dwelling units/acre maximum (81 dwelling units max.)	<b>2.95 dwelling units/acre</b>

	permitted here)	
<b>Open Space</b>	25% minimum (4.07 ac)	<b>33.7% (5.48 ac)</b>
<b>Park Space</b>	0.5 acres for 25-49 lots	<b>3.07 acres</b>
<b>Landscape Buffers</b>	15-24 feet adjacent to public r/w	<b>15 feet along County Road 44</b>

**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.*



**Proposed Angler's Point Subdivision**

## 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 2.95 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 6.5 acres equating to a 40% impervious surface area (maximum 40%).***

***The environmental report by Paradise Environmental, LLC submitted for the project stated "potentially occupied" gopher tortoise burrows on the property so a 100% gopher tortoise survey is recommended, prior to construction. In addition, they recommend that the subject property be revisited prior to the initiation of construction activities to determine if there have been any changes to the listed flora and fauna species 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. One subdivision entrance is provided on County Road 44, and there's an emergency fire access on the west side of the subdivision. Sidewalks are provided throughout the subdivision.***

- 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 2.95 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 3.07 acres of park space in areas around the subdivision, including pedestrian connections that provide an opportunity to create contiguous interconnected open space. Attention was given to providing for tree preservation, to the extent possible.***

***The plan provides for the retention of native trees that would remain viable post-development, and the landscape plan provides for the planting of new native species in the buffer along County Road 44. Additionally, each house before it is permitted will be required to have a minimum of 3 trees planted on their lot.***

(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 site is currently wooded and does not provide functional open space. The street layout and open space have been designed to provide both external and internal connectivity.***

(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. A trip generation statement and request for an exemption from a tier 1 traffic analysis (TIA) were prepared by TMC (Traffic & Mobility Consultants) for the subdivision and submitted for review by the City's transportation consultant, Kimley-Horn. The traffic impact is de-minimis and exempt from a full TIA.***

**Recommended Action:**

Staff recommends approval of the Preliminary Subdivision Plat for the Angler's Pointe Subdivision. The minimum required 55 feet wide by 120 feet deep House Lot is consistent with the Suburban Residential Future Land Use and the Suburban Neighborhood Design District. While the City is experiencing much growth and urbanizing in some areas, the majority of other residential development in the City is consistent with the proposed lot size and density. This proposed subdivision also meets or exceeds all other requirements in the City's Land Development Regulations and Comprehensive Plan.

**Policy Implications:**

If approved, the City would be showing support for development that meets the codes and ordinances set in place. This would show consistency, fairness, and predictability for future potential development. If denied, City would be denying something that is meeting all requirements, which would set a precedent for future developers to be unsure of what the City is looking for in applications if they do not approve something meeting the Code.

**Community Input:**

The department has properly advertised the Resolution in the newspaper; notified surrounding properties within 500 feet, and posted the property. No comments have been received at the time this report was prepared.

As listed in Section 163.3177(6)(i), Florida Statutes, a local government may adopt its own property rights element or use the following statement of rights:

The following rights shall be considered in local decision-making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

**Budget/Staff Impact:**

There would be no direct cost to the City associated with the action other than providing standard City services to the development. There would be no additional staff time beyond the normal plan review process and building inspection.

**Prepared By:**

Mike Lane, AICP – Development Services Director