



# City of Eustis

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TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: March 7, 2024

RE: Resolution Number 24-06: Preliminary Subdivision Plat for Kurt Street Townhomes, A 62-unit Townhome Residential Subdivision on approximately 5.97 acres of property, located on the west side of Kurt Street, west of West Charlotte Avenue (Alternate Key Numbers: 2930497 and 3859180)

## **Introduction:**

Resolution Number 24-06 approves a preliminary subdivision plat for the Kurt Street Townhomes preliminary subdivision plat with 62 townhome residential units (13 buildings) on approximately 5.97 acres located on the west side of Kurt Street, West of West Charlotte Avenue (Lake County Property Appraisers' Alternate Key Numbers: 2930497 and 3859180).



The City Commission heard the first proposal at their January 18, 2024 Meeting. The proposal presented included a pickle ball court, dog park and walking trails. At that hearing, several Commissioners weren't interested in allowing the proposal to move forward because they weren't comfortable with several of the proposed recreational amenities. Several concerns about the lack of a tot lot for the project and the fact that the project wasn't a true mixed-use project were discussed by the Commissioners. The proposal was thus rejected by the Commission. Subsequently, the developer revised their site plan and replaced the pickleball court with a tot lot and provided evidence in a narrative that the Comprehensive Plan didn't require a mixture of uses within the Mixed Commercial Residential (MCR) Land Use District. At the February 15, 2024 Commission Meeting,

the City Commission voted to place the project back on their March 7, 2024 Meeting Agenda for reconsideration. This report is prepared for that meeting.

**Project Information:**

Pertinent Site Information:

- a. The subject property comprises about 5.97 acres, which is currently vacant other than being sparsely wooded on the north side of the property).
- b. The site is within the Mixed Commercial/Residential (MCR) land use district, which allows single-family attached residential homes including duplexes, row houses, and townhomes.
- 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 Partially Wooded Property                   | Mixed Commercial/Residential (MCR) | Suburban Neighborhood  |
| <b>North</b>    | Office/Business Park                                    | Mixed Commercial/Residential (MCR) | Suburban Neighborhood  |
| <b>South</b>    | Senior Housing Apts.                                    | Mixed Commercial/Residential (MCR) | Suburban Neighborhood  |
| <b>East</b>     | Medical Clinic/Tech School Parking                      | Mixed Commercial/Residential (MCR) | Suburban Neighborhood  |
| <b>West</b>     | Single Family Residential – (Grafton Ridge Subdivision) | Mixed Commercial/Residential (MCR) | Suburban Neighborhood  |

**Proposed Development:**

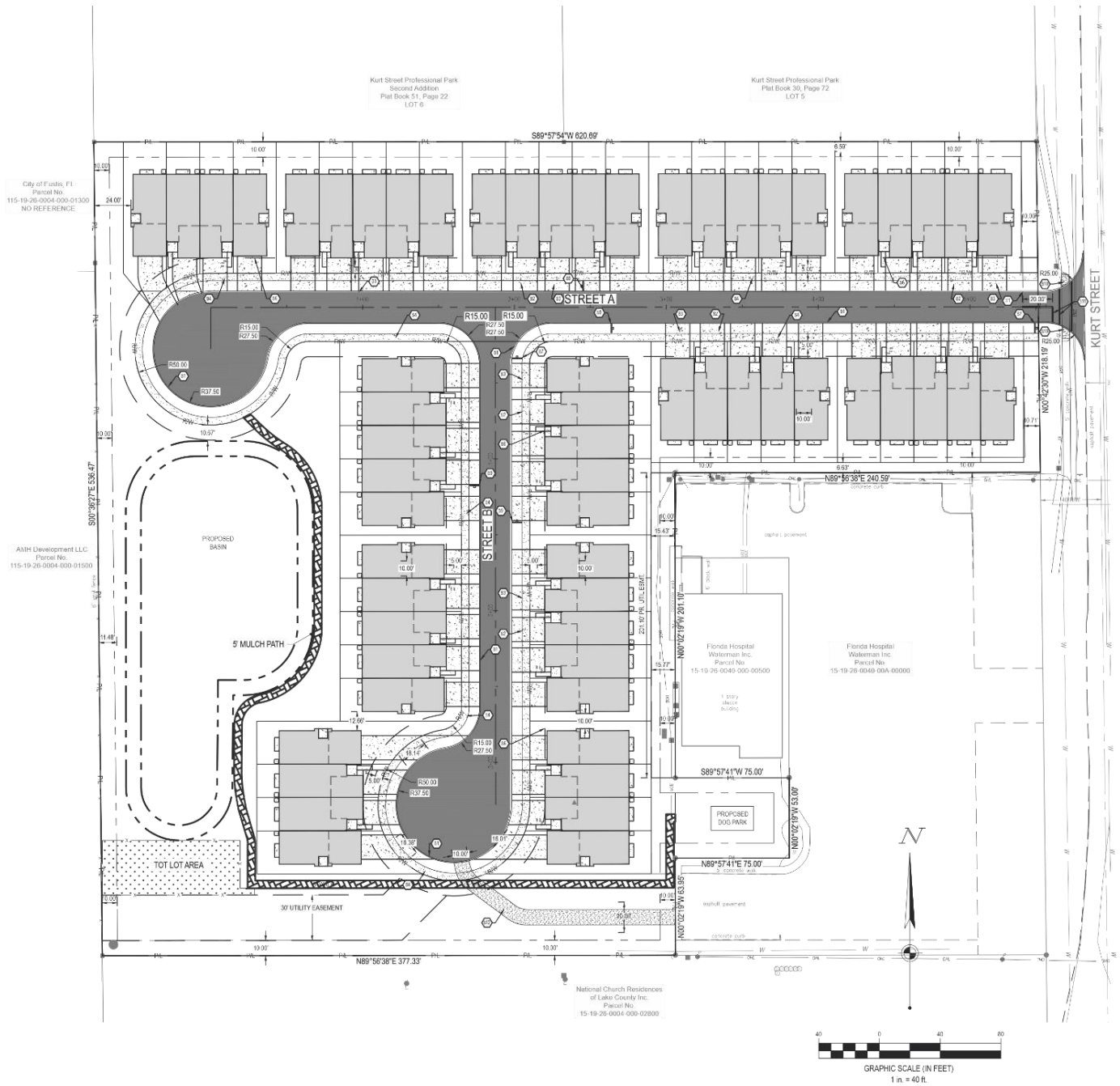
The proposed development is 62 townhouse lot type (conforming with the Suburban Neighborhood design district and Section 110-4.5, Townhouse lot type) lots for single-family attached residences. The minimum lot dimensions will be 22 feet by 80 feet. Exhibit A shows the subdivision layout and other basic information, including the following development characteristics:

| <b>Subdivision Component</b>                             | <b>Code</b>  | <b>Provided</b>                         |
|--|--|---|
| <b>Gross Area</b>  | n/a  | <b>5.97 acres / 260,053 square feet</b> |
| <b>Net Area</b> (gross area less wetlands, water bodies) | n/a  | <b>N/A</b>                              |
| <b>Lot Typology</b>                                      | Townhouse Lot  | Townhouse Lot (22' x 80' lots)          |
| <b>Density</b>   | 12 dwelling units/acre maximum (71 dwelling units max. | <b>10.38 dwelling units/acre</b>        |

|                          |   |  |
|--------------------------|---|--|
|                          | permitted here)   | <b>(62 townhome units)</b>   |
| <b>Open Space</b>        | 25% minimum (1.49 ac)   | <b>31% (1.85 ac)</b>   |
| <b>Park Space</b>        | 1 acre for 50-99 lots   | <b>1.84 acres provided</b>   |
| <b>Landscape Buffers</b> | Buffers smaller than 15' may be permitted when the building is sited with a street setback between 5' to 15'. | <b>10 foot landscape buffer along Kurt Street – due to the building being 15' set back from Kurt Street.</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.*



**Analysis of Request According to Applicable Policies and Codes:**

Comprehensive Plan - Future Land Use Element Appendix; Land Development Regulations Section 109-2.6, 109-3, 109-4:

Mixed Commercial/Residential land use accommodates a mix of residential, commercial, office, institutional, and schools. Residential densities may not exceed 12 dwelling units per net buildable acre. Maximum Impervious Surface Area 40%; Minimum open space required 25%.

***The preliminary subdivision plat provides for single-family attached townhomes at a maximum density of 10.38 units per acre (allowed up to 12 du/ac). The plan provides for permeable sidewalks and driveways throughout the site equating to 40% impervious surface area (maximum 40% ISR permitted). The proposed plan is consistent with the Future Land Use Element Appendix of the Comprehensive Plan and the Land Development Regulations.***

- a. Land Development Regulations-Building Lot Types – Section 110-4.5 Townhouse Lot

Minimum townhouse lot requirements in Suburban design districts include the following:

Width of 22-feet (max 32); Depth of 80 feet (max 120); Square Footage of 1760 sq. feet (max 3840)

Street setback of 0 to 20-feet; Common lot setback of 0-feet; Alley setback of 15-feet

***The subdivision plat proposes Townhouse Lot typologies, which lots meet the minimum dimensional criteria of the Land Development Regulations. The typical lot section provided demonstrates the setbacks for the lots meet the requirements. Several of the buildings on Kurt Street will sit back 15' from the right-of-way.***

***b. 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. The applicant has demonstrated compliance as follows:***

“The site design of Kurt Street townhomes took into account the existing topography of the area surrounding the site. The site is bordered to the north by an office/business park, to the south and west by residential, and to the east by commercial/public institutional. The layout proposed is optimized to provide as much open space, as possible.”

***Section 115-4.9 includes the City’s stormwater management regulations. The site drains to the west; the main stormwater pond is located at the west side of the site adjacent to the Grafton Ridge Subdivision. Via the development review committee process, the City engineering department reviewed and approved the drainage calculations and stormwater plan. A St. Johns River Water Management District permit will also be required for the project.***

***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 11 inbound trips and 24 outbound trips in the AM peak hour period and 23 inbound trips and 18 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.***

***Regarding parks, the subdivision plan provides for a walking trail, tot lot area, and the bottom of the stormwater pond on the west and southern side. On the east side, there will also be a dog park, adjacent to the medical clinic to meet the minimum park space (1.0 acre). Total provided park space is 1.84 acres.***

***A 10' landscape buffer is proposed along Kurt Street, in compliance with City regulations.***

**Summary of Recommendation:**

Staff recommends approval of the Kurt Street Townhomes, as the proposed density of 10.38 units per acre falls below the maximum and the subdivision plan meets or exceeds required design standards per the Land Development Regulations.

**Alternatives:**

1. Approve Resolution Number 24-06
2. Deny Resolution Number 24-06

Discussion of Alternatives:

Alternative 1 approves Resolution Number 24-06

Advantages:

- The property owner can move forward with the proposed development.
- The action will provide for new residential development, potential job creation in the City, and increased tax revenue.
- The action is consistent the Commission's Strategic Plan policies to encourage economic development.
- The action is consistent with the goals, objectives, and policies of the Comprehensive Plan, including the Housing Element, which outlines the goal to promote safe, sanitary and affordable housing to meet the needs of various household types and income groups characteristic of the City and planning area.

Disadvantages:

- The property owner could not develop according to the submitted preliminary plat.
- The City could lose an economic development opportunity.

**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. Upon end user development, the City would realize increased tax revenue.

**Community Input:**

Development Services has placed the proper legal advertisements in the newspaper; notified surrounding property owners within 500 feet; and the property was posted. As of January 9, 2024, staff has received no public input or inquiries regarding this request.

**Prepared By:**

Mike Lane, AICP – Development Services Director

Attachments

- Resolution Number 24-06 w/Exhibit A – Preliminary Subdivision Plat