



City of Eustis

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TO: EUSTIS CITY COMMISSION

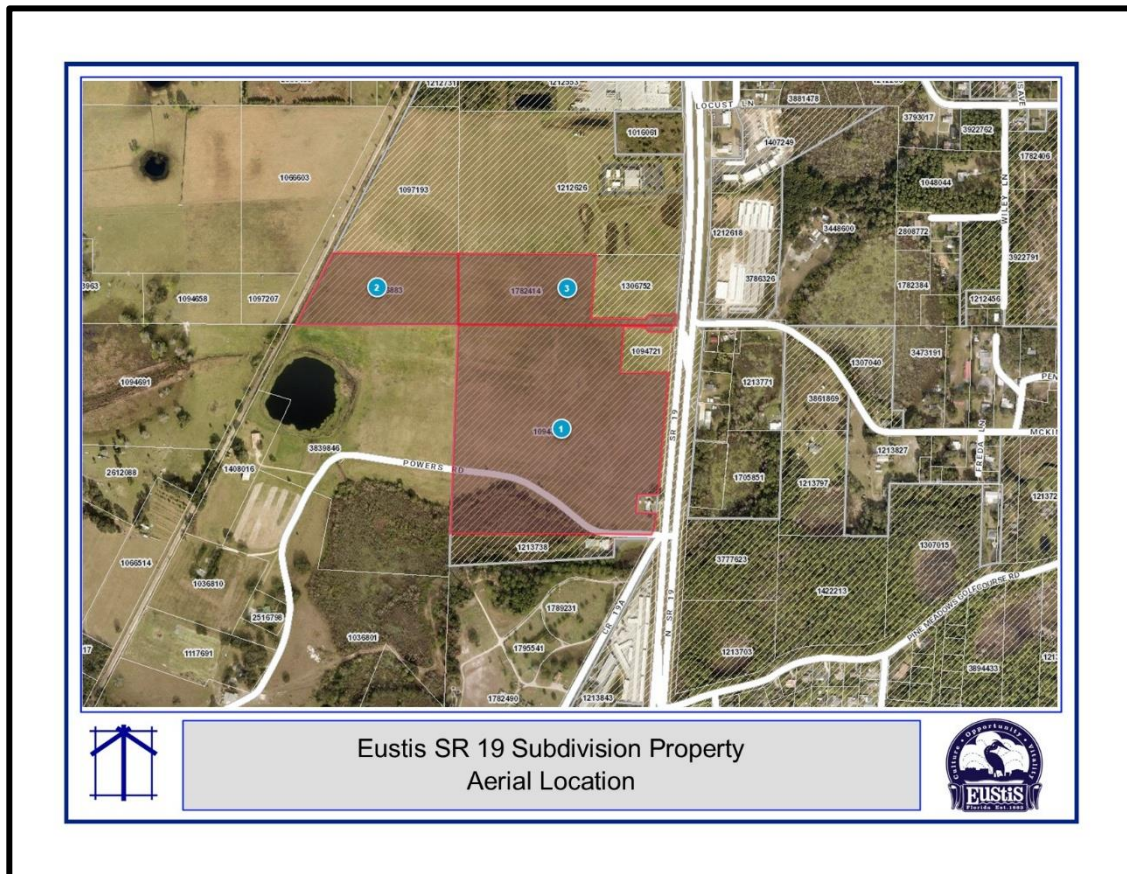
FROM: Tom Carrino, City Manager

DATE: March 6, 2025

RE: Resolution Number 24-70: Preliminary Subdivision Plat for Eustis SR 19 Subdivision, A 275-unit Townhome Residential Subdivision on approximately 51.87 acres of property, located on the west side of State Road 19, north of the intersection with County Road 19A Lake County Property Appraiser Alternate Key Numbers 1782414, 3846883, and 1094739

Introduction:

Resolution Number 24-70 approves a Preliminary Subdivision Plat for the Eustis SR-19 Residential Preliminary Subdivision Plat with 275 residential units (59 traditional single-family detached and 216 townhomes) on approximately 51.87 acres located on the west side of State Road 19, north of the intersection with County Road 19A Lake County Property Appraiser Alternate Key Numbers 1782414, 3846883, and 1094739.



This request for a Preliminary Subdivision Plat originally came before the Eustis City Commission for consideration on September 5, 2024. At that time, waivers were being requested for a slight increase in the maximum lot dimension for end-of-row townhouse unit lots. Staff also noted that there was a discrepancy in the advertised waivers, as a waiver for secondary setbacks from streets on the end-of-row townhouse unit lots was also needed but not requested by the applicant.

At the meeting on September 5, the City Commission began a discussion for consideration, and the issue of the applicant not holding a community meeting was discussed. The City Commission suggested that the applicant should hold a community meeting, and the applicant agreed. The City Commission voted to “table” the consideration of the Preliminary Subdivision Plat until the applicant could hold a community meeting, revisions could be made, and the waivers, if any, could be adequately detailed and noticed to come back before the City Commission.

The applicant has made changes to the plan submitted for consideration on September 5, 2024, and has been reviewed for technical sufficiency by the City Development Review Committee. The City Development Review Committee found the revised plan technically sufficient in January 2025.

After the DRC found the Preliminary Subdivision Plat technically sufficient, the applicant scheduled to advertise and hold a community meeting on January 22, 2025, at 6:00 pm. This meeting was conducted virtually. Details of the meeting have been attached to this agenda packet as an exhibit.

Background:

Pertinent Site Information:

- a. The subject property comprises about 51.87 acres, currently vacant pasture.
- b. The site is within the Mixed Commercial/Residential (MCR) land use district and the General Commercial (GC) land use district, which allows single-family attached residential homes, including duplexes, row houses, townhomes, and commercial uses.
- c. The property is within the Suburban Corridor 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	Vacant Pasture	Mixed Commercial/Residential (MCR) General Commercial	Suburban Neighborhood & Suburban Corridor
North	Church	Public Institutional	Suburban Neighborhood
South	Storage /	Unincorporated	N/A
East	Vacant Residential	Mixed Commercial/Residential (MCR) Rural Residential and General Commercial	Rural Neighborhood/Unincorporated
West	Vacant Pasture	Unincorporated	Suburban Neighborhood

Proposed Site Development:

The proposed development is 275 single-family and townhouse lot types conforming with the Suburban Neighborhood design district House Lot typology and the Townhouse lot type. Exhibit A shows the subdivision layout and other basic information, including the following development characteristics:

Subdivision Component	Code	Provided
Gross Area	n/a	51.87 acres 48.17 acres (Net)
Lot Typology	Townhouse Lot	Townhouse Lot (22' x 80' lots) Max (32' X 80')
Lot Typology	House Lot	House Lot (55' x 120' lots)
Density	12 dwelling units/acre maximum (578 dwelling units max. permitted here)	5.3 dwelling units/acre (216 townhome units) 59 Single-Family Detached
Open Space	25% minimum (12.04 ac)	33% (16.18 ac)
Park Space	Required 2.75 acres	Provided 4.34 acres

Analysis of the Preliminary Subdivision Plat Request: Codes and Policies

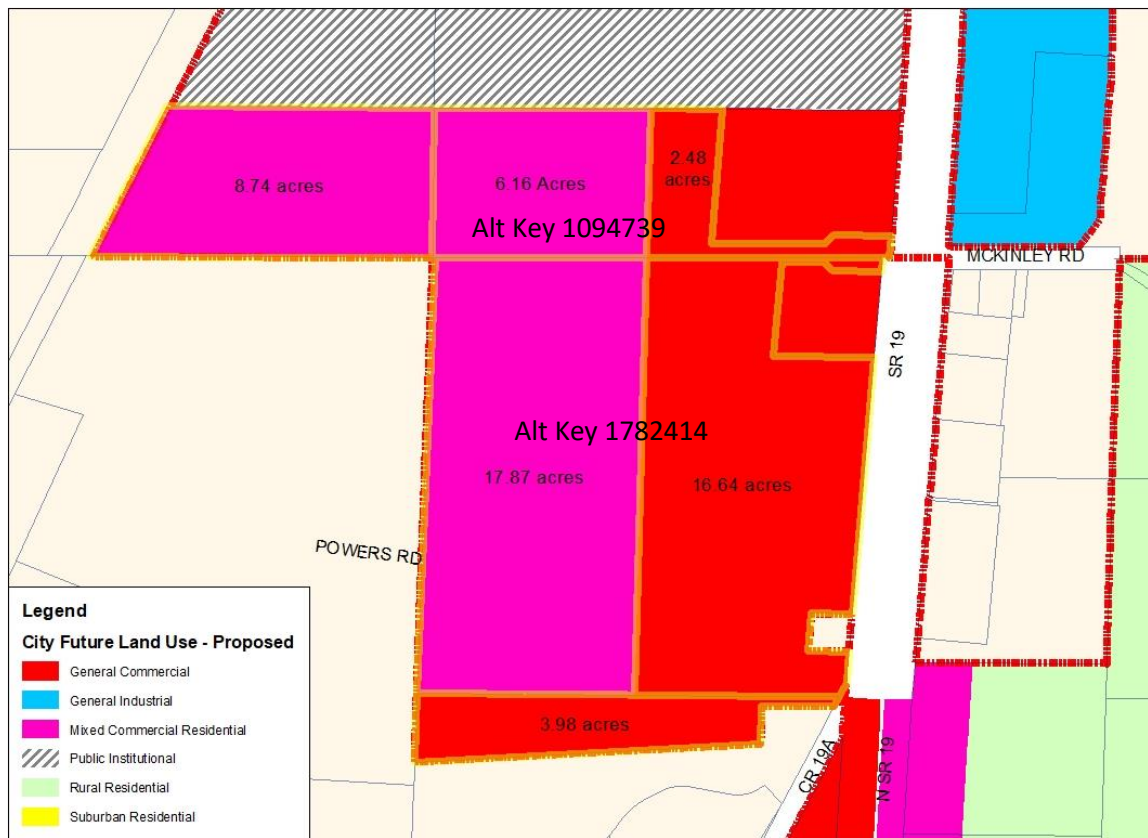
The proposed Preliminary Subdivision Plat is consistent with the City of Eustis Comprehensive Plan - Future Land Use Element Appendix; Land Development Regulations.

Section 102-15. Map interpretation for property lying within multiple districts.

(a) If a property is determined to lie in more than one land use district or design district with a majority of the property in one land use district or design district, then the land use or design district category that governs the majority of the property shall apply to the entire property.

(b) If a property is determined to lie in more than one land use district or design district without a majority of the property lying in any one land use district or design district, then the applicant for development approval may request, through the applicable development approval process, that the city commission approve one land use category or design district to govern the entire property.

Staff reviewed the land use split for the properties involved in this request and determined that the Mixed Use Commercial Residential Land Use District may apply.



The two parcels that are covered by more than one future land use are Alternate Key Numbers 1094739 and 1782414. These properties are within the Mixed Commercial Residential (MCR) and General Commercial (GC) land use districts.

Parcel Alternate Key 1094739 has 6.16 acres of its area within the MCR and 2.48 acres within the GC. Per Section 102-15, the MCR district may be applied as the Future Land Use for this parcel. Parcel Alternate Key 1782414 has 17.87 acres of its area within the MCR and 16.64 acres within the GC. Per Section 102-15, the MCR district may be applied as the Future Land Use for this parcel.

Mixed Commercial/Residential (MCR) 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 59 single-family attached and 216 single-family detached townhomes at a maximum density of 5.3 units per acre (allowed up to 12 du/ac). The plan provides for or exceeds the minimum open space requirements and maintains a maximum of 40% impervious surface area or less. The proposed plan is consistent with the Future Land Use Element Appendix of the Comprehensive Plan and the Land Development Regulations.

Land Development Regulations-Building Lot Types – Section 110-4.5 Townhouse Lot and Section 110-4.2 House 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 square feet (max 3,840 square feet)

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

Minimum house lot requirements for the Suburban design districts include the following:

Width of 55 feet (max 70); Depth of 120 feet (max 140); Square Footage of 6,600 square feet (max 9,800 square feet)

Street setback of 25 feet; Common lot setback of 5 feet; rear setback of 10 feet

Recommended Action:

The Development Review Staff has found the proposed Preliminary Subdivision Plat technically sufficient and in compliance with City Codes and Comprehensive Plan Policies. Staff recommends that the City Commission consider approval of the Preliminary Subdivision Plat for Eustis / SR 19 Subdivision.

Policy Implications:

There are no Policy Implications.

Alternatives:

1. Approve Resolution Number 24-70
2. Deny Resolution Number 24-70

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.

Prepared By:

Jeff Richardson AICP, Deputy Development Services Director