



City of Eustis

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TO: City of Eustis Local Planning Agency

FROM: Tom Carrino, City Manager

DATE: December 9, 2025

RE: Ordinance Number 25-35: Comprehensive Plan Amendment for Annexation of Parcel with Alternate Key Number 1213835

Introduction:

Ordinance Number 25-35 for 2022-CPLUS-10 provides for the voluntary annexation of approximately 5.6 +/- acres, under Ordinance Number 25-34, located on the North Side of County Road 44 and east of State Road 19 (Alternate Key Number 1213835).

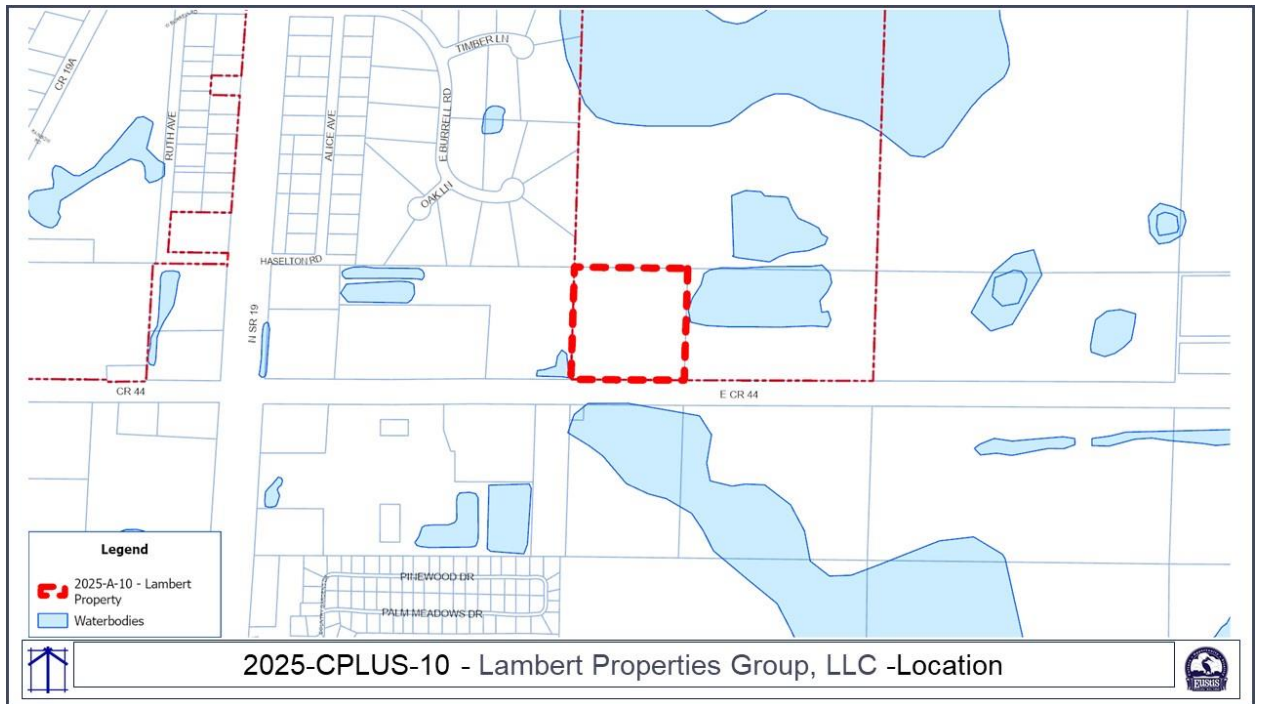
Provided the annexation of the subject property is approved, Ordinance Number 25-35 would change the future land use designation from Urban Low in Lake County to Mixed Commercial Industrial (MCI) in the City of Eustis. If Ordinance Number 25-34 is denied, then there can be no consideration of Ordinance Number 25-35.

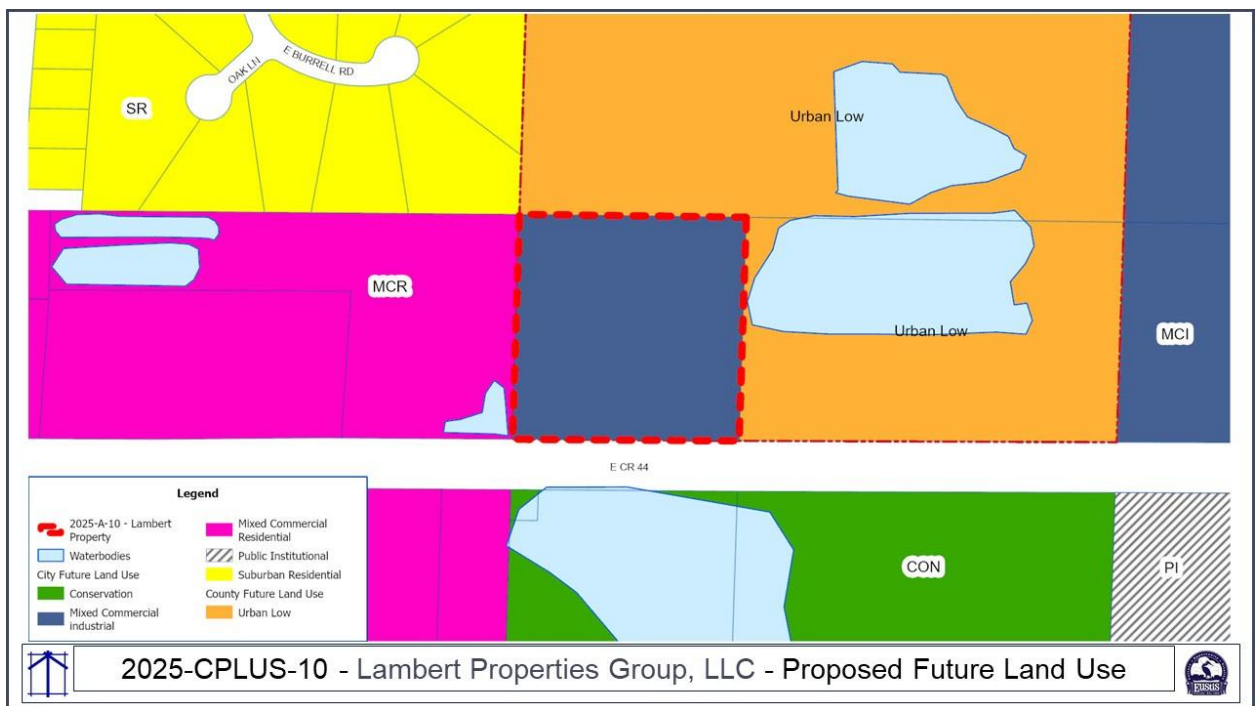
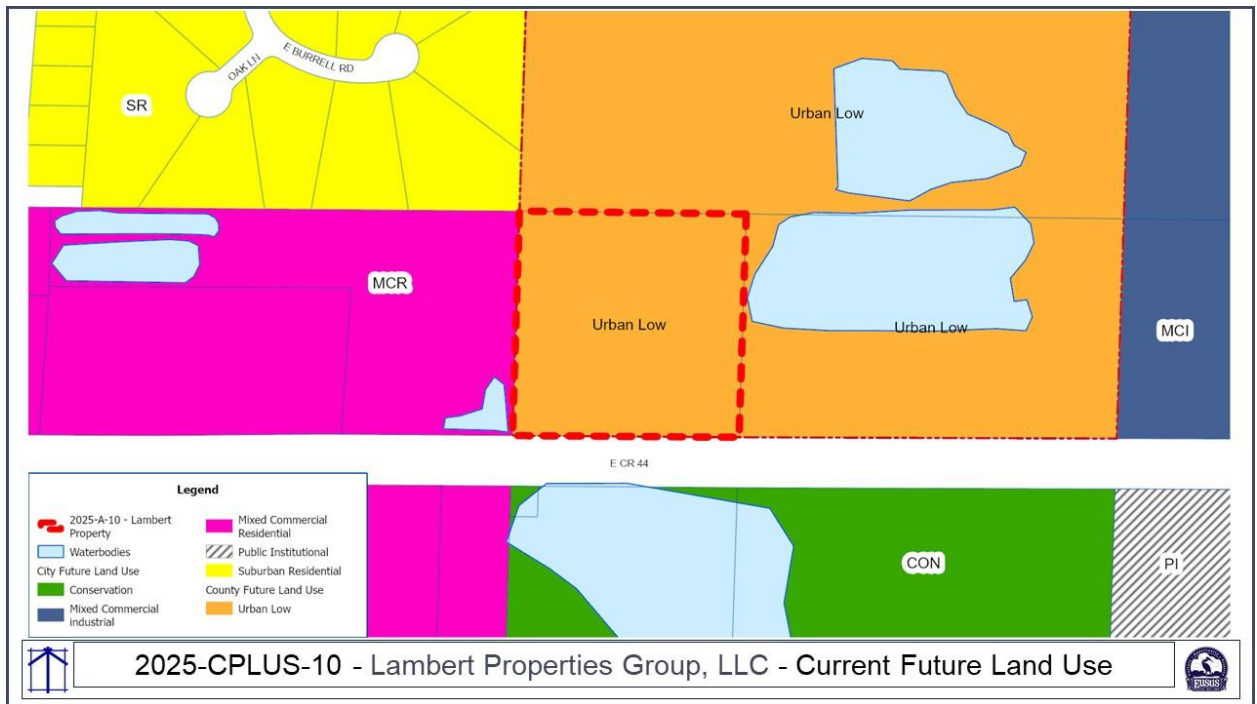
Background:

1. The site contains approximately 5.6 +/- acres and is located within the Eustis-Lake County Joint Planning Area. The property is currently vacant— Source: *Lake County Property Appraisers' Office Property Record Card Data*.
2. The site is entirely contiguous with the City on all sides.
3. The County Zoning for the property is R-6 (Urban Residential), which permits medium-density single-family and multi-family development under Lake County Urban Residential Zoning regulations.
4. The applicant seeks the MCI (Mixed Commercial/Industrial) land use designation.

Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
Site	Vacant	Urban Low (Lake County)	N/A
North	Vacant	MCI	Suburban Corridor/Rural Neighborhood
South	Trout Lake Nature Center	CON	Conservation
East	Vacant	MCI	Suburban Corridor/Rural Neighborhood
West	Single-family	SR	Rural Neighborhood





Applicant's Request

The property owner, Lambert Properties Group, LLC, wishes to annex the property, change the future land use to Mixed Commercial Industrial (MCI), and assign a design district of Suburban Corridor.

The property currently holds a Lake County land use designation of Urban Low and a zoning classification of R-6 (Urban Residential). Under Lake County regulations, these designations permit

multi-family development at densities of up to 4 dwelling units per acre, as well as professional services and limited commercial activities.

The applicant is seeking a Mixed Commercial/Industrial (MCI) land use designation within the City of Eustis. This designation allows for a maximum Floor Area Ratio (FAR) of 2.5 and permits most commercial uses. However, industrial type uses typically require conditional use approval from the City Commission.

The requested MCI designation aligns with the land use designations of neighboring properties.

5. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 25-35)

In Accordance with Florida Statutes Chapter 163.3177.9, to discourage urban sprawl, the Florida Statutes outlines the Primary Indicators of Sprawl. Staff has reviewed these indicators and finds that the proposed annexation and assignment of Future Land Use does not contradict the intent of the primary indicators of sprawl as outlined. The outline and summary of these indicators is included in supplement to this report.

6. Per the City of Eustis Comprehensive Plan Future Land Use Element Appendix

Staff has assessed the proposed amendment to the City of Eustis Comprehensive Plan Future Land Use map relating to the development patterns described and supported within the Plan, including conditions and impacts to utility infrastructure, transportation infrastructure, natural features, and the environment. Staff review finds that the proposed assignment of the Mixed Commercial Industrial (MCI) future land use will not result in impacts that will cause detriment beyond current patterns. The outline and summary of this analysis are included as a supplement to this report.

Recommended Action:

Development Services finds the proposed Future Land Use designation consistent with the Comprehensive Plan, Land Development Regulations, and surrounding and adjacent land uses; therefore, it recommends transmittal of Ordinance Numbers 25-35 to the City Commission for consideration.

Policy Implications:

None

Alternatives:

1. Transmit Ordinance Number 25-35 (Comp. Plan Amendment) to City Commission for Consideration.
2. Do Not Transmit Ordinance Number 25-35 (Comp. Plan Amendment) to City Commission for Consideration.

Budget/Staff Impact:

See attached Business Impact Estimate

Business Impact Estimate:

Exempt from this Requirement per F.S. 164.041(4)(c)7.b. (*Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality*)

Prepared By:

Kyle Wilkes, AICP, Senior Planner

Reviewed By:

Jeff Richardson, AICP, Deputy Director, Development Services

Mike Lane, AICP, Development Services Director