



City of Eustis

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TO: EUSTIS LOCAL PLANNING AGENCY

FROM: Tom Carrino, City Manager

DATE: June 19, 2025

RE: Ordinance Number 25-11: Comprehensive Plan Map Amendment For 2025-CPLUS-03 Associated with Annexation Parcels Alternate Key Numbers 3957568, 3957567, And 3450680

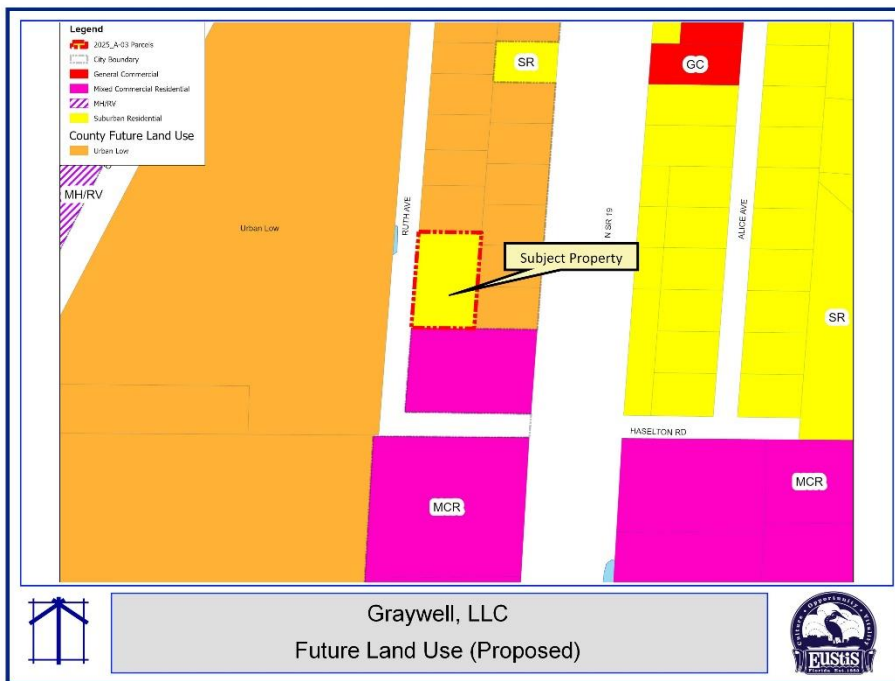
Introduction:

Ordinance Number 25-10 provides for the voluntary annexation of approximately 0.6 acres located on the west side of State Road 19 along Ruth Avenue (Alternate Key Numbers 3957568, 3957567, and 3450680). Provided the annexation of the subject property is approved, Ordinance Number 25-11 would change the Future Land Use designation from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis. If Ordinance Number 25-10 is denied, then there can be no consideration of Ordinance Numbers 25-11 to assign the Future Land Use.

Background:

1. The site contains approximately 0.6 acres and is located within the Eustis Joint Planning Area. The site is currently vacant, with lots that are part of the Haselton Heights subdivision plat. *Source: Lake County Property Appraiser's Office Property Record Card Data.*
2. The Haselton Heights lots are all of lots 12 & 13 and the south 25.95 feet of lot 11.
3. The subject property is contiguous to the current City boundary on the south property line.
4. Ruth Avenue is currently an unpaved roadway; other than single-family (detached/attached), development potential is limited.
5. The site has a Lake County Future Land Use Designation of Urban Low, but approval of Ordinance Number 25-11 would change the land use designation to Suburban Residential (SR) in the City of Eustis.

Location	Existing Use	Future Land Use	Design District
Site	Vacant	Urban Low (Lake County)	N/A
North	Single-Family Residential	Urban Low (Lake County)	N/A
South	Commercial	MCR	Suburban Neighborhood
East	Single-Family Residential	Urban Low (Lake County)	N/A
West	Single-Family Residential	Urban Low (Lake County)	N/A



Applicant's Request

The applicant and property owner wish to annex the property and change the future land use to Suburban Residential (SR). The applicant's application did not include a request for the Suburban Residential, but they had assumed that the Mixed-Commercial Residential would be assigned as that land use applied to the parcel directly to the south. As this is a request that will ultimately result in residential development, Staff suggested the Suburban Residential (SR)

future land use to match the surrounding single-family development pattern established to the east and the one Haselton Heights parcel annexed just to the north along SR 19.

The current Lake County land use designation for the subject property is Urban Low. The Lake County land use designation allows for residential uses of up to four (4) dwelling units per one (1) net buildable acre and civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use.

The proposed Suburban Residential (SR) land use designation within the City of Eustis provides for residential uses up to five (5) dwelling units per acre. This future land use district will most closely match the land use and residential development patterns that have been established in the area.

A. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 25-11)

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.

B. 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 Suburban Residential (SR) 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 2025-CPLUS-03 under Ordinance Number 25-11 to the City Commission for consideration with the associated annexation.

Policy Implications:

None

Alternatives:

1. Transmit 2025-CPLUS-03 under Ordinance Number 25-11 (Comp. Plan Amendment), to the City Commission for consideration
2. Do Not Transmit 2025-CPLUS-03 under Ordinance Number 25-11 (Comp. Plan Amendment), to the City Commission for consideration

Budget/Staff Impact:

There would be no direct costs to the City beyond the normal City services. There would be no additional staff time beyond the normal review process.

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:

Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:

Mike Lane, AICP, Development Services Director