



# City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: March 21, 2024

RE: LAKE SUMTER STATE COLLEGE (LSSC) DONATION OF ADDITIONAL LAND

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## **Introduction:**

Lake Sumter State College (LSSC) is requesting that the City of Eustis donate an additional two-and-a-half-acre parcel of land, from the same plat as the original four-acres already transferred to the college, to build a Commercial Driver's License and Power Lineworkers Training Center.

## **Background:**

On November 17, 2022, Commission approved the donation of four-acres of land to Lake Sumter State College from within the 13.71-acre property located at the northwest corner of State Road 44 and Hicks Ditch Road.

This new request is being made pursuant to an increase in size requirements for the CDL Practice Driving Pad by state regulation. The additional land will allow LSSC to construct the new expanded pad at the site, provide room for an enlarged pole farm for the lineman worker program, and space for onsite required water retention.

Lake Sumter State College agrees to define and write the legal description for the additional parcel and include in the deed any easements identified by the City.

## **Property**

The parcel is located at the northwest corner of State Road 44 and Hicks Ditch Road, across from Cobb Tractor, and diagonally adjacent to Cobb Commerce Park. According to the Lake County Property Appraisers assessment, the estimated Land Value of the additional two-and-a-half acres is \$30,000. Combined with the \$48,000 parcel already donated, the total estimated value of the City's contribution of land for this project is \$78,000. This amount is not the Market Appraised value, which could be considerably higher.

**Economic Growth Amplifier:**

LSSC is a tremendous asset to this area's economy. They employ local workers and spend money on goods and services. They produce skilled workers to meet the needs of businesses and organizations in the community. Also, the higher-education sector as a group tends to contribute stability to our region because it is less susceptible to downturns than other sectors of the economy. One fact that illustrates that point is the education sector expanded before, during, and after the Great Recession.

**Prepared by:**

Al Latimer, Economic Development Director

**Attachment:** Draft Site Plan