



# City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: September 4, 2025

RE: Supplemental Staff Report for Ordinance Numbers 25-20, 25-21, 25-22, 25-23, 25-24, and 25-25

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## **Introduction:**

On August 21, 2025, the Eustis City Commission considered Ordinance Numbers 25-20, 25-21, 25-22, 25-23, 25-24, and 25-25 related to annexation, FLU, and design district designation for two parcels (Alternate Key Number 1040141 and Alternate Key Number 3959037). The City Commission tabled the six ordinances until September 4 to allow for discussion of land-use issues with Lake County.

## **Background:**

Related to the subject parcels, representatives of Lake County have confirmed the following:

If the property were to be annexed, the assigned City Future Land Use and Design District would replace the County PUD. However, the County PUD is currently valid and in full effect (attached County Ordinance #2020-71).

If the property were to stay in unincorporated Lake County, the current PUD would bind the owner to the uses specified in the PUD unless the PUD were to be amended. Some of the uses specified in the existing PUD include:

- Residential (both single-family and multi-family) with conditions
- Agriculture and Non-Intensive Agriculture
- Bed and Breakfast Home (with event venue, 50 guests maximum)
- Passive Recreation

If the owner were to apply for a modification to the PUD or a rezoning, the action would have to go before the Lake County Board of County Commissioners. If that were to happen, the underlying future land use typically allows:

- Residential
- Nursing and personal care facilities
- Civic uses
- Residential professional offices
- Passive parks
- Religious organizations
- Day care services

- Schools
- Commercial uses including retail trade, finance, insurance, and real estate
- Public order and safety

Should the property stay in unincorporated Lake County, the existing PUD would need to be amended, or a rezoning would need to be requested to allow for any uses outside of the uses specified in the existing PUD.

**Prepared By:**

Tom Carrino, City Manager

**Attachments:**

County Ordinance #2020-71