



City of Eustis

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

TO: CITY OF EUSTIS LOCAL PLANNING AGENCY

FROM: Tom Carrino, City Manager

DATE: July 17, 2025

RE: Ordinance Number 25-17: 2025-CPLUS-05 Comprehensive Plan Map Amendment Associated with Annexation Parcels Alternate Key Numbers 2704365, 1214041, and 3803090

Introduction:

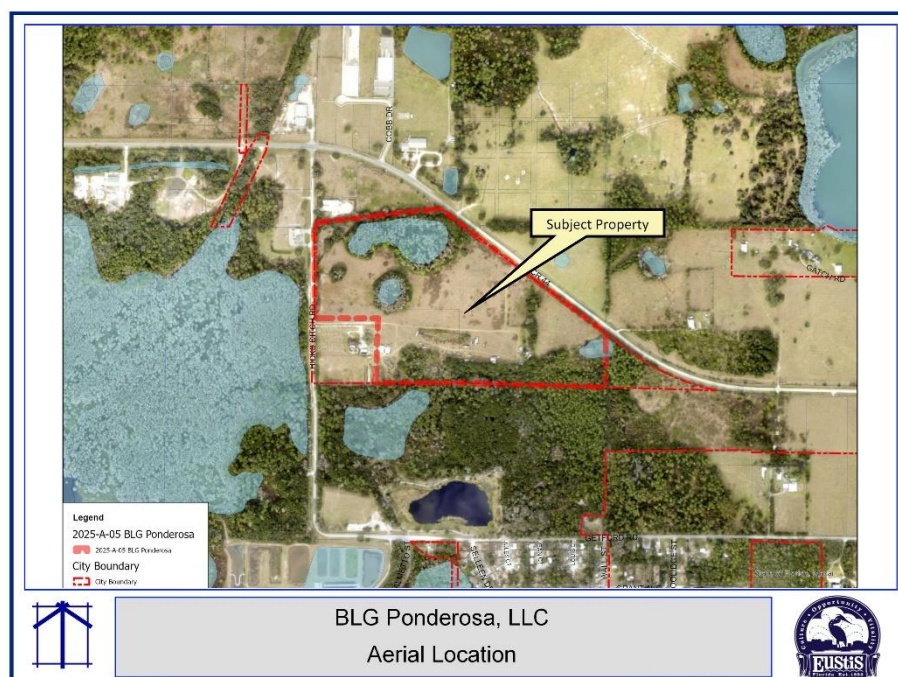
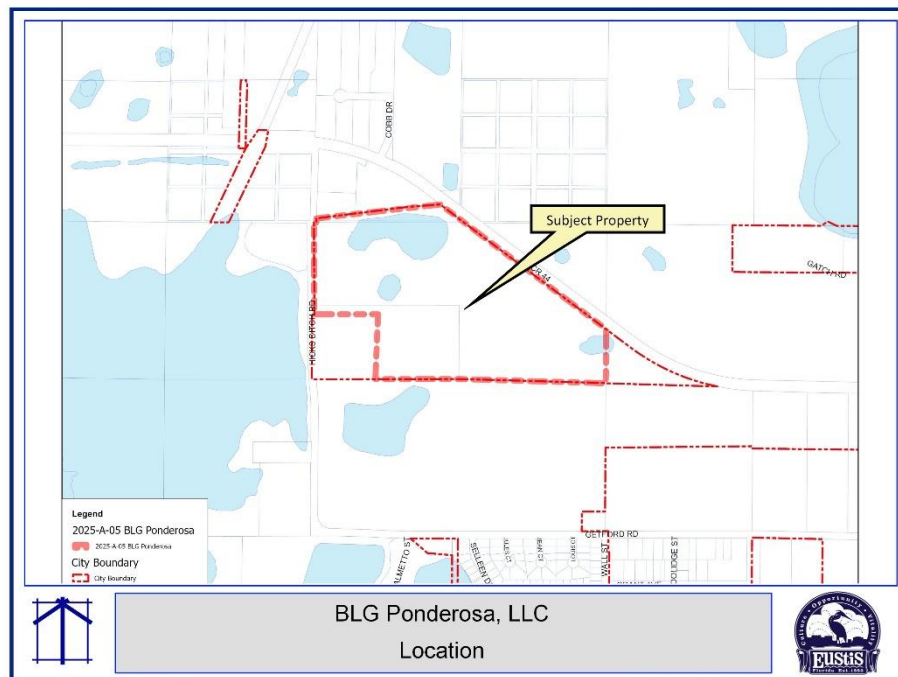
Ordinance Number 25-16 provides for the voluntary annexation of approximately 66.55 acres located south of CR-44 and east of Hicks Ditch Road (Alternate Key Numbers 2704365, 1214041, and 3803090). Provided the annexation of the subject property is approved, Ordinance Number 25-17 would change the Future Land Use designation from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis. If Ordinance Number 25-16 is denied, then there can be no consideration of Ordinance Number 25-17.

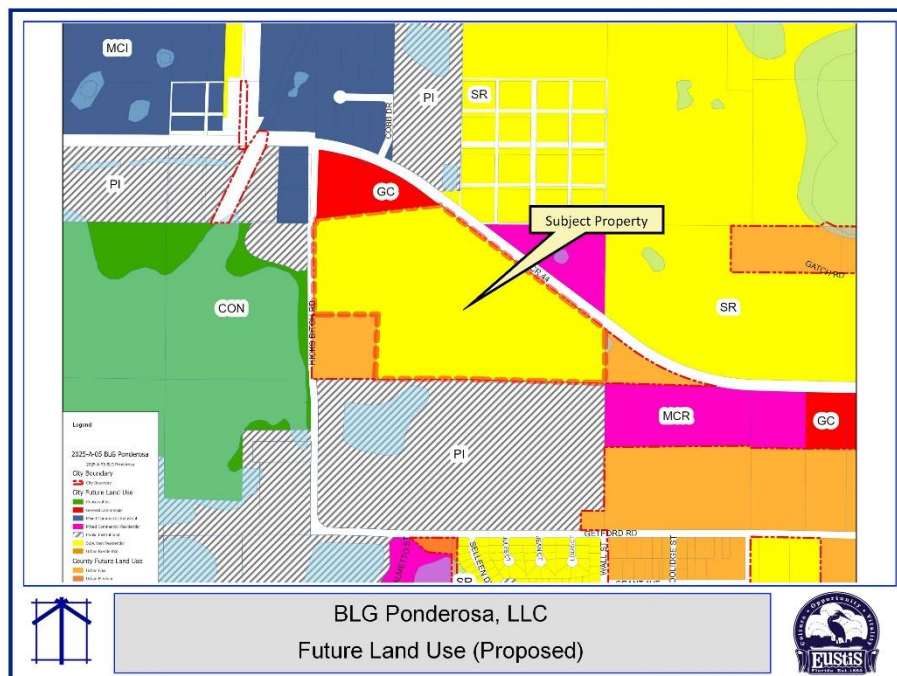
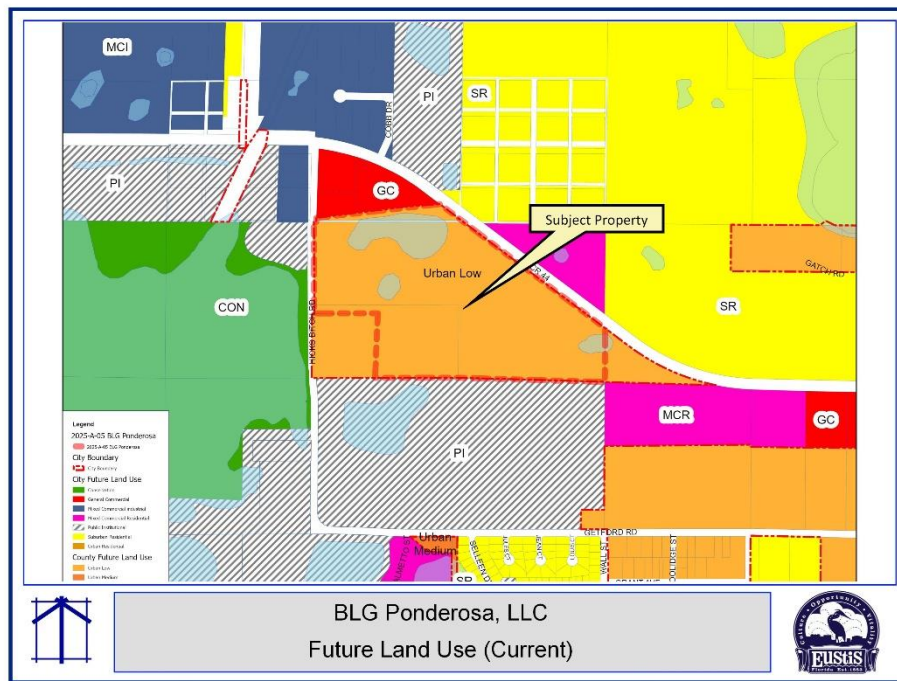
Background:

1. The site contains approximately 66.55 acres and is located within the Eustis Joint Planning Area. The site is currently vacant, wetland and pasture. *Source: Lake County Property Appraiser's Office Property Record Card Data.*
2. The entire site is 66.55 acres, including approximately 13.1 acres of wetland, which equals approximately 53.45 acres of developable land. *Source: Lake County Property Appraiser's Office Property Record Card Data.*
3. The subject property is contiguous to the current City of Eustis boundary on the south property line.
4. The site has a Lake County Future Land Use Designation of Urban Low, but approval of Ordinance Number 25-17 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, Wetland, and Pasture | Urban Low (Lake County) | N/A |
| North | Commercial and Vacant Commercial | General Commercial (GC) | Suburban Corridor |
| South | Vacant | Public Institutional (PI) | Suburban Neighborhood |
| East | Vacant Pasture | Mixed Commercial, Residential, and Suburban Residential | Suburban Corridor |

| | | | |
|------|----------------------------|--------------------|--|
| West | Municipal and Conservation | Conservation (CON) | Suburban Neighborhood and Conservation |
|------|----------------------------|--------------------|--|





Applicant's Request

The applicant and property owner wish to annex the property, change the future land use to Suburban Residential (SR), and assign a design district of Suburban Neighborhood.

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 25-17)

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 that the proposed Future Land Use designation is consistent with the Comprehensive Plan, Land Development Regulations, and surrounding and adjacent land uses. Therefore, it recommends transmittal of 2025-CPLUS-05 under Ordinance Number 25-17 to the City Commission for consideration, along with the associated annexation.

Policy Implications:

None

Alternatives:

1. Transmit 2025-CPLUS-05 under Ordinance Number 25-17 (Comp. Plan Amendment), to the City Commission for consideration
2. Do Not Transmit 2025-CPLUS-05 under Ordinance Number 25-17 (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