



# City of Eustis

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TO: CITY OF EUSTIS LOCAL PLANNING AGENCY

FROM: Tom Carrino, City Manager

DATE: July 17, 2025

RE: Ordinance Number 25-14: 2025-CPLUS-04 Comprehensive Plan  
Amendment Associated with Annexation Parcels Alternate Key Numbers 3862860 and 1193532

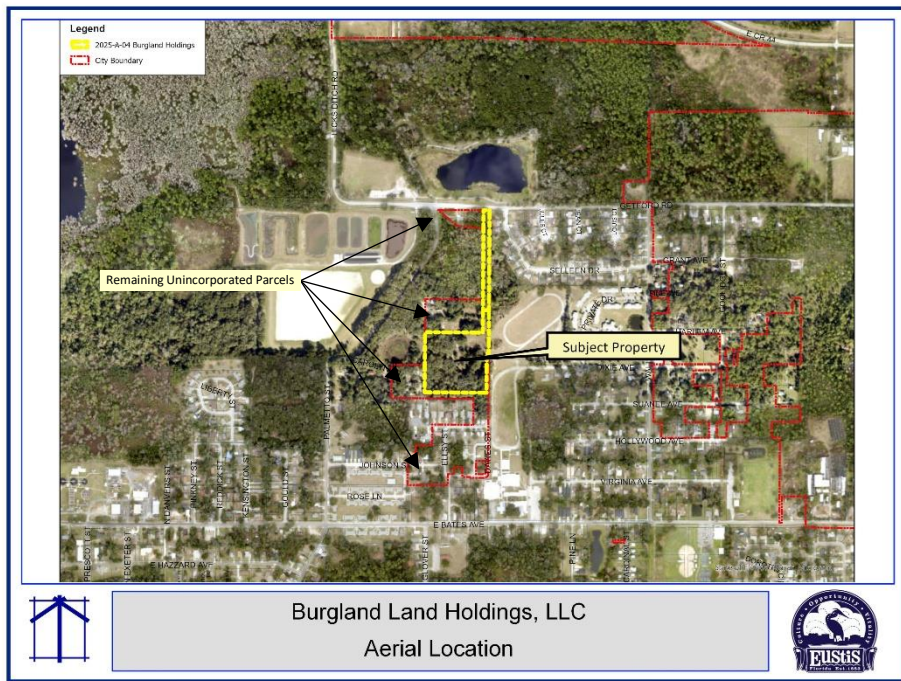
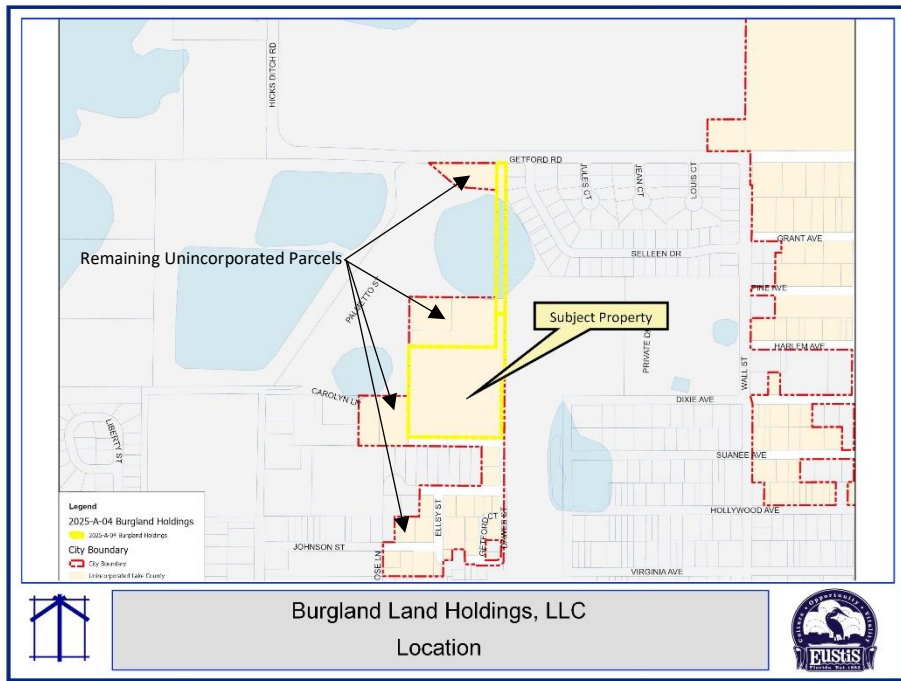
## **Introduction:**

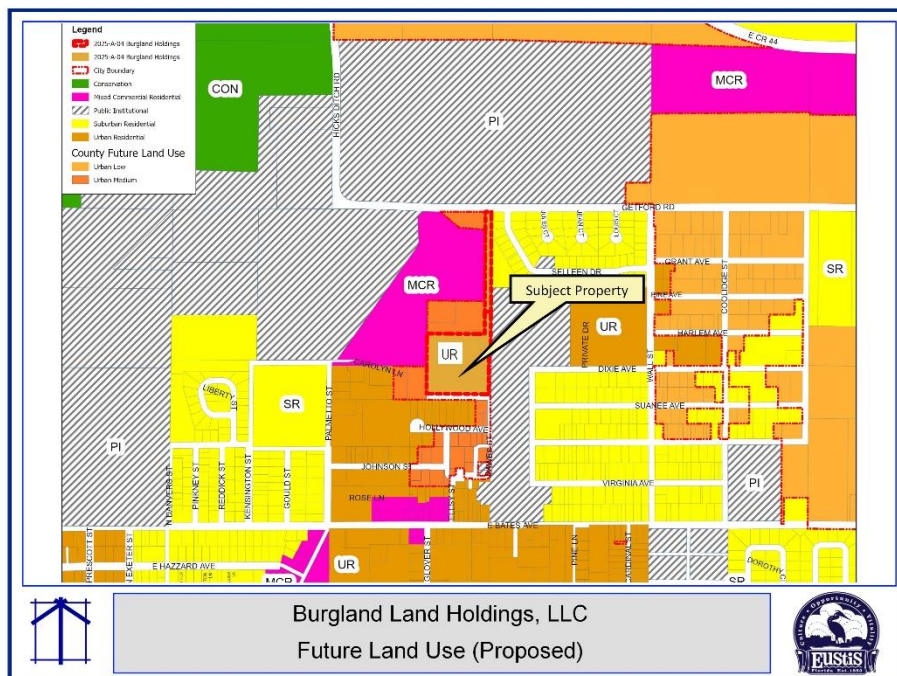
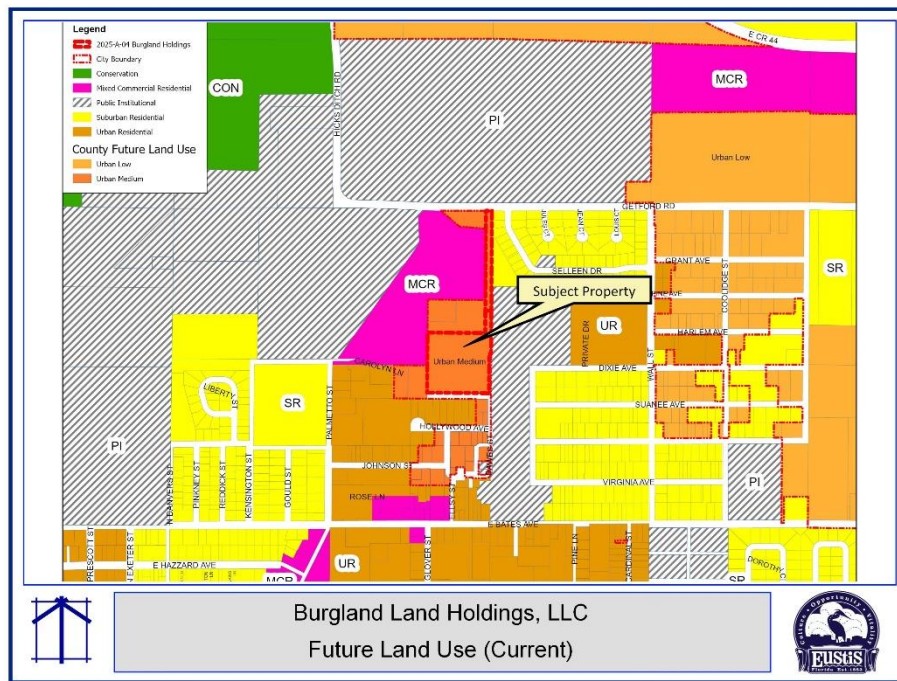
Ordinance Number 25-13 provides for the voluntary annexation of approximately 6.18 acres located east of Palmetto Street, south of Getford Road, north of Hollywood Avenue, and northwest of Dawes Street (Alternate Key Numbers 3862860 and 1193532). Provided the annexation of the subject property is approved, Ordinance Number 25-14 would change the Future Land Use designation from Urban Medium in Lake County to Urban Residential (UR) in the City of Eustis. If Ordinance Number 25-13 is denied, then there can be no consideration of Ordinance Number 25-14 to assign the Future Land Use.

## **Background:**

1. The site contains approximately 6.18 acres and is located within the Eustis Joint Planning Area. The site is currently vacant.
2. The subject property is contiguous to the current City boundary on the east and west property lines.
3. The property owner also owns the property abutting Palmetto Street to the west.
4. This area is an enclave. Several properties in the area will remain an enclave.
5. Annexation of this property will not impede ingress/egress to the remaining enclaved properties.
6. The site has a Lake County Future Land Use Designation of Urban Medium; however, approval of Ordinance Number 25-14 would change the land use designation to Urban Residential (SR) within the City of Eustis.

Location	Existing Use	Future Land Use	Design District
<b>Site</b>	Vacant	Urban Medium (Lake County)	N/A
<b>North</b>	Single-Family Residential	Urban Medium (Lake County)	N/A
<b>South</b>	Single-Family Residential	Urban Medium (Lake County) and Urban Residential	Suburban Neighborhood
<b>East</b>	Single-Family Residential	Public Institutional	Suburban Neighborhood
<b>West</b>	Single-Family Residential	Urban Residential	Suburban Neighborhood





## Applicant's Request

The applicant and property owner wish to annex the property, change the future land use to Urban Residential (UR). The applicant has requested the Urban Residential, but they had originally requested that the Mixed-Commercial Residential would be assigned as that land use applied to the parcel directly to the west. As this is a request that will ultimately result in residential development, Staff suggested the Urban Residential (UR) future land use to match the surrounding development pattern for the area.

The current Lake County land use designation for the subject property is Urban Medium. The Lake County land use designation allows for residential uses of up to seven (7) 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 Urban Residential (UR) land use designation within the City of Eustis provides for residential uses up to twelve (12) 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 or would be allowed under the established City of Eustis Future Land Use Designations.

**A. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 25-14)**

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 Urban Residential (UR) 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-04 under Ordinance Number 25-14 to the City Commission for consideration with the associated annexation.

**Policy Implications:**

None

**Alternatives:**

1. Transmit 2025-CPLUS-04 under Ordinance Number 25-14 (Comp. Plan Amendment), to the City Commission for consideration
2. Do Not Transmit 2025-CPLUS-04 under Ordinance Number 25-14 (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