



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: September 18, 2025

RE: Ordinance Number 25-32: Comprehensive Plan Amendment
for Annexation of Parcels with Alternate Key Numbers 1743320 and 1407940

Introduction:

Ordinance Number 25-32 for 2022-CPLUS-02 provides for the voluntary annexation of approximately 20 +/- acres, under Ordinance Number 25-31, located on the North Side of County Road 44, east of Sparrow Lane (Alternate Key Numbers 1743320 and 1407940).

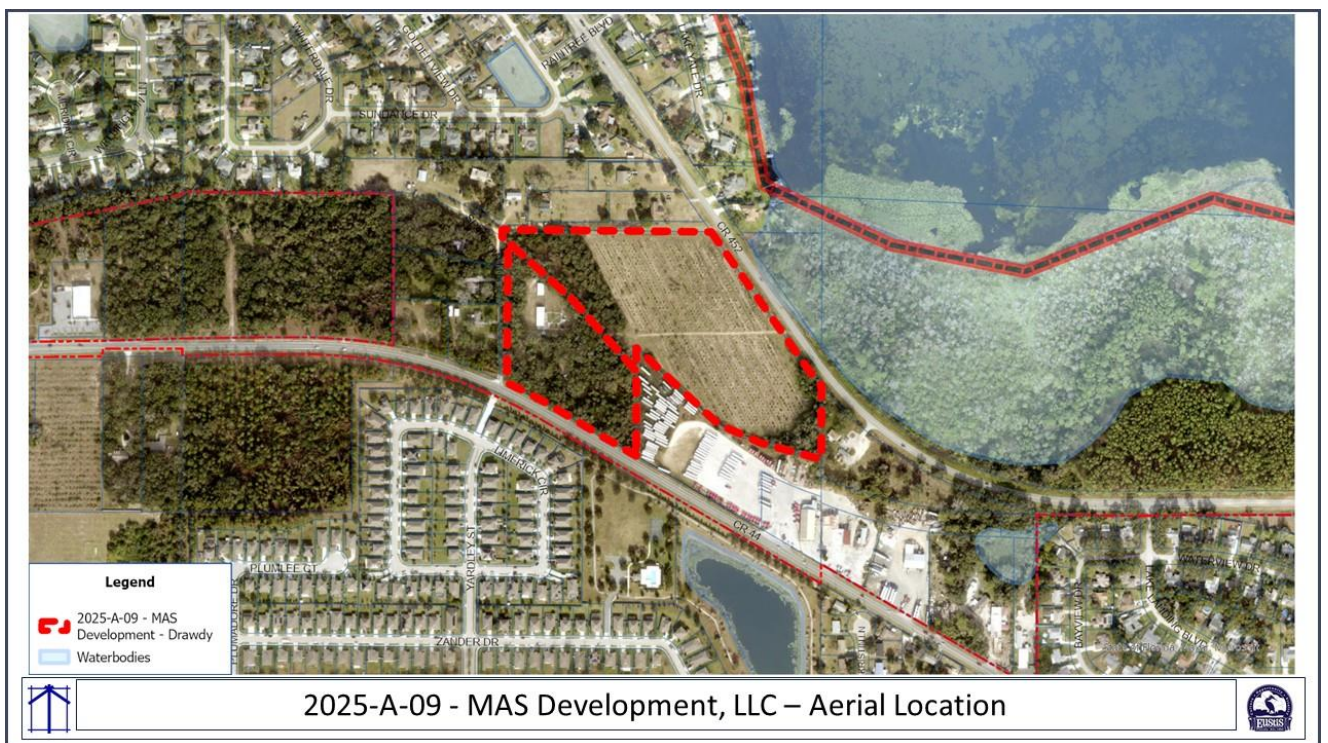
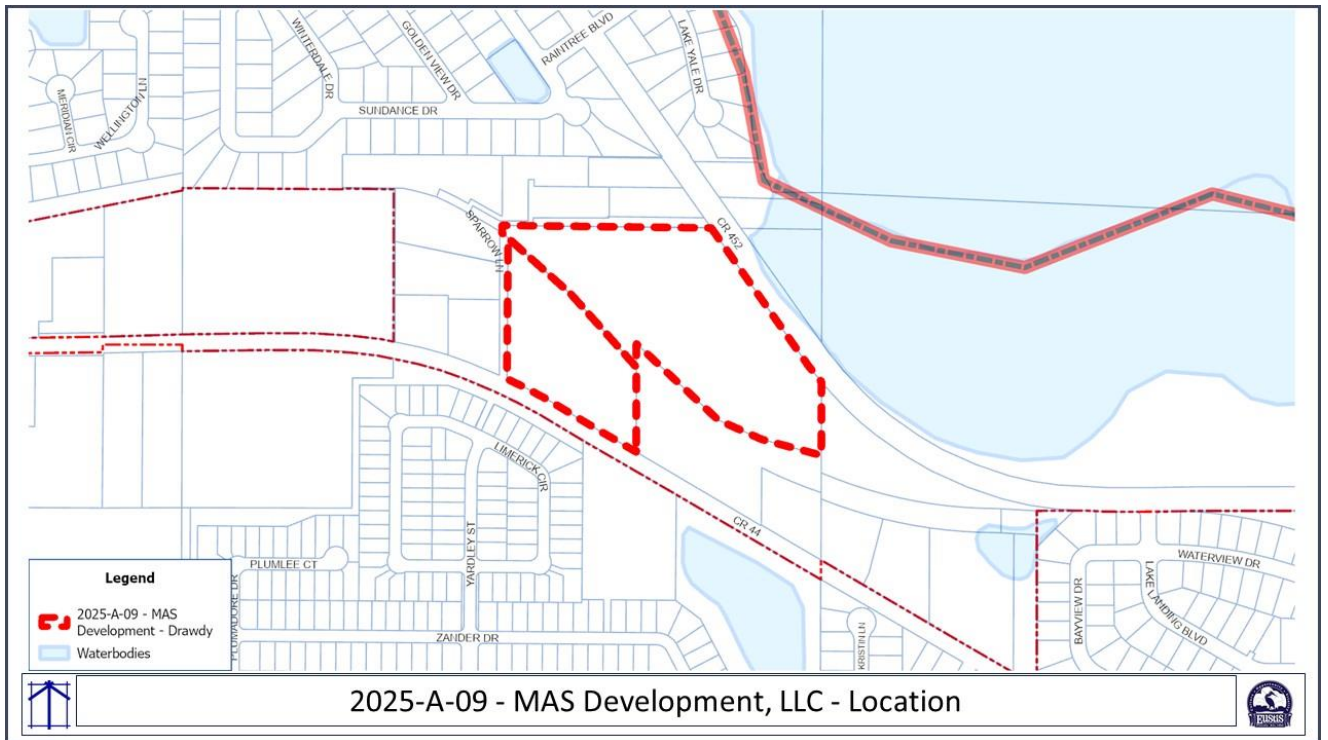
Provided the annexation of the subject property is approved, Ordinance Number 25-32 would change the future land use designation from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis. If Ordinance Number 25-31 is denied, then there can be no consideration of Ordinance Number 25-32.

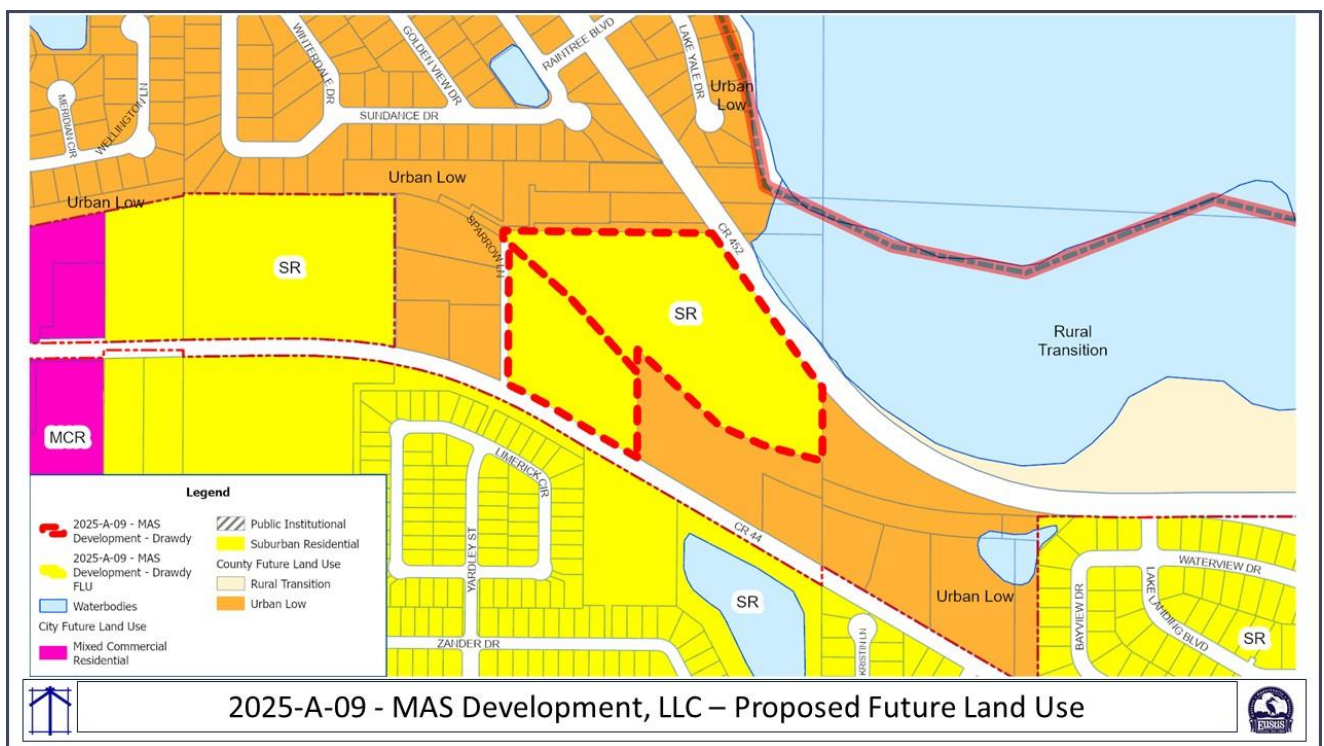
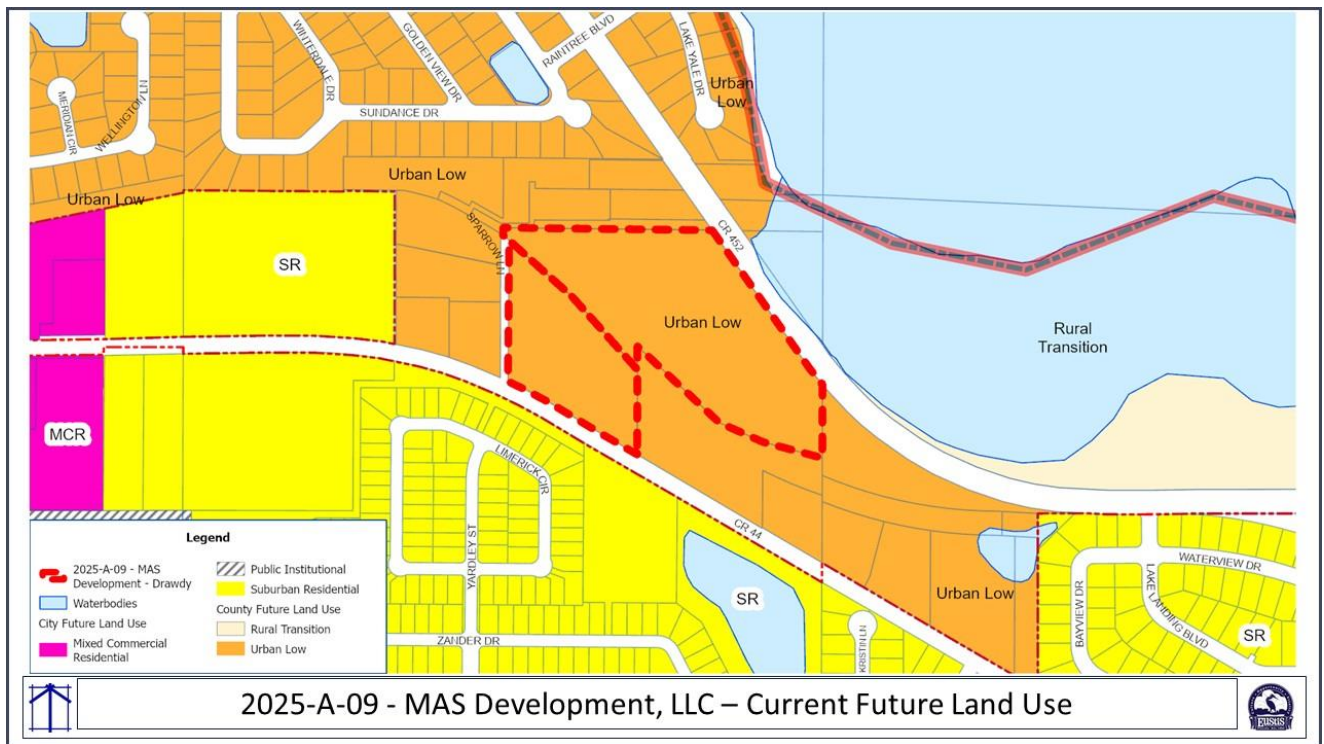
Background:

1. The site contains approximately 20 +/- acres and is located within the Eustis-Lake County Joint Planning Area. The property is currently used as a residence, with a vacant grove— Source: *Lake County Property Appraisers' Office Property Record Card Data*.
2. The southern property boundary of the site is contiguous to the City across County Road 44.
3. The site has a Lake County land use designation of Urban Low and an Agriculture (A) zoning designation.

Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
Site	Residential & Vacant Grove	Urban Low (Lake County)	N/A
North	Residential	Urban Low (Lake County)	N/A
South	Residential	Suburban Residential	Suburban Neighborhood
East	Trucking Facility	Urban Low (Lake County)	N/A
West	Residential	Urban Low (Lake County)	N/A





Applicant's Request

The property owners, John E. & Betty A. Drawdy, represented by Madelyn Damon, Esq., and Bret Jones, P.A., 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 up to 4 dwelling units per net buildable acre.

The property owner has requested the Suburban Residential land use designation within the City of Eustis. The Suburban Residential land use provides for residential uses up to 5 dwelling units

per acre. The requested SR designation permits residential use and is consistent with the land use designation of adjacent properties in the City of Eustis.

A. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 25-32)

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 Ordinance Numbers 25-32 to the City Commission for consideration.

Policy Implications:

None

Alternatives:

1. Transmit Ordinance Number 25-32 (Comp. Plan Amendment) to City Commission for Consideration.
2. Do Not Transmit Ordinance Number 25-32 (Comp. Plan Amendment) to City Commission for Consideration.

Budget/Staff Impact:

See attached Business Impact Estimate

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