



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: August 7, 2025

RE: Explanation of Ordinances 25-13, 25-14 and 25-15 for Annexation of Parcels with Alternate Key Numbers 3862860 and 1193532

Ordinance Number 25-13 – Voluntary Annexation
Ordinance Number 25-14 – Comprehensive Plan Amendment
Ordinance Number 25-15 – Design District Assignment

SECOND READING

Ordinance Number 25-13: Voluntary Annexation of Parcels with Alternate Key Numbers 3862860 and 1193532

Introduction:

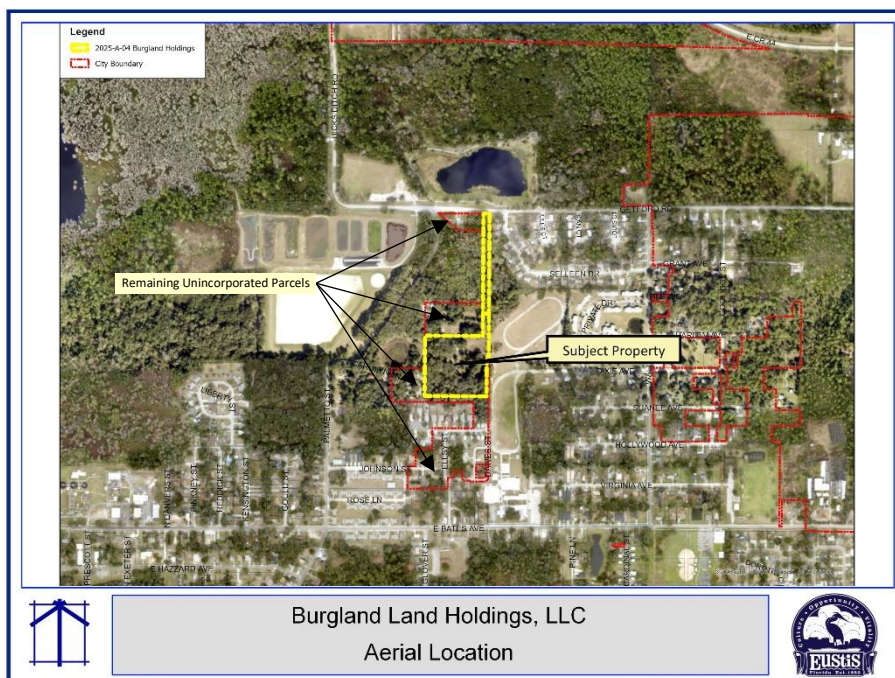
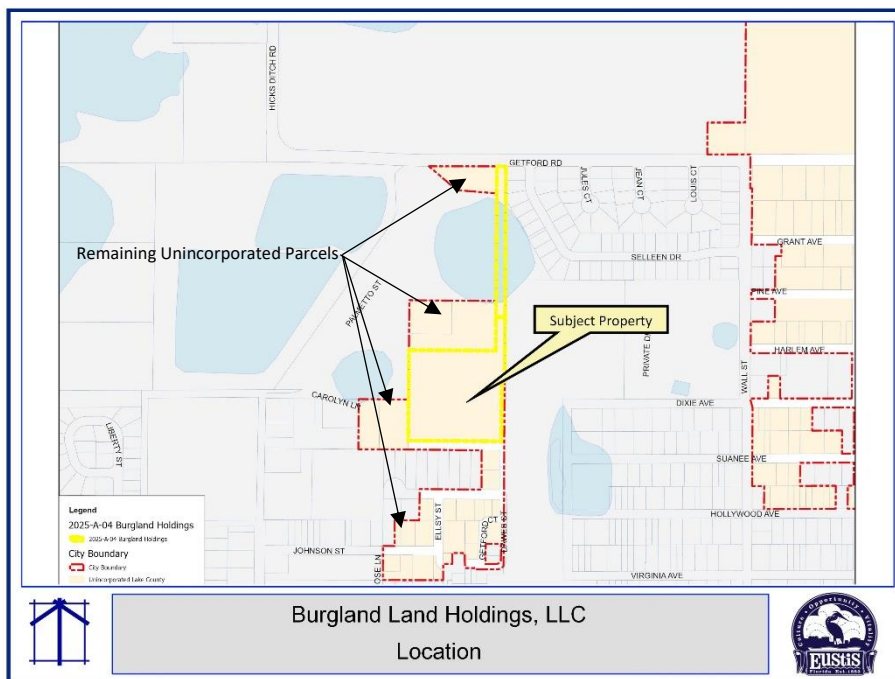
Ordinance Number 25-13 provides for the voluntary annexation of approximately 6.18 acres located east of Palmetto Street, south of Getford Road, north of Hollywood Avenue, and northwest of Dawes Street (Alternate Key Numbers 3862860 and 1193532). Provided the annexation of the subject property is approved, 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, and Ordinance Number 25-15 would assign the subject property a Design District designation of Suburban Neighborhood. If Ordinance Number 25-13 is denied, then there can be no consideration of Ordinance Numbers 25-14 and 25-15.

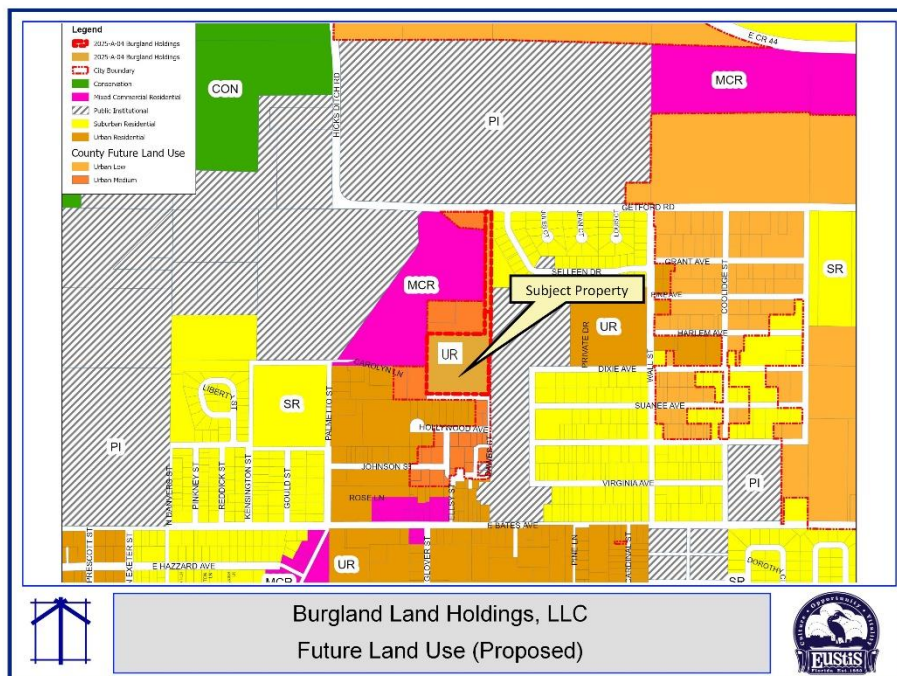
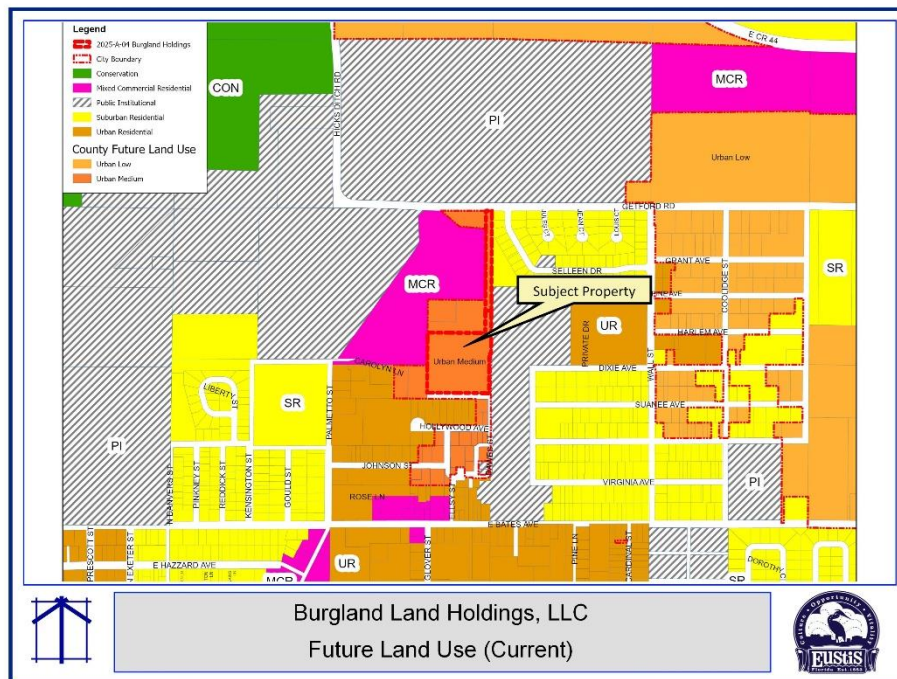
Background:

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
Site	Vacant	Urban Medium (Lake County)	N/A
North	Single-Family Residential	Urban Medium (Lake County)	N/A
South	Single-Family Residential	Urban Medium (Lake County) and Urban Residential	Suburban Neighborhood

East	Single-Family Residential	Public Institutional	Suburban Neighborhood
West	Single-Family Residential	Urban Residential	Suburban Neighborhood





Applicant's Request

The applicant and property owner wish to annex the property and 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 Annexation Request (Ordinance Number 25-13)

1. Resolution Number 87-34 – Joint Planning Area Agreement with Lake County:

“The City and the County agree that the unincorporated areas adjacent to the City might be appropriately served by urban services provided by the City, and might therefore be annexed into the City in accordance with State law....The City agrees to annex property in accordance with State law and provide adequate urban services and facilities to serve those areas within the Joint Planning Area.”

The subject property is located within the Joint Planning Area. Urban services of adequate capacity are available to serve future development, consistent with the requested Urban Residential (UR) future land use designation.

2. Florida Statutes Voluntary Annexation - Chapter 171.044(1):

“The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.”

The Joint Planning Area boundaries define the reasonably compact area where the City could provide services effectively and efficiently. The subject property lies within that planning area. It is contiguous to the City limits on the southern boundary, and the owner petitioned for annexation.

3. Florida Statutes Voluntary Annexation - Chapter 171.044(2):

“...Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town...”

The department published notice of this annexation in the Daily Commercial in accordance with the requirements on June 30, 2025, and again on July 7, 2025, and will run again in accordance with Florida Statutes, before adoption of the Ordinance.

4. Florida Statutes Voluntary Annexation - Chapter 171.044(5):

“Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.”

Annexation of the subject property does not create an enclave. The property is located in an area that is currently an unincorporated enclave. There will be remaining properties that will still be an incorporated enclave.

5. Florida Statutes Voluntary Annexation - Chapter 171.044(6):

“Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located...”

The department notified the Lake County Board of County Commissioners on June 19, 2025.

B. 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.**

C. 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.

D. Analysis of Design District Request (Ordinance Number 25-15):

The City's Land Development Regulations are a form-based code. Design districts are unique to form-based codes. Lake County still uses traditional Euclidean zoning, so there are no design districts for parcels in unincorporated Lake County. When a parcel annexes into the City of Eustis, the City must assign a consistent design district that follows the urban, suburban, or rural transect consistent with the surrounding area.

The City's Land Development Regulations set forth standards for review when changing or in the case of annexation, assigning a Design District. Staff has reviewed these standards and finds the proposed Suburban Neighborhood Design District consistent with those standards. The outline and summary of this analysis are included as a supplement to this report.

Recommended Action:

Development Services finds the proposed annexation, Future Land Use, and Design District designations consistent with the Comprehensive Plan, Land Development Regulations, and surrounding and adjacent land uses; therefore, it recommends approval of Ordinance Numbers 25-13, 25-14, and 25-15.

Policy Implications:

None

Alternatives:

1. Approve Ordinance Numbers 25-13 (Annexation), 25-14 (Comp. Plan Amendment), and/or 25-15 (Design District Designation).
2. Deny Ordinance Numbers 25-13, 25-14, and 25-15.

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