



# AGENDA

## Local Planning Agency Meeting

5:45 PM – Thursday, July 17, 2025 – City Hall

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### Call to Order

### Acknowledgement of Quorum and Proper Notice

#### 1. Approval of Minutes

##### 1.1 Approval of Minutes

June 19, 2025 Local Planning Agency Meeting

#### 2. Consideration with Discussion, Public Hearings and Recommendation

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

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

#### 3. Adjournment

This Agenda is provided to the Commission only as a guide, and in no way limits their consideration to the items contained hereon. The Commission has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments to this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is, or will be the Agenda considered at the meeting.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Florida Statutes, 286.0105). In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk 48 hours prior to any meeting so arrangements can be made. Telephone (352) 483-5430 for assistance.



# City of Eustis

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

TO: Eustis Local Planning Agency Meeting (LPA)

FROM: Tom Carrino, City Manager

DATE: July 17, 2025

RE: Approval of Minutes

June 19, 2025 Local Planning Agency Meeting

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**Introduction:**

This item is for consideration of the minutes of the Local Planning Agency Meeting.

**Recommended Action:**

Approval of the minutes as submitted.

**Prepared By:**

Mary C. Montez, Deputy City Clerk

**Reviewed By:**

Christine Halloran, City Clerk



# MINUTES

## Local Planning Agency Meeting

5:30 PM – Thursday, June 19, 2025 – City Hall

Call to Order: 5:40 p.m.

### Acknowledgement of Quorum and Proper Notice

PRESENT: George Asbate, Vice Chair Gary Ashcraft, Michael Holland, Emily Lee and Chair Willie L. Hawkins

### 1. Approval of Minutes

April 17, 2025 Local Planning Agency Meeting

Motion made by Mr. Holland, Seconded by Vice Chair Ashcraft, to approve the Minutes. Motion passed on the following vote.

Voting Yea: Mr. Asbate, Vice Chair Ashcraft, Mr. Holland, Ms. Lee and Chair Hawkins

### 2. Consideration with Discussion, Public Hearings and Recommendation

#### 2.1 Ordinance Number 25-09: Proposed LDR Amendments for Changes in the Use Regulations Table, adding Master Planning requirements for properties over 300 acres in all Design Districts and providing Subdivision Regulations and Design Guidelines for Suburban Residential (SR) Properties

Tom Carrino, City Manager, explained the ordinance contains the recommended changes from Kimley Horn and some use table changes as well.

Mike Lane, Development Services Director, provided a summary of the changes. He noted that the Land Development Code is full of redundancies. He stated his goal to try and simplify things. He reported on the hiring of Kimley Horn and discussions with them regarding the changes. He commented on discussions about subdivisions and indicated initial discussions were regarding subdivisions over three lots which didn't make sense. He indicated what is before them pertains to new subdivisions with ten lots or more. He stated they are trying to make the Land Development Regulations consistent. He added they are trying to push the developers who are interested in doing a typical subdivision to seek waivers so they can develop less than 100 foot lots. He stated that, under the new ordinance, new subdivisions in the Suburban Residential category will have to be a minimum of 100 foot wide lots unless they request a waiver.

The Board asked if that is only for new annexations with Mr. Lane stating that is for any new subdivision even those already designated Suburban Residential. He indicated that there are probably only about ten sites within the City that this would apply to.

The Board noted they had already heard all of the proposed changes previously.

Sasha Garcia, City Attorney, noted a full presentation would be provided at the City Commission meeting.

Attorney Garcia opened the public hearing opened at 5:46 p.m.

Cindy Newton expressed support for the 100 foot wide lots. She commented on the definition of open space and stated the open space should just apply to common areas and not the individual lots. She presented a copy of the open space that the City had when the Wekiva Protection Area went into affect and asked that the City consider putting that back into the code. She then cited Section 121-24 (c) (2) of the LDR's regarding the maximum of 25% impervious surface area restriction within the Wekiva Study Area and asked that also be reinstated.

The Board asked when those changes were made with Mr. Carrino responding that the open space definition has changed a number of time over the years. He stated they are looking to have more usable open space.

Mr. Lane noted that the City already requires 25% open space for all new subdivisions. He commented on the perception with the setbacks. He stated they encourage developers to utilize the stormwater facility in a recreational capacity. He indicated the open space requirement does effect density. He commented that the Wekiva is a different component and noted that the City's code includes native vegetation guidelines. He added that the Comprehensive Plan is explicit when it talks about retaining a certain amount of native vegetation.

The Board asked if a different type of stormwater pond would make a difference with Mr. Lane commenting on the stormwater pond that adjoins his personal property. He indicated that staff spoke with Kimley Horn about utilizing bioretention swales. He stated that is something they will need to discuss with the Water Management District. He explained that, right now, it is very easy for an engineer to quickly go out and do calculations and designate where to place the pond. He agreed that having smaller basins around a subdivision would be preferable to one big one.

Mr. Carrino indicated that Kimley Horn is saying that the open space should be centrally located, consolidated and impactful. He stated that the goal is to make the open space more active recreation.

There being no further comment, the public hearing was closed at 5:55 p.m.

Motion made by Mr. Holland, Seconded by Vice Chair Ashcraft, to transmit Ordinance Number 25-09 to the City Commission for consideration. Motion passed on the following vote.

Voting Yea: Mr. Asbate, Vice Chair Ashcraft, Mr. Holland, Ms. Lee and Chair Hawkins.

## 2.2 Ordinance Number 25-11: Comprehensive Plan Map Amendment For 2025-CPLUS-03 Associated with Annexation Parcels Alternate Key Numbers 3957568, 3957567, And 3450680

Jeff Richardson, Deputy Development Services Director, stated the ordinance assigns the property a future land use designation of Suburban Residential on 0.6 acres located on the west side of State Road 19, along Ruth Avenue. He indicated the property is currently designated Urban Low in the county.

The Board asked about the density ratio and size of current lots with Mr. Richardson indicating the current designation would provide a 4:1 density with lots at 66x130. The Suburban Residential would allow a 5:1 density. He stated he thought the lots would be about 66, 66 and 25. He stated the proposed land use would be consistent with the surrounding properties. He discussed the property's description and the availability of water and sewer.

The Board confirmed it would be limited to one house per lot and staff confirmed p notice was provided. It was noted that it is located in an enclave.

Chairman Hawkins opened the public hearing at 6:03 p.m.

Thomas Cochrane stated he owns the property immediately adjacent to the project. He stated the information provided was very vague and mentioned imminent domain which sounded like they were taking his property. He questioned what it is for and, if it is for power lines, why it is not being run down the graveyard road.

Discussion was held regarding the location of the site.

Mr. Carrino indicated that the letter they were referencing probably related to Duke Energy, not the City, and does not relate to the subject property. He explained that a private property owner is attempting to annex into the City but that does not involve power lines or imminent domain. He stated that he can connect them with Duke Energy.

There being no further public comment, the hearing was closed at 6:06 p.m.

Motion made by Mr. Holland, Seconded by Vice Chair Ashcraft, to transmit Ordinance Number 25-11 to the Commission for consideration. Motion passed on the following vote:

Voting Yea: Mr. Holland, Mr. Asbate, Vice Chair Ashcraft, Ms. Lee, Chair Hawkins

### **3. Adjournment: 6:07 p.m.**

*\*These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to [www.eustis.org](http://www.eustis.org) and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording of the meeting can be obtained from the office of the City Clerk for a fee.*

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CHRISTINE HALLORAN  
City Clerk

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WILLIE L. HAWKINS  
Mayor/Commissioner



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

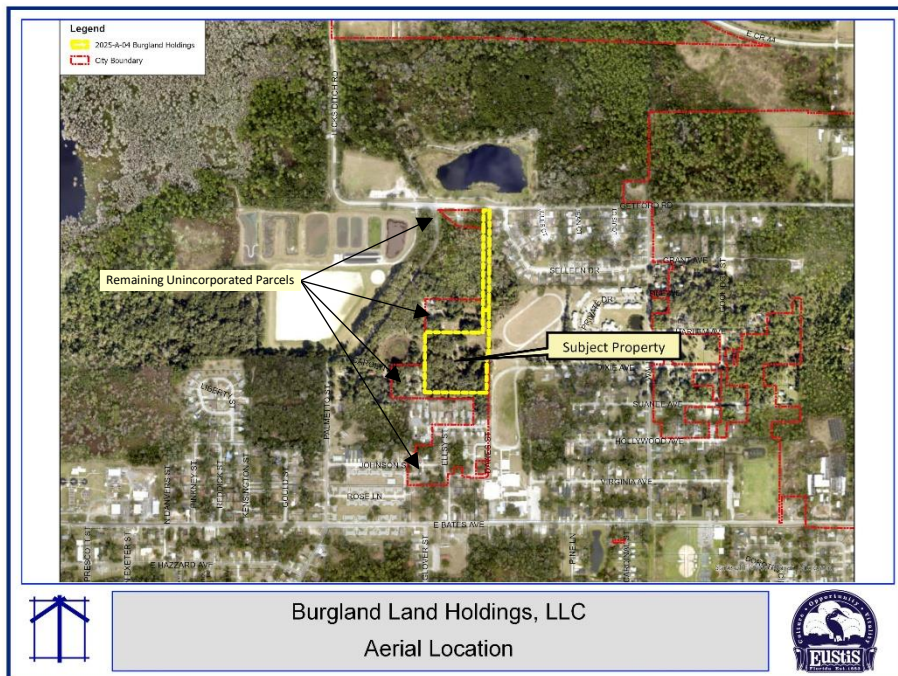
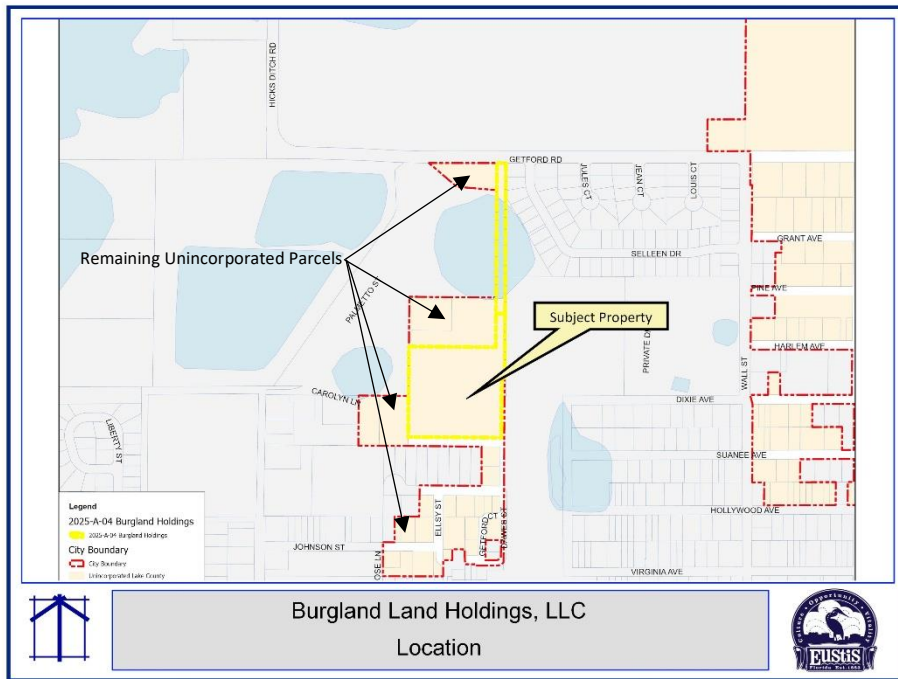
## **Introduction:**

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.

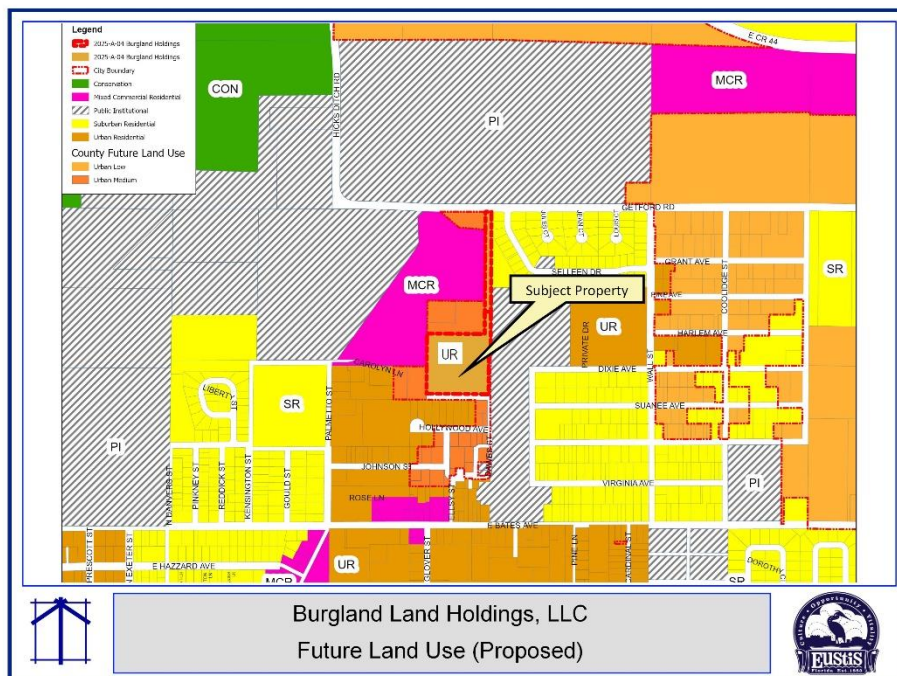
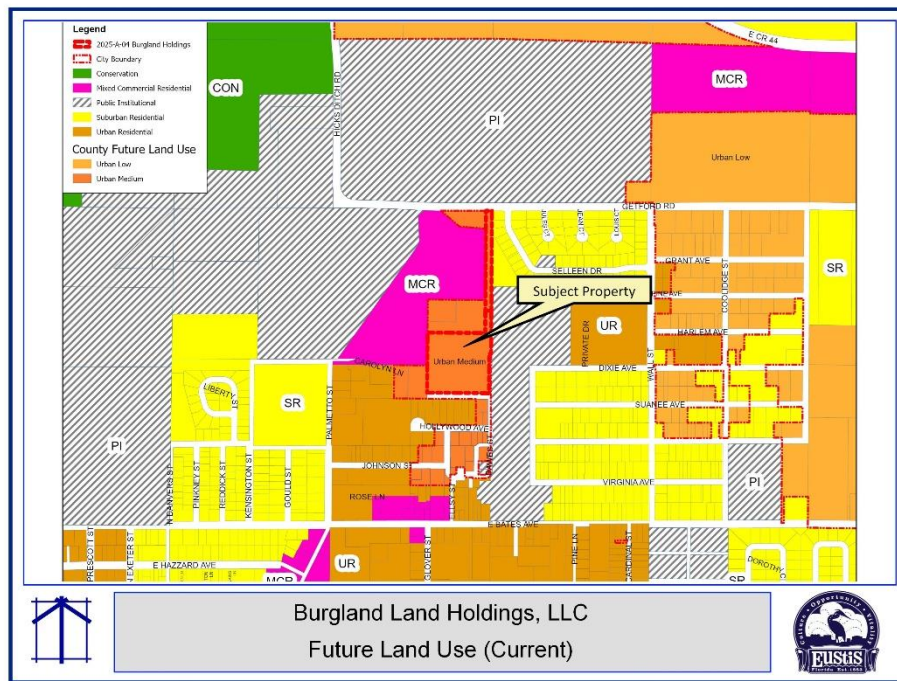
## **Background:**

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

## **Business Impact Estimate Eligibility Form**

### **Section 166.041(4), Florida Statutes**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Eustis' website by the time notice of the proposed ordinance is published.*

*This form simply assists in determining whether a Business Impact Estimate must be completed under Florida law for the proposed ordinance. Should a Business Impact Estimate be required or should the City opt to provide one as a courtesy based on the selection below then a separate form with the statutory components of Section 166.041(4)(a) shall also accompany the proposed ordinance.*

Ordinance Number	25-14
Ordinance Subject	Assignment of Future Land Use for Recently Annexed Property – 2025-CPLUS-04
Legal Advertising Date	July 7, 2025
First Reading On	7/17/2025
Second Reading On	8/7/2025

### **Ordinance Title**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF EUSTIS COMPREHENSIVE PLAN PURSUANT TO 163.3187 F.S.; CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 6.18 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 3862860 and 1193532, LOCATED EAST OF PALMETTO STREET, NORTH OF HOLLYWOOD AVENUE, AND NORTHWEST OF DAWES STREET, FROM URBAN MEDIUM IN LAKE COUNTY TO URBAN RESIDENTIAL IN THE CITY OF EUSTIS.

**Based on the City's review of the proposed ordinance (*must select one of the following*):**

- ☒ The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.
- ☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.
- ☐ The City has prepared a Business Impact Estimate in accordance with section 166.041(4), Florida Statutes.

### **Exemptions**

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinance:

**Section 166.041 (4)(c) exemption:** It is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.



## ORDINANCE NUMBER 25-14

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF EUSTIS COMPREHENSIVE PLAN PURSUANT TO 163.3187 F.S.; CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 6.18 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 3862860 and 1193532, LOCATED EAST OF PALMETTO STREET, NORTH OF HOLLYWOOD AVENUE, AND NORTHWEST OF DAWES STREET, FROM URBAN MEDIUM IN LAKE COUNTY TO URBAN RESIDENTIAL IN THE CITY OF EUSTIS.**

**WHEREAS**, on November 4, 2010, the Eustis City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 through Ordinance Number 10-11; and

**WHEREAS**, the State of Florida Department of Community Affairs found the City of Eustis Comprehensive Plan 2010-2035 In Compliance pursuant to Sections 163.3184, 163.3187, and 163.3189 Florida Statutes; and

**WHEREAS**, the City of Eustis periodically amends its Comprehensive Plan in accordance with Chapter 163.3187 and 163.3191, Florida Statutes; and

**WHEREAS**, the City of Eustis desires to amend the Future Land Use Map Series to change the Future Land Use designation on approximately 6.18 acres of real property located east of Palmetto Street, north of Hollywood Avenue, and northwest of Dawes Street and more particularly described herein; and

**WHEREAS**, on **July 17, 2025**, the Local Planning Agency held a Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in designation; and

**WHEREAS**, on **July 17, 2025**, the City Commission held the 1<sup>st</sup> Adoption Public Hearing to accept the Local Planning Agency's recommendation to adopt the Small-Scale Future Land Use Amendment contained herein; and

**WHEREAS**, on **August 7, 2025**, the City Commission held the 2<sup>nd</sup> Adoption Public Hearing to consider the adoption of the Small Scale Future Land Use Amendment contained herein;

**NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:**

### **SECTION 1.**

**Land Use Designation:** That the Future Land Use Designation of the real property as described below shall be changed from Urban Medium in Lake County to Urban Residential (UR) within the City of Eustis:

Parcel Alternate Key: 3862860 and 1193532

Parcel Identification Numbers: 01-19-26-0900-000-00204 and 01-19-26-0900-000-00101



Legal Description:

Exhibit "B"

**SECTION 2.**

**Map Amendment and Notification:** That the Director of Development Services shall be authorized to amend the Future Land Use Map of the Comprehensive Plan to incorporate the change described in Section 1 and provide appropriate notification in accordance with Florida Statutes.

**SECTION 3.**

**Conflict:** That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 4.**

**Severability:** That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

**SECTION 5.**

**Effective Date:** That the effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by the adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

**PASSED, ORDAINED, AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this 7th day of August 2025.

**CITY COMMISSION OF THE  
CITY OF EUSTIS, FLORIDA**

\_\_\_\_\_  
Willie L. Hawkins  
Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
Christine Halloran, City Clerk

**CITY OF EUSTIS CERTIFICATION****STATE OF FLORIDA  
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this 7th day of August 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

\_\_\_\_\_  
Notary Public- State of Florida  
My Commission Expires:  
Notary Serial No.:

**CITY ATTORNEY'S OFFICE**

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

\_\_\_\_\_  
City Attorney's Office

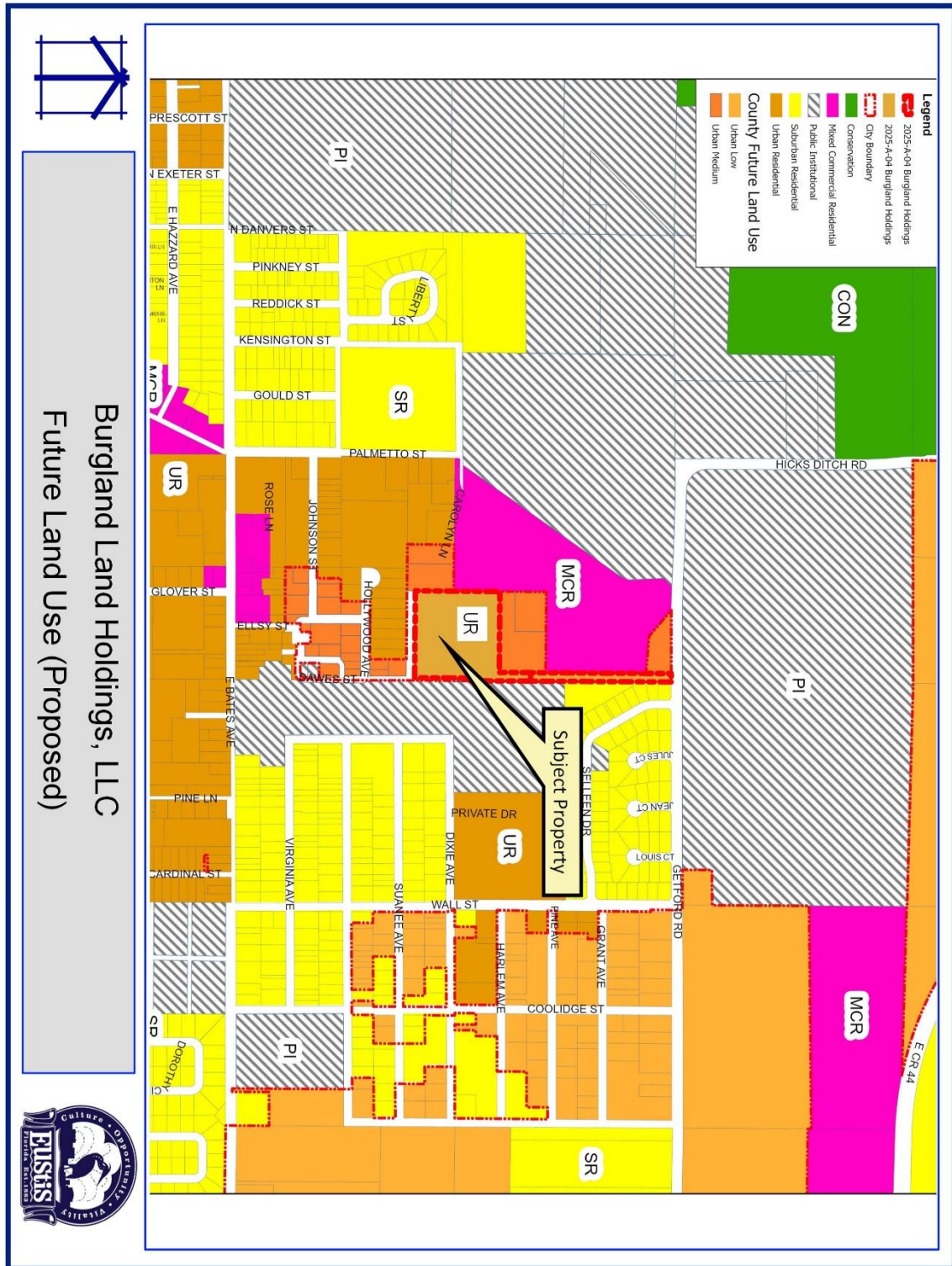
\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Ordinance Number 25-14 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

\_\_\_\_\_  
Christine Halloran, City Clerk

Exhibit A



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

In Accordance with Florida Statutes Chapter 163.3177.9.:

### *Discourage Urban Sprawl: Primary Indicators of Sprawl:*

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

#### Review of Indicators

##### 1. Low Intensity Development:

Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

***This indicator does not apply. The requested future land use will provide for a higher density (12 du/acre) than the county FLU (7 du/acre) allows. The area is already primarily single-family development on existing platted lots.***

##### 2. Urban Development in Rural Areas:

Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

***This indicator does not apply. The subject properties are located in an urbanizing area. The annexation and land use assignment apply to vacant land that are not designated as rural or used in a manner denoting rural or agricultural practices or endeavours.***

##### 3. Strip or Isolated Development:

Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

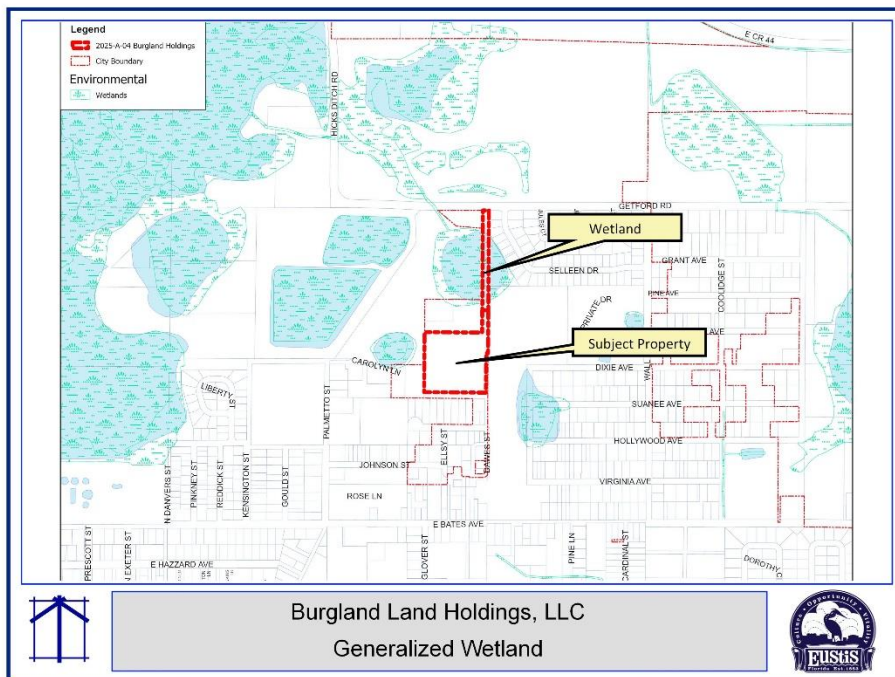
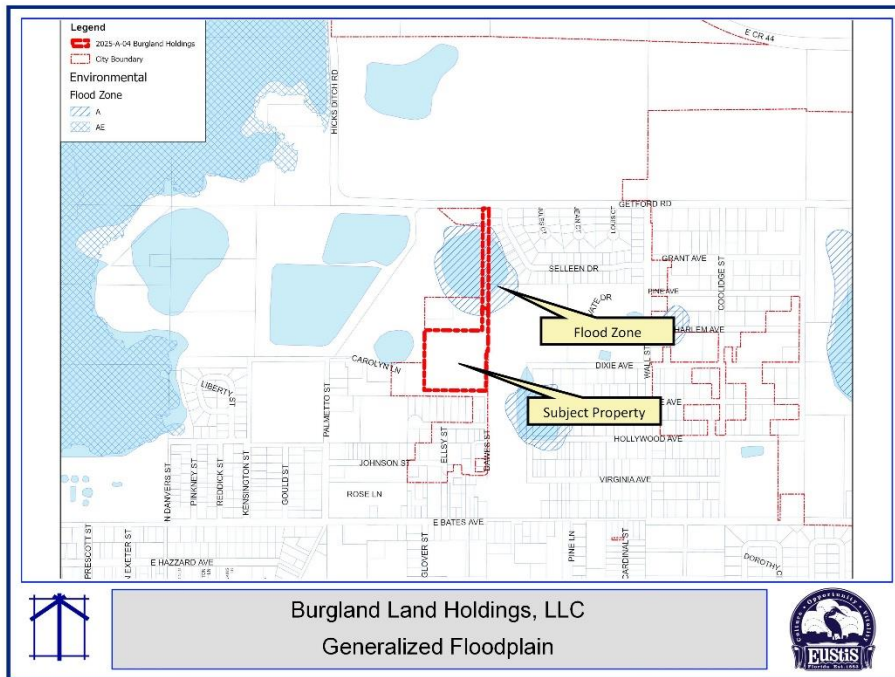
***This indicator does not apply. There are existing residential development patterns established in the area with urban facilities available.***

##### 4. Natural Resources Protection:

Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

***This indicator does not apply. The majority of the subject property is not in a floodplain and does not contain wetland areas. The proposed development of this property is intended as residential and will follow the appropriate permitting procedures. The narrow strip of property subject to this annexation and FLUM assignment is the only area impacted by the floodplain and wetland.***





## 5. Agricultural Area Protection:

Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.



***This indicator does not apply. This site and adjacent areas do not support active agricultural or silvicultural activities. The site is within an existing developed and further developing area.***

#### 6. Public Facilities:

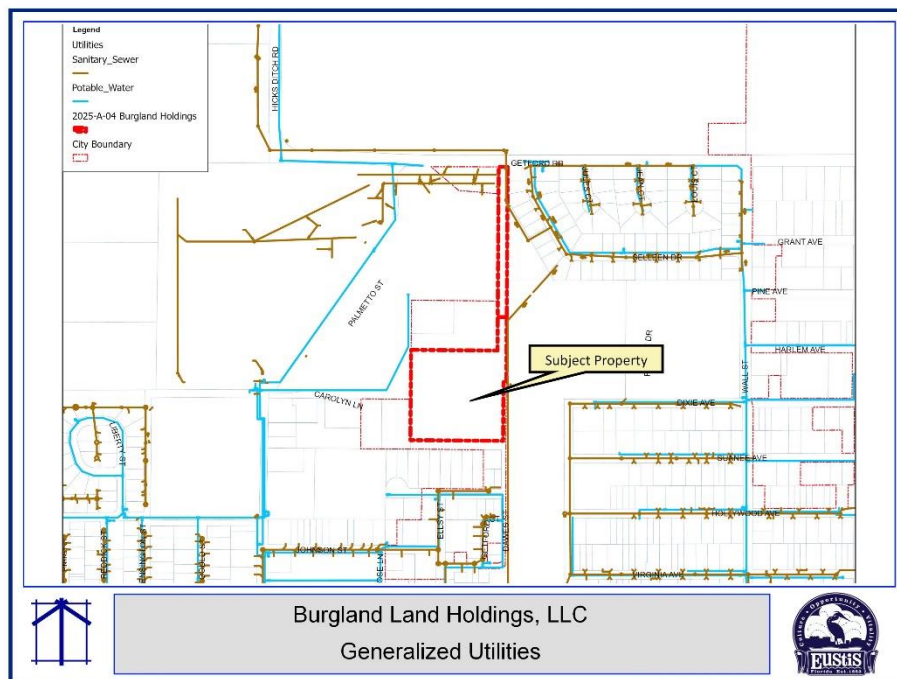
Fails to maximize use of existing public facilities and services.

***This indicator does not apply. City water is available to the property. Development of this parcel will maximize the use and efficiency of the City's water service. City sewer service is also available.***

#### 7. Cost Effectiveness and Efficiency of Public Facilities:

Allows for land use patterns or timing that disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

***This indicator does not apply. Adequate capacity is available to serve the existing and future development consistent with the requested Urban Residential (UR) future land use designation. The City provides these services to other properties in the area, which will improve efficiency.***



#### 8. Separation of Urban and Rural:

Fails to provide a clear separation between rural and urban uses.

***This indicator does not apply. No nearby properties contain active agricultural activities or uses. The surrounding area is developed or has development***

**entitlements attached to the land. These developments have densities and intensities that are clearly suburban uses.**

9. Infill and Redevelopment:

Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

***This indicator does not apply. This property is a logical extension of the city boundaries and begins to eliminate the enclave that exists in the area.***

10. Functional Mix of Uses:

Fails to encourage a functional mix of uses.

***This indicator does not apply. The site is surrounded by single-family development on the adjacent properties, which is consistent with permitted uses in the area. A variety of other uses are evident, including various commercial uses, within .25 to .5 miles of the subject property.***

11. Accessibility among Uses:

Results in poor accessibility among linked or related land uses.

***This indicator does not apply. The Land Development Regulations include provisions to provide adequate accessibility and linkages between related uses. Development Services will ensure compliance with these standards during the development review process. The property overall is within walking distance of existing commercial uses.***

12. Open Space:

Results in the loss of significant amounts of functional open space.

***This indicator does not apply. The site lacks functional open space and is not connected to regionally significant open space.***

13. Urban Sprawl:

The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

a. Direction of Growth:

Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

***The site is adjacent to existing urban/suburban development patterns and is a logical extension of the urban development boundary. The Comprehensive Plan and Land Development Regulations have provisions to protect natural resources and ecosystems at the time of site plan approval.***

- b. Efficient and Cost-Effective Services:  
Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

***Water and Sewer connectivity are available.***

- c. Walkable and Connected Communities:  
Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

***At the time of development, the site must meet the City's Land Development Regulations relating to connection and sidewalks.***

- d. Water and Energy Conservation:  
Promotes the conservation of water and energy.

***The development of the site must meet City development and Florida Building Code standards, which will require energy and water-efficient appliances.***

- e. Agricultural Preservation:  
Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

***Not applicable; this site and adjacent areas do not support active agricultural or silvicultural activities. The site is within an existing developed residential area.***

- f. Open Space:  
Preserves open space and natural lands and provides for public open space and recreation needs.

***This is not applicable. The site does not provide functional open space or natural areas.***

- g. Balance of Land Uses:  
Creates a balance of land uses based upon the demands of the residential population for the nonresidential needs of an area.

***The proposed land use allows for existing and future residential uses. The property is part of an existing residential area and does not lend itself to commercial or mixed uses. Existing commercial development exists in close proximity to serve the residential population.***

- h. Urban Form Densities and Intensities:  
Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).

***Not applicable.***

### **In Accordance with the Comprehensive Plan Future Land Use Element Appendix:**

All applications for a Plan amendment relating to the development patterns described and supported within the Plan including, but not limited to, site specific applications for changes in land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the City and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the Map #1: 2035 Future Land Use Map by changing the land use designation assigned to a parcel of property shall also be reviewed to determine and assess any significant impacts to the policy structure on the Comprehensive Plan of the proposed amendment including, but not limited to, the effect of the land use change on either the internal consistency or fiscal structure of the Plan.

#### ***Major Categories of Plan Policies:***

This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the major categories of Plan policies as follows:

#### **1. General Public Facilities/Services:**

Since the Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a land use designation amendment shall include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved. This analysis shall include the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The facilities and services required for analysis include emergency services, parks and recreation, potable water, public transportation, if and when available, sanitary sewer, schools, solid waste, stormwater, and the transportation network.

#### **a. Emergency Services Analysis:**

***Eustis emergency services already provide emergency response to other properties in the area. Any development consistent with the Urban Residential (UR) future land use designation would not have a significant negative impact on Eustis' emergency services operations.***

**b. Parks & Recreation:**

***In 2010, the City prepared a Park Inventory and Level of Service Demand and Capacity analysis as part of the Comprehensive Plan Evaluation and Appraisal Report. The results show that a surplus of park area exists up to and beyond the City's population of 20,015. The current population is 24,500. Pursuant to the comprehensive plan policy and Land Development Regulation, residential development will be required to provide on-site park amenities as part of the development as a subdivision.***

**c. Potable Water & Sanitary Sewer:**

***Water and sewer are available to the subject property. Both the water and sewer systems should have adequate capacity to serve the development of the property.***

**d. Schools:**

***The proposed change should not have a negative impact on schools. During development, verification of capacity will be required from Lake County Schools.***

**e. Solid Waste:**

***The City contracts with Waste Management for the hauling of solid waste. The company already services properties in the general area of the subject property. Serving this property will increase efficiency in the delivery of services.***

**f. Stormwater:**

***The Comprehensive Plan and Land Development Regulations include the level of service standards to which new development must adhere. Projects designed to meet these standards will not negatively affect the existing facilities and services.***

**g. Transportation Network Analysis:**

***This potential added residential development is considered to have no negative impacts on the existing transportation system.***

## **2. Natural Resources/Natural Features:**

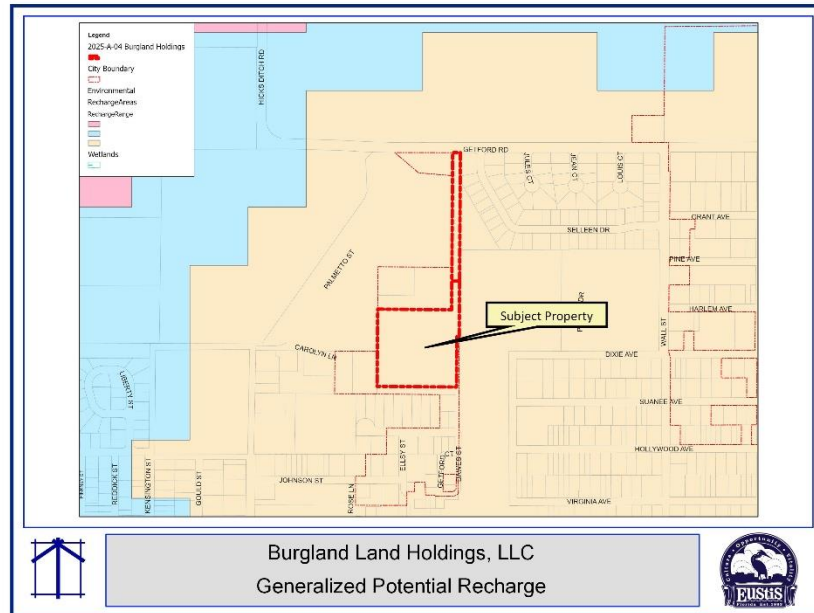
The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan. Specifically, each amendment will be evaluated to 1) determine the existence of groundwater recharge areas; 2) the existence of any historical or archaeological sites; 3) the location of flood zones and the demonstration that the land uses proposed in



flood-prone areas are suitable to the continued natural functioning of flood plains; and  
4) the suitability of the soil and topography to the development proposed.

a. Groundwater recharge areas:

***The site may be within a medium-high (8-12 inches/year) recharge area; site-specific studies for recharge may be required for permitting by applicable state agencies. Source: Lake County Comprehensive Plan 2030, Floridian Aquifer Recharge Map.***

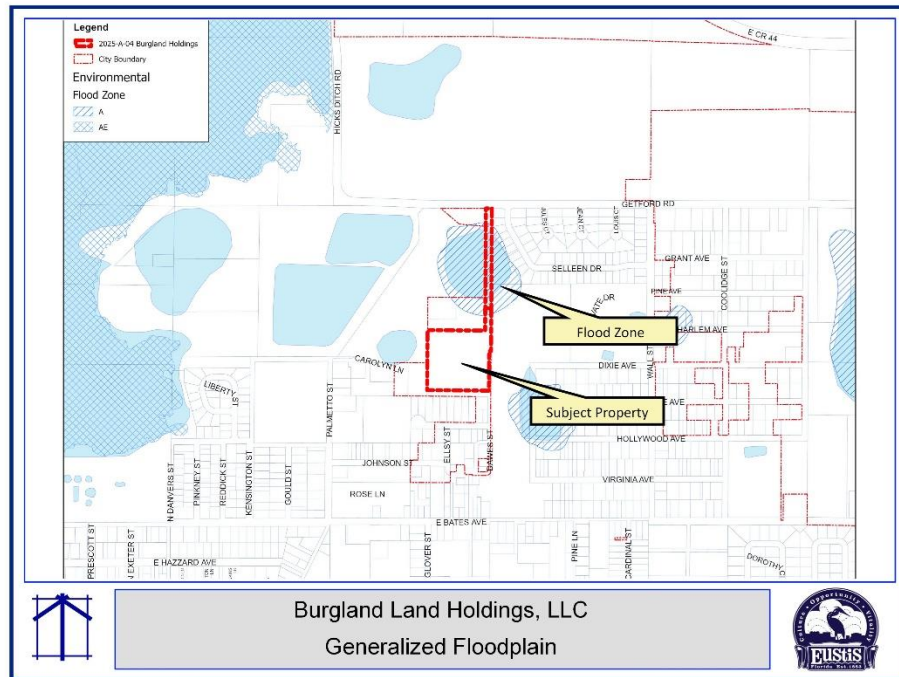


b. Historical or archaeological sites:

***The City does not have any record of Florida Master Site Files related to this property, and no known historical or cultural resources exist.***

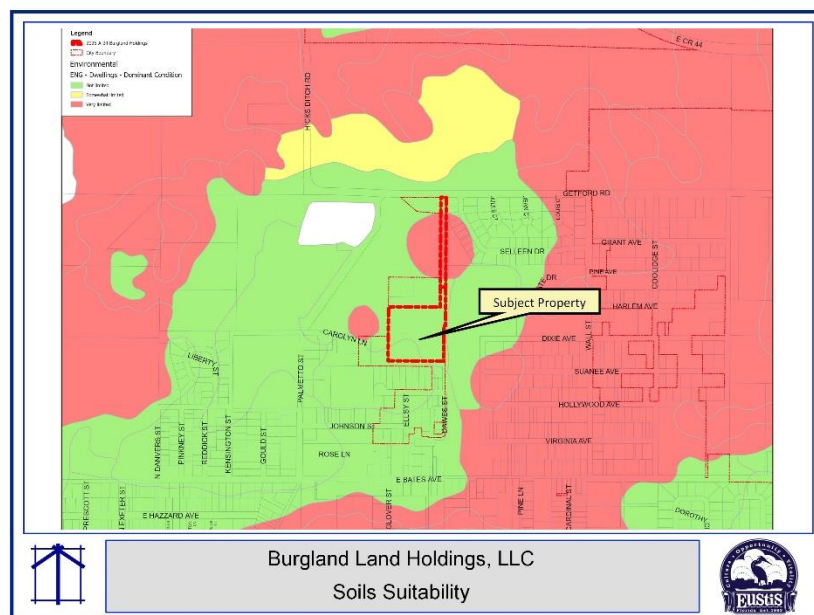
c. Flood zones:

***The subject property is not negatively impacted by a 100-year flood zone area. Source - Lake County GIS - 2012 Flood Zones.***



d. *Soil and topography:*

***The site soils are suitable for residential development.***



### 3. Comprehensive Plan Review:

Additional criteria and standards are also included in the Plan that describe when, where, and how development is to occur. Plan development policies will

be used to evaluate the appropriateness of the compatibility of the use, intensity, location, and timing of the proposed amendment.

***Existing Land Use According to the Lake County Comprehensive Plan:***

**“The Urban Medium Density Future Land Use Category provides for a range of residential development at a maximum density of seven (7) dwelling units per one (1) net buildable acre, in addition to civic, 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, unless permitted as an Economic Development Overlay District use.**

**This category shall be located on or in close proximity to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities.**

**This category may serve as an effective transition between more intense and less intense urban land uses.**

**Within this category, any residential development in excess of 10 dwelling units shall be required to provide a minimum of 20% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 0.35, except for civic uses and Economic Development Overlay District uses, which shall be 0.50. The maximum Impervious Surface Ratio shall be 0.70.”**

***Proposed Land Use According to the Eustis Comprehensive Plan:***

***Urban Residential (UR)***

This designation is intended to provide higher-density residential options for the areas near the downtown core of the city.

General Range of Uses: Includes single-family detached, patio homes, townhouse dwellings, and apartments. Additional uses include adult congregate living facilities (ACLF), other group housing facilities, manufactured residential dwelling units, limited neighborhood commercial uses, parks and recreation facilities, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density: Urban residential densities may be developed at a minimum density of six dwelling units per net buildable acre up to a maximum of 12 dwelling units per net buildable acre, except where existing conditions require a density less than six dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in

the Special Provisions below.

Special Provisions:

- (1) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in the Urban Residential (UR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing and energy conservation/green certification is limited to a total increase of 15%.
- (2) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:
  - a. all such housing is attached to foundations as in the case of conventional site-built construction; and
  - b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

**Comparison of Lake County Development Conditions**

***The existing Lake County future land use designation of the property is Urban Medium, which provides for a range of residential development in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Allowable density and intensity in Urban Medium is a maximum of 7 dwelling units per acre and intensity of 0.25 to 0.35 floor area ratio, with the sum of residential density and non-residential intensity not exceeding 100%.***

***Residential: Lake County limits residential development to 7 dwelling units/acre, while the Urban Residential (UR) would allow up to 12 dwelling units/acre and provide opportunities for alternative housing types such as multi-family or townhomes.***

**Proposed Residential Land Uses.**

The City shall limit these uses adjacent to incompatible commercial or industrial lands unless sufficient mitigation, such as buffering and setbacks, is provided and available, which lessens the impact on the proposed residences.

***Not applicable. The area encompasses both single-family residential and commercial properties. This proposed development would be adequately distanced from the commercial area to the south.***

### **Proposed Non-Residential Land Uses.**

The City shall generally not permit new industrial uses to be located adjacent to existing or planned residentially designated areas.

***Not applicable. The proposed future land use assignment is for Urban Residential (UR), which is a residential district to be located in an area that is residential in nature.***

#### **1. Transportation:**

Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.

***At the time of development plan approval the applicant must provide appropriate studies to demonstrate and mitigate impacts on the existing transportation system.***

#### **2. Water Supply:**

Each application for a land use designation amendment will be required to demonstrate that adequate water supplies and associated public facilities are (or will be) available to meet the projected growth demands.

***City water service and other services are available. The City's adopted Water Supply Plan anticipated additional growth consistent with this development, so supply and capacity are available.***

In Accordance with Chapter 102-16(f), Land Development Regulations

#### ***Standards for Review:***

In reviewing the application of a proposed amendment to the comprehensive plan, the local planning agency and the city commission shall consider:

##### ***a. Consistent with Comprehensive Plan:***

Whether the proposed amendment is consistent with all expressed policies the comprehensive plan.

***The proposed amendment is consistent with the Comprehensive Plan.***

##### ***b. In Conflict with Land Development Regulations:***

Whether the proposed amendment is in conflict with any applicable provisions of these land development regulations.

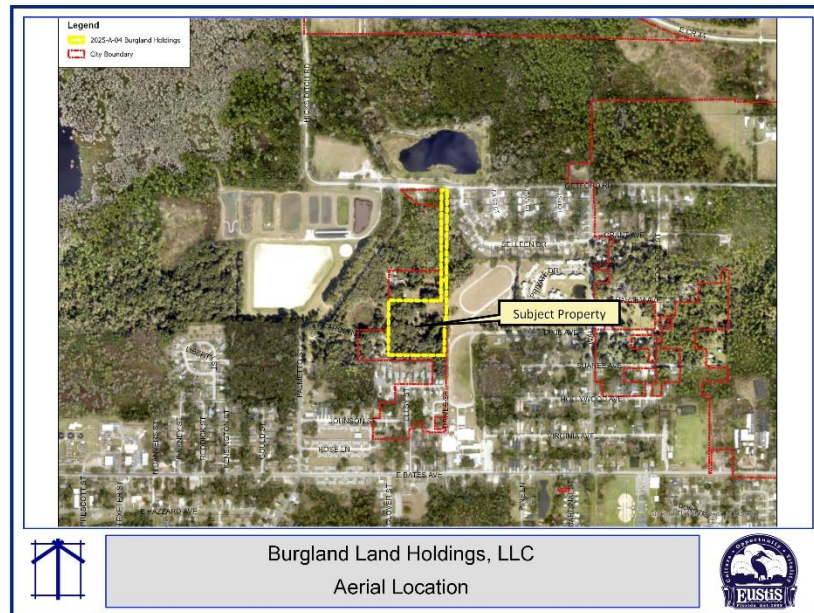
***The proposed amendment is not in conflict with the Land Development Regulations. At the time of development, there will be further review for compliance with planning and building standards and regulations.***

##### ***c. Inconsistent with Surrounding Uses:***

Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.



**City commercial uses are located to the south within 1,300 feet of the property, and residential uses are located in the surrounding area with varying densities. The proposed Urban Residential Future Land Use is consistent.**



**d. *Changed Conditions:***

Whether there have been changed conditions that justify an amendment.

***The applicant wishes to annex the property into the City limits of Eustis. Assignment of a City of Eustis future land use designation is required. Upon annexation, the subject property will have a full array of municipal services, including central water and potentially central sewer service. These changed conditions warrant a change in the land use designation.***

**e. *Demand on Public Facilities:***

Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

***City water and sewer services are available and near the site. Adequate capacity is available for future development consistent with the requested Urban Residential future land use designation.***

***Upon annexation, the City will also provide other services such as fire and police protection, library services, parks, and recreation. The City provides these services to other properties in the area, so efficiency will improve.***

f. *Impact on Environment:*

Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

***The site contains no apparent natural resources and is not connected to significant open space.***

g. *Orderly Development Pattern:*

Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such a pattern.

***The site is contiguous to the City limits. The annexation would create a logical development pattern as it “fills in” the City limits to a more natural boundary in this area. This would further the eventual goal of a City of Eustis area under one local government jurisdiction.***

***The requested UR future land use designation, coupled with a Suburban Neighborhood design district designation, provides for a consistent development transect.***

h. Public Interest and Intent of Regulations:

Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and intent of these land development regulations.

*The purpose and intent of the Land Development Regulations is as follows:*

*“The general purpose of this Code is to establish procedures and standards for the development of land within the corporate boundaries and the planning area of the city, such procedures and standards being formulated in an effort to promote the public health, safety and welfare and enforce and implement the city's comprehensive plan, while permitting the orderly growth and development with the city and Eustis planning area consistent with its small-town community character and lifestyle.”*

***The requested designation of Urban Residential (UR) land use will provide for orderly growth and development. This designation would advance the public interest by potentially providing additional housing options, and the application of the LDRs to future development will ensure consistency with the city's community character and lifestyle.***

*i. Other Matters:*

Any other matters that may be deemed appropriate by the local planning agency or the city commissioners, in review and consideration of the proposed amendment.

***No other matters.***



# 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

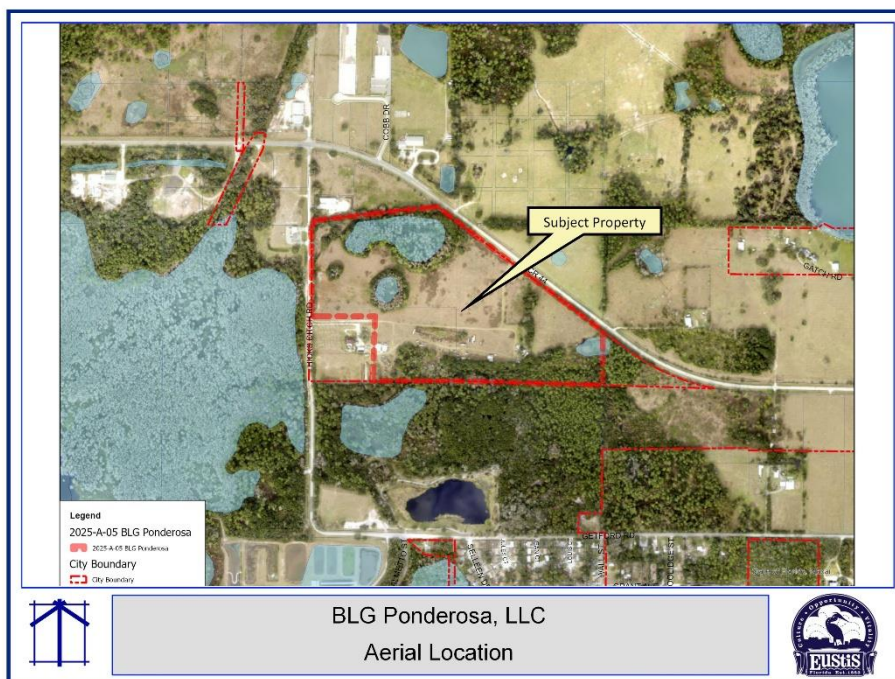
## **Introduction:**

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.

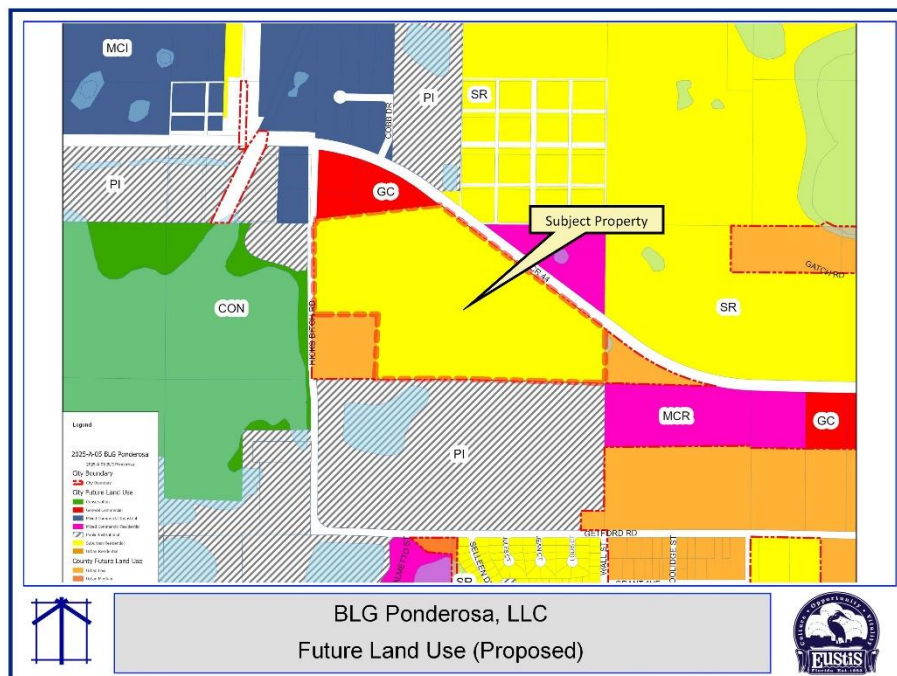
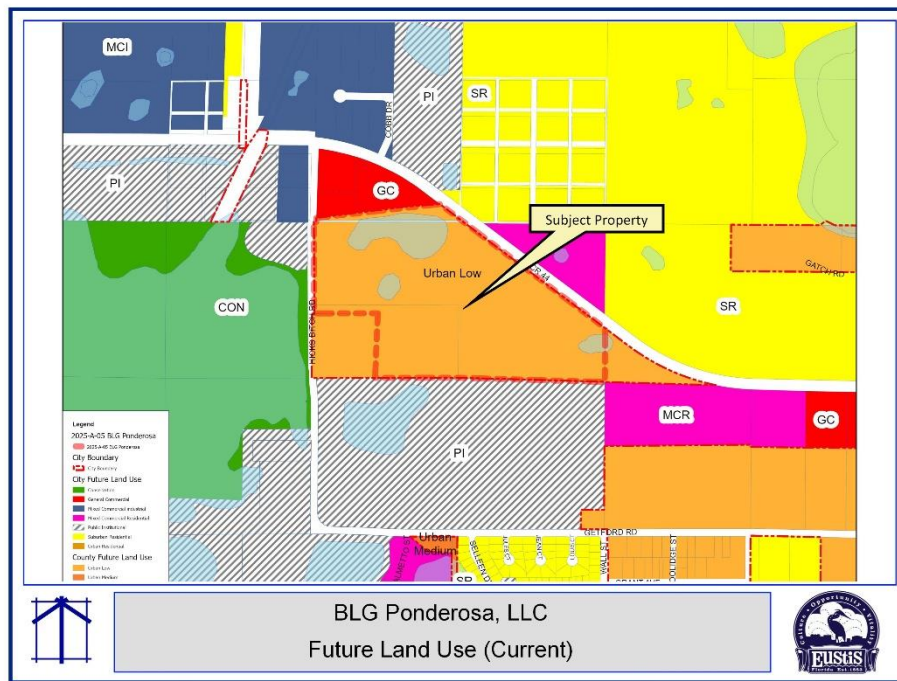
## **Background:**

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
<b>Site</b>	Vacant, Wetland, and Pasture	Urban Low (Lake County)	N/A
<b>North</b>	Commercial and Vacant Commercial	General Commercial (GC)	Suburban Corridor
<b>South</b>	Vacant	Public Institutional (PI)	Suburban Neighborhood
<b>East</b>	Vacant Pasture	Mixed Commercial, Residential, and Suburban Residential	Suburban Corridor







### 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 p 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

## **Business Impact Estimate Eligibility Form**

### **Section 166.041(4), Florida Statutes**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Eustis' website by the time notice of the proposed ordinance is published.*

*This form simply assists in determining whether a Business Impact Estimate must be completed under Florida law for the proposed ordinance. Should a Business Impact Estimate be required or should the City opt to provide one as a courtesy based on the selection below then a separate form with the statutory components of Section 166.041(4)(a) shall also accompany the proposed ordinance.*

Ordinance Number	25-17
Ordinance Subject	Assignment of Future Land Use for Recently Annexed Property – 2025-CPLUS-05
Legal Advertising Date	July 7, 2025
First Reading On	7/17/2025
Second Reading On	TBD

### **Ordinance Title**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF EUSTIS COMPREHENSIVE PLAN PURSUANT TO 163.3187 F.S.; CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 66.55 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 2704365, 1214041, and 3803090, LOCATED SOUTH OF CR-44 AND EAST OF HICKS DITCH ROAD, FROM URBAN LOW IN LAKE COUNTY TO SUBURBAN RESIDENTIAL IN THE CITY OF EUSTIS.

**Based on the City's review of the proposed ordinance (*must select one of the following*):**

- ☒ The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.
- ☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.
- ☐ The City has prepared a Business Impact Estimate in accordance with section 166.041(4), Florida Statutes.

### **Exemptions**

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinance:

**Section 166.041 (4)(c) exemption:** It is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.



## ORDINANCE NUMBER 25-17

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF EUSTIS COMPREHENSIVE PLAN PURSUANT TO 163.3187 F.S.; CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 66.55 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 2704365, 1214041, and 3803090, LOCATED SOUTH OF CR-44 AND EAST OF HICKS DITCH ROAD, FROM URBAN LOW IN LAKE COUNTY TO SUBURBAN RESIDENTIAL IN THE CITY OF EUSTIS.**

**WHEREAS**, on November 4, 2010, the Eustis City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 through Ordinance Number 10-11; and

**WHEREAS**, the State of Florida Department of Community Affairs found the City of Eustis Comprehensive Plan 2010-2035 In Compliance pursuant to Sections 163.3184, 163.3187, and 163.3189 Florida Statutes; and

**WHEREAS**, the City of Eustis periodically amends its Comprehensive Plan in accordance with Chapter 163.3187 and 163.3191, Florida Statutes; and

**WHEREAS**, the City of Eustis desires to amend the Future Land Use Map Series to change the Future Land Use designation on approximately 66.55 acres of real property located south of CR-44 and east of Hicks Ditch Road and more particularly described herein; and

**WHEREAS**, on **July 17, 2025**, the Local Planning Agency held a Public Hearing to consider the adoption of a Large-Scale Future Land Use Amendment for this change in designation; and

**WHEREAS**, on **July 17, 2025**, the City Commission held the 1<sup>st</sup> Public Hearing to accept the Local Planning Agency's recommendation to transmit the Large-Scale Future Land Use Amendment contained herein to the State of Florida for review;

**WHEREAS**, on \_\_\_\_\_, **2025**, the City Commission held a Public Hearing to consider the Adoption of the Large-Scale Future Land Use Amendment contained herein after the State of Florida has found the proposed amendment in compliance.

**NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:**

### **SECTION 1.**

**Land Use Designation:** That the Future Land Use Designation of the real property as described below shall be changed from Urban Low in Lake County to Suburban Residential (SR) within the City of Eustis:

Parcel Alternate Key: 2704365, 1214041, and 3803090

Parcel Identification Numbers: 01-19-26-0001-000-01800, 01-19-26-0002-000-00200 and 24-18-26-0450-044-00000

Legal Description:

AS PROVIDED BY ALLEN & COMPANY -SURVEYING AND MAPPING LLC ALTA DATED 10/14/2024

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

## PARCEL 1:

EUSTIS MEADOWS, TOWN PLAT THAT PART OF BLK 44 & THAT PART OF PARCEL KNOWN AS RESERVATION & CLOSED STREET WITHIN ADJACENT TO SAID BLK AS DESCRIBED IN ORB 296 PG 616 AS FOLLOWS: FROM SW COR OF SE 1/4 OF SW 114 OF SEC 36-18-26 RUNS 89DEG 28MIN 22SEC E 25.01 FT TO E'LY R/W LINE OF HICKS DITCH RD FOR POB, RUN N 02DEG 08MIN 52SEC E 21.64 FT, N 82DEG 49MIN 48SEC E 816.72 FT, N 85DEG 40MIN 46SEC E 304.36 FT TO SW'LY R/W LINE OF HWY 44-A, SE'LY ALONG SAID SW'LY R/W LINE TO S LINE OF SEC 36, W ALONG SAID S LINE OF SEC TO POB--LESS RD R/W--PB 1 PG 2, LYING AND BEING IN LAKE COUNTY, FLORIDA.

NOTE: THIS LEGAL DESCRIPTION WAS OBTAINED FROM THE LAKE COUNTY PROPERTY APPRAISER. THE COMPANY ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS LEGAL DESCRIPTION.

## PARCEL 2:

GOVERNMENT LOT 2, LYING SOUTH OF STATE ROAD 452A, AND GOVERNMENT LOT 3, LESS THE SOUTH 660FT., SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

## PARCEL 3:

THE SOUTH 660 FEET OF GOVERNMENT LOT 3, IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

## LESS:

A PORTION OF THE SOUTH 112 OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF AFORESAID SECTION 1; THENCE RUN N 00°43'43" E ALONG THE WEST LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1, 580.56 FEET; THENCE RUNS 89°57'52" E, 591.80 FEET; THENCE RUNS 02°22'48" W, 279.74 FEET; THENCE RUN N 89°19'09" W, 116.09 FEET; THENCE RUNS 01°21'49" W, 305.04 FEET TO THE SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 89°38'21" W ALONG SAID SOUTH LINE 464.24 FEET TO POINT OF BEGINNING.

## AND LESS:

A PORTION OF THE SOUTH 112 OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF AFORESAID SECTION 1; THENCE RUN N 00°43'43" E ALONG THE WEST LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1, 580.56 FEET; THENCE RUNS 89°57'52" E, 591.80 FEET; THENCE RUNS 02°22'48" W, 279.74 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE S 02°22'48" W, 305.00 FEET, MORE OR LESS TO THE SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 89°38'21" W, ALONG THE SAID SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 TO A POINT 464.24 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 01°21'49" E, 305.04 FEET; THENCE RUN S 89°19'19" E, 116.09 FEET TO THE POINT OF BEGINNING.

ALSO, LESS THE WEST 25 FEET THEREOF.

## SECTION 2.

**Map Amendment and Notification:** That the Director of Development Services shall be authorized to amend the Future Land Use Map of the Comprehensive Plan to incorporate the change described in Section 1 and provide appropriate notification in accordance with Florida Statutes.

## SECTION 3.

**Conflict:** That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

## SECTION 4.

**Severability:** That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

## SECTION 5.

**Effective Date:** That the effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by the adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.



**PASSED, ORDAINED, AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**CITY COMMISSION OF THE  
CITY OF EUSTIS, FLORIDA**

\_\_\_\_\_  
Willie Hawkins  
Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
Christine Halloran, City Clerk

**CITY OF EUSTIS CERTIFICATION**

**STATE OF FLORIDA  
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this \_\_\_\_\_ day of \_\_\_\_\_ 2025, by Willie Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

\_\_\_\_\_  
Notary Public- State of Florida  
My Commission Expires:  
Notary Serial No.:

**CITY ATTORNEY'S OFFICE**

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

\_\_\_\_\_  
City Attorney's Office

\_\_\_\_\_  
Date

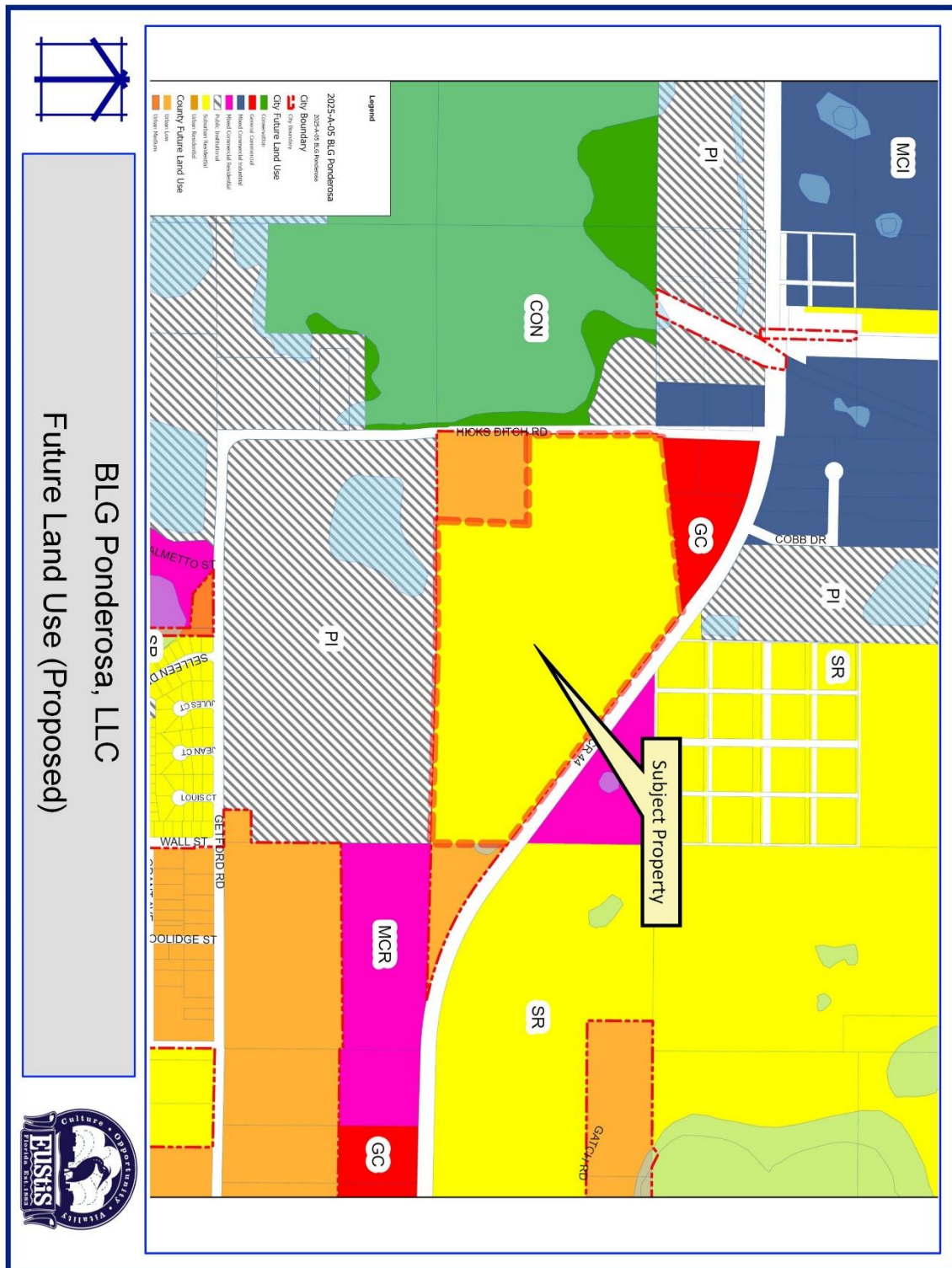
**CERTIFICATE OF POSTING**

The foregoing Ordinance Number 25-17 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

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Christine Halloran, City Clerk

## Exhibit A



## Analysis of Comprehensive Plan/Future Land Use Request (**Ordinance Number 25-17**)

In Accordance with Florida Statutes Chapter 163.3177.9.:

### *Discourage Urban Sprawl: Primary Indicators of Sprawl:*

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

#### Review of Indicators

##### 1. Low Intensity Development:

Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

***This indicator does not apply. The requested future land use will provide for a higher density (5 du/acre) than the county FLU (4 du/acre) allows.***

##### 2. Urban Development in Rural Areas:

Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

***This indicator does not apply. The subject properties are located in an urbanizing corridor with several commercial, industrial, and residential developments occurring along the north side of County Road 44. Properties developing along the County Road 44 Corridor between US Highway 19 and the subject property will likely be of higher intensity and density, as the corridor is urbanizing.***

##### 3. Strip or Isolated Development:

Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

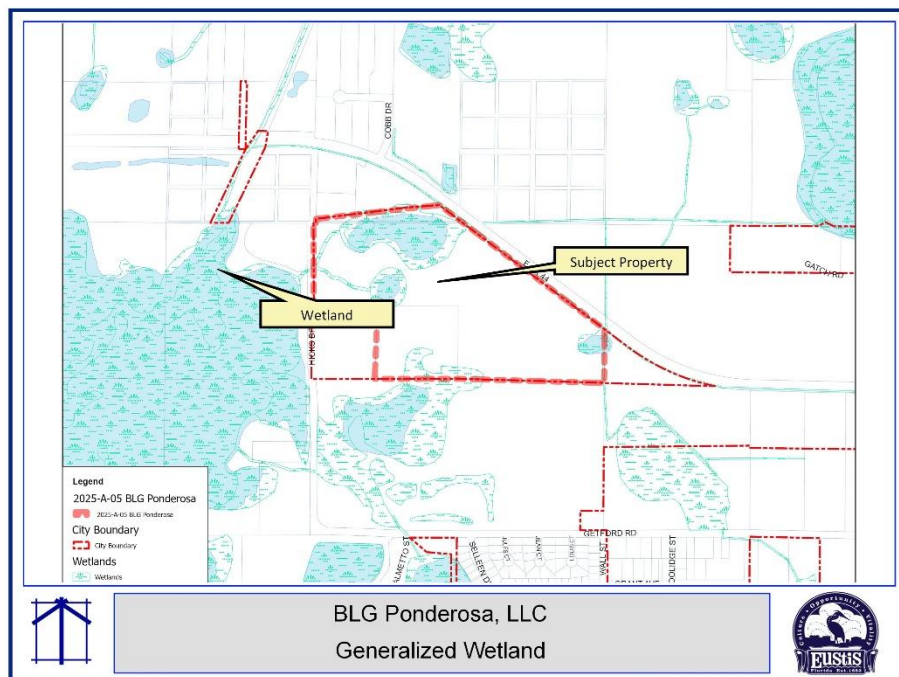
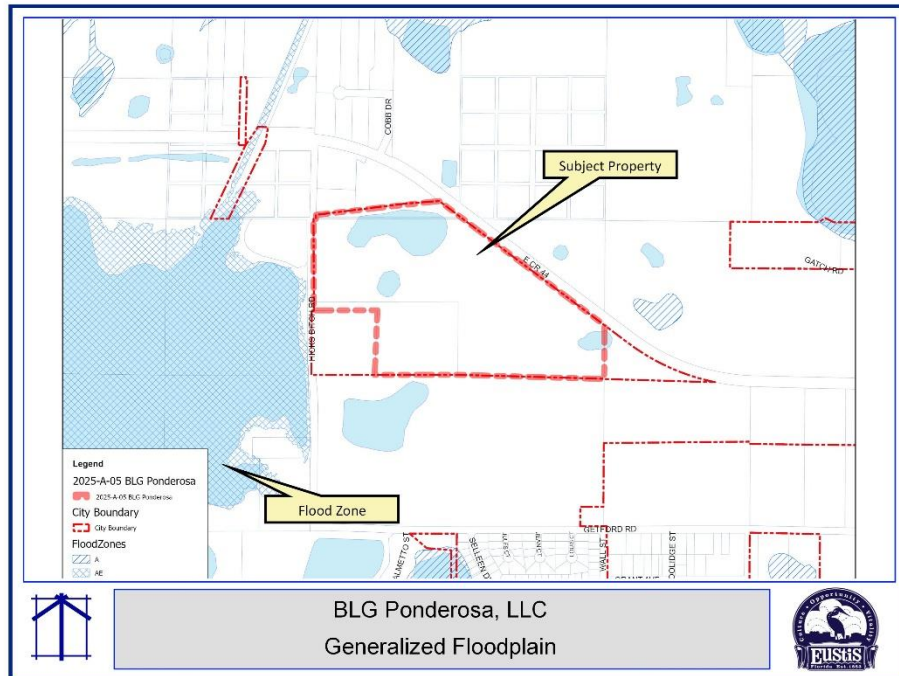
***The site is situated within an urbanizing corridor, where commercial, industrial, and residential development is taking place on the north side of County Road 44, east of the SR 19 intersection.***

##### 4. Natural Resources Protection:

Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

***The subject property does contain approximately 13.1 acres of wetland area and associated flood-prone areas. The applicant has stated that they will design with no impact on the wetland areas. Permit approval is required before development may begin. The Comprehensive Plan and the Land***

***Development Regulations include standards for the protection of environmentally sensitive lands that would apply should the conditions at time of development warrant such protection.***



## 5. Agricultural Area Protection:

Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

***This site and adjacent properties, although assessed by the Lake County Property Appraiser as “hay pasture,” do not currently support active agricultural or silvicultural activities. The site is within an existing developed and further developing area.***

## 6. Public Facilities:

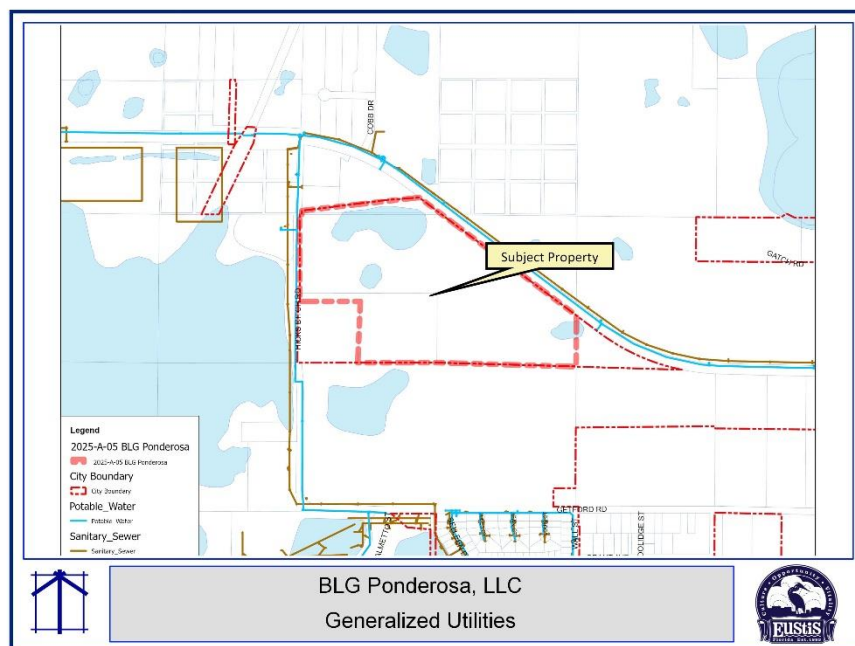
Fails to maximize use of existing public facilities and services.

***This indicator does not apply. City water is available to the property. Development of this parcel will maximize the use and efficiency of the City's water service. City Sewer is available to the property and will be addressed via the site development process.***

## 7. Cost Effectiveness and Efficiency of Public Facilities:

Allows for land use patterns or timing that disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

***This indicator does not apply. Adequate capacity is available to serve development consistent with the requested Suburban Residential (SR) future land use designation. The City provides these services to other properties in the area, which will improve efficiency.***





## 8. Separation of Urban and Rural:

Fails to provide a clear separation between rural and urban uses.

***This indicator does not apply. No nearby properties contain active agricultural activities or uses. The surrounding area is developed or has development entitlements attached to the land. These developments have densities and intensities that are clearly suburban uses. The residential character of the Suburban Residential (SR) land use designation and the Suburban Neighborhood design district are compatible with the existing development pattern.***

## 9. Infill and Redevelopment:

Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

***This indicator does not apply. This property is a logical extension of development for the city.***

## 10. Functional Mix of Uses:

Fails to encourage a functional mix of uses.

***This indicator does not apply. The site is surrounded by single-family development on the adjacent properties, which is consistent with permitted uses in the area. A variety of other uses are evident, including various commercial uses at the SR 19 intersection to the west.***

## 11. Accessibility among Uses:

Results in poor accessibility among linked or related land uses.

***This indicator does not apply. The Land Development Regulations include provisions to provide adequate accessibility and linkages between related uses. Development Services will ensure compliance with these standards at the time of development review.***

## 12. Open Space:

Results in the loss of significant amounts of functional open space.

***This indicator does not apply. The site lacks functional open space and is not connected to regionally significant open space.***

## 13. Urban Sprawl:

The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

### a. Direction of Growth:

Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

***The site is adjacent to existing urban/suburban development patterns and is a logical extension of the urban development boundary. The Comprehensive Plan and Land Development Regulations have provisions to protect natural resources and ecosystems at the time of site plan approval.***

- b. Efficient and Cost-Effective Services:  
Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

***Water service is available.***

- c. Walkable and Connected Communities:  
Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

***At the time of development, the site must meet the City's Land Development Regulations relating to connection and sidewalks. County Road 44 is not City infrastructure and does not currently have a sidewalk system. Interconnectivity to existing and future uses will be a challenge.***

- d. Water and Energy Conservation:  
Promotes the conservation of water and energy.

***The development of the site must meet City development and Florida Building Code standards, which will require energy and water-efficient appliances.***

- e. Agricultural Preservation:  
Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

***Not applicable. This site and adjacent areas do not support active agricultural or silvicultural activities. The site is within an existing developed residential area.***

- f. Open Space:  
Preserves open space and natural lands and provides for public open space and recreation needs.

***This is not applicable. The site does not provide functional open space or natural areas.***

- g. Balance of Land Uses:  
Creates a balance of land uses based upon the demands of the residential population for the nonresidential needs of an area.

***The proposed land use allows for residential uses. However, existing commercial development exists in close proximity to serve the residential population.***

- h. Urban Form Densities and Intensities:  
Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).

Not applicable.

### **In Accordance with the Comprehensive Plan Future Land Use Element Appendix:**

All applications for a Plan amendment relating to the development patterns described and supported within the Plan including, but not limited to, site specific applications for changes in land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the City and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the Map #1: 2035 Future Land Use Map by changing the land use designation assigned to a parcel of property shall also be reviewed to determine and assess any significant impacts to the policy structure on the Comprehensive Plan of the proposed amendment including, but not limited to, the effect of the land use change on either the internal consistency or fiscal structure of the Plan.

#### ***Major Categories of Plan Policies:***

This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the major categories of Plan policies as follows:

#### **1. General Public Facilities/Services:**

Since the Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a land use designation amendment shall include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved. This analysis shall include the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The facilities

and services required for analysis include emergency services, parks and recreation, potable water, public transportation if and when available, sanitary sewer, schools, solid waste, stormwater, and the transportation network.

**a. Emergency Services Analysis:**

***Eustis emergency services already provide emergency response to other properties in the area. Any development consistent with the Suburban Residential (SR) future land use designation would not have a significant negative impact on the operations of Eustis emergency services.***

**b. Parks & Recreation:**

***In 2010, the City prepared a Park Inventory and Level of Service Demand and Capacity analysis as part of the Comprehensive Plan Evaluation and Appraisal Report. The results show that a surplus of park area exists up to and beyond the City's population of 20,015. The current population is 24,500. Pursuant to the comprehensive plan policy and Land Development Regulation, residential development will be required to provide on-site park amenities.***

**c. Potable Water & Sanitary Sewer:**

*Water and sewer are available to the subject property. Both the water and sewer systems have adequate capacity to serve the development of the property.*

**d. Schools:**

*The proposed change should not negatively impact schools. At the time of development application verification of capacity will be required from Lake County Schools.*

**e. Solid Waste:**

*The City contracts with Waste Management for the hauling of solid waste. The company already services properties in the general area of the subject property. Serving this property will increase efficiency in the delivery of services.*

**f. Stormwater:**

***The Comprehensive Plan and Land Development Regulations include the level of service standards to which new development must adhere. Projects designed to meet these standards will not negatively affect the existing facilities and services.***

**g. Transportation Network Analysis:**

***This potential added residential development is considered to have no negative impacts on the existing transportation system. At this time, the adjacent transportation network (CR 44) has the capacity to serve the proposed Suburban Residential (SR) property, even at a maximum***

**development standard, without negatively affecting the adopted level of service.**

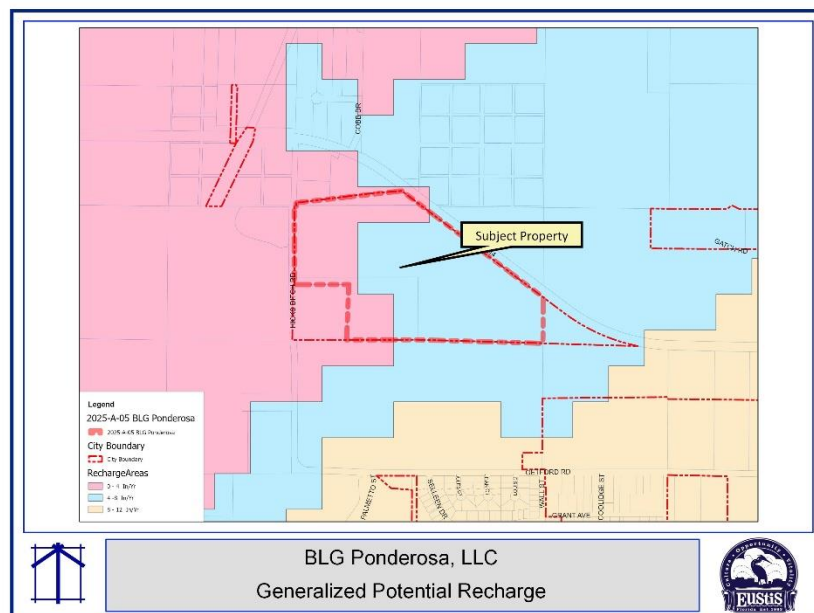
**Prior to the development of the property, site plan approval, amongst other approvals, will be required. As part of the site plan review, a traffic study will be required to evaluate traffic impacts.**

## 2. Natural Resources/Natural Features:

The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan. Specifically, each amendment will be evaluated to 1) determine the existence of groundwater recharge areas; 2) the existence of any historical or archaeological sites; 3) the location of flood zones and the demonstration that the land uses proposed in flood-prone areas are suitable to the continued natural functioning of flood plains; and 4) the suitability of the soil and topography to the development proposed.

### a. Groundwater recharge areas:

**The site may be located in a low recharge area (0 to 4 inches/year or 4 to 8 inches/year); a site-specific geotechnical and hydrologic study will be necessary to determine the site-specific impact at the time of development. Source: Lake County Comprehensive Plan 2030 Floridian Aquifer Recharge Map.**

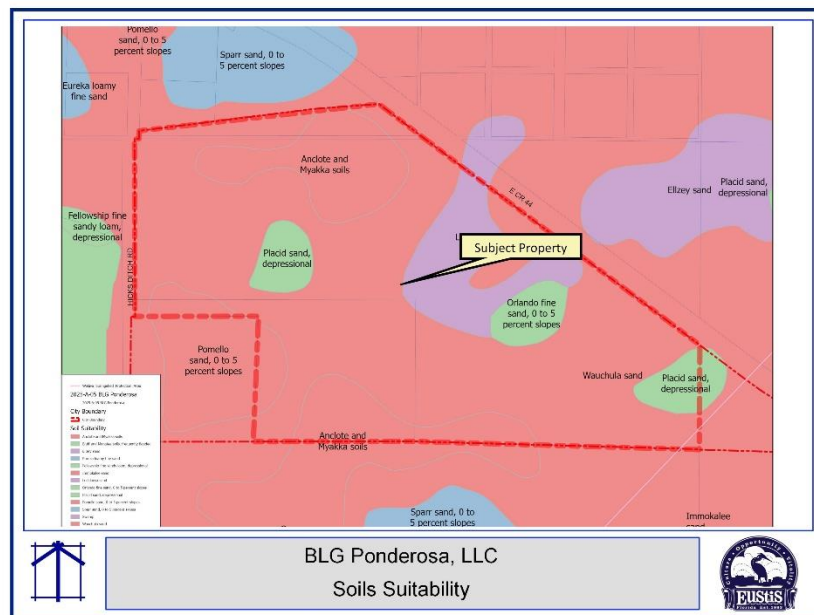


### b. Historical or archaeological sites:

**The City does not have any record of Florida Master Site Files related to this property and no known historical or cultural resources exist.**







### 3. Comprehensive Plan Review:

Additional criteria and standards are also included in the Plan that describe when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the compatibility of the use, intensity, location, and timing of the proposed amendment.

#### ***Existing Land Use According to the Lake County Comprehensive Plan:***

***“The Urban Low Density Future Land Use Category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to 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.***

***This category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 25% of the net buildable area of the entire site as common open space.***

***The maximum intensity in this category shall be 0.25, except for civic institutional uses which shall be 0.35. The maximum Impervious Surface Ratio shall be 0.60.”***

## ***Proposed Land Use According to the Eustis Comprehensive Plan:***

### **Suburban Residential (SR)**

This designation is provided to accommodate the majority of residential development within the city.

General Range of Uses: This designation is intended to provide for a mix of single family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include ACLF, parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density/Intensity: Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions below.

#### Special Provisions:

- (1) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in the Suburban Residential (SR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing and energy conservation/green certification is limited to a total increase of 15%.
- (2) Permit the placement of residential units manufactured off-site that otherwise meet all applicable federal and state regulations and standards, provided that:
  - a. all such housing is attached to foundations as in the case of conventional site-built construction; and
  - b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.
- (3) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

### **Comparison of Lake County Development Conditions**

The existing Lake County future land use designation of the property is Urban Low, which provides for a range of residential development in addition to civic, commercial and office uses at an appropriate scale and intensity to serve this category. Allowable density and intensity in Urban Low is a maximum of 4 dwelling units per acre and intensity of 0.25 to 0.35 floor area ratio, with the sum of residential density and non-residential intensity not exceeding 100%.

Residential: Lake County limits residential development to 4 du/acre while the Suburban Residential (SR) would allow up to 5 du/acre.

### **Proposed Residential Land Uses.**

The City shall limit these uses adjacent to incompatible commercial or industrial lands unless sufficient mitigation, such as buffering and setbacks, is provided and available, which lessens the impact to the proposed residences.

***Not applicable. Development of the property will follow the design regulations for the Suburban Residential Future Land Use and the Suburban Neighborhood Design District to minimize any impact on or from existing uses.***

### **Proposed Non-Residential Land Uses.**

The City shall generally not permit new industrial uses to be located adjacent to existing or planned residentially designated areas.

***Not applicable.***

#### **1. Transportation:**

Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.

***This potential added residential development is considered to have no negative impacts on the existing transportation system. At this time, the adjacent transportation network can serve the proposed Suburban Residential (SR) property, even at a maximum development standard, without negatively affecting the adopted level of service. At the time of development, the applicant will be required to file appropriate traffic/transportation studies to demonstrate any impacts and proposed mitigation if necessary.***

#### **2. Water Supply:**

Each application for a land use designation amendment will be required to demonstrate that adequate water supplies and associated public facilities are (or will be) available to meet the projected growth demands.

**City water service and other services are available. The City's adopted Water Supply Plan anticipated additional growth consistent with this development, so both supply and capacity are available.**

In Accordance with Chapter 102-16(f), Land Development Regulations

*Standards for Review:*

In reviewing the application of a proposed amendment to the comprehensive plan, the local planning agency and the city commission shall consider:

a. *Consistent with Comprehensive Plan:*

Whether the proposed amendment is consistent with all expressed policies the comprehensive plan.

***The proposed amendment is consistent with the Comprehensive Plan.***

b. *In Conflict with Land Development Regulations:*

Whether the proposed amendment is in conflict with any applicable provisions of these land development regulations.

***The proposed amendment is not in conflict with the Land Development Regulations. At the time of development, there will be further review for compliance.***

c. *Inconsistent with Surrounding Uses:*

Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.

***The Suburban Residential (SR) is equivalent to or compatible with the existing future land use designated densities surrounding.***

d. *Changed Conditions:*

Whether there have been changed conditions that justify an amendment.

***The applicant wishes to annex the property into the City limits of Eustis. Assignment of a City of Eustis future land use designation is required. Upon annexation, the subject property will have a full array of municipal services, including central water and sewer. These changed conditions warrant a change in the land use designation.***

e. *Demand on Public Facilities:*

Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

***City water and sewer services are readily available and conveniently located near the site. Adequate capacity is available to serve future development consistent with the requested Suburban Residential (SR) future land use designation.***

***Upon annexation, the City will also provide additional services, including fire and police protection, library services, parks, and recreation. The City provides these services to other properties in the area, which will improve efficiency.***

***f. Impact on Environment:***

Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

***The site contains no apparent natural resources and is not connected to significant open space.***

***g. Orderly Development Pattern:***

Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

***The site is contiguous to the City limits. The annexation would create a logical development pattern as it extends the City limits to a more natural boundary in this area partially filling in an unincorporated enclave. This would further the eventual goal of a Eustis area under one local government jurisdiction.***

***The requested Suburban Residential (SR) future land use designation, coupled with a Suburban Neighborhood design district designation, provides for a consistent development transect.***

***The requested land use provides for a transition in density and intensity from City of Eustis Suburban Residential to the west.***

***h. Public Interest and Intent of Regulations:***

Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and intent of these land development regulations.

*The purpose and intent of the Land Development Regulations is as follows:*

*“The general purpose of this Code is to establish procedures and standards for the development of land within the corporate boundaries and the planning area of the city, such procedures and standards being formulated in an effort to promote the public health, safety and welfare and enforce and implement the city's comprehensive plan, while permitting the orderly growth and development with the city and Eustis planning area consistent with its small-town community character and lifestyle.”*

***The requested designation of Suburban Residential (SR) land use will provide for orderly growth and development. This designation would advance the public interest by potentially providing additional housing, and the application of the LDRs to future development will ensure consistency with the community character and lifestyle of the city.***

***i. Other Matters:***

Any other matters that may be deemed appropriate by the local planning agency or the city commissioners, in review and consideration of the proposed amendment.

***No other matters.***