



# AGENDA

## Local Planning Agency Meeting

5:30 PM – Thursday, September 18, 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

September 4, 2025 Local Planning Agency Meeting

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

##### 2.1 Ordinance Number 25-29: Comprehensive Plan Amendment for Annexation of Parcel with Alternate Key Number 1734231

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

#### 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: September 18, 2025

RE: Approval of Minutes

September 4, 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, September 04, 2025 – City Hall

**Call to Order: 5:31 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

#### 1.1 August 7, 2025 Local Planning Agency Meeting

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

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

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

#### 2.1 Ordinance Number 25-04: Comprehensive Plan Amendment for Consideration of Assignment of Future Land Use – 2025-CPLUS-01 for Parcels with Alternate Key Numbers 1097070 and 1094712

Mike Lane, Development Services Director, noted that the Board previously saw this application; however, it was subsequently determined to be 50.5 acres rather than 49.5 acres. He explained that anything over 50 acres is a large scale amendment and must be submitted to the State Dept. of Commerce for review before it can go on final reading. He stated that the site does contain wetlands but is not in the Wekiva study area. He reviewed the site noting that it is across the street from Trout Lake Nature Center. He confirmed the concrete crusher has been removed. He explained, if approved, this would be first reading with the adoption hearing being in November. He added that a survey was done that confirmed the site was 50.5 acres.

Motion made by Mr. Holland, Seconded by Vice Chair Ashcraft, for Ordinance 25-04 to be transmitted to the Commission for consideration. The motion passed on the following vote.

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

### 3. Adjournment: 5:36 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.*

CHRISTINE HALLORAN  
City Clerk

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: September 18, 2025

RE: Ordinance Number 25-29: Comprehensive Plan Amendment for Annexation of Parcel with Alternate Key Number 1734231

## **Introduction:**

Ordinance Number 25-28 provides for the voluntary annexation of approximately 0.45 acres of land located at the intersection of Maine Avenue and Rockport Street, on the east side of Rockport Street. (Alternate Key Number 1734231). Provided the annexation of the subject property is approved, via Ordinance Number 25-28, Ordinance Number 25-29 would change the future land use designation from Urban Medium in Lake County to Residential Office Transitional (RT) in the City of Eustis, and Ordinance Number 25-30 would assign the subject property a design district designation of Suburban Neighborhood. If Ordinance Number 25-28 is denied, then there can be no consideration of Ordinance Numbers 25-29 and 25-30.

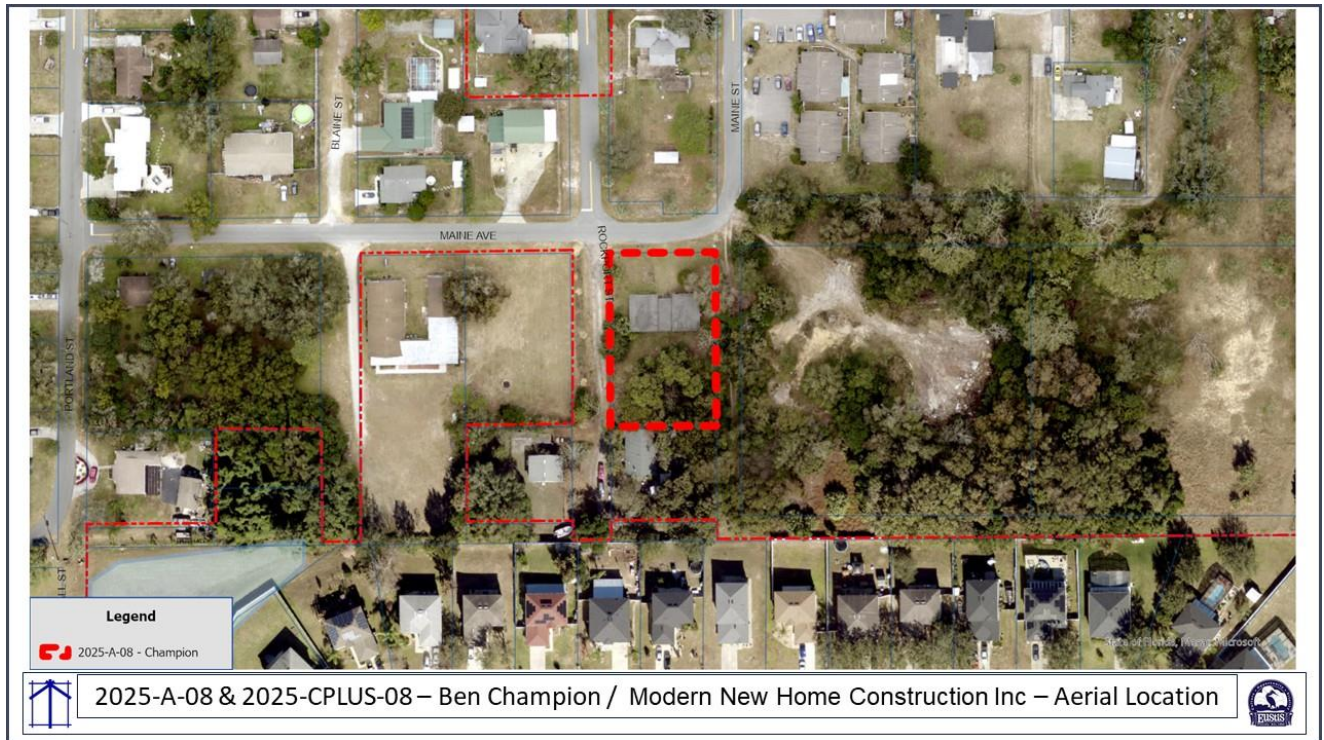
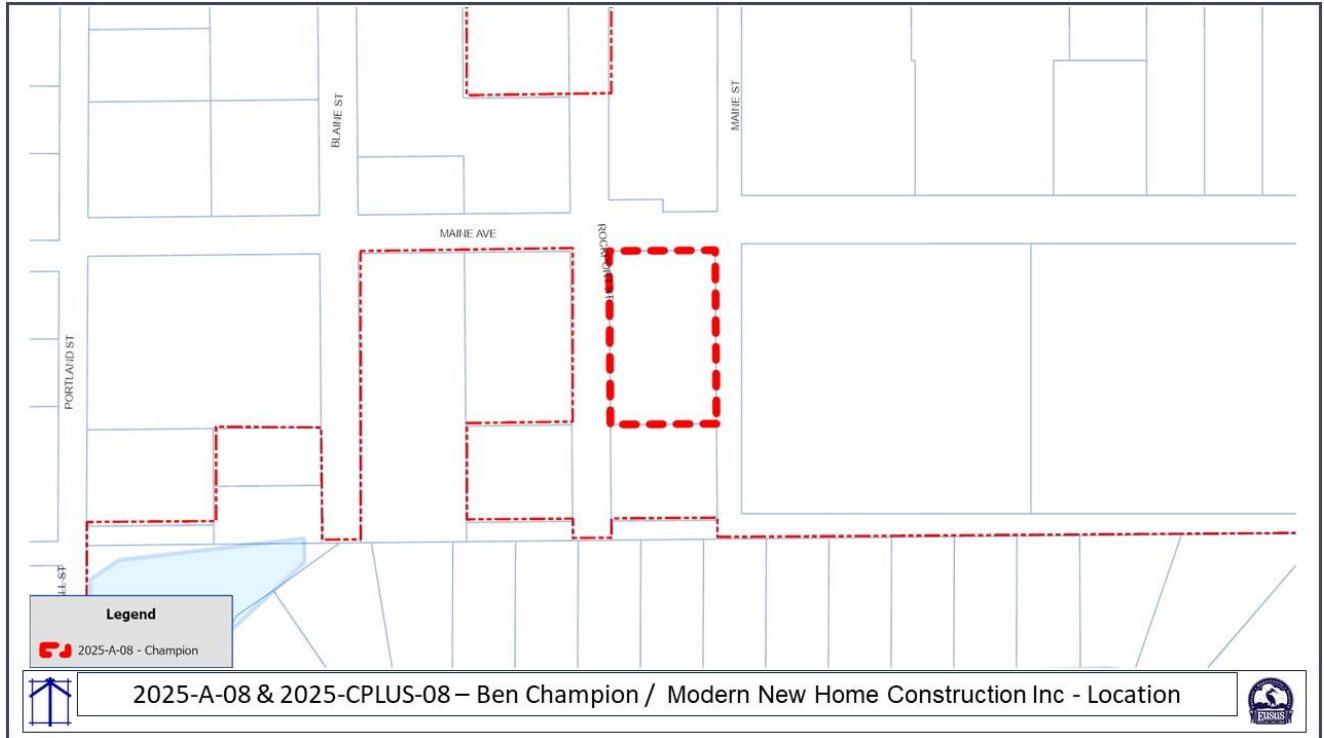
## **Background:**

1. The site contains approximately 0.45 acres (19,600 sq ft) and is located within the Eustis Joint Planning Area with Alternate Key Number 1734231.
2. The lot has a lot frontage on Maine Avenue of 100 feet and a lot depth of 180 feet along the unimproved Rockport Street south of Maine Avenue.
3. The proposed annexation property is within an enclave area of the City and is contiguous to the City boundaries represented on the Location map, herein.
4. The site has a Lake County land use designation of Urban Medium, but approval of Ordinance Number 25-29 would change the land use designation to Residential Office Transitional (RT) in the City of Eustis.

Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
<b>Subject Property</b>	Duplex Residential Structure	Urban Medium (Lake County)	N/A
<b>North</b>	Single-Family	Urban Medium (Lake County)	N/A
<b>South</b>	Single-Family	Urban Medium (Lake County)	

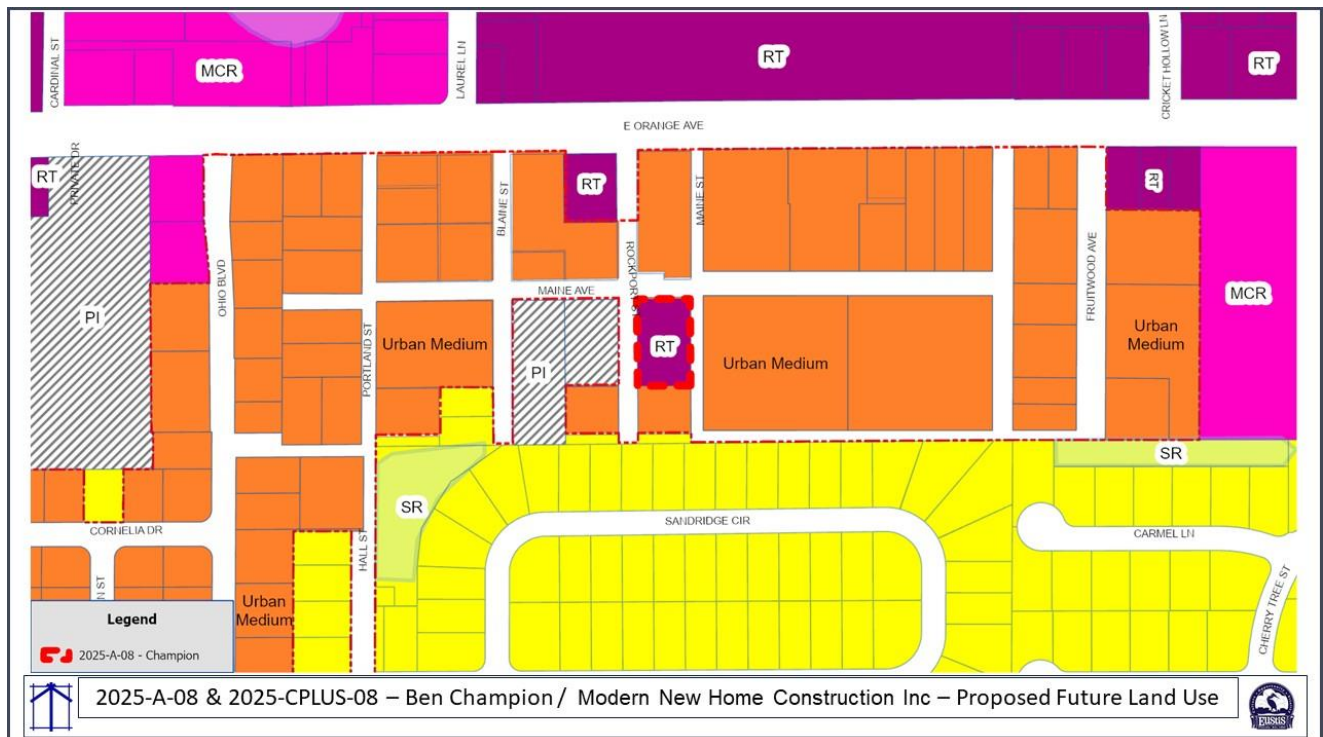
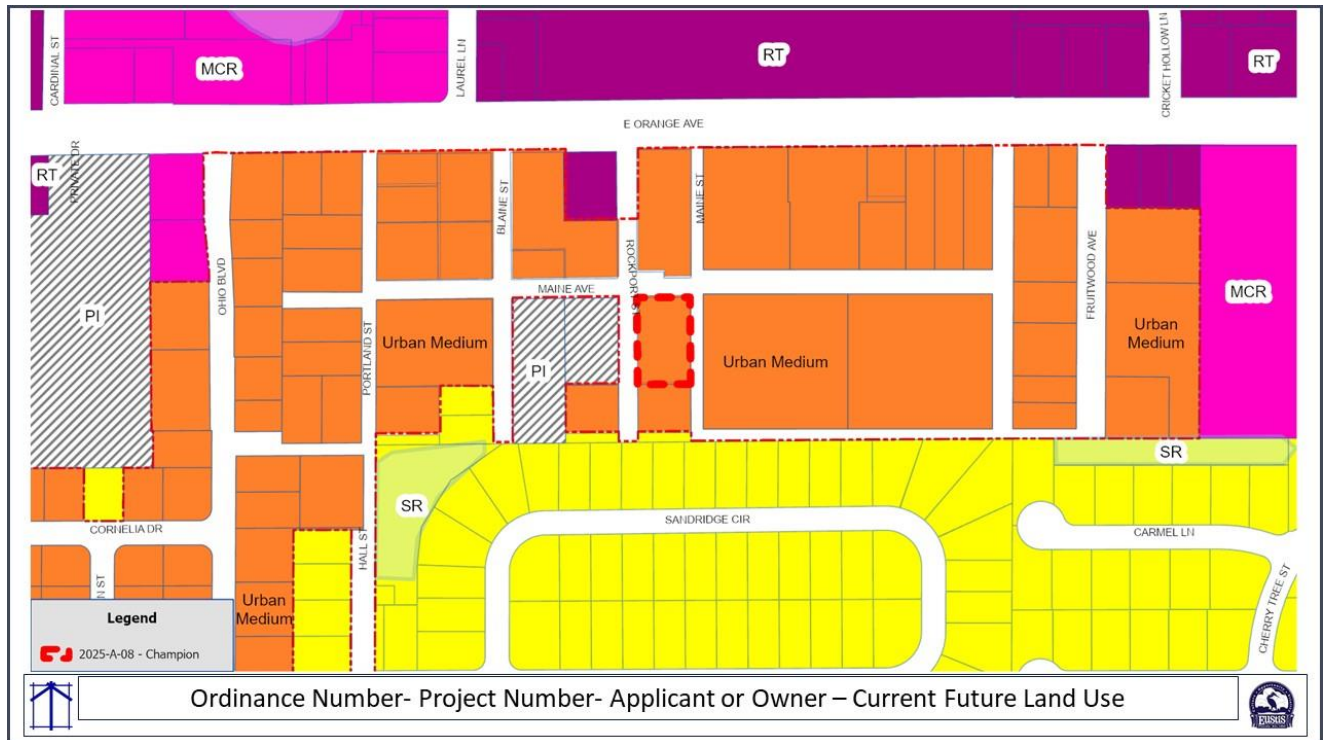
<b>East</b>	Vacant	Urban Medium (Lake County)	
<b>West</b>	Church	Public/ Institutional	Church

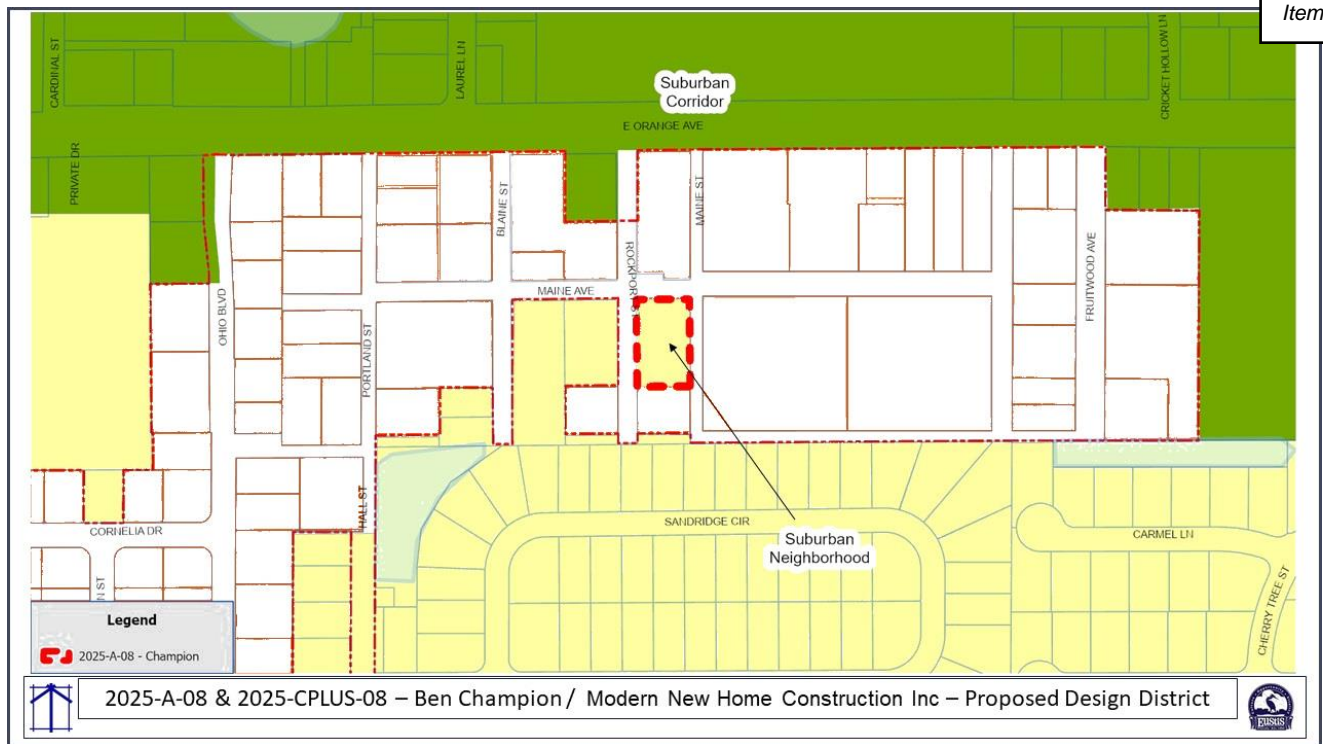




## Applicant's Request

The applicant is Ben Champion, and the property owner is Modern New Home Construction, Inc. They wish to annex the referenced property, change the future land use to Residential Office Transitional (RT), and assign a design district of Suburban Neighborhood.





The current Lake County future 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 net buildable acre.

The property owner has requested the City of Eustis Residential Office Transitional future land use designation with the annexation. The RT future land use provides for residential uses up to twelve (12) dwelling units per acre.

#### A. Analysis of Annexation Request (**Ordinance Number 25-28**)

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

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

***The subject property is located within the Joint Planning Area. Urban services of adequate capacity are available to serve future development, consistent with the requested Residential Office Transitional (RT) future land use designation. The responsibility for extension/ construction of the driveway access and utilities, including the water and sewer system, will remain with the owner of the property.***

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

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

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

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

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

***The department published notice of this annexation in the Daily Commercial following the established requirements on September 8, 2025, and again on September 11, 2025, and will publish notice again before adoption of the Ordinance.***

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

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

***Annexation of the subject property does not create an enclave.***

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

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

***The department notified the Lake County Board of County Commissioners on August 28, 2025, via email and by Certified Mail.***

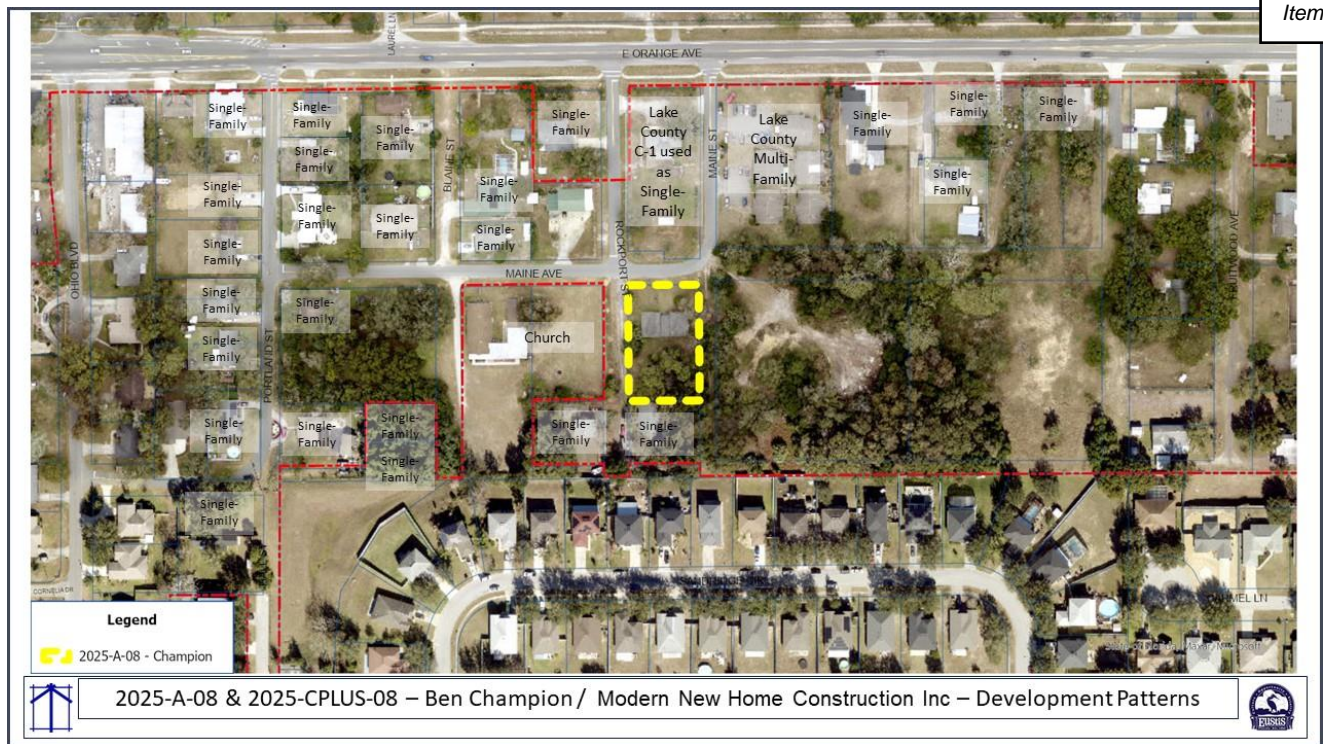
**B. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 25-29)**

In Accordance with Florida Statutes Chapter 163.3177.9, to discourage urban sprawl, the Florida Statutes outlines the Primary Indicators of Sprawl. Staff has reviewed these indicators and finds that the proposed annexation and assignment of Future Land Use does not contradict the intent of the primary indicators of sprawl as outlined. The outline and summary of these indicators is included in supplement to this report.

**C. Per the City of Eustis Comprehensive Plan Future Land Use Element Appendix**

Staff has assessed the proposed amendment to the City of Eustis Comprehensive Plan Future Land Use map relating to the development patterns described and supported within the Plan, including conditions and impacts to utility infrastructure, transportation infrastructure, natural features, and the environment. **Staff review finds that the proposed assignment of the Residential Office Transitional (RT) future land use, due to the residential densities and professional office uses that it allows, may not be the best fit for the surrounding area. The outline and summary of this analysis are included as a supplement to this report.**





#### D. Analysis of Design District Request (**Ordinance Number 25-30**):

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

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

#### **Recommended Action:**

Development Services finds the proposed Future Land Use designation **not to be** consistent with the Comprehensive Plan, Land Development Regulations, and surrounding and adjacent land uses; therefore, it recommends that the LPA not transmit the Future Land Use Map amendment under Ordinance Number 25-29 to the City Commission for their consideration.

#### **Policy Implications:**

None

#### **Alternatives:**

1. Transmit Ordinance Number 25-29 (Comp. Plan Amendment) to the City Commission for Public Hearing and consideration for approval.
2. Do not transmit Ordinance Number 25-29 (Comp. Plan Amendment) to the City Commission for Public Hearing and consideration for approval.

**Budget/Staff Impact:**

There would be no direct costs to the City beyond the regular City services. There would be no additional staff time beyond the standard 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

## ORDINANCE NUMBER 25-29

**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 0.45 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBER 1734231, SOUTH OF THE INTERSECTION OF MAINE AVENUE AND ROCKPORT STREET, ON THE EAST SIDE OF ROCKPORT STREET, FROM URBAN MEDIUM IN LAKE COUNTY TO RESIDENTIAL/OFFICE TRANSITIONAL 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 0.45 acres of real property at Lake County Property Appraiser's Alternate Key Number 1734231, at the intersection of Maine Avenue and Rockport Street, on the east side of Rockport Street, and more particularly described herein; and

**WHEREAS**, on September 18, 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 September 18, 2025, the City Commission held the 1<sup>st</sup> Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in designation; and

**WHEREAS**, on October 23, 2025, the City Commission held the 2<sup>nd</sup> Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in designation;

**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 within the City of Eustis:

Alternate Key Number: 1734231

Parcel Number: 12-19-26-4100-006-00100

Legal Description:

RICHARD'S ADD LOTS 1, 2, 3 BLK 6 PB 1 PG 36 ORB 6544 PG 2126

(The foregoing legal description was copied directly from Lake County Property Appraiser records submitted by the applicant and has not been verified for accuracy)

**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:** The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Florida Department of Commerce 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 Commerce 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 adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Commerce.

**PASSED, ORDAINED AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this 23<sup>rd</sup> day of October 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 23<sup>rd</sup> day of October 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 Number:

## **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

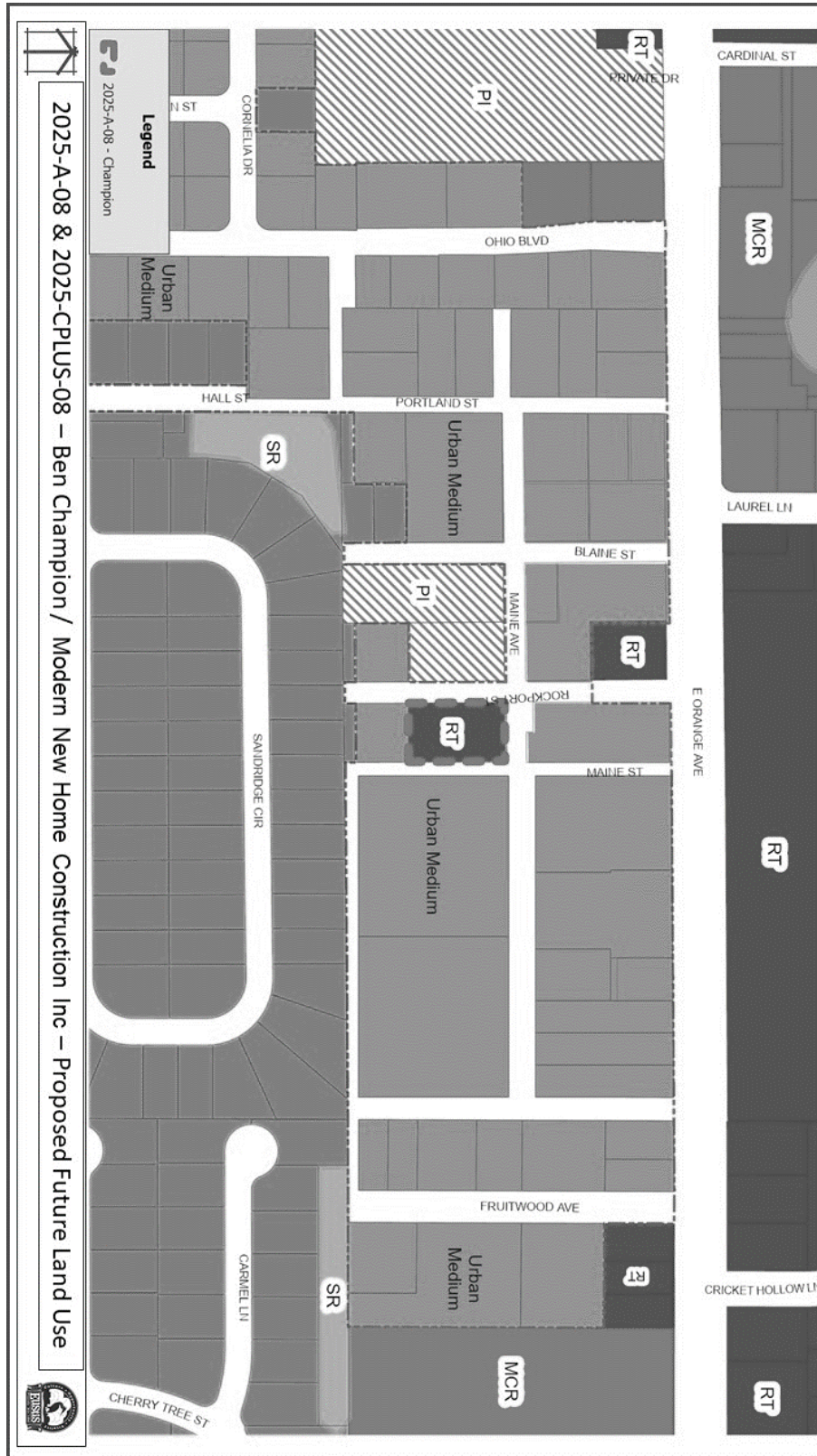
\_\_\_\_\_  
Date

## **CERTIFICATE OF POSTING**

The foregoing Ordinance Number 25-29 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 Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

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

Exhibit A



## Analysis of Annexation Request (Ordinance Number 25-28)

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

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***The subject property is located within the Joint Planning Area. Urban services of adequate capacity are available to serve future development, consistent with the requested Residential Office Transitional (RT) future land use designation. The responsibility for extension/ construction of the driveway access and utilities, including the water and sewer system, will remain with the owner of the property.***

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

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

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***The department published notice of this annexation in the Daily Commercial following the established requirements on September 8, 2025, and again on September 11, 2025, and will publish notice again before adoption of the Ordinance.***

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***Annexation of the subject property does not create an enclave.***

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

***The department notified the Lake County Board of County Commissioners on August 28, 2025, via email and by Certified Mail.***

**Analysis of Comprehensive Plan/Future Land Use Request (2025-CPLUS-08)  
Ordinance Number 25-29)**

In accordance with the 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), and the RT designation allows optional uses of single-family, duplex, multi-family, and office professional uses. The site does not constitute a substantial area of the jurisdiction, with only .45 acres.***

**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.

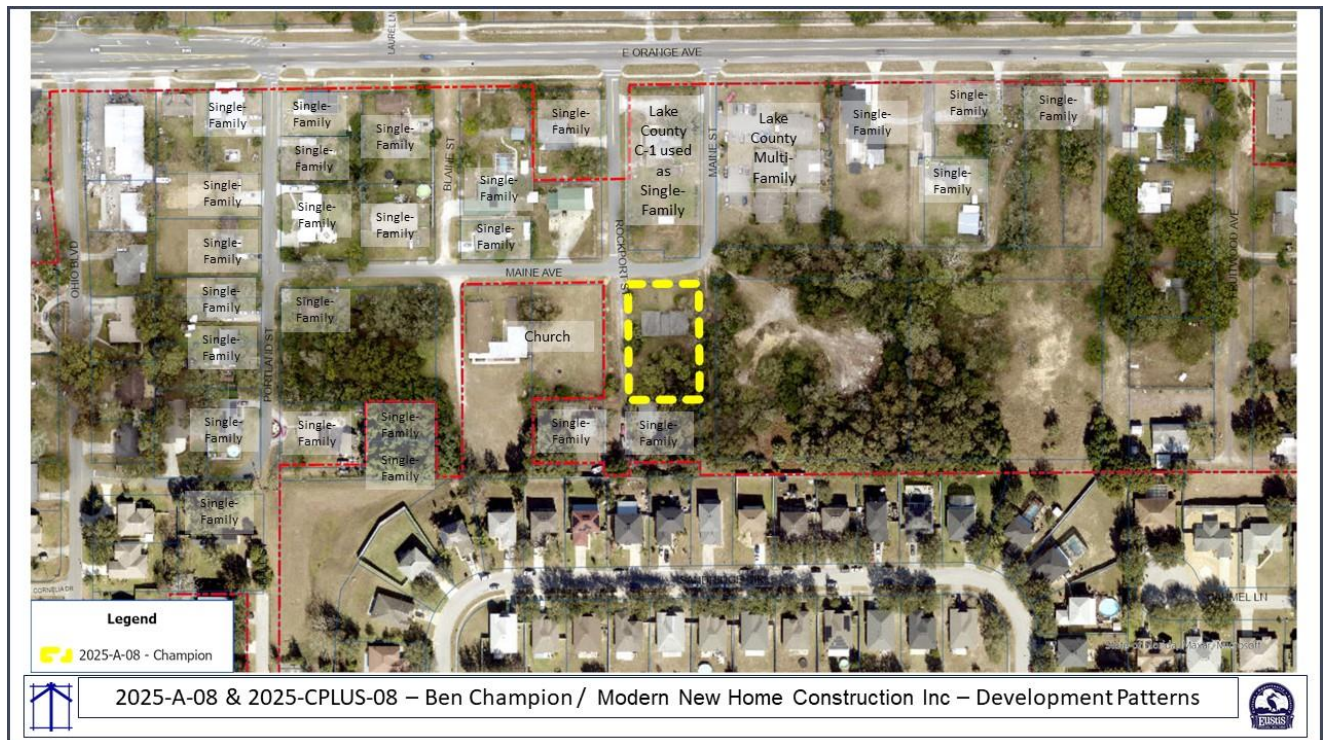
***This indicator does not apply. The subject property is located in an enclave area, and the City will require city services to develop. City Water is available along Maine Avenue. City Sewer Services will need to be run from the south to serve the property. The area surrounding the proposed annexation is predominantly residential in nature with an established suburban development pattern.***

**3. Strip or Isolated Development:**

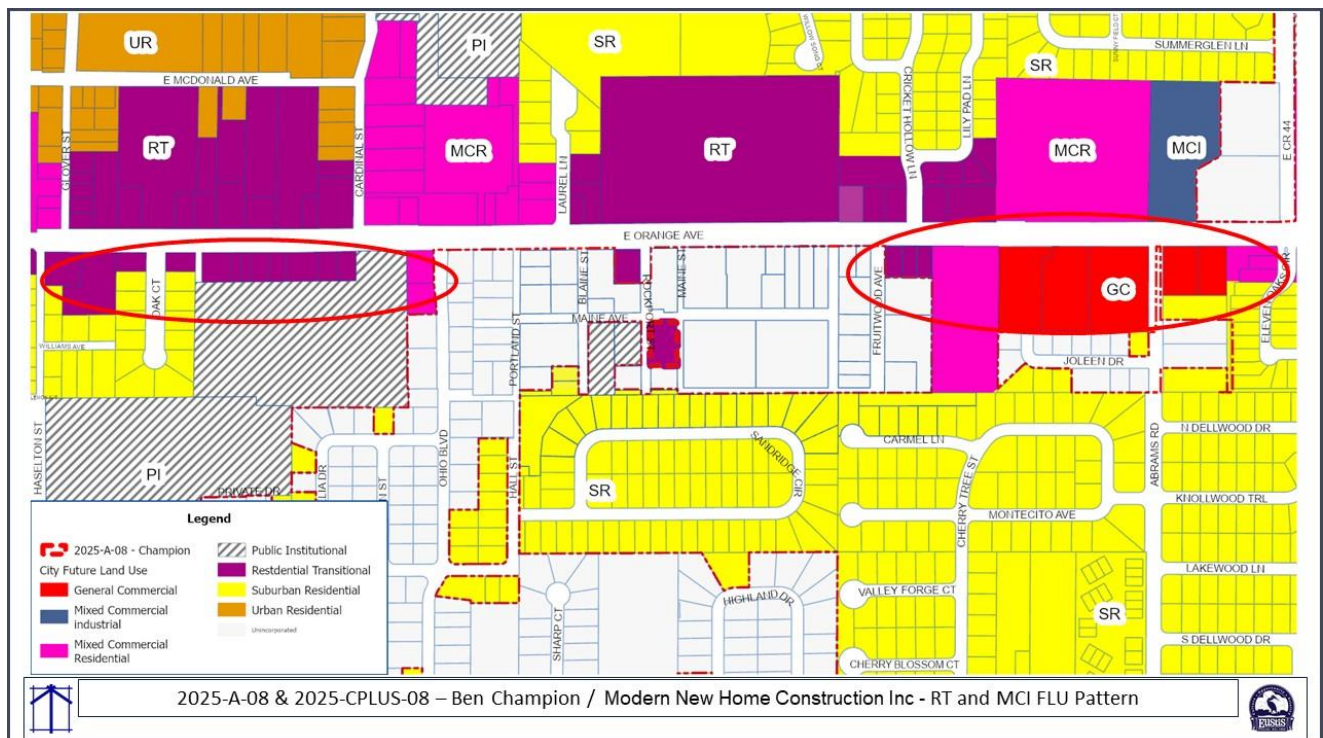
Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

***This indicator does not apply. However, given the established development patterns in the immediate area, the requested Future Land Use for the subject property will allow for uses potentially inconsistent with the existing patterns, as the property is set one block from the Orange Avenue corridor, and is predominantly single-family residential in nature.***





***The Residential Office Transitional future land use has typically been assigned to parcels with direct frontage to Orange Avenue, by assembly and ownership at the time of establishment.***



#### 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 subject property is not subject to floodplain impact and does not contain wetland areas. The Comprehensive Plan and the Land Development Regulations include standards for the protection of environmentally sensitive lands that would apply should the conditions at the 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 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 the use of existing public facilities and services.

***This indicator does not apply. City water and sewer facilities are available from the north and south sides of the property. Water service may be provided to the property, and sewer may need to be extended via existing easements from the subdivision to the south. The responsibility for permitting, extending/constructing the sewer system and driveway access (paving the unimproved right of way as a street is not mandatory) will remain with the owner of the property.***

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

Allows for land use patterns or timing which 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. City water and sewer facilities may be provided to the property, and sewer may need to be extended via existing easements from the subdivision to the south. The responsibility for permitting, extending/constructing the sewer system and driveway access (paving the unimproved right of way as a street is not mandatory) will remain with the owner of the property.***

#### 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 use. 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 property will promote infill development by allowing access to public facilities. Assignment of the Residential Office Transitional, due to allowable densities and non-residential uses, may discourage further single-family infill within the existing neighborhood.***

10. Functional Mix of Uses:

Fails to encourage a functional mix of uses.

***The site is surrounded by single-family development on the adjacent properties. The Residential Office Transitional (RT) allows for residential single-family attached and detached, multi-family, and office professional uses. This would provide for a mix of uses to the neighborhood. However, the compatibility of certain uses may inhibit continuation and infill of the single-family development pattern.***

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 access and linkage between related uses. City Departments 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 subject property is an existing residential parcel and does not connect to any community of regional 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 suburban development patterns and is an infill 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.

c. ***City water and sewer facilities are available from the north and south sides of the property; water service may be provided to the property, however it appears that sewer services will need to be extended from the subdivision to the south to connect. The responsibility for permitting, extending/constructing the sewer system and driveway access (paving the unimproved right of way as a street is not mandatory) will remain with the owner of the property.***

d. 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, including the creation of streets and street connections. Access through Maine Avenue is available from the north side of the property. The responsibility for the permitting and construction of the driveway access to the subject property (or properties) will remain with the property owner.***

e. 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-efficient and water-efficient appliances.***

f. 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.***

g. 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 or connect to functional open space or natural areas on a community or regional basis.***



h. Balance of Land Uses:

Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

***The site is surrounded by single-family development on the adjacent properties. The Residential Office Transitional (RT) allows for residential single-family attached and detached, multi-family, and office professional uses. This would provide for a mix of uses to the neighborhood. However, the compatibility of certain uses may inhibit the compatible continuation and infill of the single-family development pattern.***

i. 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 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.

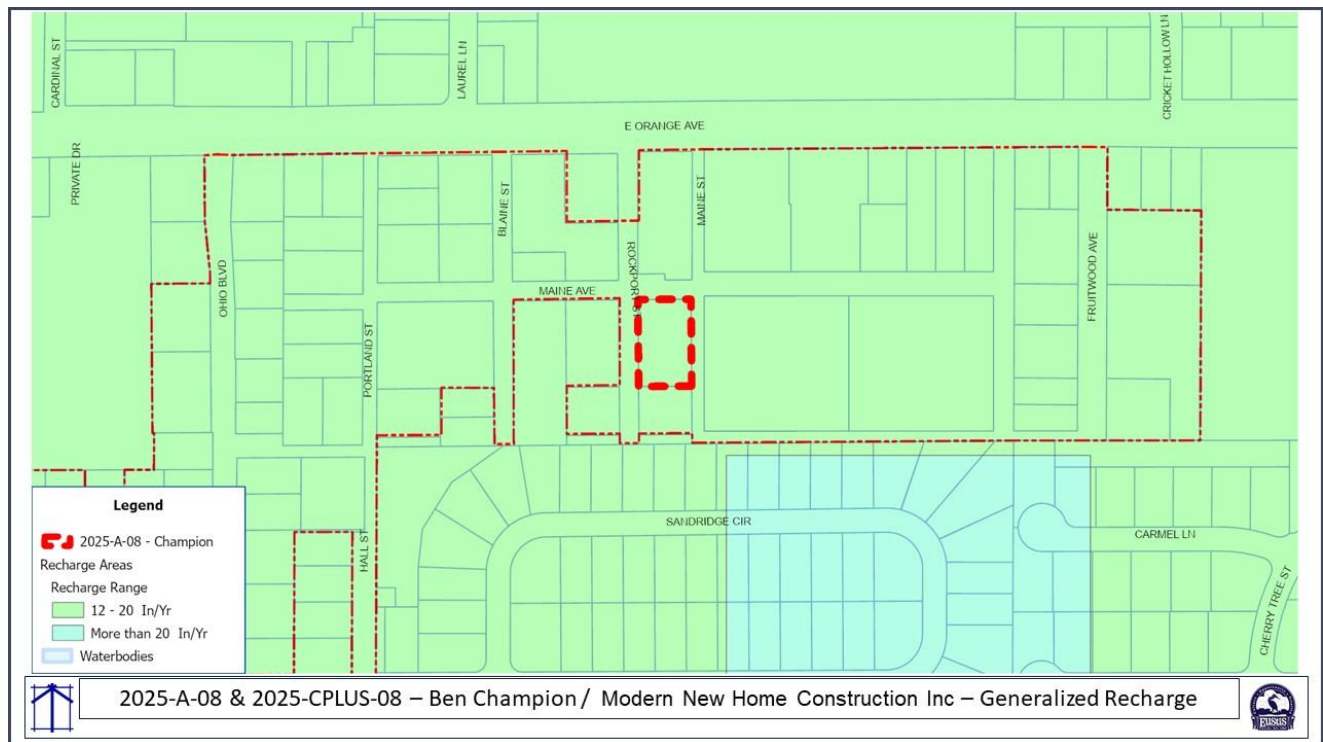
- a. Emergency Services Analysis:  
***Eustis Emergency Services already provides emergency response to other properties in the area. Any development consistent with the Residential Office Transitional (RT) future land use designation would not have a significant negative impact on the operations of 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 approximately 24,500.***
- c. Potable Water & Sanitary Sewer:  
***City water and sewer facilities are available from north and south side of the property, water service may be provided to the property. The responsibility for extending/constructing the sewer system and driveway access (paving the road is not mandatory) will remain with the owner 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 annexation and the subsequent development of the property will not add additional 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 within a high recharge area, and a site-specific geotechnical and hydrologic study will be needed to determine the site-specific impact at the time of development. Source: Lake County Comprehensive Plan 2030 Floridian Aquifer Recharge Map.***

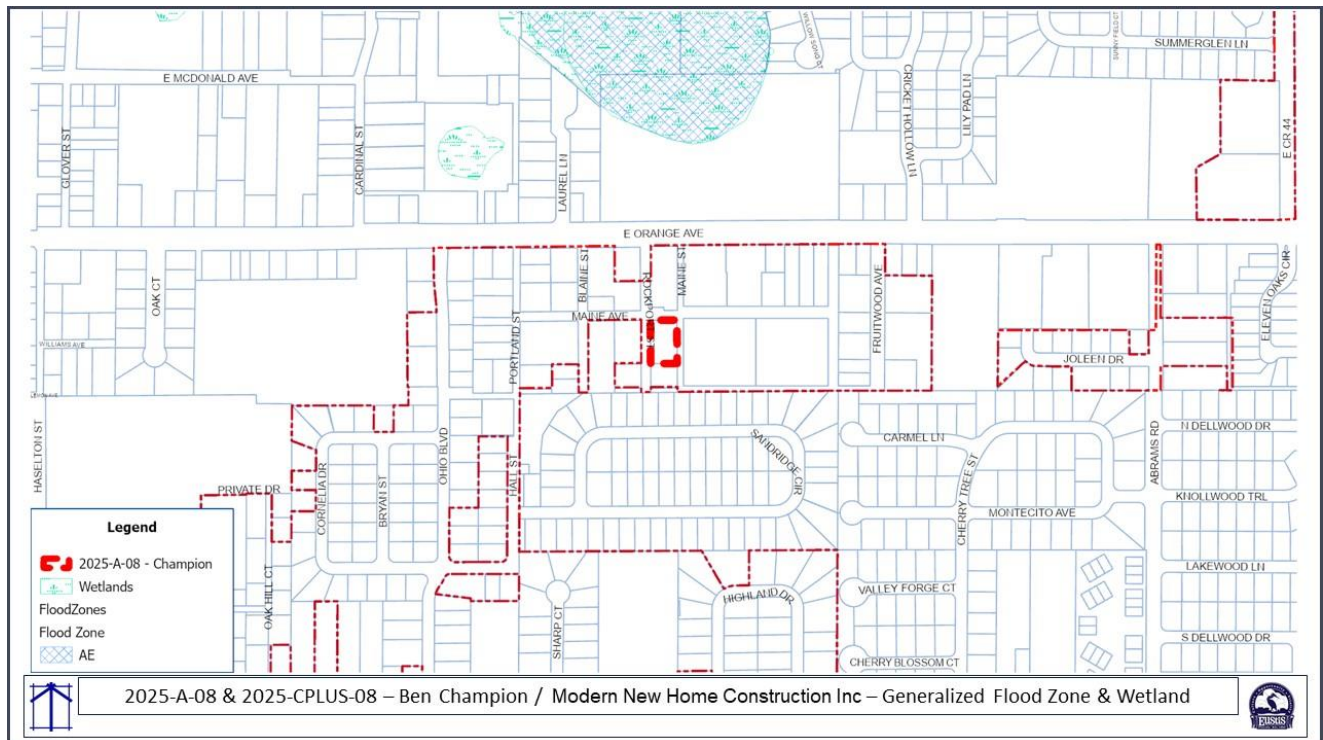


### b. Historical or archaeological sites:

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

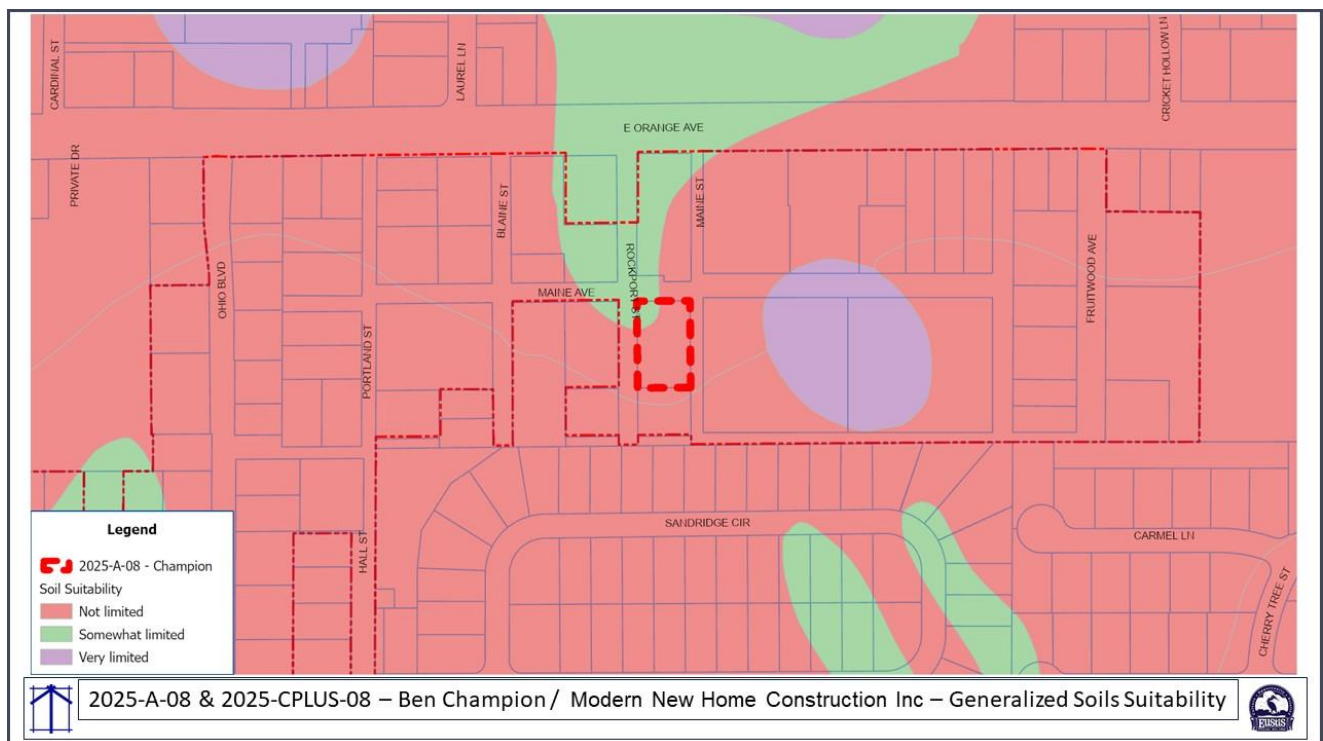
### c. Flood zones:

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



d. Soil and topography:

**Soils for the site do not pose a limitation for building.**





### 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:

#### *Policy I-1.3.3 Urban Medium Density Future Land Use Category*

*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 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.*

#### **42 TYPICAL USES INCLUDE:**

- *Residential;*
- *Rooming and boarding houses;*
- *Nursing and personal care facilities;*
- *Civic uses;*
- *Passive parks;*
- *Schools;*

- *Religious organizations;*
- *Day care services;*
- *Office uses;*
- *Commerce uses, including: Services and Retail trade as allowed pursuant to Policy I-1.3.10 commercial activities within the urban future land use series;*
- *Public order and safety; and*
- *Economic Development Overlay District Uses for properties included within the Economic Development Overlay District Map (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.*

**TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:**

- *Active parks and recreation facilities;*
- *Light industrial such as Manufacturing, Wholesale Trade, Transportation, Communications, Electric, Gas and Sanitary Services shall require a conditional use permit, unless the proposed use is permitted as an Economic Development Overlay District use. Light industrial conditional use activities are limited to those without off-site impacts and that take place primarily within an enclosed building;*
- *Animal specialty services;*
- *Mining and resource extraction;*
- *Hospitals; and*
- *Utilities.*

(Ord. No. 2014-19, § 2, 4-22-2014)

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

**Residential / Office Transitional (RT)**

*This land use designation applies to older residential areas having residential character, which are located adjacent to non-residential development. The purpose is to provide for establishment of business and professional offices and limited retail and service businesses while maintaining residential character or compatibility. The concept is that many older residences are impacted by traffic or adjacent non-residential uses and are no longer economically viable as dwellings. Allowance of limited commercial use is a means of making these areas more productive while maintaining a residential-type character.*

*General Range of Uses:* This category accommodates residential uses; professional and business offices in certain predominantly residential areas near major traffic arteries and adjacent to commercial areas; outdoor recreation; and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

*Maximum Density:* Residential densities may not exceed 12 dwelling units per net buildable acre.

*Intensity Range:* up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

*Mix Requirements:* There are proportional requirements or limitations regarding the amount of residential and non-residential uses allowable in an area designated RT on the Future Land Use Map. For the mixed land use category RT, the city establishes, and shall monitor, on a citywide basis, a mix of uses as follows:

*Residential:* 55% - 70% of total RT acreage

*Commercial/Office:* 30% - 45% of total RT acreage

The composition of the mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially or commercially, provided that all applicable criteria set forth herein are met.

*Special Provisions:*

(1) Future amendments to designate areas as RT shall be required to be designated near thoroughfares and commercial areas to allow for limited transitional commercial uses in recognition that these areas are impacted by adjacent commercial use, and to provide an economic use of property while maintaining their general residential character by:

a. limiting commercial uses to retail, business and professional offices, group homes, and home occupations as defined in the Land Development Regulations;

b. limiting external lighting and signs to that which would normally be permitted in adjacent residential zoning districts;

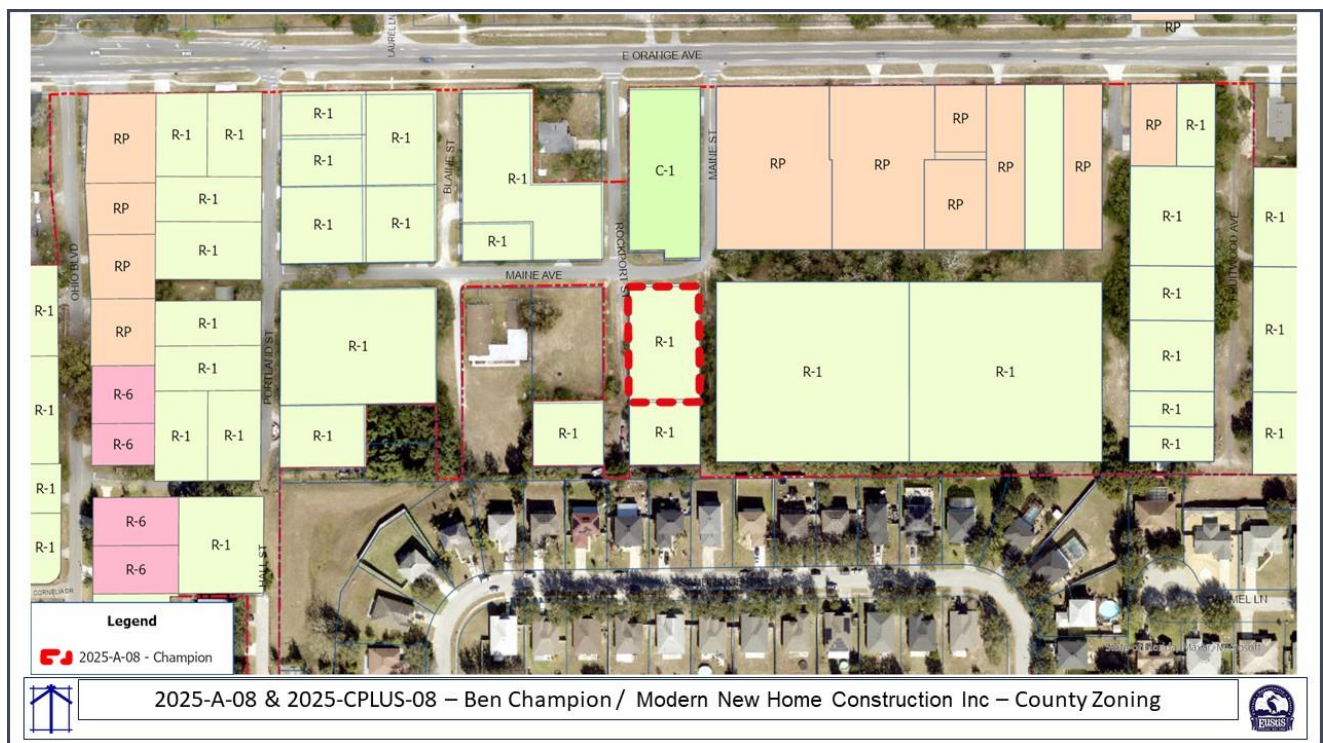
c. screening any permitted non-residential use from abutting residential properties by a landscape buffer, in accordance with city requirements;

(2) 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 land use designations of residential properties within the City of Eustis in the surrounding area are generally Suburban Residential (SR) with a maximum density of 5 dwelling units per acre (du/ac). The introduction of the Residential Office Transitional (RT) creates a potential for a significant increase in density, as well as introduces a mix of non-residential uses that may not be compatible with existing development patterns.***

***The surrounding properties, immediately adjacent to the north, east, and west, are unincorporated areas and are designated Urban Medium with a maximum density of 7 dwelling units per net buildable acre. Although designated under an Urban Medium Future Land Use the majority of the properties remain under an R-1 Zoning District designation, allowing primarily single-family residential uses with an allowable development density of 1 dwelling unit per acre. The Lake County RP (Residential Professional) Zoning District has similar uses to the City of Eustis Residential Office Transitional (RT) Future Land Use.***



### **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.

***This area is predominantly single-family residential in nature. The proposed amendment to Residential Office Transitional (RT) introduces a potential for a significant increase in density, as well as introduces a mix of non-residential uses that may not be compatible with existing development patterns.***

**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.

***The use of the land is already residential in nature and was previously platted. The increase in traffic should be negligible.***

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.

**Adequate capacity is available to serve the existing and future development. City water and sewer facilities may be provided to the property, and sewer may need to be extended via existing easements from the subdivision to the south.**

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 in the comprehensive plan.

***The proposed amendment is not explicitly consistent with the stated intent of the Residential Office Transitional (RT) Future Land Use.***

***"...This land use designation applies to older residential areas having residential character, which are located adjacent to non-residential development. The purpose is to provide for the establishment of business and professional offices and limited retail and service***



businesses while maintaining residential character or compatibility. The concept is that many older residences are impacted by traffic or adjacent non-residential uses and are no longer economically viable as dwellings. Allowance of limited commercial use is a means of making these areas more productive while maintaining a residential-type character.

General Range of Uses: This category accommodates residential uses; professional and business offices in certain predominantly residential areas near major traffic arteries and adjacent to commercial areas”

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 site is surrounded by single-family development on the adjacent properties. The Residential Office Transitional (RT) allows for residential single-family attached and detached, multi-family, and office professional uses. This would provide for a mix of uses to the neighborhood. However, the compatibility of certain uses may inhibit continuation and infill of the single-family development pattern.**

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. These changed conditions warrant a change in the land use designation.**

**The site is surrounded by single-family development on the adjacent properties. The Residential Office Transitional (RT) allows for residential single-family attached and detached, multi-family, and office professional uses. This would provide for a mix of uses to the neighborhood. However, the compatibility of certain uses may inhibit continuation and infill of the single-family development pattern.**

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 facilities are available from the north and south sides of the property. Water service may be provided to the property, and sewer may need to be extended via existing easements from the subdivision to the south. The responsibility for permitting, extending/constructing the sewer system and driveway access (paving the unimproved right of way as a street is not mandatory) will remain with the owner of the property.***

***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 therefore, 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. The subject property is not impacted by flood zone or wetland.***

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 site is surrounded by single-family development on the adjacent properties. The Residential Office Transitional (RT) allows for residential single-family attached and detached, multi-family, and office professional uses. This would provide for a mix of uses to the neighborhood. However, the compatibility of certain uses may inhibit continuation and infill of the single-family development pattern.***

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 site is surrounded by single-family development on the adjacent properties. The Residential Office Transitional (RT) allows for residential single-family attached and detached, multi-family, and office professional uses. This would provide for a mix of uses to the neighborhood. However, the compatibility of certain uses may inhibit continuation and infill of the single-family development pattern.***

***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.***

**Analysis of Design District Request (Ordinance Number 25-30):**

**Form-Based Code:**

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

**1. Standards for Review:**

The Land Development Regulations include the following standards for review of an amendment to the Design District Map. In approving a change in the designation, the City Commission shall consider: Whether the amendment is in conflict with any applicable provisions of the Code.

***a. Section 102-17(a) "...Section 109-3 Design Districts:***

***identifies the definition, structure, and form of each design district. The assignment of design district must follow the district pattern and intent."***

***The requested amendment assigns a newly annexed parcel a designation that meets the district pattern and intent (Suburban Neighborhood). The Suburban development pattern and intent, and the Suburban neighborhood definition, structure, and form description are stated below. The assignment of a Suburban Neighborhood design district designation is appropriate due to the established and proposed development patterns in the area.***

*b. Sec. 109-3.4. Suburban development pattern intent statements:*

Intent. Suburban development pattern...relies primarily on a pattern of residential development that provides the majority of property owners with substantial yards on their own property. The street layout, comprised of streets with fewer vehicular connections, helps to reduce cut-through traffic and establishes distinct boundaries for residential communities/subdivisions. Each land use provides for pedestrian and bicycle connections.

Design districts – Suburban Neighborhood

a. Definition. Predominately residential uses with some neighborhood-scale commercial services.

b. Structure. Interconnected trails, bikeways, and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.

c. Form. Mix of detached residential uses with some neighborhood-supporting retail, parks and civic spaces as focal points in the neighborhoods.

***The Suburban development patterns statement above indicates that residential uses are primarily located on streets with fewer vehicle connections. A Suburban Neighborhood designation follows the district pattern and intent outlined in the Land Development Regulations and is consistent with the existing transect in the area.***

*c. Section 102-17(a)*

The following guidelines must be followed when proposing the reassignment of the design district:

Compatible intensities should face across streets. Changes in design districts should occur along rear alleys or lanes or along conservation edges.

***Reassignment is not being proposed. A Eustis design district designation must be assigned to the annexed property. The proposed design district is compatible with the surrounding design districts.***

*d.Consistent with Comprehensive Plan:*

Whether the proposed amendment is consistent with all elements of the comprehensive plan.

***The requested amendment is consistent with the Future Land Use element (including Policy FLU 1.2.4, Development Patterns, and FLU 1.3.2. Maintain Residential Compatibility), as well as all other elements of the Comprehensive Plan.***

*e.Consistent with Surrounding Uses:*

Whether, and the extent to which, the proposed design district is consistent with existing and proposed land uses.

***The Suburban Neighborhood definition, structure, and form are compatible with the existing uses and any proposed uses permitted under the Residential Office Transitional future land use designation.***

*f.Changed Conditions:*

Whether there have been changed conditions that justify amending the design district.

***The subject property is proposed for annexation, and a design district assignment is necessary. The conditions have changed from land located in unincorporated Lake County without central services to a site within the City of Eustis with municipal services.***

*g.Public Facilities.*

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

***A redistricting is not proposed. Assigning a design district to an annexation property will not change the demand impact on public facilities. The Future Land Use designation controls the uses, density, and intensity permitted on the site, so the Design District map amendment would not result in impacts beyond those already anticipated. Also, see the analysis of public facilities in the above sections of this report.***

*h.Impact on Environment:*

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

***The proposed Design District designation for this property does not change the development potential of the parcel. Design Districts control the form and function of any development that does occur. The***



***Future Land Use designation controls the uses, density, intensity, and minimum open space permitted on the site, so the Design District amendment would not result in additional impacts on the natural environment. As building permit approval must be obtained before development can 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 the time of development warrant such protection.***

*i. Property Values:*

Whether, and the extent to which, the proposed redistricting would affect the property values in the area.

***Redistricting is not being proposed. A City of Eustis design district designation must be assigned to the annexed property. This request should not affect property values because the proposed Design District designation is consistent with the surrounding development patterns and design districts.***

*j. Orderly Development Pattern:*

Whether, and the extent to which, the proposed redistricting would result in an orderly and logical development pattern.

***The request is the assignment of a design district to an annexation parcel, not redistricting. However, the proposed Design District designation is consistent with the suburban development pattern identified in Section 109-5.5 of the Land Development Regulations. Assignment of the requested designation will result in a more orderly and logical development pattern, making the designation consistent with the surrounding area designations and established development patterns.***

*k. Public Interest and Intent of Regulations:*

Whether the proposed redistricting would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

***The request is the assignment of a design district to an annexation parcel, not redistricting. The proposed Design District is not in conflict with the public interest and reflects the purpose and intent of the regulations.***

*l. Other Matters:*

Any other matters that may be deemed appropriate by the city commission, in review and consideration of the proposed redistricting.

***The request is the assignment of a design district to an annexation parcel, not redistricting. The City's Land Development Regulations are a form-based code. The Design District designations define the development form, but not the types of land use, densities, intensities, or required open space.***

***The districts, therefore, must be consistent and follow the urban, suburban, and rural transects. This request assigns a Suburban Neighborhood design district designation to an annexation parcel, which is consistent with the existing transect.***

### **Applicable Policies and Codes**

#### **1. Resolution Number 87-34**

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

#### **2. Florida Statutes Chapter 171.044: Voluntary Annexation:**

- a. "The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality."
- b. "Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves."

### **Comprehensive Plan – Residential / Office Transitional (RT)**

*This land use designation applies to older residential areas having residential character, which are located adjacent to non-residential development. The purpose is to provide for establishment of business and professional offices and limited retail and service businesses while maintaining residential character or compatibility. The concept is that many older residences are impacted by traffic or adjacent non-residential uses and are no longer economically viable as dwellings. Allowance of limited commercial use is a means of making these areas more productive while maintaining a residential-type character.*

*General Range of Uses: This category accommodates residential uses; professional and business offices in certain predominantly residential areas near major traffic arteries and adjacent to commercial areas; outdoor recreation; and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.*

*Maximum Density: Residential densities may not exceed 12 dwelling units per net buildable acre.*

*Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.*

*Mix Requirements: There are proportional requirements or limitations regarding the amount of residential and non-residential uses allowable in an area designated RT on the Future Land Use Map. For the mixed land use category RT, the city establishes, and shall monitor, on a citywide basis, a mix of uses as follows:*

*Residential: 55% - 70% of total RT acreage*

*Commercial/Office: 30% - 45% of total RT acreage*

*The composition of the mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially or commercially, provided that all applicable criteria set forth herein are met.*

*Special Provisions:*

*(1) Future amendments to designate areas as RT shall be required to be designated near thoroughfares and commercial areas to allow for limited transitional commercial uses in recognition that these areas are impacted by adjacent commercial use, and to provide an economic use of property while maintaining their general residential character by:*

*a. limiting commercial uses to retail, business and professional offices, group homes, and home occupations as defined in the Land Development Regulations;*

*b. limiting external lighting and signs to that which would normally be permitted in adjacent residential zoning districts;*

*c. screening any permitted non-residential use from abutting residential properties by a landscape buffer, in accordance with city requirements;*

*(2) 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.*

**Land Development Regulations Section 109-5.5(b)(1):** *The Suburban Neighborhood Design District has predominately residential uses with some neighborhood-scale commercial services with interconnected trails, bikeways and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.*

## **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	25-29
Ordinance Subject	Future Land Use Map Amendment 2025-CPLUS-08
Legal Advertising Date	September 8, 2025
First Reading On	9/18/2025
Second Reading On	10/23/2025

### **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 0.45 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBER 1734231, SOUTH OF THE INTERSECTION OF MAINE AVENUE AND ROCKPORT STREET, ON THE EAST SIDE OF ROCKPORT STREET, FROM URBAN MEDIUM IN LAKE COUNTY TO RESIDENTIAL/OFFICE TRANSITIONAL 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.







# City of Eustis

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

TO: City of Eustis Local Planning Agency

FROM: Tom Carrino, City Manager

DATE: September 18, 2025

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

## **Introduction:**

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

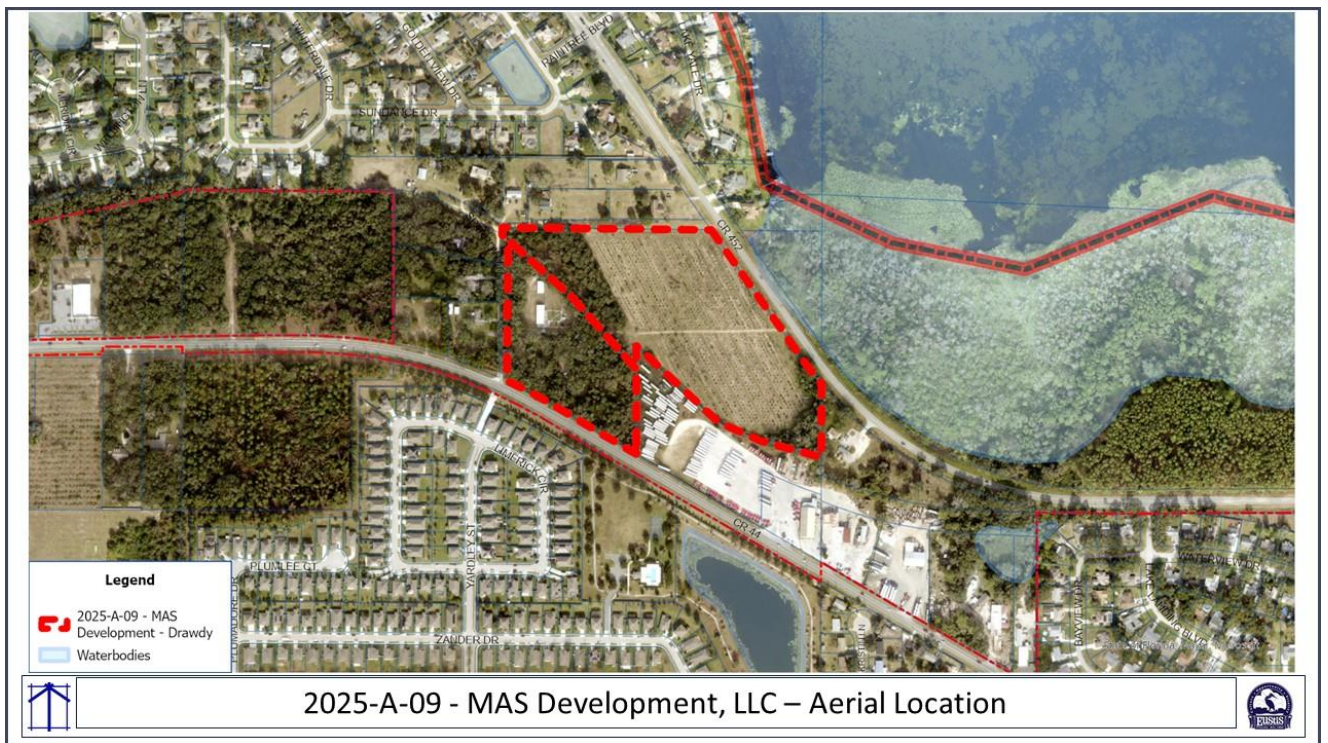
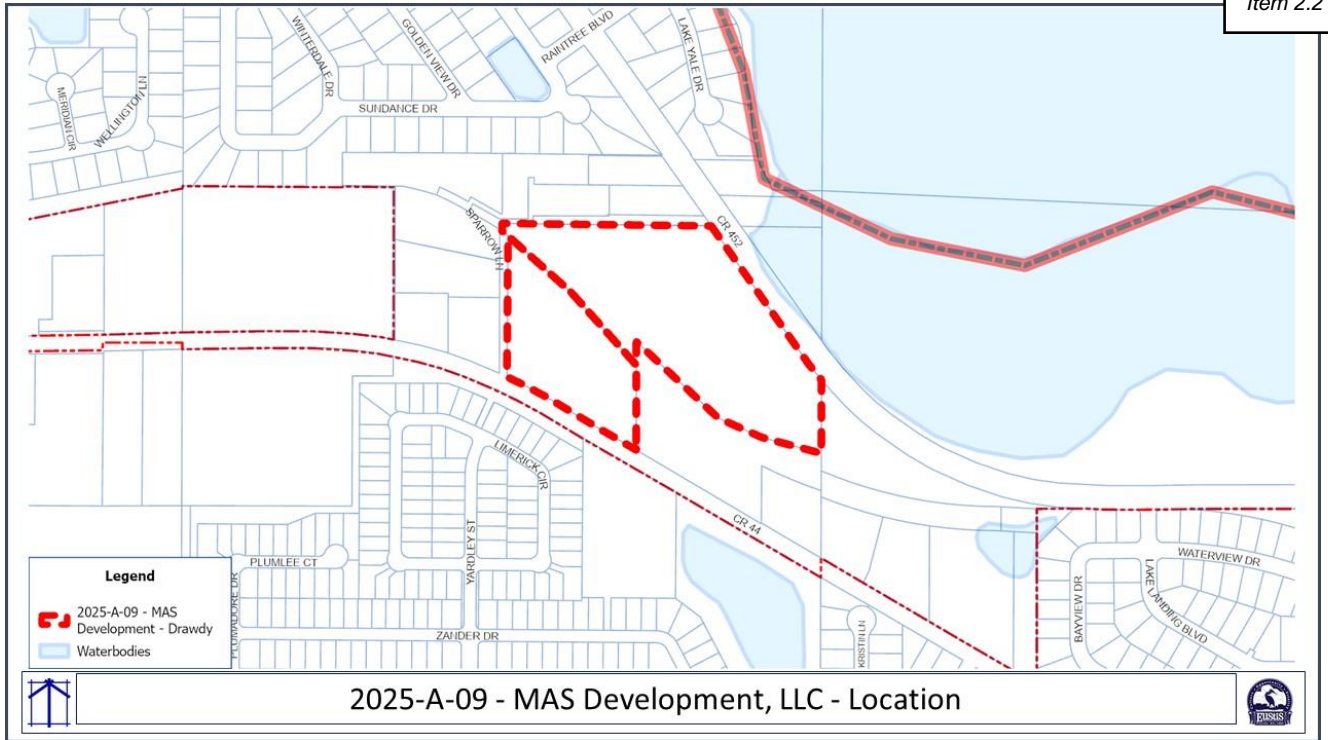
Provided the annexation of the subject property is approved, Ordinance Number 25-32 would change the future land use designation from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis. If Ordinance Number 25-31 is denied, then there can be no consideration of Ordinance Number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

## **Background:**

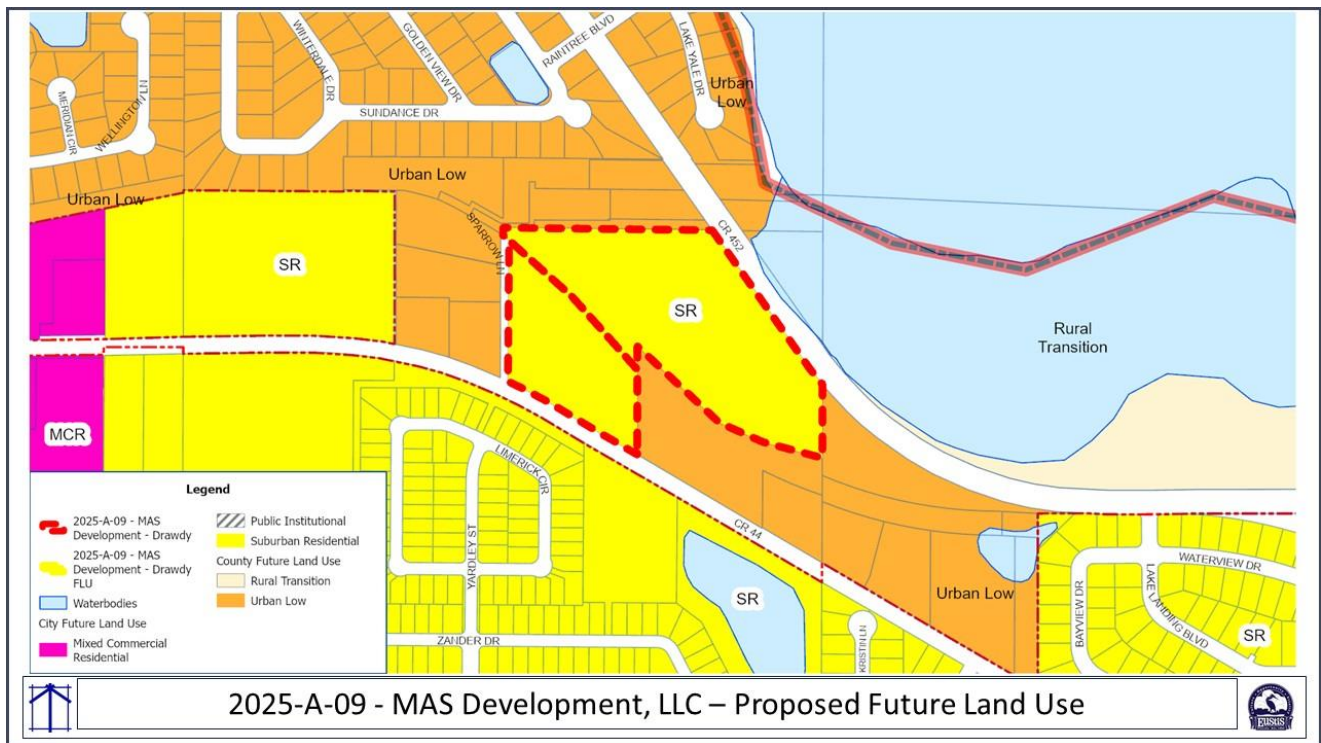
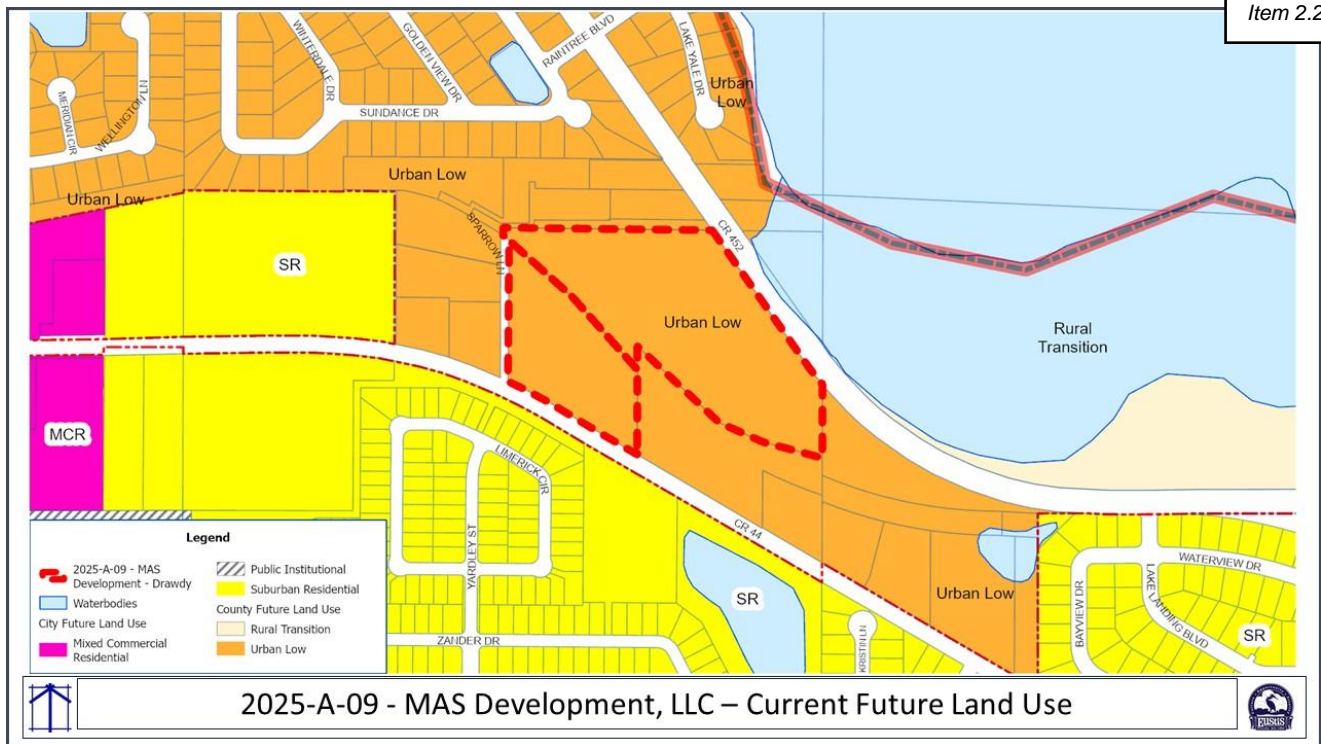
1. The site contains approximately 20 +/- acres and is located within the Eustis-Lake County Joint Planning Area. The property is currently used as a residence, with a vacant grove— Source: *Lake County Property Appraisers' Office Property Record Card Data*.
2. The southern property boundary of the site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

Surrounding properties have the following land use designations:

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







### Applicant's Request

The property owners, John E. & Betty A. Drawdy, represented by Madelyn Damon, Esq., and Bret Jones, P.A., wish to annex the property, change the future land use to Suburban Residential (SR), and assign a design district of Suburban Neighborhood.

The current Lake County land use designation for the subject property is Urban Low. The Lake County land use designation allows for residential uses up to 4 dwelling units per net buildable acre.

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

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

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

In Accordance with Florida Statutes Chapter 163.3177.9, to discourage urban sprawl, the Florida Statutes outlines the Primary Indicators of Sprawl. Staff has reviewed these indicators and finds that the proposed annexation and assignment of Future Land Use does not contradict the intent of the primary indicators of sprawl as outlined. The outline and summary of these indicators is included in supplement to this report.

**B. Per the City of Eustis Comprehensive Plan Future Land Use Element Appendix**

Staff has assessed the proposed amendment to the City of Eustis Comprehensive Plan Future Land Use map relating to the development patterns described and supported within the Plan, including conditions and impacts to utility infrastructure, transportation infrastructure, natural features, and the environment. Staff review finds that the proposed assignment of the Suburban Residential (SR) future land use will not result in impacts that will cause detriment beyond current patterns. The outline and summary of this analysis are included as a supplement to this report.

**Recommended Action:**

Development Services finds the proposed Future Land Use designation consistent with the Comprehensive Plan, Land Development Regulations, and surrounding and adjacent land uses; therefore, it recommends transmittal of Ordinance Numbers 25-32 to the City Commission for consideration.

**Policy Implications:**

None

**Alternatives:**

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

**Budget/Staff Impact:**

See attached Business Impact Estimate

**Business Impact Estimate:**

Exempt from this Requirement per F.S. 164.041(4)(c)7.b. (*Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality*)

**Prepared By:**

Jeff Richardson, AICP, Deputy Director, Development Services

**Reviewed By:**

Mike Lane, AICP, Development Services Director

## ORDINANCE NUMBER 25-32

**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 20.0 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBERS 1743320 AND 1407940, ON THE NORTH SIDE OF COUNTY ROAD 44, EAST OF SPARROW LANE 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**, 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 20 acres of real property located on the North side of County Road 44, east of Sparrow Lane, and more particularly described herein; and

**WHEREAS**, on September 18, 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 September 18, 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 October 23, 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 Low in Lake County to Suburban Residential within the City of Eustis:

Parcel Alternate Key: 1743320 and 1407940

Parcel Identification Number: 33-18-26-0002-000-00800 and 33-18-26-0002-000-02900

Legal Description:



FROM NW COR OF SE 1/4 OF NW 1/4 OF SEC 33-18-26 THAT PART OF LAND LYING SW'LY OF CR 452 OF THE FOLLOWING DESCRIPTION: RUN S 0-02-0 E ALONG W LINE OF SE 1/4 OF NW 1/4 A DIST OF 150 FT FOR POB, RUN S 89-27-28 E PARALLEL TO 150 FT S OF N LINE OF SE 1/4 OF NW 1/4 TO E LINE OF SAID SE 1/4 OF NW 1/4, S 0-15-33 W ALONG SAID E LINE OF SE 1/4 OF NW 1/4 A DIST OF 937.54 FT, N 75-07-0 W 255.86 FT, N 66-14-55 W 196.98 FT, N 47-09-55 W 463.98 FT, S 0-02-0 E 97.21 FT, N 42-0-0 W 406.60 FT, N 48-23-14 W 359.72 FT, N 52-25-59 W 22.40 FT, N 0-02-0 W 33.74 FT TO POB ORB 3830 PG 1866 ORB 4018 PG 364 ORB 5735 PG 854

And

FROM NW COR OF SE 1/4 OF NW 1/4 RUN S 0-02-00 E ALONG W LINE 183.75 FT, S 52-25-59 E 22.4 FT TO PT ON S'LY R/W OF ABANDONED R/W & 25 FT E OF CENTERLINE OF COUNTY RD FOR POB, RUN S 48-23-14 E 359.72 FT, S 42-00-00 E ALONG S'LY R/W OF ABANDONED RR 406.6 FT, S 0-02 E 349.73 FT TO N'LY R/W OF SR 44, NW'LY ALONG N'LY R/W OF SR 44 TO PT S OF POB, N TO POB ORB 2373 PG 1616 ORB 5735 PG 854

(The legal description is taken from the Lake County Property Appraiser, and has not been verified for accuracy or completeness.)

## 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:** 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 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 23<sup>rd</sup> day of October 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 23<sup>rd</sup> day of October 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 Number:

**CITY ATTORNEY'S OFFICE**

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

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

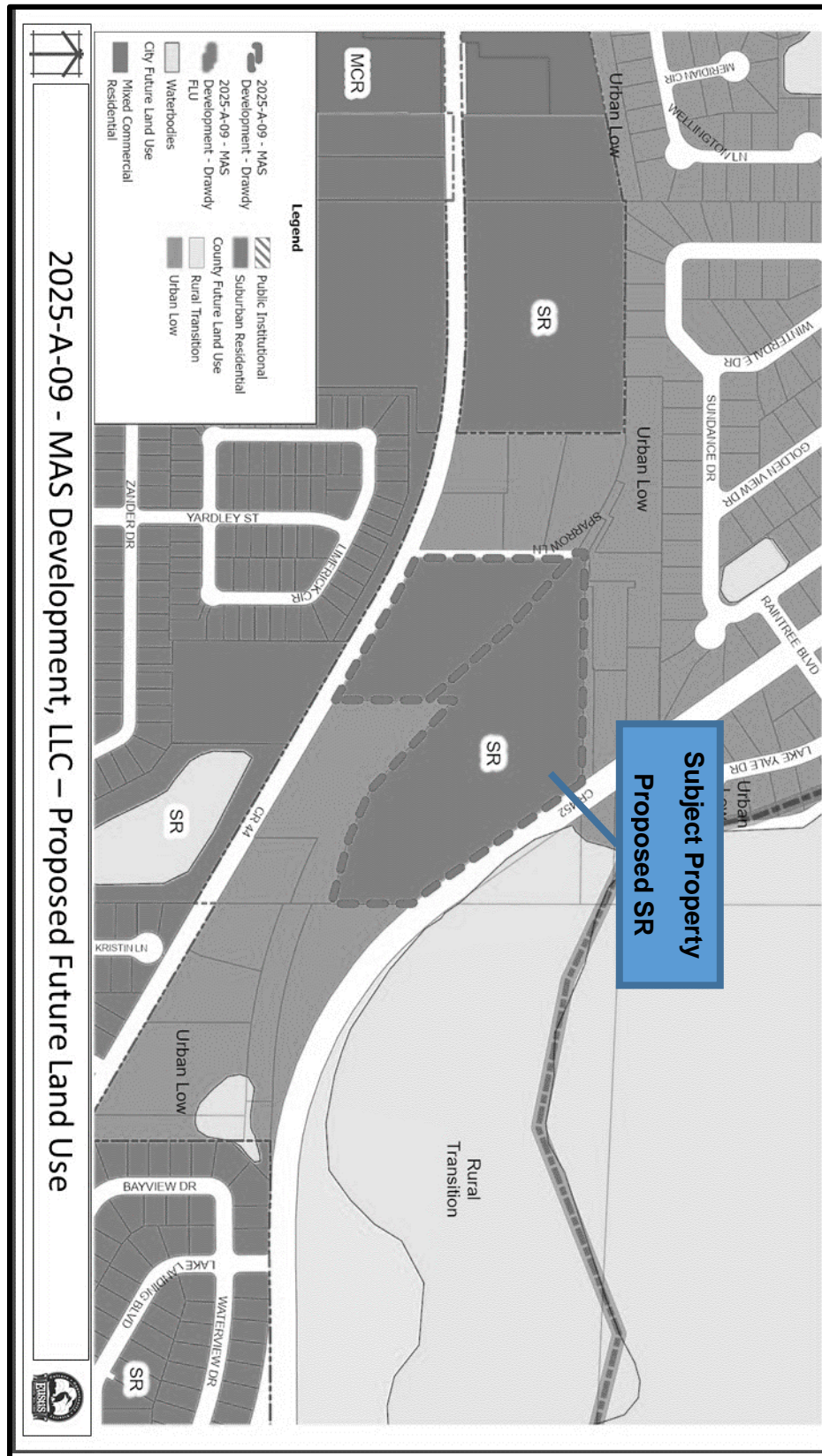
\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Ordinance Number 25-32 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 Eustis Parks and 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 25-31**)

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 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.

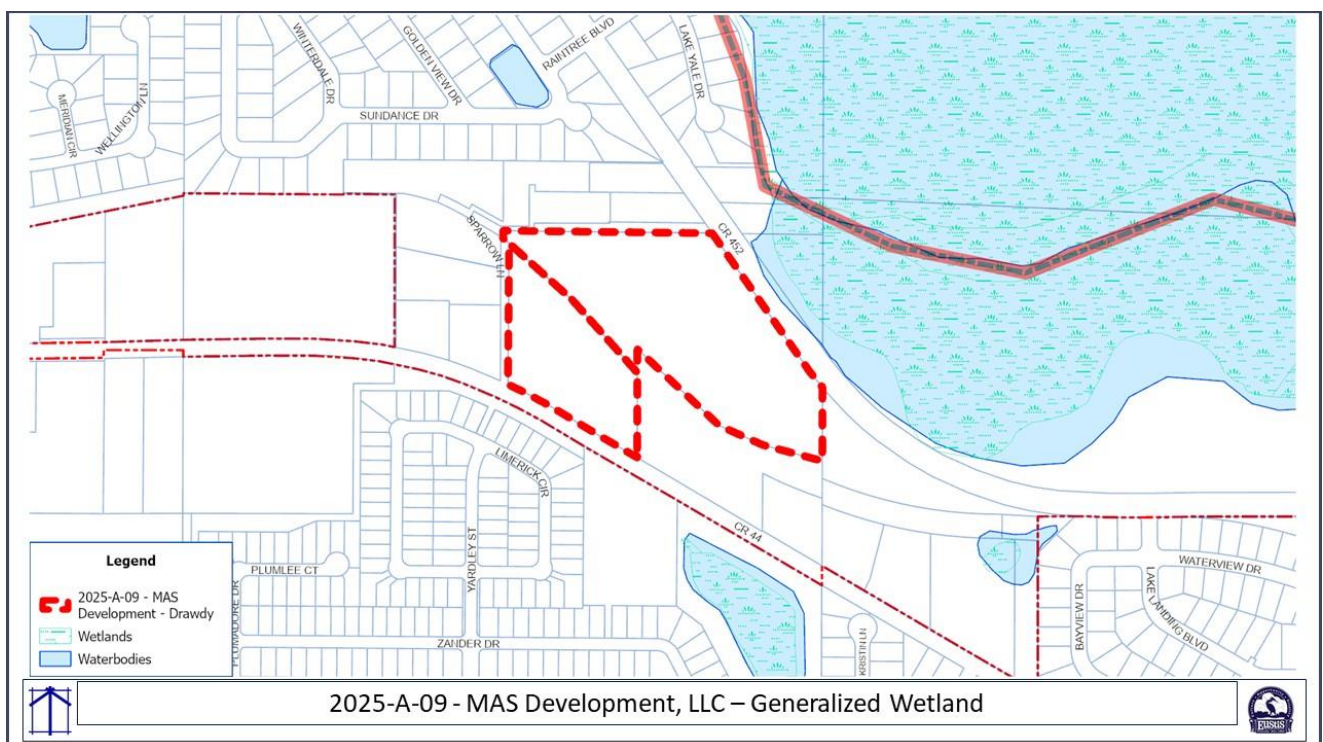
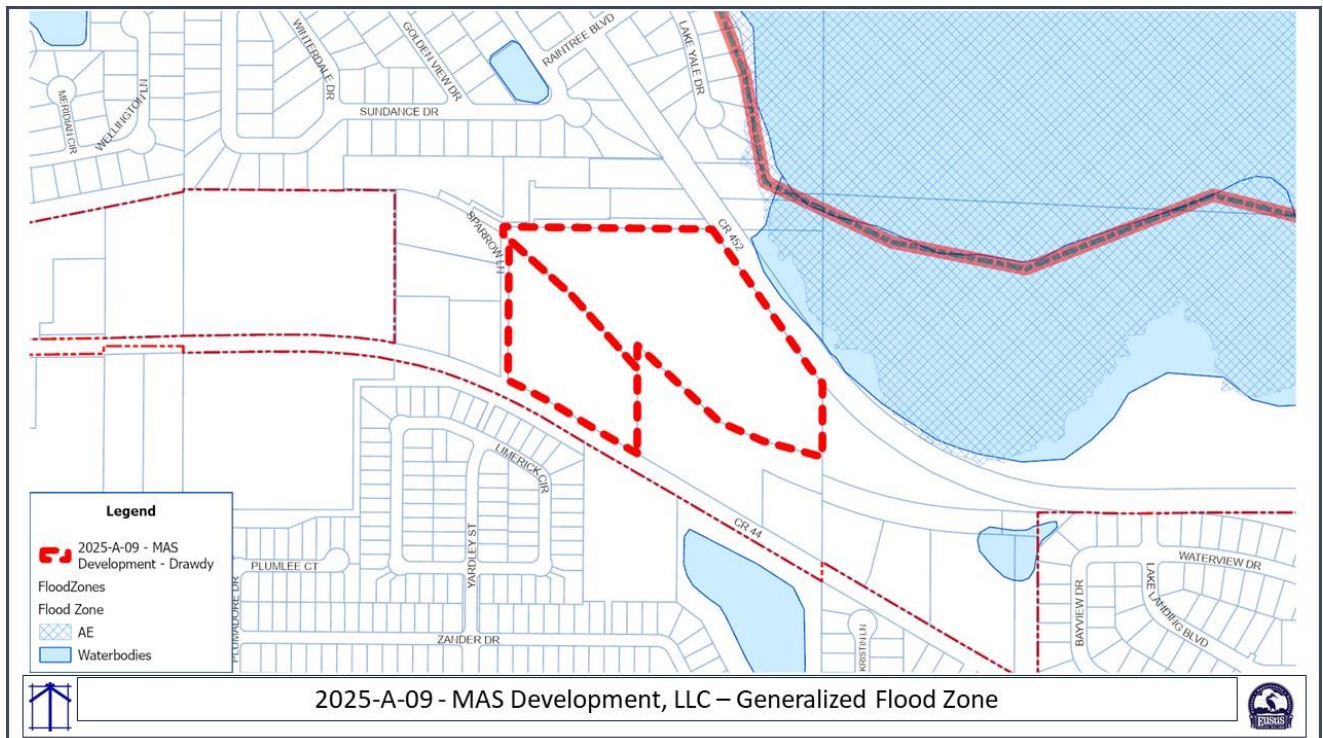
***The site is situated within an urbanizing corridor, where commercial, industrial, and residential development is taking place on the north side of County Road 44.***

##### 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 not contain wetland area and associated flood-prone 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 the time of development warrant such protection.***





### 5. Agricultural Area Protection:

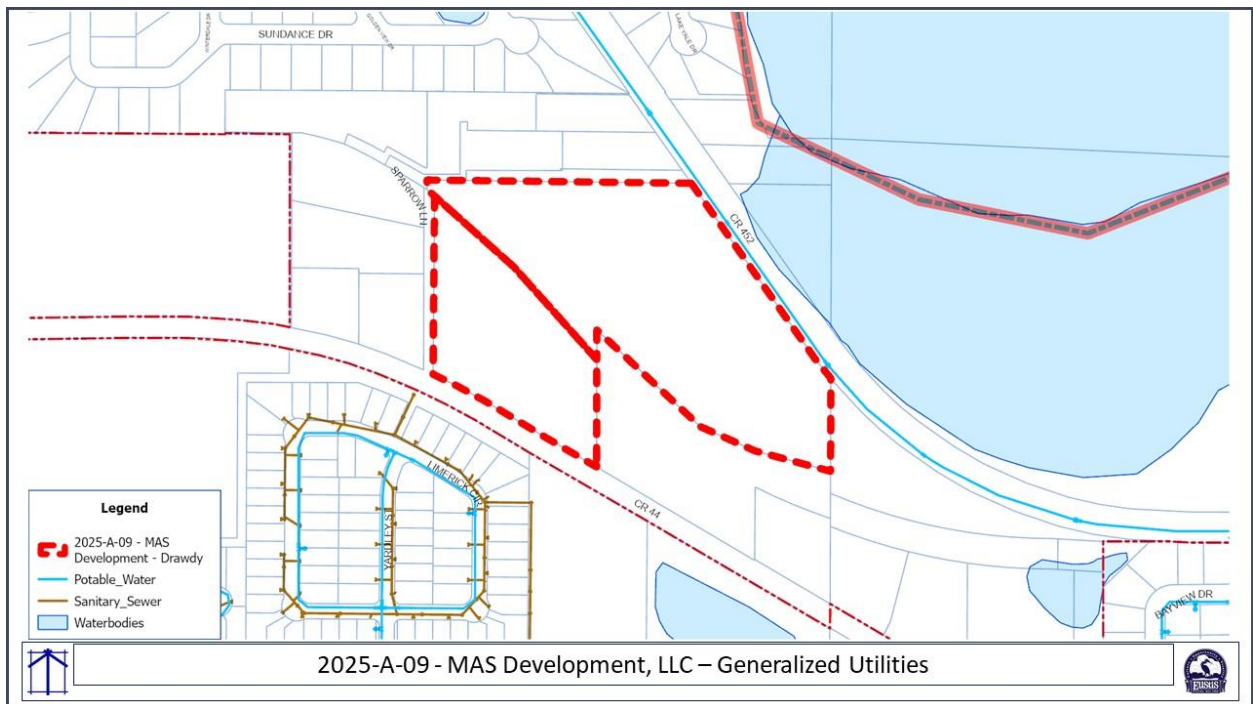
Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

***This site and adjacent properties, although assessed by the Lake County Property Appraiser as “orange grove,” 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 from CR 452 or by extension from the south side of SR 44. Development of this parcel will maximize the use and efficiency of the City's water service. City Sewer is available to the property from the south side of SR 44 or extension and coordination with the future Angler's Point subdivision to the west, 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 South Fishcamp Road 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.

***City services and infrastructure are available or may be extended/modified by the developer to meet the needs of future development.***

- 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. Improvements and extensions may be required and will be addressed through the development review process.***
- 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***

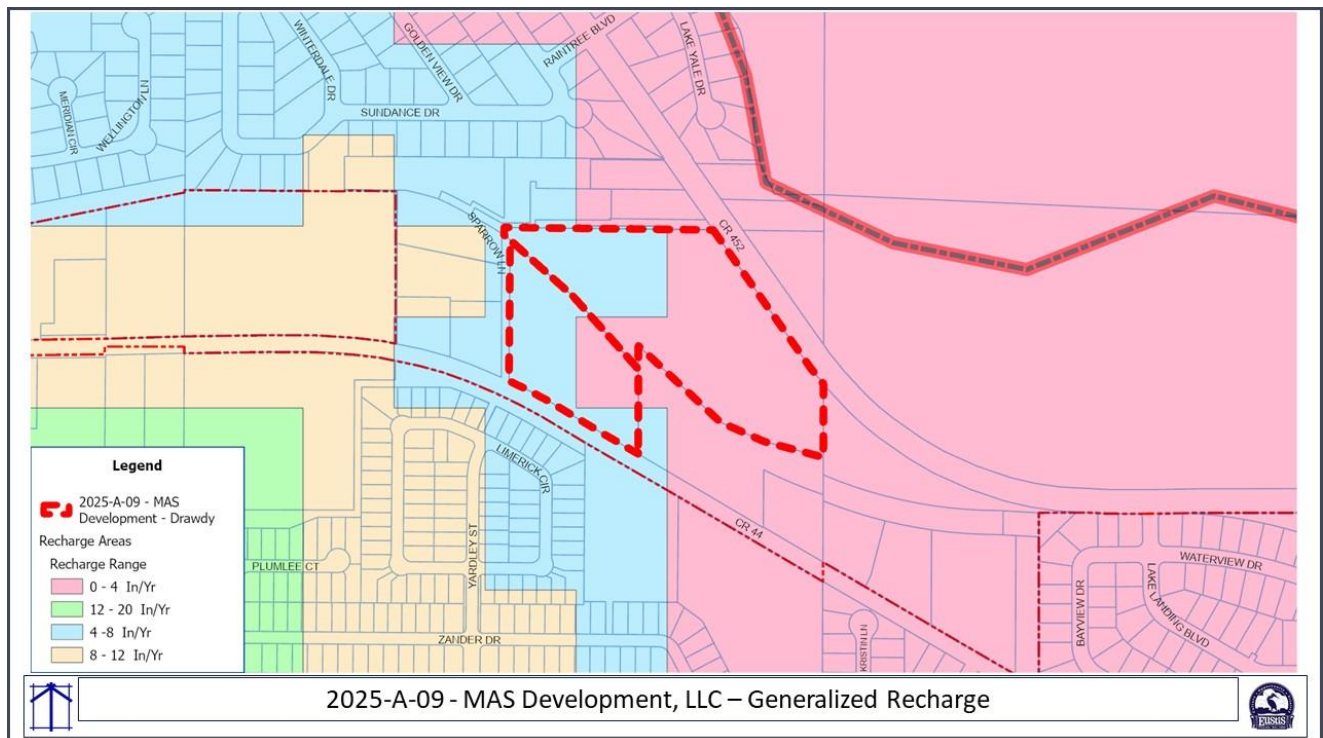
**development standard, without negatively affecting the adopted level of service. Prior to the development of the property, site plan approval, amongst other approvals, will be required. As part of the site plan review, a traffic study will be required to evaluate traffic impacts.**

## 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.***

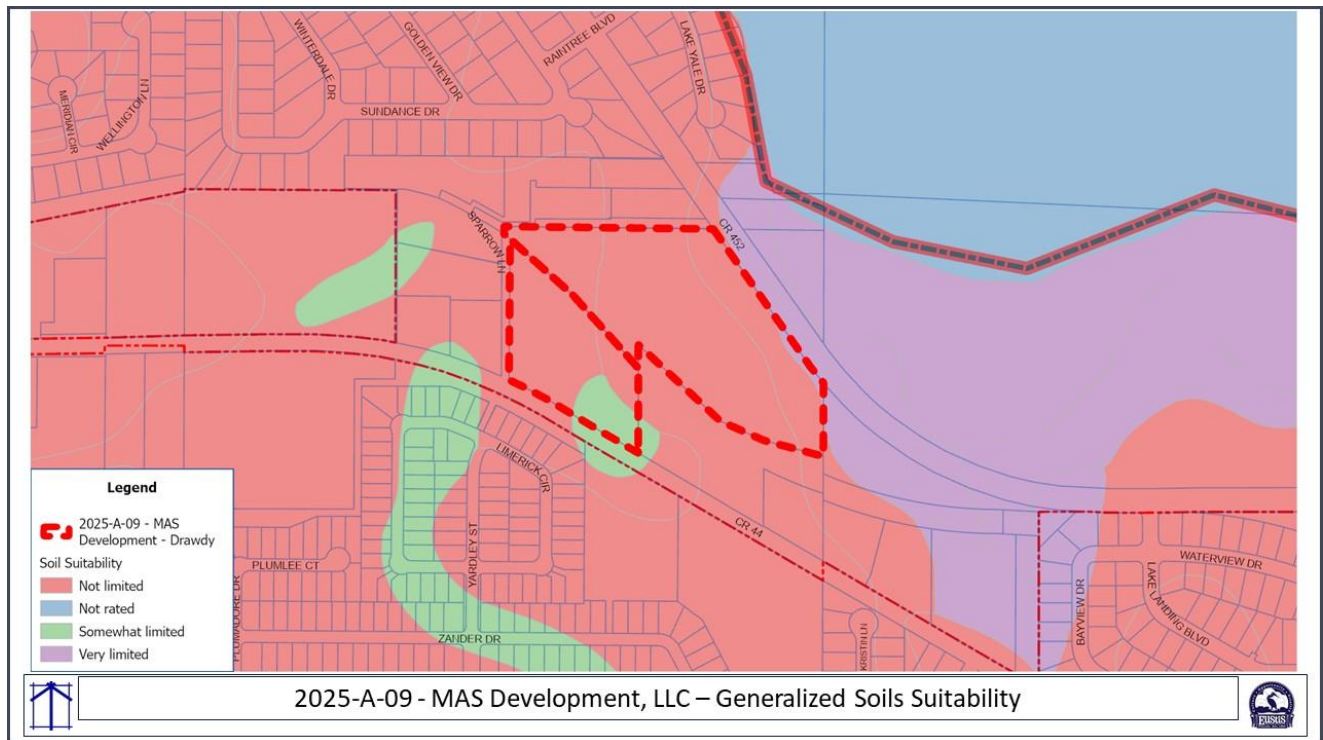
c. Flood zones:

***The subject property is impacted by flood zone areas. Source - Lake County GIS - 2012 Flood Zones.***

d. Soil and topography:

***Soils appear to be suitable for development. At the development application stage, soils and geotechnical reports will be required as part of the application packages, as well as for permitting for development with the applicable state agencies.***

***As building permit approval must be obtained before development can begin, the Comprehensive Plan and the Land Development Regulations include standards for the protection of environmentally sensitive lands that would apply should conditions at the time of development warrant such protection.***



### 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:***



### **Policy I-1.3.2 Urban Low Density Future Land Use Category**

*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, 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 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 uses and Economic Development Overlay District uses, which shall be 0.35. The maximum Impervious Surface Ratio shall be 0.60.*

#### **TYPICAL USES INCLUDE:**

- *Residential;*
- *Nursing and personal care facilities;*
- *Civic uses;*
- *Residential professional offices;*
- *Passive parks;*
- *Religious organizations;*
- *Day care services;*
- *Schools;*
- *Commerce uses, including: services, retail trade, finance, insurance and real estate as allowed pursuant to Policy I-1.3.10 Commercial Activities within the Urban Future Land Use Series; and*
- *Public order and safety; and*
- *Economic Development Overlay District Uses for properties included within the Economic Development Overlay District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.*

**TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:**

- *Active parks and recreation facilities;*
- *Light industrial such as manufacturing, wholesale trade, transportation, communications, electric, gas and sanitary services shall require a conditional use permit, unless the proposed use is permitted as an Economic Development Overlay District use. Light industrial conditional use activities are limited to those without off-site impacts and takes place primarily within an enclosed building;*
- *Animal specialty services;*
- *Mining and resource extraction;*
- *Hospitals; and*
- *Utilities.*

(Ord. No. 2014-19, § 2, 4-22-2014)

**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 residential development 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 conflicts 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, located near the site. Extension and modifications to the systems will be needed to serve future development, with those costs being borne by the developer to serve their development. 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.***

***The requested Suburban Residential (SR) 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 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.***

**Analysis of Design District Request (Ordinance Number 25-33):**

**Form-Based Code:**

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

**1. Standards for Review:**

The Land Development Regulations include the following standards for review of an amendment to the Design District Map. In approving a change in the designation, the City Commission shall consider: Whether the amendment is in conflict with any applicable provisions of the Code.



a. Section 102-17(a) "...Section 109-3 Design Districts:

identifies the definition, structure, and form of each design district. The assignment of design district must follow the district pattern and intent."

***The requested amendment assigns a newly annexed parcel a designation that meets the district pattern and intent (Suburban Neighborhood). The Suburban development pattern and intent, and the Suburban neighborhood definition, structure, and form description are stated below. The assignment of a Suburban Neighborhood design district designation is appropriate due to the established and proposed development patterns in the area.***

b. Sec. 109-3.4. Suburban development pattern intent statements:

*Intent. Suburban development pattern...relies primarily on a pattern of residential development that provides the majority of property owners with substantial yards on their own property. The street layout, comprised of streets with fewer vehicular connections, helps to reduce cut-through traffic and establishes distinct boundaries for residential communities/subdivisions. Each land use provides for pedestrian and bicycle connections.*

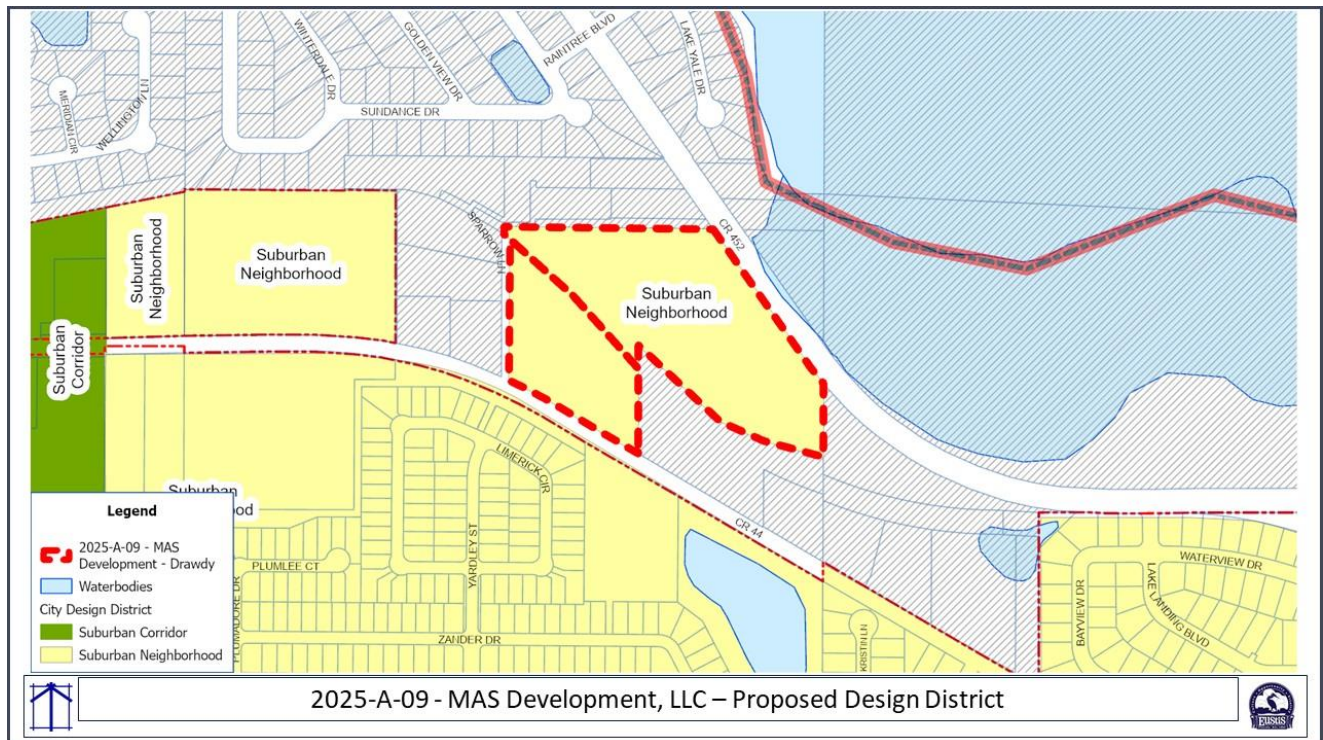
*Design districts – Suburban Neighborhood*

*a. Definition. Predominately residential uses with some neighborhood-scale commercial services.*

*b. Structure. Interconnected trails, bikeways, and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.*

*c. Form. Mix of detached residential uses with some neighborhood-supporting retail, parks and civic spaces as focal points in the neighborhoods.*

***The Suburban development patterns statement above indicates that residential uses are primarily located on streets with fewer vehicle connections. A Suburban Neighborhood designation follows the district pattern and intent outlined in the Land Development Regulations and is consistent with the existing transect in the area.***



**c. Section 102-17(a)**

The following guidelines must be followed when proposing the reassignment of a design district:

Compatible intensities should face across streets. Changes in design districts should occur along rear alleys or lanes or along conservation edges.

***Reassignment is not being proposed. A Eustis design district designation must be assigned to annexed property. The proposed design district is compatible with the surrounding design districts.***

**d. Consistent with Comprehensive Plan:**

Whether the proposed amendment is consistent with all elements of the comprehensive plan.

***The requested amendment is consistent with the Future Land Use element (including Policy FLU 1.2.4, Development Patterns, and FLU 1.3.2. Maintain Residential Compatibility), as well as all other elements of the Comprehensive Plan.***

**e. Consistent with Surrounding Uses:**

Whether, and the extent to which, the proposed design district is consistent with existing and proposed land uses.

***The Suburban Neighborhood definition, structure, and form are compatible with the existing uses and any proposed uses permitted under the Suburban Residential future land use designation.***

**f.Changed Conditions:**

Whether there have been changed conditions that justify amending the design district.

***The subject property is proposed for annexation, and a design district assignment is necessary. The conditions have changed from land located in unincorporated Lake County without central services to a site within the City of Eustis with municipal services.***

**g.Public Facilities.**

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

***A redistricting is not proposed. Assigning a design district to an annexation property will not change the demand impact on public facilities. The Future Land Use designation controls the density and intensity permitted on the site, so the Design District map amendment would not result in impacts beyond that already anticipated. Also, see the analysis of public facilities in the above sections of this report.***

**h.Impact on Environment:**

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

***The proposed Design District designation for this property does not change the development potential of the parcel. Design Districts control the form and function of any development that does occur. The Future Land Use designation controls the density, intensity, and minimum open space permitted on the site, so the Design District amendment would not result in additional impacts on the natural environment. As building permit approval must be obtained before development can begin, the Comprehensive Plan and the Land Development Regulations include standards for the protection of environmentally sensitive lands that would apply should conditions at the time of development warrant such protection.***

**i.Property Values:**

Whether, and the extent to which, the proposed redistricting would affect the property values in the area.

***Redistricting is not being proposed. A City of Eustis design district designation must be assigned to the annexed property. This request should not affect property values because the proposed Design District designation is consistent with the surrounding development patterns and design districts.***

*j. Orderly Development Pattern:*

Whether, and the extent to which, the proposed redistricting would result in an orderly and logical development pattern.

***The request is the assignment of a design district to an annexation parcel, not redistricting. However, the proposed Design District designation is consistent with the suburban development pattern identified in Section 109-5.5 of the Land Development Regulations. Assignment of the requested designation will result in a more orderly and logical development pattern, making the designation consistent with the surrounding area designations and established development patterns.***

*k. Public Interest and Intent of Regulations:*

Whether the proposed redistricting would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

***The request is the assignment of a design district to an annexation parcel, not redistricting. The proposed Design District is not in conflict with the public interest and reflects the purpose and intent of the regulations.***

*l. Other Matters:*

Any other matters that may be deemed appropriate by the city commission, in review and consideration of the proposed redistricting.

***The request is the assignment of a design district to an annexation parcel, not redistricting. The City's Land Development Regulations are a form-based code. The Design District designations define the development form, but not the types of land use, densities, intensities, or required open space. The districts, therefore, must be consistent and follow the urban, suburban, and rural transects. This request assigns a Suburban Neighborhood design district designation to an annexation parcel, which is consistent with the existing transect.***

## **Applicable Policies and Codes**

1. Resolution Number 87-34

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

2. Florida Statutes Chapter 171.044: Voluntary Annexation:

- a. "The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition

the governing body of said municipality that said property be annexed to the municipality.”

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

### **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:*

- (4) *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%.*
- (5) *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.*
- (6) *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.*

3. Land Development Regulations Section 109-5.5(b)(1): *The Suburban Neighborhood Design District has predominately residential uses with some neighborhood scale commercial services with interconnected trails, bikeways and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.*
4. Land Development Regulations Section 109-3 (Table 1) and Section 109-2.6: *The Suburban Residential land use has a maximum density of 5 units to one acre. The Suburban Residential designation is intended to regulate the character and scale of residential uses so as to minimize their impacts on adjacent roadways and promote their compatibility with adjacent or nearby land uses.*



## **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	25-32
Ordinance Subject	Future Land Use Map Amendment 2025-CPLUS-09
Legal Advertising Date	September 8, 2025
First Reading On	9/18/2025
Second Reading On	10/23/2025

### **Ordinance Title**

ORDINANCE NUMBER 25-32AN 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 20.0 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBERS 1743320 AND 1407940, ON THE NORTH SIDE OF COUNTY ROAD 44, EAST OF SPARROW LANE 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.

