

## BUSINESS &gt; REAL ESTATE

# Eustis approves annexation for new subdivision near Lake Yale



The proposed location of Grand Crossing, a potential 20-acre suburban neighborhood project along County Road 44 and County Road 452 near Eustis, proposed by South Florida-based MAS Development.



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The Eustis City Commission voted to annex and rezone 20 acres south of Lake Yale for a new neighborhood from [MAS Development](#).

The South Florida-based developer is under contract to buy the property from John and Betty Drawdy, who are represented by attorneys Madelyn Damon

Nico Chami, acquisitions director for MAS, said the project will be low-density and contain detached fee-simple single-family lots. While there's no set number of units yet, Chami said the project will land within the proposed maximum density of five dwelling units per acre.

Approval of the project will require a future land use amendment from Lake County Urban Low to Suburban Residential and a design district amendment to assign the site under the Suburban Neighborhood designation.

"This is an infill parcel, so to speak, that is being annexed into the city and is consistent with the city's future land use map," Jones said. "There are no specific change requests, there are no waiver requests, there are no variance requests; and the city, in their future land use map, envisioned this to be Suburban Residential."

Jones said the project site contains a single residence and a vacant orange grove, and that MAS has tentatively named it Grand Crossing.

"It's between Eustis and Grand Isle, so instead of picking a name that's meaningless or named after some place in England, they chose a name that means something and that kind of makes sense," Jones said.

The project is unique, he said, in that it adheres to standards proposed by the City of Eustis in their most recent comprehensive plan. The comprehensive plan was reverted back to previous standards by the [passage of SB 180 earlier this year](#), according to Jones.

As written, SB 180 prohibits cities and counties within 100 miles of the track of recent Hurricanes Milton, Helene, and Debby from proposing or adopting "more restrictive or burdensome procedures" on the land development process, including comprehensive plan amendments and other development regulations.

The law states that those more restrictive or burdensome procedures can't be proposed or adopted before October 1, 2027.

Jones said MAS Development voluntarily agreed to meet the standards set by the City of Eustis, though not required to do so under SB 180.

"What's cool about this applicant is that it said 'we know that the law reverts

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Those higher standards mean Grand Crossing will include enhancements to recreational facilities, a tot lot, landscape buffers and will exceed the open space requirement while not maxing out the allowed unit count or density under the voluntarily agreed upon City of Eustis development codes.

“They’re trying to do what’s most appropriate for the character and nature of that property, as demonstrated by what is already there surrounding it,” Jones said.

By 4-1 vote Thursday night, commissioners approved all three ordinances that would allow the project to move forward with annexation, a future land use amendment and design district amendment. Commissioner George Asbate was the sole ‘no’ vote on all three ordinances.

Mas has completed several projects across Central Florida, including Build-to-Rent communities in Kissimmee and Wildwood. The developer [sold its Solamar Davenport](#) townhouse project for \$6.5 million to Fores Properties in late 2024 after repositioning from a build-to-rent project to a fee-simple community.

The company, based in Aventura, has also filed plans for [an apartment complex](#) on 11.6 acres along the south side of E. Lake Mary Boulevard, east of Skyway Drive and across from Boombah Sports Complex in Seminole County.

The Eustis property is about a mile from a proposed 450-acre master-planned community with zoning approvals for an [active adult community with a town center](#) and family neighborhoods on the south shore of Lake Yale.



The Lake Yale PUD will contain 1,660 homes on more than 450 acres north of County Road 452 and west of Fish Camp Road.

Of the proposed 1,660 residential units, approximately 1,150 would be age-restricted and 450 would be traditional single-family and multifamily residences. At least 113 acres of the property would remain undeveloped and be open space and parks, according to the project's comprehensive plan drafted up by Ocala-based consulting firm [Ray & Associates](#).

Several other projects in Eustis are in the process of receiving approval to begin development, including a 97-unit townhome project called Forest Glenn from Tampa-based **Burgland Capital LLC**.

Frank Bombeeck of Burgland Investments and Jason Lee, manager at Burgland Land Holdings LLC, plan to develop Forest Glenn on 23.13 acres off



The townhomes will be 24-foot units with front-loaded two-car garages, and project amenities will include a soccer field, tot lot, and either a dog park or splash pad.



Highland Homes is under contract for the 52-acre site on State Road 19 in Eustis. (Polk County Property Appraiser)

Earlier this year, the Eustis City Commission approved Lakeland-based homebuilder [Highland Homes](#)' plan for a new subdivision after the city attorney told them there was no legal justification for denying it.

Highland bought the property, located on State Road 19 north of County Road 19A, in 2024 for \$5.2 million. The project is Highland's first in Lake County.

Plans for the development, from Tampa-based civil engineering firm [Landis Evans + Partners](#), call for 275 homes on about 52 acres and include a pool, amenity center, play area and almost 15 acres of open space.

*Have a tip about Central Florida development? Contact me at [jwilkins@orlandosentinel.com](mailto:jwilkins@orlandosentinel.com) or 407-754-4980. Follow GrowthSpotter on [Facebook](#) and [LinkedIn](#).*

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