



# AGENDA

## Local Planning Agency Meeting

5:30 PM – Thursday, April 16, 2026 – City Hall

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### Call to Order

### Acknowledgement of Quorum and Proper Notice

#### 1. Approval of Minutes

1.1 Approval of Minutes for April 2, 2026 Local Planning Agency Meeting

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

2.1 Ordinance Number 2026-15: Comprehensive Plan Amendment for Consideration of Future Land Use for Annexation of Parcel with Alternate Key Number 1307104

2.2 Ordinance Number 2026-19: Consideration of Comprehensive Plan Amendment for Future Land Use Amendment for Parcel Alternate Key Number 1761310

2.3 Ordinance Number 2026-22: Comprehensive Plan Amendment for Consideration of the Assignment of Future Land Use District to a Parcel with Alternate Key Number 1212685

#### 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

FROM: Rick Gierok, Interim City Manager

DATE: April 16, 2026

RE: Approval of Minutes for April 2, 2026 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:**

Anna Rottermond, Deputy City Clerk

**Reviewed By:**

Christine Halloran, City Clerk



# MINUTES

## Local Planning Agency Meeting

5:45 PM – Thursday, April 02, 2026 – City Hall

**Call to Order: 5:45 p.m.**

### **Acknowledgement of Quorum and Proper Notice**

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

### **1. Approval of Minutes**

1.1 Approval of Minutes for February 19, 2026, Local Planning Agency Meeting

Motion made by Mr. Holland, Seconded by Mr. Hawkins to approve the minutes. Motion passed on the following vote:

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

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

2.1 Ordinance Number 2026-20: Amendment to the Land Development Regulations – Prohibition of Medical Marijuana Treatment Center Dispensing Facilities

City Attorney Sasha Garcia explained Ordinance Number 2026-20 for Amendment to Land Development Regulations for Prohibition on Medical Marijuana Treatment Center Dispensing Facilities (“MMTCs”) within City Limits and supporting legislative record. She noted first reading scheduled for April 2, 2026, City Commission and second reading on April 16, 2026, in accordance with applicable law.

City Attorney Garcia outlined the procedural compliance and noted applicable statutory framework under F.S. Chapter 381.986 for the City’s limited land use authority and the planning analysis supporting the proposed amendment to the Land Development Regulations to facilitate a recommendation by the Local Planning Agency and subsequent consideration by the City Commission. She commented that a Business Impact Estimate has been prepared in accordance with Section 166.041, F.S.

City Attorney Garcia reviewed background and policy history. She noted that the ordinance proposes a citywide prohibition on new medical marijuana treatment centers (MMTCs) by amending the land development regulations, following a multi-year policy evolution in which the city initially banned MMTCs in 2017, allowed them in 2020 by classifying them as pharmacies, and revisited the issue in 2025. City Attorney Garcia explained that under Florida law, municipalities must either treat MMTCs the same as pharmacies or prohibit them altogether, limiting the city’s regulatory flexibility. Based on local observation and planning analysis, she determined MMTCs are not functionally equivalent to pharmacies due to controlled access, enhanced security, restricted entry (including limits on minors), and distinct traffic and parking patterns, which create different land use impacts and compatibility concerns. City Attorney Garcia commented that the ordinance would establish a uniform ban on future facilities while allowing the two existing MMTCs in the city to continue operating as legal non-conforming uses,

meaning they may remain in place but cannot expand, relocate, or intensify, though they may rebuild if damaged under certain conditions.

City Attorney Garcia highlighted that the City has previously addressed the regulation of MMTCs through multiple legislative actions. In 2017, Ordinance Number 17-11 prohibited such facilities. In 2020, the City revised its regulatory approach and enacted Ordinance Number 20-46 reversing the ban and allowing MMTCs to be classified as pharmacies in the LDRs. Following further evaluation of statutory requirements and local land use considerations, in April 2025, the Local Planning Agency reviewed the available regulatory options and recommended reconsideration of the current framework reaching consensus to re-instate the MMTC ban. She stated that this ordinance reflects the continuation and direction of that policy evaluation process.

City Attorney Garcia reviewed the State of Florida authorization of the medical use of marijuana and establishment of a comprehensive regulatory framework governing MMTCs. She noted that local governments retain limited authority with respect to land use, Pursuant to Section 381.986(11)(b), Florida Statutes, a municipality may either: allow dispensing facilities, in which case they must be treated consistently with pharmacies; or prohibit dispensing facilities within its jurisdiction. She noted that this ordinance reflects the City's exercise of this express statutory authority and continuation of its land use and policy evaluation and included the scope of local authority the City's authority in this context is limited to land use regulation. She stated the ordinance does not regulate, and is not intended to regulate patient eligibility, physician certification, medical treatment or the availability of medical marijuana under state law with those matters preempted to the State of Florida. She commented that this ordinance addresses only the classification and location of uses within the City's Land Development Regulations.

City Attorney Garcia commented on current regulatory condition under the current LDRs, MMTCs are classified as "pharmacies." She noted that such facilities are permitted or conditionally allowed in multiple land use districts where pharmacies are permitted, and this classification requires the City to treat such facilities as equivalent to pharmacies and limits the City's ability to evaluate them independently as a distinct land use.

Agency members asked about non-conforming use as opposed to conditional use. Discussion was held focused on the legal and practical implications of assigning non-conforming status rather than conditional use, with concerns raised about long-term property rights, potential legal challenges, and impacts on existing investments.

City Attorney Garcia clarified that conditional use designation would require applying the same standards to pharmacies, which is not permissible under state law unless MMTCs remain classified as such. She indicated additional concerns included how non-conforming status could affect rebuilding timelines, business continuity, and future ownership changes and indicated the City would work with existing operators within standard non-conformity provisions. She noted a potential conflict of interest was identified for one member who owns property leased to an MMTC, and that member ultimately recused himself from the vote.

Development Services Director, Mike Lane, commented on the classification of non-conforming use opposed to conditional use and highlighted the vesting process.

City Attorney Garcia opened the public hearing at 6:11 p.m.

Public comments sought clarification on relocation restrictions, availability of regional facilities, and regulatory distinctions.

Daniel DiVenanzo commented on conditional use.

There being no further public comments, the City Attorney closed the public hearing at 6:13 p.m.

Chairperson Emily A. Lee asked for a motion for Ordinance Number 2026-20.

Motion made by Mr. Holland, Seconded by Mr. Hawkins to be transmitted to the City Commission for consideration citing consistency with the comprehensive plan, protection of neighborhood character, administrative clarity, and the presence of sufficient MMTC access in surrounding jurisdictions, with first and second readings scheduled for further consideration. Motion passed on the following vote:

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

Voting to Recuse: Mr. Asbate

**3. Adjournment: 6:14 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. If available, the video recording may be accessible at <https://www.youtube.com/@EustisComRel/streams> or an audio recording may be requested from the office of the City Clerk.*

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CHRISTINE HALLORAN  
City Clerk

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EMILY A. LEE  
Chair



# City of Eustis

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

TO: City of Eustis Local Planning Agency  
 FROM: Rick Gierok, Interim City Manager  
 DATE: April 16, 2026  
 RE: Ordinance Number 2026-15: Comprehensive Plan Amendment for Consideration of Future Land Use for Annexation of Parcel with Alternate Key Number 1307104

**Introduction:**

Ordinance Number 2026-14 provides for the voluntary annexation of approximately 18.03 acres located at 1539 N State Road 19 (Alternate Key Number 1307104). Provided the annexation of the subject property is approved, Ordinance Number 2026-15 would change the Future Land Use designation from Urban Medium in Lake County to Urban Residential (UR) in the City of Eustis, and Ordinance Number 2026-16 would assign the subject property a Design District designation of Suburban Neighborhood. If Ordinance Number 2026-14 is denied, then there can be no consideration of Ordinance Numbers 2026-15 and 2026-16.

**Background:**

1. The site contains approximately 18.03 acres and is located within the Eustis Joint Planning Area. The site is currently vacant.
2. The subject property is contiguous to the current City of Eustis boundary on all sides. (The site is an enclave property.)
3. The site has a Lake County Future Land Use Designation of Urban Medium, but approval of Ordinance Number 2026-15 would change the land use designation to Urban Residential (UR) in the City of Eustis.

Location	Existing Use	Future Land Use	Design District
<b>Site</b>	Vacant	Urban Medium (Lake County)	N/A
<b>North</b>	Single-family/Mobile Homes	Mixed Commercial Residential (MCR)/Mobile Home/RV (MH/RV)	Suburban Neighborhood
<b>South</b>	Vacant/Conservation	Conservation (CON)	Urban Corridor
<b>East</b>	Trout Lake/Mobile home park	Conservation/Mobile Home/RV (MH/RV)	Suburban Neighborhood
<b>West</b>	Vacant/Place of worship	Mixed Commercial Residential (MCR)	Suburban Corridor



## **Applicant's Request**

The applicant and property owner wish to annex the property, change the future land use to **Urban Residential (UR)**, and assign a design district of Suburban Neighborhood. The applicant's application request is to accommodate the development of the site for townhomes.

The current Lake County land use designation for the subject property is Urban Medium. The Lake County land use designation allows for residential uses of up to seven (7) dwelling units per one (1) net buildable acre and civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use.

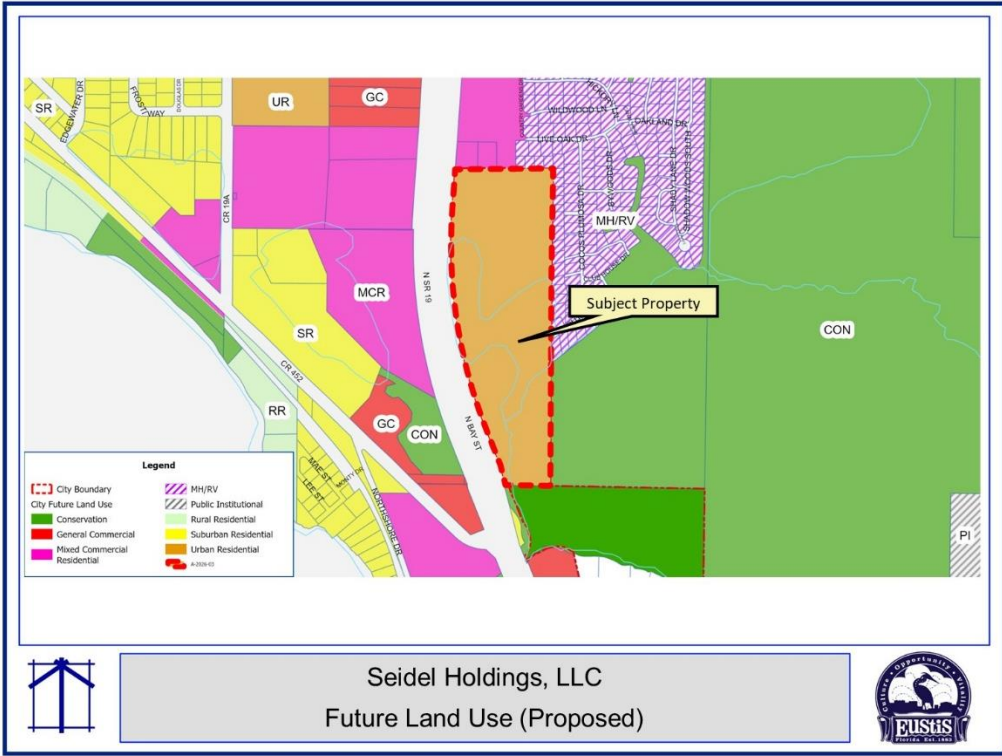
The proposed Urban Residential (UR) land use designation within the City of Eustis provides for residential development up to twelve (12) dwelling units per acre.

### **A. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 2026-15)**

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 are included in the supplement to this report.

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

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



**Recommended Action:**

Development Services finds that the proposed Future Land Use designation is consistent with the Comprehensive Plan, Land Development Regulations, and surrounding and adjacent land uses; therefore, it recommends transmittal of A-2026-0003 under Ordinance Number 2026-15 to the City Commission for consideration, along with the associated annexation.

**Policy Implications:**

None

**Alternatives:**

1. Transmit A-2026-0003 Ordinance Number 2026-15 (Comp. Plan Amendment), to the City Commission for consideration.
2. Do Not Transmit A-2026-0003 under Ordinance Number 2026-15 (Comp. Plan Amendment), to the City Commission for consideration.

**Budget/Staff Impact:**

There would be no direct costs to the City beyond the normal City services. There would be no additional staff time beyond the normal review process.

**Business Impact Estimate:**

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinances: Section 166.041(4)(c) : ...enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

**Prepared By:**

Kyle Wilkes, AICP, Senior Planner

**Reviewed By:**

Jeff Richardson, AICP, Deputy Director, Development Services  
Mike Lane, AICP, Development Services Director  
Miranda Burrowes, Deputy City Manager

## ORDINANCE NUMBER 2026-15

**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 18.03 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBER 1307104, LOCATED AT 1539 N STATE ROAD 19 FROM LAKE COUNTY URBAN MEDIUM TO CITY OF EUSTIS URBAN RESIDENTIAL.**

**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 18.03 acres of real property located at 1539 N State Road 19; and

**WHEREAS**, on April 16, 2026, 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 April 16, 2026, 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 May 7, 2026, the City Commission held the 2<sup>nd</sup> Adoption Public Hearing to consider the adoption of the Small Scale Future Land Use Amendment contained herein;

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

### **SECTION 1.**

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

Parcel Alternate Key: 1307104

Parcel Identification Numbers: 02-19-26-0002-000-00300

#### Legal Description:

Begin at a point 1056.0 feet South of the Northwest corner of Government Lot 3 in Section 2, Township 19 South, Range 26 East, Lake County, Florida for a point of beginning thence run

East 439.56 feet; thence run South 222.0 feet thence run South 1229.24 feet; thence run West 439.56 feet; thence run North 1659.24 feet more or less to the point of beginning less the right of way for State Road 19.

And

Beginning at a point 1056 feet South and 439.56 feet East of the Northwest corner of Government Lot 3 in Section 2, Township 19 South, Range 26 East, run thence South 220 feet for the Point of Beginning for this tract; thence run West 210 feet, South 210 feet, East 210, North 210 feet to the Point of Beginning.

And

Begin at point on the West Boundary of Government Lot 3, 1056' South of the Northwest corner of said Lot. Thence S00°04'33" W along said West Boundary of said Lot and along its Southern Extension, a distance of 1171.36' to the intersection with the Easterly Right of Way line of State Road 19, Thence Northerly along said Right of Way line through a curve to the right having a radius of 2732.93' an Arc distance of 961.52' to a point of tangency, Thence N 03°35'54" E, continuing along said Right of Way line a distance of 221.42' to a point being 1056' South of the North Boundary of said Section 2. Thence S89°57'06" E a distance of 95.62' to the Point of Beginning. Lying and being in Section 2, Township 19 South, Range 26 East, Lake County, Florida.

**(THE FOREGOING LEGAL DESCRIPTION WAS COPIED FROM THE APPLICANT'S SUBMITTED SURVEY 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:** That the effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the 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 the adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Commerce.

**PASSED, ORDAINED, AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this 7<sup>th</sup> day of May 2026.

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

\_\_\_\_\_  
Emily A. Lee  
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 7<sup>th</sup> day of May 2026, by Emily A. Lee, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

**CITY ATTORNEY’S OFFICE**

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

\_\_\_\_\_  
City Attorney’s Office

\_\_\_\_\_  
Date

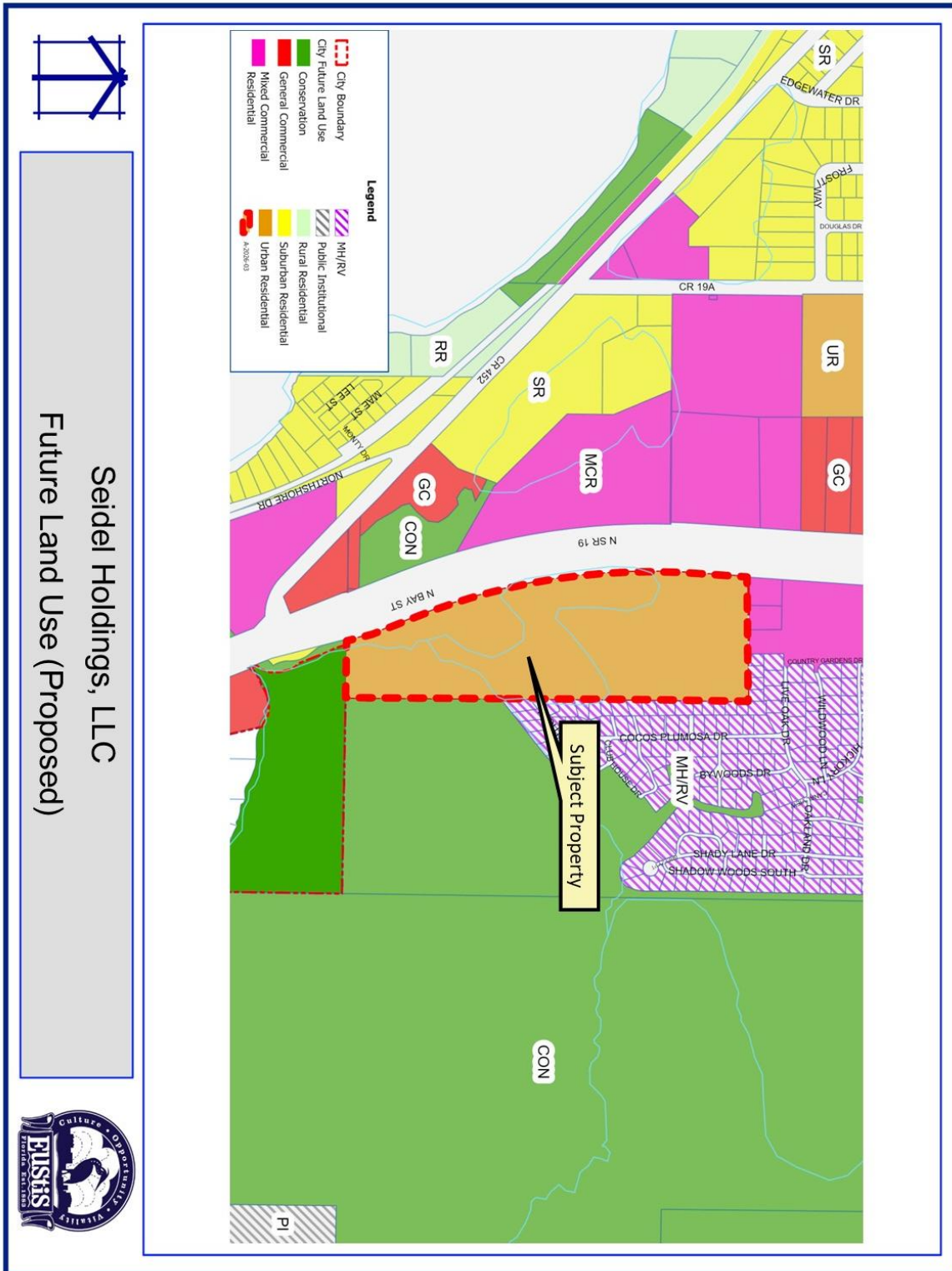
**CERTIFICATE OF POSTING**

The foregoing Ordinance Number 2026-15 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

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Christine Halloran, City Clerk

### Exhibit A



## Analysis of Comprehensive Plan/Future Land Use Request (**Ordinance Number 2026-15**)

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.

***The proposed land use will accommodate higher density residential development along a major corridor and promote a mixture of housing types within the city.***

##### 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 area is a roadway, near a major intersection, in an urbanizing/suburbanizing area.***

##### 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. The site is within an urbanizing corridor with commercial uses to the west and residential development to the north.***

##### 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.

***Any development will need to comply with Land Development Regulations (and other regulations) as it relates to environmental and wetland 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 property does not support active agricultural or silvicultural activities, and the property is within an existing developed and further developing area, with similar and compatible land uses assigned.***

6. Public Facilities:

Fails to maximize use of existing public facilities and services.

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

7. Cost Effectiveness and Efficiency of Public Facilities:

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

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



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

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

***This indicator does not apply. No other 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 urban and suburban uses.***

#### 9. Infill and Redevelopment:

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

***This indicator does not apply. This property is a logical extension of development for the city and fills in an existing enclave.***

#### 10. Functional Mix of Uses:

Fails to encourage a functional mix of uses.

***This indicator does not apply. The site is adjacent to residential uses to the north, which is consistent with permitted uses in the area. A variety of other uses are evident, including various other residential, commercial, and worship uses within 1 mile of the subject property.***

#### 11. Accessibility among Uses:

Results in poor accessibility among linked or related land uses.

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

#### 12. Open Space:

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

***The site does contain some open space and connection to regional open space (Trout Lake). Staff will ensure connections with this open space during the land development process.***

#### 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 time of site plan approval.***

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

***Water and sewer service are available.***

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

***At the time of development, the site must meet the City's Land Development Regulations relating to connection and sidewalks. State Road 19 currently has a sidewalk along both sides of the roadway, allowing for pedestrian and non-motorized vehicular connectivity to surrounding uses and open space.***

- 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; The site is within an existing developed/developing area.***

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

***Staff will ensure that required recreational needs and connection to adjacent open space is provided during the land development process.***

- 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 would allow for additional residential options within an urbanizing area of the city.***

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

***Not applicable.***

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

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

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

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

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

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

- a. Emergency Services Analysis:  
***Eustis emergency services already provide emergency response to other properties in the area. Any development consistent with the Urban Residential (UR) future land use designation would not have a significant negative impact on 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 comprehensive plan policy and Land Development Regulation, residential development will be required to provide on-site park amenities.***
- c. Potable Water & Sanitary Sewer:  
***Water is available to the subject property. Water systems have adequate capacity to meet the proposed development needs. Sanitary sewer is not adjacent to the site, but this will be evaluated at time of the site development 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 will be evaluated at the time a development plan is submitted. At this time, the adjacent transportation network (SR 19) has the capacity to serve the proposed UR land use. Future improvements will depend on the ultimate buildout intensity and specific residential uses. Prior to the development of the property, site***

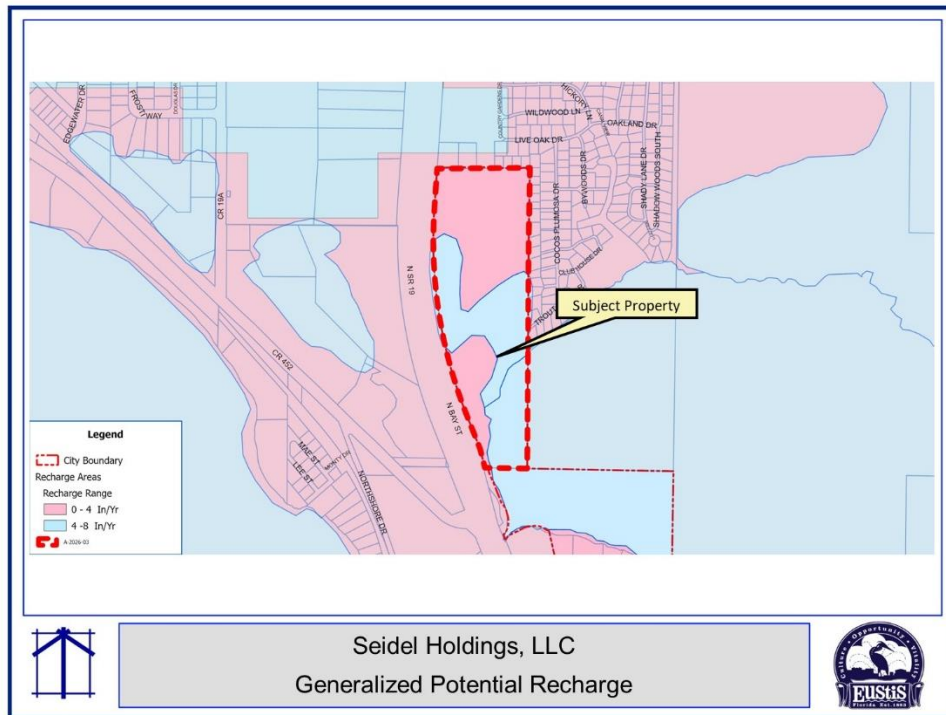
**plan approval amongst other approvals will be required. As part of the site plan review, a traffic study will be required to evaluate traffic impacts.**

**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:**

**Portions of the site may be within a high recharge area; 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:**

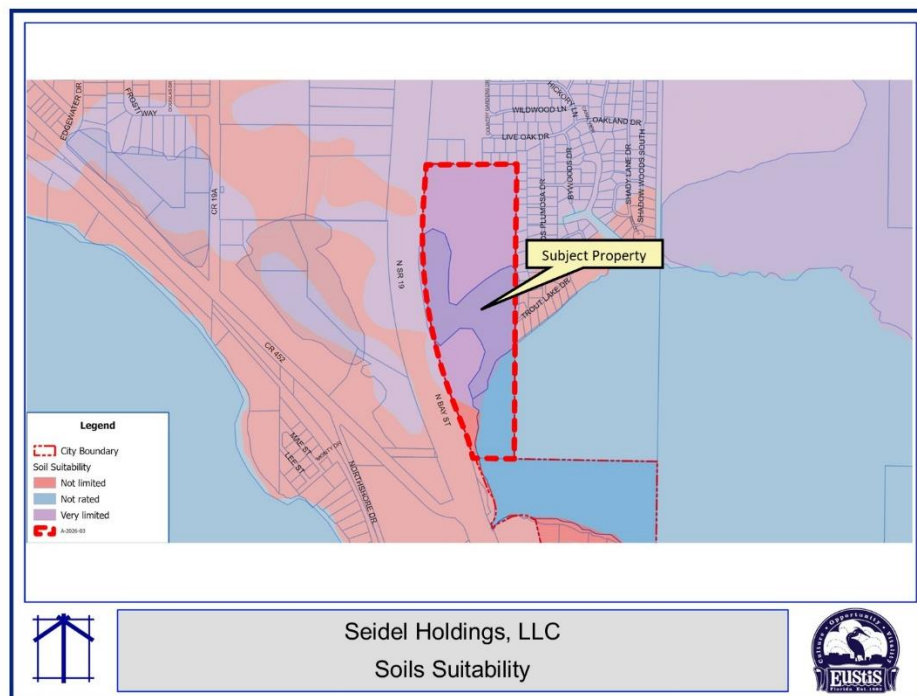
**The City does not have any record of Florida Master Site Files related to this property, and no known historical or cultural resources exist.**



d. *Soil and topography:*

***The soils appear to have limitations 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 site plan and 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:***

***“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.***

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

#### **Urban Residential**

##### **(UR)**

The UR designation is intended to provide higher density residential options for the areas near the Downtown Core of the City.

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

Maximum Density: Urban residential densities may be developed at a minimum of 6 dwelling units per net buildable acre up to a maximum of 12 dwelling units per net buildable acre, except where existing conditions require a density less than 6 dwelling units per net buildable acre.

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

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

Residential: Lake County limits residential development to 7 du/acre, while the City of Eustis Urban Residential (UR) allows for a maximum density of 7 dwelling units per acre, as well as adult congregate living (ALF) and limited neighborhood commercial uses, parks and recreation, and schools.

**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.***

**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.

***The proposed future land use does not allow for industrial-type uses that may be incompatible with existing residential uses. Through the site development process, each project is evaluated, and the appropriate land development regulations are applied to mitigate potential incompatibility.***

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 will be evaluated at the time a development plan is submitted. At this time, the adjacent transportation network (SR 19) has the capacity to serve the proposed UR land use. Future improvements will depend on the ultimate buildout intensity and specific residential uses. 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. Water Supply:

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

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

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

*Standards for Review:*

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

a. *Consistent with Comprehensive Plan:*

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

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

b. *In Conflict with Land Development Regulations:*

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

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

c. *Inconsistent with Surrounding Uses:*

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

***The area has a mixture of uses, including existing single-family and mobile home residential uses to the north. The Urban Residential FLU would not be inconsistent for the area.***

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.***

e. *Demand on Public Facilities:*

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

***City water and sewer services are available and, in close proximity to the site. Adequate capacity is available to serve future development consistent with the requested future land use designation.***

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

f. *Impact on Environment:*

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

***The site is adjacent to significant open space and staff have been in discussions with the applicant to ensure preservation of needed open space and connectivity to open space during the site development process.***

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 and fill in an existing enclave.***

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 UR land use will provide for orderly growth and development. This designation would advance the public interest by potentially providing additional residential options, 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.***



# City of Eustis

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

TO: City of Eustis Local Planning Agency

FROM: Rick Gierok, Interim City Manager

DATE: April 16, 2026

RE: Ordinance Number 2026-19 – Comprehensive Plan Amendment for *Parcel Alternate*  
Key Number 1761310

## **Introduction:**

Ordinance Number 2026-19 provides for a Comprehensive Plan Amendment (future land use map amendment for approximately 0.2 acres, located at 1430 Morin Street (Alternate Key Number 1761310).

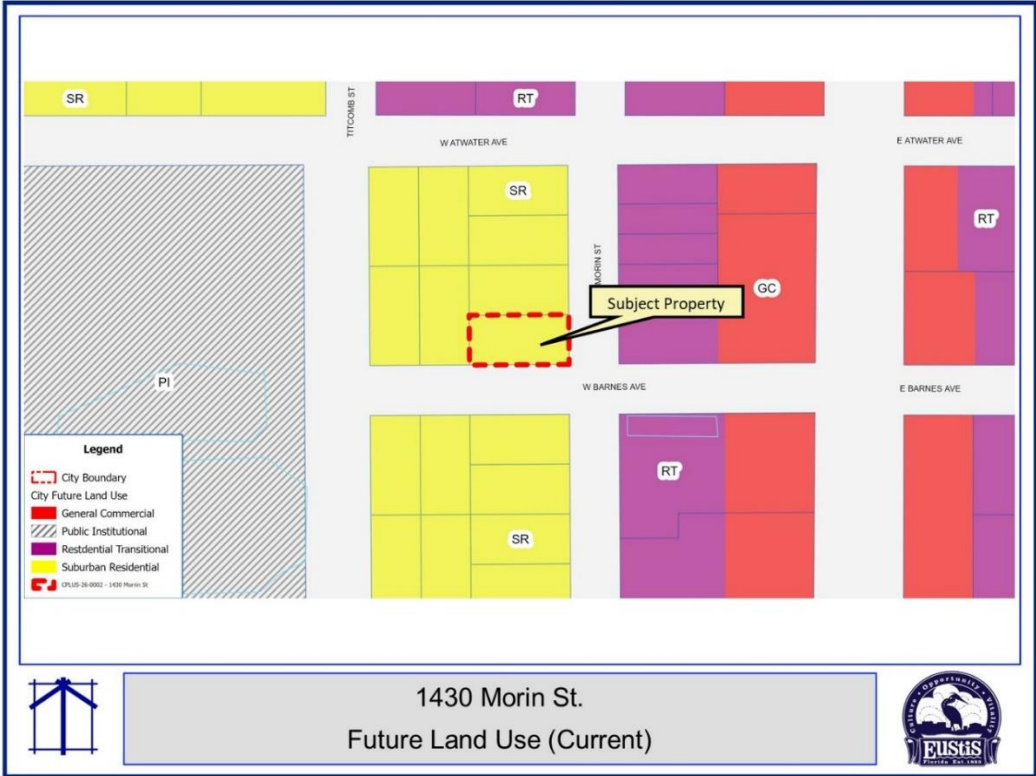
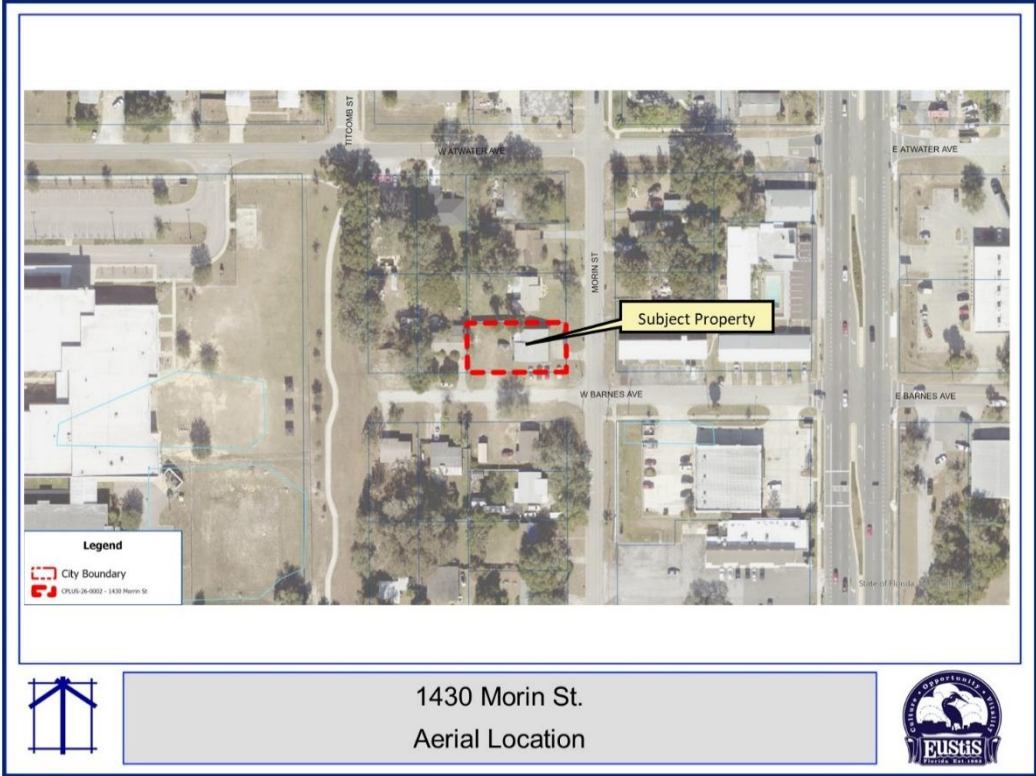
The request is to change the Future Land Use designation from Suburban Residential (SR) to Residential/Office Transition (RT) to accommodate an existing non-residential use that has been at the site for numerous years and is considered a legal, non-conforming use. The site is currently used as a beauty/hair salon. Amending the Future Land Use to RT would rectify the current non-conformity and allow a structure and site to continue operating as the current use, or similar uses permitted in the RT district.

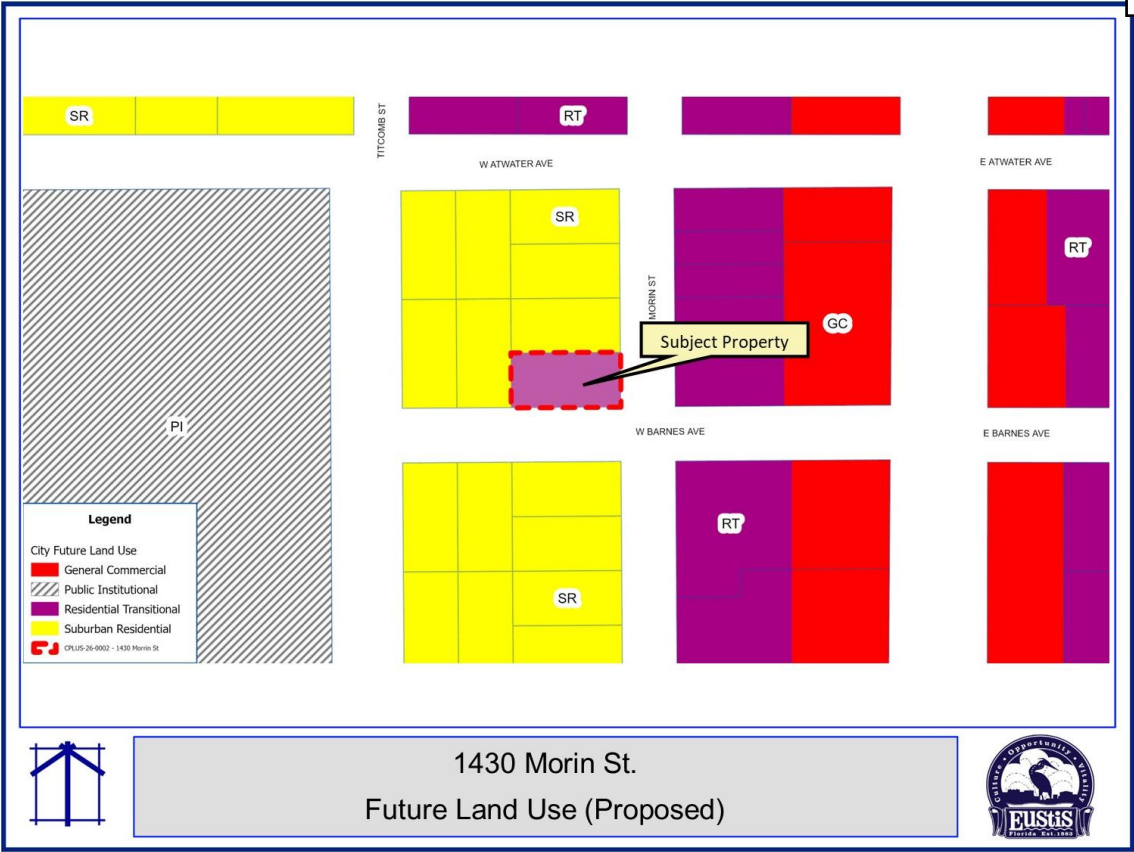
## **Background:**

1. The site contains approximately 0.2 +/- acres and is located within the Eustis-Lake County Joint Planning Area. The property currently contains a single-story office use — Source: *Lake County Property Appraisers' Office Property Record Card Data*.
2. The site is already within the city limits of Eustis and is surrounded by "City" land uses on each all sides.
3. The Design District assigned to the property is Suburban Neighborhood and is not slated to change.
4. The applicant seeks the RT (Residential Office Transition) land use designation.

Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
<b>Site</b>	Professional office	Suburban Residential (SR)	Urban Neighborhood
<b>North</b>	Single-family	Suburban Res. (SR)	Urban Neighborhood
<b>South</b>	Professional office	Suburban Res. (SR)	Urban Neighborhood
<b>East</b>	Hotel/motel	Residential Office Transition (RT)	Urban Corridor
<b>West</b>	Single-family	Suburban Res. (SR)	Urban Neighborhood





**Applicant's Request**

The applicant, Julie Cavellero, of Patriotic Mortgage – on behalf of the property owner Janice Wilson – wish to change the Future Land Use to Residential Office Transition (RT).

The property currently holds a “City” future land use of Suburban Residential (SR) which permits a residential density of five (5) units per acre and certain civic and non-residential uses.

The applicant is seeking a Residential Office Transition (RT) land use designation within the City of Eustis. This designation allows for a maximum density of 12 units per acre and permits most residential and professional office uses. However, the site is developed currently as an office/personal service use.

The requested RT designation aligns with the land use designations of neighboring properties.

**5. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 2026-15)**

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.

**6. 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 Transition (RT) 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 2026-19 to the City Commission for consideration.

**Policy Implications:**

None

**Alternatives:**

1. Transmit Ordinance Number 2026-19 for the parcel located at 1430 Morin Street to City Commission for consideration.
2. Deny transmittal of Ordinance Number 2026-19.

**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:**

Kyle Wilkes, AICP, Senior Planner

**Reviewed By:**

Jeff Richardson, AICP, Deputy Director, Development Services  
Mike Lane, AICP, Development Services Director  
Miranda Burrowes, Deputy City Manager

**ORDINANCE NUMBER 2026-19**

**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 0.2 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBER 1761310, LOCATED AT 1430 MORIN STREET, FROM SUBURBAN RESIDENTIAL TO RESIDENTIAL OFFICE TRANSITION.**

**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 0.2 acres of real property located at 1430 Morin Street; and

**WHEREAS**, on April 16, 2026, 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 April 16, 2026, 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 May 7, 2026, 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 Suburban Residential to **Residential Office Transition (RT)** within the City of Eustis:

Parcel Alternate Key: 1761310

Parcel Identification Numbers: 14-19-26-1801-000-18900

Legal Description:

EUSTIS, QUAYLES GOLF LINK SUB NO 2 LOTS 189, 190 PB 5 PG 50 ORB 1751 PG 1976

Containing 8,712 Square Feet or 0.2 Acres, more or less.

Ordinance Number 2026-19

Page 1 of 4

**(THE FOREGOING LEGAL DESCRIPTION WAS COPIED FROM THE APPLICANT’S SUBMITTED SURVEY 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:** That the effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the 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 the adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Commerce.

**PASSED, ORDAINED, AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this 7<sup>th</sup> day of May 2026.

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

\_\_\_\_\_  
Emily A. Lee  
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 7<sup>th</sup> day of May 2026, by Emily A. Lee, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

**CITY ATTORNEY’S OFFICE**

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

\_\_\_\_\_  
City Attorney’s Office

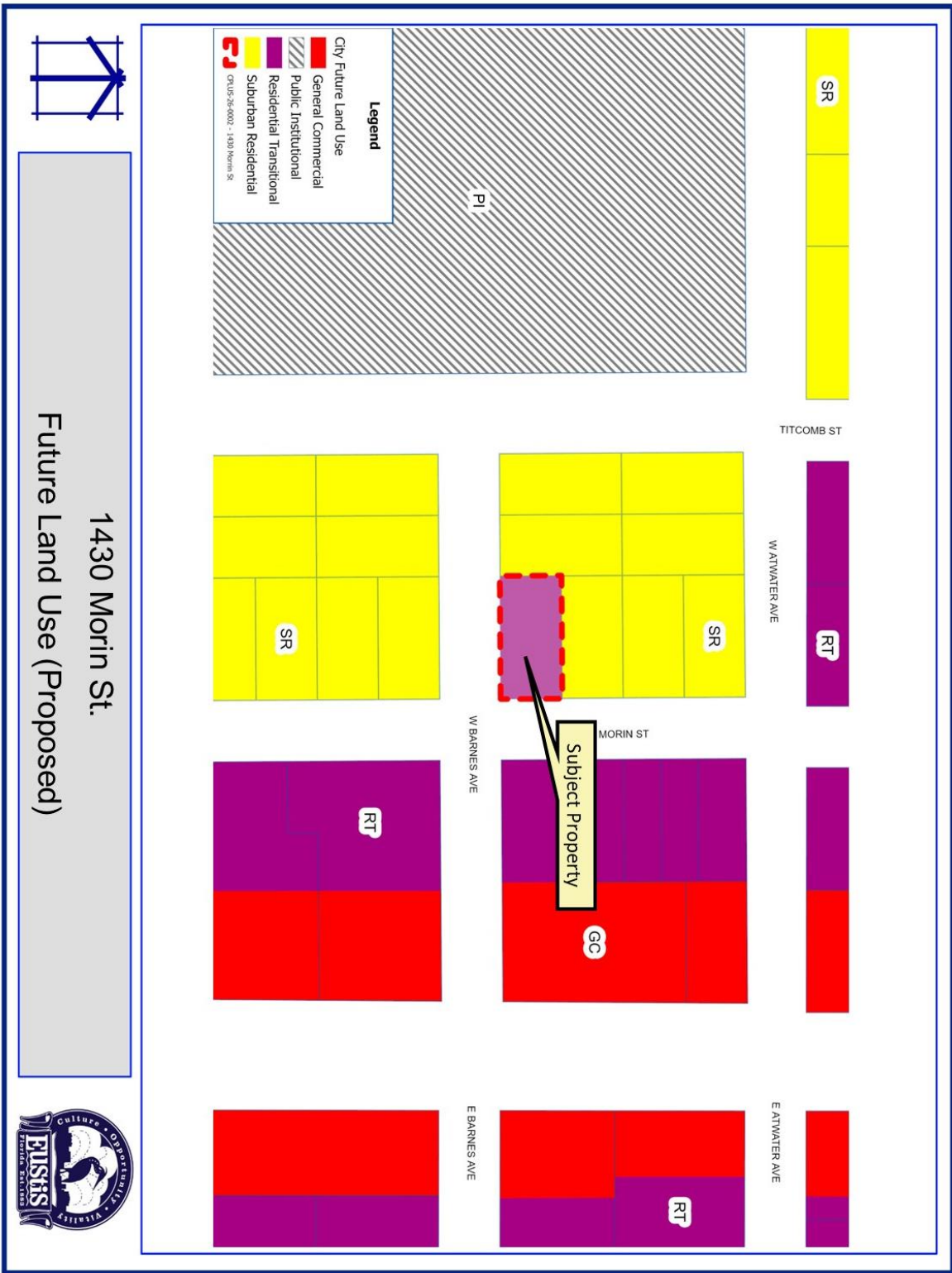
\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Ordinance Number 2026-19 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

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

### Exhibit A



## Analysis of Comprehensive Plan/Future Land Use Request (**Ordinance Number 2026-19**)

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.

***The subject property is located within the Joint Planning Area. Urban services with adequate capacity are available to serve future development, consistent with the requested RT Future Land Use designation.***

##### 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 a corridor with a mixture of uses, including RT designations and a mixture of residential and non-residential uses and land uses surrounding the property.***

##### 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. The site is surrounded by a mixture of uses; predominantly residential, but with RT and GC (General Commercial) land uses nearby. The proposed RT land use (and current use as a office/professional service) would serve as a buffer between these varied uses.***

##### 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 is not in a floodplain and does not contain wetland areas and is located in an urbanized area.***

**Agricultural Area Protection:**

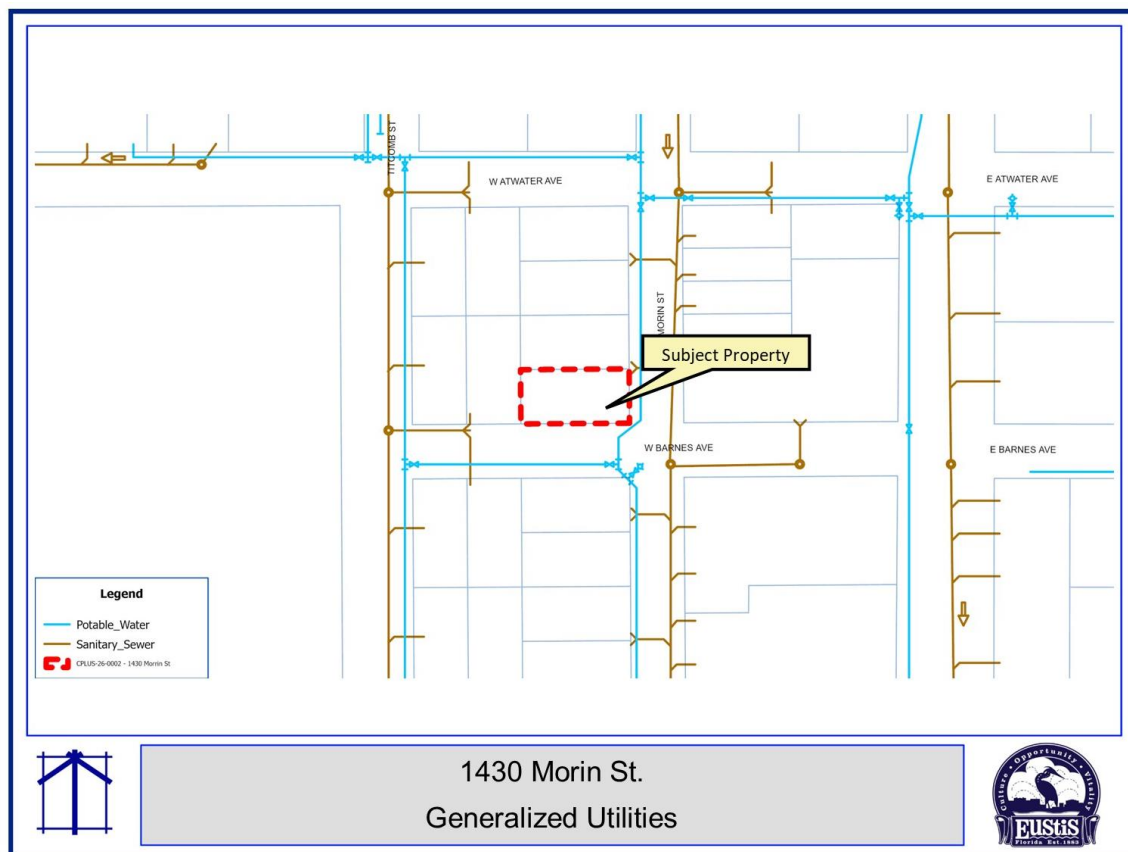
Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

***This indicator does not apply. The site and surrounding areas do not include active agricultural or silviculture operations. The location lies within a developed area.***

**5. Public Facilities:**

Fails to maximize use of existing public facilities and services.

***This indicator is not applicable as city water and sewer is available to the property. Development of this parcel will maximize the use and efficiency of City water service. The property is seeking annexation into the City to utilize city water and sewer services.***

**6. 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 as there is adequate capacity to accommodate both existing and future development aligned with the requested RT future land***

**designation. The city already provides these services to this and other properties within the area, which will further efficiency.**

7. 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 either developed or has development entitlements, featuring a mix of suburban and rural densities and intensities. The mixed-use nature of the RT land use designation and the Urban Neighborhood Design District align well with the established development pattern.**

8. Infill and Redevelopment:

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

**This indicator does not apply.**

Functional Mix of Uses:

Fails to encourage a functional mix of uses.

**This indicator does not apply. This property is surrounded by a mix of residential and non-residential uses, with RT designations located in the general vicinity of the site.**

9. Accessibility among Uses:

Results in poor accessibility among linked or related land uses.

**The site has strong accessibility and linkages to related land uses, including both residential and non-residential uses.**

10. 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 linked to regionally significant open space.**

11. 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.

**Not applicable. The site is adjacent to established urbanized areas.**

b. Efficient and Cost-Effective Services:

Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

***Water and sewer service is available.***

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

***There are not existing sidewalks on either side of the street on this block of Morin Street, nor the cross-streets (Barnes Avenue).***

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

***At time of site redevelopment, the property must adhere to City development standards and Florida Building Code requirements, ensuring the use of 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 and non-residential area.***

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

***Not applicable. The site is currently developed in an urbanized area as an office/professional service use.***

- 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 professional office and residential type uses, which serves as a transition from GC to the east and residential development to the west. Additionally, the proposed land is more suitable for the pre-existing use and site as developed.***

- 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. Development in line with the RT Future Land use efficiency of Eustis emergency services.***

b. Parks & Recreation:

***Not applicable. Assigning the proposed RT Future Land Use to an existing non-residential use will have negligible impacts on parks and***

**recreation facilities. Existing parks and recreational opportunities exist to serve this property.**

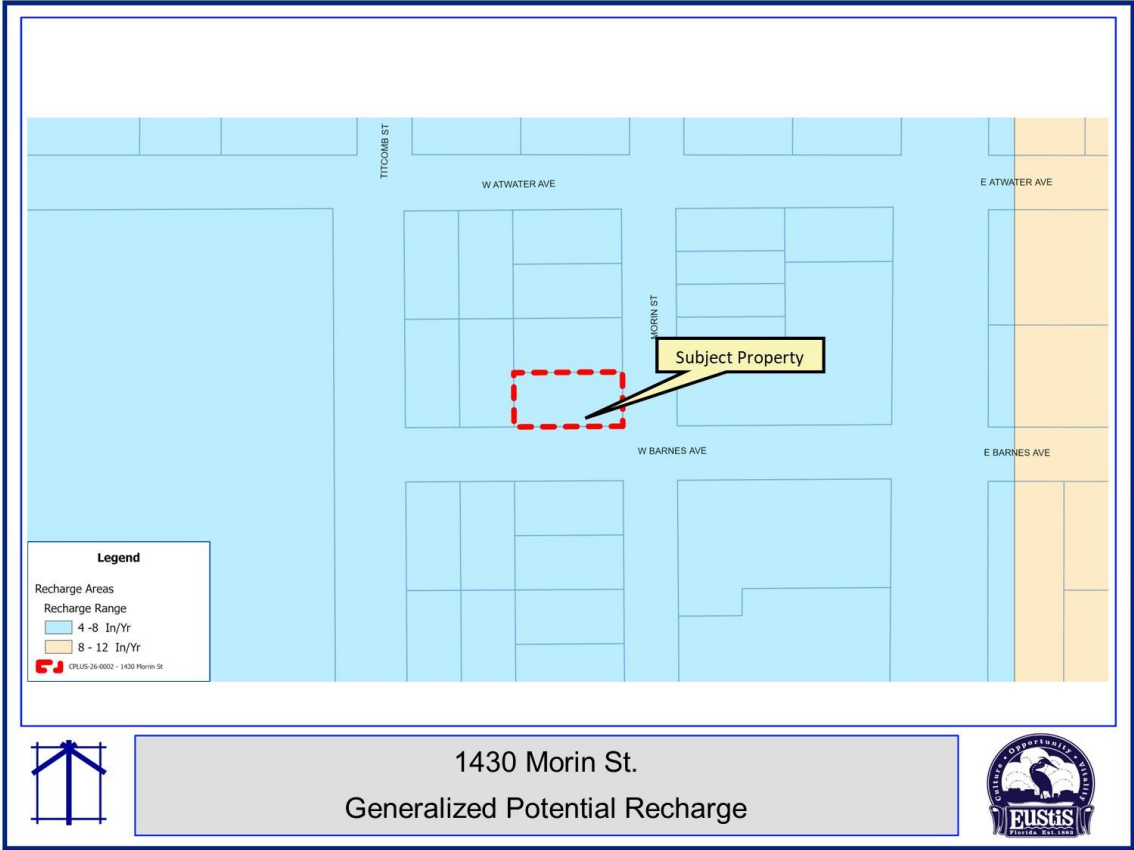
- c. Potable Water & Sanitary Sewer:  
**Water and sewer are available to the subject property. Both water and sewer systems have adequate capacity to serve the site.**
- d. Schools:  
**The proposed RT request is an existing single-family residence; therefore, the change should not have a large impact on schools.**
- e. Solid Waste:  
**The City collaborates with Waste Management for solid waste collection, and the company already services the properties in the vicinity of the site. Providing service to this property will promote service delivery efficiency.**
- f. Stormwater:  
**The Comprehensive Plan and Land Development Regulations include the level of service (LOS) 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:  
**The existing single-family residential unit is expected to have no adverse effects on the existing transportation system. Currently, the adjacent transportation network has sufficient capacity to accommodate the proposed RT property, even at full development standards.**

## 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 recharge area; a site-specific geotechnical and hydrological study will be needed to determine the site-specific impact at the time of any redevelopment. Source: Lake County Comprehensive Plan 2030 Floridian Aquifer Recharge Map.**



b. Historical or archaeological sites:

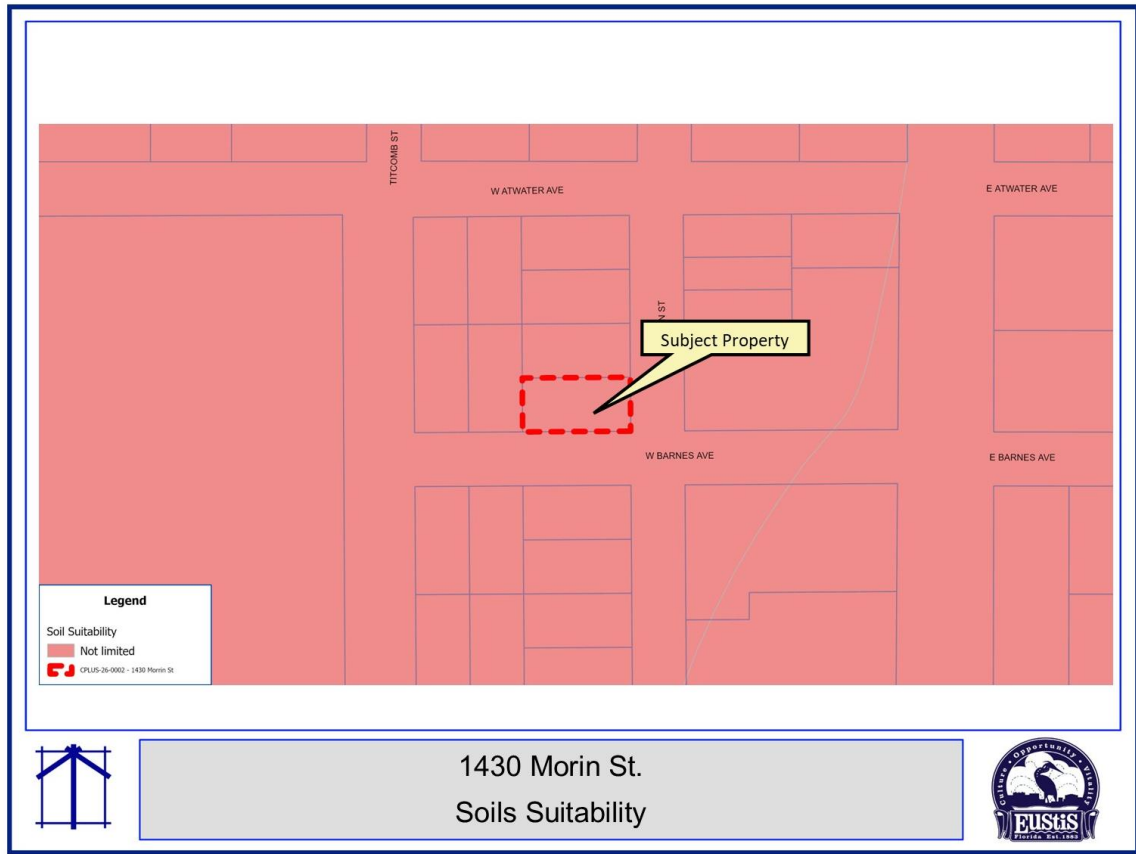
***The City does not have any record of Florida Master Site Files related to this property and no known historical or cultural resources exist.***

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 appear to be suitable for development. The site is currently developed.***



### 3. Comprehensive Plan Review:

Additional criteria and standards are also included in the Plan that describes 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 Eustis Comprehensive Plan:***

##### ***Suburban Residential***

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

*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 utility services and facilities that are 2 acres or less in size are also permitted.*

*Suburban Residential lands may be developed to a maximum density of 5 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus...*

### **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 Transition (RT)**

*This land use district applies to older residential areas having residential character, which are located adjacent to nonresidential development. The purpose is to provide for establishment of business and professional offices and limited retail and service business while maintaining residential character and compatibility.*

*General Range of Uses: This category accommodates a mix of residential and nonresidential uses, including but not limited to single-family detached and attached residential, duplex and accessory apartments, schools and churches, business and professional offices, and certain limited, neighborhood scale commercial.*

*Maximum Density: 12 units per acre.*

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



# City of Eustis

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

TO: CITY OF EUSTIS LOCAL PLANNING AGENCY

FROM: Rick Gierok, Interim City Manager

DATE: April 16, 2026

RE: Ordinance Number 2026-22: Comprehensive Plan Amendment for Consideration of the Assignment of Future Land Use District to a Parcel with Alternate Key Number 1212685

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## Introduction:

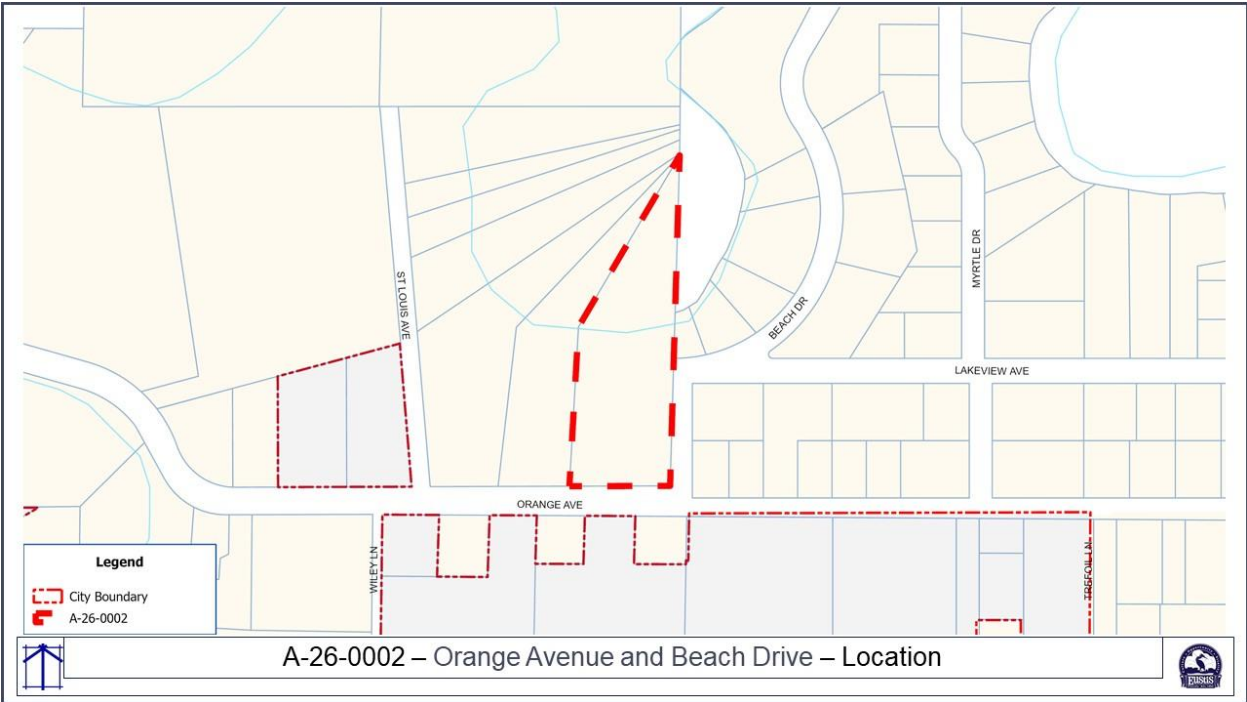
Ordinance Number 2026-21 provides for the voluntary annexation of approximately 2.62 acres of land located along the north side of Orange Avenue west of Beach Drive (Alternate Key Number 1212685). Provided the annexation of the subject property is approved, via Ordinance Number 2026-21, **Ordinance Number 2026-22 would change the future land use designation from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis**, and Ordinance Number 2026-23 would assign the subject property a design district designation of Rural Neighborhood. If Ordinance Number 2026-21 is denied, then there can be no consideration of Ordinance Numbers 2026-22 and 2026-23.

## Background:

1. The site contains approximately 2.62 acres and is located within the Eustis Joint Planning Area. The property to be annexed is under Lake County Property Appraiser Alternate Key Number 1212685. *Source: Lake County Property Appraisers' Office Property Record Card Data.*
2. Approximately .95 acres of the 2.62 acres is wetland. This estimate is based on the National Wetland Inventory data and would need to be field-verified by a registered environmental professional.
3. The site has a Lake County land use designation of Urban Low, but approval of Ordinance Number 2026-22 would change the land use designation to Suburban Residential (SR) in the City of Eustis.

Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
Site	Vacant	Urban Low (Lake County)	N/A
North	Single-Family/ Vacant / Seasonal Lake	Urban Low (Lake County)	N/A
South	Single-Family / Vacant	Suburban Residential & Urban Low (Lake County)	Rural Neighborhood
East	Single-Family	Urban Low (Lake County)	N/A
West	Single-Family	Urban Low (Lake County)	N/A

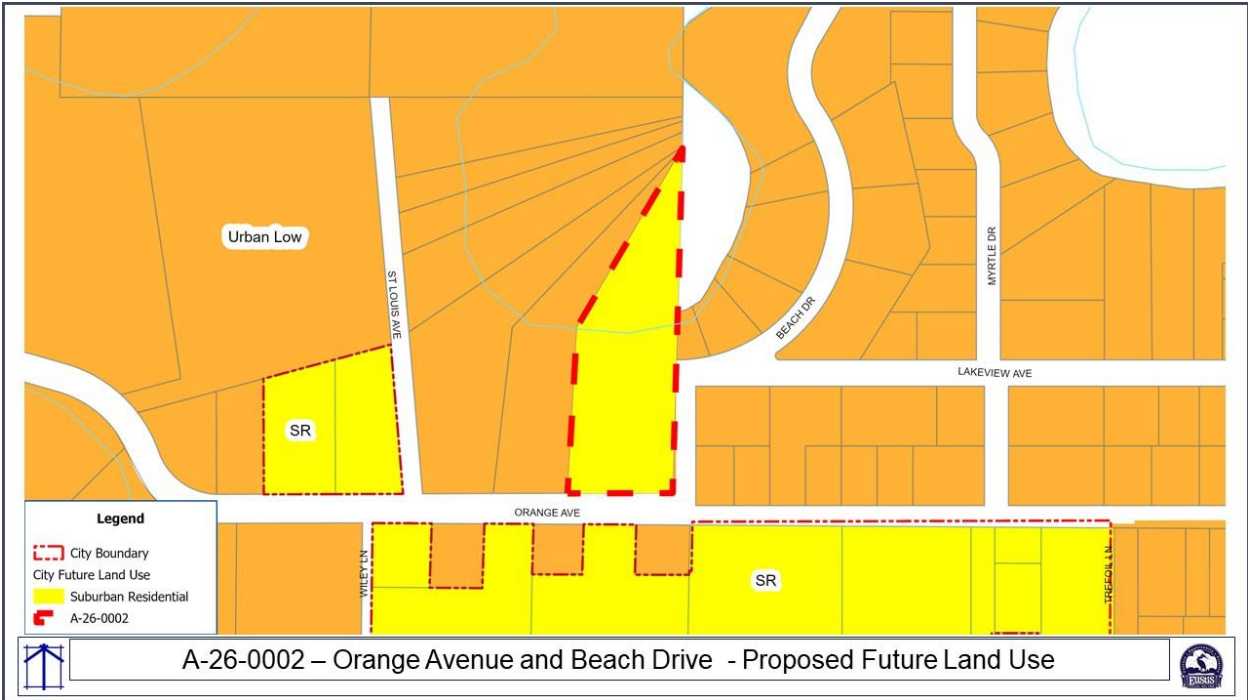
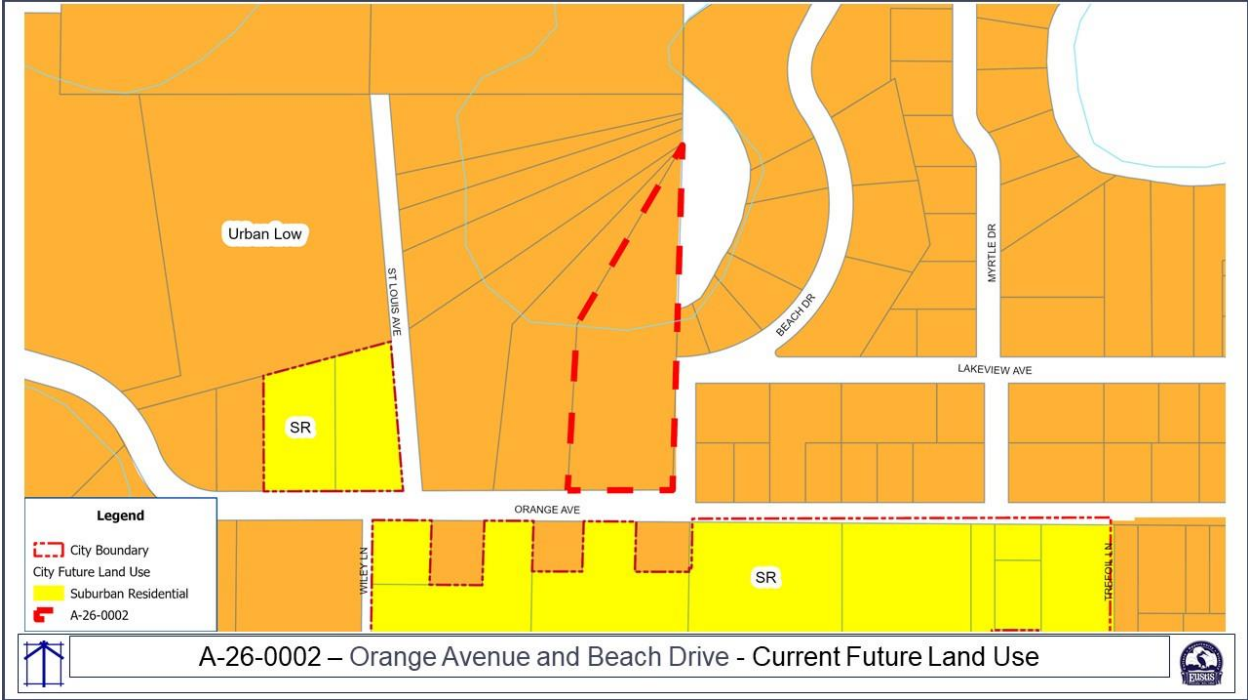


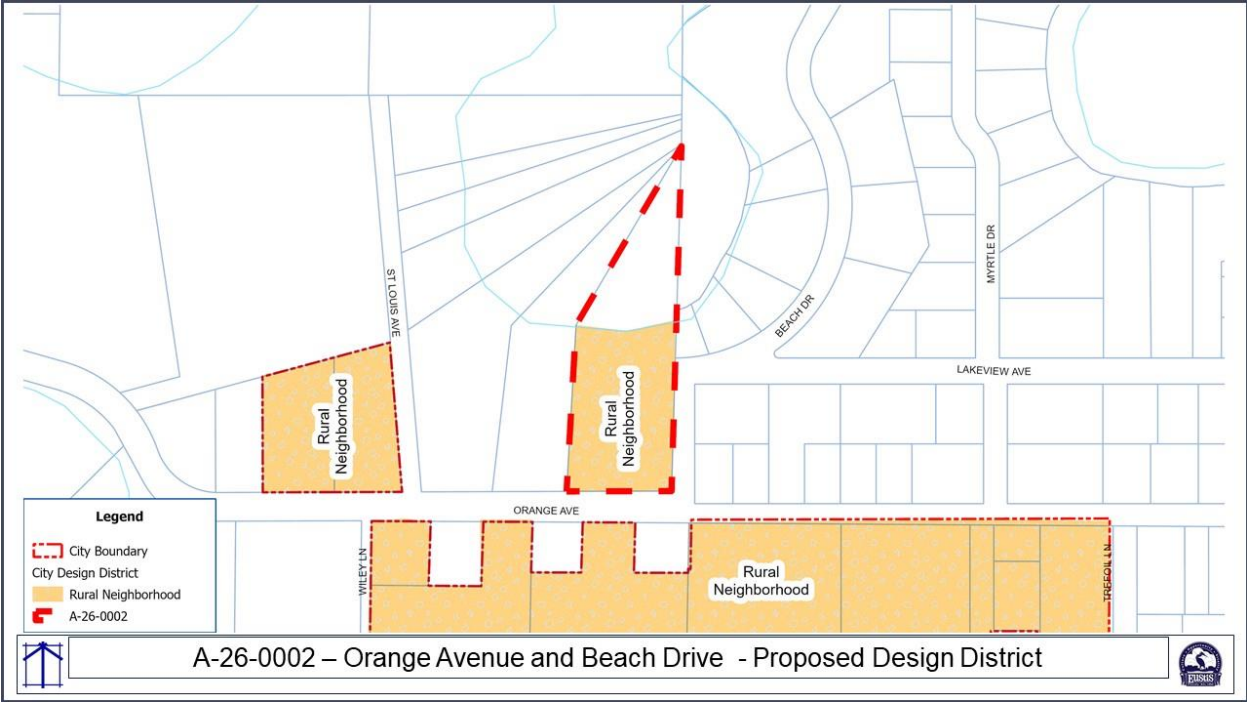
**Applicant’s Request**

The applicant and property owners, Structured Management, LLC, wish to annex the referenced property, change the future land use to Suburban Residential (SR), and assign a design district of Rural Neighborhood.

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

The property owner has requested that the City of Eustis designate the property as Suburban Residential future land use as part of the annexation. The SR future land use provides for residential uses up to five (5) dwelling units per acre.





**Recommended Action:**

Development Services recommends the transmittal of 2026-22 to the City Commission for consideration for approval.

**Policy Implications:**

None

**Alternatives:**

1. Transmit 2026-22 (Comp. Plan Amendment) to the City Commission for Approval.
2. Do not Transmit 2026-22 (Comp. Plan Amendment) to the City Commission for Approval.

**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, Director, Development Services  
 Kyle Wilkes, AICP, Senior Planner, Development Services  
 Miranda Burrowes, Deputy City Manager

**ORDINANCE NUMBER 2026-22**

**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 2.62 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBERS 1212685 GENERALLY LOCATED ON THE NORTH SIDE OF ORANGE AVENUE, WEST OF BEACH DRIVE.**

**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 2.62 acres of real property located at 1539 N State Road 19; and

**WHEREAS**, on April 16, 2026, 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 April 16, 2026, 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 May 7, 2026, 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 (SR)** within the City of Eustis:

Parcel Alternate Key: 1212685

Parcel Identification Numbers: 26-18-26-0004- 000-03301

Legal Description:

**Attached as Exhibit "A"**

**SECTION 2.**

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

**SECTION 3.**

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

**SECTION 4.**

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

**SECTION 5.**

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

**PASSED, ORDAINED, AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this 7<sup>th</sup> day of May 2026.

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

\_\_\_\_\_  
Emily A. Lee  
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 7<sup>th</sup> day of May 2026, by Emily A. Lee, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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

**CITY ATTORNEY’S OFFICE**

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

\_\_\_\_\_  
City Attorney’s Office

\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Ordinance Number 2026-22 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

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

## Exhibit A

### LOT 1

THAT PART OF THE FURZE TRACT, FROM PLAT BOOK 12 PAGE 87, DESCRIBED IN OFFICIAL RECORD BOOK 6063, PAGE 481 PUBLIC RECORDS LAKE COUNTY, FLORIDA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE FURZE TRACT A FOUND 4" DIAMETER CONCRETE MONUMENT; THENCE ON THE SOUTH LINE OF THE FURZE TRACT, PLAT BASE OF BEARING, S 89°49'20" W 159.89' TO THE SE CORNER OF LOT 1 AND POINT OF BEGINNING; THENCE CONTINUE S 89°49'20" W 60.11' TO A FOUND 4" DIAMETER CONCRETE MONUMENT RLS 472; THENCE N 03°16'28" E 190.00'; THENCE N 89°45'22" E 60.11'; THENCE S 03°16'28" E 190.07' TO THE POINT OF BEGINNING; SAID LAND CONTAINING 0.262 ACRES.

### LOT 2

THAT PART OF THE FURZE TRACT, FROM PLAT BOOK 12 PAGE 87, DESCRIBED IN OFFICIAL RECORD BOOK 6063, PAGE 481 PUBLIC RECORDS LAKE COUNTY, FLORIDA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE FURZE TRACT A FOUND 4" DIAMETER CONCRETE MONUMENT; THENCE ON THE SOUTH LINE OF THE FURZE TRACT, PLAT BASE OF BEARING, S 89°49'20" W 100.00' TO THE SE CORNER OF LOT 2 AND POINT OF BEGINNING; THENCE CONTINUE S 89°49'20" W 59.89'; THENCE N 03°16'28" E 129.94'; THENCE N 89°44'11" E 60.11'; THENCE S 03°22'13" W 130.04' TO THE POINT OF BEGINNING; SAID LAND CONTAINING 0.179 ACRES.

### LOT 3

THAT PART OF THE FURZE TRACT, FROM PLAT BOOK 12 PAGE 87, DESCRIBED IN OFFICIAL RECORD BOOK 6063, PAGE 481 PUBLIC RECORDS LAKE COUNTY, FLORIDA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE FURZE TRACT A FOUND 4" DIAMETER CONCRETE MONUMENT; THENCE ON THE SOUTH LINE OF THE FURZE TRACT, PLAT BASE OF BEARING, S 89°49'20" W 100.00' THENCE N 03°22'13" E 69.80'; THENCE N 89°38'44" E 97.91' TO THE EAST LINE OF THE FURZE TRACT; THENCE S 01°39'00" W 70.00' TO THE POINT OF BEGINNING; SAID LAND CONTAINING 0.159 ACRES.

### LOT 4

THAT PART OF THE FURZE TRACT, FROM PLAT BOOK 12 PAGE 87, DESCRIBED IN OFFICIAL RECORD BOOK 6063, PAGE 481 PUBLIC RECORDS LAKE COUNTY, FLORIDA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE FURZE TRACT A FOUND 4" DIAMETER CONCRETE MONUMENT; THENCE ON THE EAST LINE OF THE FURZE TRACT, PLAT BASE OF BEARING, N 01°39'00" E 70.00' TO THE SE CORNER OF LOT 4 AND POINT OF BEGINNING; THENCE S 89°38'44" W 97.91'; THENCE N 03°22'13" E 60.24'; THENCE N 89°44'11" E 96.10' TO THE EAST LINE OF THE FURZE TRACT; THENCE S 01°39'00" W 60.00' TO THE POINT OF BEGINNING; SAID LAND CONTAINING 0.134 ACRES.

### LOT 5

THAT PART OF THE FURZE TRACT, FROM PLAT BOOK 12 PAGE 87, DESCRIBED IN OFFICIAL RECORD BOOK 6063, PAGE 481 PUBLIC RECORDS LAKE COUNTY, FLORIDA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE FURZE TRACT A FOUND 4" DIAMETER CONCRETE MONUMENT; THENCE ON THE EAST LINE OF THE FURZE TRACT, PLAT BASE OF BEARING, N 01°39'00" E 130.00' TO THE SE CORNER OF LOT 5 AND POINT OF BEGINNING; THENCE S 89°44'11" W 156.21'; THENCE N 03°16'28" E 60.13'; THENCE N 89°45'22" E 154.51' TO THE EAST LINE OF THE FURZE TRACT; THENCE S 01°39'00" W 60.00' TO THE POINT OF BEGINNING; SAID LAND CONTAINING 0.214 ACRES.

### LOT 6

THAT PART OF THE FURZE TRACT OF DONNA VISTA PARK REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SE CORNER OF SAID FURZE TRACT, RUN THENCE NORTH ALONG THE EAST BOUNDARY THEREOF 740 FEET, MORE OR LESS, TO A POINT THAT IS S 01°39'00" W 100 FEET FROM THE NE CORNER OF SAID DONNA VISTA PARK REPLAT, THENCE S 30°30'30" W 434.85 FEET, THENCE S 03°18'00" W 348.05 FEET, TO THE SOUTH LINE OF SAID FURZE TRACT, THENCE EAST ALONG SAID SOUTH LINE 220 FEET TO THE POINT OF BEGINNING.'

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

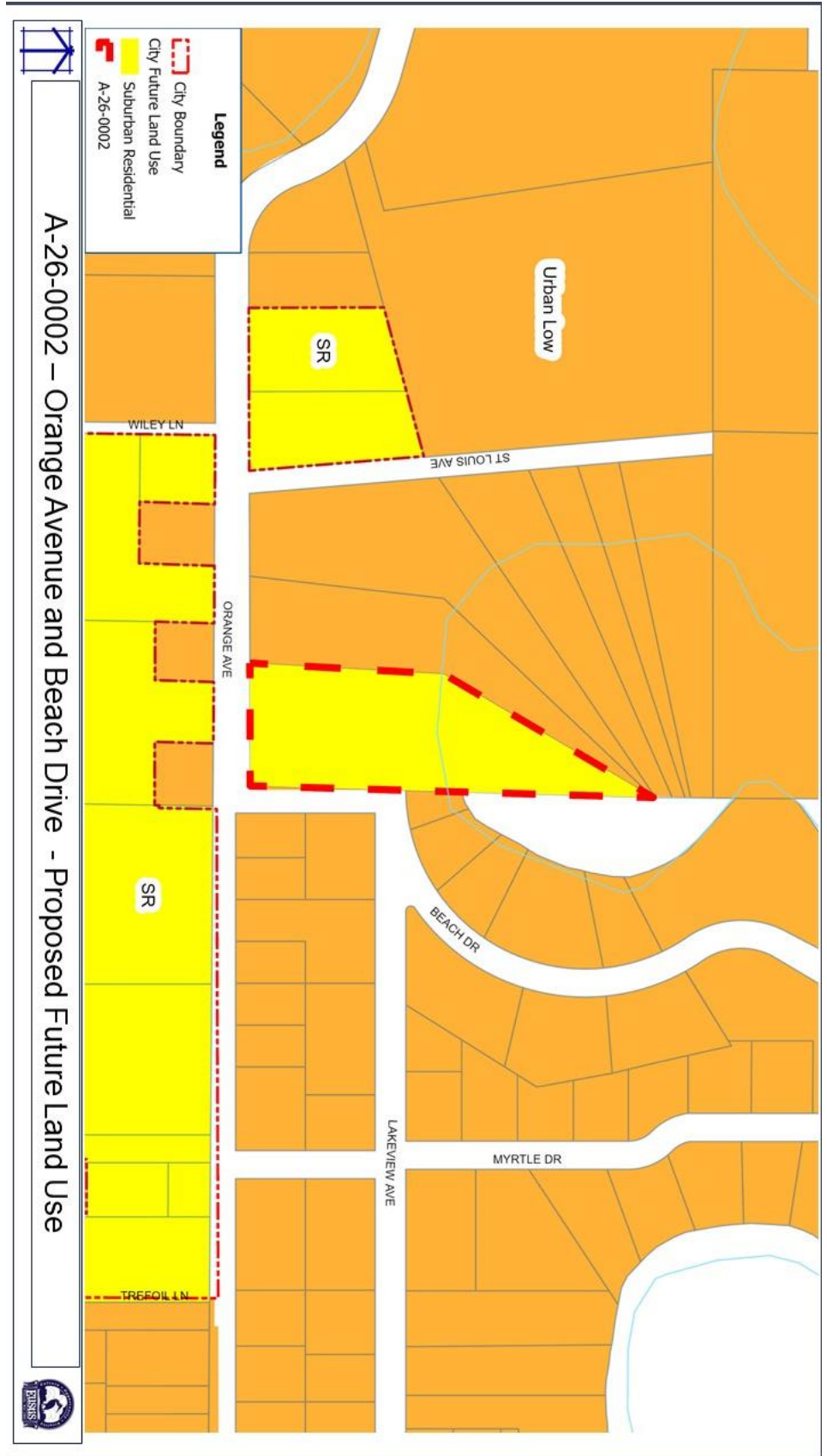
THAT PART OF THE FURZE TRACT IN THE DONNA VISTA PARK REPLAT,  
PLAT BOOK 12, PAGE 87, DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 789,  
PAGE 318, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

BEGINNING AT THE SE CORNER OF SAID FURZE TRACT, A FOUND 4" DIAMETER  
CONCRETE MONUMENT; THENCE ON THE EAST LINE OF SAID TRACT THE PLAT  
BEARING OF N 01°39'00" E AND DISTANCE OF 347.60' TO A SET 5/8" IRON ROD  
AND CAP PSM 5795 IN THE REPLACEMENT POSITION OF A PLAT PERMANENT  
REFERENCE MONUMENT NEAR THE SOUTH SHORE OF SILVER LAKE; THENCE  
CONTINUE N 01°39'00" E 374.04' TO A DEFLECTION POINT IN THE LAKE DESCRIBED  
BY SAID DEED AS BEING 'NORTH ALONG THE EAST BOUNDARY 740 FEET, MORE  
OR LESS (CALC N 01°39'00" E 721.64') (FROM THE POINT OF BEGINNING), AND ALSO  
BEING S 01°39'00" W 100 FEET FROM THE NE CORNER OF THE DONNA VISTA PARK REPLAT  
;THENCE FROM SAID DEFLECTION POINT S 30°32'14" W 434.75' (DEED S 30°30'30" W  
434.85') TO A FOUND 4" DIAMETER CONCRETE MONUMENT RLS 472 NEAR THE SOUTH  
SHORE OF SILVER LAKE; THENCE 03°16'28" W 348.14' (DEED S 03°18'00" W 348.05')  
TO A FOUND 4" DIAMETER CONCRETE MONUMENT RLS 472 ON THE SOUTH LINE OF  
THE FURZE TRACT; THENCE N 89°49'20" E (PLAT BASE OF BEARING) 220.00' (DEED 200')  
TO THE POINT OF BEGINNING.

LAND SOUTH OF MONUMENTATION NEAR SHORELINE CONTAINING +/- 1.715 ACRES,  
AREA IN SILVER LAKE CONTAINING +/- 0.902 ACRES.

LESS LOTS 1 THROUGH 5 INCLUSIVE ENUMERATED ABOVE.

### EXHIBIT B





## Supplement to the Staff Report for Ordinance Numbers 2026-21, 2026-22, and 2026-23

### Introduction:

Ordinance Number 2026-21 provides for the voluntary annexation of approximately 2.62 acres of land located along the north side of Orange Avenue west of Beach Drive (Alternate Key Number 1212685). Provided the annexation of the subject property is approved, via Ordinance Number 2026-21, Ordinance Number 2026-22 would change the future land use designation from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis, and Ordinance Number 2026-23 would assign the subject property a design district designation of Rural Neighborhood. If Ordinance Number 2026-21 is denied, then there can be no consideration of Ordinance Numbers 2026-22 and 2026-23.

### Background:

1. The site contains approximately 2.62 acres and is located within the Eustis Joint Planning Area. The property to be annexed is associated with the Lake County Property Appraiser Alternate Key Number 1212685. Source: Lake County Property Appraisers' Office Property Record Card Data.
2. The site has a Lake County land use designation of Urban Low, but approval of Ordinance Number 2026-22 would change the land use designation to Suburban Residential (SR) in the City of Eustis.
3. An application for annexation, future land use, and design district assignment was previously made to this property in its original configuration of 6 individual parcels. The property has since been consolidated into a single parcel.
4. The original 2023 application was denied on first reading.

Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
<b>Site</b>	Vacant	Urban Low (Lake County)	N/A
<b>North</b>	Single-Family/ Vacant / Seasonal Lake	Urban Low (Lake County)	N/A
<b>South</b>	Single-Family / Vacant	Urban Low (Lake County)	Rural Neighborhood
<b>East</b>	Single-Family	Urban Low (Lake County)	N/A

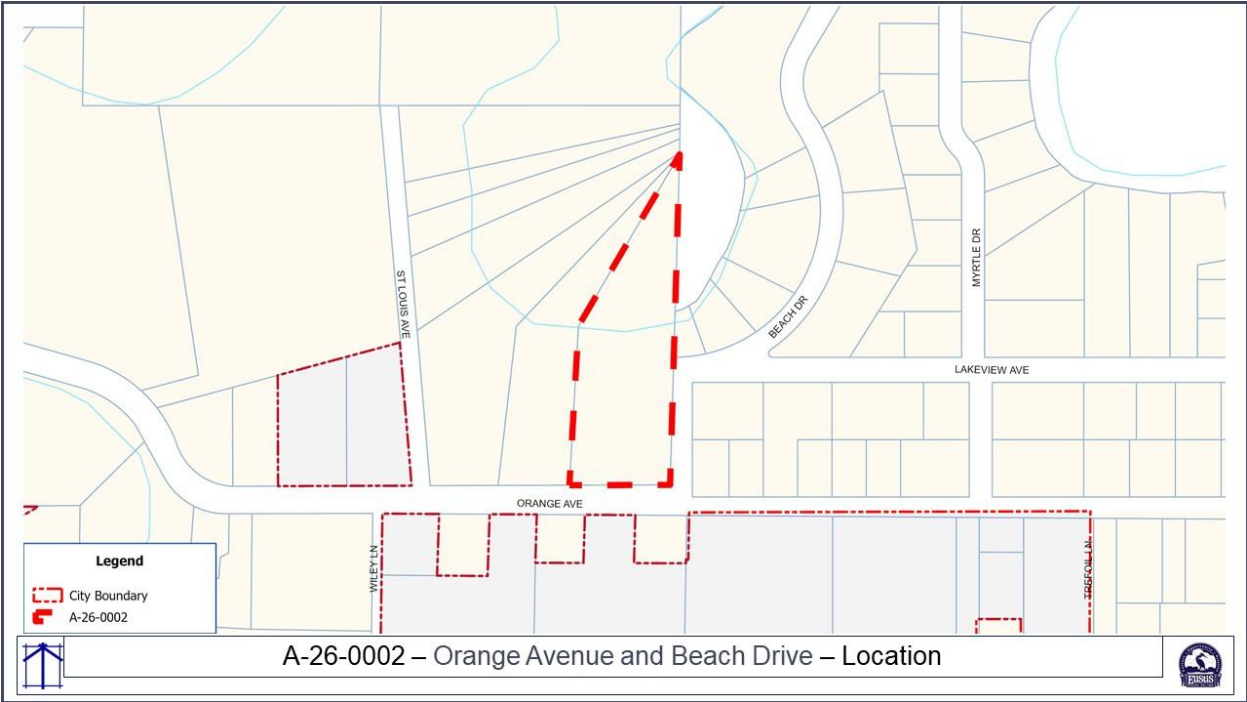
Location	Existing Use	Future Land Use	Design District
West	Single-Family	Urban Low (Lake County)	N/A

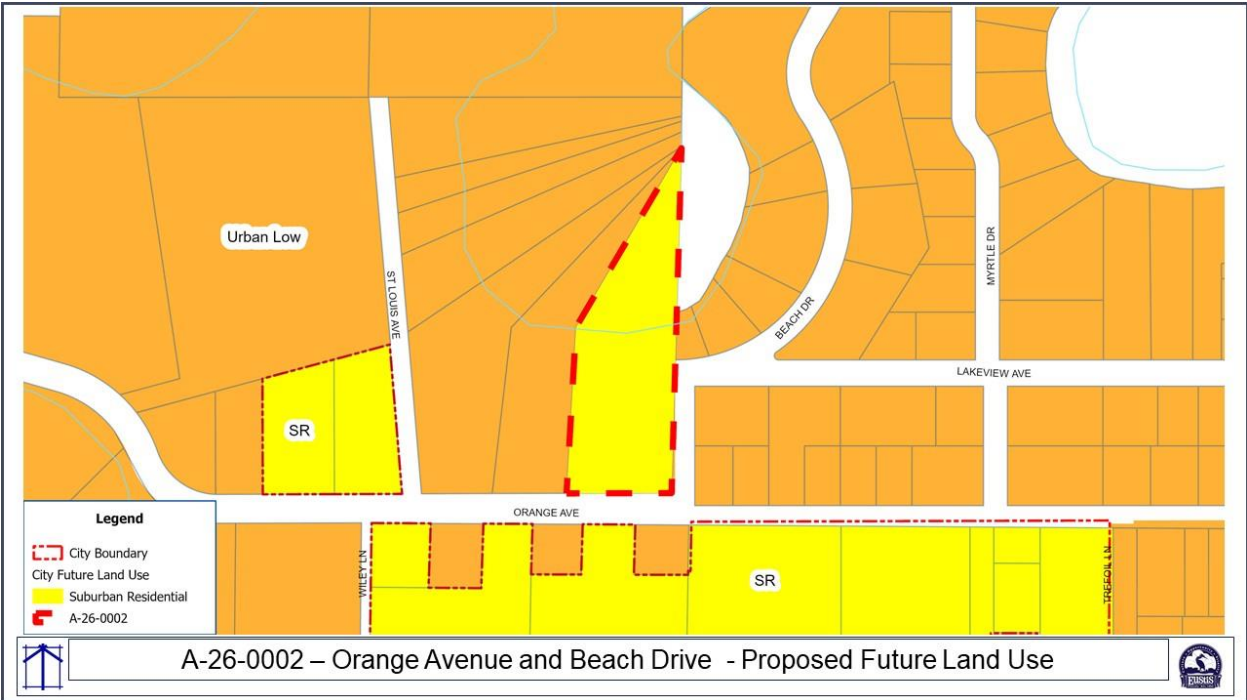
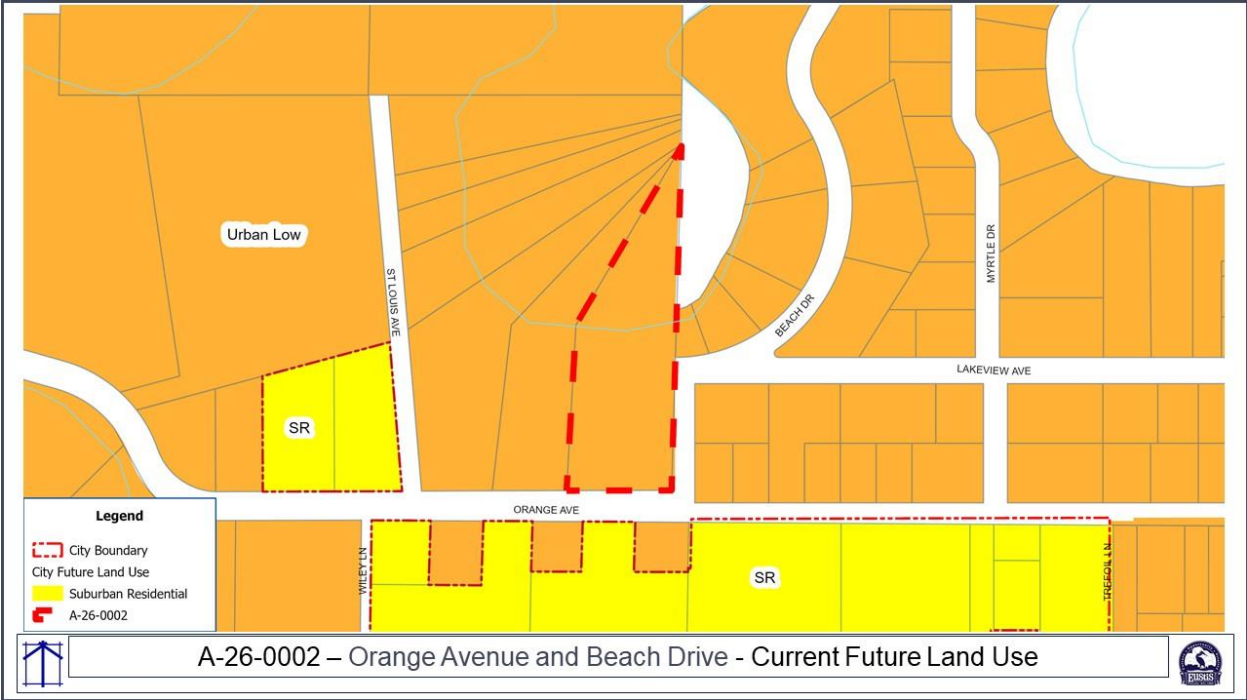
**Applicant’s Request**

The applicant, Ben Champion, and property owners, Structured Management, LLC, wish to annex the referenced property, change the future land use to Suburban Residential (SR), and assign a design district of Rural Neighborhood.

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

The property owner has requested that the City of Eustis designate the property as Suburban Residential future land use as part of the annexation. The SR future land use provides for residential uses up to five (5) dwelling units per acre.





Analysis of Annexation Request (Ordinance Number 2026-21)

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 Eustis-Lake County Joint Planning Area. Urban services of adequate capacity are available to serve future development, consistent with the requested Suburban Residential future land use designation.

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

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

The Eustis-Lake County 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 contiguous to the current City limits on the southern boundary, and the owner petitioned for annexation.

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

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

The department published notice of this annexation in the Daily Commercial in accordance with the established requirements on April 6, 2026, and again on April 13, 2026.

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 as defined by the Florida Statutes.

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 provided notice to the Lake County Board of County Commissioners via email and by Certified Mail on March 27, 2026.

Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 2026-22)

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 support a higher density (5 du/acre), and the SR designation allows development types similar to existing patterns at comparable densities.

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 existing lots of record and will require city services in order to develop.

3. Strip or Isolated Development:

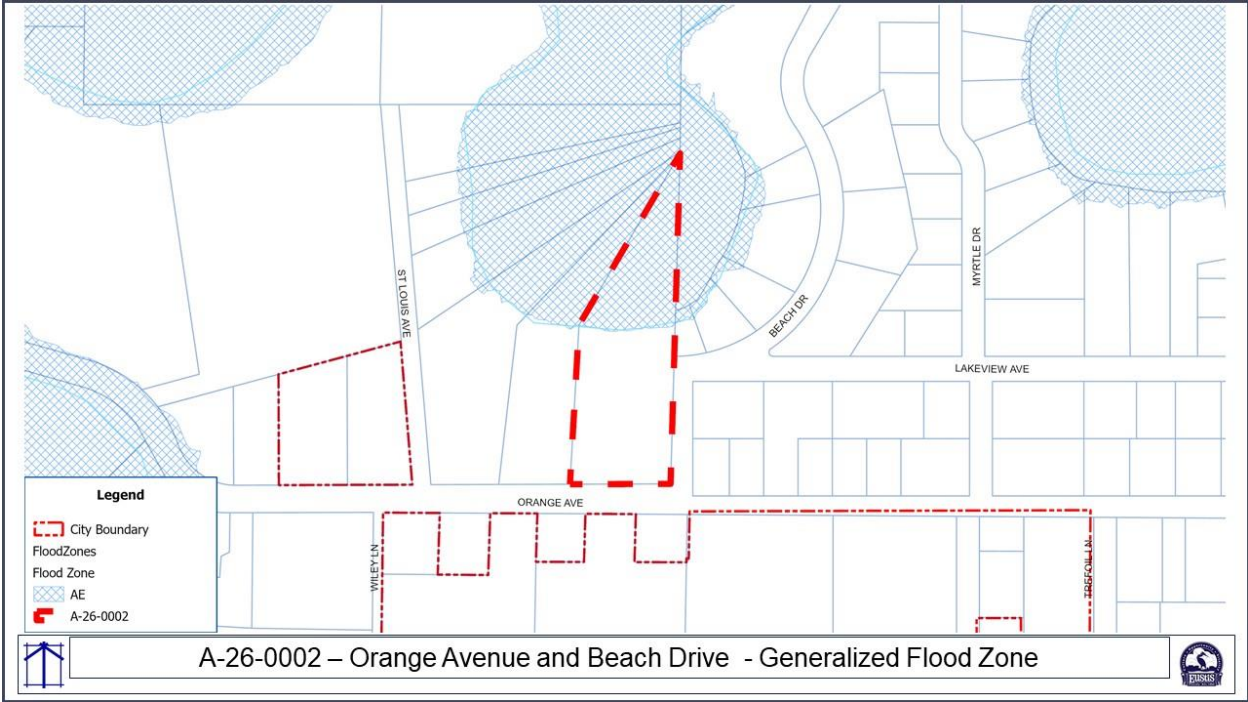
Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

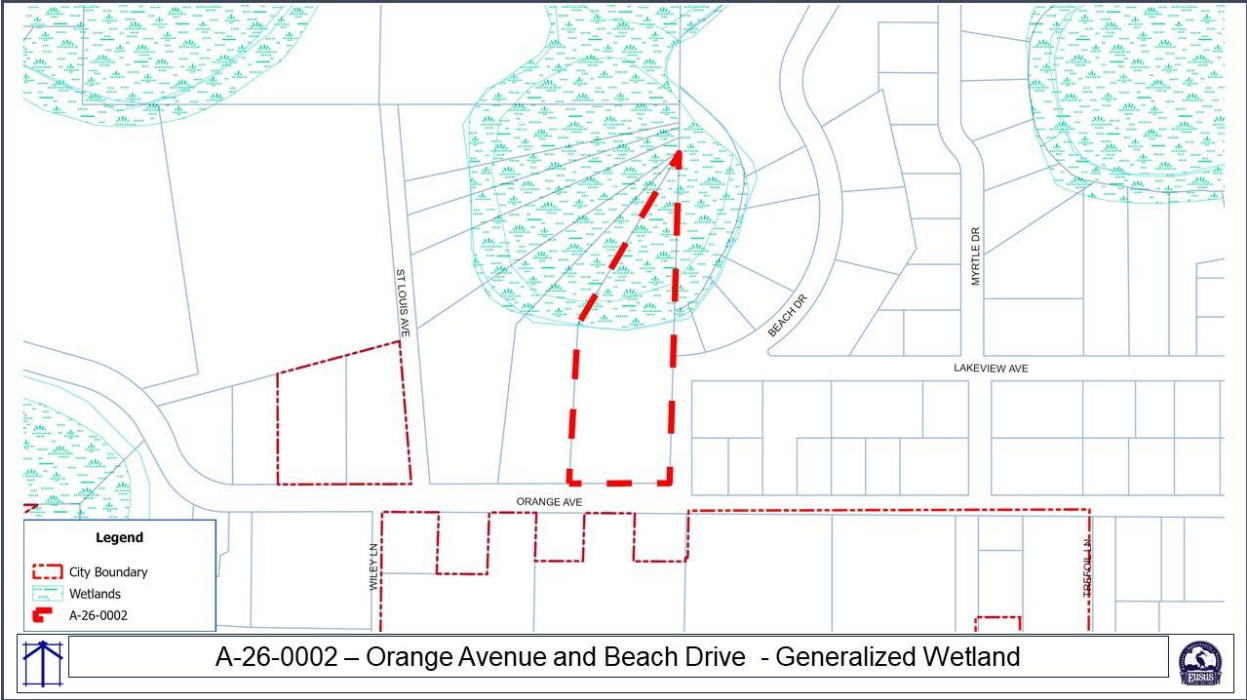
This indicator does not apply. The subject properties are existing lots of record and will require city services in order to develop.

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 partially within the floodplain and contains wetland areas; however, there is buildable area outside these natural features to allow construction of a single-family residence. The Comprehensive Plan and the Land Development Regulations include standards for protecting environmentally sensitive lands that would apply if conditions at the time of development warrant such protection.





5. Agricultural Area Protection:

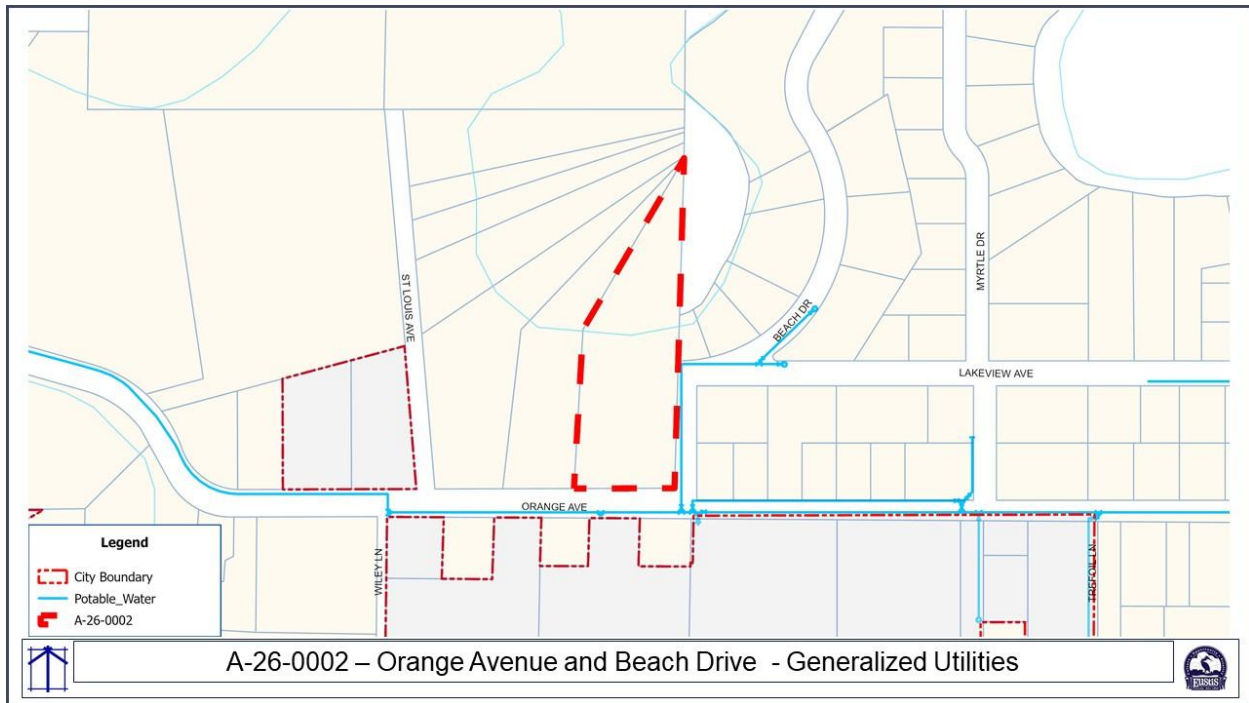
Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

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 area.

6. Public Facilities:

Fails to maximize the use of existing public facilities and services.

This indicator does not apply. City water is available to serve the property. Development of this parcel will maximize the use and efficiency of the City water services. City Sewer is not currently available.



7. Cost Effectiveness and Efficiency of Public Facilities:

Allows for land-use patterns or timing that disproportionately increase the costs 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.

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 indicator does not apply. This property will promote infill development by allowing access to public facilities.

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 adjacent properties, consistent with the area's permitted uses.

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 site does not contain functional open space and is not connected to regionally significant open space. The subject properties are existing residential lots.

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 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.

Water service is available however, Sewer service is currently not available to the area.

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 including the creation of streets and street connections where they do not currently exist.

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 that 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 on a regional basis.

g. 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 proposed land use is consistent with the surrounding area the site is not positioned to front primary or secondary corridors that would encourage commercial development.

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 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 Suburban Residential 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. Pursuant to Comprehensive Plan policies and Land Development Regulations, residential development will be required to provide on-site park amenities.

c. Potable Water & Sanitary Sewer:

Water service is available to the subject property. The water system has adequate capacity to serve the development of the property. City Sewer Services are not currently available in the area.

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:

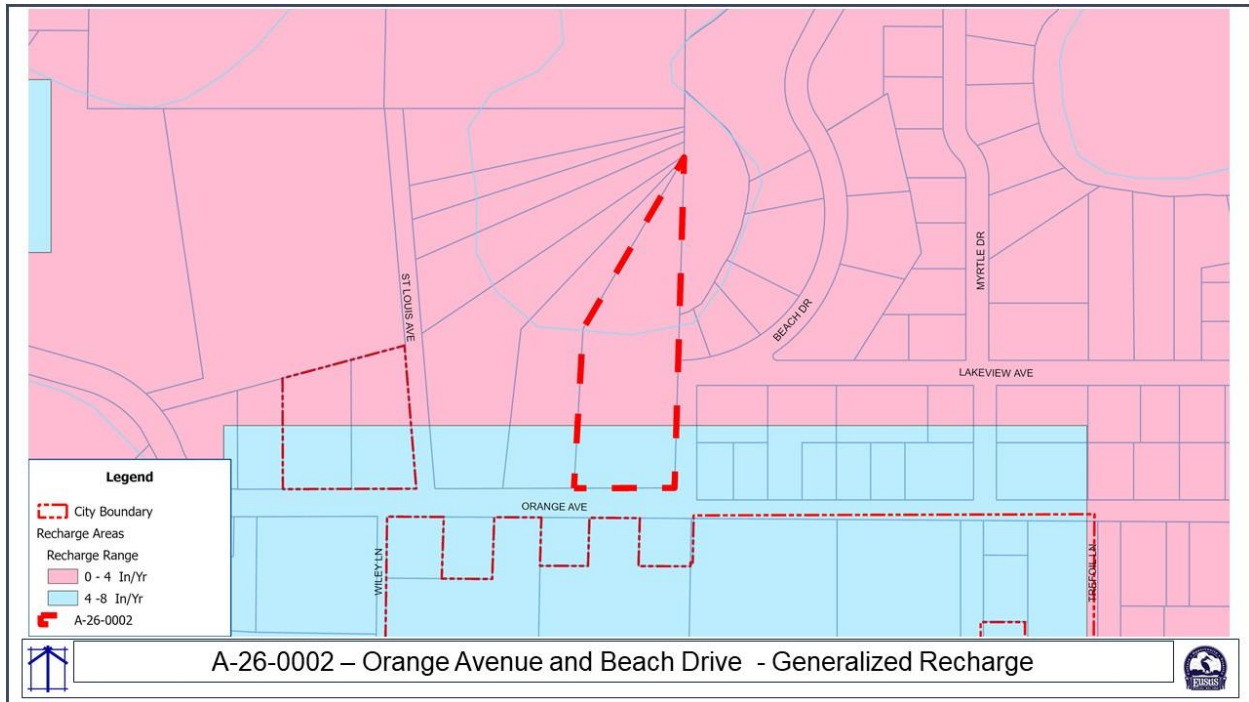
This potential annexation and the subsequent development of the property will not add additional impacts as the parcels being annexed include existing platted lots.

2. Natural Resources/Natural Features:

The Plan's policies also include 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 properties are within a recharge area receiving 0-8 inches of recharge annually; however, the properties currently exist as residential lots and are eligible for building permits without further review related to recharge.

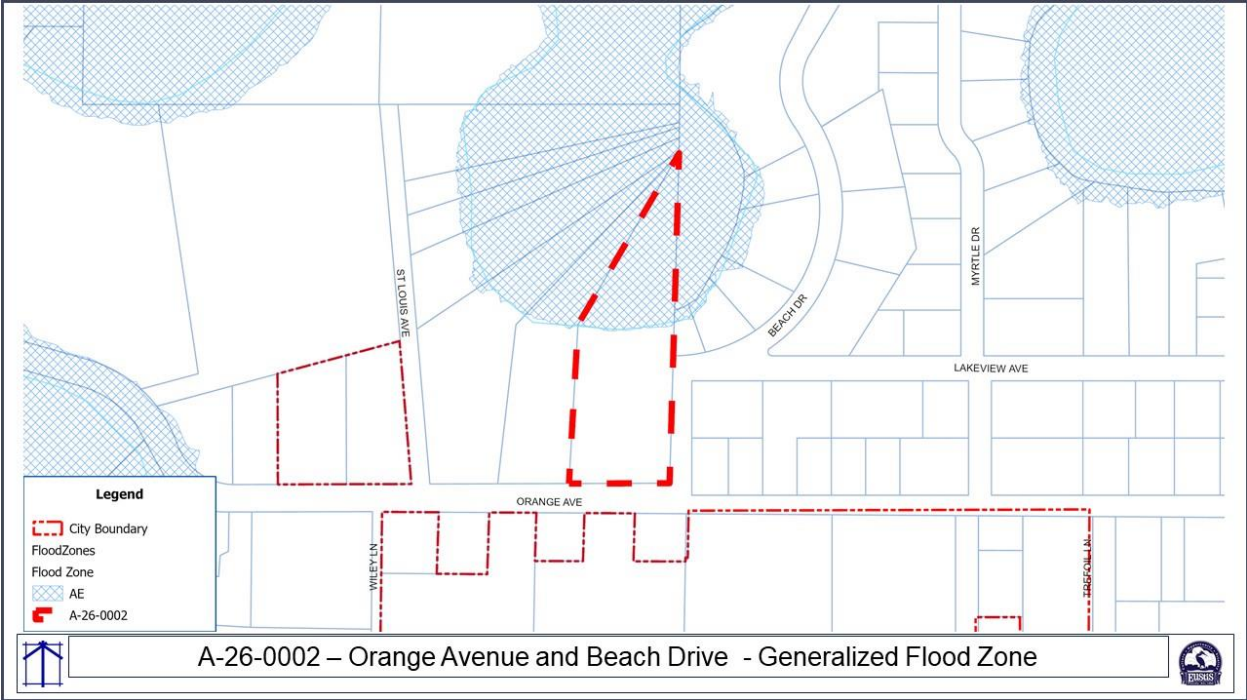


b. Historical or archaeological sites:

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

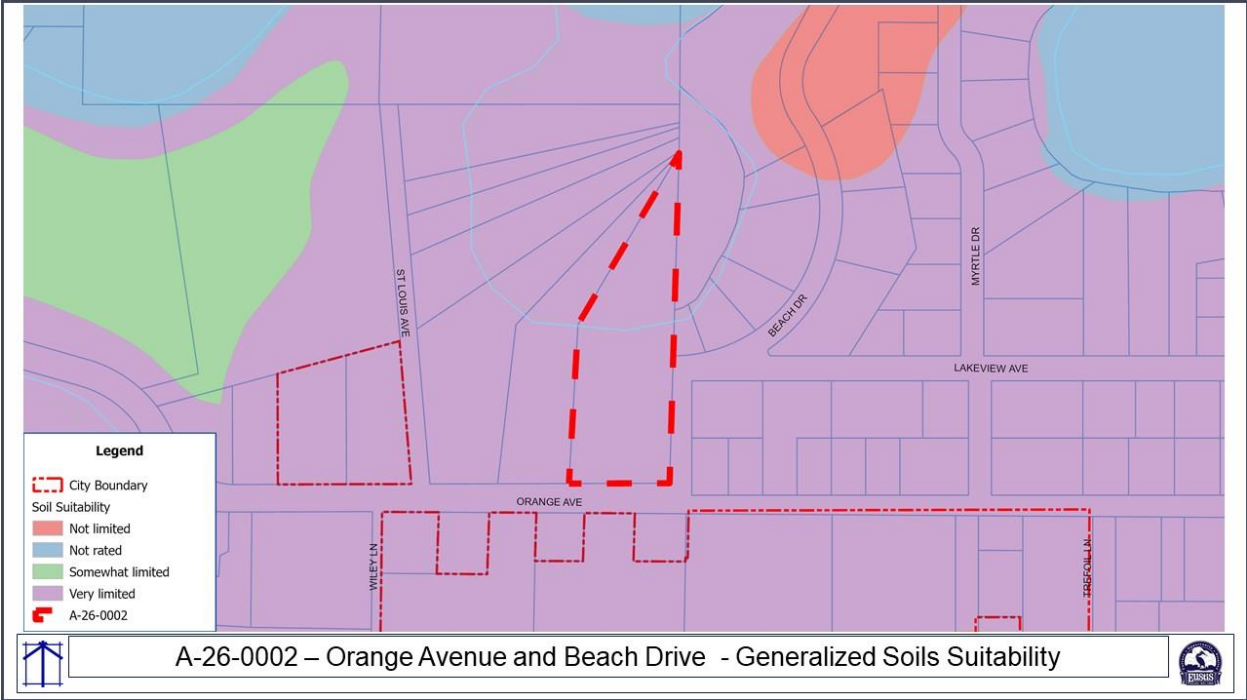
c. Flood zones:

The subject property is subject to a 100-year flood zone area. Source: Lake County GIS - 2012 Flood Zones; however, an adequate area on the lot is affected to potentially build a single-family dwelling.



d. Soil and topography:

The site soils are primarily Wauchula sands. The Wauchula series consists of very deep, very poorly drained, moderately slow- or slowly permeable soils on flatwoods in the lower coastal plains. They formed in sandy and loamy marine sediments. Slopes range from 0 to 5 percent.



3. Comprehensive Plan Review:

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

Existing Land Use According to the Lake County Comprehensive Plan:

The existing Lake County future land use designation of the property is Urban Low, which provides for residential uses at up to 4 dwelling units per acre as well as supporting commercial and institutional uses.

Proposed Land Use According to the Eustis Comprehensive Plan:

The Suburban Residential (SR) land use designation is provided to accommodate the majority of residential development within the City. The general range of uses includes: 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. Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre.

#### 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 surrounding properties, immediately adjacent to the north, west and east, are unincorporated areas that are designated Urban low with a maximum density of 4 dwelling units per net buildable 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.

This area is predominantly residential in nature the proposed use of the land will continue to be residential.

#### 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.

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 of the comprehensive plan.

The proposed amendment is consistent with the Comprehensive Plan.

b. In Conflict with Land Development Regulations:

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

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

c. Inconsistent with Surrounding Uses:

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

The existing land uses in the immediate area are residential, and the proposed use of the land is continued residential.

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.

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 services are available and, in close proximity to the site. Adequate capacity is available to serve future development consistent with the requested Suburban Residential future land use designation.

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

f. Impact on Environment:

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

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

g. Orderly Development Pattern:

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

The site is contiguous to the City limits. The development patterns already exist in the area and the future building on the previously platted lots will not cause incompatibilities with those development patterns.

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 city's community character and lifestyle.

i. Other Matters:

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

No other matters.

Analysis of Design District Request (Ordinance Number 2026-23):

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 the designation that aligns with the district pattern and intent (Rural Neighborhood). The rural development pattern and intent, and the Rural Neighborhood definition, structure, and form description are stated below. The assignment of a Rural Neighborhood design district designation is appropriate due to the established and proposed development patterns in the area.

Sec. 109-5.7. Rural development pattern intent statements.

(a) Intent. The rural development pattern relies primarily on a pattern of clustered residential development that provides substantive open space that serves to preserve and enhance the rural viewshed and character of the community. Nonresidential uses are primarily located in centers and may contain a mix of uses.

(b) Design districts.

(1) Rural neighborhood.

a. Definition. Predominately residential uses where a portion of the land is designated as undivided, permanent open space of a site in an effort to preserve the existing natural resource areas while providing a significant amount of open space.

b. Structure. Developable land is subdivided into buildable lots. This development option provides an opportunity for communities to meet both their development and conservation goals by concentrating homes in a small portion of a site in an effort to preserve the existing natural resource areas on a larger scale.

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

b. 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 City of Eustis design district designation must be assigned to annexed property; the proposed design district is compatible with the surrounding design districts.

c. 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.

d. Consistent with Surrounding Uses:

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

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

e. 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.

f. 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.

g. 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 the conditions at the time of development warrant such protection.

h. 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.

i. 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.

j. 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.

k. 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 Rural 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.”

3. 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 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.

(3) Developments within the Wekiva Protection Overlay that include longleaf pine, sandhill, 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.

4. Land Development Regulations Section 109-3 (Table 1) and Section 109-2.6: 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 allowed 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	2026-22
Ordinance Subject	Future Land Use Map Amendment - A-26-0002
Legal Advertising Date	April 6, 2026
First Reading On	4/16/2026
Second Reading On	5/7/2026

**Ordinance Title**

ORDINANCE NUMBER 2026-22 - 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 2.62 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBERS 1212685 GENERALLY LOCATED ON THE NORTH SIDE OF ORANGE AVENUE, WEST OF BEACH DRIVE.

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

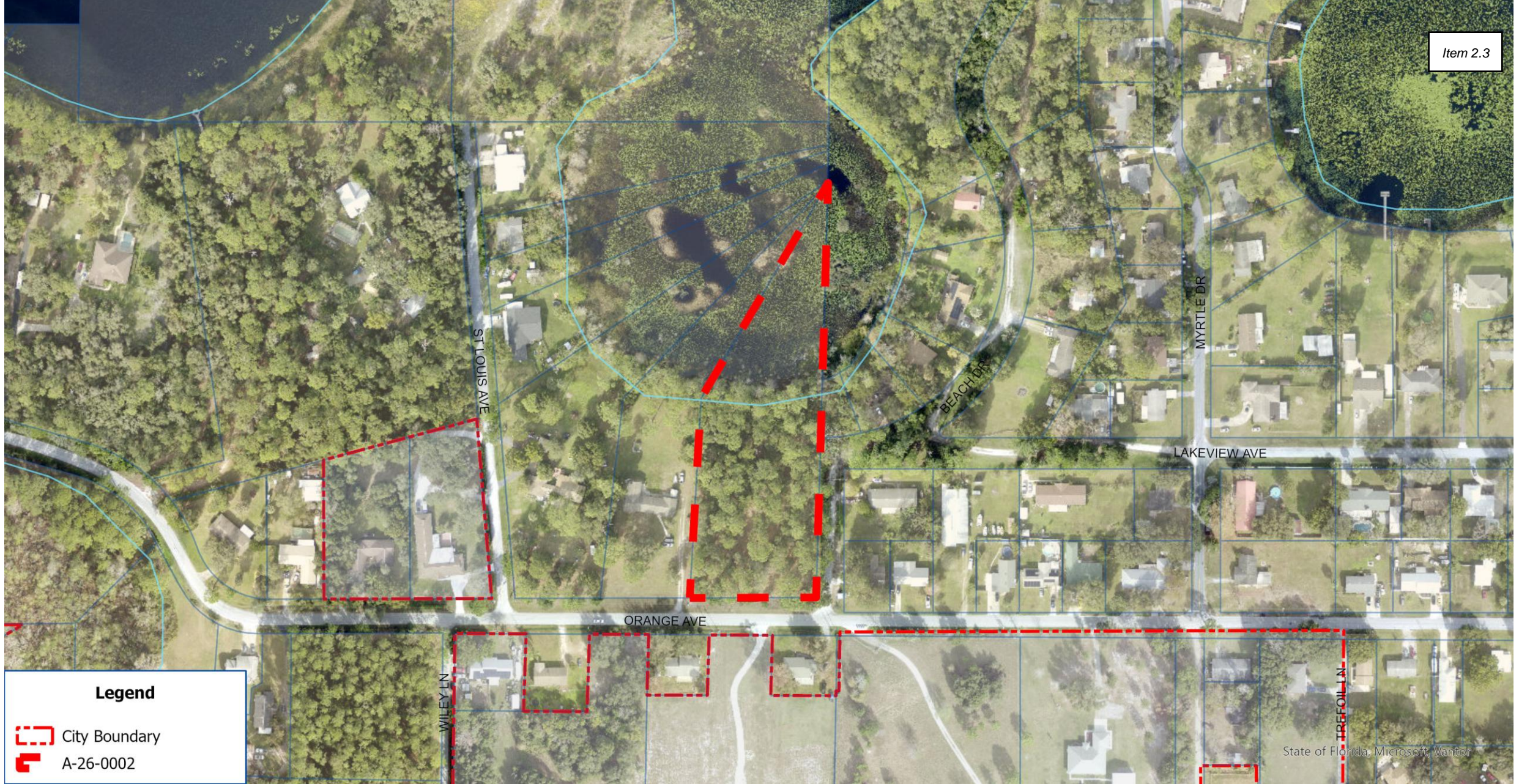
- The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.
- The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared 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.





**Legend**

-  City Boundary
-  A-26-0002



State of Florida, Microsoft, Vantor

# A-26-0002 – Orange Avenue and Beach Drive – Aerial Location



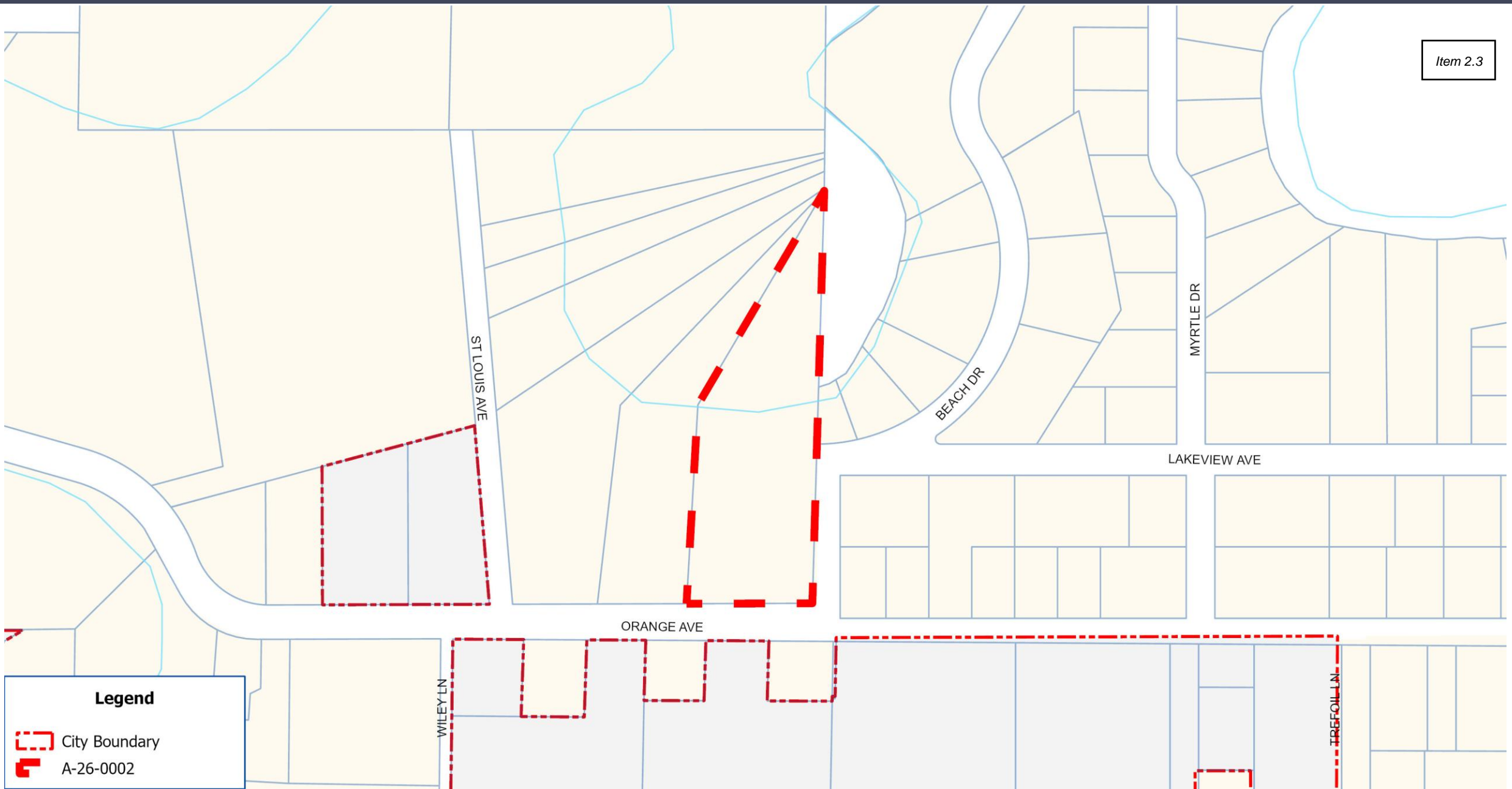


**Legend**



-  City Boundary
-  A-26-0002



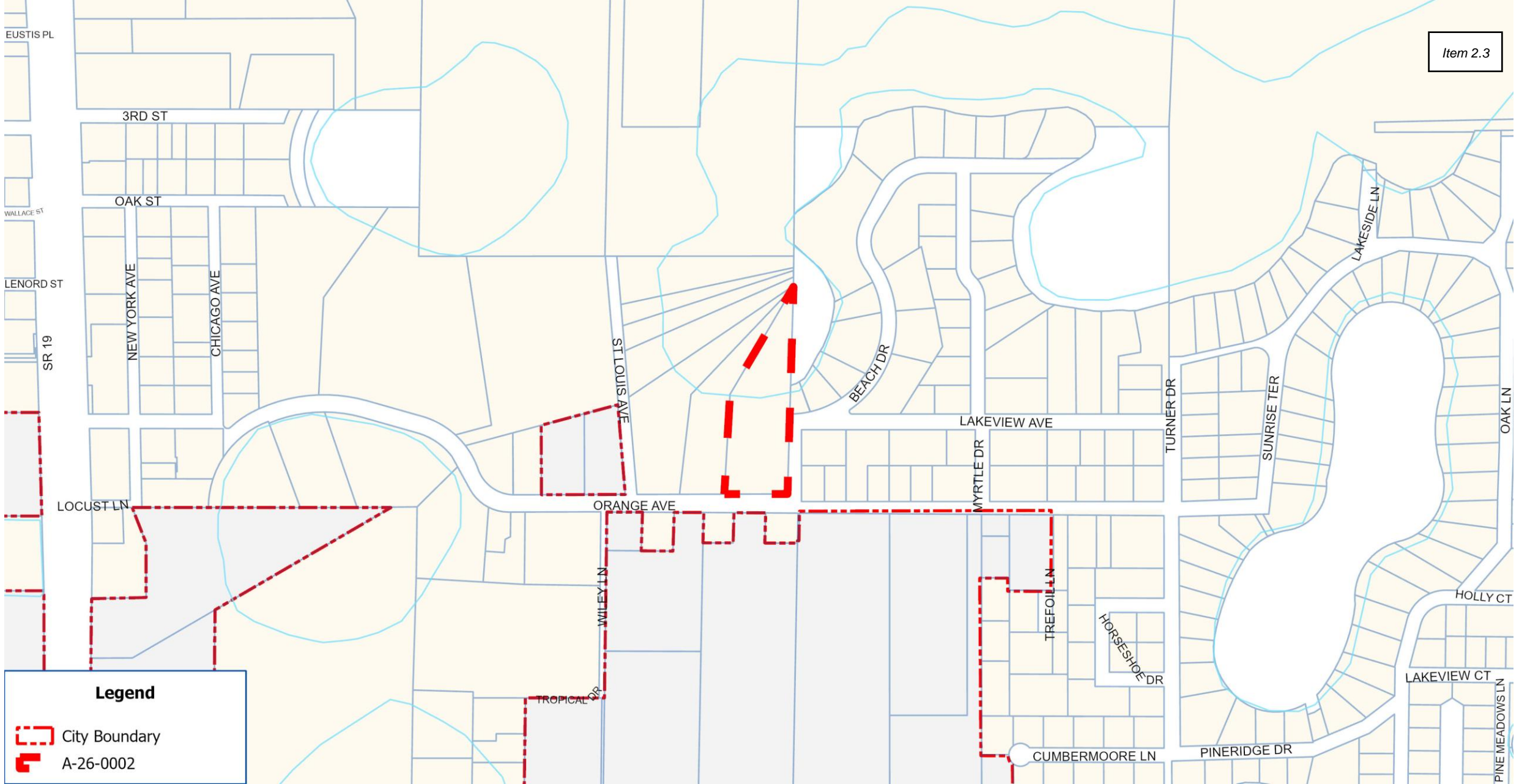
A-26-0002 – Orange Avenue and Beach Drive – Aerial Location



**Legend**

-  City Boundary
-  A-26-0002

A-26-0002 – Orange Avenue and Beach Drive – Location

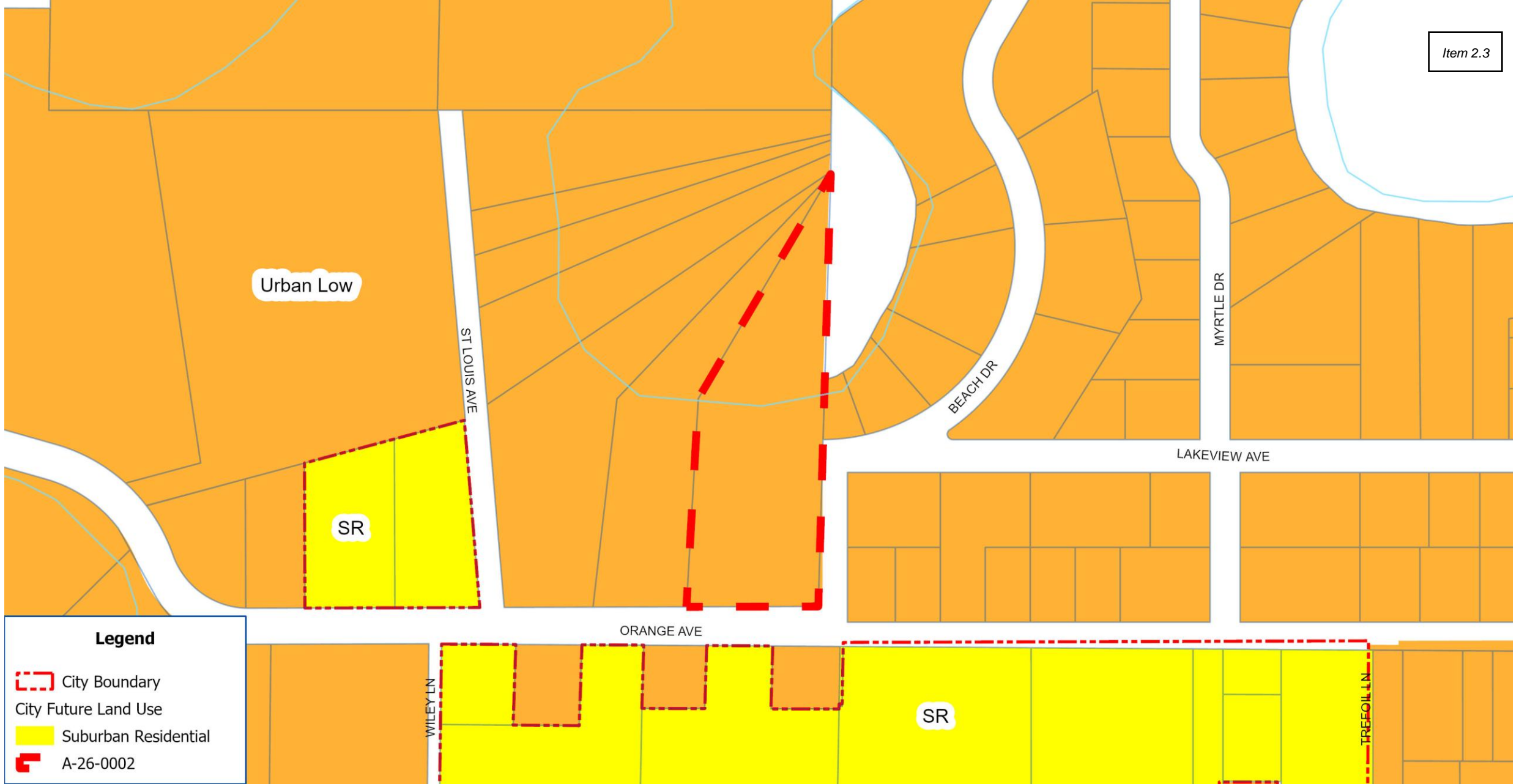


**Legend**

- City Boundary
- A-26-0002



# A-26-0002 – Orange Avenue and Beach Drive – Location

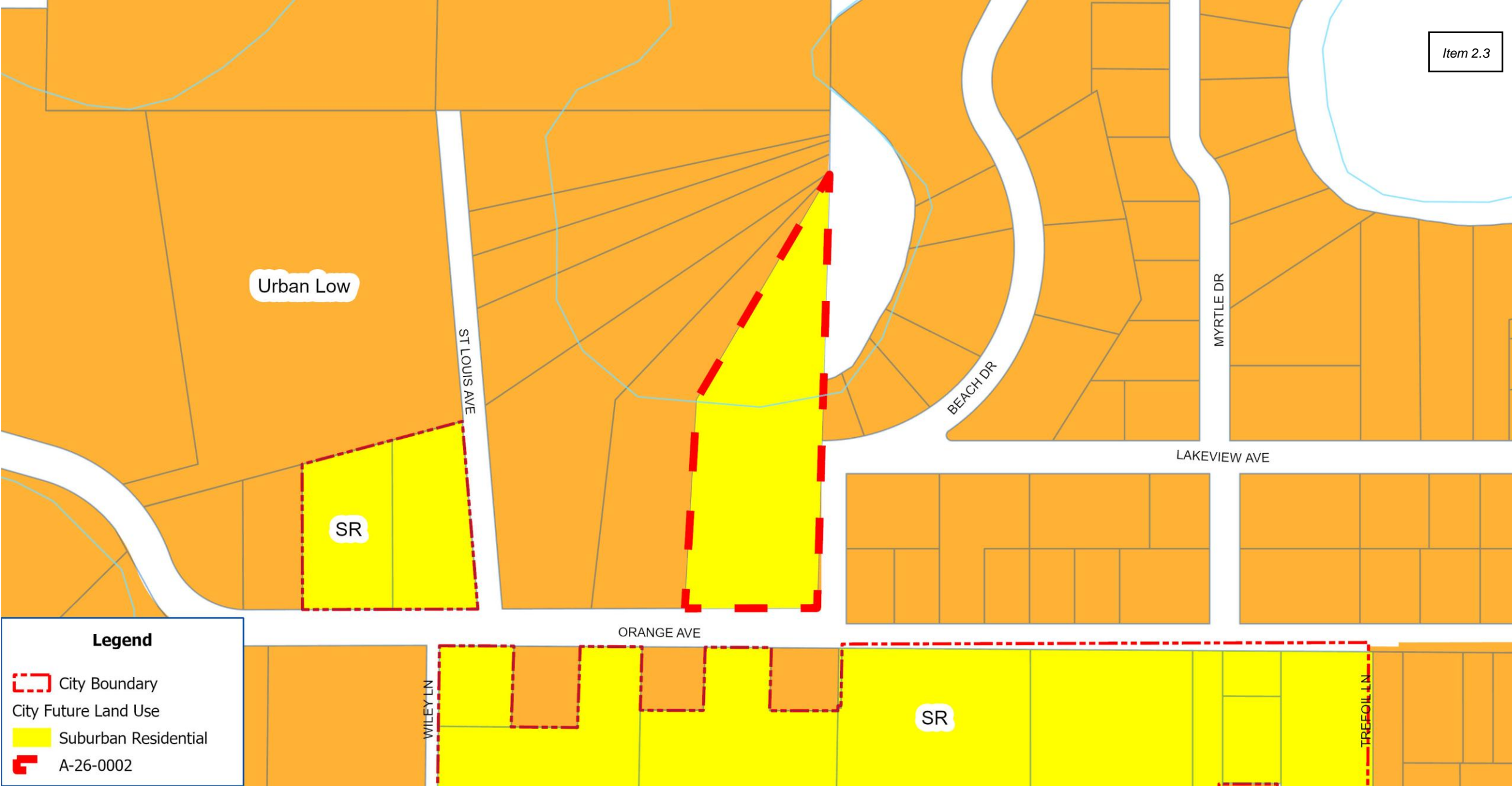


**Legend**

- City Boundary
- City Future Land Use
- Suburban Residential
- A-26-0002



# A-26-0002 – Orange Avenue and Beach Drive - Current Future Land Use

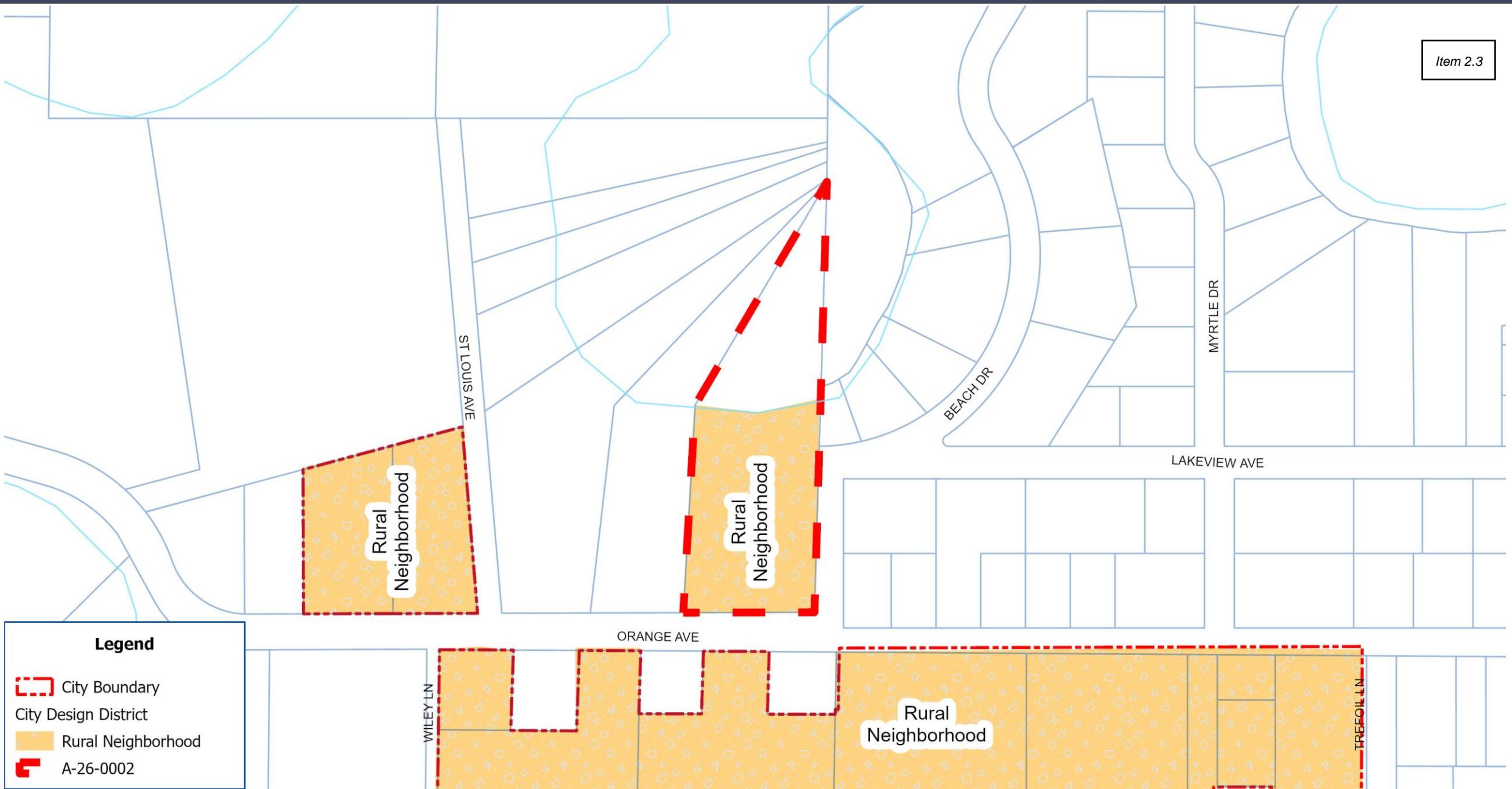


**Legend**

- City Boundary
- City Future Land Use
- Suburban Residential
- A-26-0002

A-26-0002 – Orange Avenue and Beach Drive - Proposed Future Land Use

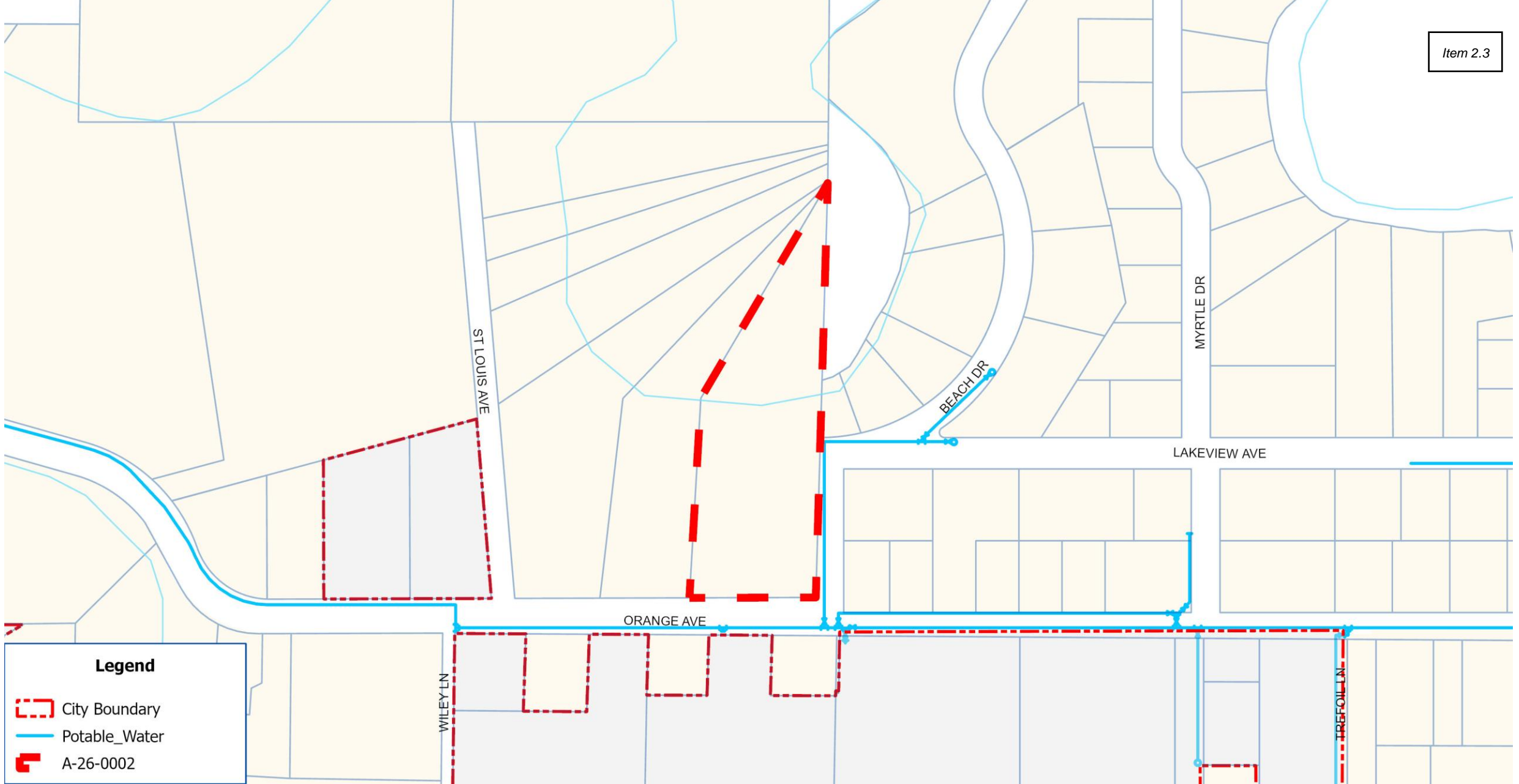




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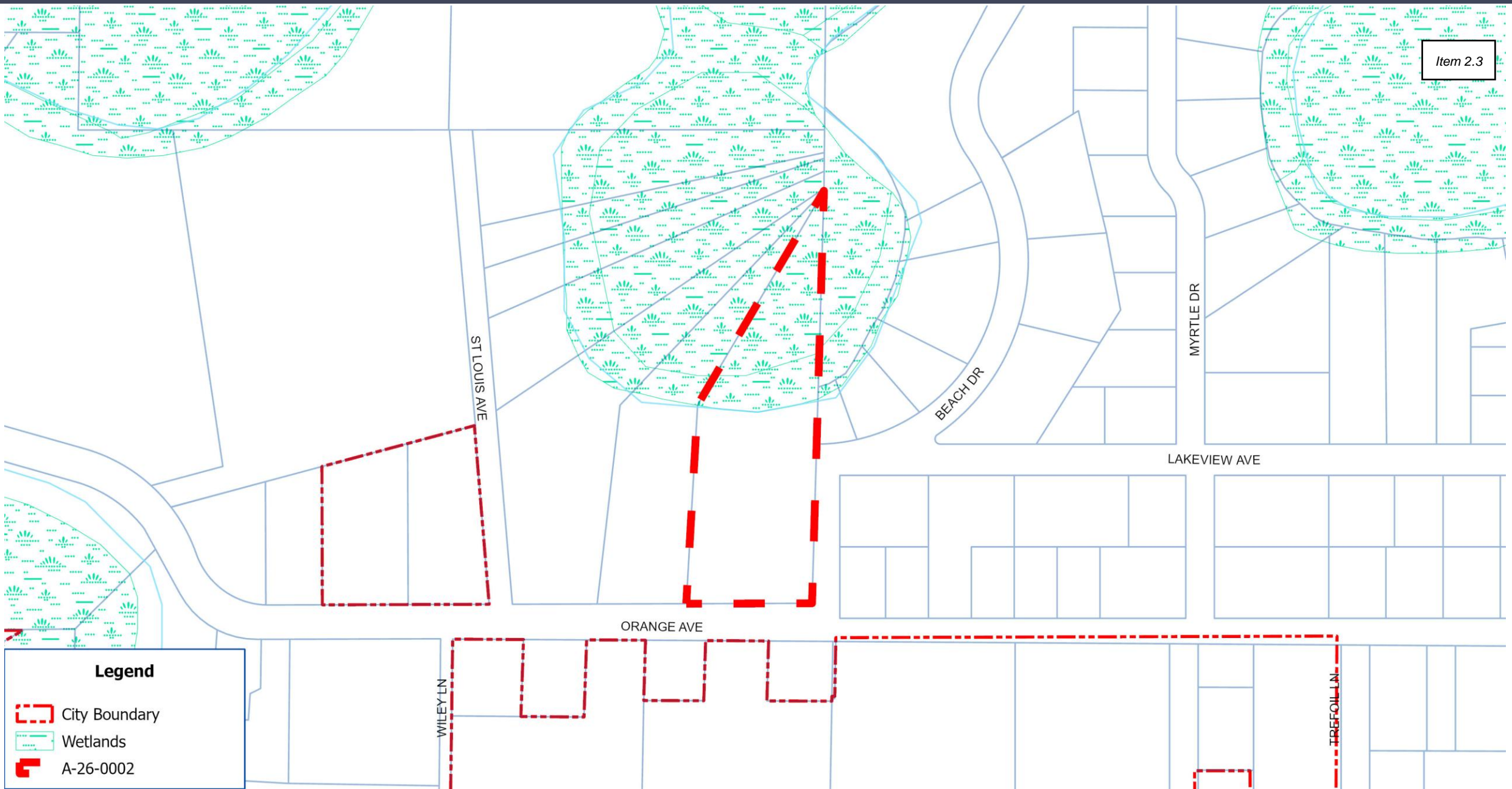
- City Boundary
- City Design District
- Rural Neighborhood
- A-26-0002

A-26-0002 – Orange Avenue and Beach Drive - Proposed Design District



# A-26-0002 – Orange Avenue and Beach Drive - Generalized Utilities



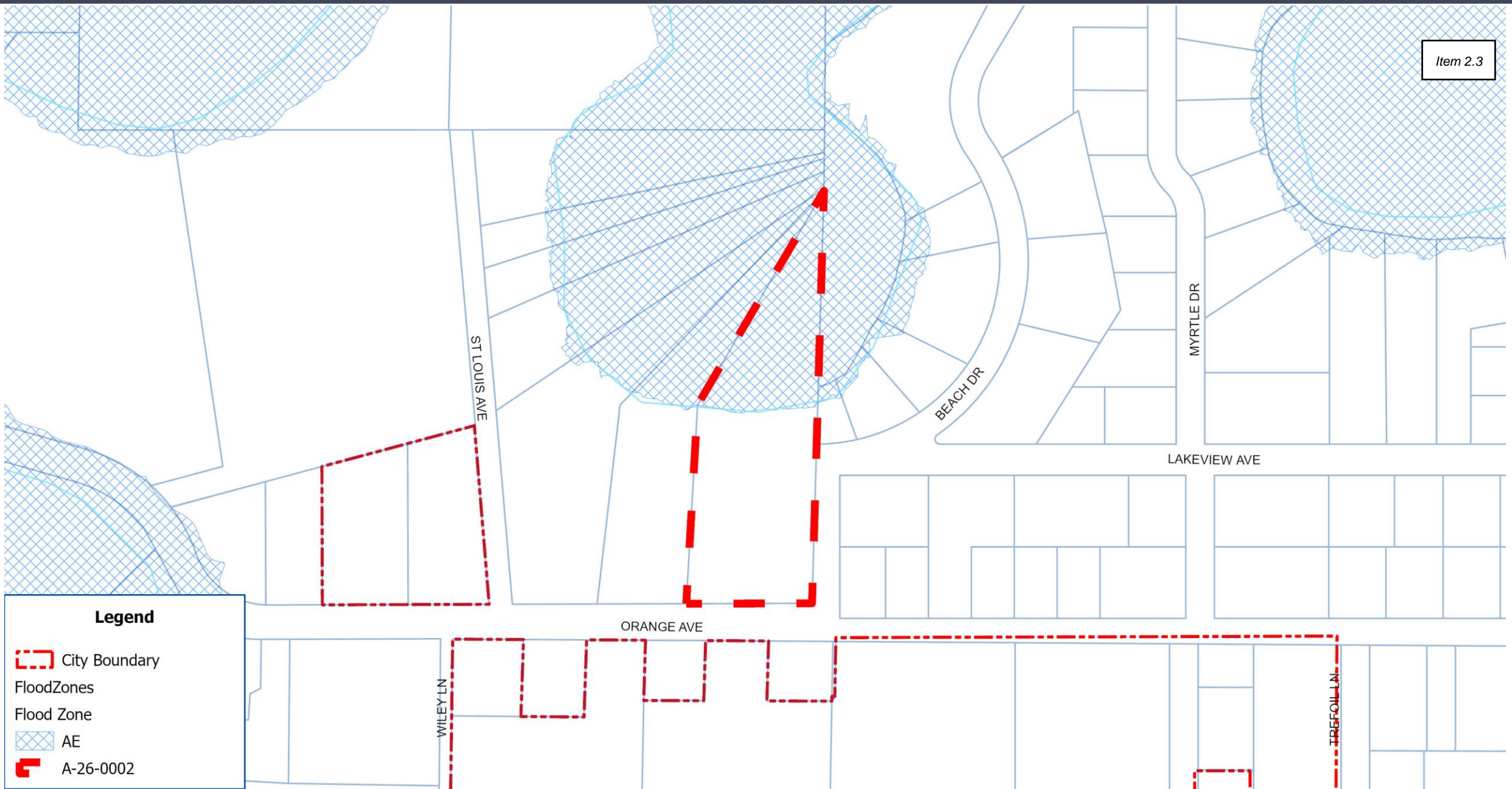


**Legend**

- City Boundary
- Wetlands
- A-26-0002



# A-26-0002 – Orange Avenue and Beach Drive - Generalized Wetland

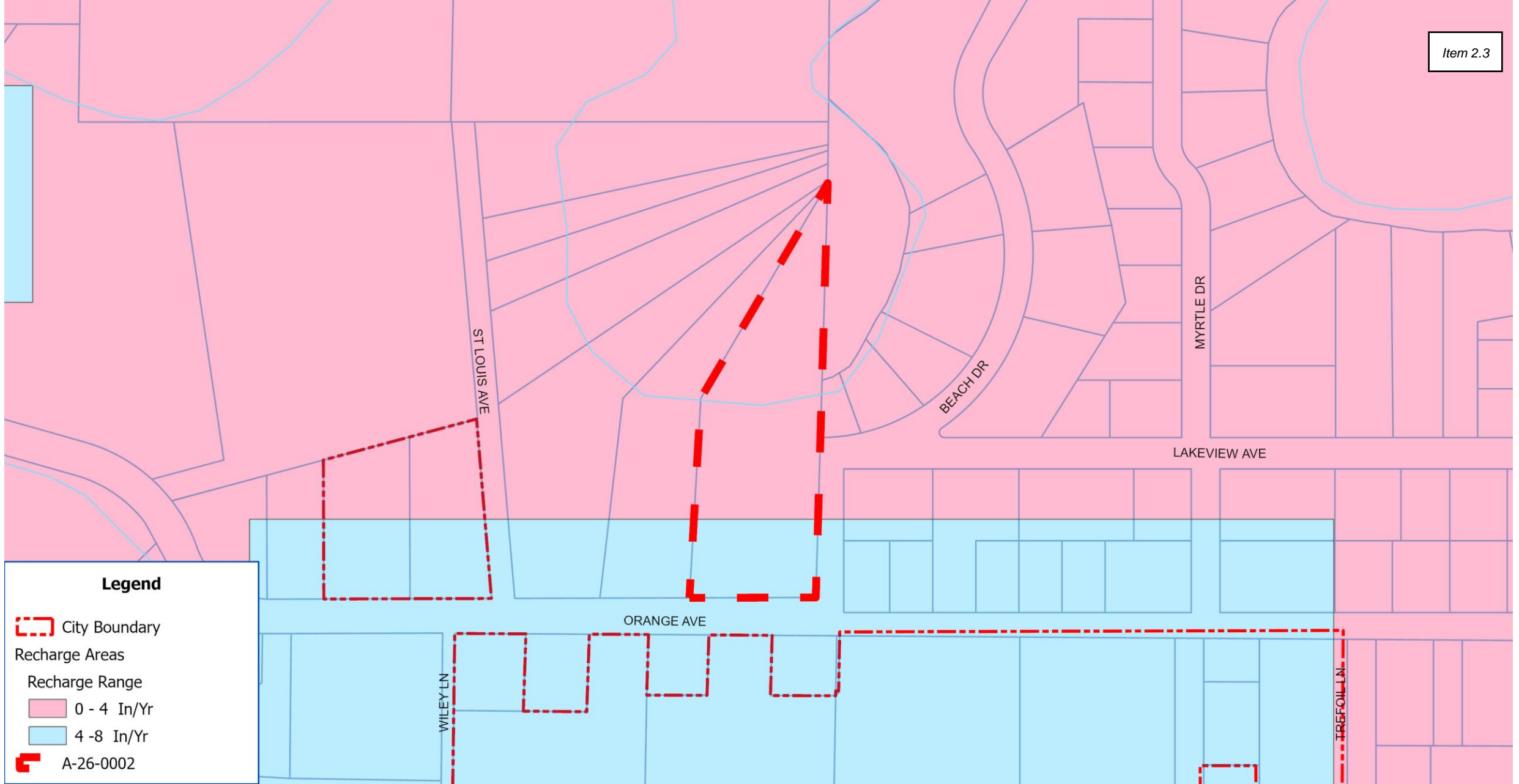


**Legend**

- City Boundary
- FloodZones
- Flood Zone
- AE
- A-26-0002



A-26-0002 – Orange Avenue and Beach Drive - Generalized Flood Zone

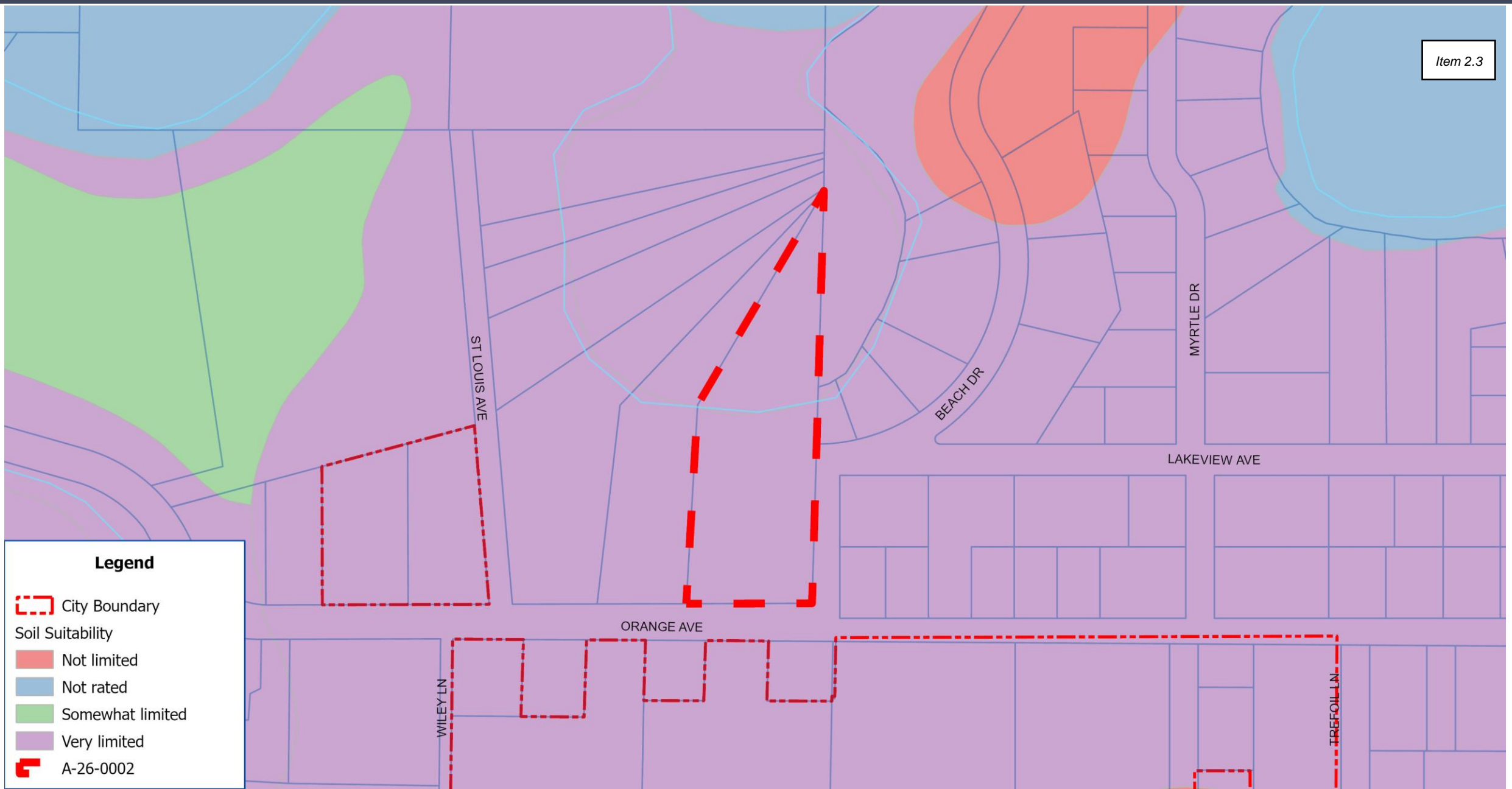


**Legend**

- City Boundary
- Recharge Areas
- Recharge Range
  - 0 - 4 In/Yr
  - 4 - 8 In/Yr
- A-26-0002



# A-26-0002 – Orange Avenue and Beach Drive - Generalized Recharge



**Legend**

- City Boundary
- Soil Suitability**
- Not limited
- Not rated
- Somewhat limited
- Very limited
- A-26-0002



A-26-0002 – Orange Avenue and Beach Drive - Generalized Soils Suitability