



# City of Eustis

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TO: Eustis Local Planning Agency

FROM: Rick Gierok, Interim City Manager

DATE: May 7, 2026

RE: Ordinance Number 2026-10: Future Land Use Map Amendment  
Comprehensive Plan Amendment for Annexation of Parcel with Alternate Key  
Number 3959037

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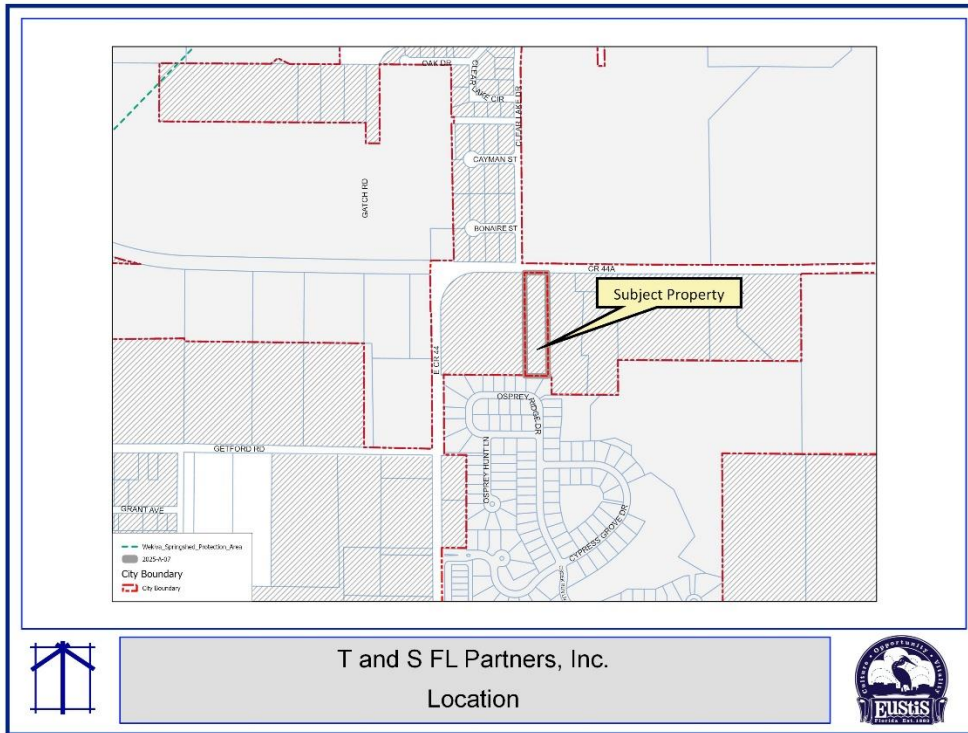
## **Introduction:**

Ordinance Number 2026-09 provides for the voluntary annexation of approximately 2.8 acres located on the east side of the intersection of County Road 44 and County Road 44A (Alternate Key Number 3959037). Provided the annexation of the subject property is approved, Ordinance Number 2026-10 would change the Future Land Use designation from Urban Low in Lake County to Mixed Commercial Industrial (MCI) in the City of Eustis, and Ordinance Number 2026-11 would assign the subject property a Design District designation of Suburban Corridor. If Ordinance Number 2026-09 is denied, then there can be no consideration of Ordinance Numbers 2026-10 and 2026-11.

## **Background:**

1. The site contains approximately 2.8 acres and is located within the Eustis Joint Planning Area. The site is currently Residential and agricultural/silvicultural (Planted Pines)
2. The subject property is contiguous to the current City of Eustis boundary on the south property lines.
3. The site has a Lake County Future Land Use Designation of Urban Low, but approval of Ordinance Number 2026-10 would change the land use designation to Mixed Commercial Industrial (MCI) in the City of Eustis.

Location	Existing Use	Future Land Use	Design District
<b>Site</b>	Residential/Planted Pines	Urban Low (Lake County)	N/A
<b>North</b>	Single-Family Residential	Urban Low (Lake County)	N/A
<b>South</b>	Single-Family Residential	Suburban Residential (SR)	Rural Neighborhood
<b>East</b>	Single-Family Residential	Urban Low (Lake County)	Suburban Corridor
<b>West</b>	Vacant	General Commercial (GC) and Mixed Commercial Residential (MCR)	N/A



## **Applicant's Request**

The applicant and property owner wish to annex the property, change the future land use to **Mixed Commercial Industrial (MCI)**, and assign a design district of Suburban Corridor. The applicant's application did not detail the intended use of the property beyond future commercial development. The applicant has entered into a Development Agreement with the City of Eustis, approved by separate ordinance, which establishes permitted uses, development standards, and design requirements for the property.

The current Lake County land use designation for the subject property is Urban Low. The Lake County land use designation allows for residential uses of up to four (4) dwelling units per one (1) net buildable acre and civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use.

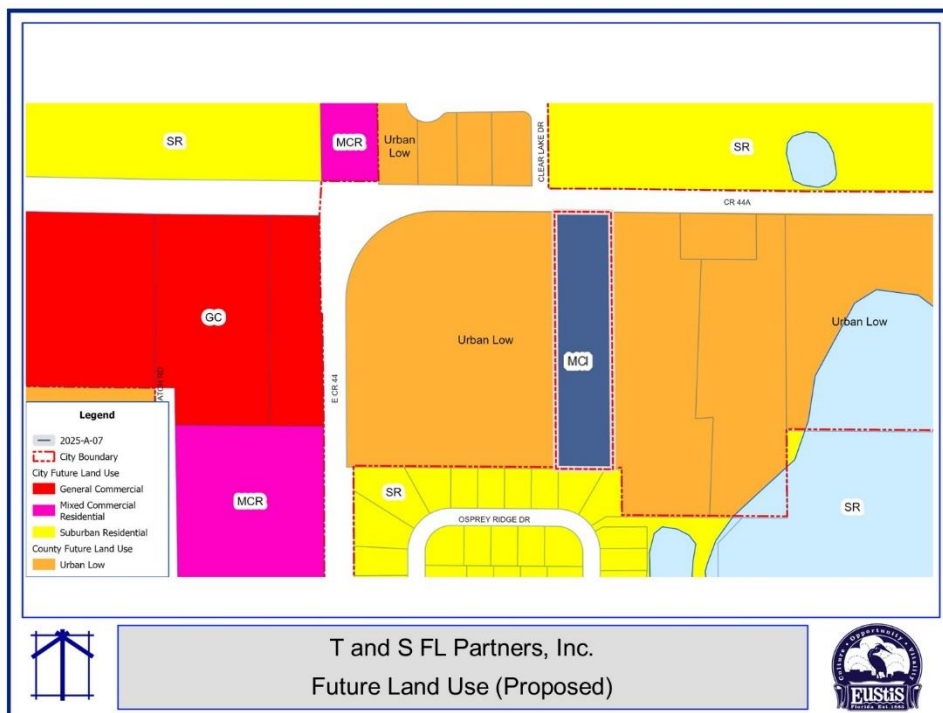
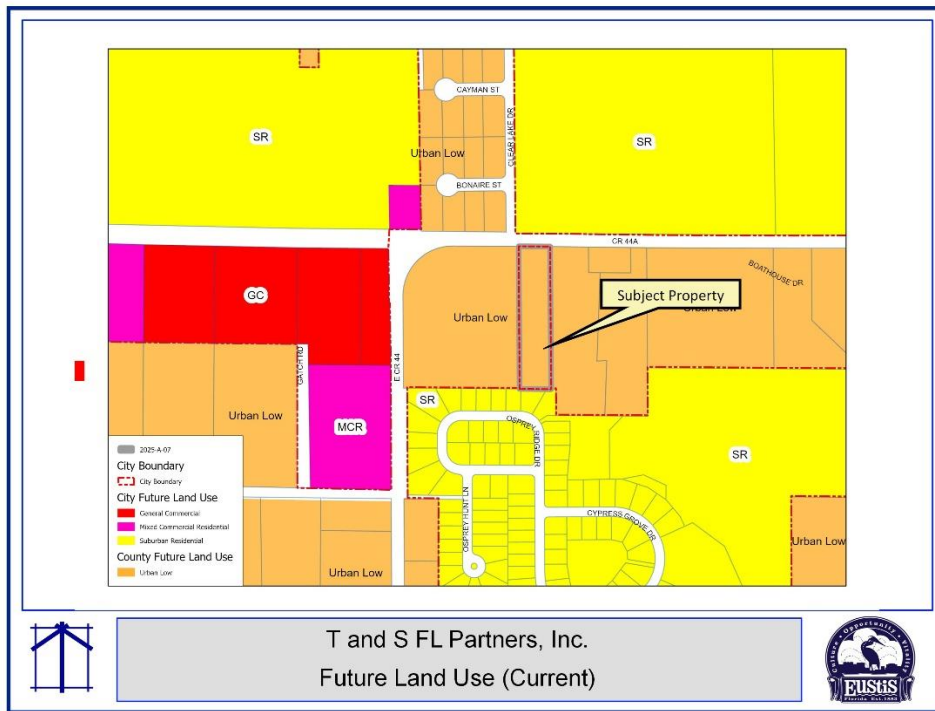
The proposed Mixed Commercial Industrial (MCI) land use designation within the City of Eustis provides for future commercial or industrial development. This future land use district request matches the designations to the west.

### **A. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 2026-10)**

In accordance with Chapter 163.3177(9), Florida Statutes, 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 Mixed Commercial Industrial (MCI) 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 presents the request to transmittal A-2026-0005 under Ordinance Number 2026-10 to the City Commission for consideration, along with the associated annexation.

**Policy Implications:**

None

**Alternatives:**

1. Transmit A-2026-0005 under Ordinance Number 2026-10 (Comp. Plan Amendment), to the City Commission for consideration
2. Do Not Transmit A-2026-0005 under Ordinance Number 2026-10 (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:**

Jeff Richardson, AICP, Interim Director, Development Services

**Reviewed By:**

Miranda Burrowes, Deputy City Manager