



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: May 7, 2026
 RE: Ordinance Number 2026-07: Comprehensive Plan Amendment
 for Annexation of Parcel with Alternate Key Number 1040141

Introduction:

Ordinance Number 2026-06 provides for the voluntary annexation of approximately 10 acres located on the east side of the intersection of County Road 44 and County Road 44A (Alternate Key Number 1040141). Provided the annexation of the subject property is approved, Ordinance Number 2026-07 would change the Future Land Use designation from Urban Low in Lake County to General Commercial (GC) in the City of Eustis, and Ordinance Number 2026-08 would assign the subject property a Design District designation of Suburban Corridor (SC). If Ordinance Number 2026-06 is denied, then there can be no consideration of Ordinance Numbers 2026-07 and 2026-08. The annexation, Future Land Use amendment, and Design District assignment are interdependent actions, and the approval of Ordinance Number 2026-06 is required prior to consideration and effectiveness of Ordinance Numbers 2026-07 and 2026-08.

Background:

1. The site contains approximately 10 acres and is located within the Eustis Joint Planning Area. The site is currently vacant and agricultural/silvicultural (Planted Pines)
2. The subject property is contiguous to the current City of Eustis boundary on the south and west property lines.
3. The site has a Lake County Future Land Use Designation of Urban Low, but approval of Ordinance Number 2026-07 would change the land use designation to General Commercial (GC) in the City of Eustis.
4. The West Side of the CR 44A/CR 44 intersection is already City of Eustis General Commercial (GC) and Mixed Commercial Residential (MCR).

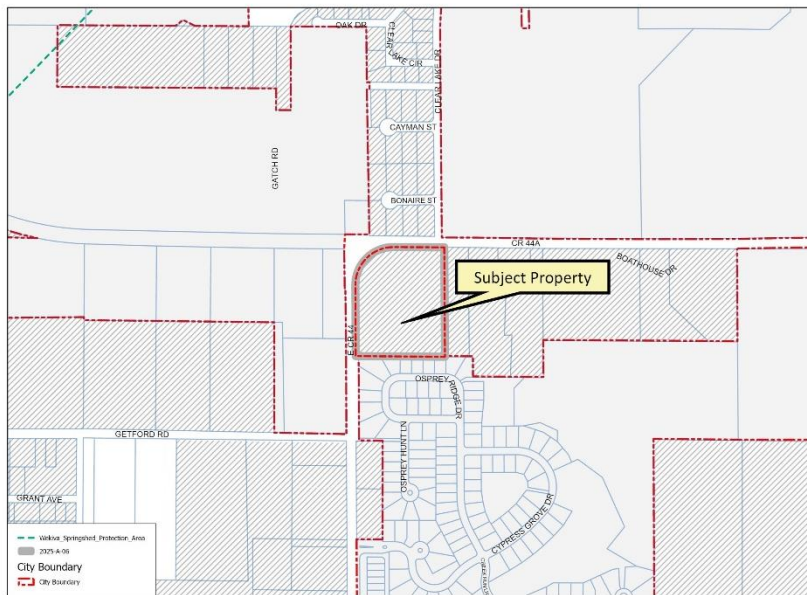
Location	Existing Use	Future Land Use	Design District
Site	Vacant/Planted Pines	Urban Low (Lake County)	N/A
North	Single-Family Residential	Urban Low (Lake County)	N/A
South	Single-Family Residential	Suburban Residential (SR)	Rural Neighborhood
East	Single-Family Residential	Urban Low (Lake County)	Suburban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



Subject Property



W.D. of America, Inc.
Aerial Location



Subject Property



W.D. of America, Inc.
Location



Applicant's Request

The applicant/property owner wishes to annex the property, change the future land use to **General Commercial (GC)**, and assign a design district of Suburban Corridor (SC). 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.

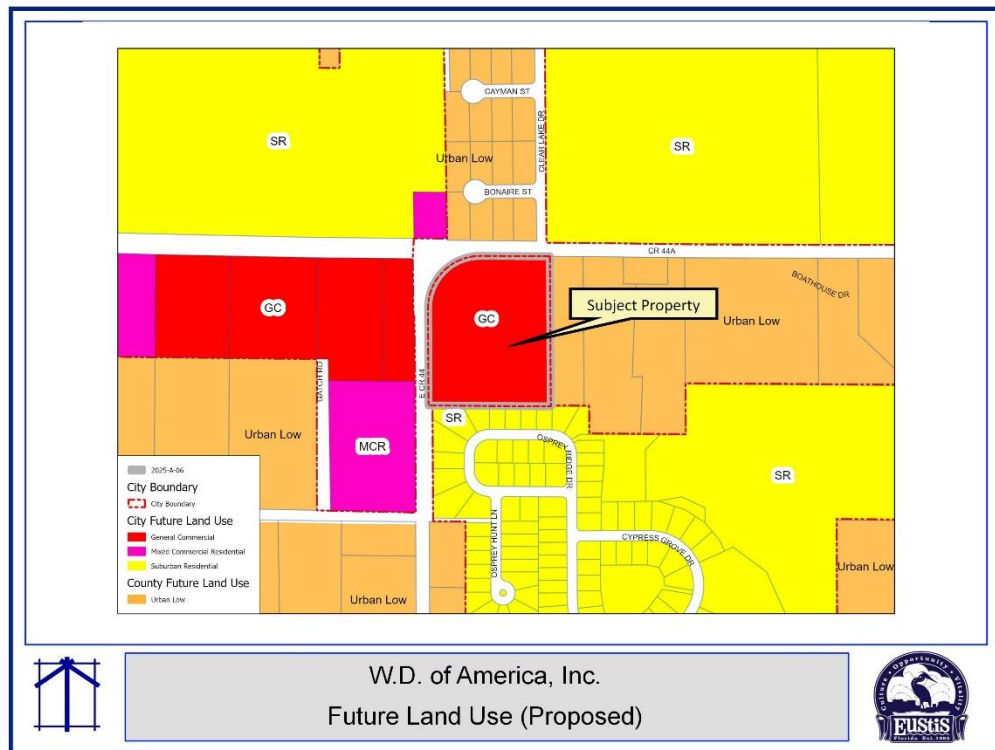
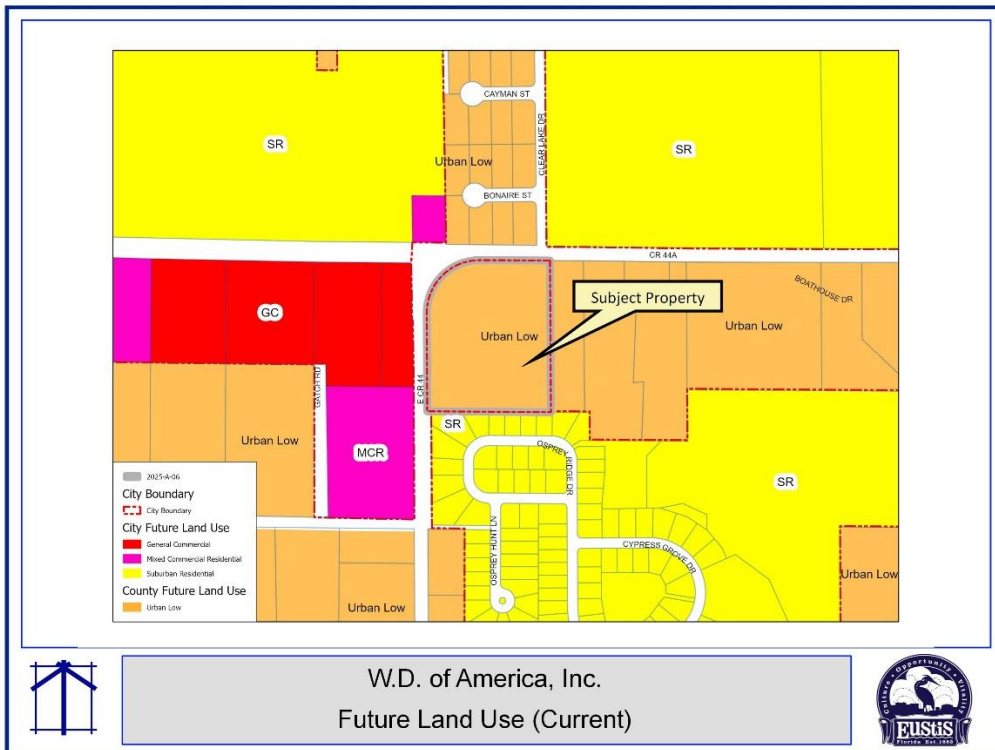
The proposed General Commercial (GC) land use designation within the City of Eustis provides for future commercial development. This future land use district request matches the designations to the west.

A. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 2026-07)

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 General Commercial (GC) 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, the department presents A-2026-0004, under Ordinance Number 2026-07, to the LPA for transmittal to the City Commission for consideration, along with the associated annexation.

Policy Implications:

None

Alternatives:

1. Transmit A-2026-0004 Ordinance Number 2026-07 (Comp. Plan Amendment), to the City Commission for consideration
2. Do Not Transmit A-2026-0004 under Ordinance Number 2026-07 (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