



City of Eustis

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TO: CITY OF EUSTIS LOCAL PLANNING AGENCY

FROM: Tom Carrino, City Manager

DATE: February 19, 2026

RE: Ordinance Number 24-06A: Repeal of Previously Adopted Ordinance Number 24-06 and Adoption of Replacement Ordinance Number 24-06A Assignment of Future Land Use for Property with Alternate Key Numbers 1213355 And 1213347

Introduction:

Ordinance Number 24-06A (small-scale future land use amendment) for the subject property is presented as a replacement for Ordinance Number 24-06, previously adopted by the City Commission on February 1, 2024.

Ordinance Number 24-06A is intended to correct a technical jurisdictional issue, not to reopen or expand the project.

Background:

The City Commission previously adopted Ordinances 24-05 (annexation), 24-06 (small-scale future land use amendment), and 24-07 (design district assignment) for the subject property. Subsequent legal review determined that, although the notices, hearings, and maps consistently reflected the full ±6.67-acre area, the ordinances relied on abbreviated property appraiser parcel descriptions and did not include or incorporate a complete metes-and-bounds legal description as required by Florida law for annexation and related land use actions. Accordingly, staff recommends adopting repeal-and-replace ordinances that restate the prior approvals, incorporate a survey-grade metes-and-bounds legal description and corresponding maps, and preserve the original legislative intent without expanding the scope or intensity of the approvals. This corrective action ensures a clear and defensible record and allows the property to be lawfully incorporated into the City and placed on the municipal tax roll.

Recommended Action:

Based on the adoption of previous ordinances 24-05, 24-06, and 24-07, accordingly, staff is recommending the adoption of repeal-and-replace ordinances that restate the prior approvals, incorporate a survey-grade metes-and-bounds legal description and corresponding maps, and preserve the original legislative intent without expanding the scope or intensity of the approvals.

Staff recommends the transmittal of Ordinance Number 24-06A to the City Commission for consideration.

Policy Implications:

None

Alternatives:

- Vote to transmit to the City Commission for consideration the adoption of Ordinance Number 24-06A
- Vote to not transmit to the City Commission for consideration the adoption of Ordinance Number 24-06A

Budget/Staff Impact:

N/A

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:

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Reviewed By:

Mike Lane, AICP, Director, Development Services

Miranda Burrowes, Deputy City Manager