



City of Eustis

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TO: EUSTIS LOCAL PLANNING AGENCY

FROM: Tom Carrino, City Manager

DATE: February 19, 2026

RE: Ordinance Number 26-10: Future Land Use Map Amendment
Comprehensive Plan Amendment for Annexation of Parcel with Alternate Key
Number 3959037

Introduction:

Ordinance Number 26-09 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 (Alternate Key 3959037). Provided the annexation of the subject property is approved, Ordinance Number 25-24 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 26-11 would assign the subject property a Design District designation of Suburban Corridor. If Ordinance Number 26-09 is denied, then there can be no consideration of Ordinance Numbers 26-10 and 26-11.

Background:

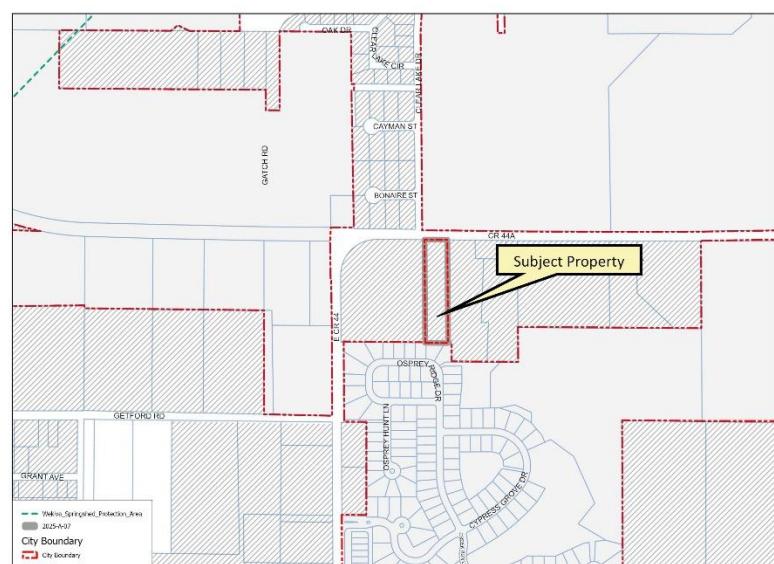
1. The site contains approximately 2.8 acres and is located within the Eustis Joint Planning Area. The site is currently Residential and agricultural/silvicultural (Planted Pines)
2. The subject property is contiguous to the current City of Eustis boundary on the south and west property lines.
3. The site has a Lake County Future Land Use Designation of Urban Low, but approval of Ordinance Number 26-10 would change the land use designation to Mixed Commercial Industrial (MCI) in the City of Eustis.

Location	Existing Use	Future Land Use	Design District
Site	Residential/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



T and S FL Partners, Inc.

Aerial Location



T and S FL Partners, Inc.

Location



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 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.

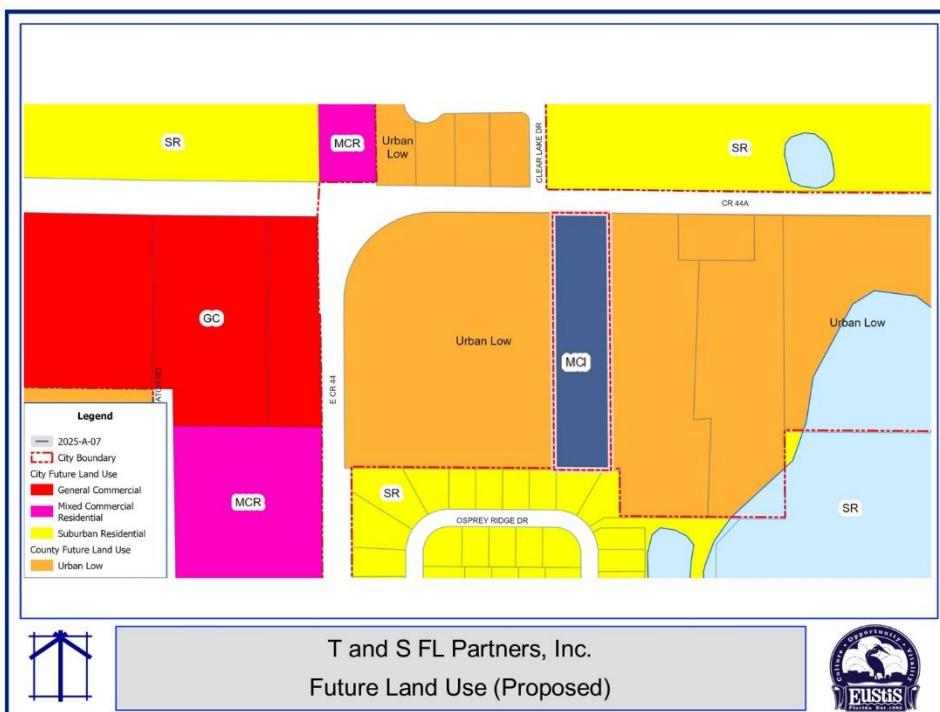
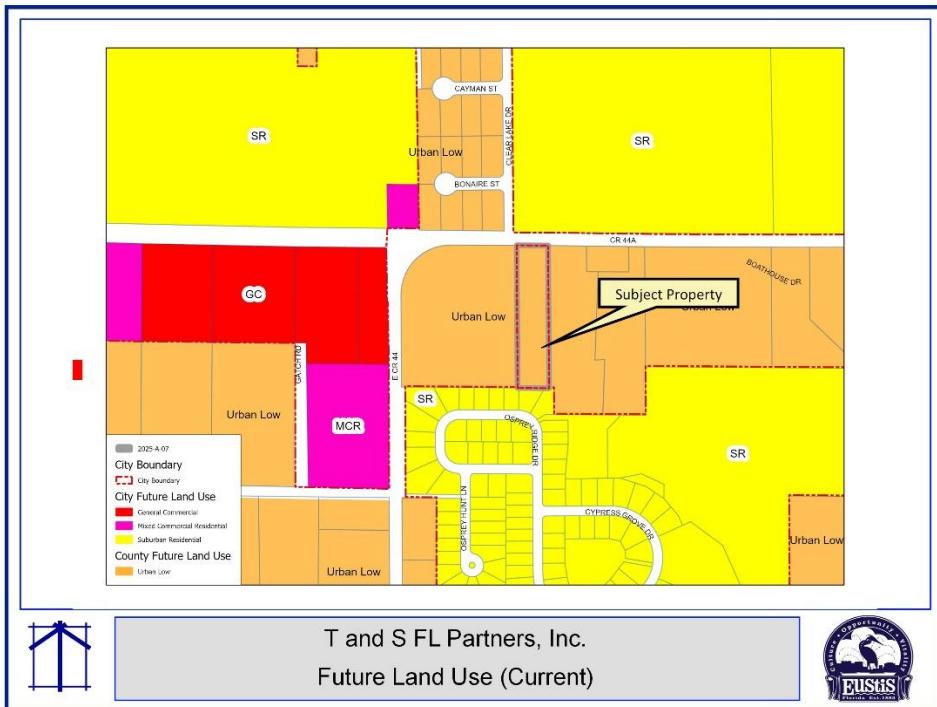
The proposed Mixed Commercial Industrial (MCI) land use designation within the City of Eustis provides for future commercial or industrial development. This future land use district request matches the designations to the west.

A. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 26-10)

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 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 recommends transmittal of A-2026-0005 under Ordinance Number 26-10 to the City Commission for consideration, along with the associated annexation.

Policy Implications:

None

Alternatives:

1. Transmit A-2026-0005 under Ordinance Number 26-10 (Comp. Plan Amendment), to the City Commission for consideration
2. Do Not Transmit A-2026-0005 under Ordinance Number 26-10 (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.

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Miranda Burrowes, Deputy City Manager