



City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: Rick Gierok, Interim City Manager

DATE: April 16, 2026

RE: Explanation of Ordinances Numbers 2026-14, 2026-15, and 2026-16 for Annexation, Comprehensive Plan Amendment for Future Land Use, and Design District Assignment of Parcel with Alternate Key Number 1307104

First Reading of Ordinance Number 2026-14: Voluntary Annexation of Parcels 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.

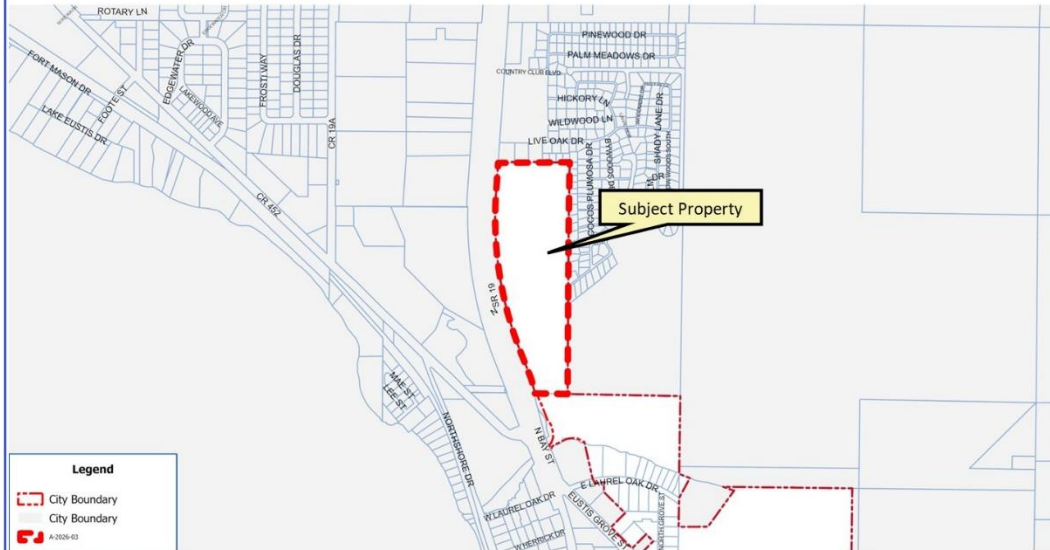
Background:

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
Site	Vacant	Urban Medium (Lake County)	N/A
North	Single-family/Mobile Homes	Mixed Commercial Residential (MCR)/Mobile Home/RV (MH/RV)	Suburban Neighborhood
South	Vacant/Conservation	Conservation (CON)	Urban Corridor
East	Trout Lake/Mobile home park	Conservation/Mobile Home/RV (MH/RV)	Suburban Neighborhood
West	SR/Vacant/Place of Worship	Mixed Commercial Residential (MCR)	Suburban Corridor



Seidel Holdings, LLC
Aerial Location



Seidel Holdings, LLC
Location



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 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 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 Annexation Request (**Ordinance Number 2026-14**)

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 Joint Planning Area and is an enclave. Urban services of adequate capacity are available to serve future development, consistent with the requested UR 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 Joint Planning Area boundaries define the reasonably compact area where the City can provide services effectively and efficiently. The subject property lies within that planning area. It is contiguous to the City limits on all sides, and the owner has 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 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. Rather, it reduces an enclave.

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 notified the Lake County Board of County Commissioners on March 27, 2026.

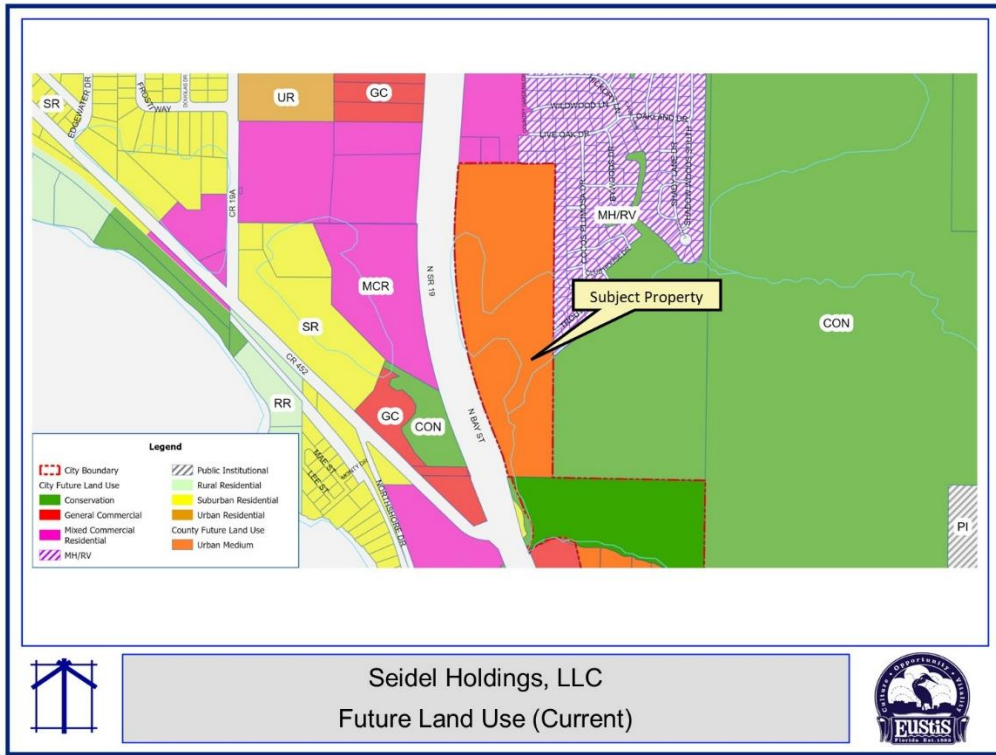
B. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 2026-15)

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.

C. 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.





D. Analysis of Design District Request (Ordinance Number 2026-16):

The City’s Land Development Regulations are 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, or rural transect consistent with the surrounding area.

The City’s Land Development Regulations set forth standards for review when changing or in the case of annexation, assigning a Design District. Staff have reviewed these standards and finds the proposed Suburban Neighborhood Design District consistent with those standards. The outline and summary of this analysis are included as a supplement to this report.

Recommended Action:

Development Services finds the proposed annexation, Future Land Use, and Design District designations consistent with the Comprehensive Plan, Land Development Regulations, and surrounding and adjacent land uses; therefore, it recommends approval of Ordinance Numbers 2026-14, 2026-15, and 2026-16.

Policy Implications:

None

Alternatives:

1. Approve Ordinance Numbers 2026-14 (Annexation), 2026-15 (Comp. Plan Amendment), and/or 2026-16 (Design District Designation).
2. Deny Ordinance Numbers 2026-14, 2026-15, and 2026-16.



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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