



City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: May 21, 2026

RE: Explanation of Ordinance Numbers 2026-06, 2026-07, and 2026-08 for 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. 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 approval of Ordinance Number 2026-06 is required before the consideration and effectiveness of Ordinance Numbers 2026-07 and 2026-08.

Pursuant to City Commission direction and per the applicant's verbal stipulation at the first reading, revisions were made to the proposed voluntary Development Agreement, under Ordinance Number 2026-17, limiting the allowance of drive-throughs; amending prohibited uses to include the disallowance of Gas Stations, Convenience Stores, Retail Sale of Alcohol, and Vehicle-related uses, including Vehicle repair or service facilities, Vehicle sales or leasing, and Vehicle washing/car wash establishments.

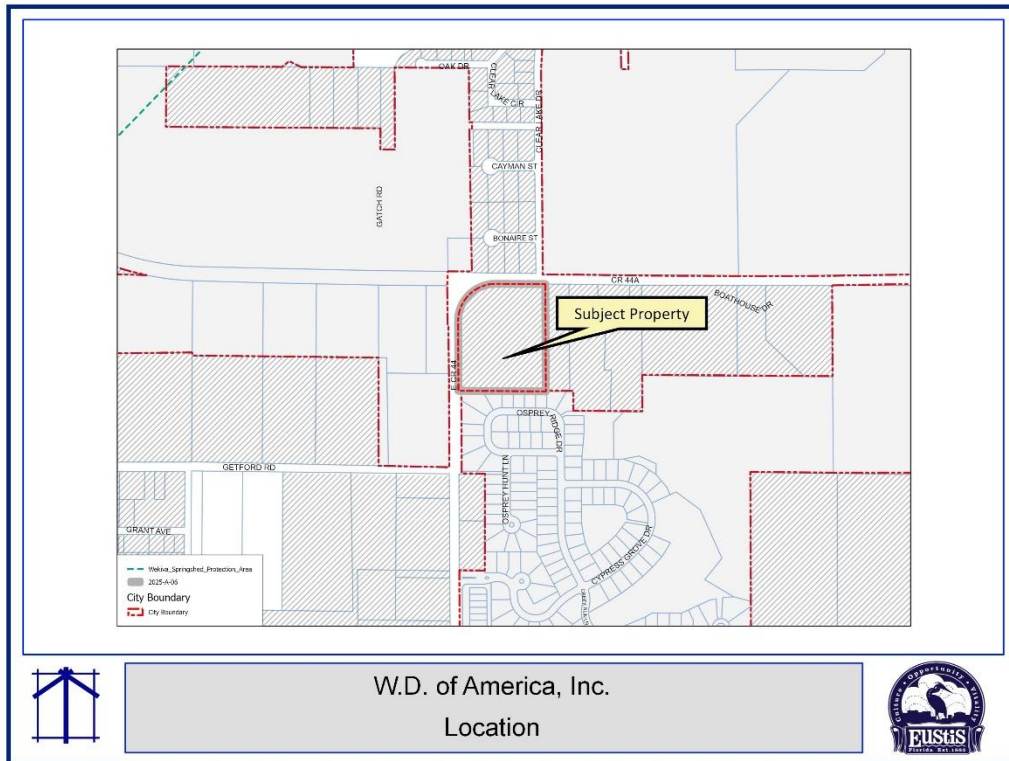
Background:

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 Residential (MCR)	N/A





Applicant's Request

The applicant and property owner wish to annex the property, change the future land use to General Commercial (GC), and assign the Suburban Corridor design district. 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 be allowed only as a conditional use.

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

A. Analysis of Annexation Request (**Ordinance Number 2026-06**)

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. Urban services of adequate capacity are available to serve future development, consistent with the requested GC future land use designation.

The proposed annexation promotes the public health, safety, and welfare by facilitating the orderly extension of municipal services and implementing the City's Comprehensive Plan.

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 the southern and western boundary, 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..."

Notice of the proposed annexation was published in the Daily Commercial in accordance with Section 171.044, Florida Statutes, on April 27, 2026, and May 4, 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.

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 January 29, 2026, of its intent to annex the property.

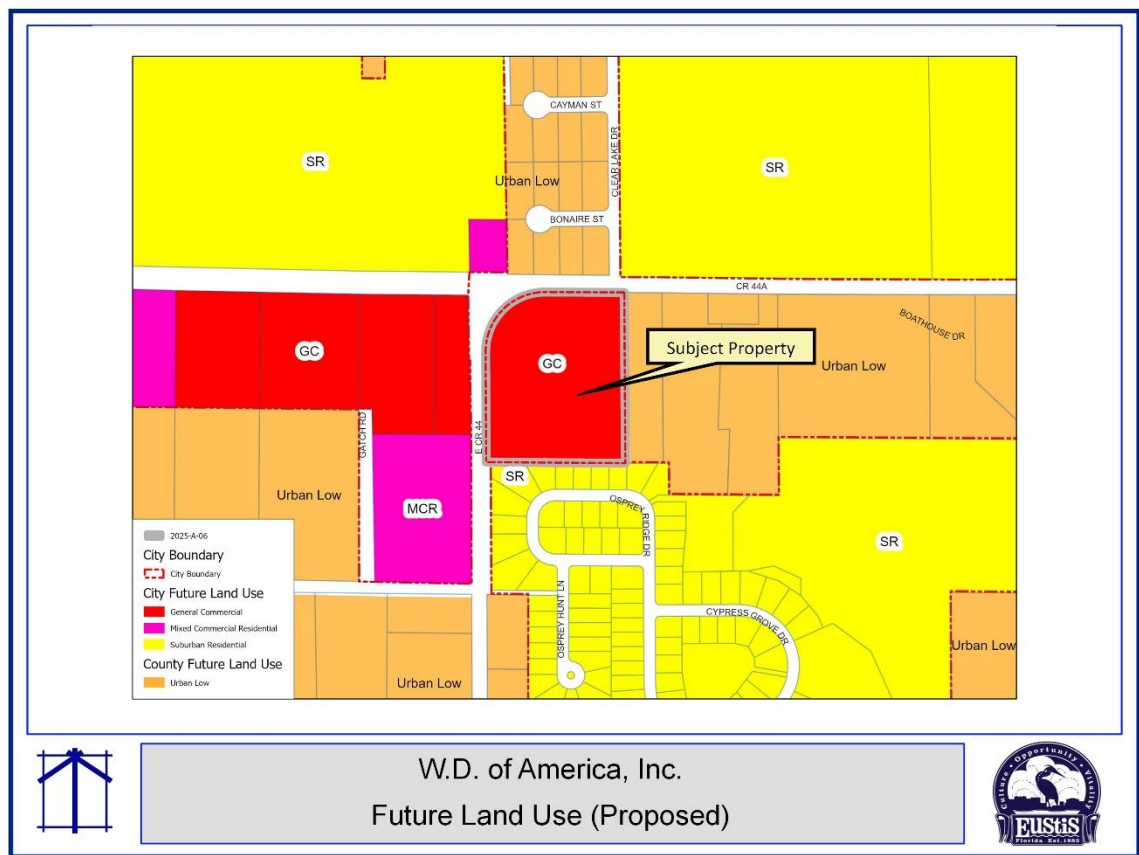
B. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 2026-07)

The proposed Future Land Use designation is consistent with the Development Agreement approved by the City, which establishes permitted uses and development standards for the subject property.

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 proposed 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 2026-08):

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 design district that aligns with the urban, suburban, or rural transect of 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 has reviewed these standards and finds the proposed Suburban Corridor 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 presents Ordinance Numbers 2026-06, 2026-07, and 2026-08 for the City Commission’s consideration.

Policy Implications:

None

Alternatives:

1. Approve Ordinance Numbers 2026-06 (Annexation), 2026-07 (Comp. Plan Amendment), and/or 2026-08 (Design District Designation).
2. Deny Ordinance Numbers 2026-06, 2026-07, and 2026-08.

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 Development Services Director

Reviewed By:

Miranda Burrowes, Deputy City Manager