



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 2026-09, 2026-10, and 2026-11 for Parcel with Alternate Key Number 3959037

Introduction:

Ordinance Number 2026-09 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 3959037. Provided the annexation of the subject property is approved, Ordinance Number 2026-10 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 2026-11 would assign the subject property a Design District designation of Suburban Corridor. If Ordinance Number 2026-09 is denied, then there can be no consideration of Ordinance Numbers 2026-10 and 2026-11.

The annexation, Future Land Use amendment, and Design District assignment are interdependent actions, and approval of Ordinance Number 2026-09 is required before the consideration and effectiveness of Ordinance Numbers 2026-10 and 2026-11.

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, associated with the property under Ordinance Number 2026-18, to prohibit vehicular service and repair, and car washes. The prohibited uses were also amended to include outdoor shooting ranges.

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 property line.
3. The site has a Lake County Future Land Use Designation of Urban Low, but approval of Ordinance Number 2026-10 would change the land use designation to Mixed Commercial Industrial (MCI) 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/Planted Pines | Urban Low (Lake County) | 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 or industrial 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 Mixed Commercial Industrial (MCI) land use designation within the City of Eustis provides for future commercial or industrial uses.

A. Analysis of Annexation Request (Ordinance Number 2026-09):

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 MCI 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 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.

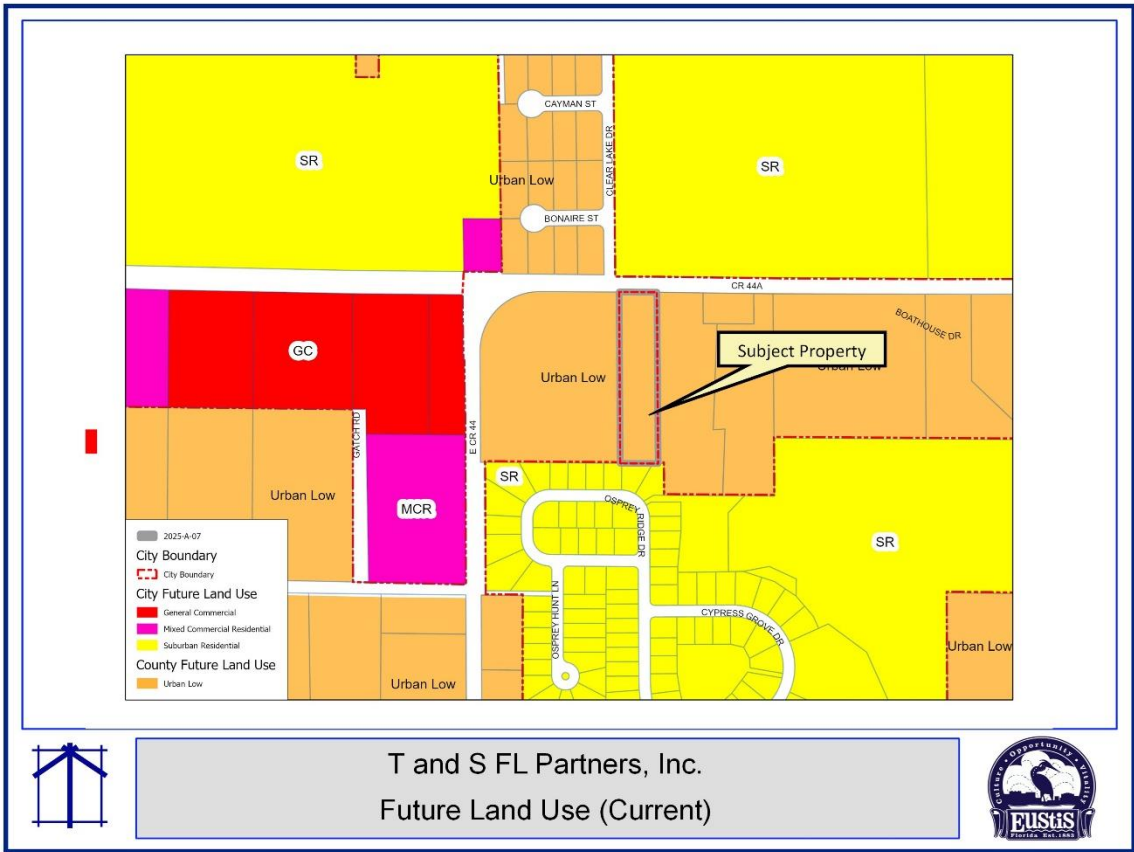
B. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 2026-10):

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 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.

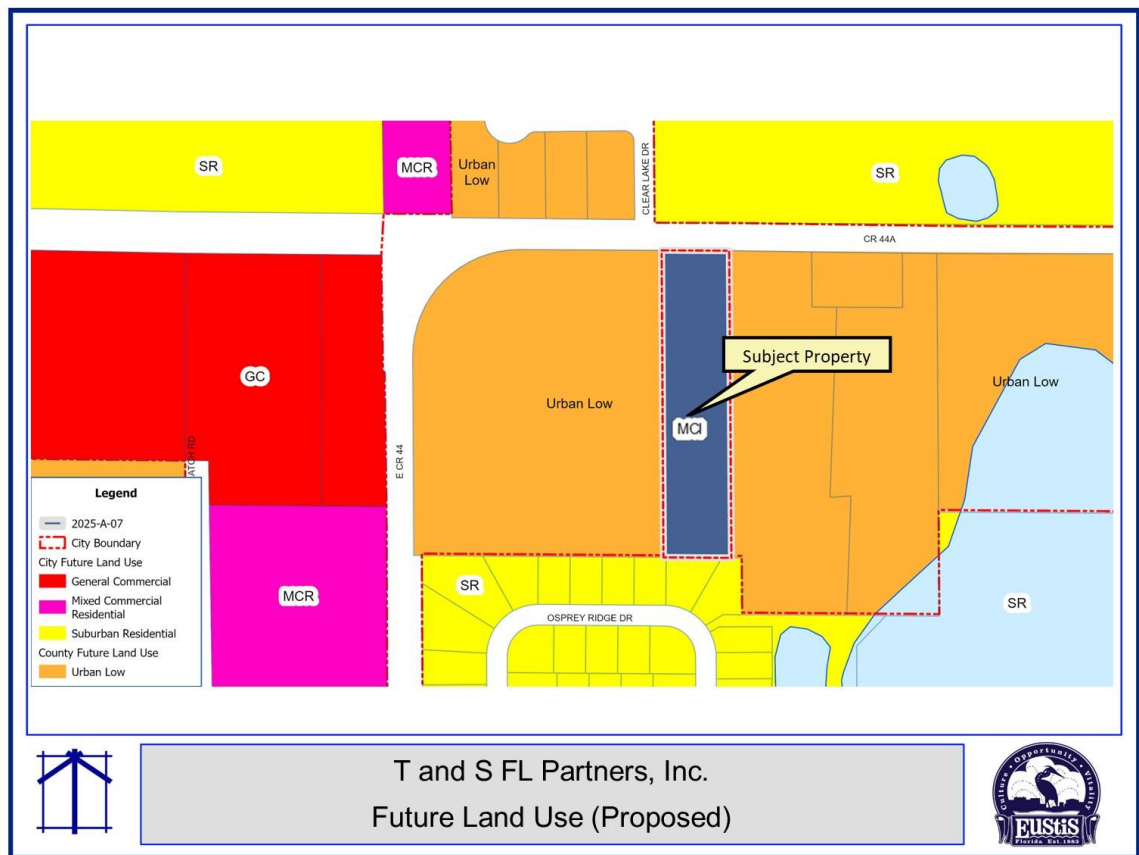
C. Per the City of Eustis Comprehensive Plan, Future Land Use Element Appendix

Staff has assessed the proposed amendment to the City of Eustis Comprehensive Plan Future Land Use Map regarding the development patterns described and supported within the Plan, including conditions and impacts on utility infrastructure, transportation infrastructure, natural features, and the environment. Staff review finds that the proposed assignment of the proposed future land use district will not result in impacts that will cause detriment beyond current patterns.



T and S FL Partners, Inc.
 Future Land Use (Current)





D. Analysis of Design District Request (Ordinance Number 2026-11):

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 2026-09, 2026-10, and 2026-11.

Policy Implications:

None

Alternatives:

1. Approve Ordinance Numbers 2026-09 (Annexation), 2026-10 (Comp. Plan Amendment), and 2026-11 (Design District Designation).
2. Deny Ordinance Numbers 2026-09, 2026-10, and 2026-11.

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:

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Reviewed By:

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