



City of Eustis

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TO: CITY OF EUSTIS LOCAL PLANNING AGENCY

FROM: Rick Gierok, Interim City Manager

DATE: April 16, 2026

RE: Ordinance Number 2026-22: Comprehensive Plan Amendment for Consideration of the Assignment of Future Land Use District to a Parcel with Alternate Key Number 1212685

Introduction:

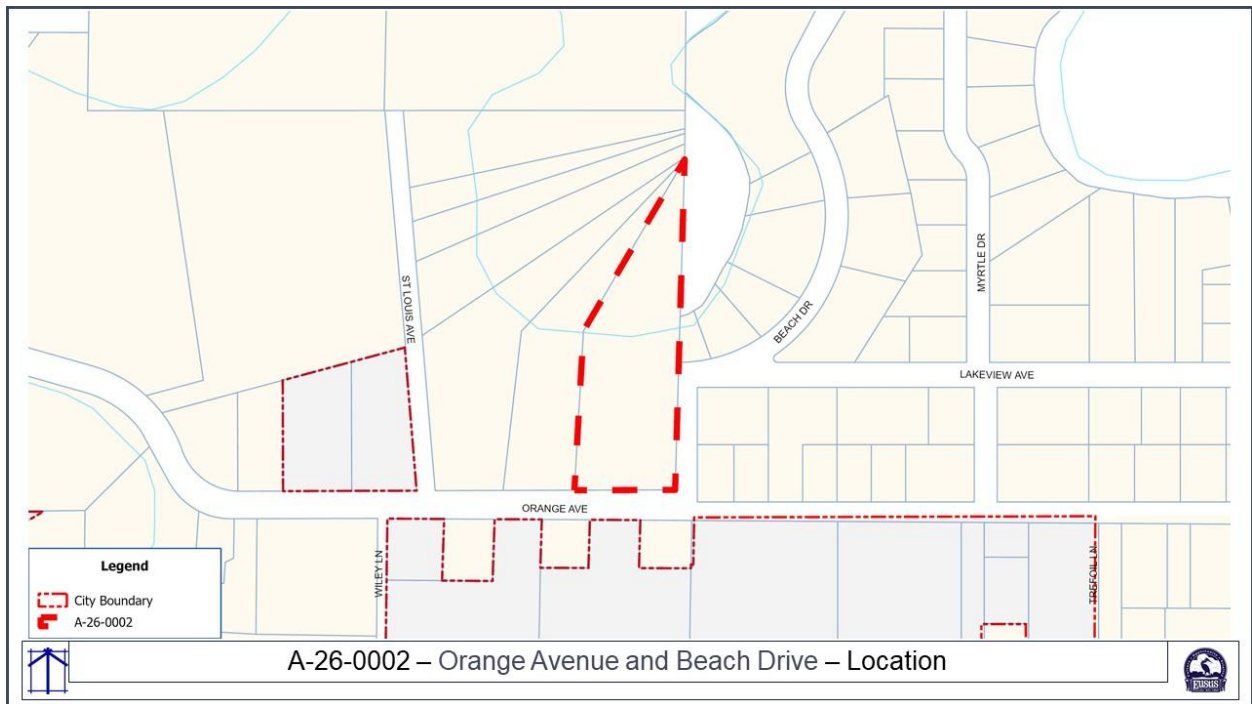
Ordinance Number 2026-21 provides for the voluntary annexation of approximately 2.62 acres of land located along the north side of Orange Avenue west of Beach Drive (Alternate Key Number 1212685). Provided the annexation of the subject property is approved, via Ordinance Number 2026-21, **Ordinance Number 2026-22 would change the future land use designation from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis**, and Ordinance Number 2026-23 would assign the subject property a design district designation of Rural Neighborhood. If Ordinance Number 2026-21 is denied, then there can be no consideration of Ordinance Numbers 2026-22 and 2026-23.

Background:

1. The site contains approximately 2.62 acres and is located within the Eustis Joint Planning Area. The property to be annexed is under Lake County Property Appraiser Alternate Key Number 1212685. *Source: Lake County Property Appraisers' Office Property Record Card Data.*
2. Approximately .95 acres of the 2.62 acres is wetland. This estimate is based on the National Wetland Inventory data and would need to be field-verified by a registered environmental professional.
3. The site has a Lake County land use designation of Urban Low, but approval of Ordinance Number 2026-22 would change the land use designation to Suburban Residential (SR) in the City of Eustis.

Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
Site	Vacant	Urban Low (Lake County)	N/A
North	Single-Family/ Vacant / Seasonal Lake	Urban Low (Lake County)	N/A
South	Single-Family / Vacant	Suburban Residential & Urban Low (Lake County)	Rural Neighborhood
East	Single-Family	Urban Low (Lake County)	N/A
West	Single-Family	Urban Low (Lake County)	N/A

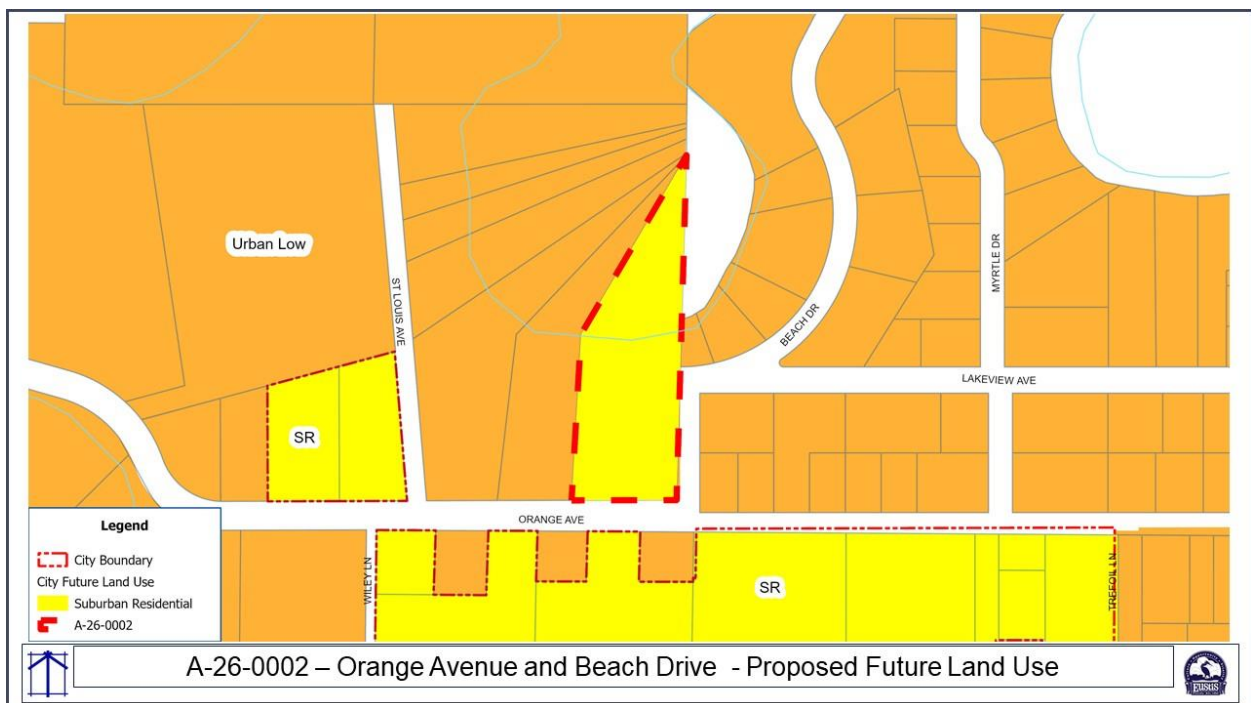
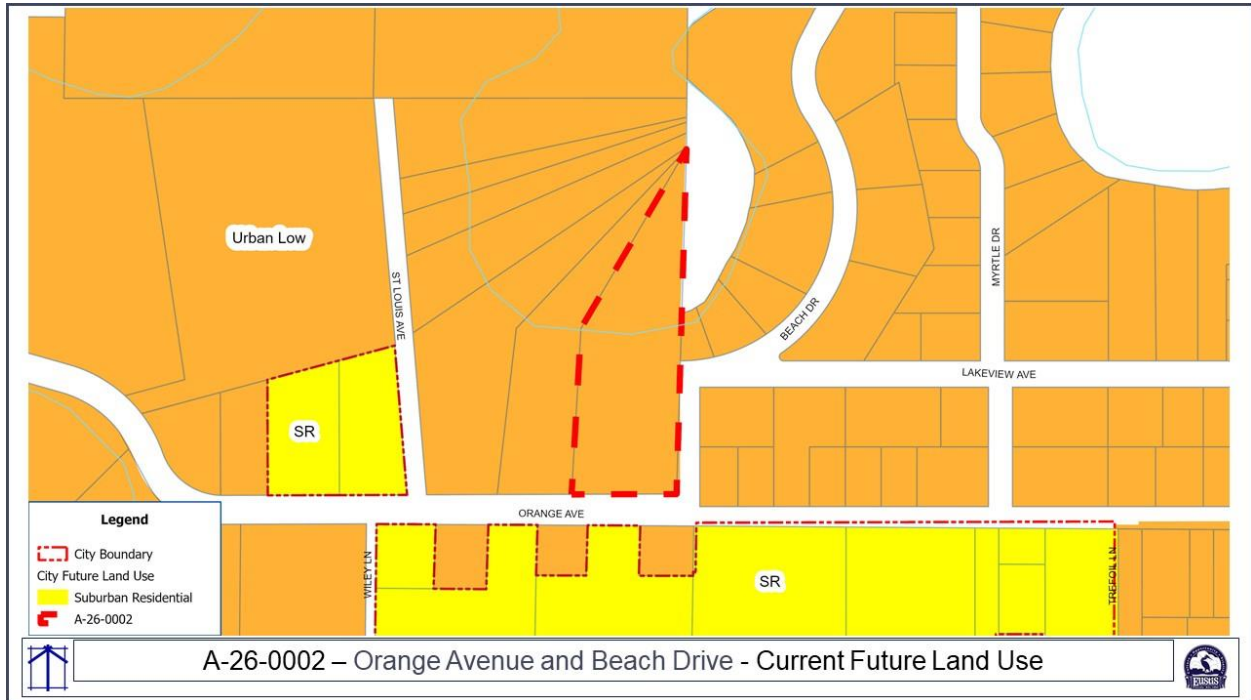


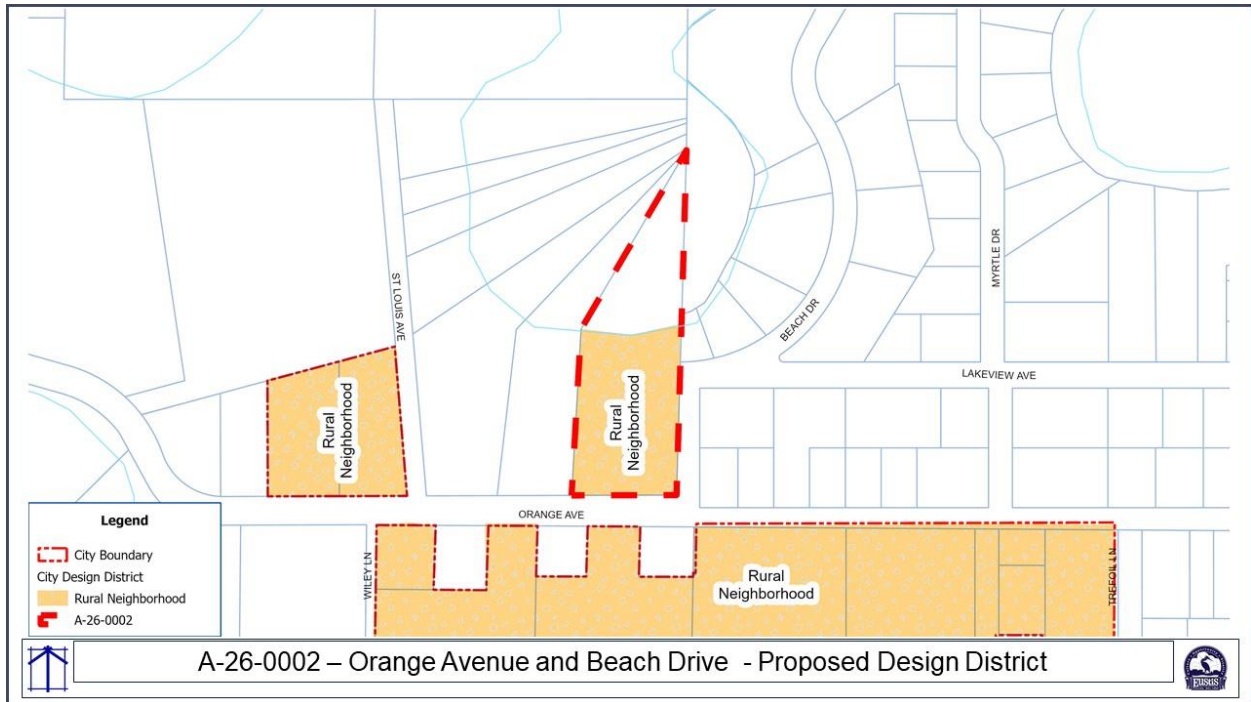
Applicant's Request

The applicant and property owners, Structured Management, LLC, wish to annex the referenced property, change the future land use to Suburban Residential (SR), and assign a design district of Rural Neighborhood.

The current Lake County Future Land Use designation for the subject property is Urban Low. The Lake County land use designation allows for residential uses of up to 4 dwelling units per net buildable acre.

The property owner has requested that the City of Eustis designate the property as Suburban Residential future land use as part of the annexation. The SR future land use provides for residential uses up to five (5) dwelling units per acre.





Recommended Action:

Development Services recommends the transmittal of 2026-22 to the City Commission for consideration for approval.

Policy Implications:

None

Alternatives:

1. Transmit 2026-22 (Comp. Plan Amendment) to the City Commission for Approval.
2. Do not Transmit 2026-22 (Comp. Plan Amendment) to the City Commission for Approval.

Budget/Staff Impact:

See attached Business Impact Estimate

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:

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 Miranda Burrowes, Deputy City Manager