



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 2026-19 – Comprehensive Plan Amendment for *Parcel Alternate*
Key Number 1761310

Introduction:

Ordinance Number 2026-19 provides for a Comprehensive Plan Amendment (future land use map amendment for approximately 0.2 acres, located at 1430 Morin Street (Alternate Key Number 1761310).

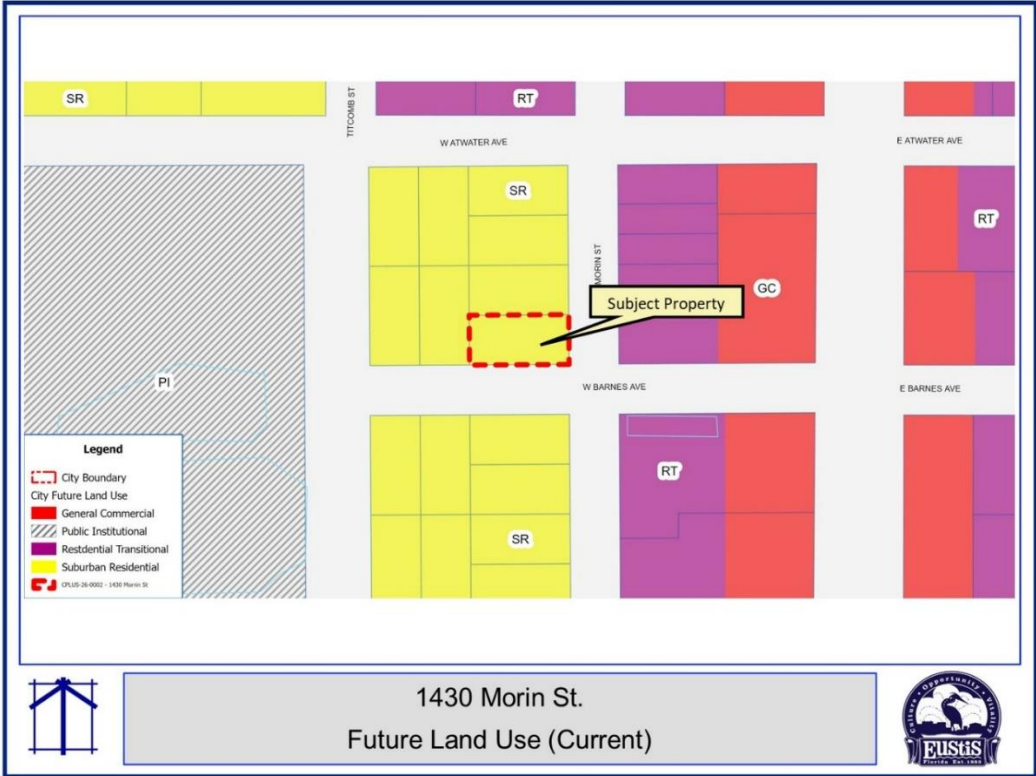
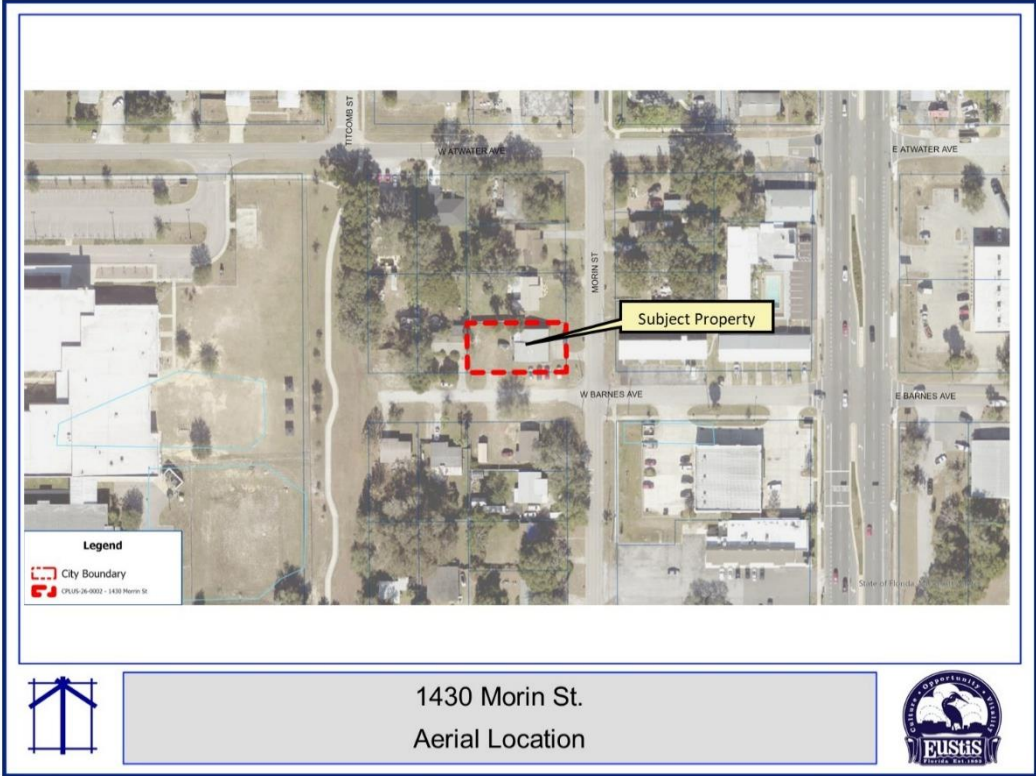
The request is to change the Future Land Use designation from Suburban Residential (SR) to Residential/Office Transition (RT) to accommodate an existing non-residential use that has been at the site for numerous years and is considered a legal, non-conforming use. The site is currently used as a beauty/hair salon. Amending the Future Land Use to RT would rectify the current non-conformity and allow a structure and site to continue operating as the current use, or similar uses permitted in the RT district.

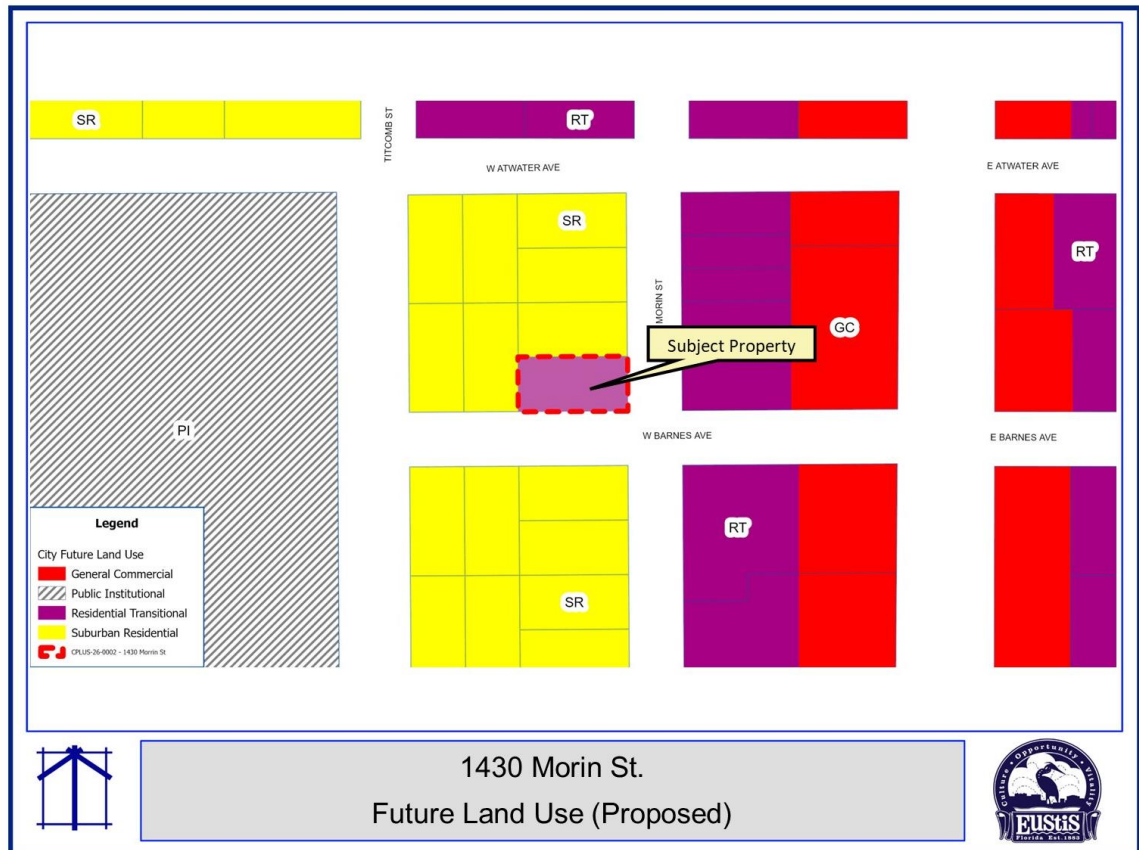
Background:

1. The site contains approximately 0.2 +/- acres and is located within the Eustis-Lake County Joint Planning Area. The property currently contains a single-story office use — Source: *Lake County Property Appraisers' Office Property Record Card Data*.
2. The site is already within the city limits of Eustis and is surrounded by "City" land uses on each all sides.
3. The Design District assigned to the property is Suburban Neighborhood and is not slated to change.
4. The applicant seeks the RT (Residential Office Transition) land use designation.

Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
Site	Professional office	Suburban Residential (SR)	Urban Neighborhood
North	Single-family	Suburban Res. (SR)	Urban Neighborhood
South	Professional office	Suburban Res. (SR)	Urban Neighborhood
East	Hotel/motel	Residential Office Transition (RT)	Urban Corridor
West	Single-family	Suburban Res. (SR)	Urban Neighborhood





Applicant's Request

The applicant, Julie Cavellero, of Patriotic Mortgage – on behalf of the property owner Janice Wilson – wish to change the Future Land Use to Residential Office Transition (RT).

The property currently holds a “City” future land use of Suburban Residential (SR) which permits a residential density of five (5) units per acre and certain civic and non-residential uses.

The applicant is seeking a Residential Office Transition (RT) land use designation within the City of Eustis. This designation allows for a maximum density of 12 units per acre and permits most residential and professional office uses. However, the site is developed currently as an office/personal service use.

The requested RT designation aligns with the land use designations of neighboring properties.

5. 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 is included in supplement to this report.

6. 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

Residential Office Transition (RT) 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 the proposed Future Land Use designation consistent with the Comprehensive Plan, Land Development Regulations, and surrounding and adjacent land uses; therefore, it recommends transmittal of Ordinance Numbers 2026-19 to the City Commission for consideration.

Policy Implications:

None

Alternatives:

1. Transmit Ordinance Number 2026-19 for the parcel located at 1430 Morin Street to City Commission for consideration.
2. Deny transmittal of Ordinance Number 2026-19.

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:

Jeff Richardson, AICP, Deputy Director, Development Services

Mike Lane, AICP, Development Services Director

Miranda Burrowes, Deputy City Manager