



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 2026-15: Comprehensive Plan Amendment for Consideration of Future Land Use for Annexation of Parcel 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.

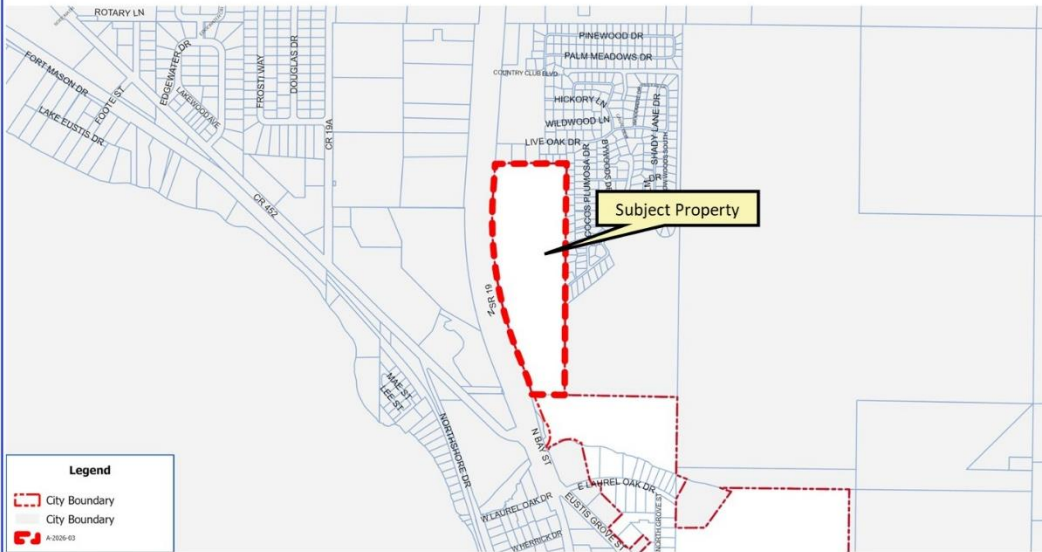
Background:

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	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 seven (7) 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 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.

B. 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.

Policy Implications:

None

Alternatives:

1. Transmit A-2026-0003 Ordinance Number 2026-15 (Comp. Plan Amendment), to the City Commission for consideration.
2. Do Not Transmit A-2026-0003 under Ordinance Number 2026-15 (Comp. Plan Amendment), to the City Commission for consideration.

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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