



City of Eustis

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

TO: CITY OF EUSTIS LOCAL PLANNING AGENCY

FROM: Tom Carrino, City Manager

DATE: September 18, 2025

RE: Ordinance Number 25-29: Comprehensive Plan Amendment for Annexation of Parcel with Alternate Key Number 1734231

Introduction:

Ordinance Number 25-28 provides for the voluntary annexation of approximately 0.45 acres of land located at the intersection of Maine Avenue and Rockport Street, on the east side of Rockport Street. (Alternate Key Number 1734231). Provided the annexation of the subject property is approved, via Ordinance Number 25-28, Ordinance Number 25-29 would change the future land use designation from Urban Medium in Lake County to Residential Office Transitional (RT) in the City of Eustis, and Ordinance Number 25-30 would assign the subject property a design district designation of Suburban Neighborhood. If Ordinance Number 25-28 is denied, then there can be no consideration of Ordinance Numbers 25-29 and 25-30.

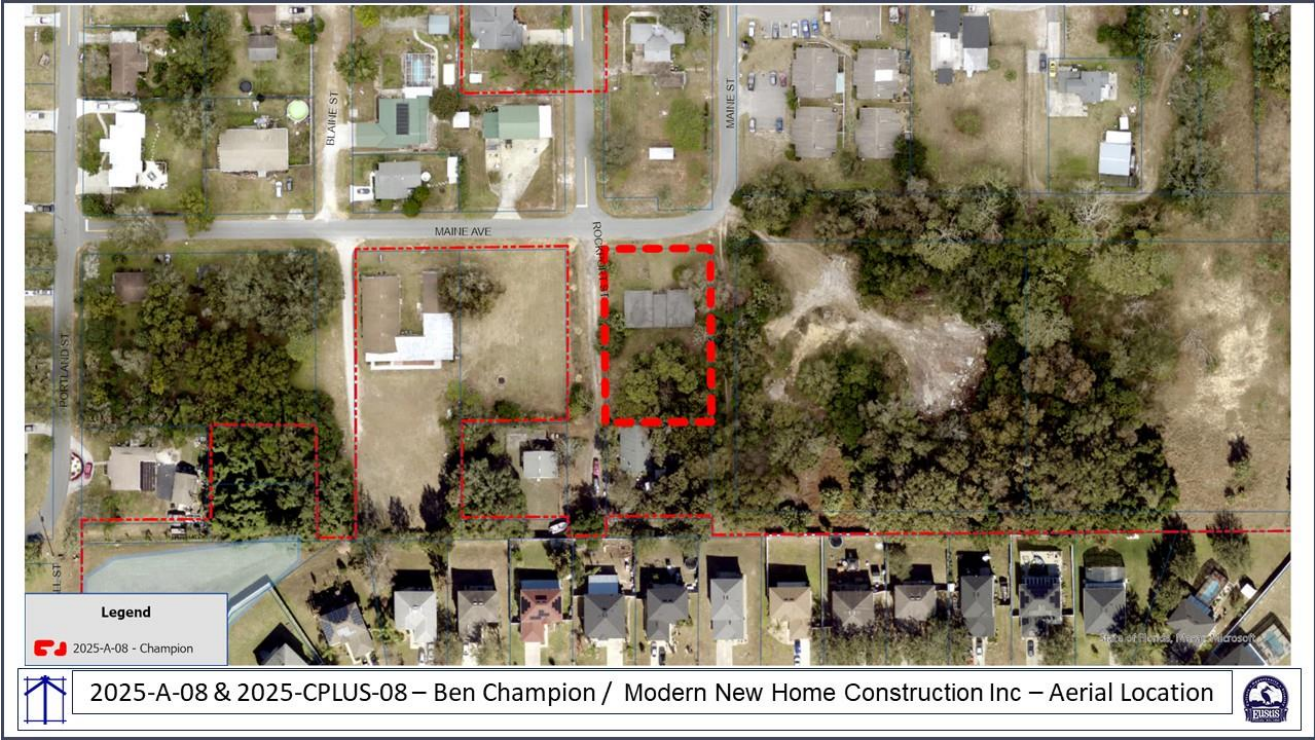
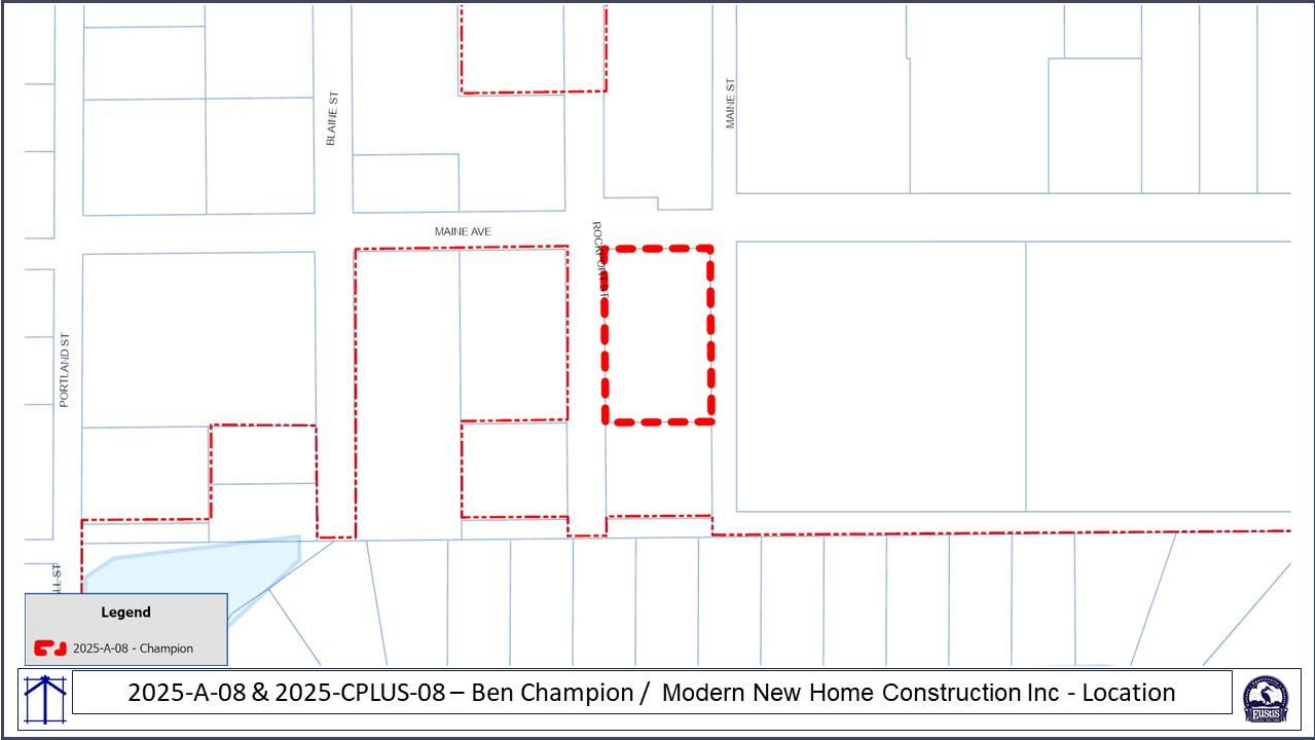
Background:

1. The site contains approximately 0.45 acres (19,600 sq ft) and is located within the Eustis Joint Planning Area with Alternate Key Number 1734231.
2. The lot has a lot frontage on Maine Avenue of 100 feet and a lot depth of 180 feet along the unimproved Rockport Street south of Maine Avenue.
3. The proposed annexation property is within an enclave area of the City and is contiguous to the City boundaries represented on the Location map, herein.
4. The site has a Lake County land use designation of Urban Medium, but approval of Ordinance Number 25-29 would change the land use designation to Residential Office Transitional (RT) in the City of Eustis.

Surrounding properties have the following land use designations:

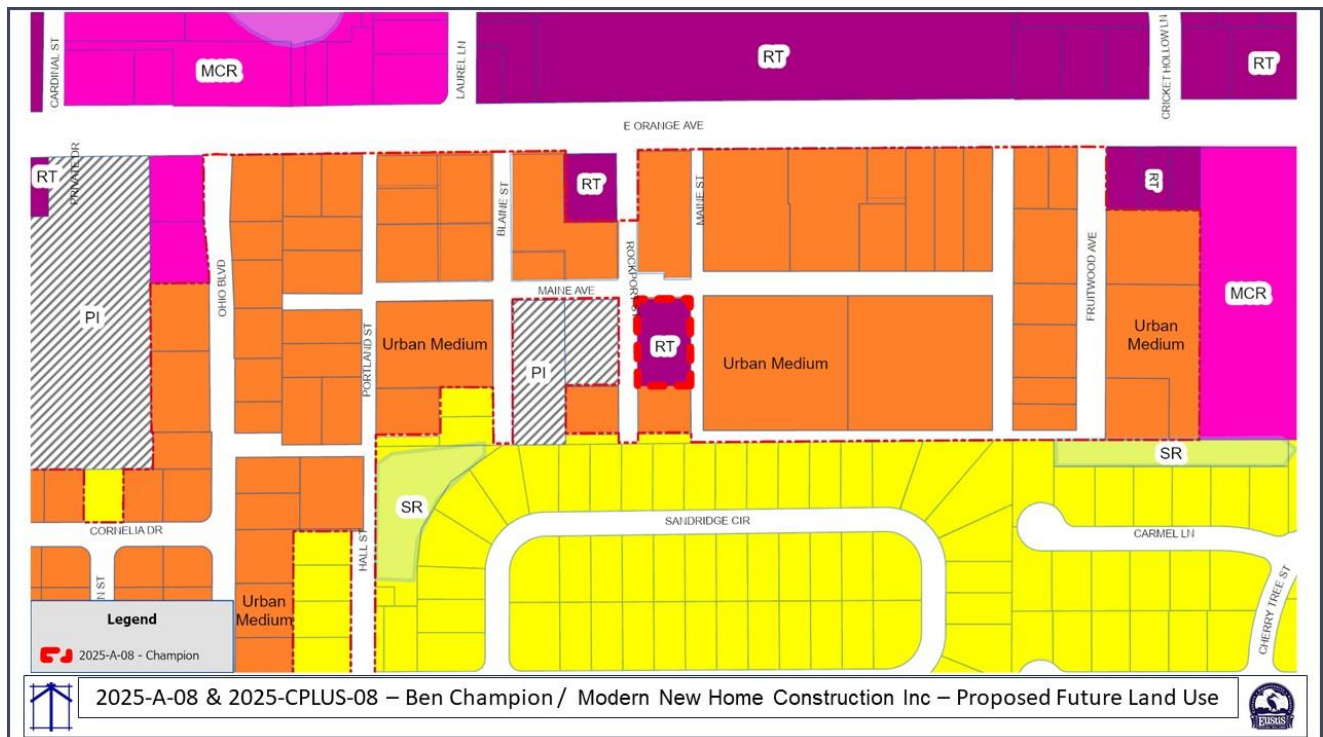
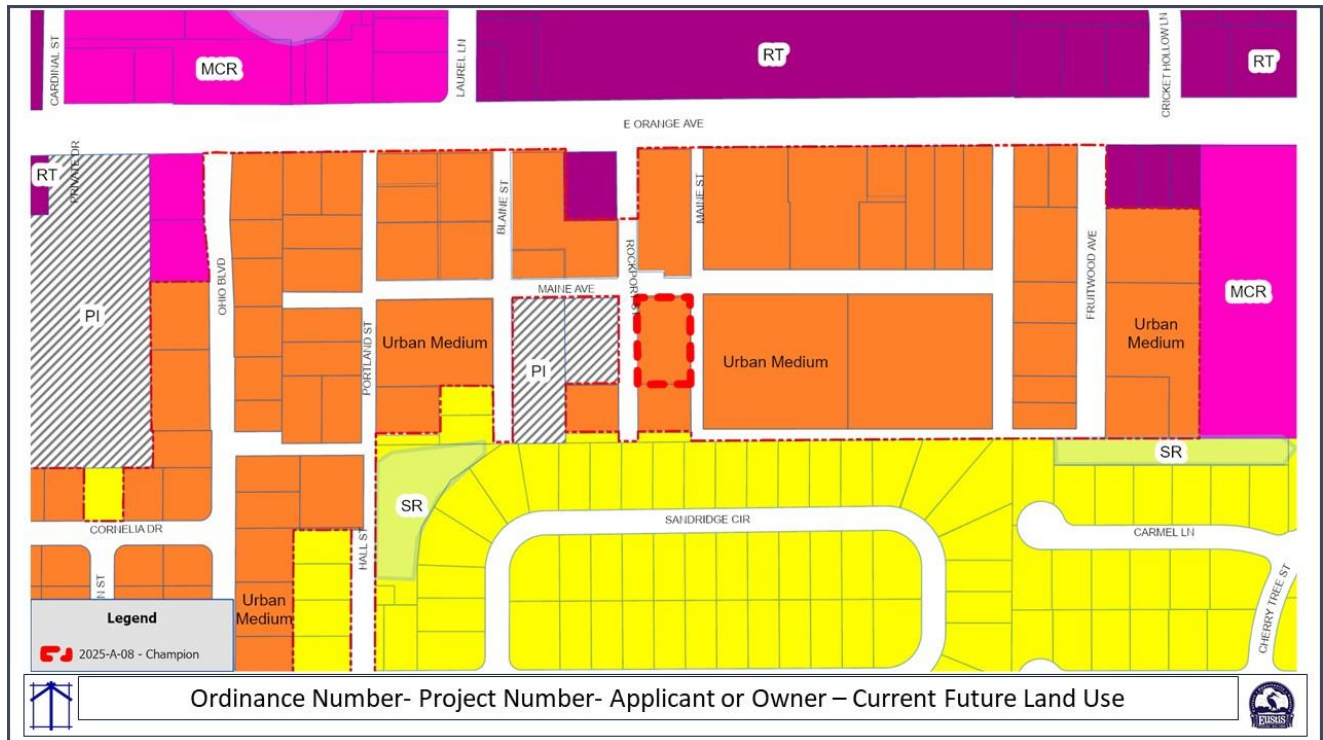
Location	Existing Use	Future Land Use	Design District
Subject Property	Duplex Residential Structure	Urban Medium (Lake County)	N/A
North	Single-Family	Urban Medium (Lake County)	N/A
South	Single-Family	Urban Medium (Lake County)	

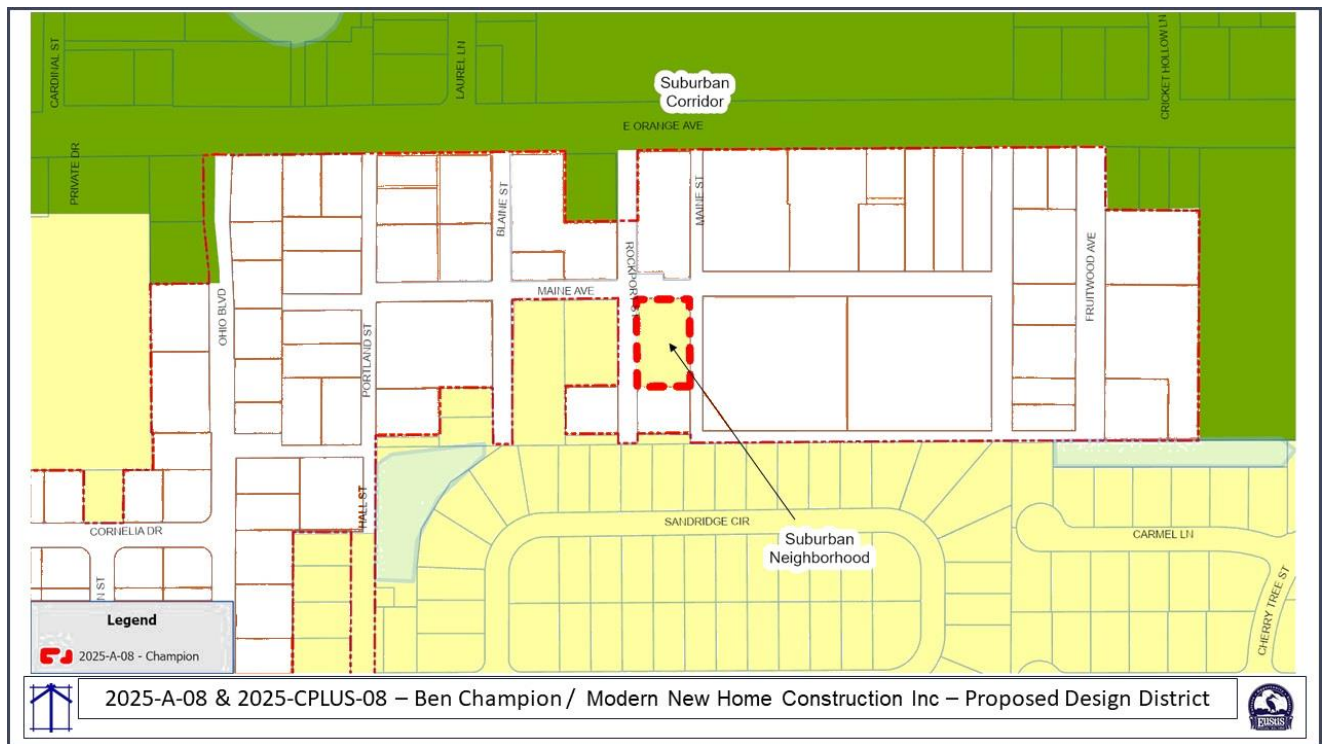
East	Vacant	Urban Medium (Lake County)	
West	Church	Public/ Institutional	Church



Applicant's Request

The applicant is Ben Champion, and the property owner is Modern New Home Construction, Inc. They wish to annex the referenced property, change the future land use to Residential Office Transitional (RT), and assign a design district of Suburban Neighborhood.





The current Lake County future 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 net buildable acre.

The property owner has requested the City of Eustis Residential Office Transitional future land use designation with the annexation. The RT future land use provides for residential uses up to twelve (12) dwelling units per acre.

A. Analysis of Annexation Request (**Ordinance Number 25-28**)

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 Residential Office Transitional (RT) future land use designation. The responsibility for extension/ construction of the driveway access and utilities, including the water and sewer system, will remain with the owner of the property.

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 could provide services effectively and efficiently. The subject property lies within that planning area. The property is part of an enclave, it is contiguous to the City limits on the western boundary, and the owner 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 two (2) consecutive weeks in some newspaper in such city or town...”

The department published notice of this annexation in the Daily Commercial following the established requirements on September 8, 2025, and again on September 11, 2025, and will publish notice again before adoption of the Ordinance.

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...”

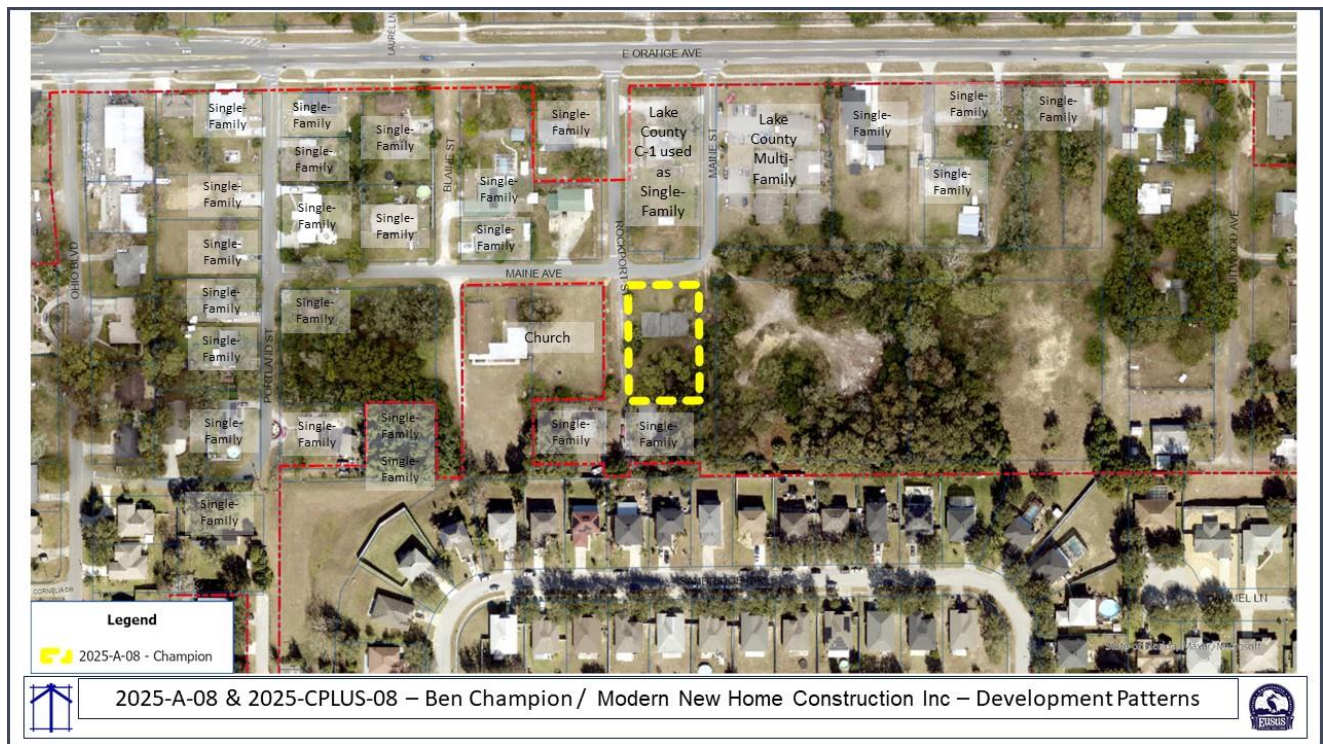
The department notified the Lake County Board of County Commissioners on August 28, 2025, via email and by Certified Mail.

B. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 25-29)

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.

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 Residential Office Transitional (RT) future land use, due to the residential densities and professional office uses that it allows, may not be the best fit for the surrounding area. The outline and summary of this analysis are included as a supplement to this report.**



D. Analysis of Design District Request (**Ordinance Number 25-30**):

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 consistent design district that follows the urban, suburban, or rural transect consistent with 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 Future Land Use designation **not to be** consistent with the Comprehensive Plan, Land Development Regulations, and surrounding and adjacent land uses; therefore, it recommends that the LPA not transmit the Future Land Use Map amendment under Ordinance Number 25-29 to the City Commission for their consideration.

Policy Implications:

None

Alternatives:

1. Transmit Ordinance Number 25-29 (Comp. Plan Amendment) to the City Commission for Public Hearing and consideration for approval.
2. Do not transmit Ordinance Number 25-29 (Comp. Plan Amendment) to the City Commission for Public Hearing and consideration for approval.

Budget/Staff Impact:

There would be no direct costs to the City beyond the regular City services. There would be no additional staff time beyond the standard review process.

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:

Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:

Mike Lane, AICP, Development Services Director