



City of Eustis

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TO: Eustis Local Planning Agency

FROM: Tom Carrino, City Manager

DATE: January 22, 2026

RE: Ordinance Number 26-03: Comprehensive Plan Amendment for Annexing Properties Alternate Key 1197309

Introduction:

Ordinance Number 26-02 provides for the voluntary annexation of approximately 0.31 acres, located at 77 West Seminole Avenue (Alternate Key Number 1197309).

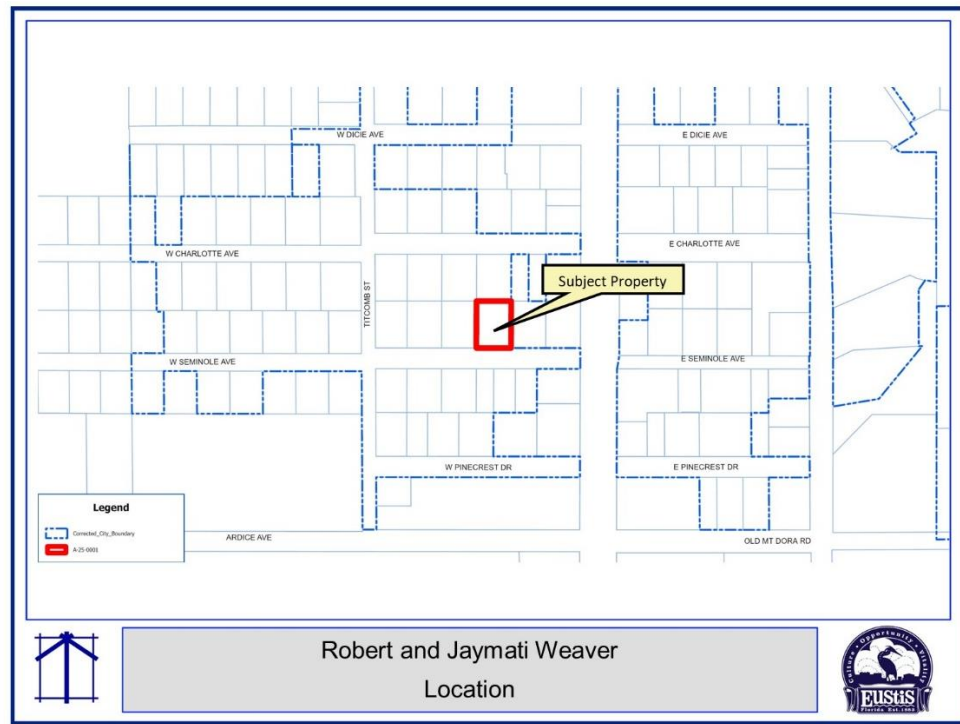
Provided the annexation of the subject property is approved, Ordinance Number 26-03 would change the future land use designation from Urban Low in Lake County to Residential Office Transition (RT) in the City of Eustis. If Ordinance Number 26-02 is denied, then there can be no consideration of Ordinance Number 26-03.

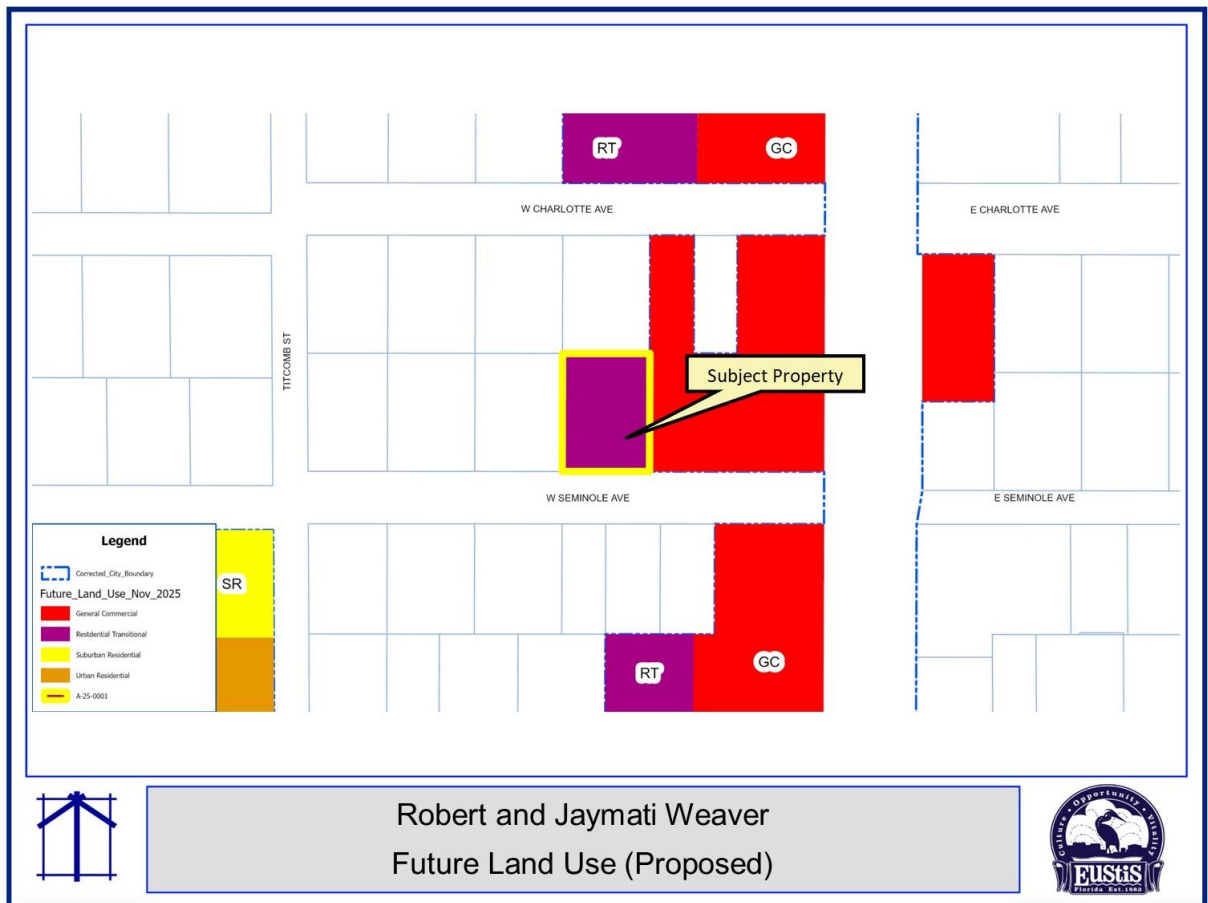
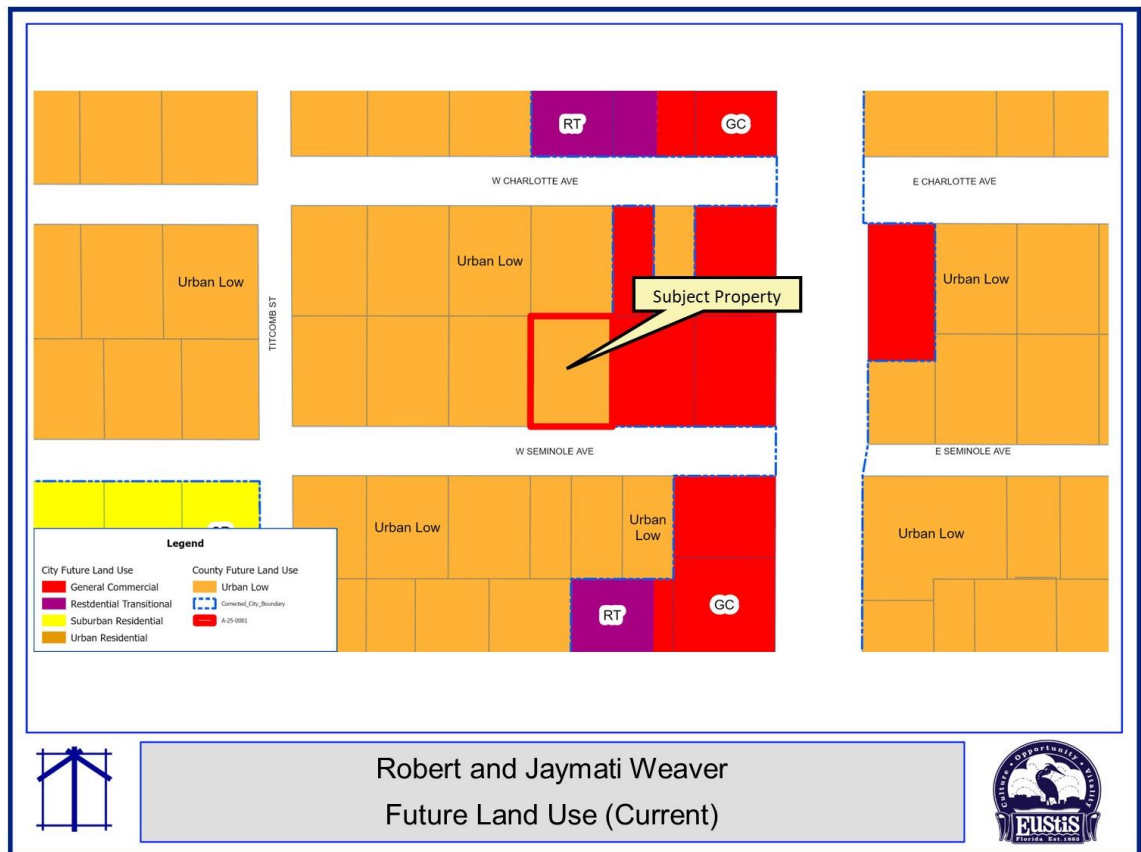
Background:

1. The site contains approximately 0.31 +/- acres and is located within the Eustis-Lake County Joint Planning Area. The property currently contains a single-family residence — Source: *Lake County Property Appraisers' Office Property Record Card Data*.
2. The site is contiguous to the City on the east and is located within an enclave.
3. The County Zoning for the property is R-6 (Urban Residential), which permits medium-density single-family and multi-family development under Lake County Urban Residential Zoning regulations.
4. The applicant seeks the RT (Residential Office) land use designation.

Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
Site	Single-family	Urban Low (Lake County)	N/A
North	Single-family	Urban Low (Lake County)	N/A
South	Single-family	Urban Low (Lake County)	N/A
East	Single-family	GC	Urban Corridor
West	Single-family	Urban Low (Lake County)	N/A





Applicant's Request

The property owners, Robert and Jaymati Weaver, wish to annex the property, change the Future Land Use to Residential Office Transition (RT), and assign a design district of Urban Neighborhood.

The property currently holds a Lake County land use designation of Urban Low and a zoning classification of R-6 (Urban Residential). Under Lake County regulations, these designations permit multi-family development at densities of up to 4 dwelling units per acre, as well as professional services and limited commercial activities.

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 a single-family residence.

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

5. Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 26-03)

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 26-03 to the City Commission for consideration.

Policy Implications:

None

Alternatives:

1. Transmit Ordinance Number 26-03 for annexing parcels located at 77 West Seminole Ave. to City Commission for consideration.
2. Deny transmittal of Ordinance Numbers 26-03.

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, Assistant City Manager