



# 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: December 13, 2022

RE: Ordinance Number 22-35 – Amendment to the City of Eustis Comprehensive Plan creating a Rural Residential Transitional Land Use District in The Future Land Use Element and removing Map 19 (JPA Boundary) and references.

---

## **Introduction:**

Ordinance Number 22-35 amends the City of Eustis Comprehensive Plan to create a Rural Residential Transitional Future Land Use District and amends the Future Land Use Element and Table of Contents of the City of Eustis Comprehensive Plan to remove Map 19 and the associated references, replacing the references to the approved Joint Planning Agreement between the City and Lake County.

## **Background:**

On October 3, 2022, the City Commission held a workshop to discuss several items. The two specific items that this amendment address is (1) the removal of Map 19 from the City Comprehensive Plan (2) the creation of a transitional future land use that is somewhere between the Suburban Residential Future Land Use District density (5 dwelling units per acre) and the Rural Residential Future Land Use density (1 dwelling unit per acre). The solution, following the direction of the City Commission, was to create a new future land use district to be applied to annexing lands where a lower density is desirable to transition between annexing properties and established lower density development patterns, while still providing a density to encourage annexation and support the extension of City utility infrastructure.

During the September 22, 2022, Regular City Commission Meeting, the Commission heard a presentation by the Gunster Law Firm pertaining to the Comprehensive Plan and the Joint Planning Area with Lake County pertaining to Map 19, the Joint Planning Area boundary map. The opinion from the Gunster Law Firm was that the removal or replacement of Map 19 of the City's Comprehensive Plan would not jeopardize the Joint Planning Agreement between the City and Lake County. During the October 3, 2022, City Commission Workshop, the Commission discussed what action, if any, would be taken relating to Map 19. During the workshop, the Commission directed staff to prepare amendments to the City's Comprehensive Plan to remove Map 19 from the Comprehensive Plan. Ordinance Number 22-35 and the exhibit documentation present those amendments removing Map 19 and the references to Map 19 and replacing them with references to the Joint Planning Agreement between the City of Eustis and Lake County.

The Rural Residential Transitional (RRT) Future Land Use District is proposed to provide the requested transition land use. RRT is proposed to be created allowing for densities of 3 dwelling units per acre. The RRT district establishes a middle ground between the Suburban

Residential Future Land Use District and the Rural Residential Future Land Use District with the intent of the district to provide for single-family development at densities of no more than 3 dwelling units per acre with no additional comprehensive plan policy burdens than the Suburban Residential district.

**Recommended Action:**

Approval of Ordinance Number 22-35

**Policy Implications:**

None

**Alternatives:**

Approval of Ordinance Number 22-35

Denial of Ordinance Number 22-35

**Budget/Staff Impact:**

None

**Prepared By:**

Jeff Richardson, AICP, Deputy Director, Development Services

**Reviewed By:**

Mike Lane, AICP, Director, Development Services