

**ORDINANCE NUMBER 23-20**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 5.8 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 2666820, 3884297, 3884298, 3884439, AND 3884441 GENERALLY LOCATED EAST OF COOLIDGE STREET SOUTH OF THE UNIMPROVED PORTION OF PINE AVENUE AND NORTH OF THE UNIMPROVED PORTION OF HOLLYWOOD AVENUE**

**WHEREAS**, the City of Eustis desires to amend the Design District Map of the Land Development Regulations adopted under Ordinance Number 09-33 to assign a Design District designation of Suburban Neighborhood to approximately 5.8 acres of recently annexed real property further described below, and

**WHEREAS**, on August 3, 2023, the City Commission held the 1<sup>st</sup> Public Hearing to consider the Design District Amendment contained herein; and

**WHEREAS**, on August 17, 2023, the City Commission held the 2<sup>nd</sup> Public Hearing to consider the adoption of the Design District Amendment contained herein;

**NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS, FLORIDA, HEREBY ORDAINS:**

**Section 1. Design District Designation**

That the Design District Designation of the real property described below, and more specifically in Exhibit "A", and shown in Exhibit "B", shall be Suburban Neighborhood:

Parcel Alternate Keys: 2666820, 3884297, 3884298, 3884439, AND 3884441

Parcel Identification Number: 01-19-26-1000-00G-01900, 01-19-26-1000-00F-01700, 01-19-26-1000-00G-00500, 01-19-26-0600-010-00600 and 01-19-26-0600-011-00100

Legal Description:

Parcel 1  
ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 19, 20, 21,  
22BLK G PB 12 PG 84 ORB 5400 PG 897

Parcel 2

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 17, 18, 19, 20,  
21, 22, 23, 24, 25, 26 BLK F PB 12 PG 84 ORB 4933 PGS 1841 1846

Parcel 3  
ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 5, 6, 7, 8, 9,  
10,11, 12, 13, 14, 15, 16, 17, 18, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33  
BLKG PB 12 PG 84 ORB 4933 PGS 1841 1846

Parcel 4  
ROSENWALD GARDENS LOTS 6, 23, 24 BLK 10 PB 5 PG 61 ORB  
4933PGS 1841 1846

Parcel 5  
ROSENWALD GARDENS LOTS 1 TO 9 INCL, LOTS 24 TO 30 INCL  
BLK11 PB 5 PG 61 ORB 4933 PGS 1841 1846

(The foregoing legal description was copied directly from Lake County  
Property Appraiser records submitted by the applicant and has not been  
verified for accuracy); and

**Section 2. Map Amendment**

That the Director of Development Services shall be authorized to amend  
the Design District Map to incorporate the change described in Section 1.

**Section 3. Conflict**

That all Ordinances or parts of Ordinances in conflict herewith are hereby  
repealed.

**Section 4. Severability**

That should any section, phrase, sentence, provision, or portion of this  
Ordinance be declared by any court of competent jurisdiction to be  
unconstitutional or invalid, such decision shall not affect the validity of the  
Ordinance as a whole, or any part thereof, other than the part so declared to  
be unconstitutional or invalid.

**Section 5. Effective Date**

That this Ordinance shall become effective upon the annexation of the  
subject property through approval of Ordinance Number 23-18.

**PASSED, ORDAINED, AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this 17<sup>th</sup> day of August 2023.

**CITY COMMISSION OF THE  
CITY OF EUSTIS, FLORIDA**

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Michael L. Holland  
Mayor/Commissioner

**ATTEST:**

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Christine Halloran, City Clerk

**CITY OF EUSTIS CERTIFICATION**

**STATE OF FLORIDA  
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 17th day of August 2023, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

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Notary Public - State of Florida  
My Commission Expires:  
Notary Serial No:

**CITY ATTORNEY'S OFFICE**

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

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City Attorney's Office                      Date

**CERTIFICATE OF POSTING**

The foregoing Ordinance Number 23-20 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

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Christine Halloran, City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 1

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 19, 20, 21,  
22BLK G PB 12 PG 84 ORB 5400 PG 897

Parcel 2

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 17, 18, 19, 20,  
21, 22, 23, 24, 25, 26 BLK F PB 12 PG 84 ORB 4933 PGS 1841 1846

Parcel 3

ROSENWALD GARDENS PARTIAL REPLAT SUB LOTS 5, 6, 7, 8, 9,  
10,11, 12, 13, 14, 15, 16, 17, 18, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33  
BLKG PB 12 PG 84 ORB 4933 PGS 1841 1846

Parcel 4

ROSENWALD GARDENS LOTS 6, 23, 24 BLK 10 PB 5 PG 61 ORB  
4933PGS 1841 1846

Parcel 5

ROSENWALD GARDENS LOTS 1 TO 9 INCL, LOTS 24 TO 30 INCL  
BLK11 PB 5 PG 61 ORB 4933 PGS 1841 1846

(The foregoing legal description was copied directly from Lake County Property  
Appraiser records submitted by the applicant and has not been verified for accuracy)

# EXHIBIT "B"

