

ORDINANCE NUMBER 2026-16

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 18.03 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBER 1307104, LOCATED AT 1539 N STATE ROAD 19.

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 18.03 acres of recently annexed real property further described below, and

WHEREAS, on April 16, 2026, the City Commission held the 1st Public Hearing to consider the Design District Amendment contained herein; and

WHEREAS, on May 7, 2026, the City Commission held the 2nd Public Hearing to consider the adoption of the Design District Amendment contained herein;

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

Section 1. Design District Designation

That the Design District Designation of the real property described below and shown on Exhibit A shall be Suburban Neighborhood:

Parcel Alternate Key: 1307104

Parcel Identification Numbers: 02-19-26-0002-000-00300

Legal Description:

Begin at a point 1056.0 feet South of the Northwest corner of Government Lot 3 in Section 2, Township 19 South, Range 26 East, Lake County, Florida for a point of beginning thence run East 439.56 feet; thence run South 222.0 feet thence run South 1229.24 feet; thence run West 439.56 feet; thence run North 1659.24 feet more or less to the point of beginning less the right of way for State Road 19.

And

Beginning at a point 1056 feet South and 439.56 feet East of the Northwest corner of Government Lot 3 in Section 2, Township 19 South, Range 26 East, run thence South 220 feet for the Point of Beginning for this tract; thence run West 210 feet, South 210 feet, East 210, North 210 feet to the Point of Beginning.

And

Begin at point on the West Boundary of Government Lot 3, 1056' South of the Northwest corner of said Lot. Thence S00°04'33" W along said West Boundary of said Lot and along its Southern Extension, a distance of 1171.36' to the intersection with the Easterly Right of Way line of State Road 19, Thence Northerly along said Right of Way line through a curve to the right having a radius of 2732.93' an Arc distance of 961.52' to a point of tangency, Thence N 03°35'54" E, continuing along said Right of Way line a distance of 221.42' to a point being 1056' South of the North Boundary of said Section 2. Thence S89°57'06" E a distance of 95.62' to the Point of Beginning. Lying and being in Section 2, Township 19 South, Range 26 East, Lake County, Florida.

(The foregoing legal description was copied from the Applicant's submitted survey and has not been verified for accuracy)

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 2026-14.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 7th day of May 2026.

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

Emily A. Lee
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this 7th day of May 2026, by Emily A. Lee, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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; however, I have not performed an independent title examination to verify the accuracy of the legal description.

City Attorney’s Office

Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 2026-16 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 Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

EXHIBIT A

