

**ORDINANCE NUMBER 2026-14**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 18.03 ACRES OF REAL PROPERTY AT LAKE COUNTY PROPERTY APPRAISER'S ALTERNATE KEY NUMBER 1307104, GENERALLY LOCATED AT 1539 N STATE ROAD 19.**

**WHEREAS**, Michael Rankin has made an application for voluntary annexation, on behalf of Seidel Holdings LLC, the property owner, for approximately 18.03 acres of real property located at 1539 N State Road 19, more particularly described as:

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)

**WHEREAS**, the subject property is reasonably compact and contiguous; and

**WHEREAS**, the annexation of this property will not result in the creation of enclaves;  
and

**WHEREAS**, the subject property is located within the City of Eustis Planning Area, and water and sewer service is available to the property; and

**WHEREAS**, on April 16, 2026, the City Commission held the 1<sup>st</sup> Public Hearing to consider the voluntary annexation of the property contained herein; and

**WHEREAS**, on May 7, 2026, the City Commission held the 2<sup>nd</sup> Public Hearing to consider the voluntary annexation of the property contained herein.

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

**SECTION 1.**

That pursuant to, and under the authority of, Florida Statute 171.044, the City of Eustis, Lake County, Florida, does hereby annex and amend the municipal boundaries to include approximately 18.03 acres of real property, as described above.

A map depicting the location of the annexed property described above is attached hereto as Exhibit "A".

**SECTION 2.**

That the Director of Development Services shall be authorized to amend the City of Eustis Boundary Map to incorporate the change described in Section 1.

**SECTION 3.**

That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 4.**

That upon final passage and adoption, the City Clerk is hereby directed to file a copy hereof with the Clerk of the Circuit Court, the County Manager for Lake County, Florida, and the Department of State for the State of Florida within 7 days after the adoption of such ordinances.

**SECTION 5.**

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.



## **CERTIFICATE OF POSTING**

The foregoing Ordinance Number 2026-14 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.

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Christine Halloran, City Clerk

