

ORDINANCE NUMBER 2026-21

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 2.62 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBERS 1212685 GENERALLY LOCATED ON THE NORTH SIDE OF ORANGE AVENUE, WEST OF BEACH DRIVE.

WHEREAS, Ben Champion has made an application for voluntary annexation, on behalf of Structured Management LLC, the property owner, for approximately 2.62 acres of real property located on the north side of Orange Avenue, west of Beach Drive:

Parcel Alternate Key: 1212685

Parcel Identification Numbers: 26-18-26-0004- 000-03301

Legal Description:

Attached as Exhibit “A”

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 are available to the property; and

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

WHEREAS, on May 7, 2026, the City Commission held the 2nd 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 2.62 acres of real property, as described above.

A map depicting the location of the annexed property described above is attached hereto as **Exhibit “B”**.

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That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

SECTION 6.

That this Ordinance shall become effective upon passage.

SECTION 7.

That the property annexed in this Ordinance is subject to the Future Land Use Element of the Lake County Comprehensive Plan until the City adopts the Comprehensive Plan Amendment to include the annexed parcel in the City Comprehensive Plan.

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

Exhibit A

LOT 1

THAT PART OF THE FURZE TRACT, FROM PLAT BOOK 12 PAGE 87, DESCRIBED IN OFFICIAL RECORD BOOK 6063, PAGE 481 PUBLIC RECORDS LAKE COUNTY, FLORIDA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE FURZE TRACT A FOUND 4" DIAMETER CONCRETE MONUMENT; THENCE ON THE SOUTH LINE OF THE FURZE TRACT, PLAT BASE OF BEARING, S 89°49'20" W 159.89' TO THE SE CORNER OF LOT 1 AND POINT OF BEGINNING; THENCE CONTINUE S 89°49'20" W 60.11' TO A FOUND 4" DIAMETER CONCRETE MONUMENT RLS 472; THENCE N 03°16'28" E 190.00'; THENCE N 89°45'22" E 60.11'; THENCE S 03°16'28" E 190.07' TO THE POINT OF BEGINNING; SAID LAND CONTAINING 0.262 ACRES.

LOT 2

THAT PART OF THE FURZE TRACT, FROM PLAT BOOK 12 PAGE 87, DESCRIBED IN OFFICIAL RECORD BOOK 6063, PAGE 481 PUBLIC RECORDS LAKE COUNTY, FLORIDA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE FURZE TRACT A FOUND 4" DIAMETER CONCRETE MONUMENT; THENCE ON THE SOUTH LINE OF THE FURZE TRACT, PLAT BASE OF BEARING, S 89°49'20" W 100.00' TO THE SE CORNER OF LOT 2 AND POINT OF BEGINNING; THENCE CONTINUE S 89°49'20" W 59.89'; THENCE N 03°16'28" E 129.94'; THENCE N 89°44'11" E 60.11'; THENCE S 03°22'13" W 130.04' TO THE POINT OF BEGINNING; SAID LAND CONTAINING 0.179 ACRES.

LOT 3

THAT PART OF THE FURZE TRACT, FROM PLAT BOOK 12 PAGE 87, DESCRIBED IN OFFICIAL RECORD BOOK 6063, PAGE 481 PUBLIC RECORDS LAKE COUNTY, FLORIDA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE FURZE TRACT A FOUND 4" DIAMETER CONCRETE MONUMENT; THENCE ON THE SOUTH LINE OF THE FURZE TRACT, PLAT BASE OF BEARING, S 89°49'20" W 100.00' THENCE N 03°22'13" E 69.80'; THENCE N 89°38'44" E 97.91' TO THE EAST LINE OF THE FURZE TRACT; THENCE S 01°39'00" W 70.00' TO THE POINT OF BEGINNING; SAID LAND CONTAINING 0.159 ACRES.

LOT 4

THAT PART OF THE FURZE TRACT, FROM PLAT BOOK 12 PAGE 87, DESCRIBED IN OFFICIAL RECORD BOOK 6063, PAGE 481 PUBLIC RECORDS LAKE COUNTY, FLORIDA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE FURZE TRACT A FOUND 4" DIAMETER CONCRETE MONUMENT; THENCE ON THE EAST LINE OF THE FURZE TRACT, PLAT BASE OF BEARING, N 01°39'00" E 70.00' TO THE SE CORNER OF LOT 4 AND POINT OF BEGINNING; THENCE S 89°38'44" W 97.91'; THENCE N 03°22'13" E 60.24'; THENCE N 89°44'11" E 96.10' TO THE EAST LINE OF THE FURZE TRACT; THENCE S 01°39'00" W 60.00' TO THE POINT OF BEGINNING; SAID LAND CONTAINING 0.134 ACRES.

LOT 5

THAT PART OF THE FURZE TRACT, FROM PLAT BOOK 12 PAGE 87, DESCRIBED IN OFFICIAL RECORD BOOK 6063, PAGE 481 PUBLIC RECORDS LAKE COUNTY, FLORIDA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE FURZE TRACT A FOUND 4" DIAMETER CONCRETE MONUMENT; THENCE ON THE EAST LINE OF THE FURZE TRACT, PLAT BASE OF BEARING, N 01°39'00" E 130.00' TO THE SE CORNER OF LOT 5 AND POINT OF BEGINNING; THENCE S 89°44'11" W 156.21'; THENCE N 03°16'28" E 60.13'; THENCE N 89°45'22" E 154.51' TO THE EAST LINE OF THE FURZE TRACT; THENCE S 01°39'00" W 60.00' TO THE POINT OF BEGINNING; SAID LAND CONTAINING 0.214 ACRES.

LOT 6

THAT PART OF THE FURZE TRACT OF DONNA VISTA PARK REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SE CORNER OF SAID FURZE TRACT, RUN THENCE NORTH ALONG THE EAST BOUNDARY THEREOF 740 FEET, MORE OR LESS, TO A POINT THAT IS S 01°39'00" W 100 FEET FROM THE NE CORNER OF SAID DONNA VISTA PARK REPLAT, THENCE S 30°30'30" W 434.85 FEET, THENCE S 03°18'00" W 348.05 FEET, TO THE SOUTH LINE OF SAID FURZE TRACT, THENCE EAST ALONG SAID SOUTH LINE 220 FEET TO THE POINT OF BEGINNING.'

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE FURZE TRACT IN THE DONNA VISTA PARK REPLAT,
PLAT BOOK 12, PAGE 87, DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 789,
PAGE 318, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

BEGINNING AT THE SE CORNER OF SAID FURZE TRACT, A FOUND 4" DIAMETER
CONCRETE MONUMENT; THENCE ON THE EAST LINE OF SAID TRACT THE PLAT
BEARING OF N 01°39'00" E AND DISTANCE OF 347.60' TO A SET 5/8" IRON ROD
AND CAP PSM 5795 IN THE REPLACEMENT POSITION OF A PLAT PERMANENT
REFERENCE MONUMENT NEAR THE SOUTH SHORE OF SILVER LAKE; THENCE
CONTINUE N 01°39'00" E 374.04' TO A DEFLECTION POINT IN THE LAKE DESCRIBED
BY SAID DEED AS BEING 'NORTH ALONG THE EAST BOUNDARY 740 FEET, MORE
OR LESS (CALC N 01°39'00" E 721.64') (FROM THE POINT OF BEGINNING), AND ALSO
BEING S 01°39'00" W 100 FEET FROM THE NE CORNER OF THE DONNA VISTA PARK REPLAT
;THENCE FROM SAID DEFLECTION POINT S 30°32'14" W 434.75' (DEED S 30°30'30" W
434.85') TO A FOUND 4" DIAMETER CONCRETE MONUMENT RLS 472 NEAR THE SOUTH
SHORE OF SILVER LAKE; THENCE 03°16'28" W 348.14' (DEED S 03°18'00" W 348.05')
TO A FOUND 4" DIAMETER CONCRETE MONUMENT RLS 472 ON THE SOUTH LINE OF
THE FURZE TRACT; THENCE N 89°49'20" E (PLAT BASE OF BEARING) 220.00' (DEED 200')
TO THE POINT OF BEGINNING.

LAND SOUTH OF MONUMENTATION NEAR SHORELINE CONTAINING +/- 1.715 ACRES,
AREA IN SILVER LAKE CONTAINING +/- 0.902 ACRES.

LESS LOTS 1 THROUGH 5 INCLUSIVE ENUMERATED ABOVE.

EXHIBIT B

