

ORDINANCE NUMBER 2026-23

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE RURAL NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 2.62 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 1212685 GENERALLY LOCATED ON THE NORTH SIDE OF ORANGE AVENUE, WEST OF BEACH DRIVE.

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 Rural Neighborhood to approximately 2.62 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 Rural Neighborhood:

Parcel Alternate Key: 1212685

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

Legal Description:

Attached as Exhibit "A"

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That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2026-21.

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 26-23 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

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

