

ORDINANCE NUMBER 2026-22

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF EUSTIS COMPREHENSIVE PLAN PURSUANT TO 163.3187 F.S.; CHANGING THE FUTURE LAND USE DESIGNATION OF 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, on November 4, 2010, the Eustis City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 through Ordinance Number 10-11; and

WHEREAS, the State of Florida Department of Community Affairs found the City of Eustis Comprehensive Plan 2010-2035 In Compliance pursuant to Sections 163.3184, 163.3187, and 163.3189 Florida Statutes; and

WHEREAS, the City of Eustis periodically amends its Comprehensive Plan in accordance with Chapter 163.3187 and 163.3191, Florida Statutes; and

WHEREAS, the City of Eustis desires to amend the Future Land Use Map Series to change the Future Land Use designation on approximately 2.62 acres of real property located at 1539 N State Road 19; and

WHEREAS, on April 16, 2026, the Local Planning Agency held a Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in designation; and

WHEREAS, on April 16, 2026, the City Commission held the 1st Adoption Public Hearing to accept the Local Planning Agency's recommendation to adopt the Small-Scale Future Land Use Amendment contained herein; and

WHEREAS, on May 7, 2026, the City Commission held the 2nd Adoption Public Hearing to consider the adoption of the Small Scale Future Land Use Amendment contained herein;

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

SECTION 1.

Land Use Designation: That the Future Land Use Designation of the real property as described below shall be changed from Urban Low in Lake County to **Suburban Residential (SR)** within the City of Eustis:

Parcel Alternate Key: 1212685

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

Legal Description:

Attached as Exhibit "A"

SECTION 2.

Map Amendment and Notification: That the Director of Development Services shall be authorized to amend the Future Land Use Map of the Comprehensive Plan to incorporate the change described in Section 1 and provide appropriate notification in accordance with Florida Statutes.

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Conflict: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 the effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Commerce notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Commerce or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by the adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Commerce.

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 2026-22 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

